



GREENSBORO PARK

8180 & 8200 GREENSBORO DRIVE
TYSONS, VA

AVISON
YOUNG

Revitalize

Extensive lobby renovations
and upgrades in both
8180 and 8200 Greensboro Drive.



[CLICK TO TOUR](#)
8200 LOBBY/LOUNGE



Tenant only Conference Centers and Pre-Function Lounge redesign and upgrades at 8200 Greensboro Drive.



Updated common area
Elevator Lobbies and Corridors at
8180 and 8200 Greensboro Drive.



Refreshed **Outdoor Courtyard Area** with
hardscaping, seating and wifi between
8180 and 8200 Greensboro Drive.



Tenant Lounge and Game Room
upgrade at 8180 Greensboro Drive



Renovated and expanded **Fitness Center** at 8200 Greensboro Drive.

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8180 LOBBY/LOUNGE

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Highlights

8180 and 8200 Greensboro Drive are part of a **two-building complex**, Greensboro Park, which is **LEED Gold Certified**, **Wired Certified Gold** and **Fitwel certified** and totals approximately **514,048 rentable SF**.



On-site amenities include:

RIDESHARE ACCOUNT

during business hours to Tysons Corner, Spring Hill, and Greensboro Metro Stations

TWO CONFERENCE CENTERS

with Pre-Function Lounge

TENANT LOUNGE

with Games and Wifi

EXPANDED FITNESS CENTER

with Showers and Lockers

BOULEVARD CAFÉ

TAILOR

OUTDOOR LOUNGE

with Bocce

AMPLE PARKING

at 3.0 spaces/1,000 SF

ELECTRIC CAR CHARGING STATIONS

BIKE ROOM

& Tune-up Station

EASY ACCESS

to Hot Lanes, I-495 and I-66



TENANT LOUNGE

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Wellness

Greensboro Park has been awarded a
Fitwel 1 Star Rating by the Center for Active Design.

Fitwel-Certified

Greensboro Park joins buildings, sites, and communities from around the world as part of Fitwel Certification System, the world's leading certification system committed to building health for all.

OUTDOOR AREAS

Tenants enjoy easy access to outdoor areas with lots of sunshine

HEALTHY OPTIONS

Nearby farmers market and an unbeatable selection of eateries



ON-SITE ACTIVITY

On-site fitness available plus easy walkability to public transit



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BOULEVARD CAFE



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CONF ROOM #1



On-site Offerings

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FITNESS CENTER



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CONF ROOM #2



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Access

AT THE CORNER OF
GREENSBORO
& everything



Uber

FOR BUSINESS

Greensboro Park provides a tenant-only Uber account during normal business hours to Greensboro, Tysons Corner and Spring Hill Metro Stations.

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Neighborhood Highlights



Andy's PIZZA **CHARD** **CMX STONE**
LEBANESE TAVERNA **LUCKY X STRIKE** **P.F. CHANG'S** **RABBIT TACO**
sweetgreen **WILDFIRE** **Yard House**

70,000 SF
WHOLE FOODS
2,000
RESIDENTIAL UNITS

430,000 SF
OF RETAIL
19,000 SF
LIBRARY

BLUESTONE LANE **PARIS BAGUETTE** **EL BEBE**
Tava Pot **FISH TACO** **jenie's**
GENJI Izakaya **GREENSBORO CAFE** **High Point**
FLOWER CHILD **LOOK**
NORTH ITALIA **PLNT BURGER** **tropical CAFE**
Poki DC **HOKKAIDO RAMEN SANTOKU** **IRCA** **Starbucks**

Eddie V's **CHOPATHI** **SILVER Diner** **&pizza** **Seasons 52**
COASTAL FLATS **CHARLEYS** **PANDA EXPRESS** **California TORTILLA** **FRIDAYS**
california pizza kitchen **CHIPOTLE** **Barrel & Bushel** **Earls** **wasabi**
THE CAPITAL GRILL **FIVE GUYS** **MAGGIANO'S** **McDonald's** **SHAKE SHACK**



