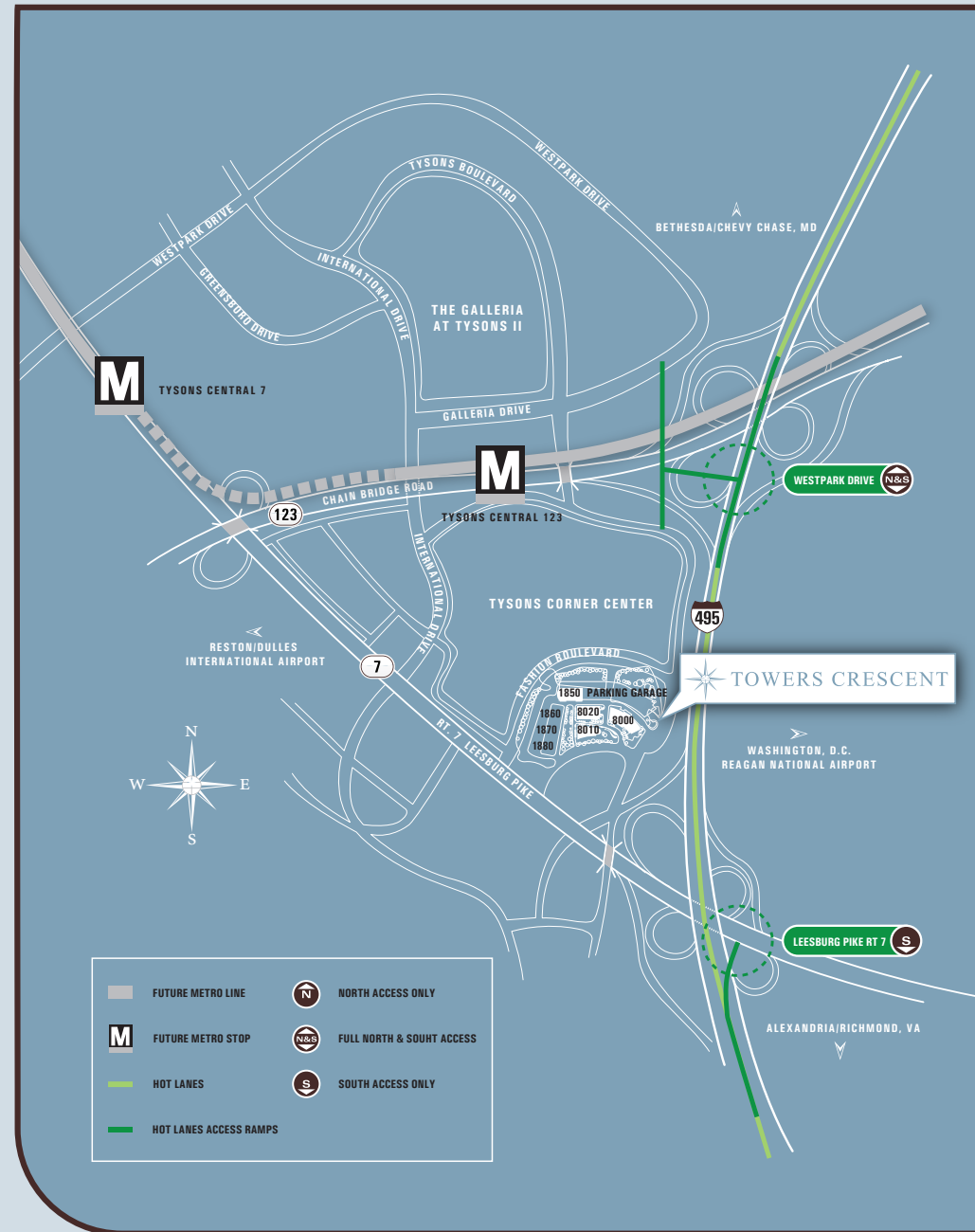


8020 TOWERS CRESCENT

des·ti·na·tion (des-tuh-ney-shuhn)

-noun

The predetermined end of a journey or voyage.



8020 Towers Crescent Plaza
Vienna, VA 22182

www.towerscrescent.com

For more information, please call the
Northern Virginia Agency Leasing Team at:

703-485-8800



Building Size:

195,231 Rentable Square Feet, nine (9) floors

Typical Floor Size:

23,120 Rentable Square Feet

Core Factor:

Approximately 5.7% on single tenant floors
Approximately 9.4% on multi-tenant floors

Column Spacing:

30' x 40"

Ceiling Height:

9'0" finished

HVAC:

VAV system with one (1) VAV Box per 450 square feet on the exterior zone and one (1) VAV Box per 1,200 square feet on the interior zone, two (2) zones per floor
Standard HVAC hours of operation are:
8:00 a.m. – 7:00 p.m. Monday through Friday
8:00 a.m. – 1:00 p.m. Saturdays

Electrical Capacity:

5 watts per square foot for tenant equipment, exclusive of Building Standard lighting and HVAC 265/480 volt High Voltage panel and 120/208 volt Low Voltage panel on each floor

Elevators:

Four (3 passenger, 1 freight/passenger)
All elevators service all office floors and the garage levels

Parking:

3.25 spaces per 1,000 sq.ft.
Three (3) levels of below grade structured parking

Building Access:

Building hours are 8:00 a.m. – 7:00 p.m. Monday through Friday, Tenant shall have access 24 hours, 7 days a week via Kastle Systems' electronic access control at the garage, building perimeter, elevators and individual tenant suites

Lobby Attendant:

7:00 a.m. – 7:00 p.m. Monday through Friday
7:00 a.m. – 12:00 noon on Saturday

Amenities:

The Tower Club, Tycon Lobby Shop, Bank of Georgetown, Plaza Dry Cleaners, Facility Fitness, Chima Brazilian Steakhouse, Dessange Paris Salon, Universal Gourmet, and a pedestrian bridge to Tysons Corner Mall

Development Team:

Quadrangle Development Corporation and
AEW Capital Management

Architect:

RTKL

Engineers:

Engineering Design Group, Inc.



Typical Floor Plan
20,120 SF

