

# 8521

LEESBURG PIKE

Atlantic  
REALTY COMPANIES

STREAM





**4 MIN WALK TO THE METRO**

Spring Hill Metro Station



**ON-SITE DINING**

Ruth's Chris Steakhouse - First Floor Retail



**WALKABLE & ON-SITE DINING**

Dozens of dining options within walking distance



**COVERED & SURFACE PARKING**

3.85/1,000 SF



**EASY ACCESS**

Route 7 and Dulles Toll Rd



**ADJACENT TO**

Embassy Suites



**PREMIUM**

Tenant Lounge & Conference Center



**ON-SITE COURTS**

Basketball & Pickleball Courts Just Delivered



# Building Highlights

# Business Brilliance



**TYSONS CORNER CENTER**

- &pizza
- Earls
- FRIDAYS
- Season 52
- Eddie V's
- The Cheesecake Factory
- california PIZZA KITCHEN
- THE CAPITAL
- FIVE GUYS
- SHAKE SHACK
- STARBUCKS
- CHIPOTLE
- Barrel&Bushel

**TYSONS GALLERIA**

- Andy's PIZZA
- P.F. CHANG'S
- Bird's Eye THAI
- LUCKY X STRIKE
- PAUL
- Yard House
- sweetgreen

**THE BORO**

- NORTH ITALIA
- FISH TACO
- FLOWER CHILD
- IRCA
- Poki DC
- PARIS BAGUETTE BAKERY CAFE

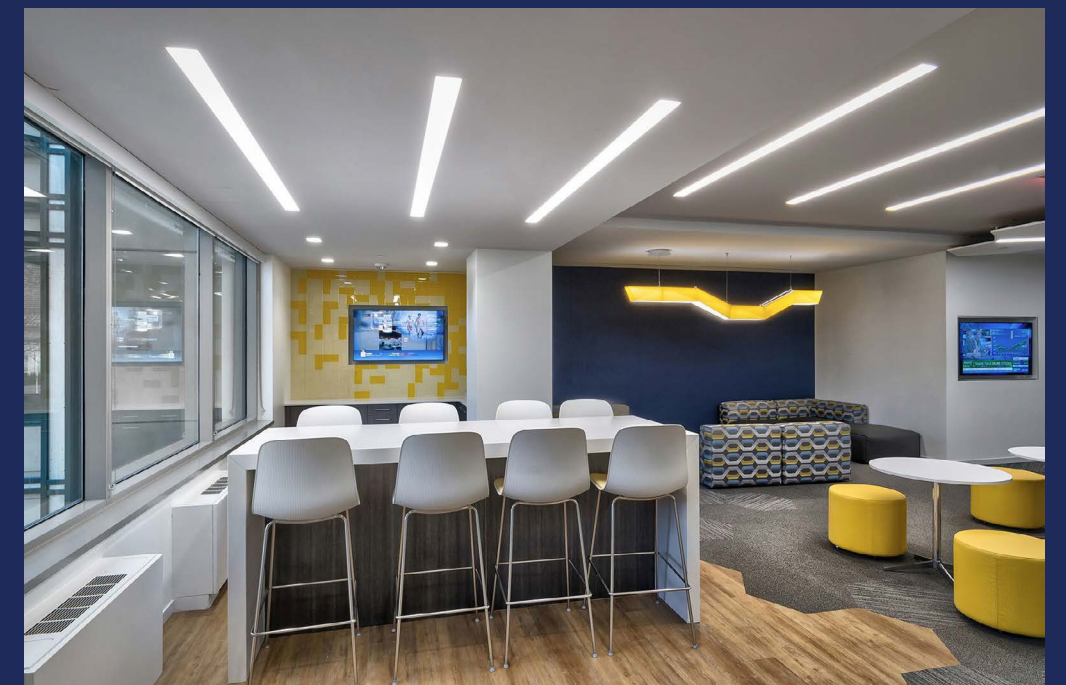
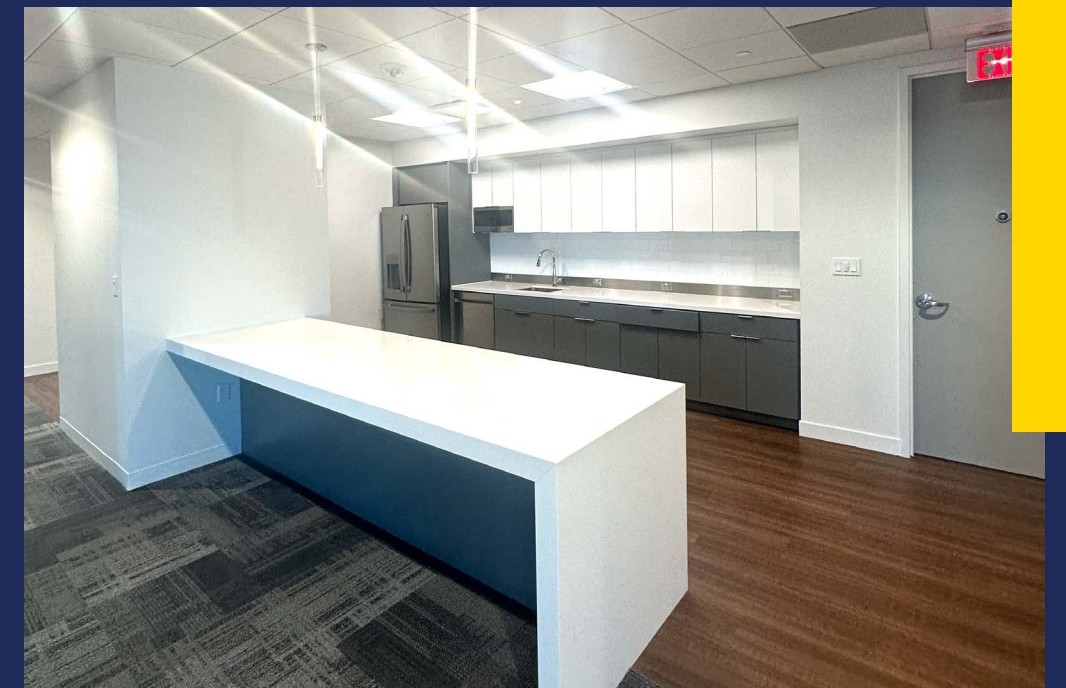
- BEST BUY
- Chick-fil-A
- KURA
- BASECAMP COFFEE
- CHIPOTLE
- EMBASSY SUITES by Hilton

**8521**  
LEESBURG PIKE

- Walmart
- PAISANO'S
- bbq CHICKEN
- Jersey Mike's SUBS
- moby dick
- DUNKIN' DONUTS
- ROAMING ROOSTER