8180 GREENSBORO DRIVE

Building amenities



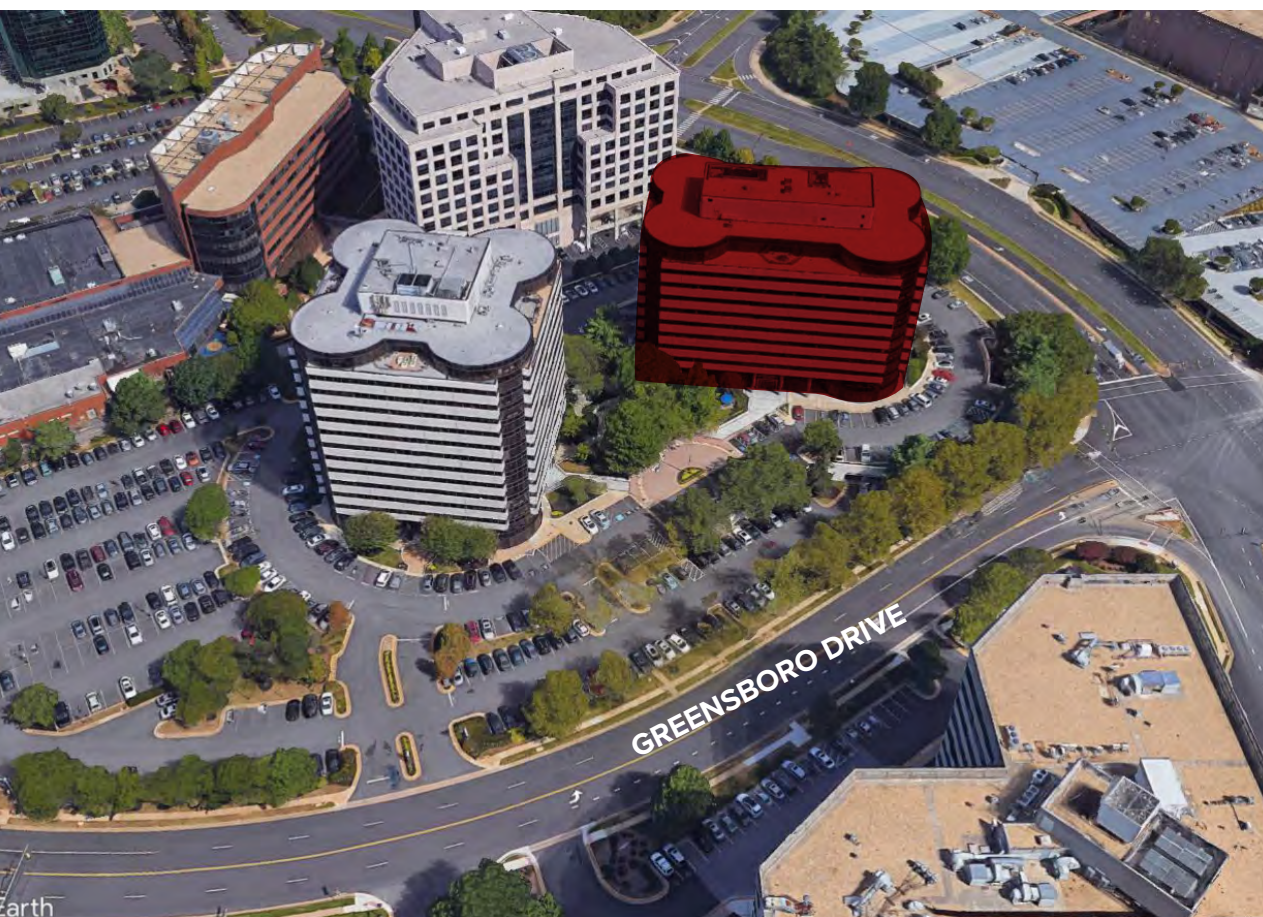
TENANT LOUNGE
with games and wifi



BOULEVARD CAFÉ



TAILOR

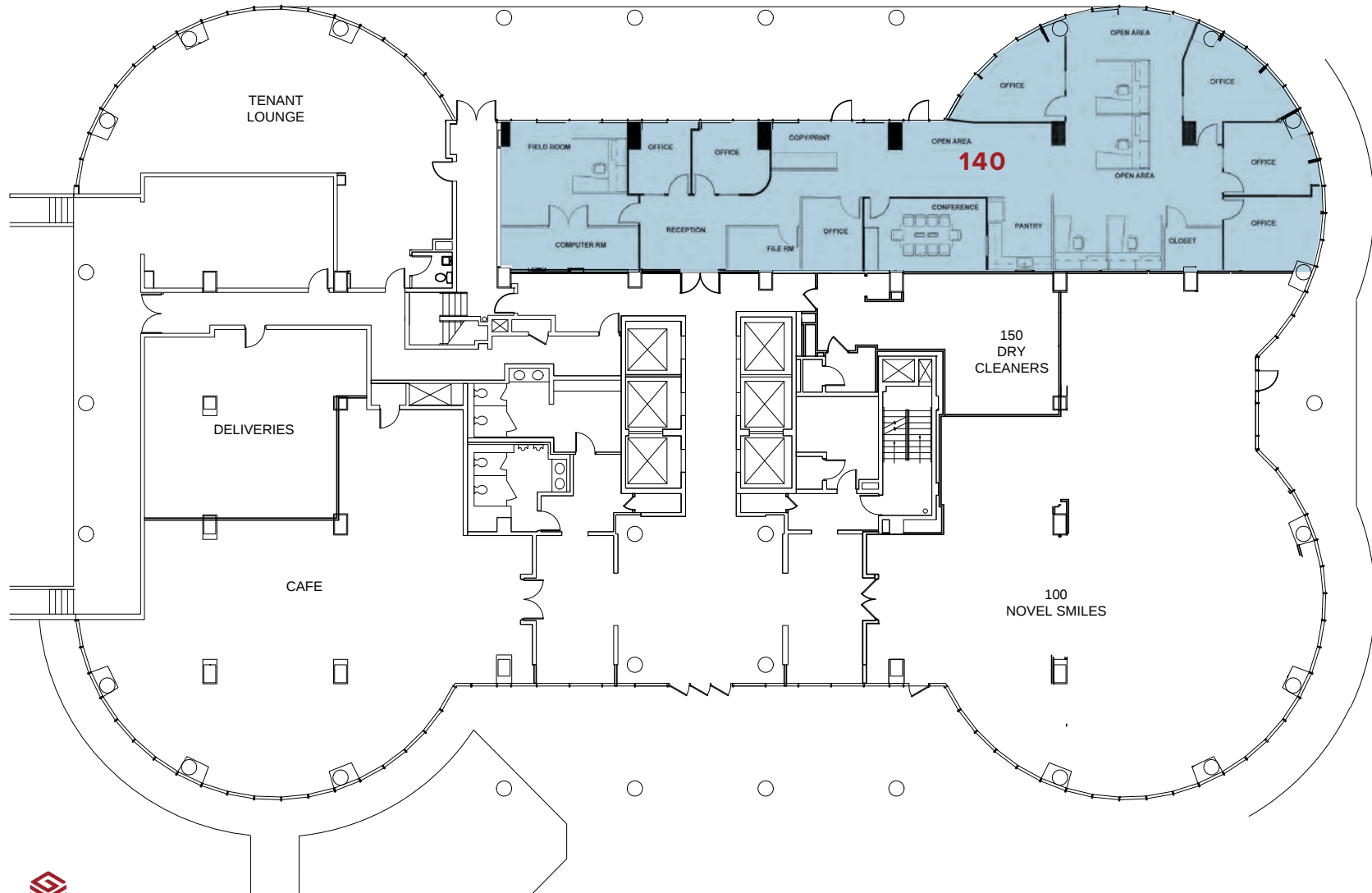


Floor Availability

1st	140 - 4,165 SF available 12/1/26
2nd	200 - 18,815 SF available 12/1/26
4TH	CONTIGUOUS- 9,601 SF 402 - 6,482 SF 404 - 3,119 SF
5^{TH*}	CONTIGUOUS - 24,245 SF W/ 4TH FLOOR - UP TO 33,846 SF 550 - 11,060 SF 500/575 - 13,185 SF
6TH	600 - 7,182 SF - Plug & Play
7TH	720 - 2,734 SF 750 - 7,536 SF 785 - 2,719 SF
8TH	801 - 13,567 SF
9TH	901 - 3,937 SF

