

8270
GREENSBORO



EXECUTIVE SUMMARY



THE OFFERING

Jones Lang LaSalle Americas, Inc. ("JLL"), as exclusive representative for the Owner, is pleased to present the opportunity to acquire 8270 Greensboro Drive ("8270 Greensboro" or the "Property"), a fully-renovated 166,393 BRSF Class A office asset currently 96% leased to 13 tenants with 8.5 years WALT. The delivery of nearly \$6 million in amenity and base building upgrades including a new lobby, conference center, tenant lounge, and furnished outdoor patio transformed the asset, leading to over 136,000 SF (82% of RBA) of leasing and a 28% increase in weighted average rents post-renovation. This leasing success stabilized the asset and provides investors with a robust go-forward cash flow stream, with over \$40 MM (\$243 PSF) in contractual cash flow from in-place tenants.

8270 Greensboro is located one block away from The Boro on "The Hill", placing it amongst the closest office assets to Tysons' only walkable environment. The Boro is a 5 MSF mixed-use destination that delivered in 2019 and provides ample fast casual and formal dining options, along with extensive green space, retail, multifamily, and office. The Hill's proximity to The Boro and the Greensboro Metro Station has cemented it as the premier micromarket in Tysons as tenants continue to seek space that is engaging for their employees and clients. The Property's competitive set within The Hill exemplifies this tenant demand, accounting for +/- 274,000 SF of net occupancy gains over the past 24 months while the remainder of the Tysons submarket saw +/- 324,000 SF of occupancy loss. The success of this micromarket is set against the backdrop of a changing Tysons, which has over 1.8 million SF (6.6% of inventory) of office space under proposal for conversion to residential. This combination of proven tenant demand on The Hill and shrinking supply positions the asset for leasing success for years to come.

Offered free and clear of existing debt at a fraction of replacement cost, 8270 Greensboro offers a unique opportunity to acquire stabilized in-place cash flow with proven leasing demand and rental growth provided by the most-recently renovated asset in Tysons' premier micromarket.



INVESTMENT HIGHLIGHTS



10-Story, Class A Office Asset 96% Leased To 13 Tenants With 8.5 Years WALT



\$6 MM Renovation Finished in 2021 Delivered Premium Amenities Including New Lobby, Tenant Lounge, Conference Center And Furnished Outdoor Patio



Proven Market Demand & Right-Sized Tenancy: Over 136,000 SF (82% of RBA) Of Leasing and a 28% Increase in Rents Since 2021 Renovation



Robust Long-Term Cash Flow: Over \$40 MM (\$243 PSF) in Contractual Cash Flow From In-Place Tenants



Located One Block Away From The Boro - Tysons' Premier Walkable Mixed-Use Environment



Competitive Set that Greatly Outperforms Broader Tysons Submarket with Over 274,000 SF of Occupancy Gains Over the Past 24 Months





PROPERTY SUMMARY

| | |
|------------------------|---|
| Address | 8270 Greensboro Drive McLean, VA 22102 |
| Class | A |
| Built/Renovated | 1999 / 2021 |
| Rentable Area | 165,265 RSF / 166,393 BRSF |
| % Leased | 96% |
| WALT (as of 10/1/2026) | 8.5 years |
| # Tenants | 13 |
| Stories | 10 (8 tenant floors, 2 above-grade parking levels) |
| Typical Floor Plate | +/- 22,150 SF |
| Typical Ceiling Height | 11'4" |
| Parking | Garage: 603 spaces Surface Lot: 28 spaces Total: 631 spaces |
| Anchor Tenancy | Baker Tilly 44,316 RSF 27% of RBA Dec-36 LXD |
| | Range Finance 22,168 RSF 13% of RBA Jul-34 LXD |
| | GRVTY 22,158 RSF 13% of RBA Jan-37 LXD |
| | Dexian 20,826 RSF 13% of RBA Jun-31 LXD |
| | Fairfax County Economic Development Authority 15,861 RSF 10% of RBA Sep-39 LXD |



RENOVATED LOBBY

\$6 MM

IN AMENITY, BASE BUILDING & COMMON AREA SPEND SINCE 2021

- New lobby and elevator entrance
- Tenant lounge and kitchenette with connectivity to conference center
- 100-person indoor/outdoor conference center (inclusive of spillover into tenant lounge)
- Furnished outdoor patio
- High-end ground floor sushi restaurant
- All common corridors, elevator lobbies and restrooms renovated
- Façade refurbishment



