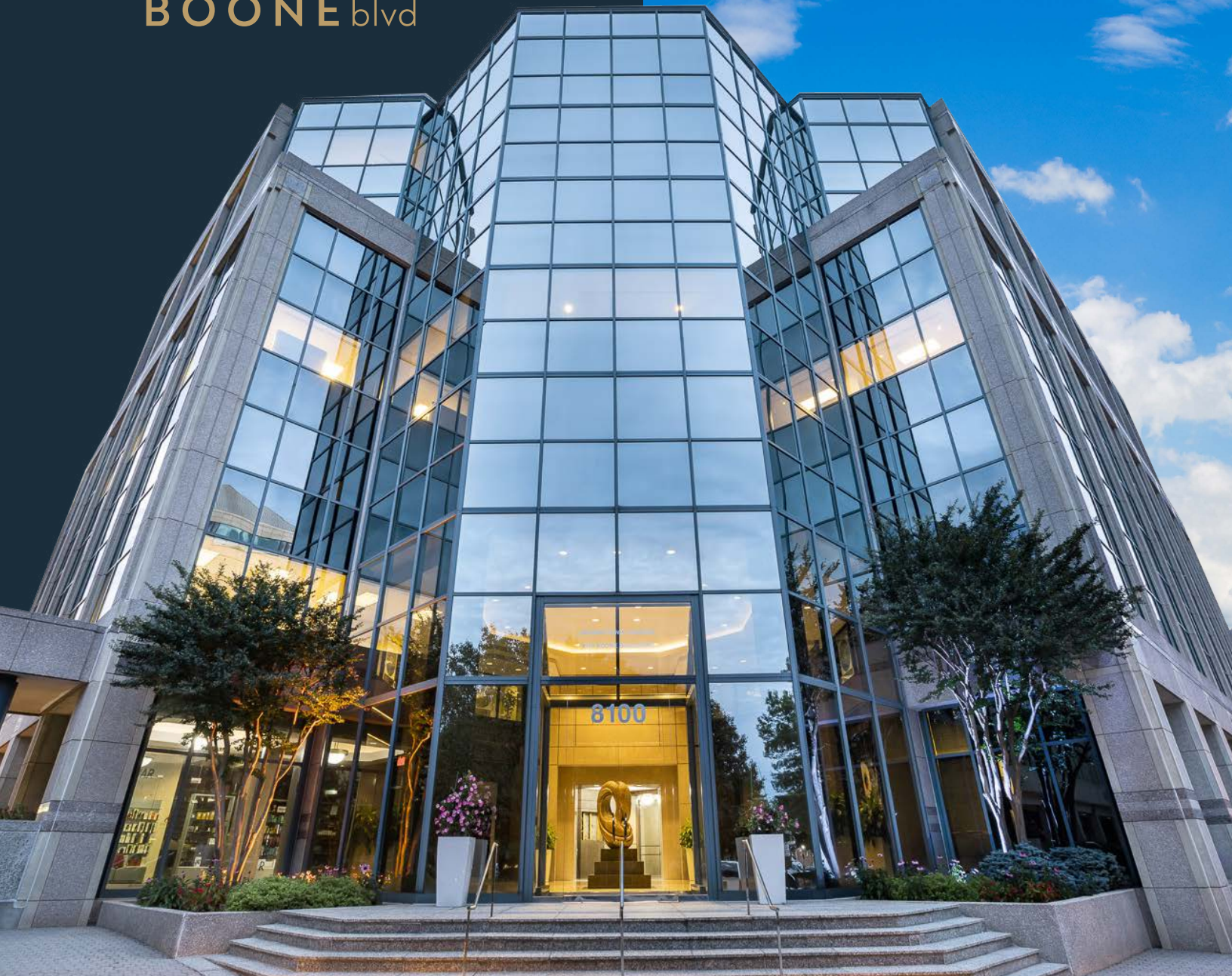


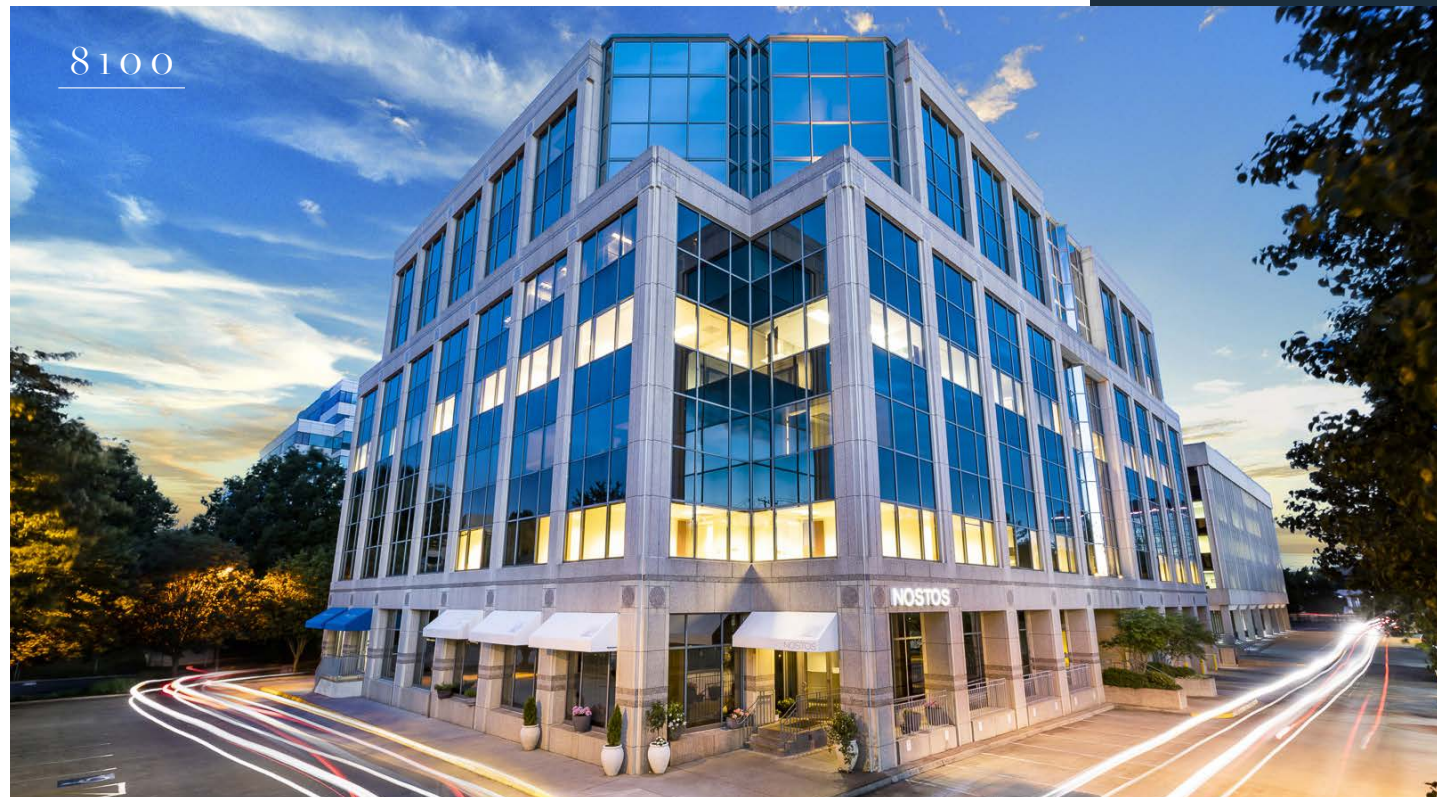
BUILDING ALONGSIDE TRADITION

8100 | 8130
BOONE blvd




STREAM

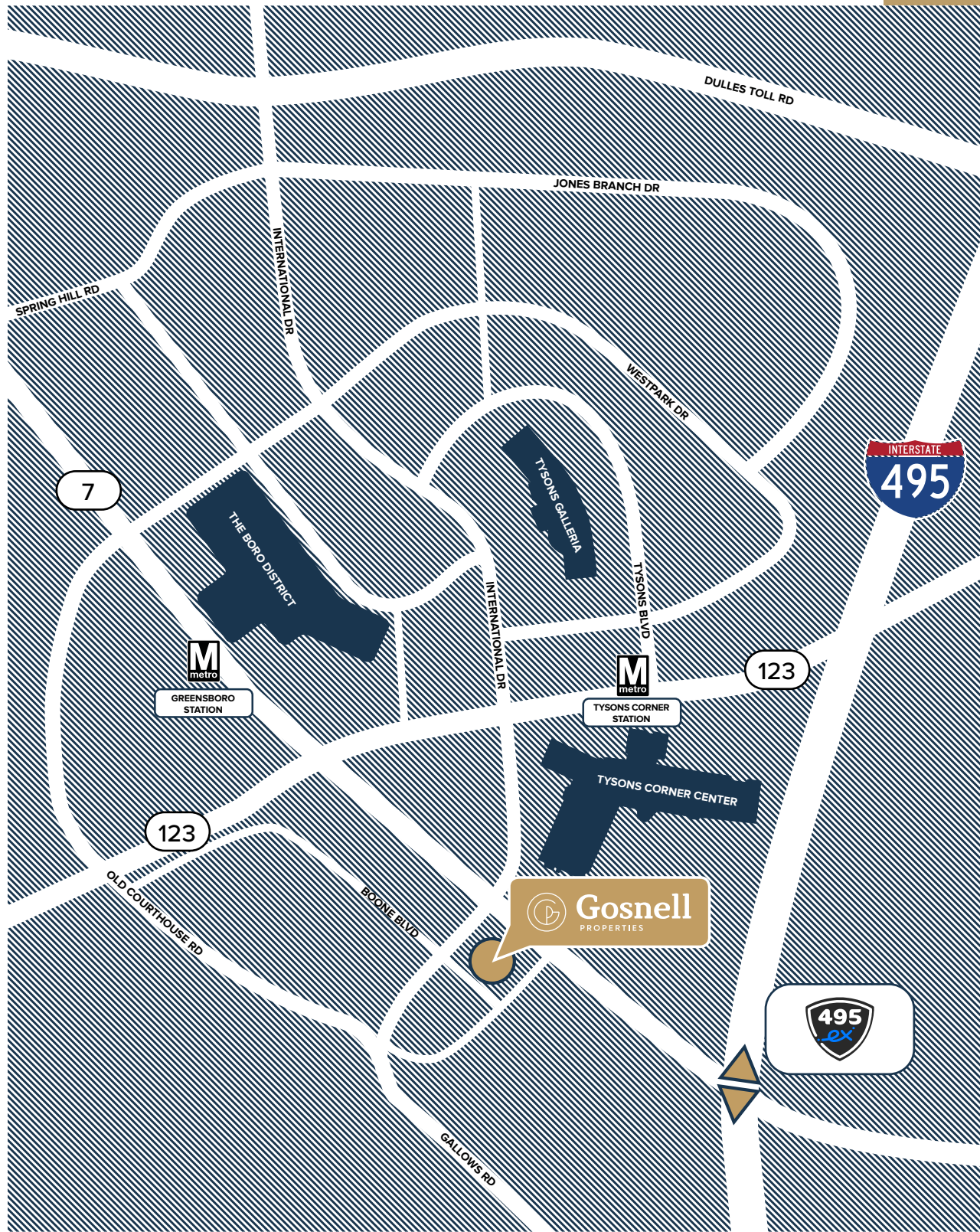
 **Gosnell**
PROPERTIES



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

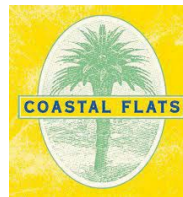
- 5 minutes _____ Dulles Toll Road
- 6 minutes _____ I-66
