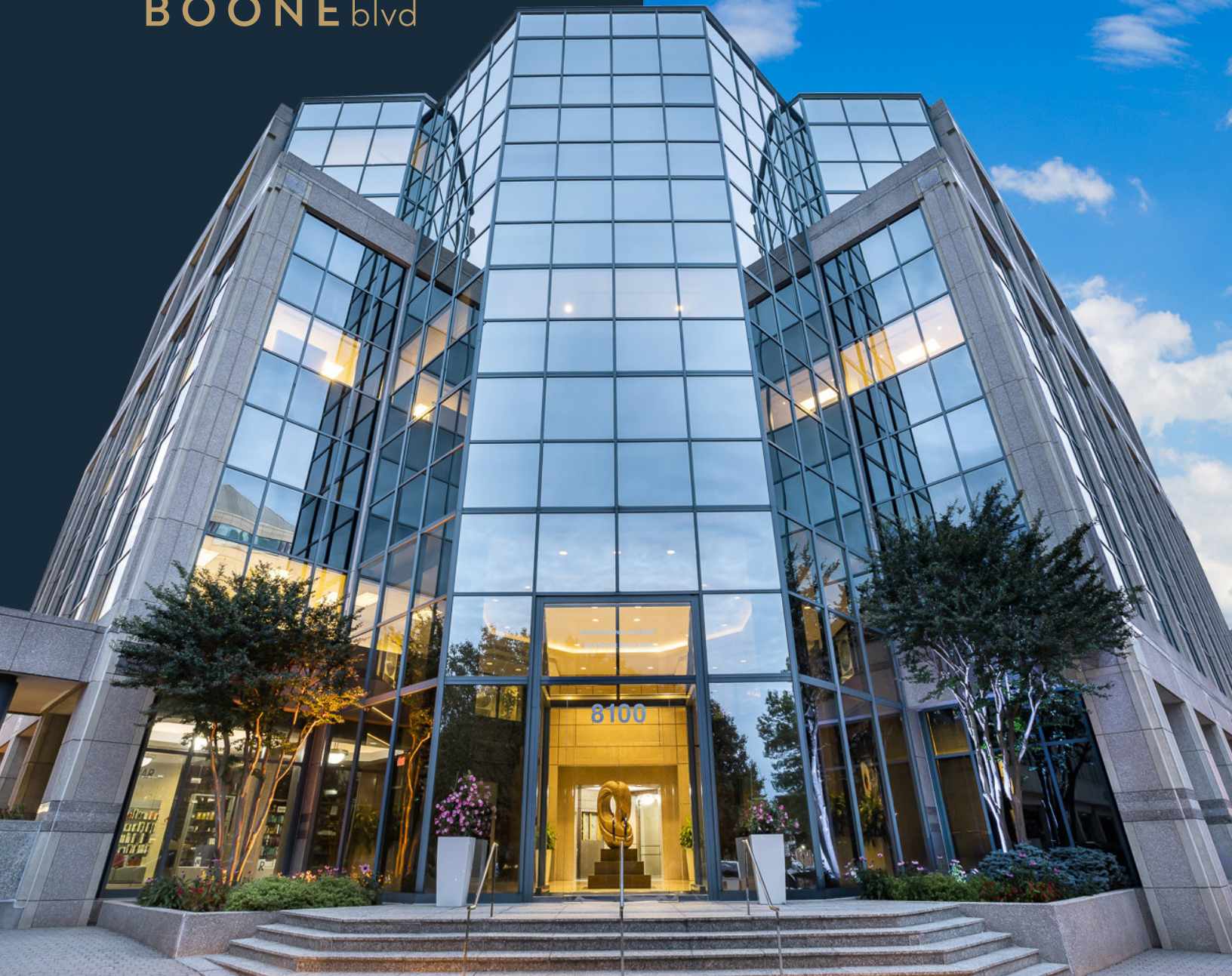


BUILDING ALONGSIDE TRADITION

8100 | 8130
BOONE blvd



Gosnell
PROPERTIES

STREAM.