First Floor

SUITE 140:
4,165 SF
AVAILABLE 12/1/2026

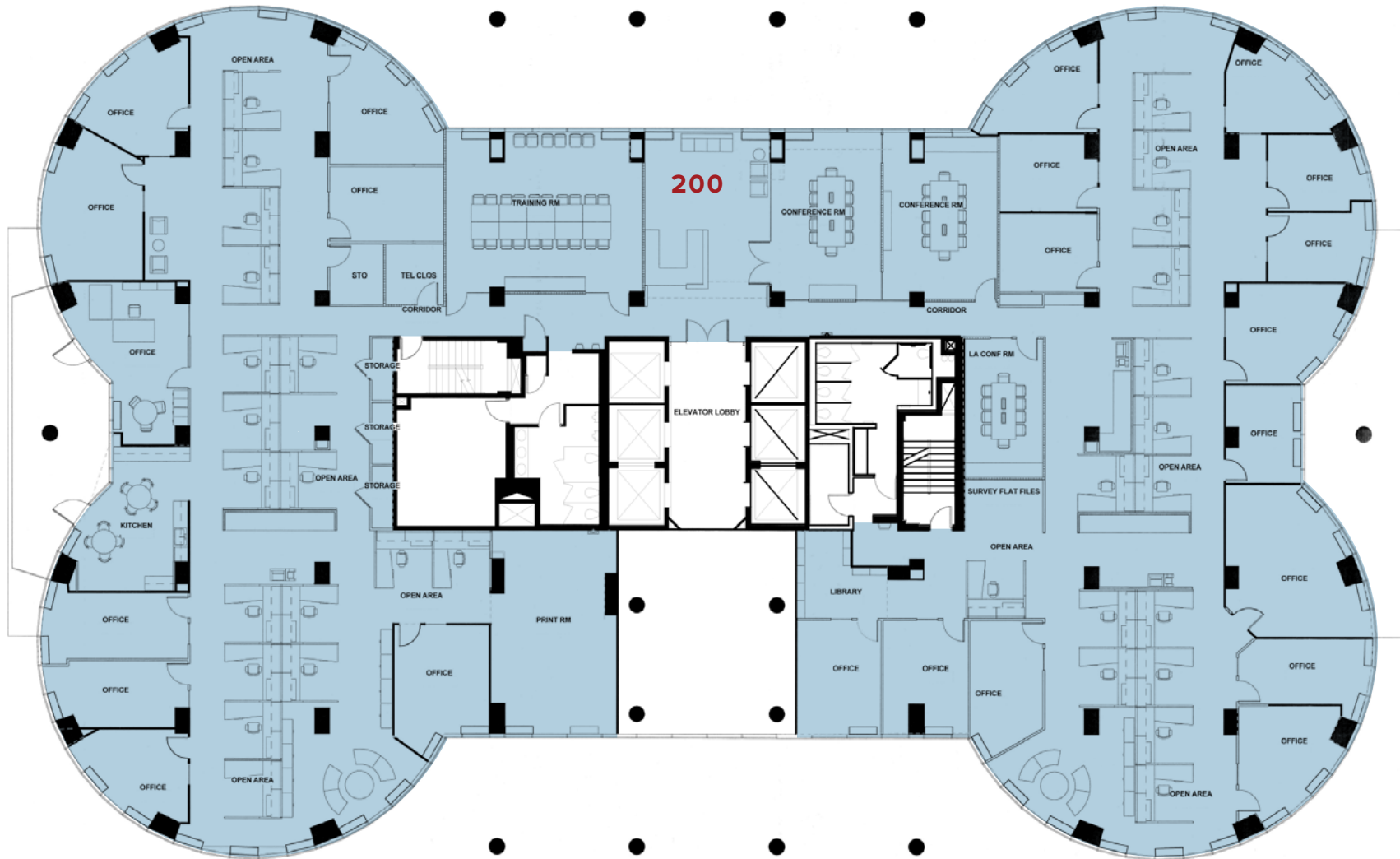


8180
GREENSBORO DRIVE

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Second Floor

SUITE 200:
18,515 SF
AVAILABLE 12/2026



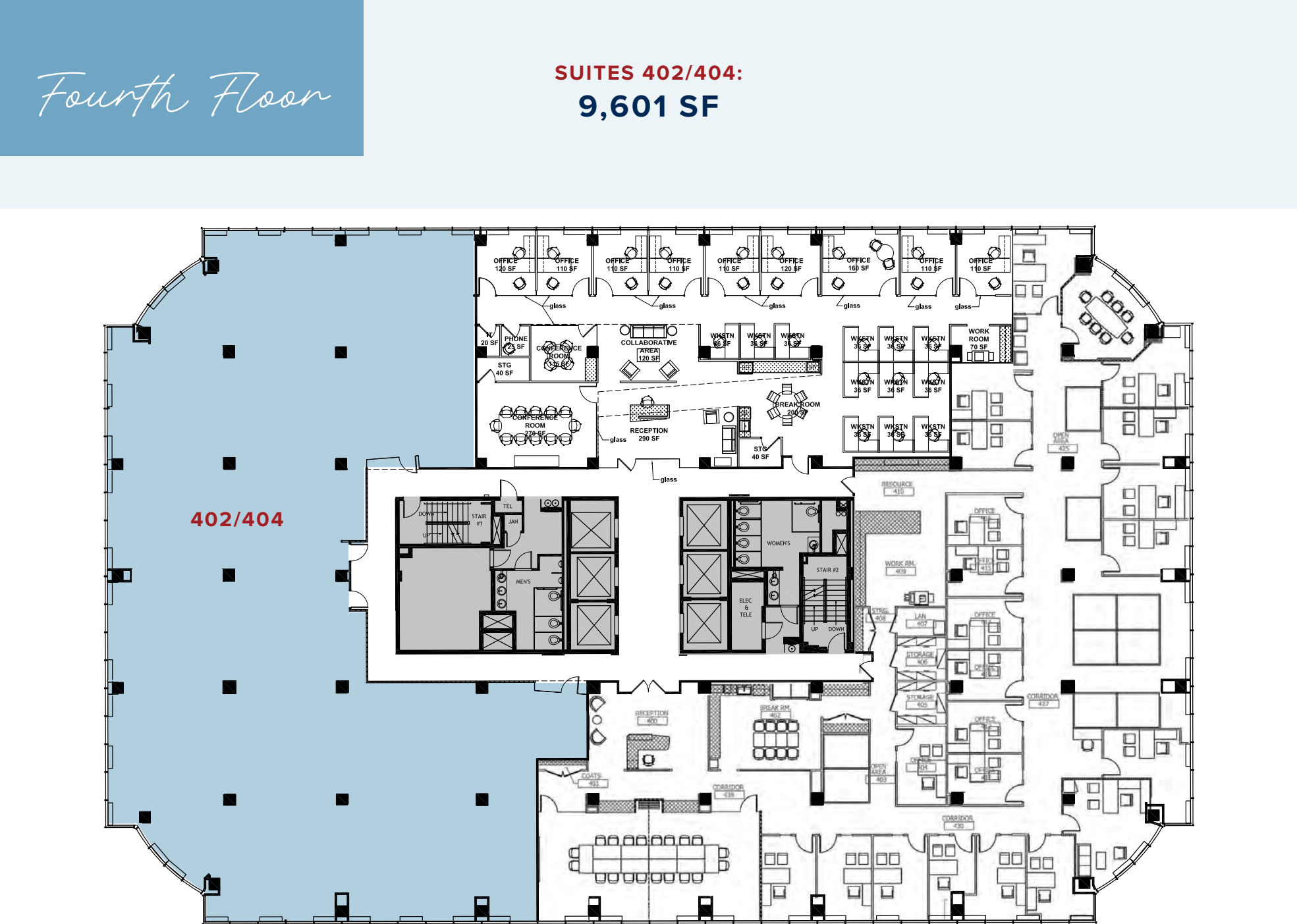
8180
GREENSBORO DRIVE