- 20 minutes _____ Dulles International Airport
- 20 minutes _____ Washington, D.C.

Direct Access to

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

Walkable Amenities

Nearby restaurants + stores



On-Site Amenities

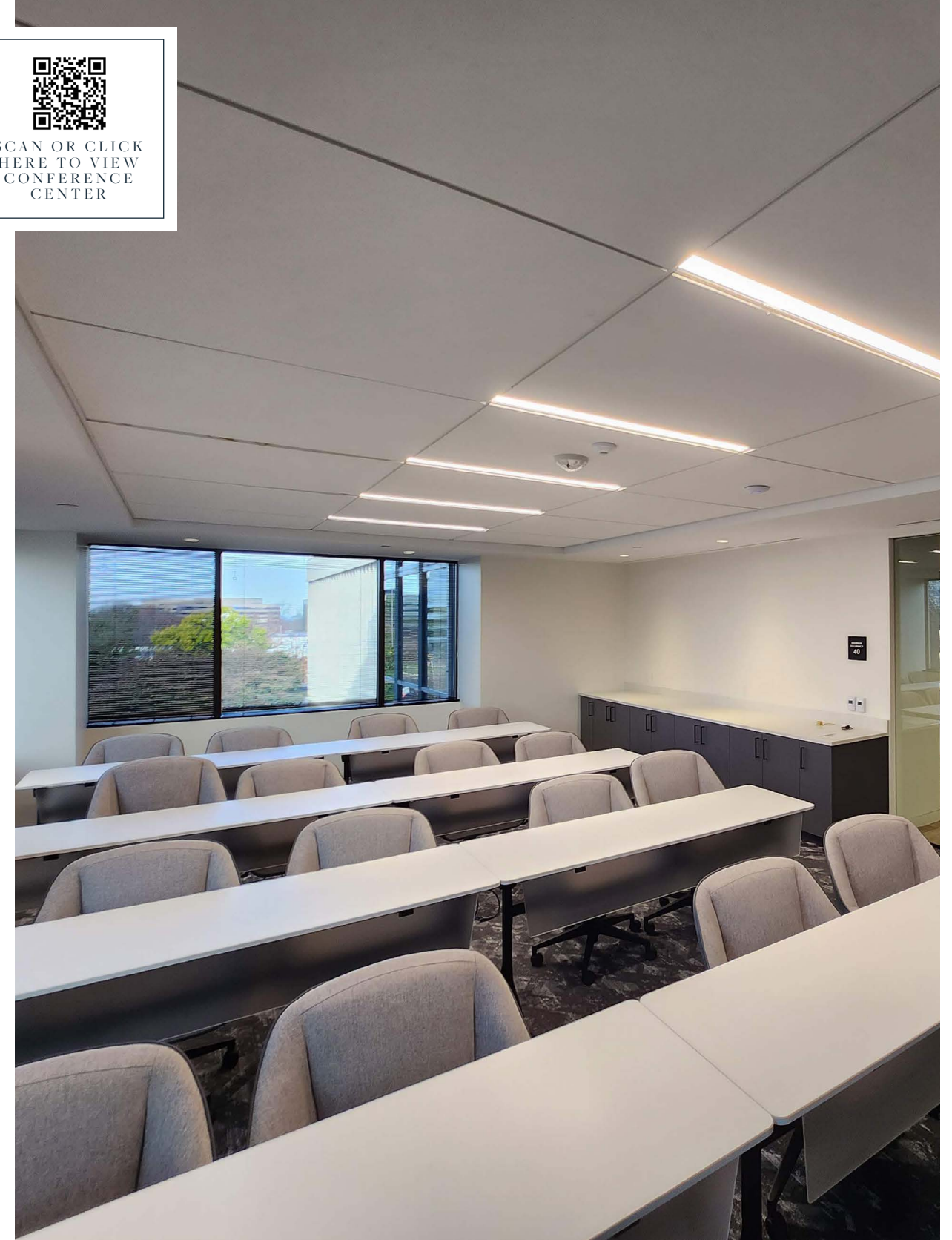
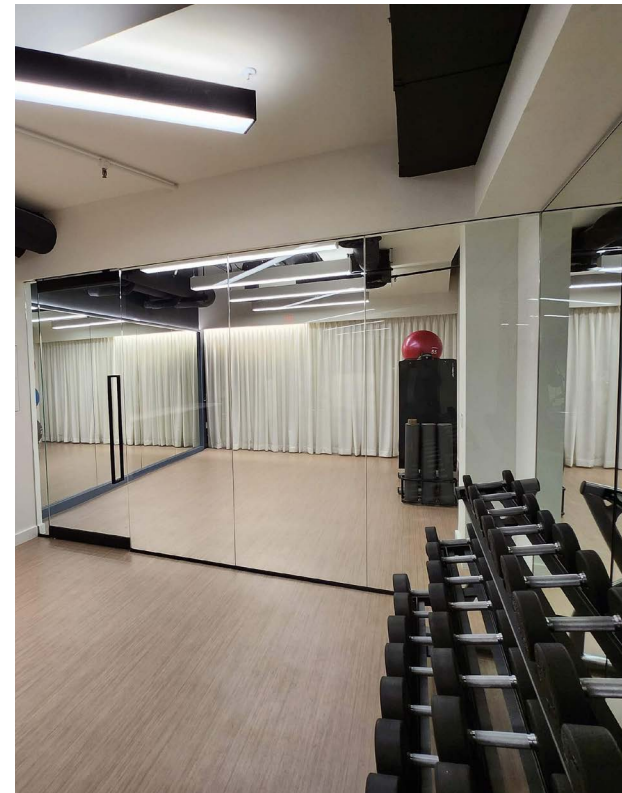


Recognized as a Top 10 Restaurant in the area by Northern Virginia Magazine.