8100

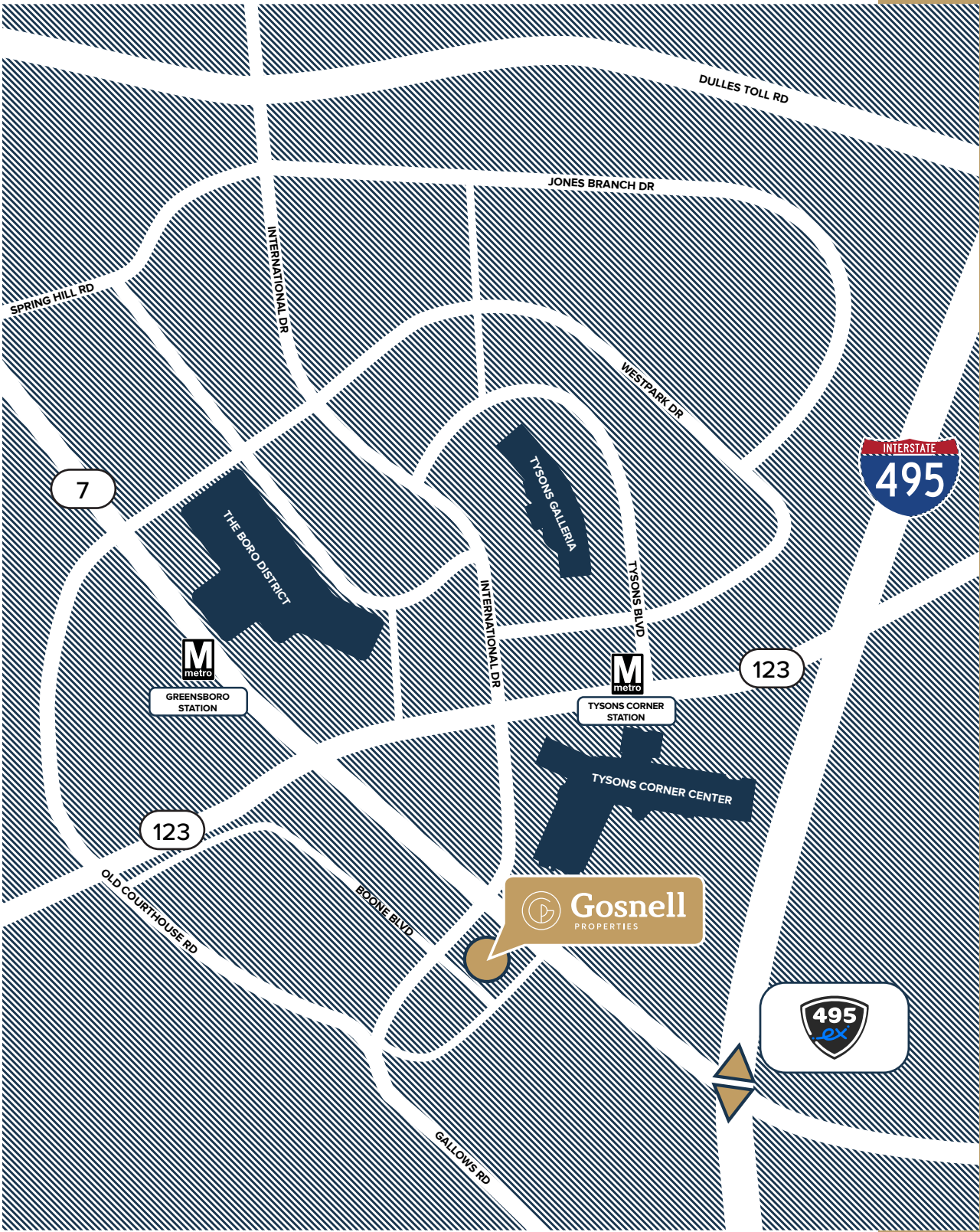


8130

Building Features

- Gosnell Properties on-site property management
- Close proximity to countless restaurants and hotels
- Easy access to I-495, I-495 Express Lanes, Route 7, Route 123, Dulles Toll Road + I-66
- Brand new fitness center recently delivered
- Brand new conference center recently delivered
- White tablecloth restaurant on-site: Nostos
- Abundant garage and surface parking at 3.0/1000
- Signage opportunities with prominent visibility on Route 7
- Two-story atrium lobby
- Extensive landscaping and excellent views
- Family-owned and operated since 1972

BUILDING ALONGSIDE TRADITION



Unmatched Access

Gosnell Properties is ideally located across from the region’s largest shopping center, surrounded by Tysons’ best culinary experiences and, less than a mile away from Tysons Corner metro station, is at the epicenter of all major thoroughfares.

Time to

5 minutes	_____	Dulles Toll Road
6 minutes	_____	I-66
20 minutes	_____	Dulles International Airport
20 minutes	_____	Washington, D.C.

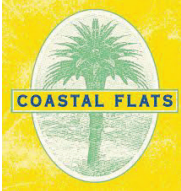
Direct Access to

- Route 7
- Route 123
- Interstate 495
- Interstate 495 Express Lanes

Walkable Amenities
Nearby restaurants + stores













On-Site Amenities



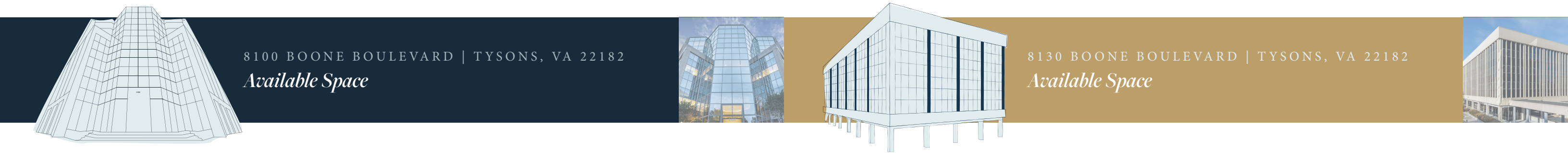
Recognized as a Top 10 Restaurant in the area by Northern Virginia Magazine.





