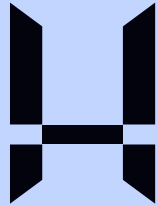


8407 & 8405 GREENSBORO DRIVE



HIGHLINE

TYSONS, VIRGINIA



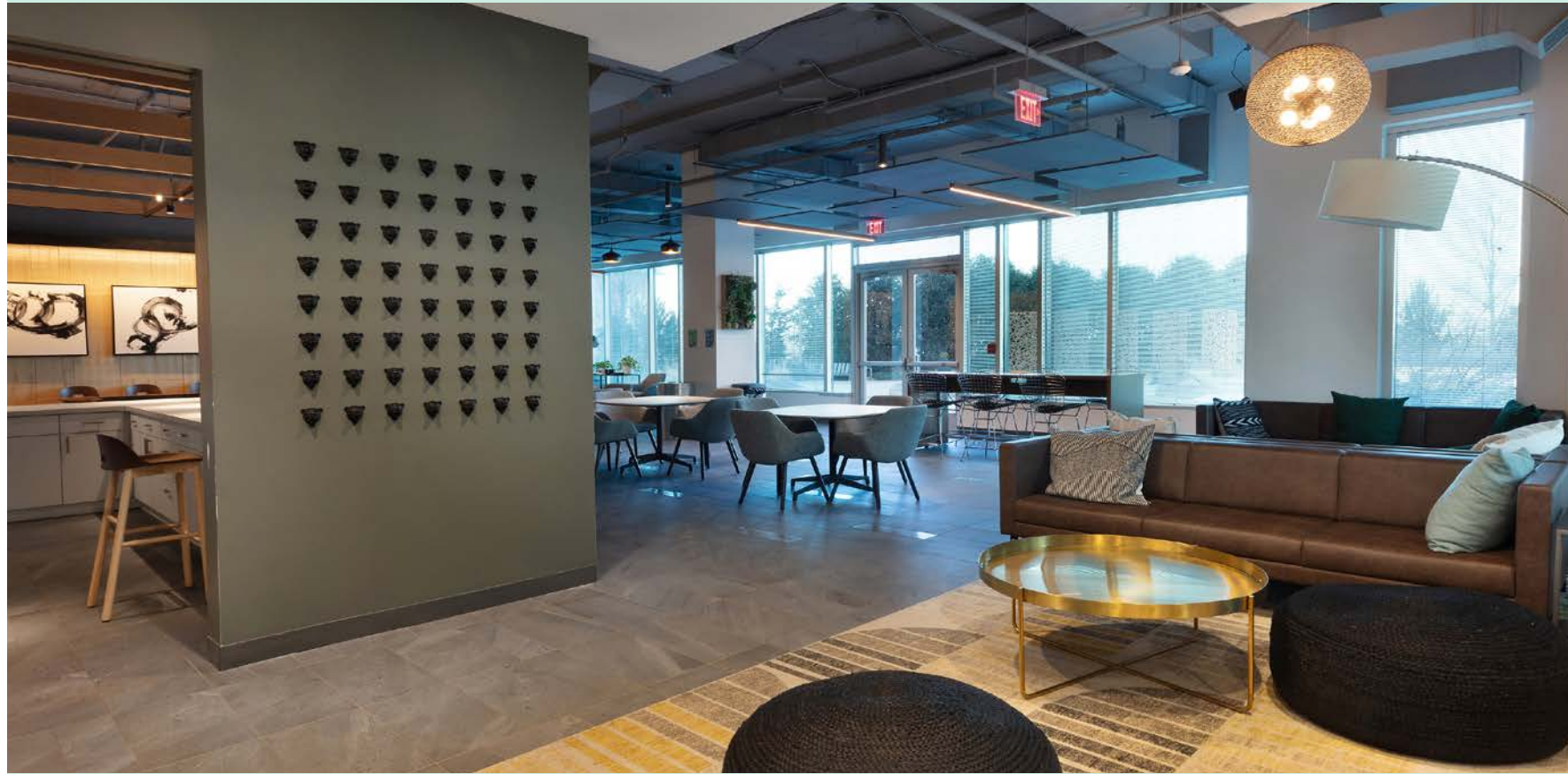
CUSHMAN & WAKEFIELD

CIM

A NEW ERA OF WORK

Step into an all-inclusive experience at Highline and enjoy a brilliantly innovative environment designed to engage and empower a new generation of professionals. With hospitality-inspired amenities curated to fuel today's dynamic business lifestyle, critical access to area retail, transit and highways, Highline is transforming the traditional workplace.