WALKABLE + ON-SITE AMENITIES




SCAN OR CLICK
HERE TO VIEW
NEW FITNESS
CENTER



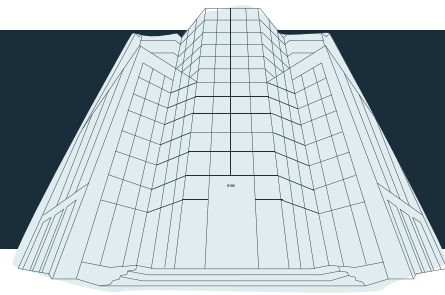

SCAN OR CLICK
HERE TO VIEW
CONFERENCE
CENTER

WALKABLE + ON-SITE AMENITIES

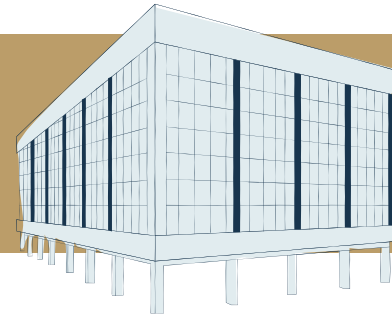
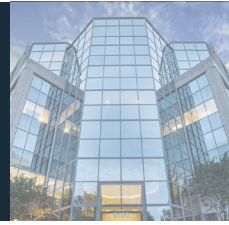


NOSTOS

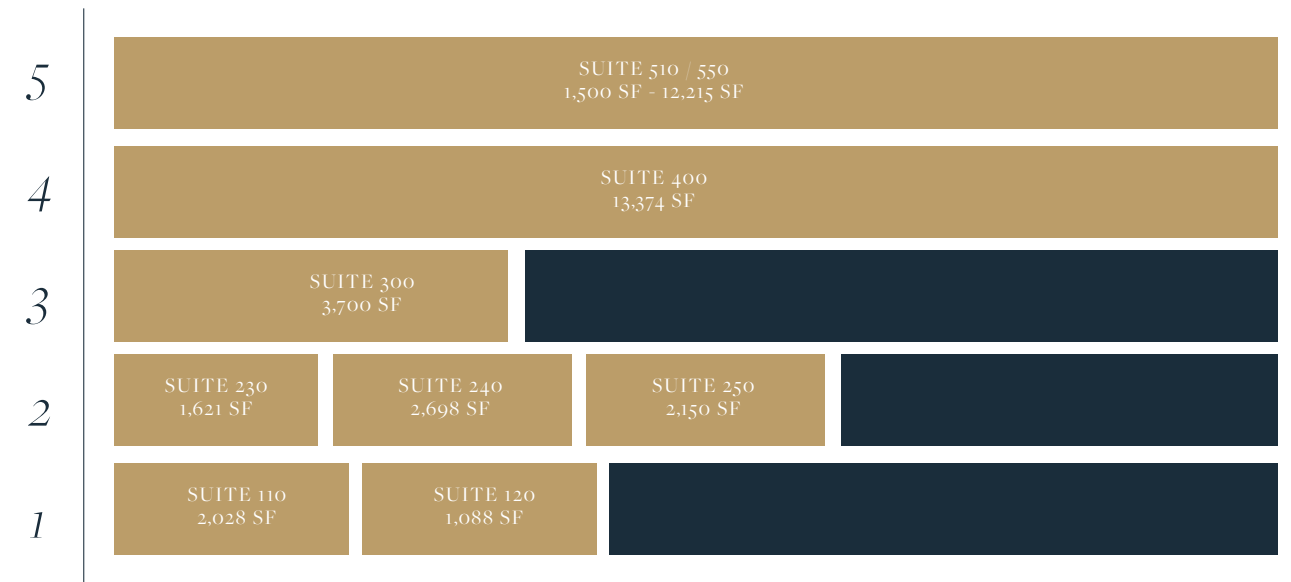
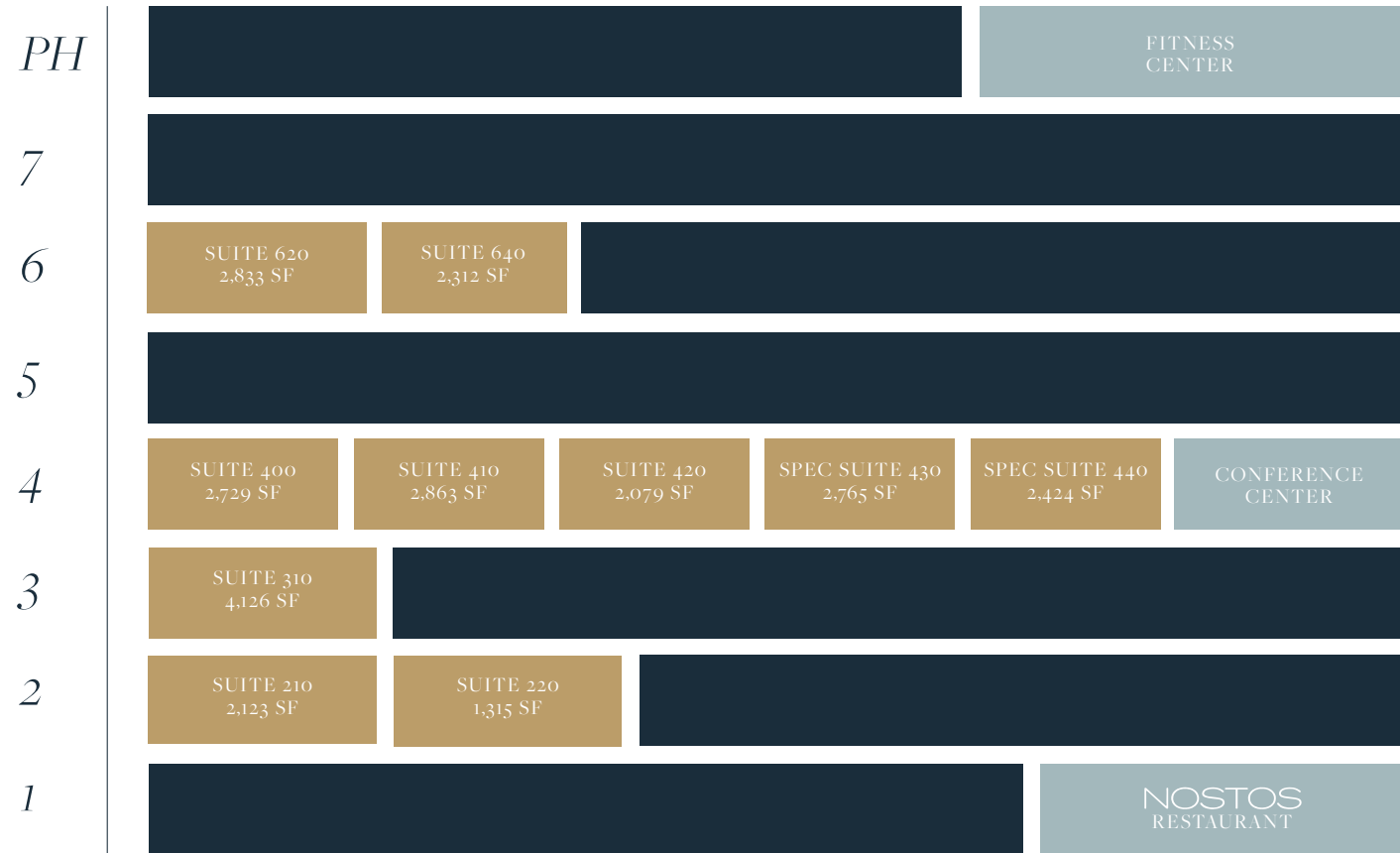
NOSTOS