WALKABLE + ON-SITE AMENITIES





8100 BOONE BOULEVARD | TYSONS, VA 22182

Available Space

8130 BOONE BOULEVARD | TYSONS, VA 22182

Available Space

PH

7

6

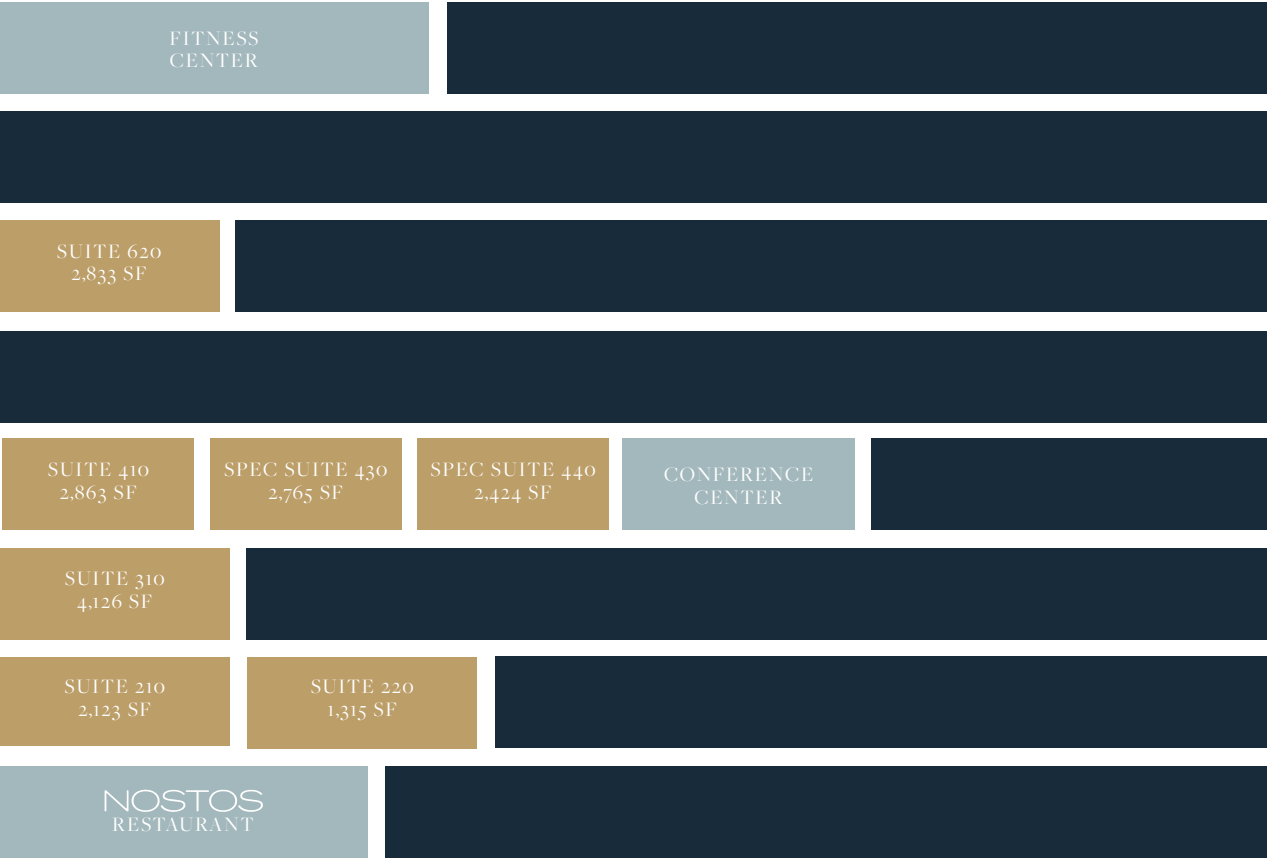
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4

3

2

1



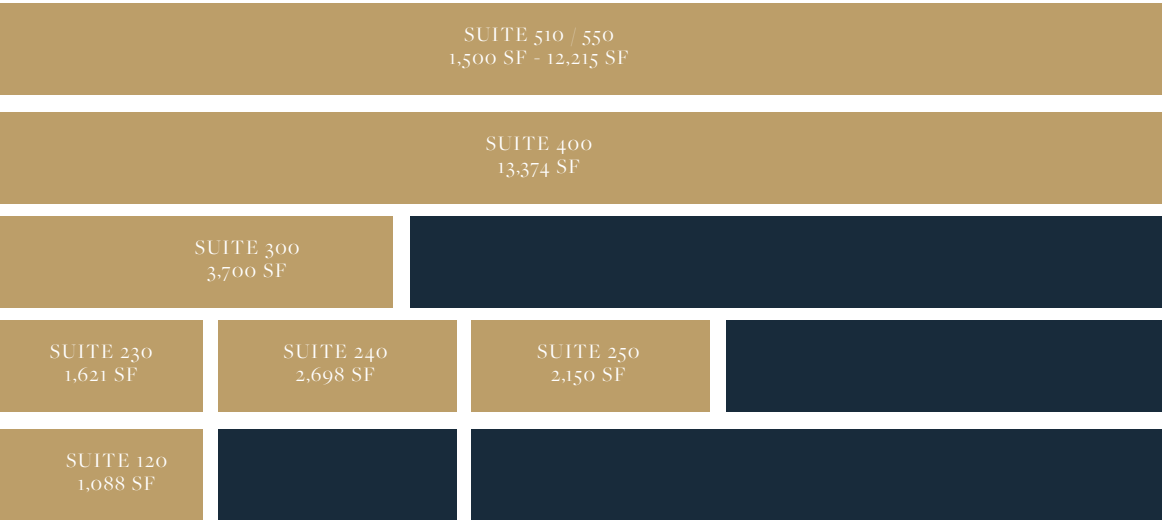
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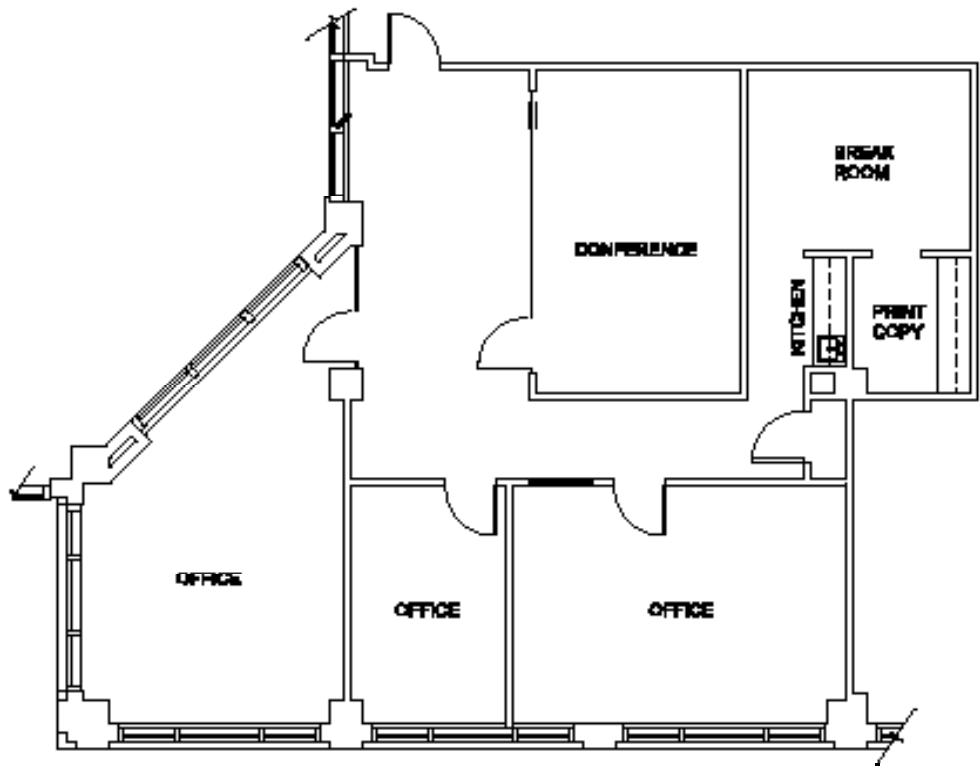
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BUILDING ALONGSIDE TRADITION

