



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



8000 TOWERS CRESCENT DRIVE

Building Size
481,007 RSF

Floors
17

Typical Floor
25,446 RSF



8010 TOWERS CRESCENT DRIVE

Building Size
97,658 RSF

Floors
5

Typical Floor
20,183 RSF



8020 TOWERS CRESCENT DRIVE

Building Size
199,480 RSF

Floors
9

Typical Floor
23,506 RSF



1850 TOWERS CRESCENT PLAZA

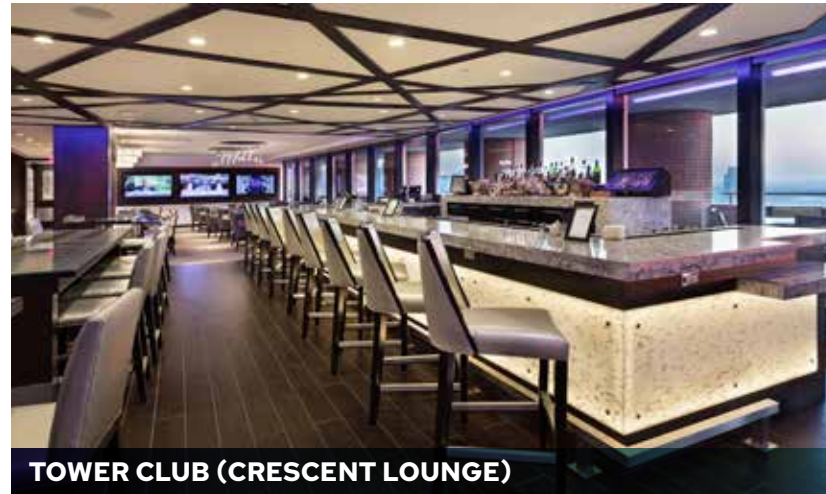
Building Size
295,031 RSF

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 & HOT LANES

267

4 MIN DRIVE
DULLES TOLL ROAD

66

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

CONTACT

TONY WOMACK

703.328.1929

tony.womack@transwestern.com

ALEX HANCOCK

703.749.9435

alex.hancock@transwestern.com

BERNIE MCKEEVER, JR.

703.919.6750

bernard.mckeever@transwestern.com

 **TRANSWESTERN** REAL ESTATE SERVICES



QUADRANGLE