8100 BOONE BOULEVARD | TYSONS, VA 22182
Available Space



8130 BOONE BOULEVARD | TYSONS, VA 22182
Available Space

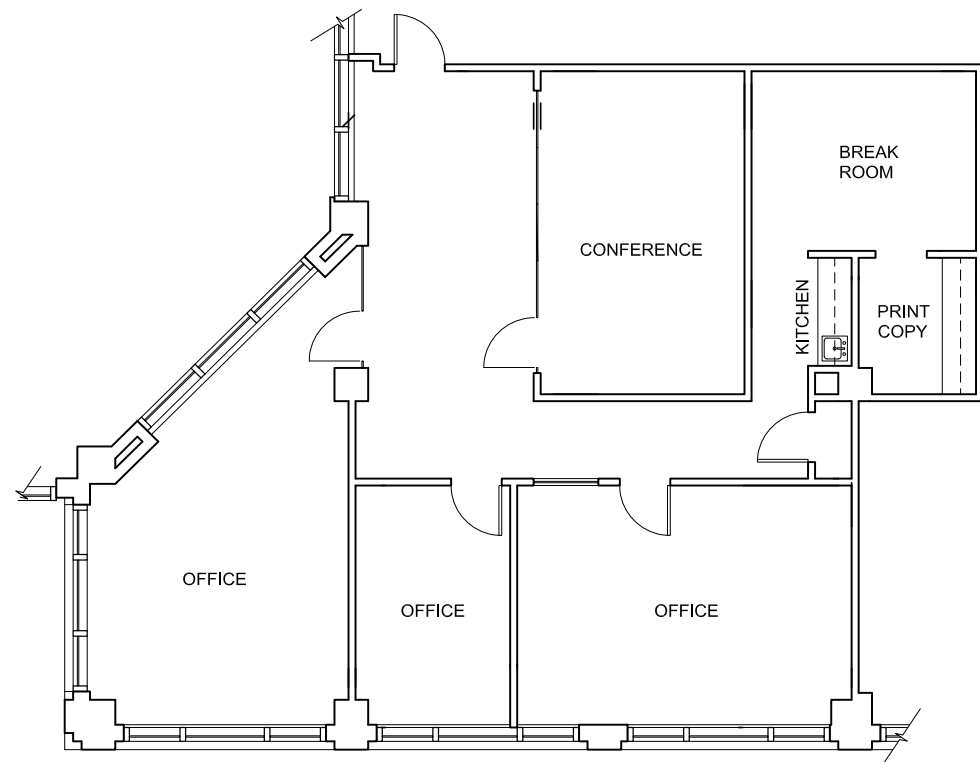


BUILDING ALONGSIDE TRADITION



8100

<i>Suite</i>	<i>RSF</i>
210	2,123

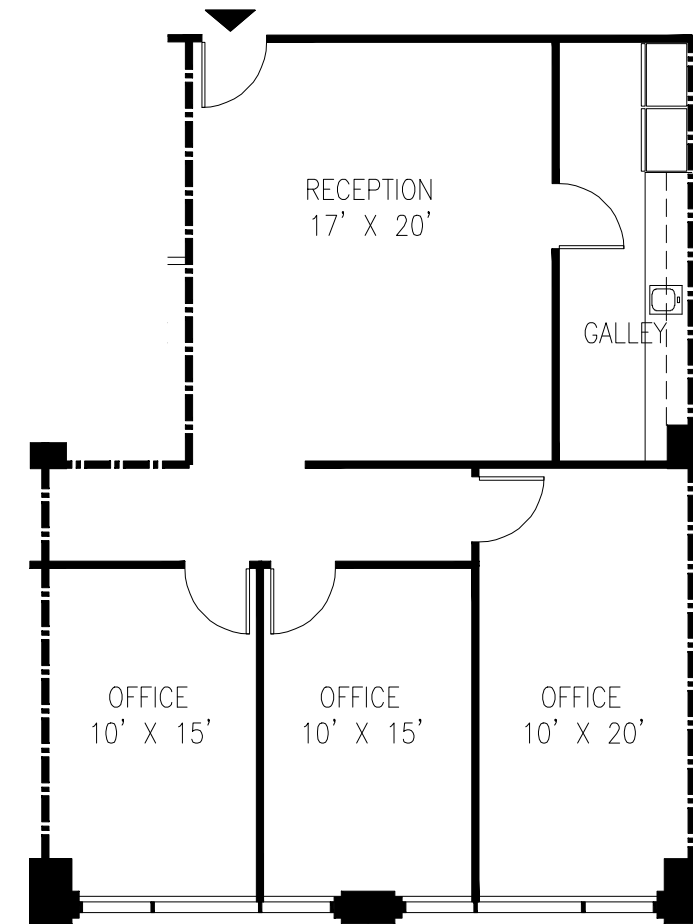


3 Offices
 Conference Room
 Break Room
 Kitchen

FLOOR PLANS

8100

<i>Suite</i>	<i>RSF</i>
220	1,315



3 Offices
 Kitchen
 Reception Area

FLOOR PLANS

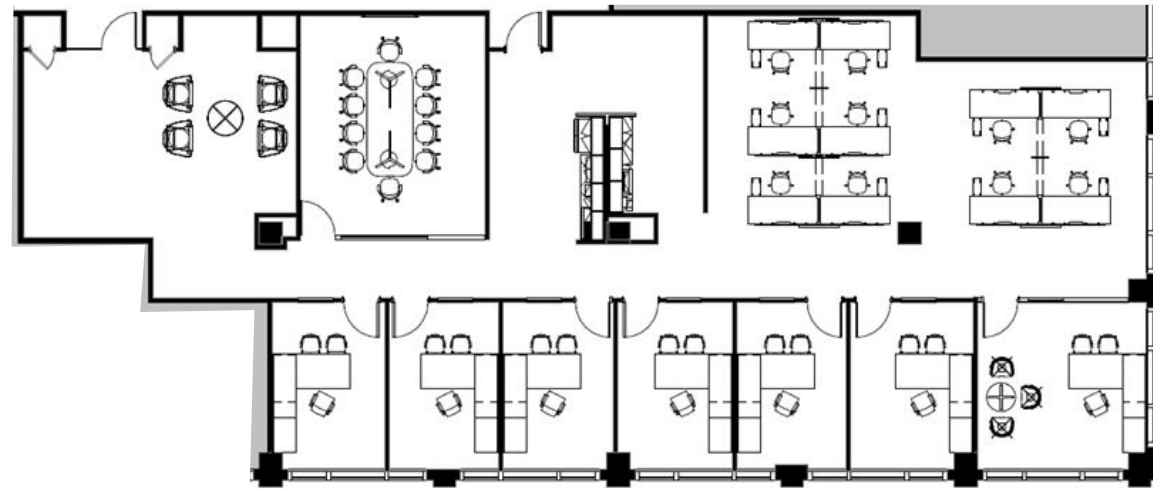
8100

Suite

RSF

310

4,126