8100

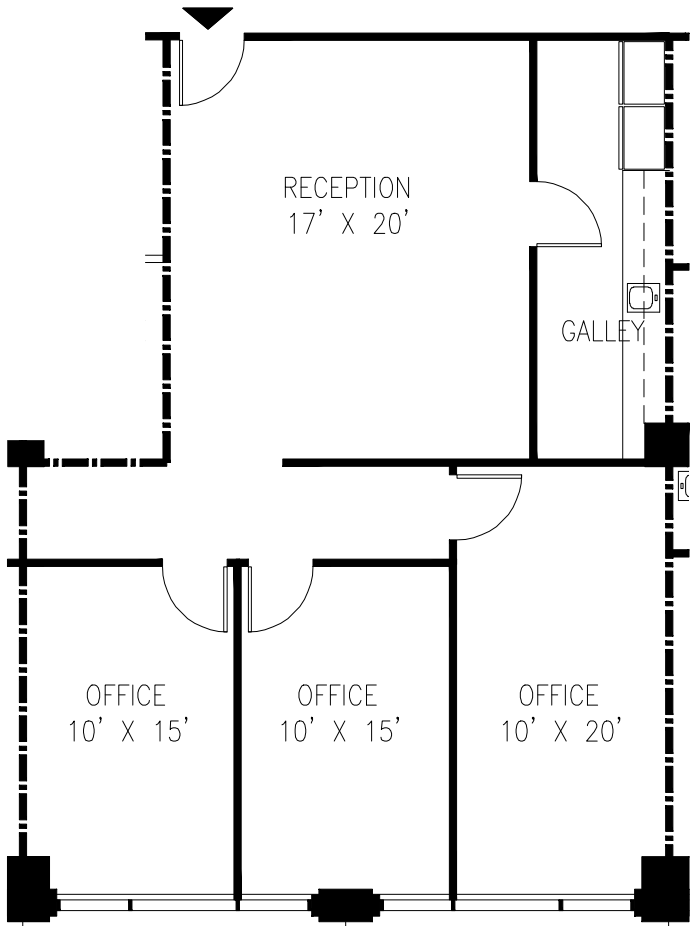
Suite	RSF
210	2,123



3 Offices
Conference Room
Break Room
Kitchen

8100

Suite	RSF
220	1,315

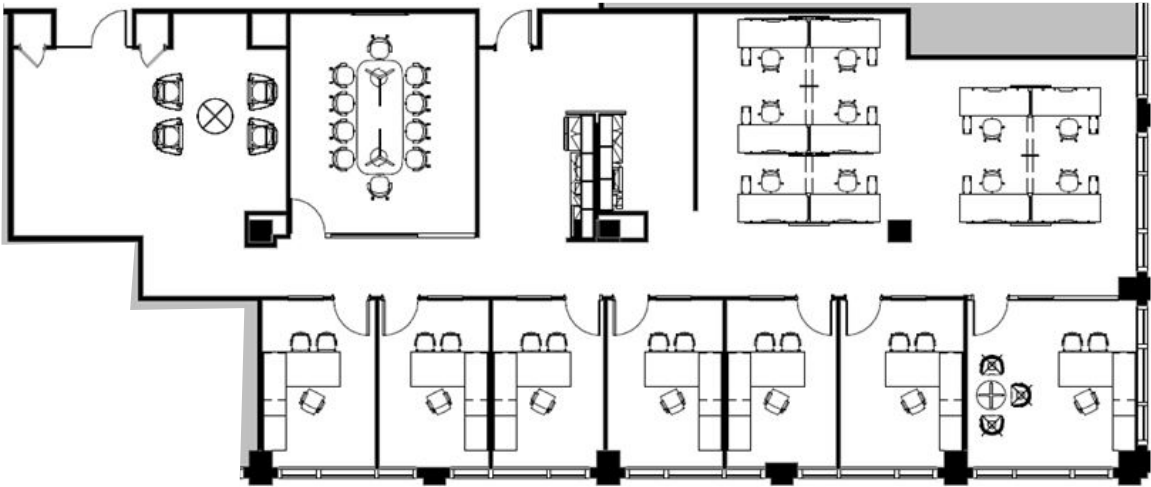


3 Offices
Kitchen
Reception Area



8100

Suite	RSF
310	4,126

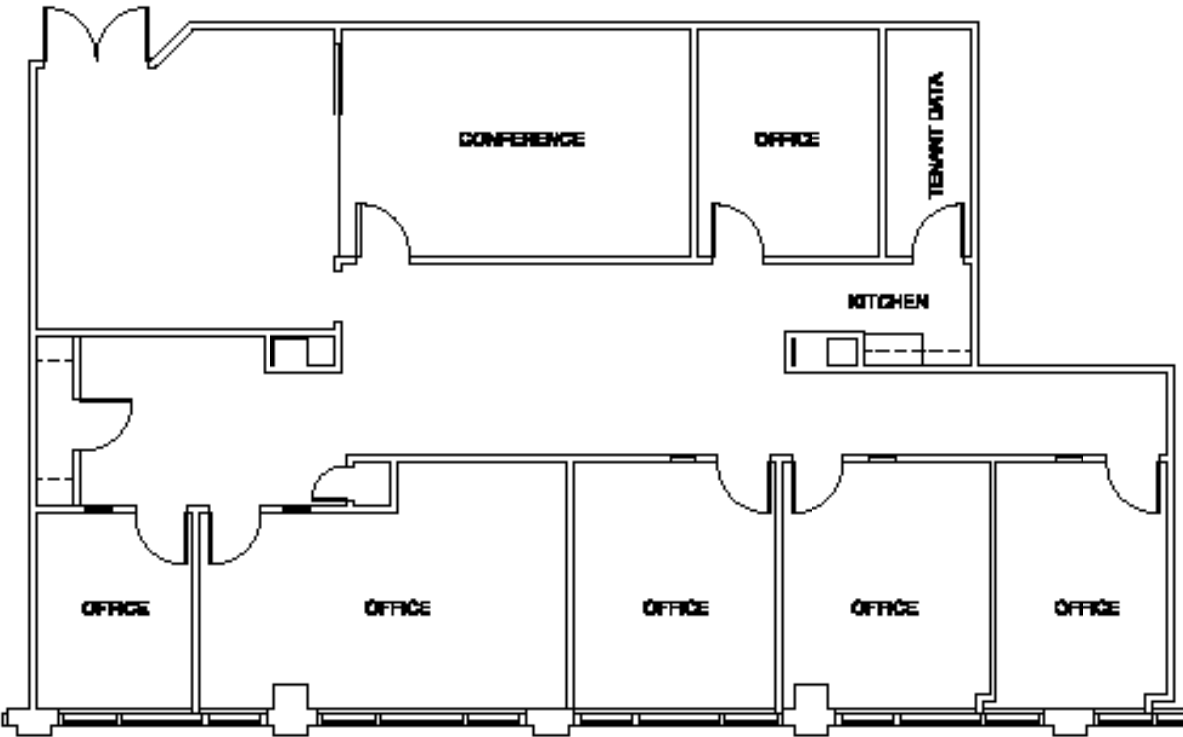


7 Offices
Conference Room
Kitchen
Reception Area



8100

Suite	RSF
410	2,863



6 Offices
Conference Room