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Fourth Floor

Fourth Floor

SUITES 402/404: 9,601 SF



**AVISON
YOUNG**

Fifth Floor

SUITES 550:
11,060 SF

SUITES 500/575:
13,185 SF

CONTIGUOUS
24,245 SF

CONTIGUOUS WITH 4TH FLOOR
33,846 SF

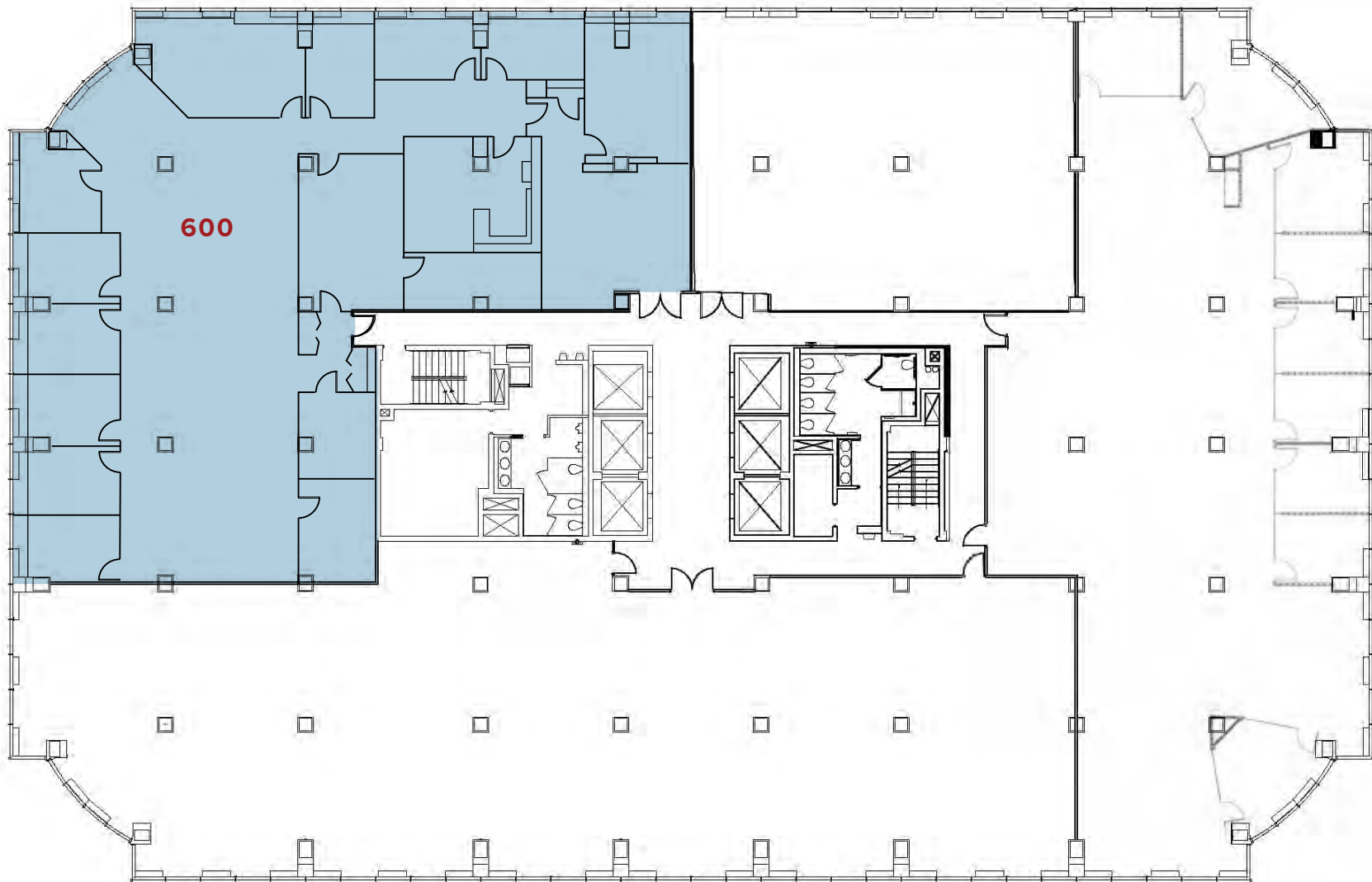