7 Offices
Conference Room
Kitchen
Reception Area

FLOOR PLANS



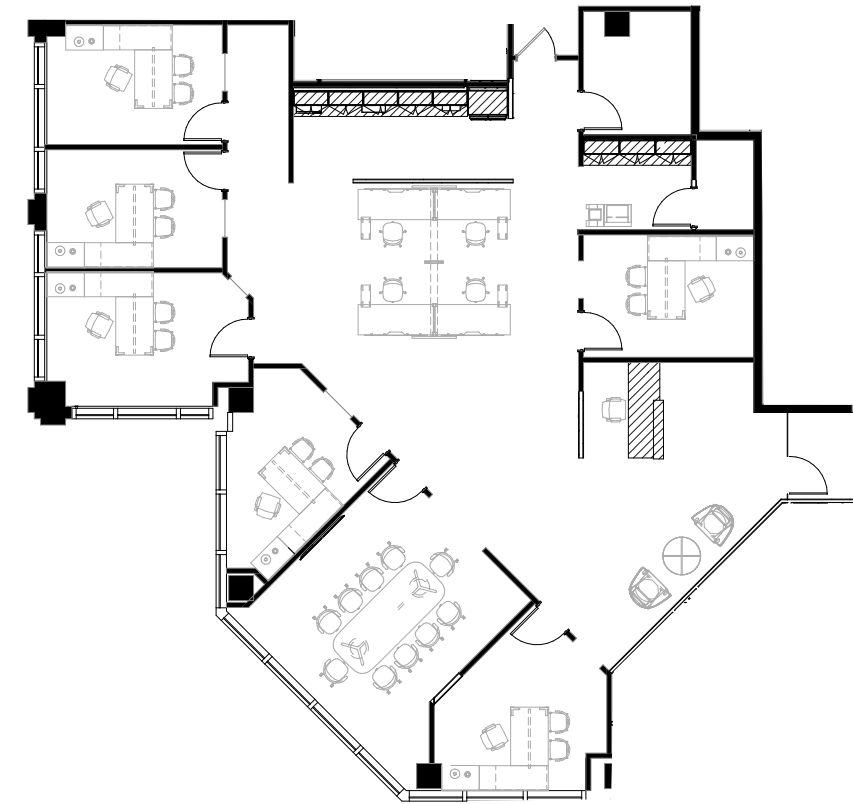
8100

Suite

RSF

400

2,729



6 Offices
Conference Room
Open Work Space
Kitchen
Available 06/01/2026

FLOOR PLANS

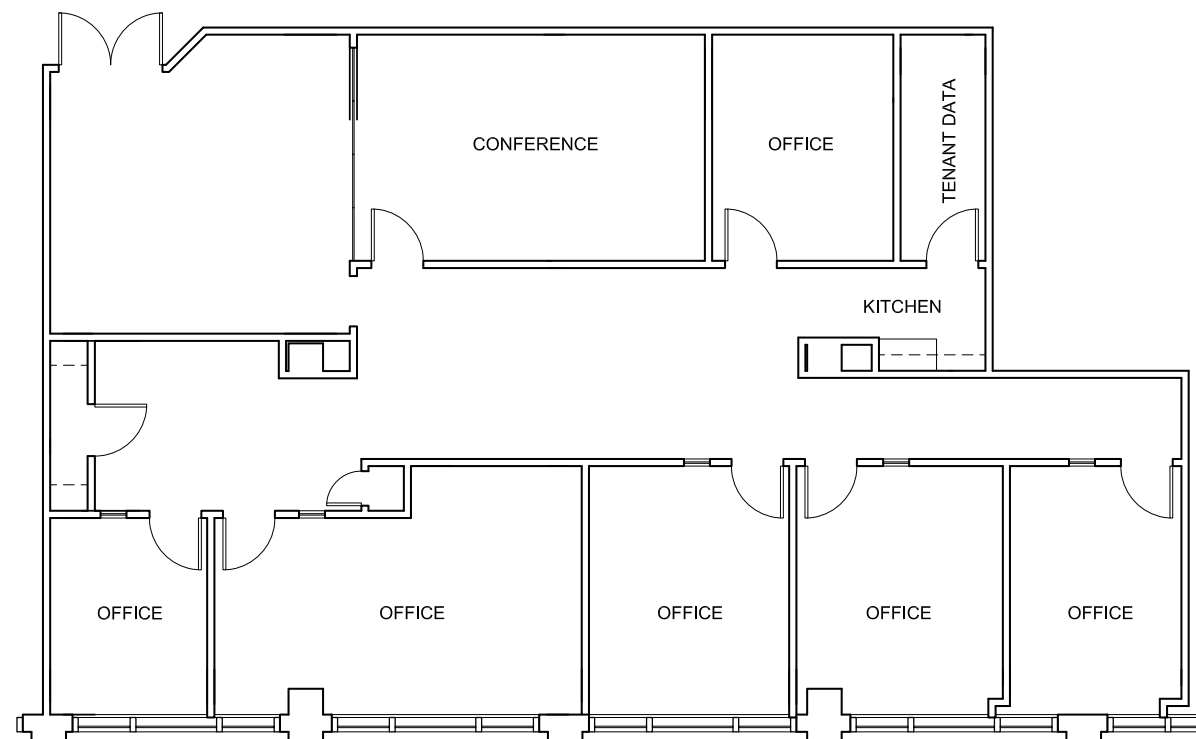
8100

Suite

RSF

410

2,863



6 Offices
 Conference Room
 Kichenette
 Spacious Reception Area

FLOOR PLANS



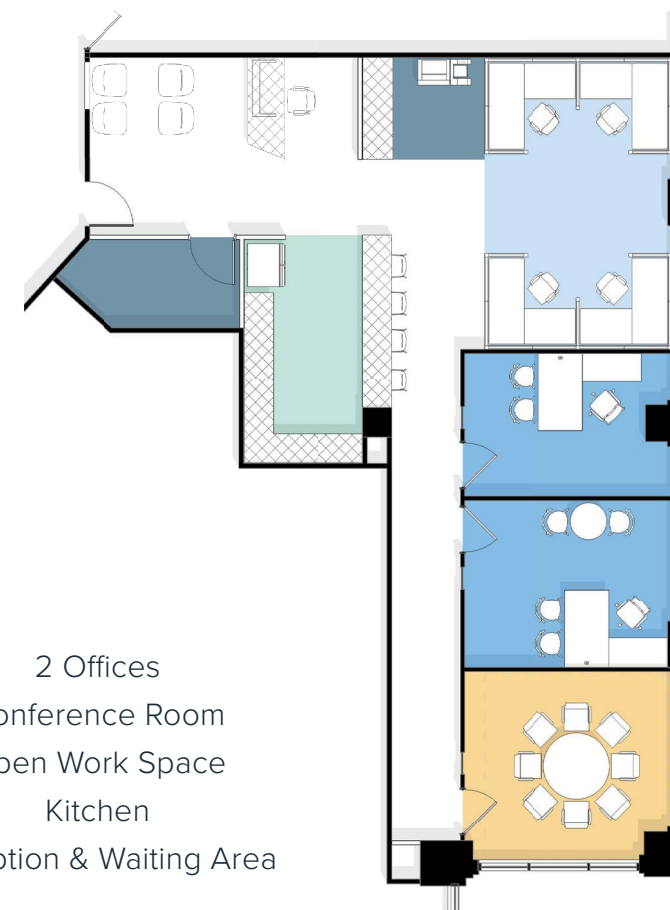
8100

Suite

RSF

420

2,079



2 Offices
 Conference Room
 Open Work Space
 Kitchen