Prime Location  
Modern Offices  
Premium Amenities

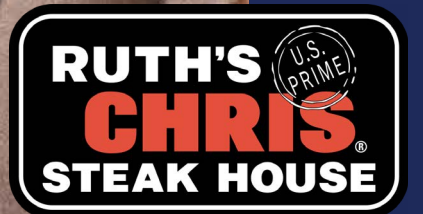
# Tenant Lounge





# Renovated Lobby Just Delivered

# Ruth's Chris On-site



# Building Amenities

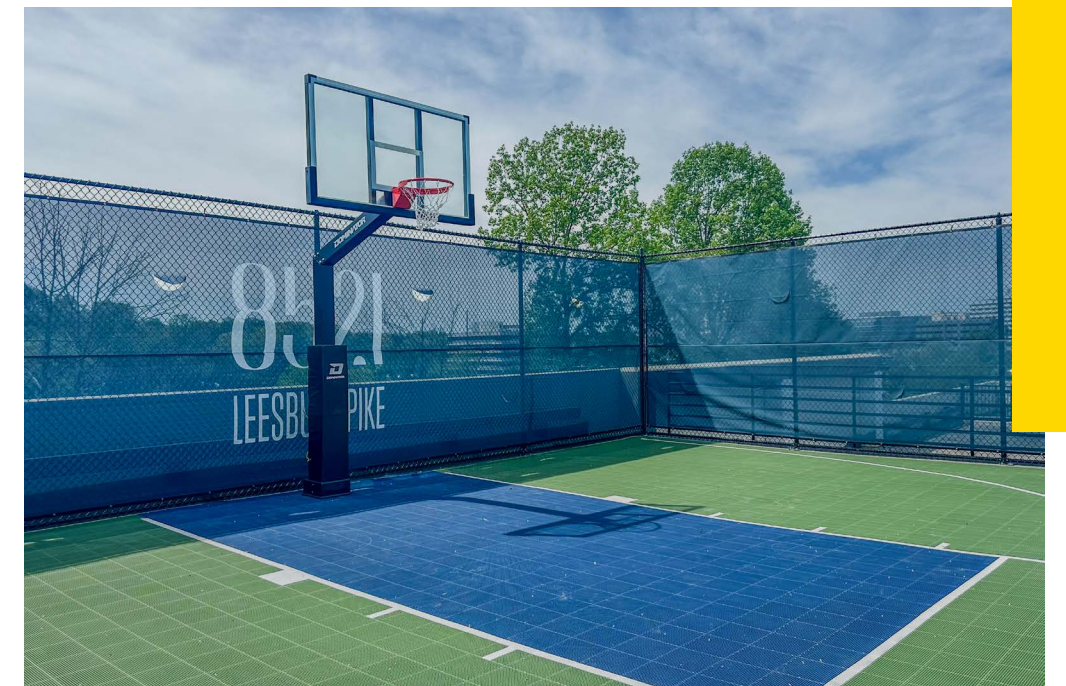


