



TOWERS CRESCENT

THE GATEWAY TO TYSONS

 TRANSWESTERN


QUADRANGLE

 AEW

8000
TOWERS CRESCENT DRIVE



8010
TOWERS CRESCENT DRIVE



8020
TOWERS CRESCENT DRIVE



1850
TOWERS CRESCENT PLAZA





A LANDMARK DESTINATION LIKE NO OTHER

Towers Crescent’s iconic architecture offers over 1,000,000 SF of office and retail space spanning four integrated buildings. Towers Crescent is a Tysons landmark, featuring premium on-site amenities, including:

- Extensive parklike spaces providing tenants with immediate access to the outdoors for walking, socializing and al fresco lunch spaces
- An expansive and well-appointed fitness center
- A state-of-the-art conferencing center and assembly space with capacity of 300
- Home to the renowned “Tower Club,” providing both business gatherings and social settings
- Multiple dining options including a grab & go and a white-table cloth restaurant
- Suburban parking ratios in an urban environment
- SIMPLI – a workplace solution offering full-service tenant concierge services
- Direct connectivity (3-minute walk) to Tysons Corner Center featuring 40 dining destinations and unparalleled retail, and (7-minute walk) to Tysons Corner Metro Station
- Adjacency to redesigned and renovated Tysons Corner Marriott for corporate travel



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Building Size
481,007 RSF

Floors
17

Typical Floor
25,446 RSF

Building Size
97,658 RSF

Floors
5

Typical Floor
20,183 RSF

Building Size
199,480 RSF

Floors
9

Typical Floor
23,506 RSF

Building Size
295,031 RSF

Floors
13

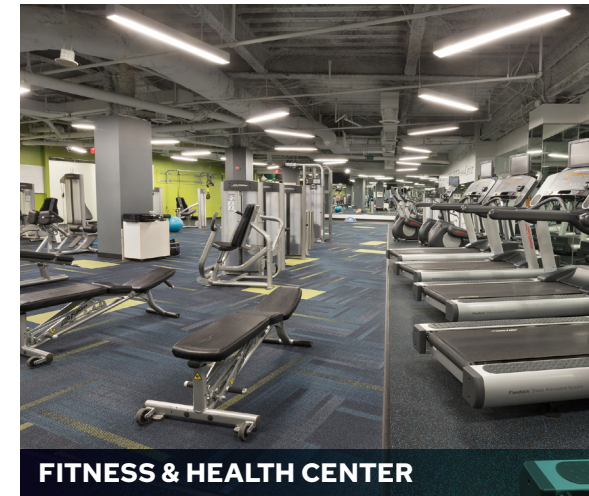
Typical Floor
23,756 RSF

WHERE WORK & LIFESTYLE CONNECT | ON-SITE AMENITIES

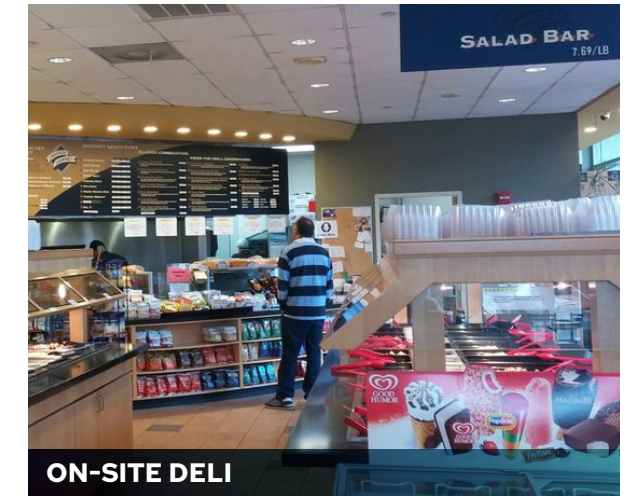
Towers Crescent is a vibrant mixed-use development offering its world-class community of tenants, including **Capital One, MicroStrategy, Venable, and Cohn Reznick**, access to a wide range of dynamic and diverse shared amenities. From its emblematic skyline to its ground-level connectivity, Towers Crescent is where aspiration meets purpose.