PROPERTY HIGHLIGHTS



Move-in-ready town hall spec suites



65-person conference center



Fitness center with lockers, showers, and towel service



On-site cafe operator



Outdoor courtyard with abundant seating



Amenity lounge with an abundance of soft seating, shuffle board, and a golf simulator



Convenient on-site daycare



Campus-wide wi-fi (indoor & outdoor)



AVAILABLE SPACE

Designed for modern businesses, Highline's spec suites feature a variety of layouts, including private offices and open workspaces. With move-in-ready convenience, they offer the flexibility to grow and adapt with ease.

8401 GREENSBORO

Suite 215	8,353 SF
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Suite 230	5,434 SF
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Suite 210	2,902 SF
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Suite 425	2,504 SF
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Available 2/1/2026

Suite 450	16,678 SF
-----------	-----------

Suite 910	12,619 SF
-----------	-----------

Suite 1000	16,517 SF
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8405 GREENSBORO

Suite 300	23,073 SF
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Suite 400	23,073 SF
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Suite 930	7,759 SF
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Suite 950	7,025 SF
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8401 GREENSBORO
2ND FLOOR
 16,689 SF



HIGHLINE



8401 GREENSBORO
4TH FLOOR
 19,182 SF



HIGHLINE

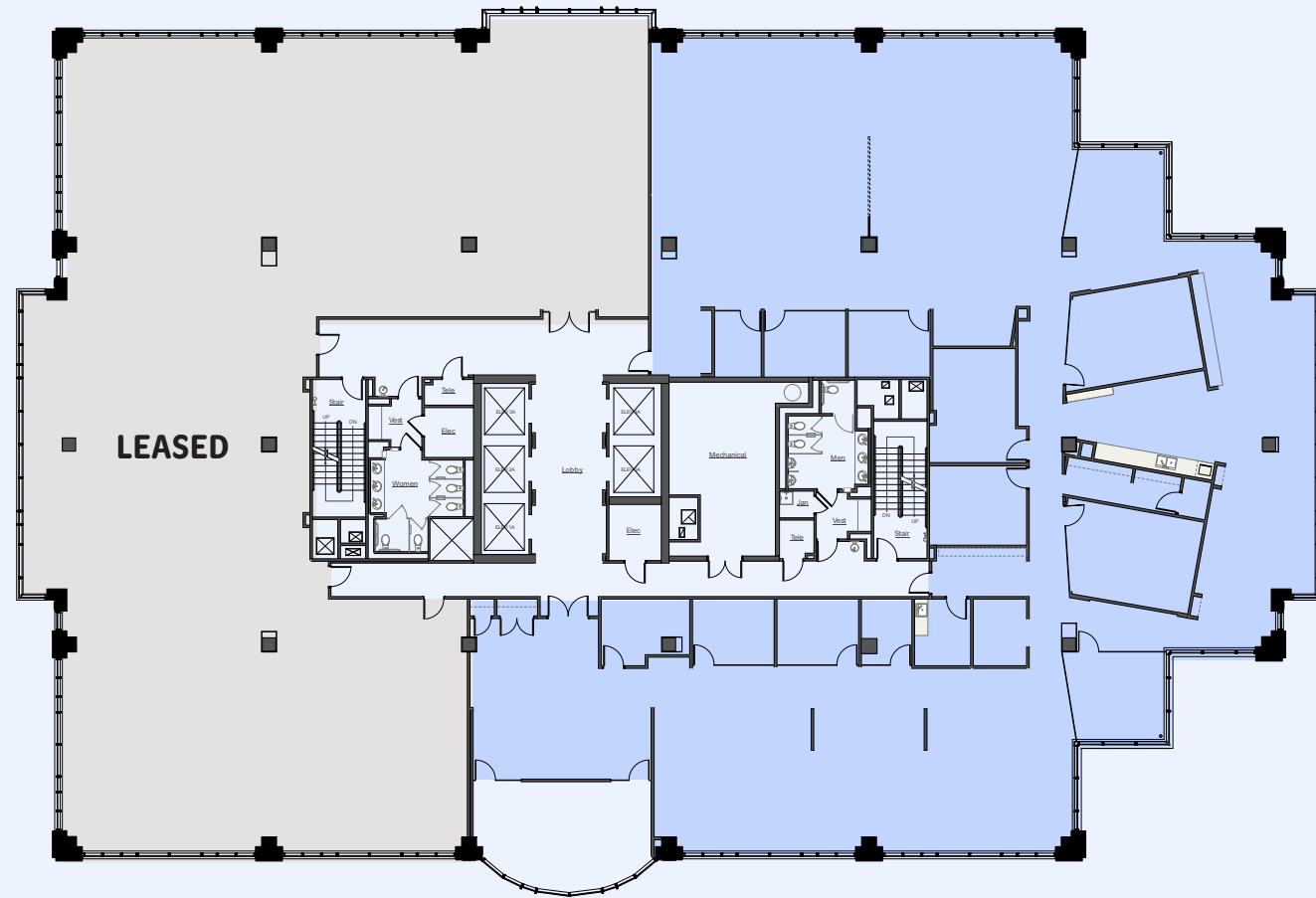


8401 GREENSBORO

9TH FLOOR

12,619 SF

Suite 910
12,619 SF



HIGHLINE

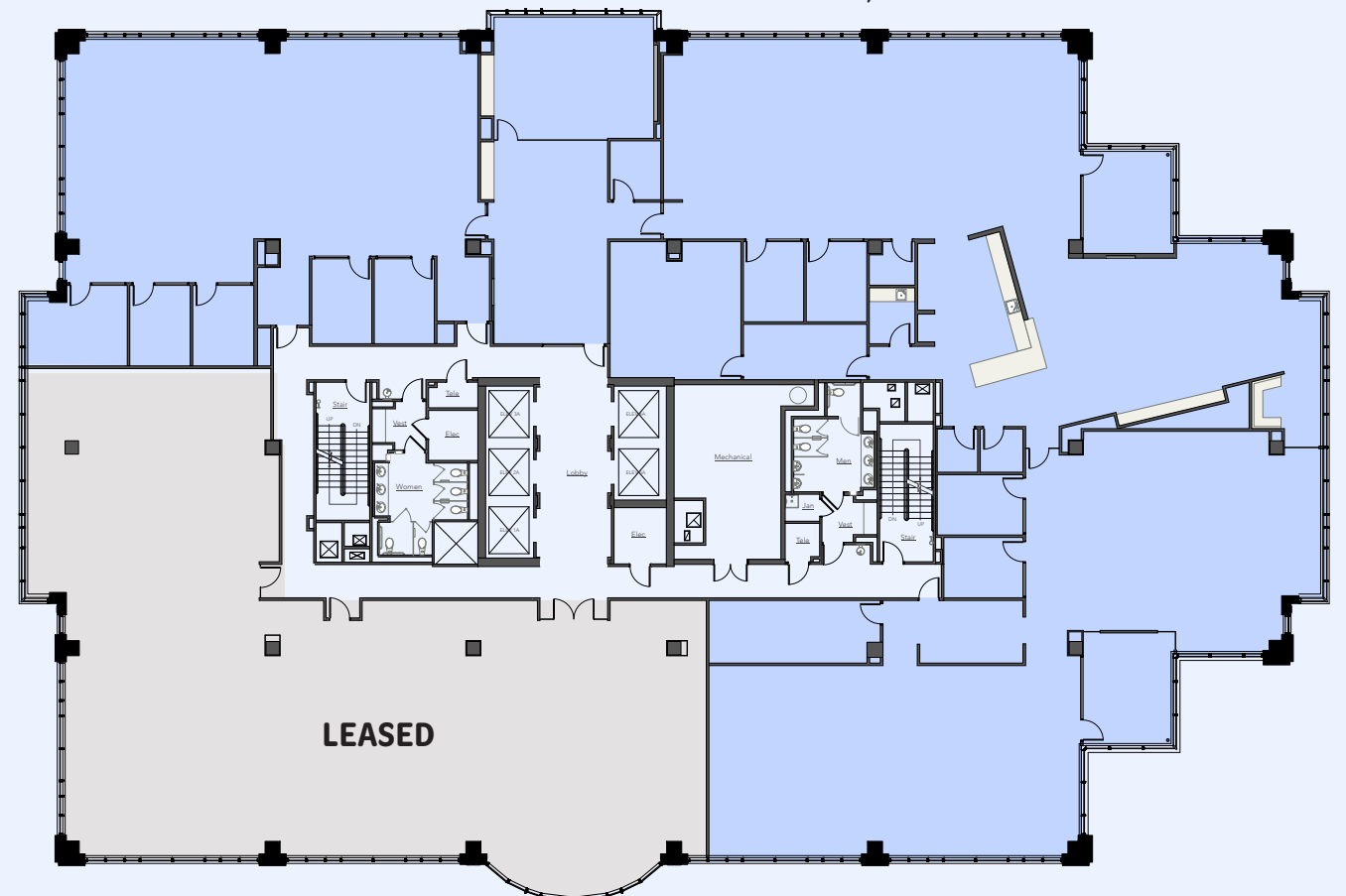


8401 GREENSBORO

10TH FLOOR

16,517 SF

Suite 1000
16,517 SF



HIGHLINE

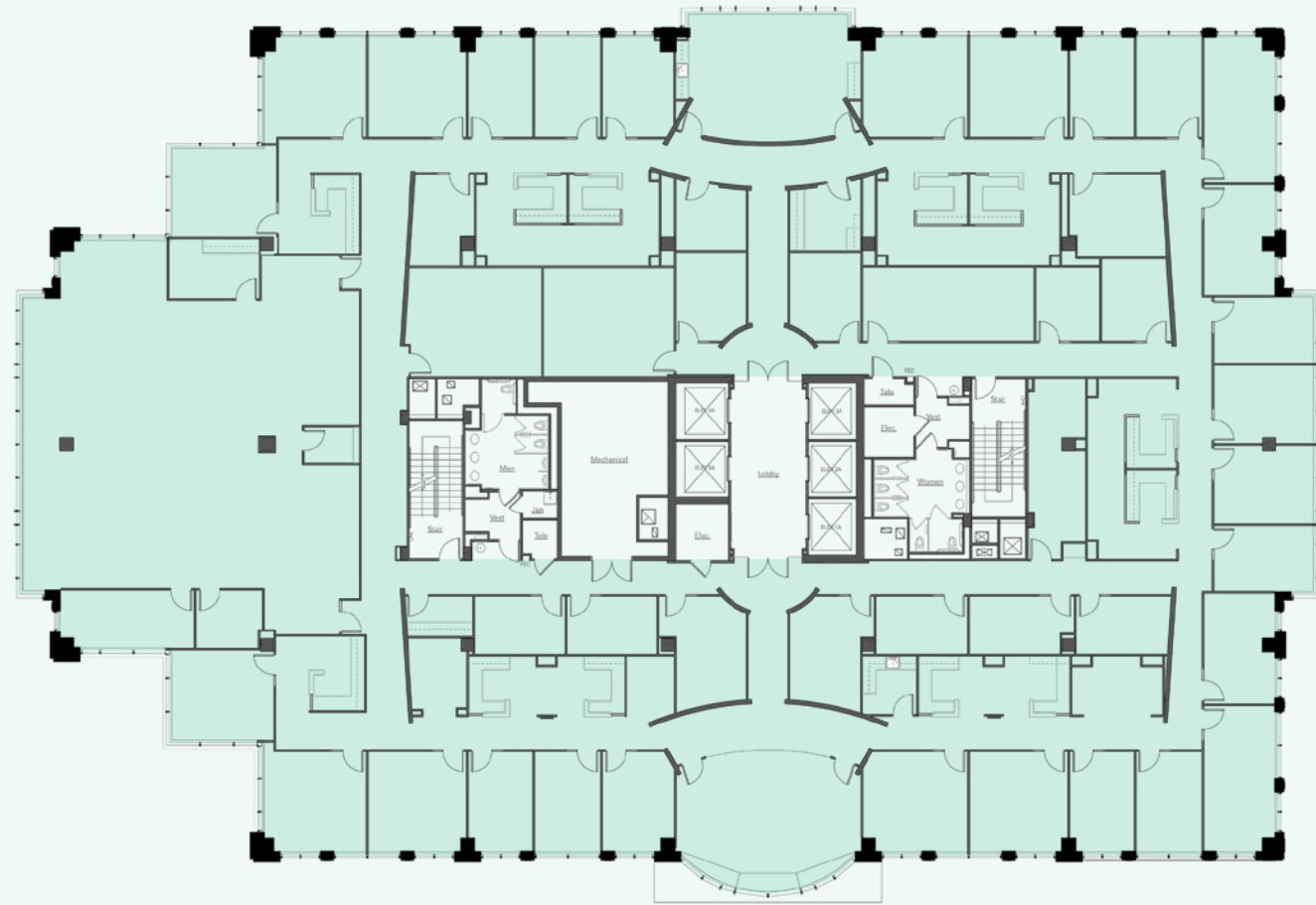


8405 GREENSBORO

3RD FLOOR

23,073 SF

Suite 300
23,073 SF



HIGHLINE

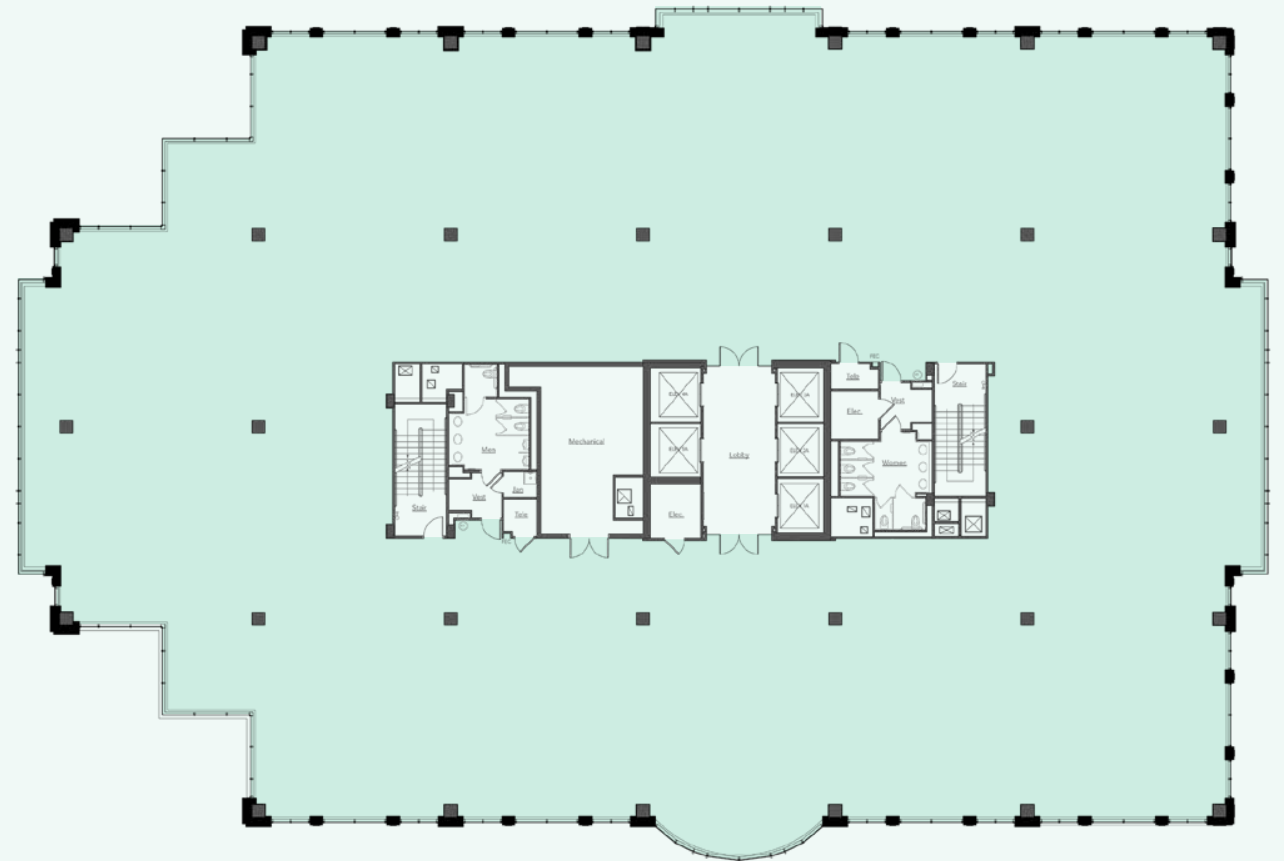


8405 GREENSBORO

4TH FLOOR

23,073 SF

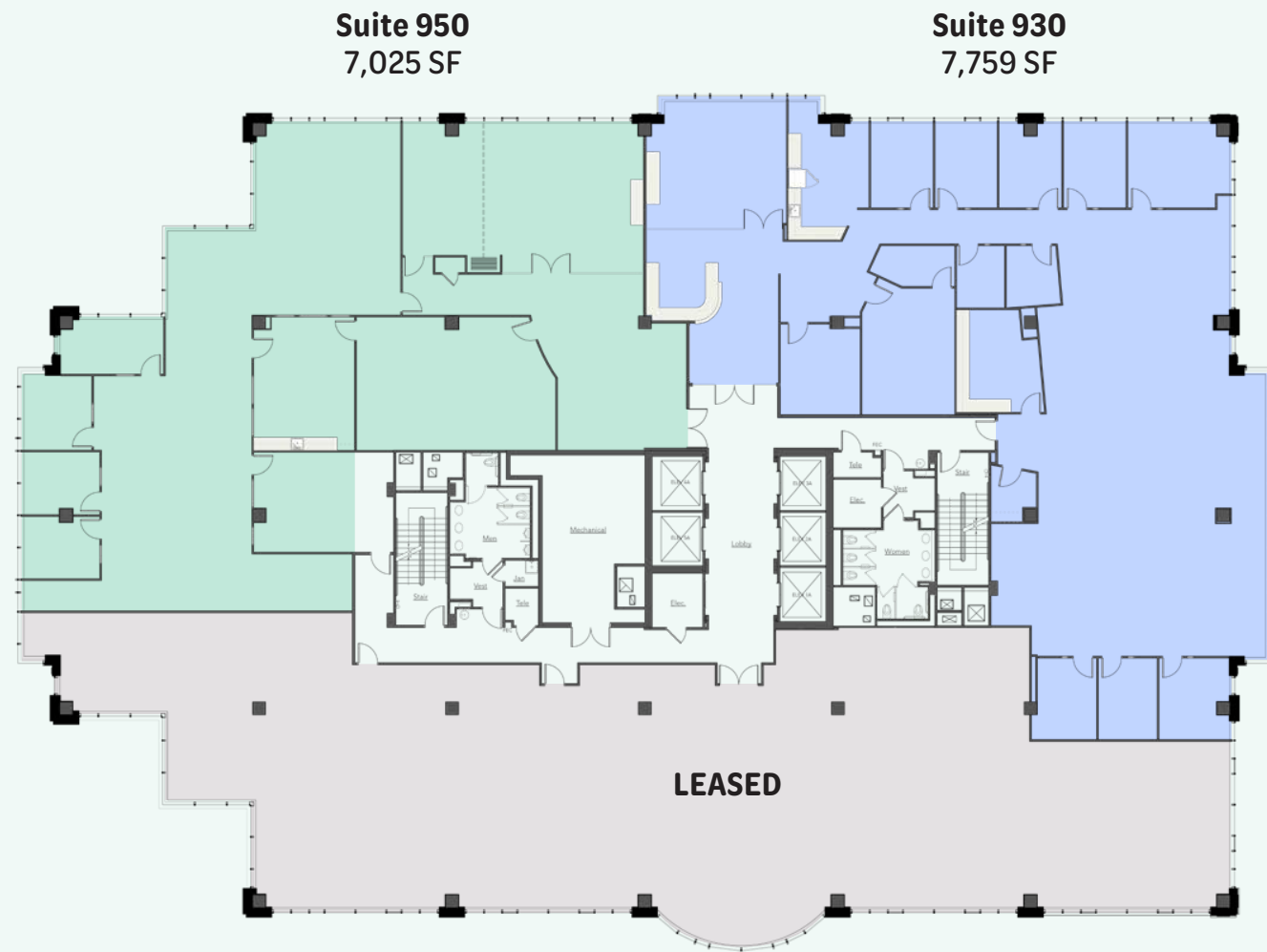
Suite 400
23,073 SF



HIGHLINE

8405 GREENSBORO