 Reception & Waiting Area

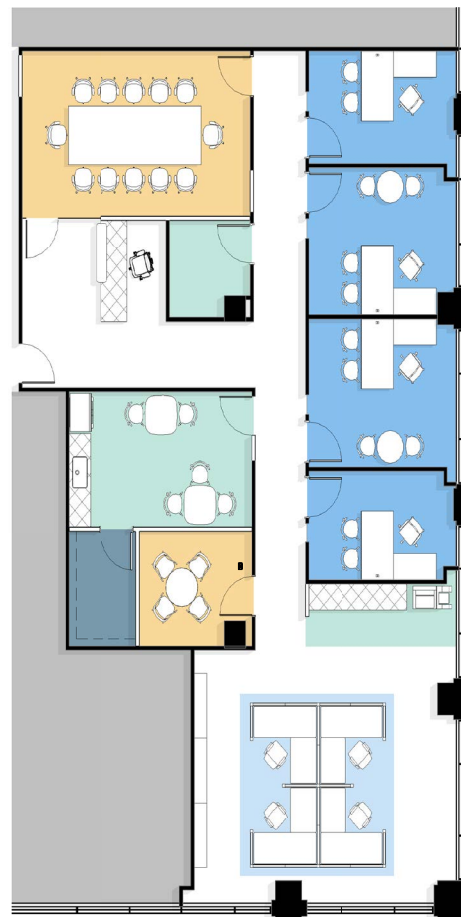


FLOOR PLANS

8100

Suite *RSF*

430 2,765



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

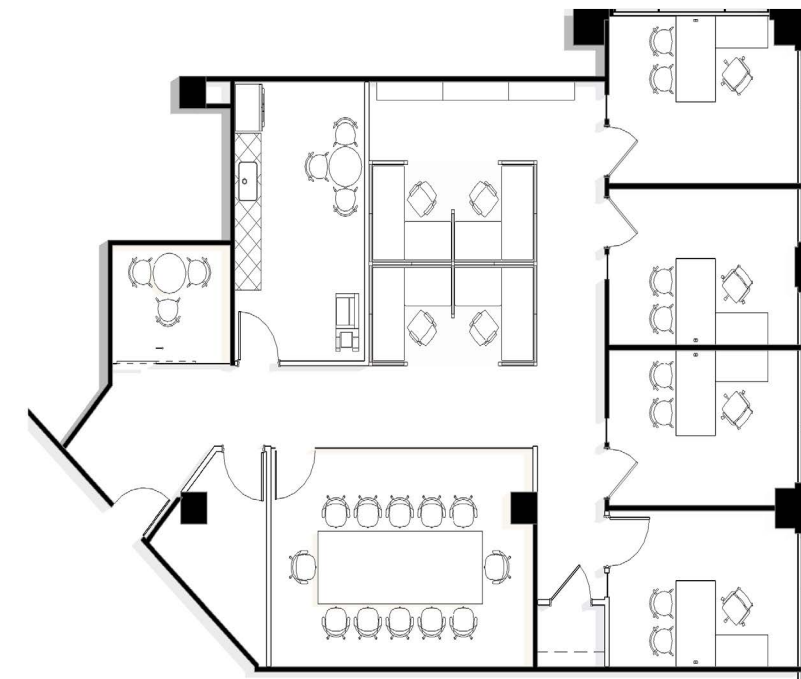
FLOOR PLANS



8100

Suite *RSF*

440 2,424



Fully Built Out
Spec Suite

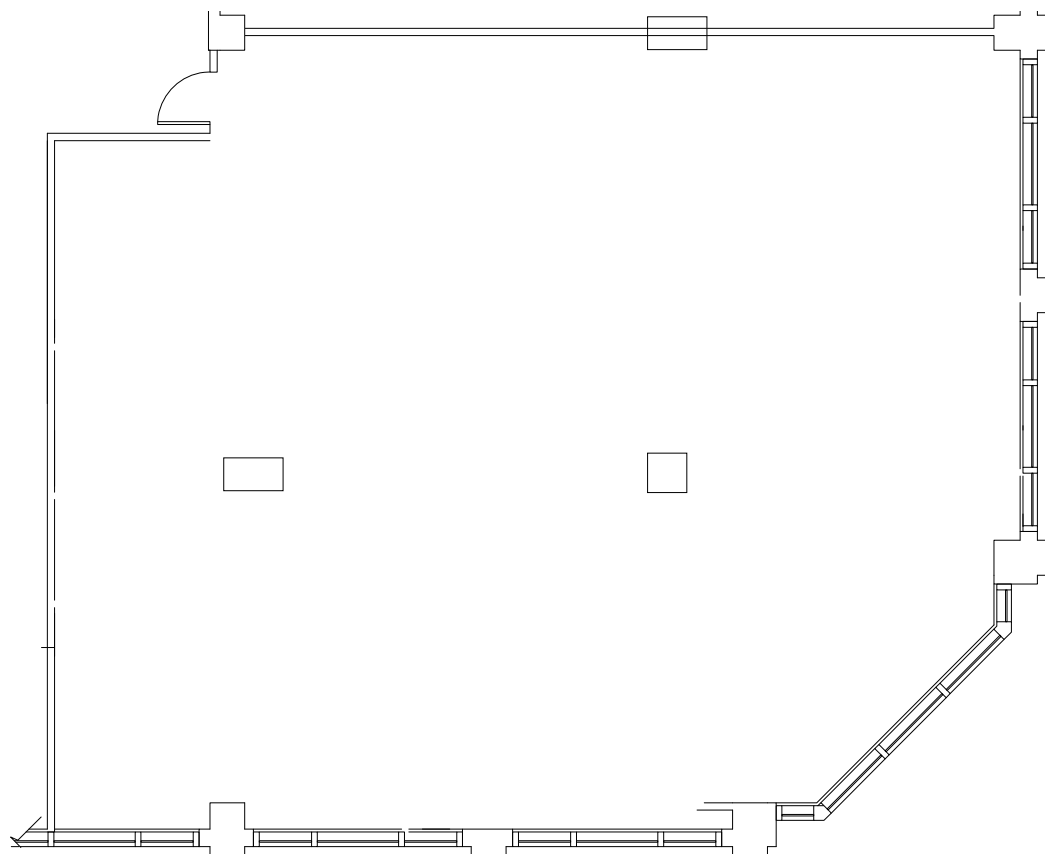
FLOOR PLANS

8100

Suite *RSF*

620 2,833

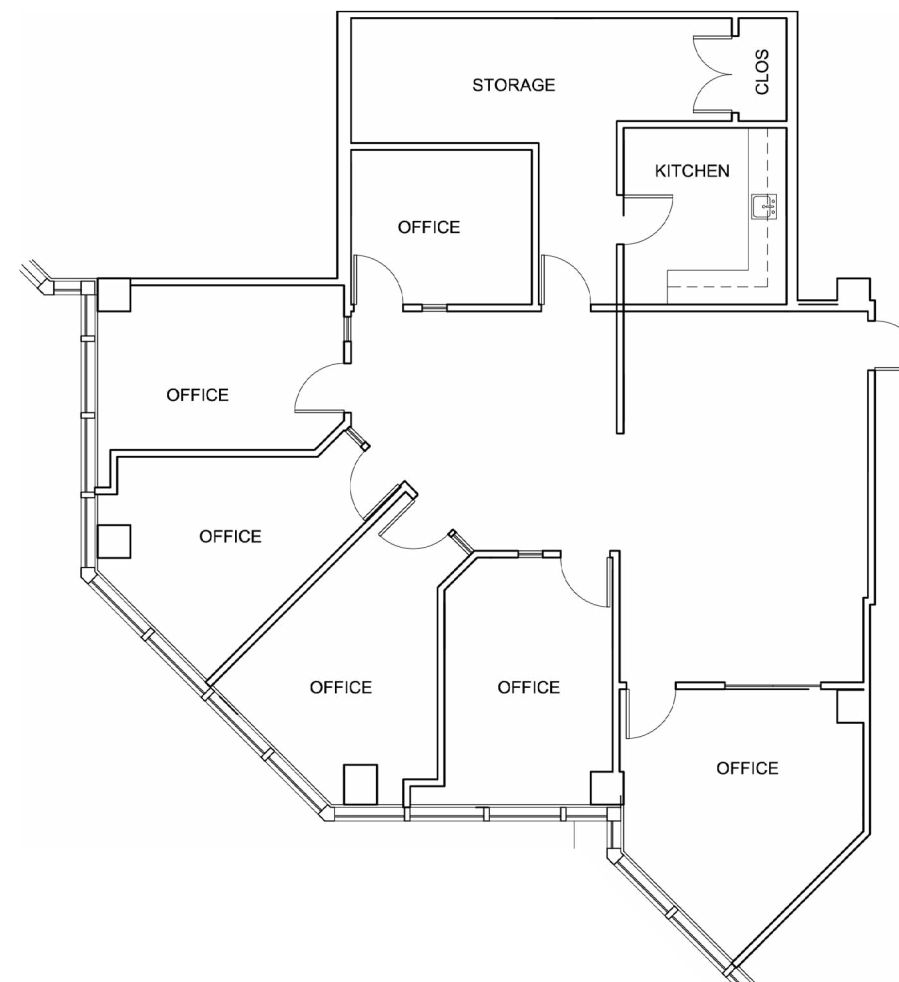
Corner suite with significant window line
Shell condition ready for custom tenant buildout