8180
GREENSBORO DRIVE

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Sixth Floor

SUITE 600:
7,182 SF
PLUG & PLAY
FULLY FURNISHED



8180
GREENSBORO DRIVE

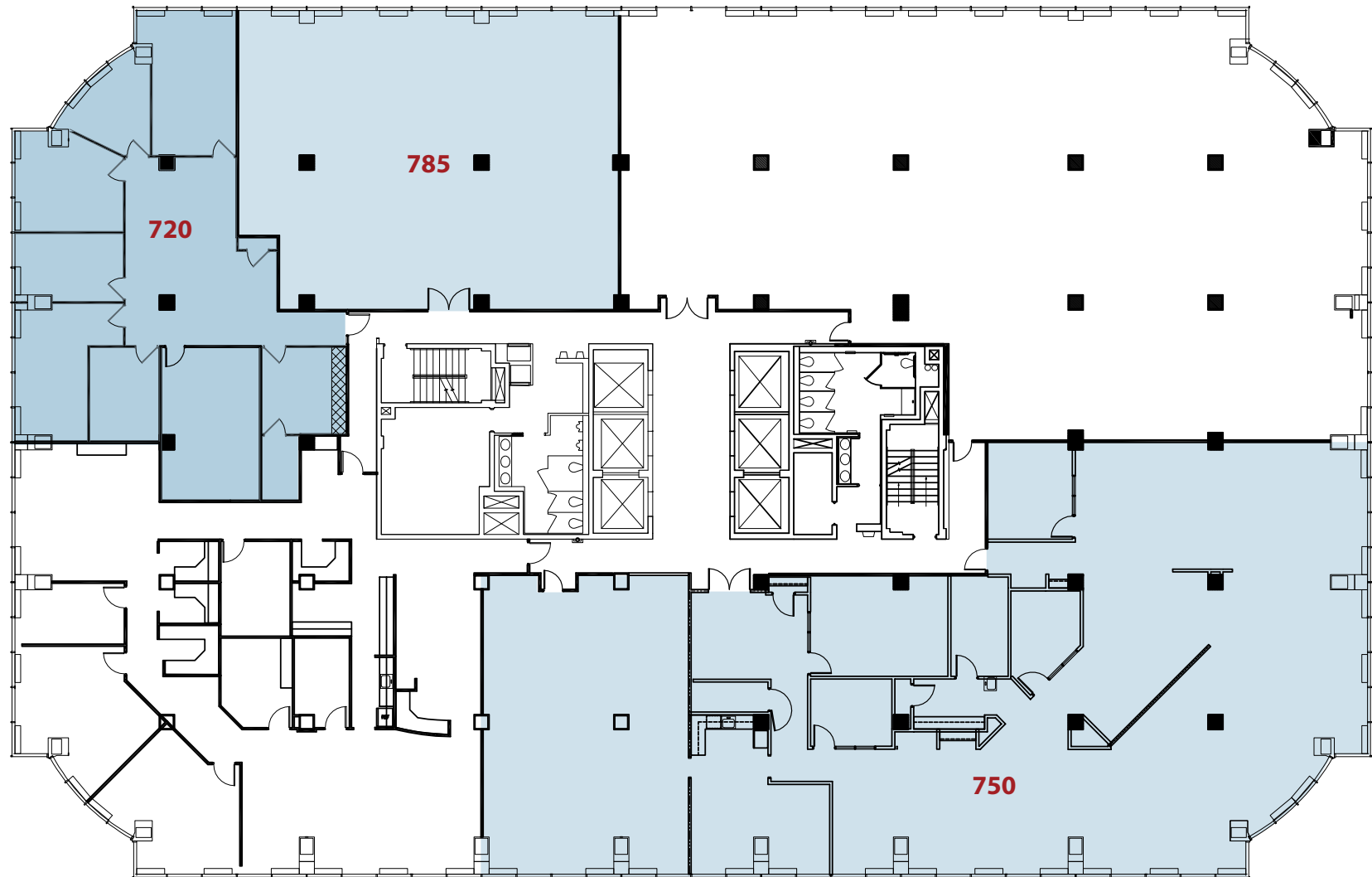
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Seventh Floor

