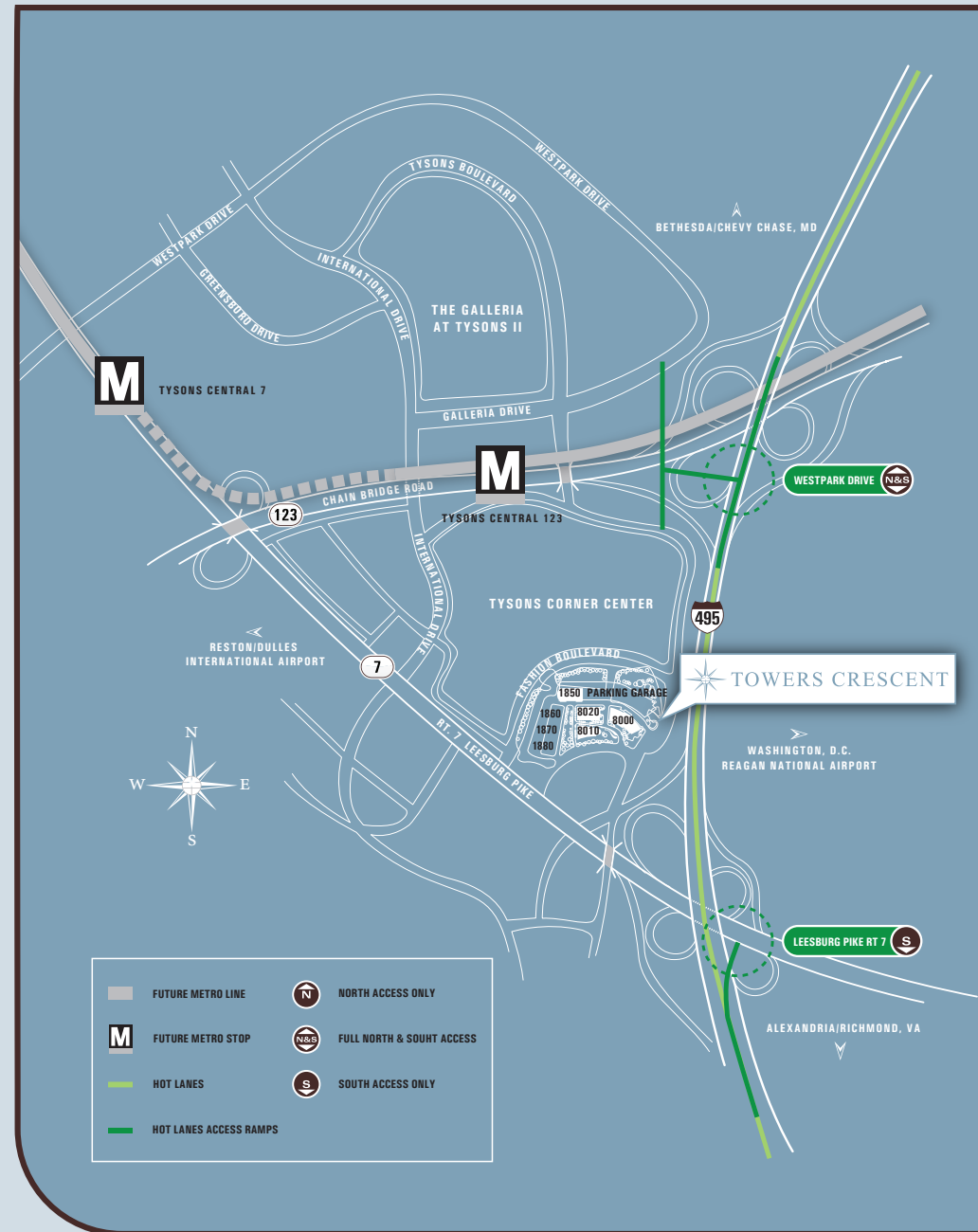


# 1850 TOWERS CRESCENT

des·ti·na·tion (des-tuh-ney-shuhn)

-noun

The predetermined end of a journey or voyage.