8100

Suite *RSF*

640 2,312



6 Offices
Storage
Kichenette
Spacious Reception Area



FLOOR PLANS

FLOOR PLANS

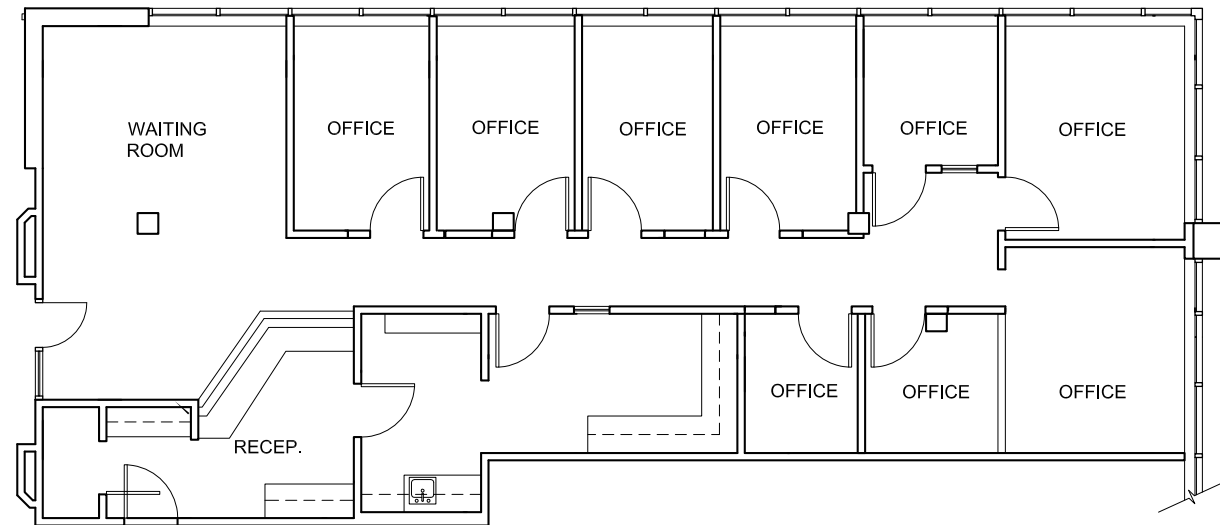
8130

Suite

RSF

110

2,028



- 9 Offices
- Waiting Room
- Reception
- Kitchen
- Window Lined Offices

FLOOR PLANS

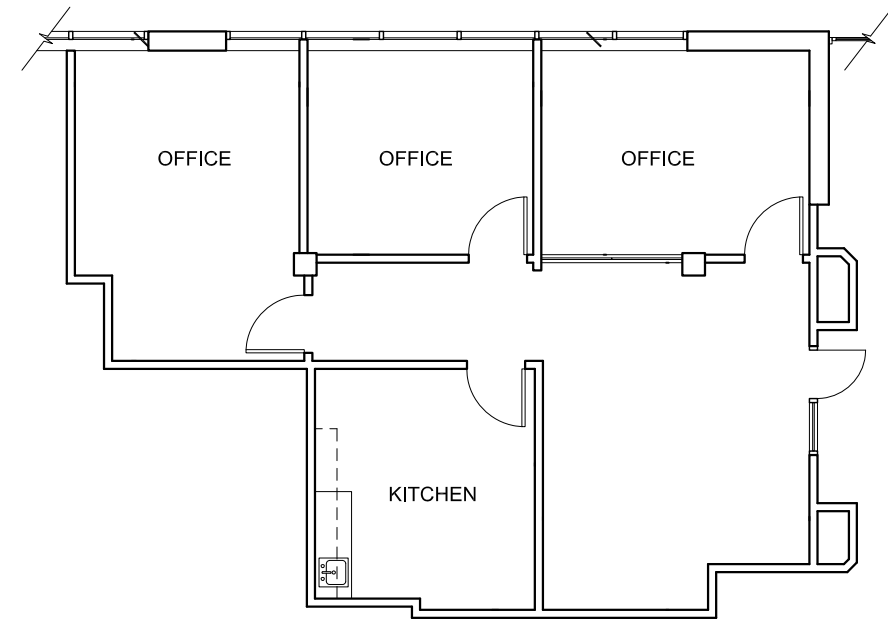
8130

Suite

RSF

120

1,088

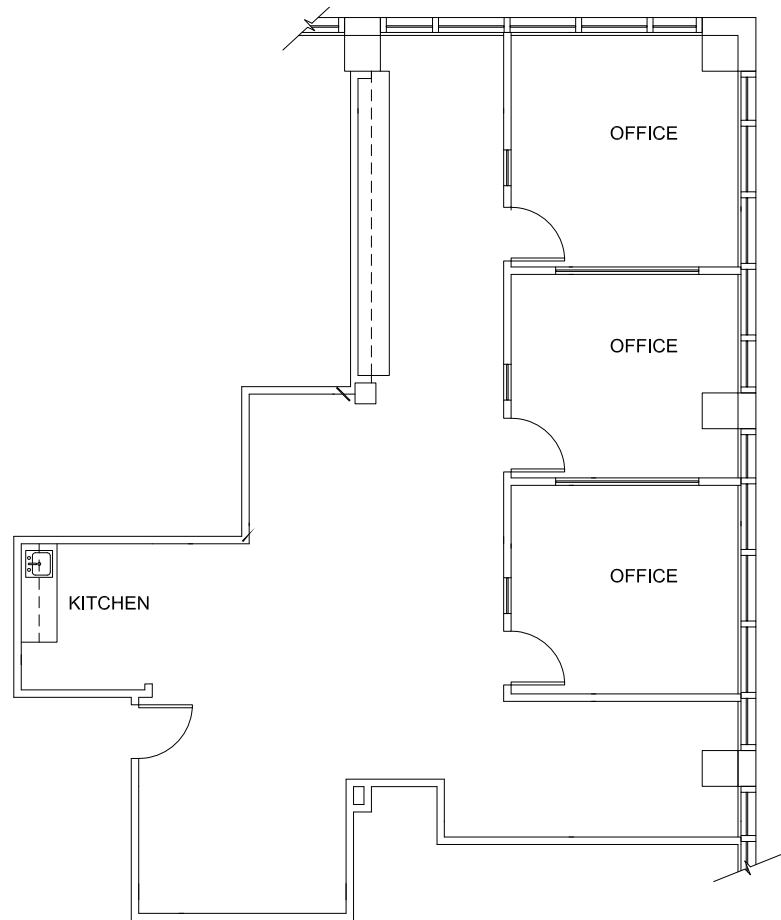


- 3 Offices
- Waiting Room
- Kitchen
- Available 06/01/2026

FLOOR PLANS

8130

Suite	RSF
230	1,621

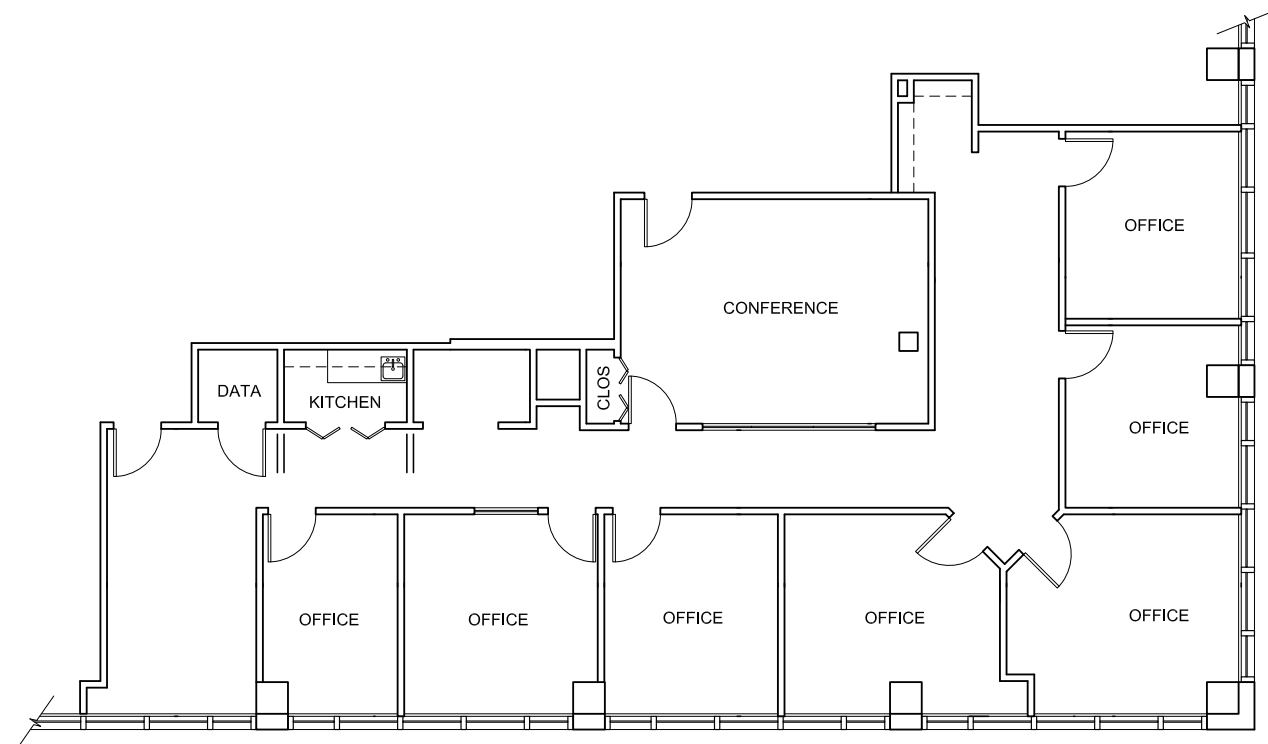


3 Offices
Open Area
Kitchen



8130

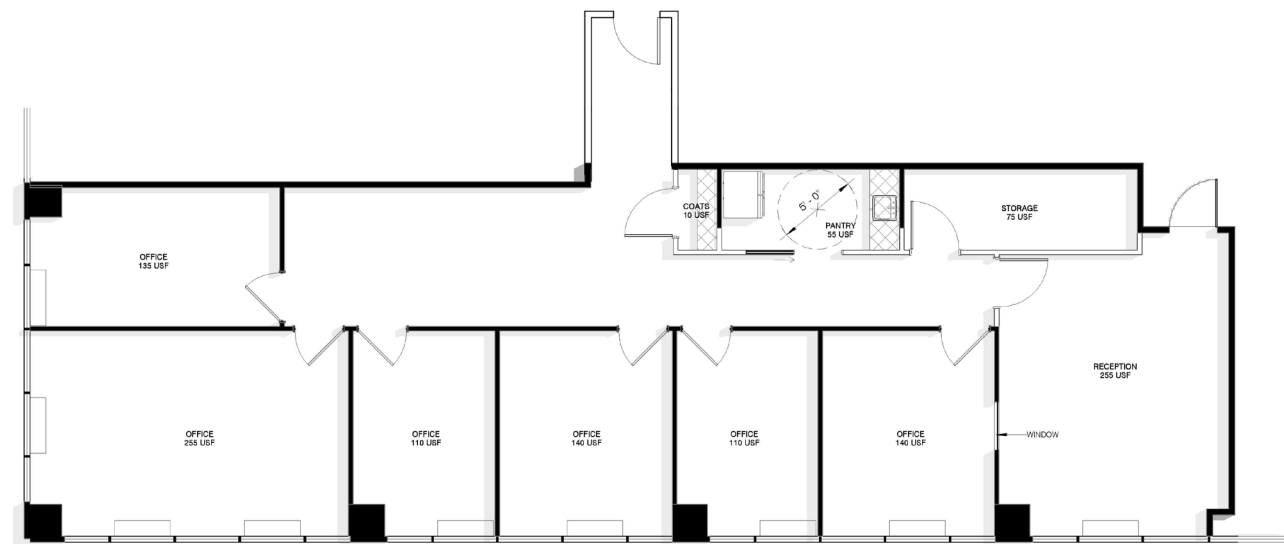
Suite	RSF
240	2,698



7 Offices
Reception
Conference Room
Kitchen

8130

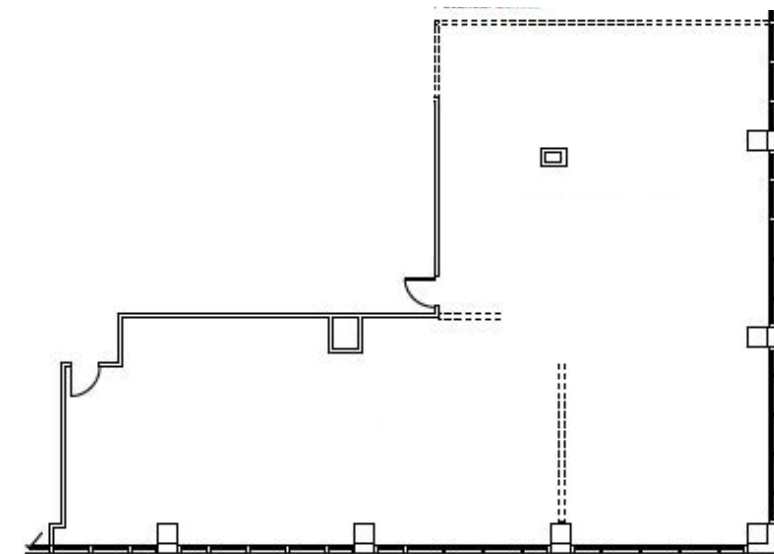
<i>Suite</i>	<i>RSF</i>