9TH FLOOR
 14,784 SF

FULL FLOOR POTENTIAL



CURATING AN ALL-INCLUSIVE EXPERIENCE



65-PERSON CONFERENCE CENTER



REFUEL @ THE HIGHLINE CAFE

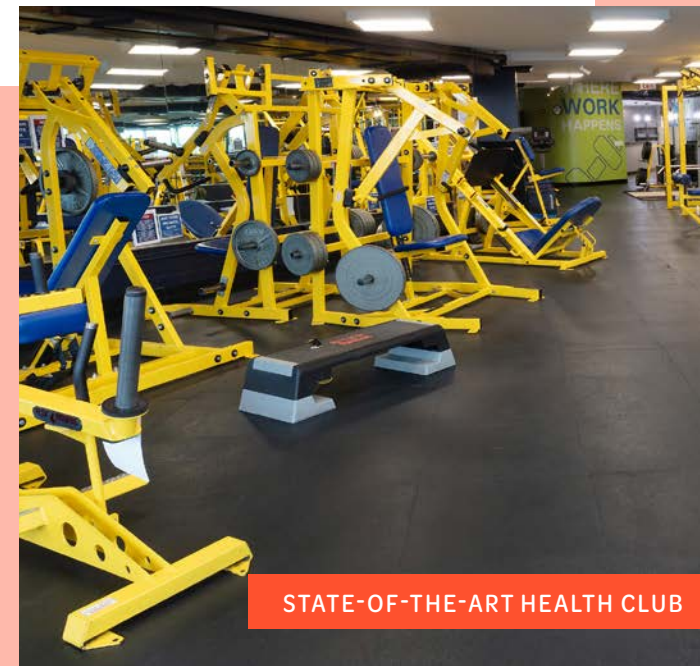
From lasting first impressions in the stunning, two-story lobbies to an invigorating, state-of-the-art health club and an engaging outdoor plaza, Highline offers an all-inclusive destination that is curated for every element of the modern business lifestyle.



VIBRANT OUTDOOR PLAZA



ON-SITE DAYCARE



STATE-OF-THE-ART HEALTH CLUB



ELECTRIC CAR CHARGING STATIONS



HOSPITALITY-INSPIRED AMENITY LOUNGE