SUITE 720:
2,734 SF

SUITE 750:
7,536 SF

SUITE 785:
2,719 SF

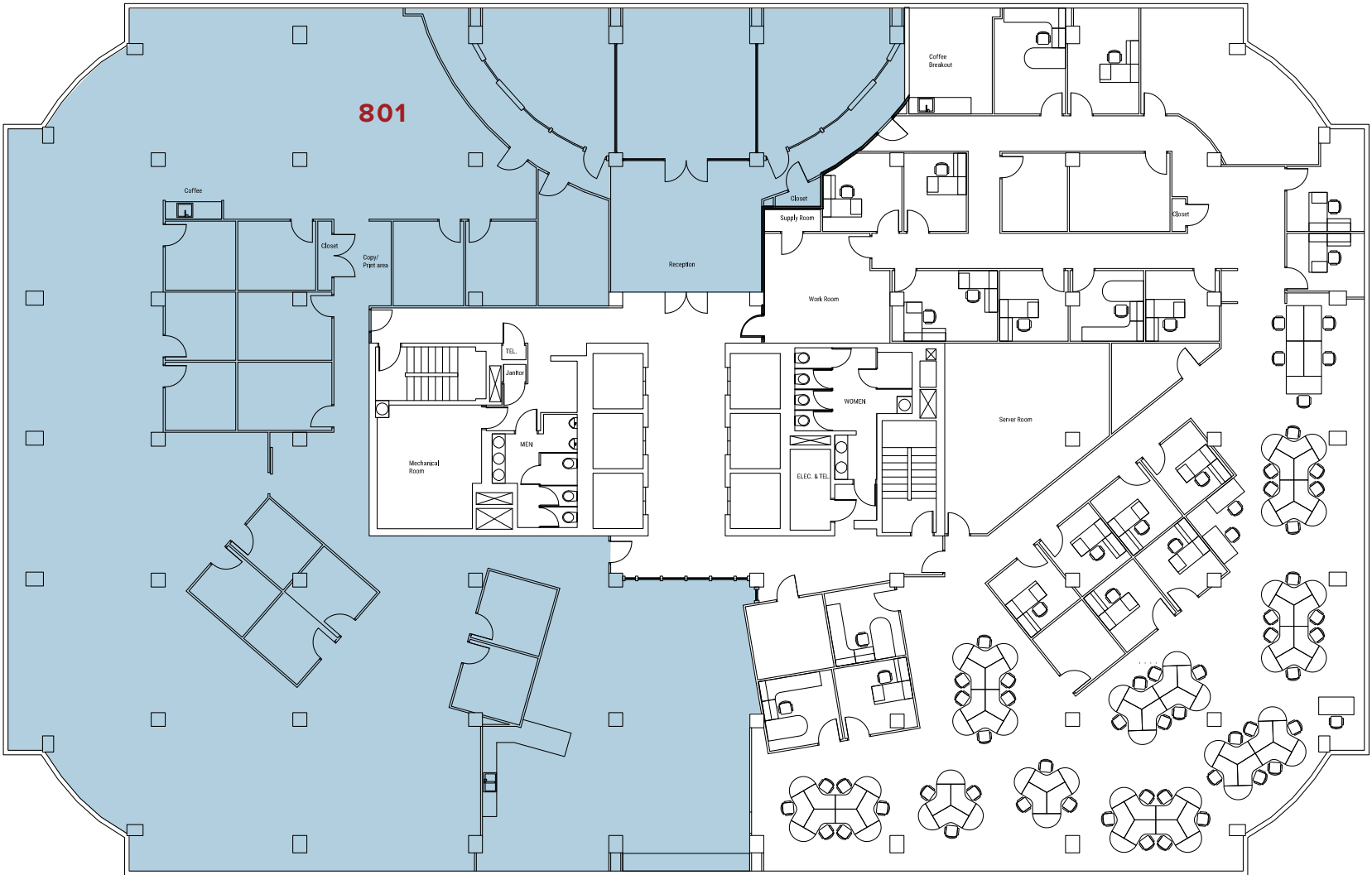


8180
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Eighth Floor

SUITE 801:
13,567 SF



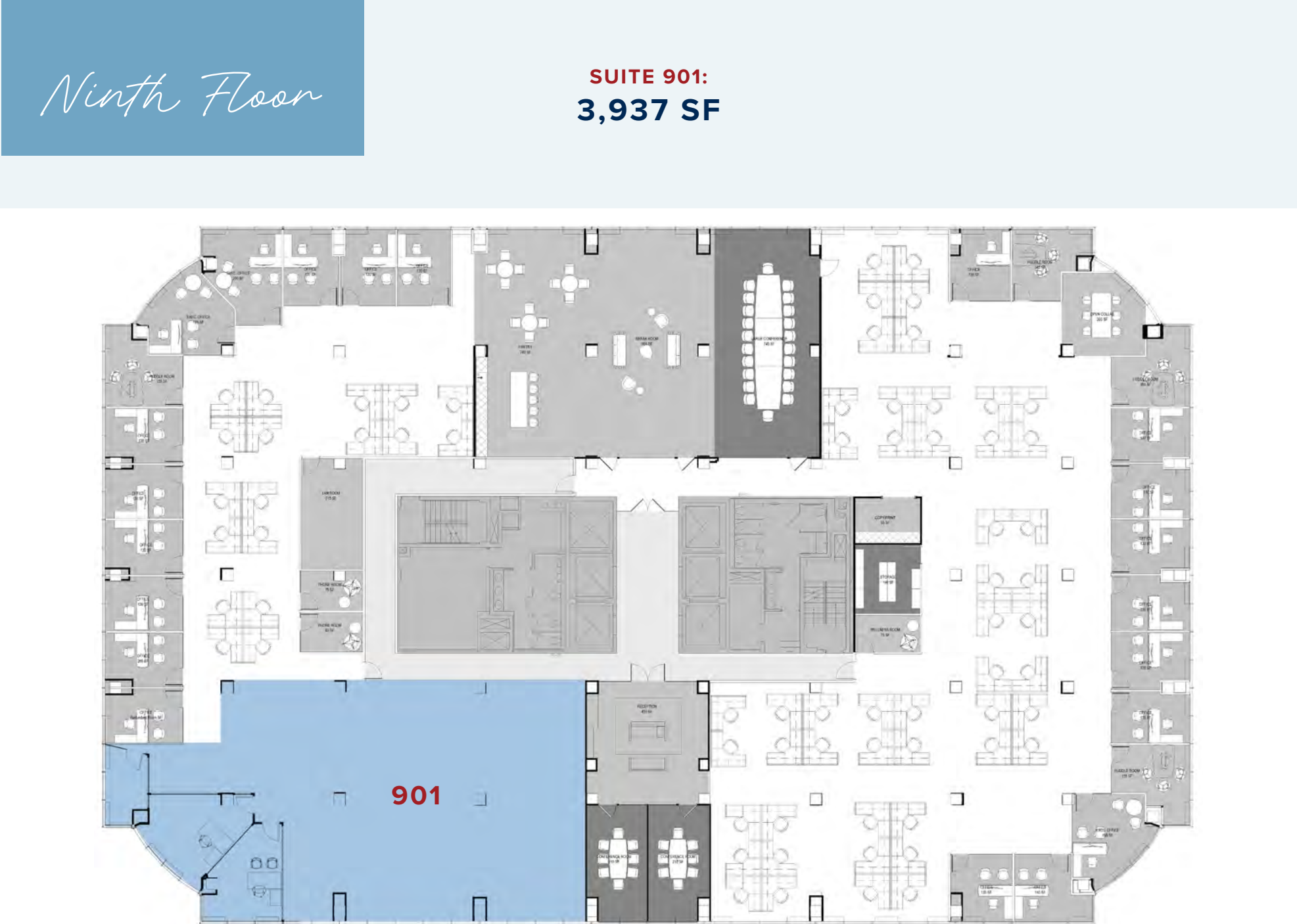
8180
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Ninth Floor

