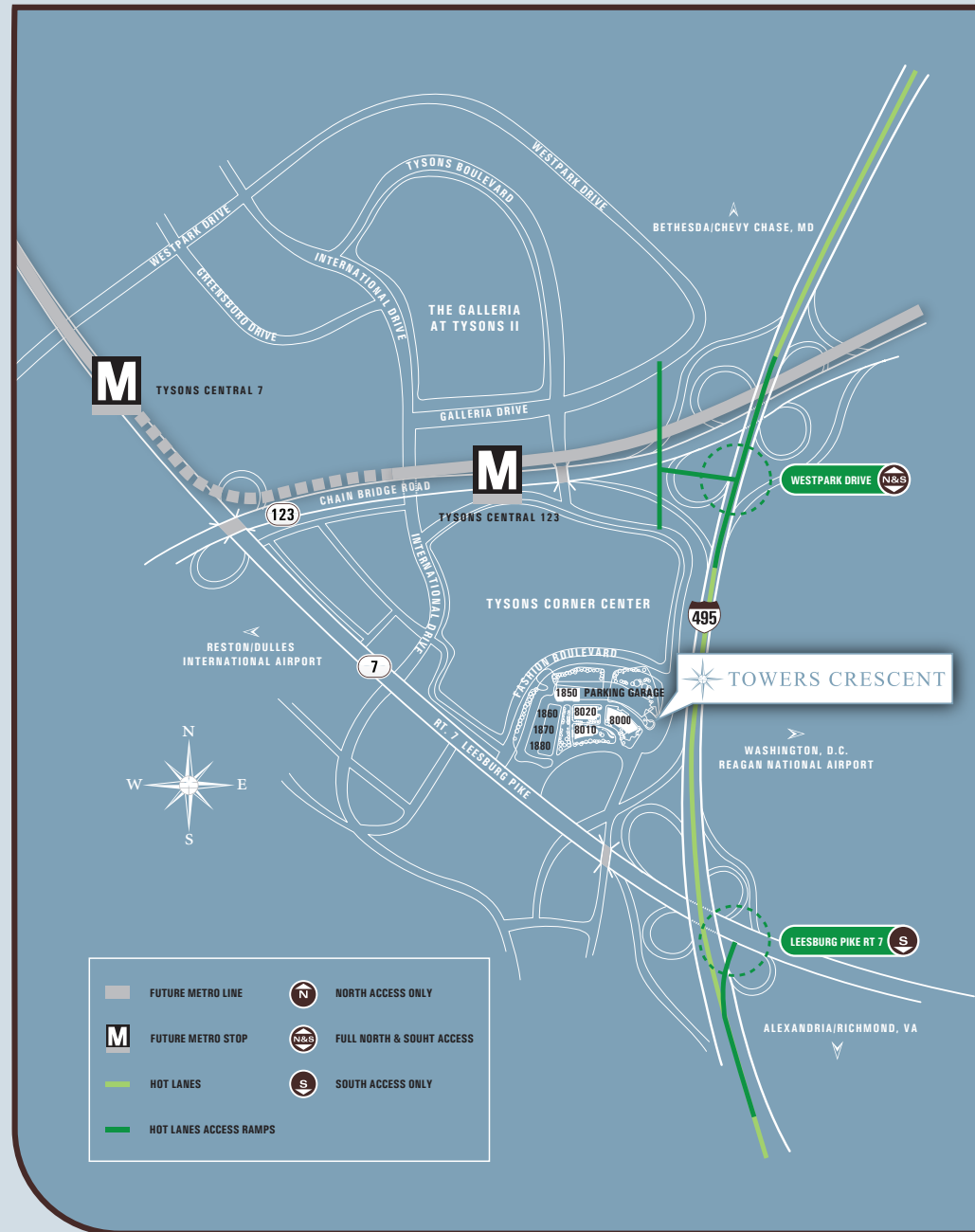


# 8000 TOWERS CRESCENT

des·ti·na·tion (des-tuh-ney-shuhn)

-noun

The predetermined end of a journey or voyage.