250	2,150



7 Offices
Reception
Kitchen

8130

<i>Suite</i>	<i>RSF</i>
300	3,700



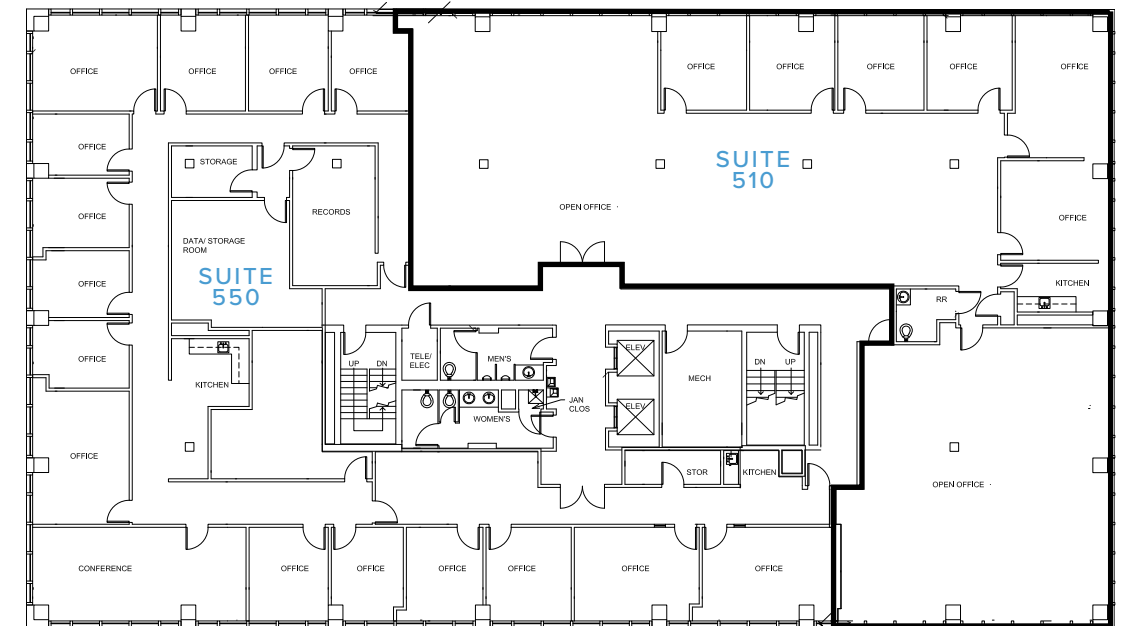
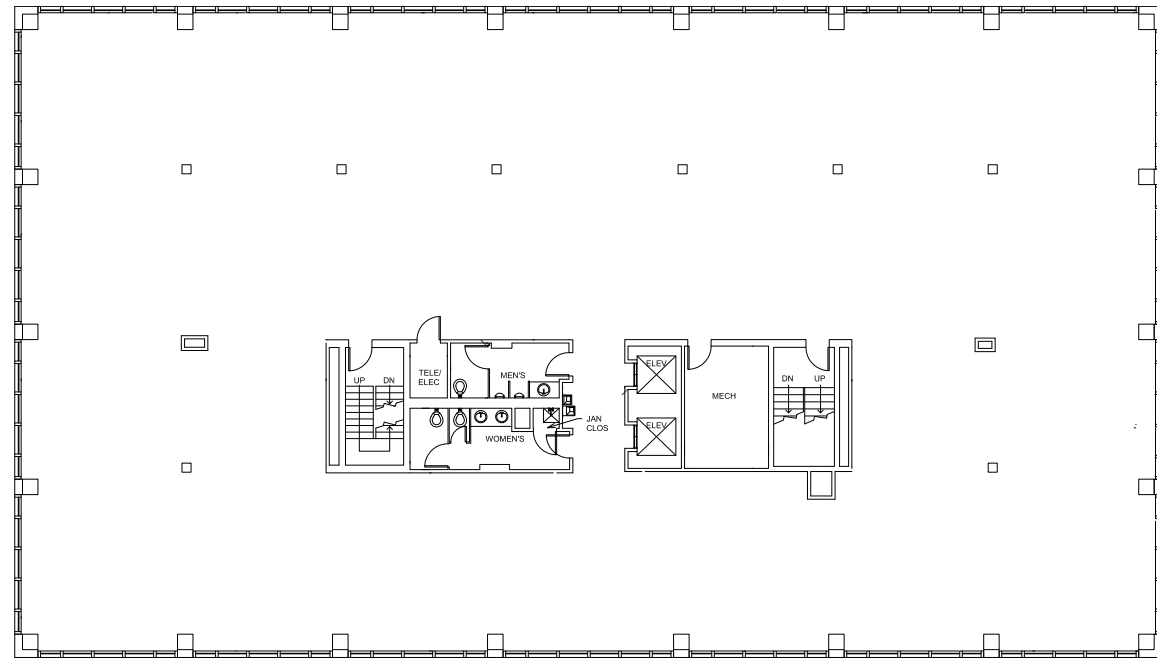
Divisible to 1,141 SF
Shell Condition
Great Views of Tysons
Abundant Natural Light

8130

8130

<i>Suite</i>	<i>RSF</i>
400	13,374

<i>Suite</i>	<i>RSF</i>
510	1,500 - 12,215
550	6,043 - 12,215



Divisible
Shell Condition
Full Floor Available
Great Views of Tysons

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

8100 | 8130
BOONE blvd



Leasing Team

CARTER BYRNES

703.439.1096

carter.byrnesh@streamrealty.com

MALCOLM SCHWEIKER

703.348.8454

malcolm.schweiker@streamrealty.com

NICOLE POTOCKI

608.471.0804

nicole.potocki@streamrealty.com

BUILDING ALONGSIDE TRADITION