Ninth Floor

SUITE 901:
3,937 SF



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8200 GREENSBORO DRIVE

Building amenities



TWO CONFERENCE CENTERS with pre-function lounge



EXPANDED FITNESS CENTER with showers and lockers



Floor Availability

2nd	CONTIGUOUS - 3,843 SF 203 - 945 SF 260 - 2,898 SF
3RD	CONTIGUOUS - 6,081 SF 302 - 2,539 SF 350 - 3,542 SF
4^{TH*}	401 - 3,867 SF available 1/1/27 404 - 2,611 SF
5th	550 - 3,936 SF available 3/1/27
6TH	601 - 2,653 SF 650 - 7,990 SF
11TH	1175 - 3,372 SF
12TH	Entire Floor - 20,011 SF
14TH	1475 - 2,276 SF available 1/1/27

Second Floor

SUITE 203:
945 SF

SUITE 260:
2,898 SF

CONTIGUOUS
3,845 SF



Third Floor

SUITE 302:
2,539 SF

CONTIGUOUS
6,081 SF

SUITE 350:
3,542 SF



Fourth Floor

SUITE 401:
3,867 SF
AVAILABLE 1/2027

SUITE 404:
2,611 SF



Fifth Floor

SUITE 550:
3,936 SF
AVAILABLE 3/2027

FRAMEWORK LAYOUT



- Seating/Workstations
- 10 Person Conference
- 8 Person Conference



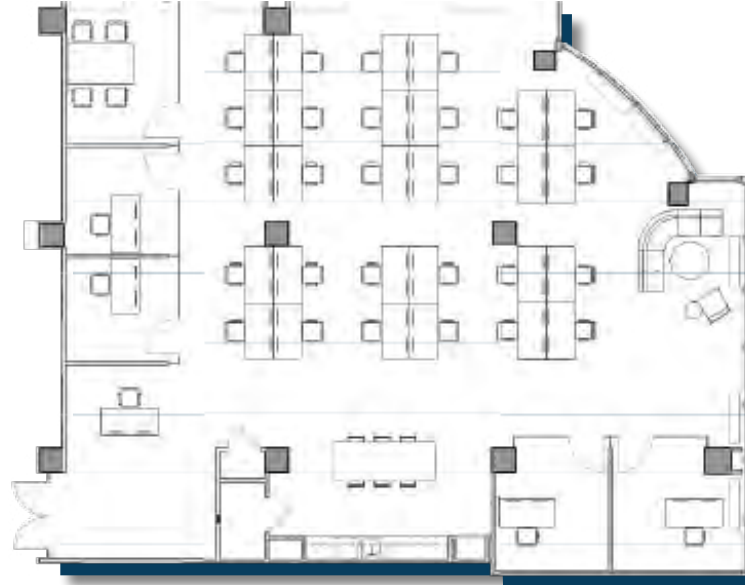

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Fifth Floor

SUITE 550:
3,936 SF
AVAILABLE 3/2027

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SPEC SUITE 550
3,936 SF
FURNISHED
BY VARI

- AVAILABLE 3/2027
- 33 Workstations
 - 1 Conference Room
 - 4 Offices
 - Kitchen
 - Reception
 - Total Seats = 25

Framework offices enjoy **exclusive access to premium shared amenities**, including conference facilities, breakout areas, and collaborative spaces reserved solely for suite occupants.