Open to tenants of both Highline buildings, this unique amenity space will offer a private conference center, golf simulator, WiFi lounge, coffee and sandwiches through Bourbon Coffee to help employees recharge without ever leaving the building.

Get away from the desk and recharge under the sun with coworkers, at Highline’s bright and expansive courtyard, offering tenants an outdoor space with covered gathering areas, a variety of seating options and areas for private events.



Did you know that encouraging employees to spend time in nature during their breaks can spark **fresh ideas** and **new perspectives**?



UNBEATABLE CONVENIENCE JUST STEPS AWAY

Enjoy a quick 5-minute walk to one of Tyson’s latest retail and entertainment destinations. The Boro offers Highline tenants a diverse range of restaurants, shops and convenient services without the hassle of parking and navigating traffic.



THE BORO



HIGH POINT PUB



● **RETAIL**

- 1. Paper Source
- 2. Whole Foods
- 3. Ethan Allen
- 4. Colour Bar Studio
- 5. MyEyDr
- 6. F45Training

● **RESTAURANTS**

- 7. High Point Pub
- 8. North Italia
- 9. Genji Izakaya
- 10. Jeni’s Splendid Ice Cream
- 11. Poki DC
- 12. Santouka Ramen
- 13. Fish Taco
- 14. Flower Child Fish Taco
- 15. Circa
- 16. Paris Baguette
- 17. El Bebe



8401 & 8405 GREENSBORO DRIVE



HIGHLINE

TYSONS, VIRGINIA

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**CUSHMAN &
WAKEFIELD**

CIM