Kitchenette
Spacious Reception Area

8100

Suite	RSF
430	2,765

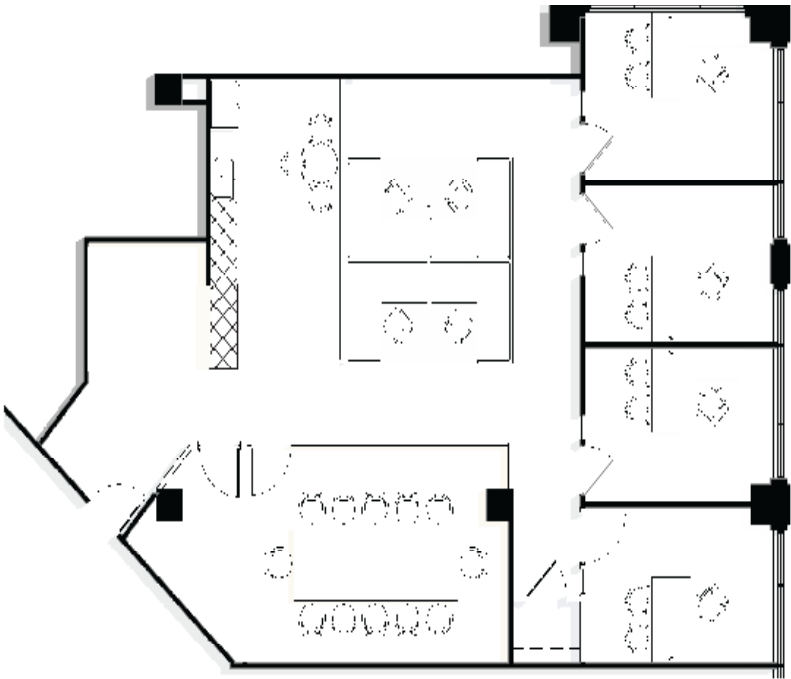


- 4 offices
- Conference Room
- Kitchen
- Reception Area
- Open Work Space



8100

Suite	RSF
440	2,424



- Fully Built Out
- Spec Suite

8100

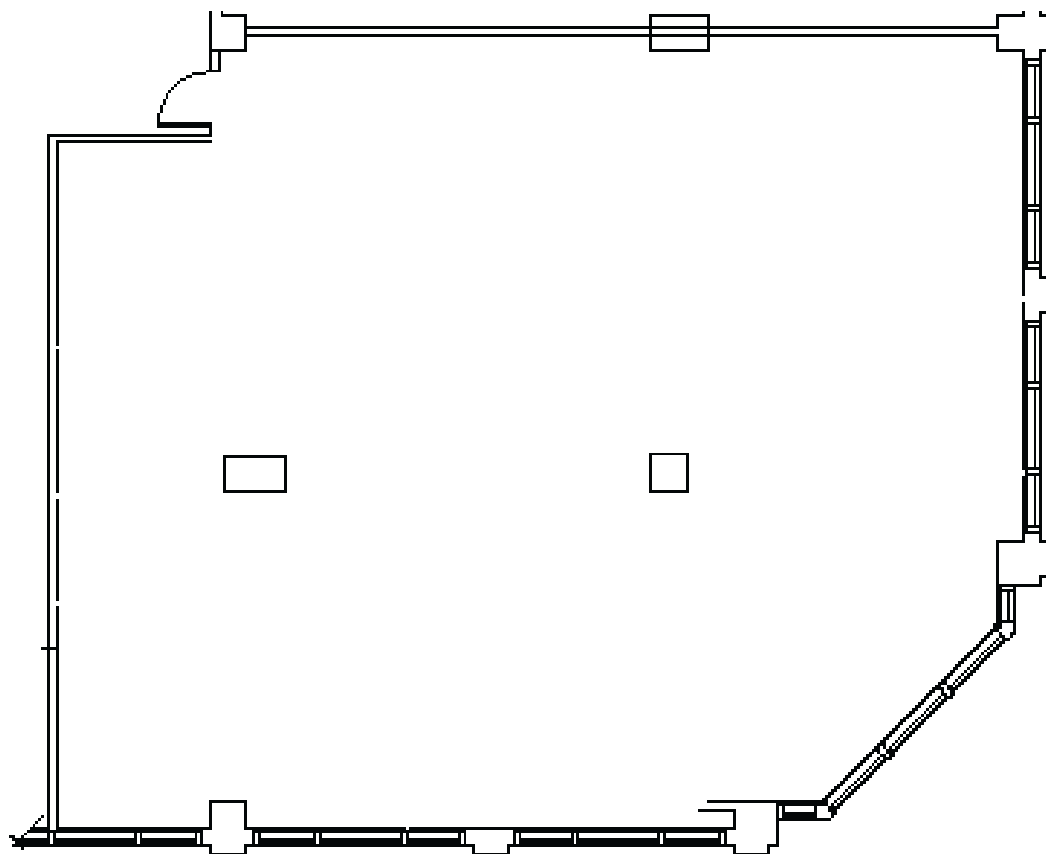
Suite

RSF

620

2,833

Corner suite with significant window line
Shell condition ready for custom tenant buildout