TOWER CLUB (CRESCENT LOUNGE)



FITNESS & HEALTH CENTER



ON-SITE DELI



TOWER CLUB (DINING ROOM)



300-PERSON CONFERENCE CENTER & AUDITORIUM



TOWER CLUB (LOBBY & FLEXIBLE MEETING SPACE)

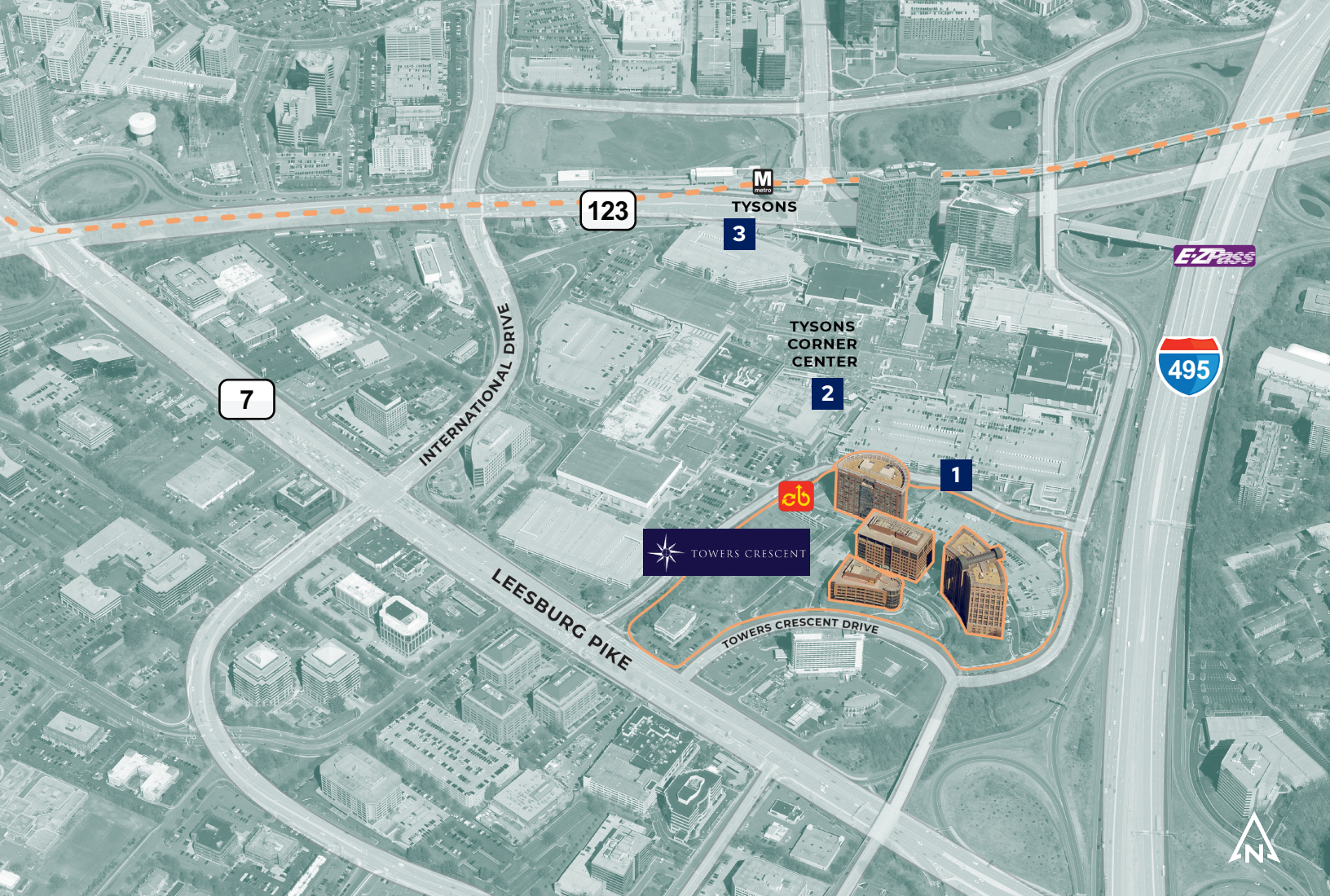


DYNAMIC OUTDOOR PLAZA



CHIMA STEAKHOUSE

ACCESS THAT'S JUST MINUTES AWAY



Towers Crescent is the most readily accessible location in Tysons, offering:

- Adjacency to the Tysons Corner Center Mall with 2M SF of fully curated retail from food courts to fine dining, clothing, and entertainment options
- A 7-minute (mostly indoor) walk to the Tysons Corner Metro Station with Silver Line service
- Immediate access to I-495, the Hot Lanes (North & South), Dulles Toll Road, and I-66 - unlocking the entire Washington region



3 MIN WALK
TYSONS CORNER
CENTER



7 MIN WALK
TYSONS CORNER
METRO STATION



2 MIN DRIVE
I-495 & HOTLANES



4 MIN DRIVE
DULLES TOLL ROAD



7 MIN DRIVE
ROUTE I-66



1. A 3-MINUTE WALK TO TYSONS CORNER CENTER USING BRIDGE



2. TYSONS CORNER CENTER



3. TYSONS CORNER METRO STATION

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