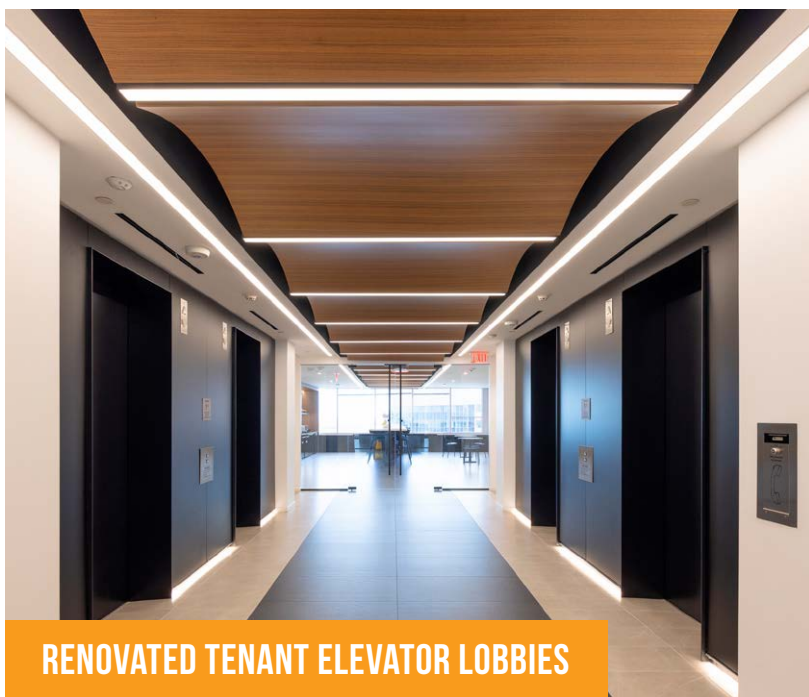
FURNISHED OUTDOOR PATIO CONNECTED
TO CONFERENCE CENTER



CAFÉ ILE



INTREGATED TENANT LOUNGE & CONFERENCE CENTER



RENOVATED TENANT ELEVATOR LOBBIES



RENOVATED LOBBY

OVER 136,000 SF OF LEASING RATES SINCE

7 NEW DEALS | 5 RENEWALS/EXPANSIONS

82% OF RBA HAS RIGHT-SIZED

Range

GRVITY

bakertilly

FFX
Fairfax County
Economic
Development
Authority

BUCKINGHAM
MORTGAGE LLC

PIPER | SANDLER

Everpure
Energy Park Service



The Sack
Law Firm PC.