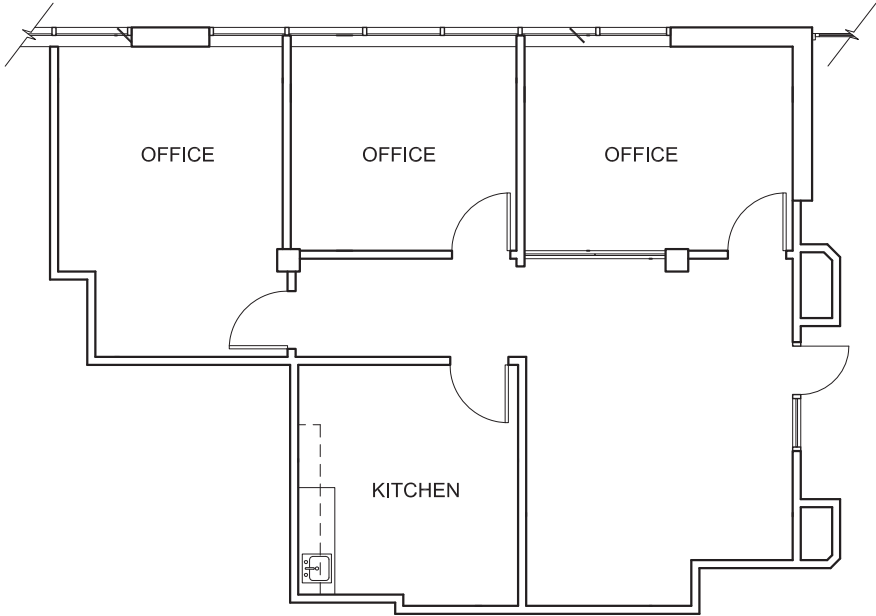
FLOOR PLANS





8130

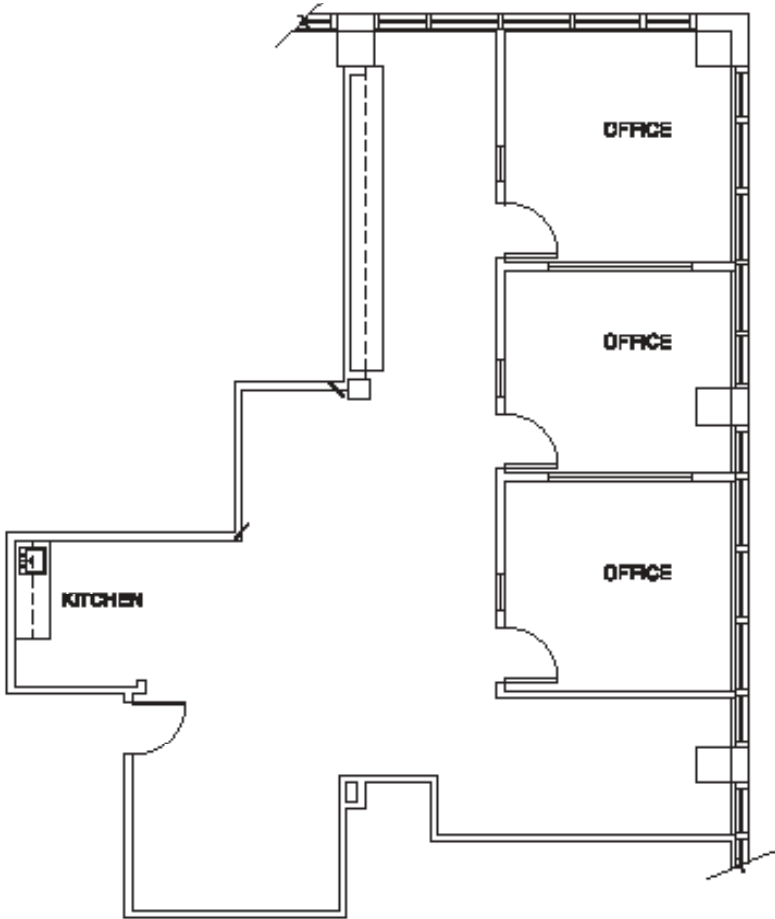
Suite	RSF
120	1,088



3 Offices
Waiting Room
Kitchen
Available 06/01/2026

8130

Suite	RSF
230	1,621

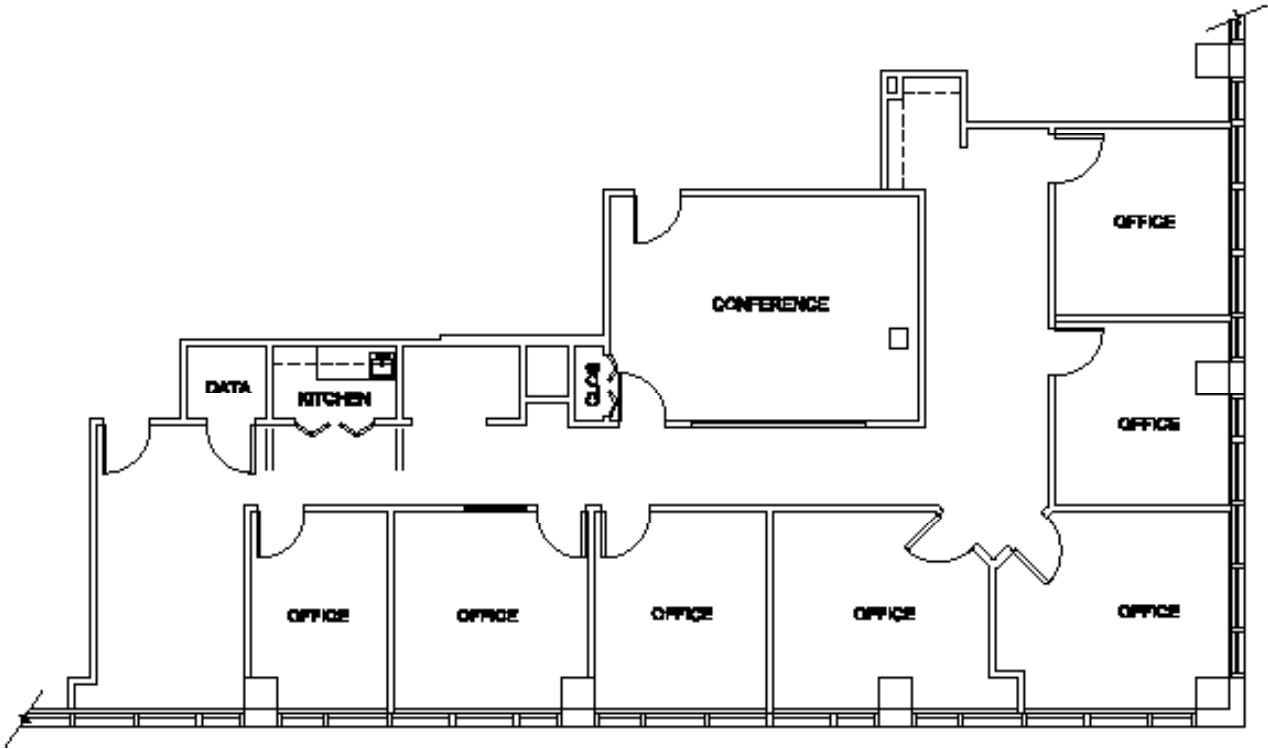


3 Offices
Open Area
Kitchen



8130

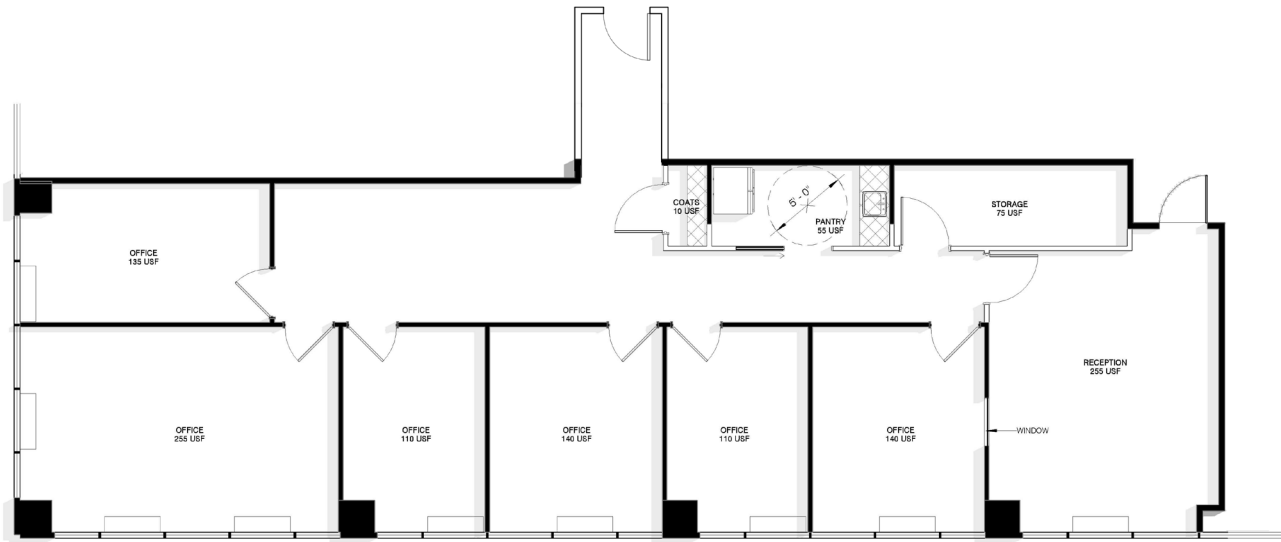
Suite	RSF
240	2,698



7 Offices
Reception
Conference Room
Kitchen