Conference Center



Grab & Go Mini Market

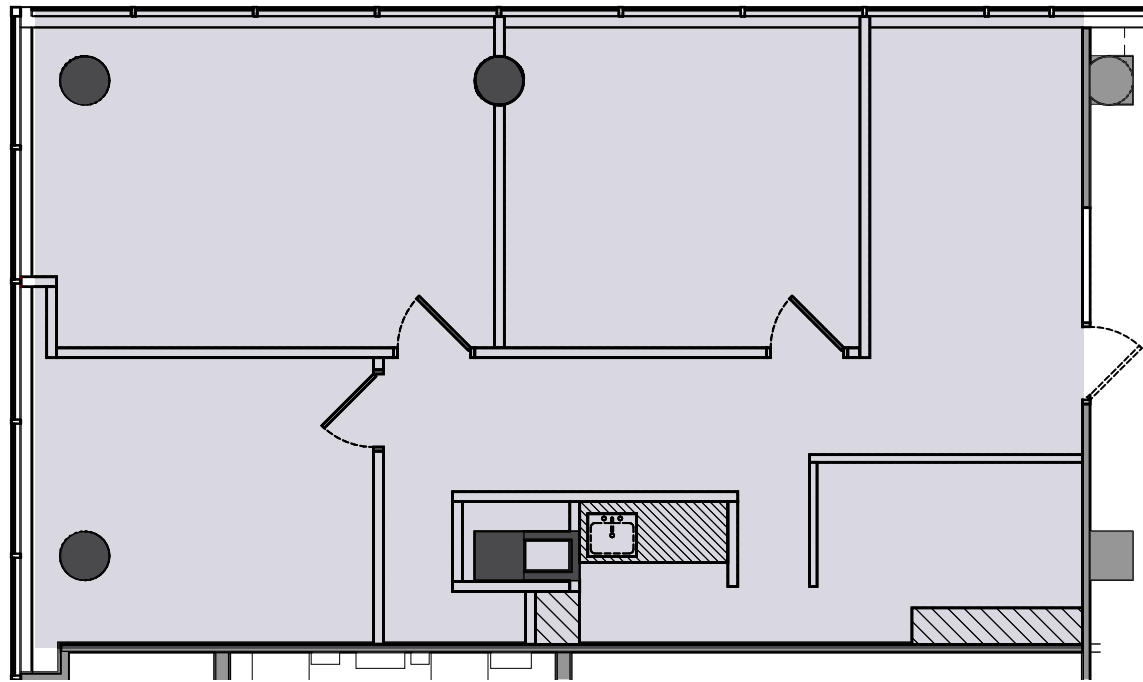
# On-Site Courts



Basketball & Pickleball Courts

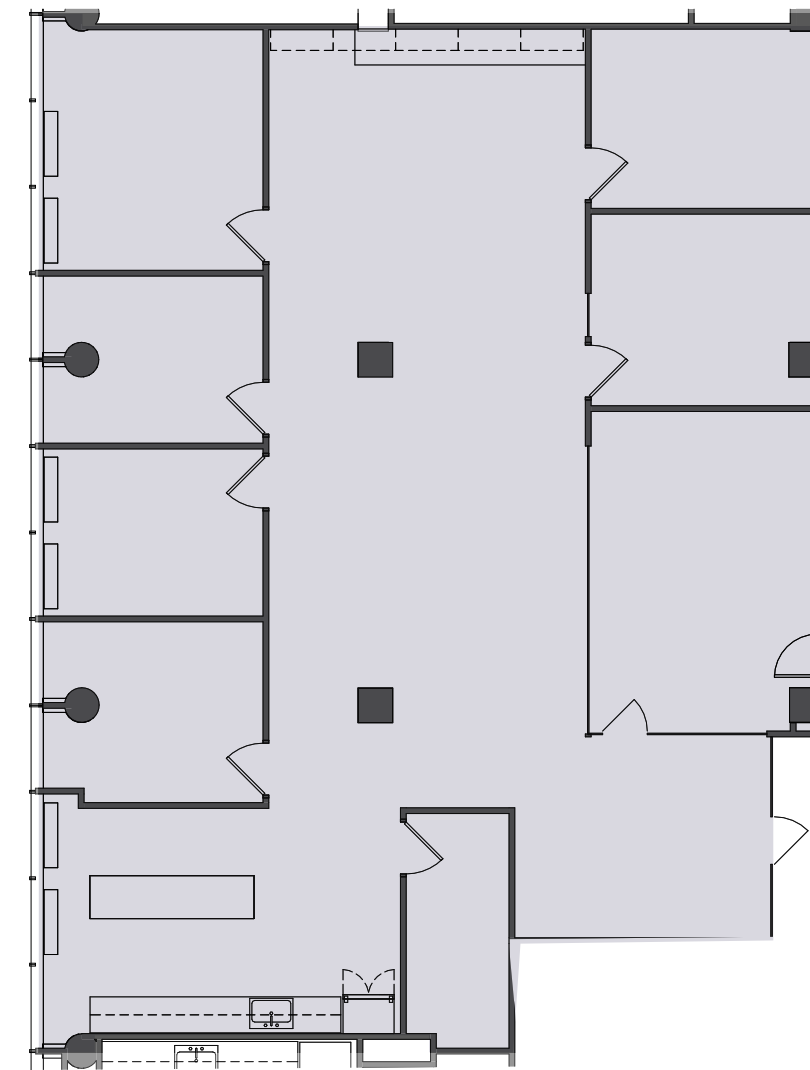
# First Floor

Suite 175 - 1,311 SF



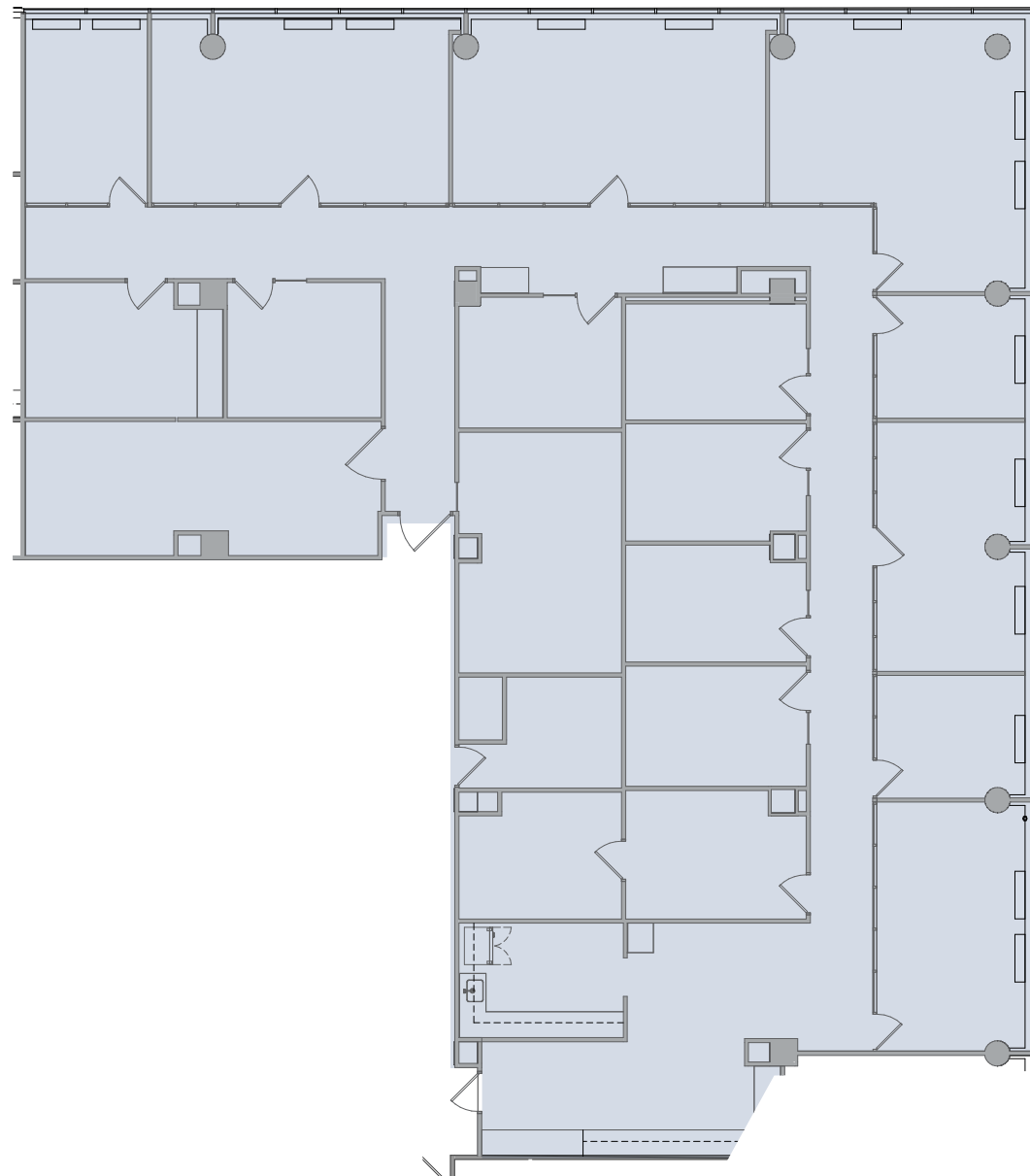
# Second Floor

Suite 220 - 3,129 SF



# Fourth Floor

Suite 475 - 6,494 SF



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## LEESBURG PIKE

FOR MORE INFORMATION

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