1850 Towers Crescent Plaza  
Vienna, VA 22182

[www.towerscrescent.com](http://www.towerscrescent.com)

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

**703-485-8800**



**Building Size:**

295,041 Rentable Square Feet, thirteen (13) floors

**Typical Floor Size:**

23,756 Rentable Square Feet

**Core Factor:**

Approximately 9.79% on single tenant floors Approximately 14.53% on multi-tenant floors

**Column Spacing:**

30' x 30'

**Ceiling Height:**

Typical floors have a 9' 6" finished ceiling height

**HVAC:**

VAV system with one (1) VAV Box per 450 square feet on the exterior zone and one (1) VAV Box per 1,000 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. 217/480 volt High Voltage panel and 120/208 volt Low Voltage panel on each floor

**Elevators:**

Six (6) elevators servicing all floors of the office building

Three (3) shuttle elevators servicing all parking levels

**Parking:**

3.25 spaces per 1,000 sq.ft., 978 total spaces

**Building Access:**

Building hours are 8:00 a.m. – 7:00 p.m. Monday through Friday and 8:00 a.m. to 1:00 p.m. Saturday. Tenant shall have access 24 hours, 7 days a week via Electronic access control at the garage, building perimeter, elevators and individual tenant suites

**Lobby Attendant:**

7:00 a.m. – 11:00 p.m. Monday through Friday

24 hours on Saturday and Sunday

**Amenities:**

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

**Development Team:**

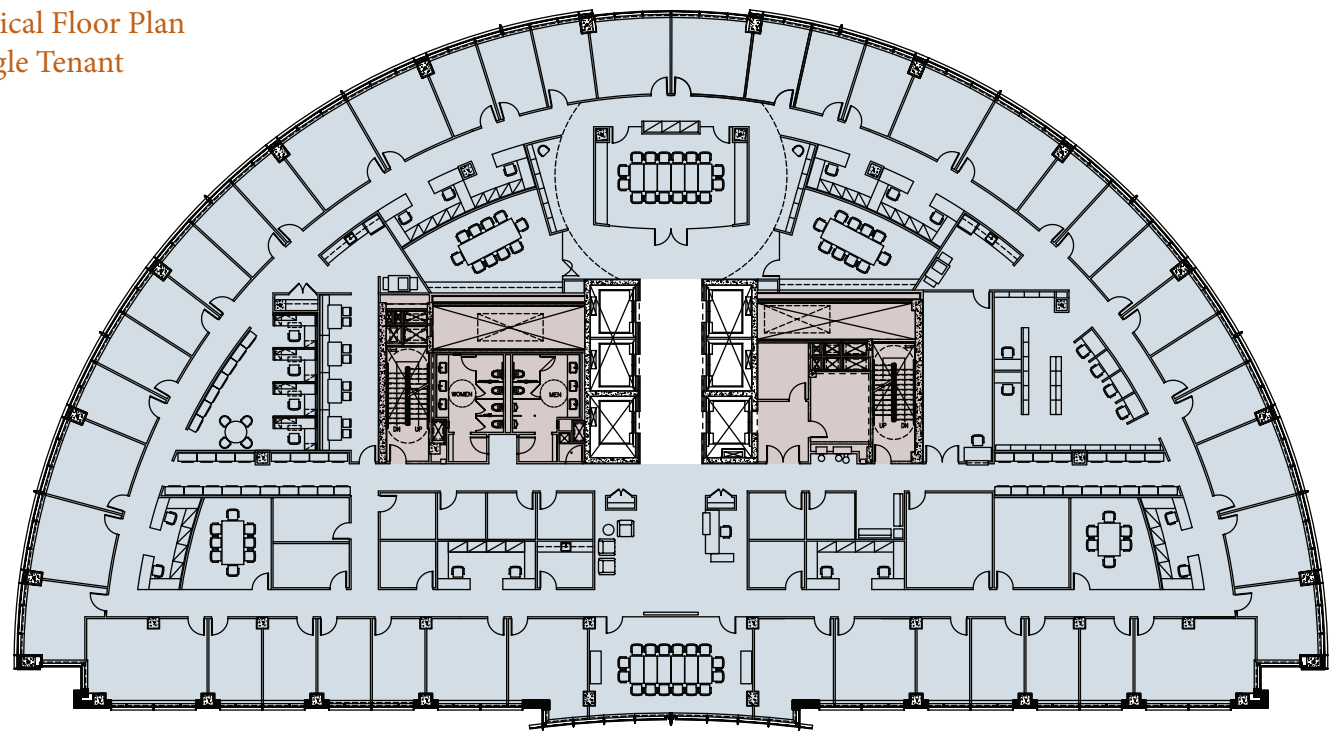
Quadrangle Development Corporation and

AEW Capital Management





Typical Floor Plan  
Single Tenant



Typical Floor Plan  
Open Plan