8130

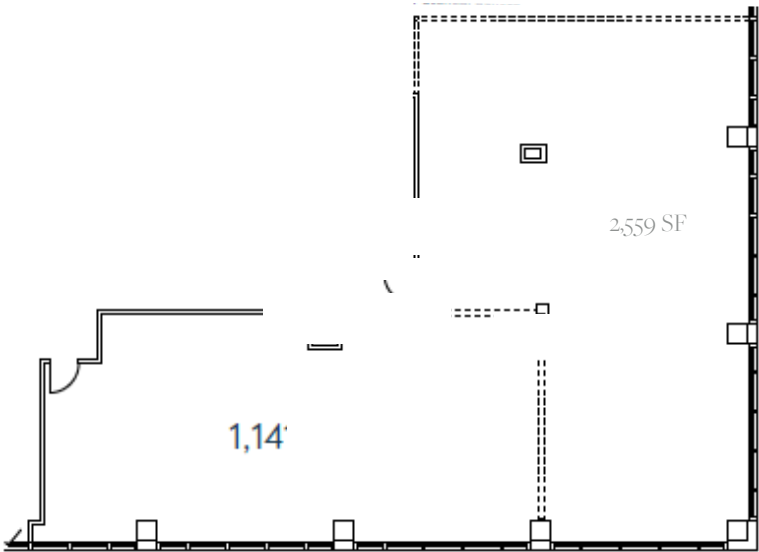
Suite	RSF
250	2,150



7 Offices
Reception
Kitchen

8130

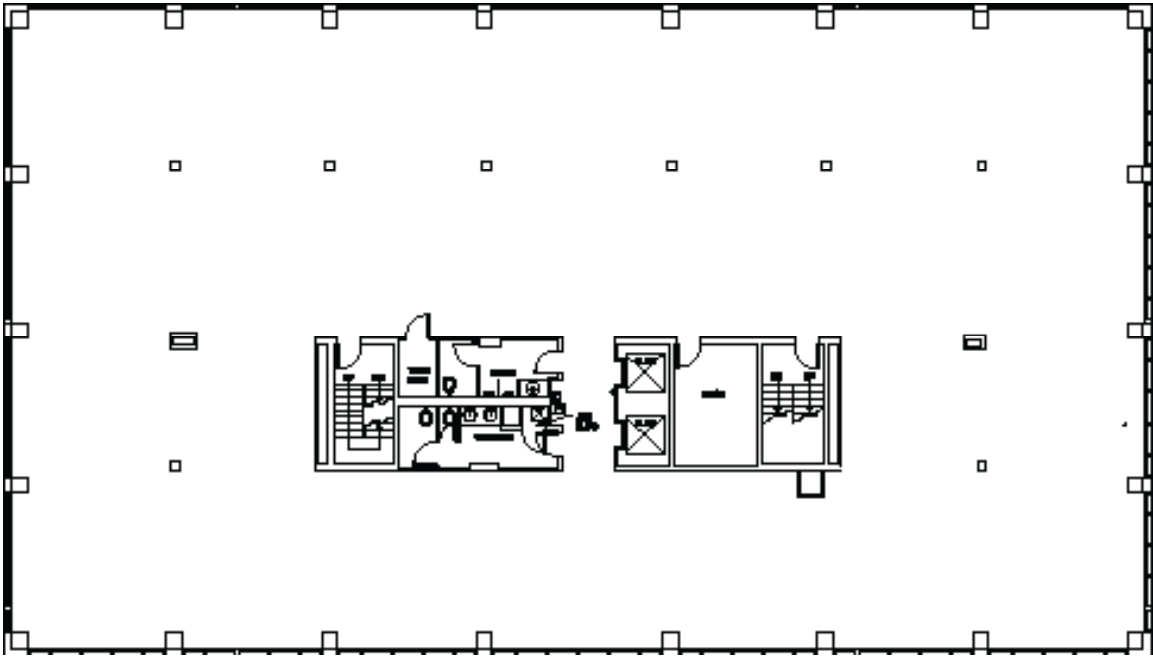
Suite	RSF
300	3,700



Divisible to 1,141 SF
Shell Condition
Great Views of Tysons
Abundant Natural Light

8130

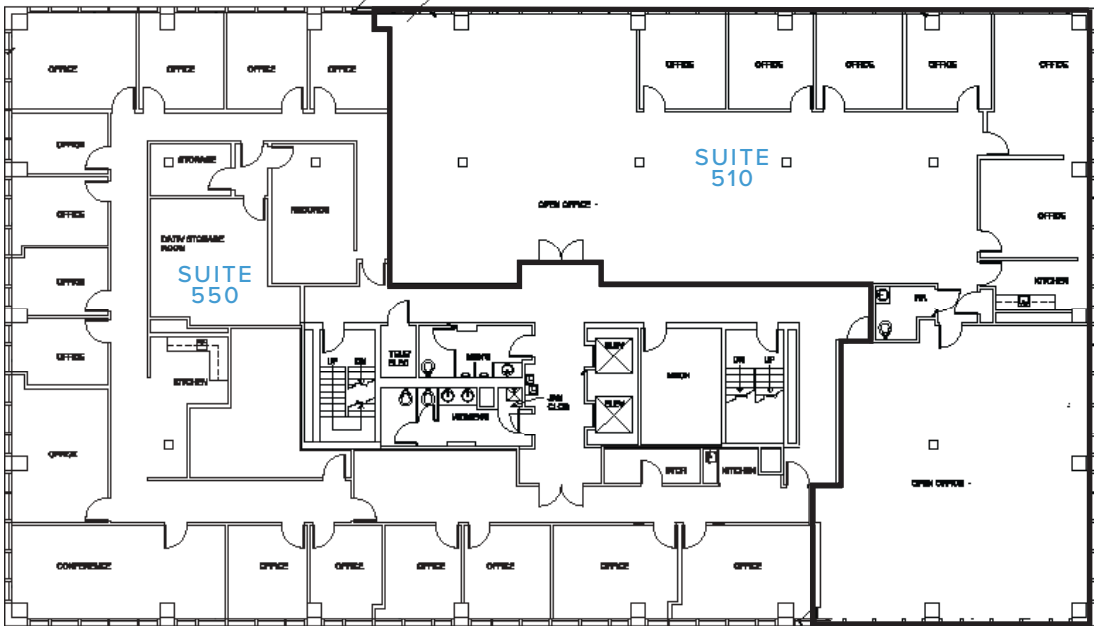
Suite	RSF
400	13,374



Divisible
Shell Condition
Full Floor Available
Great Views of Tysons

8130

Suite	RSF
510	1,500 - 12,215
550	6,043 - 12,215



Suite 550

- Divisible
- 15 Offices
- 2 Kitchens
- Fully Built-Out
- Conference Room
- Great Views of Tysons

Suite 510

- Divisible
- 6 Offices
- Kitchen
- Partial Shell Condition
- Open Flexible Workspace
- Great Views of Tysons





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BUILDING ALONGSIDE TRADITION



Gosnell
PROPERTIES