8000 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:**

479,521 Rentable Square Feet, seventeen (17) floors

**Typical Floor Size:**

24,635 Rentable Square Feet

**Core Factor:**

Approximately 8.24% on single tenant floors Approximately 15.22% on multi-tenant floors

**Column Spacing:**

40' column free span from core to perimeter wall

**Ceiling Height:**

8'6" 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

**Elevators:**

Two (2) elevator banks each with four (4) elevators servicing floors 2-9 and 10-14, respectively; two (2) shuttle elevators servicing floors 14-17; in addition, one (1) freight elevator servicing all levels of the Building and two (2) shuttle elevators servicing all three (3) below grade levels of the building and garage

**Parking:**

3.25 spaces per 1,000 sq.ft.  
Six (6) levels of structured parking attached to the building

**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:**

Twenty-four (24) hours a day, seven (7) days a week

**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:**

J.T.L. Tycon Development

**Architect:**

Phillip Johnson with John Burgee Architects

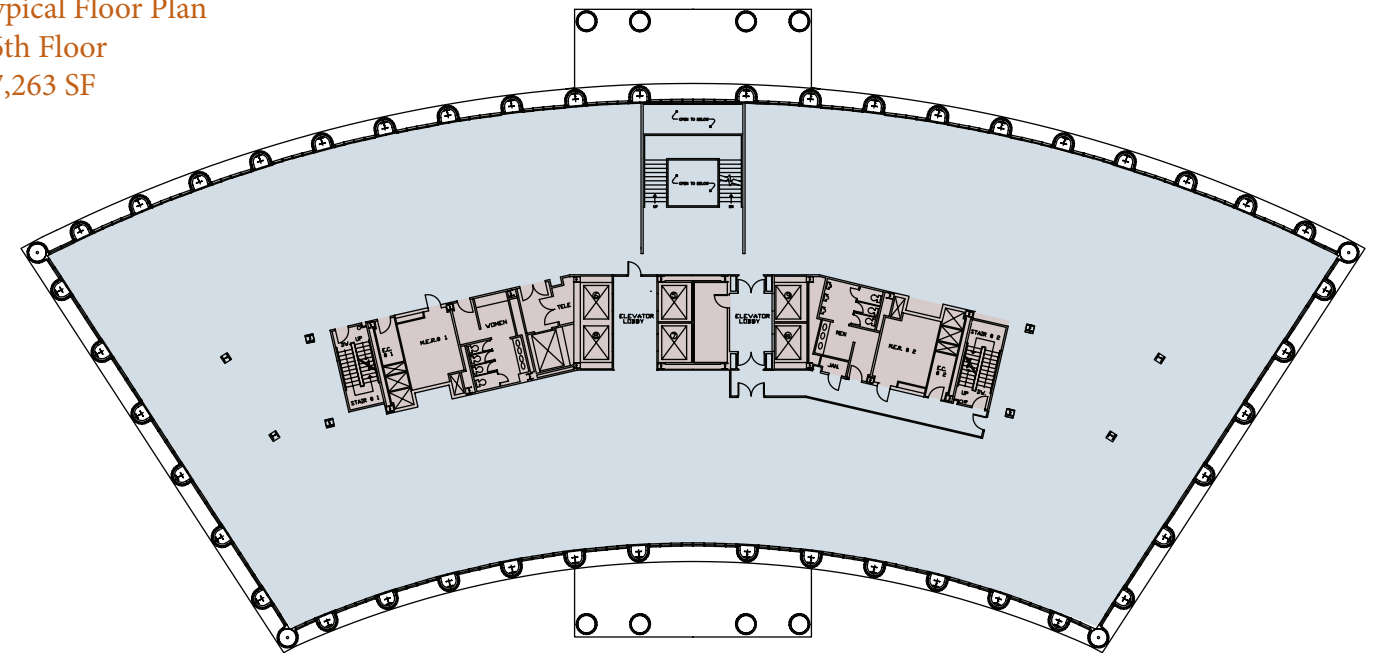
**Engineers:**

Cossentini & Associates





Typical Floor Plan  
16th Floor  
27,263 SF



Typical Floor Plan  
4th Floor  
24,635 SF