WORK

- Unique Office Suites
- Creative Design



FLEX

- Fitted with or without workstations



MEET

- Shared conferencing
- Collaborative spaces



GROW

- Efficient planning
- Flexible lease terms



8200
GREENSBORO DRIVE

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Sixth Floor

SUITE 601:
2,653 SF

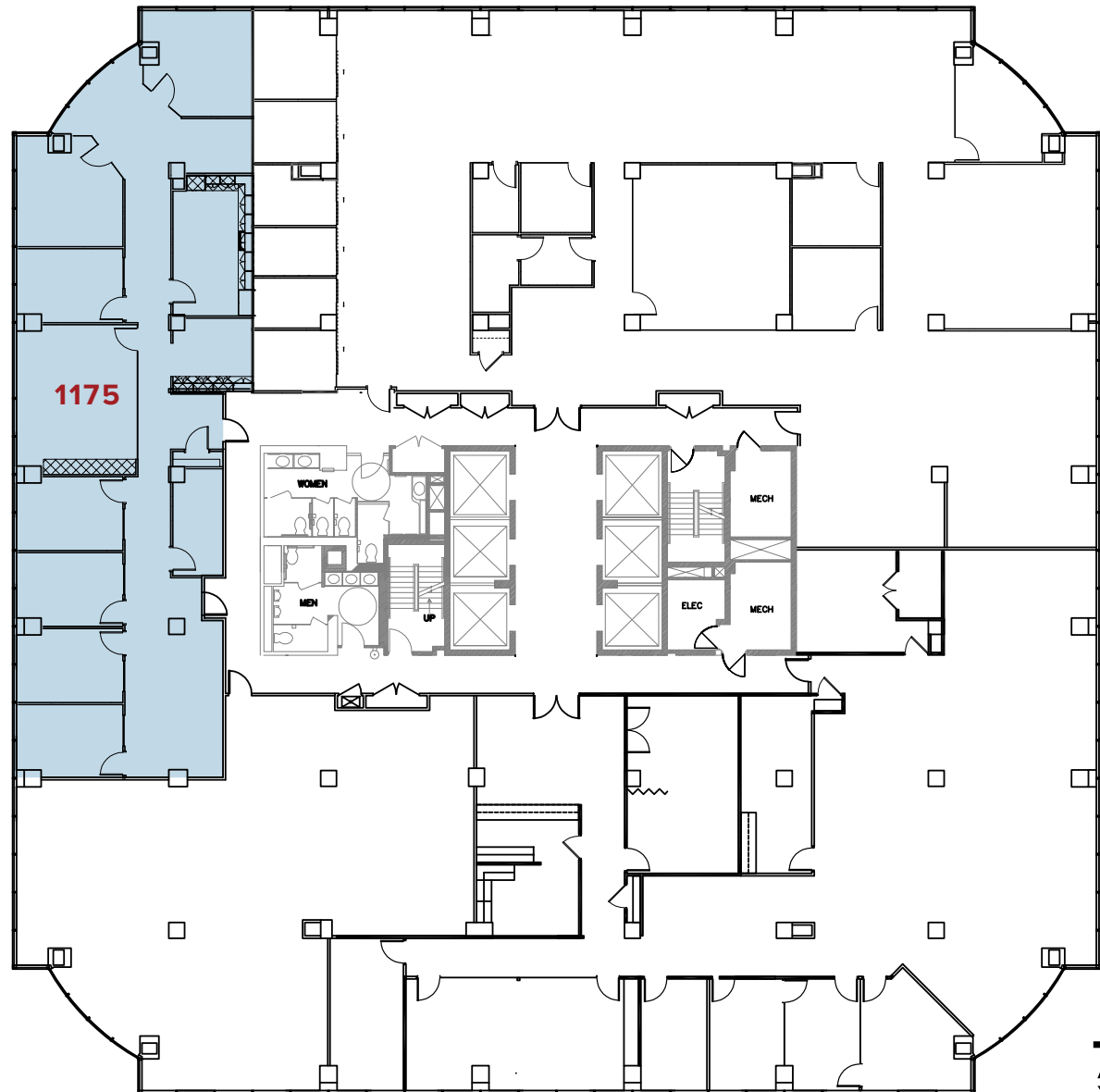
SUITE 650:
7,990 SF



Eleventh Floor

SUITE 1175:
3,372 SF

PLUG & PLAY
FULLY FURNISHED



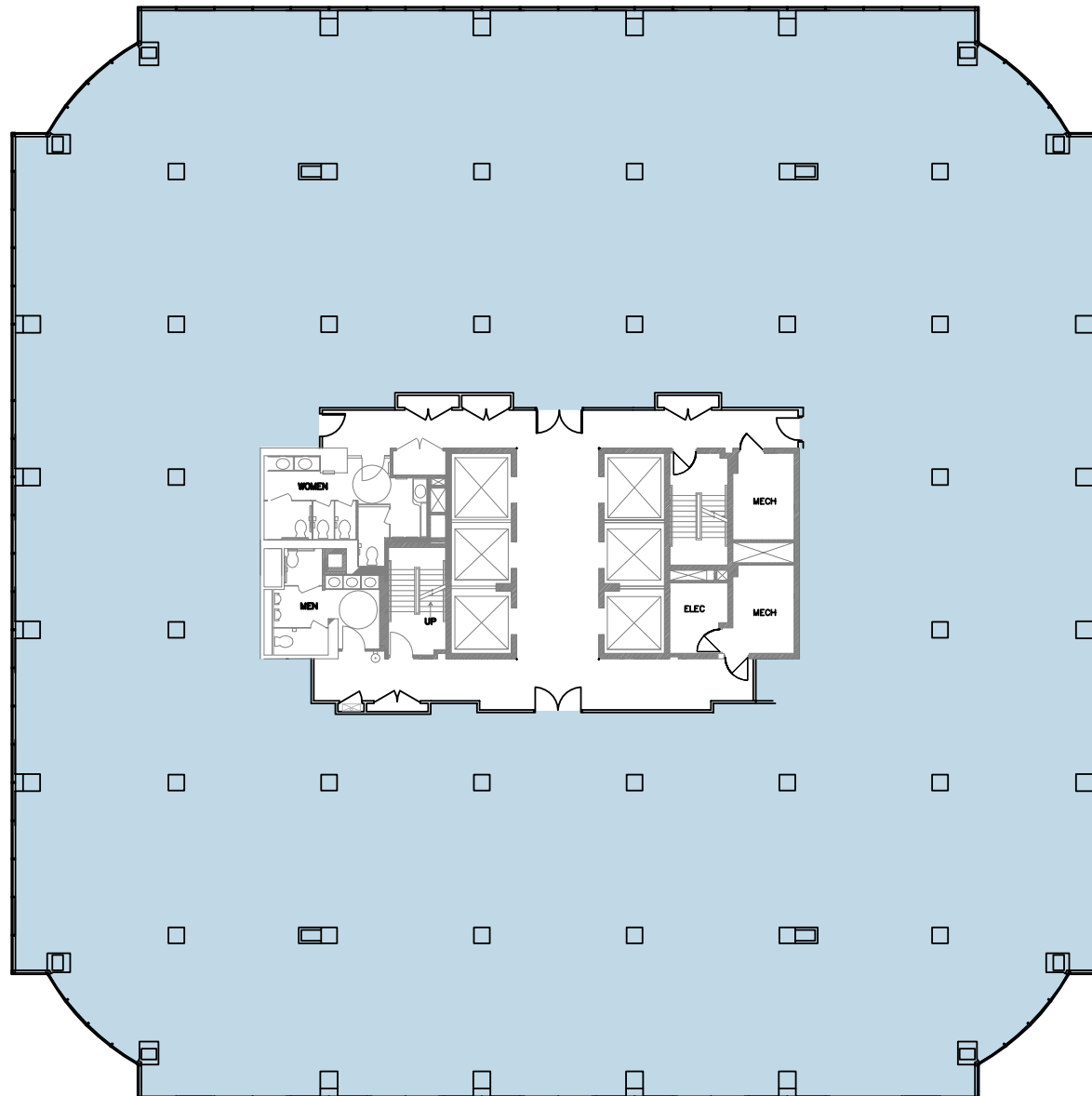
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Twelfth Floor

ENTIRE FLOOR:
20,011 SF

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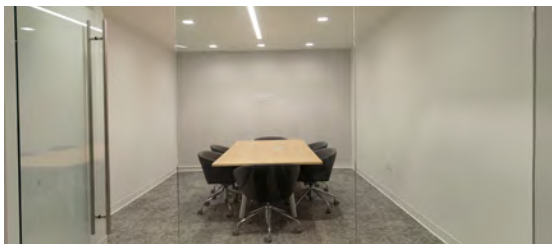
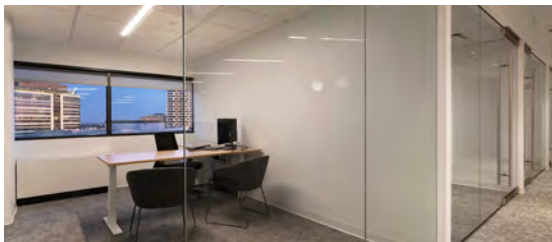

8200
GREENSBORO DRIVE

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Fourteenth Floor

SUITE 1475:
2,276 SF
AVAILABLE 1/2027

PLUG & PLAY
FULLY FURNISHED



8200
GREENSBORO DRIVE

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