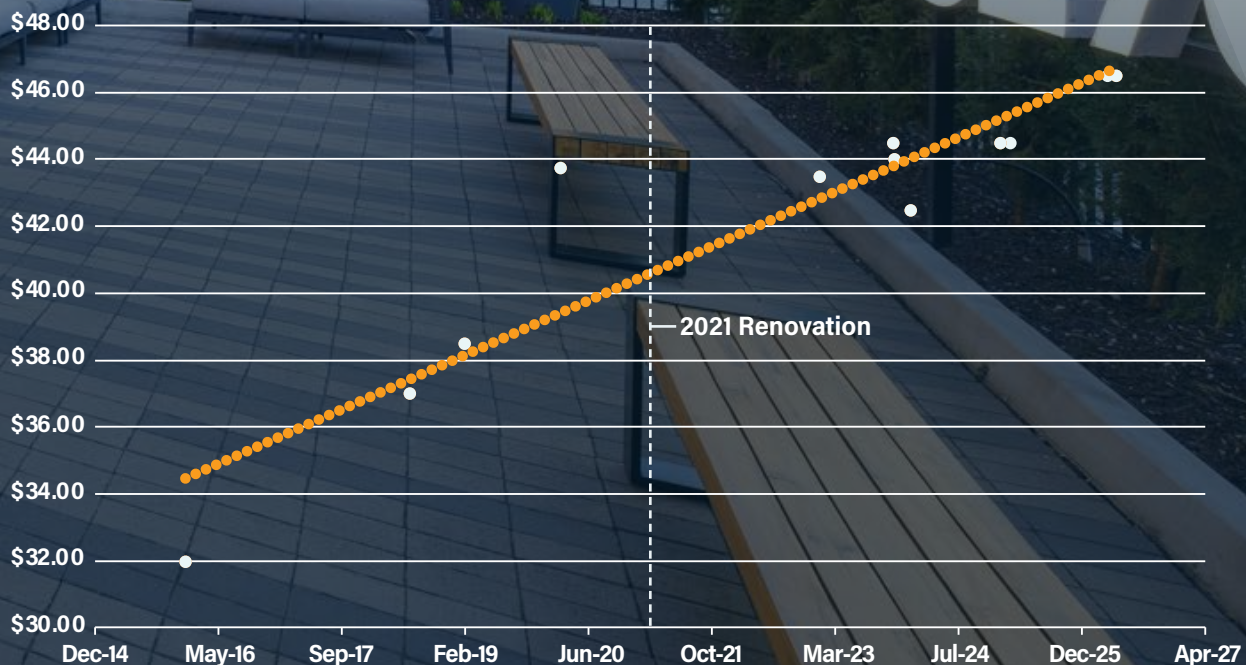
UNITED
BANK

pd Planet
Depos

AND 28% INCREASE IN RENTAL 2021 RENOVATION

**RENTAL RATE PROGRESSION
SIGNED DEALS, 2016–PRESENT**

8270





**DIRECT PROXIMITY TO THE BORO —
TYSONS' PREMIER WALKABLE ENVIRONMENT**

5 MSF
DEVELOPMENT

250,000 SF
OF RETAIL ANCHORED
BY WHOLE FOODS

700
RESIDENTIAL UNITS

4 ACRES
OF GREENSPACE



ABUNDANT FAST CASUAL & FORMAL DINING OPTIONS



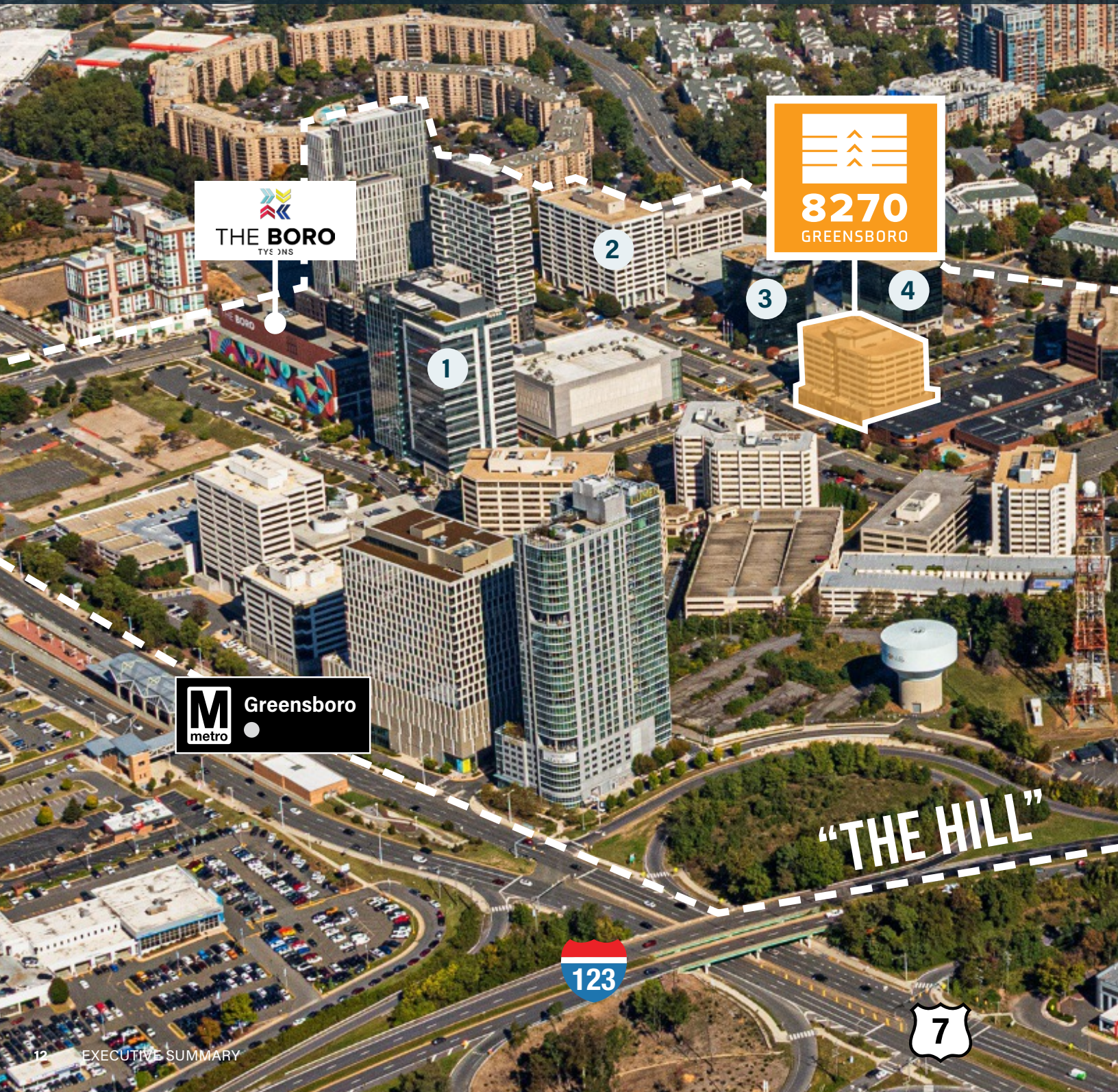
THE BORO
TYSONS



VIEW OF THE BORO FROM 8270 GREENSBORO

LOCATED ON “THE HILL” — A COMPETITIVE SET THAT GREATLY OUTPERFORMS BROADER TYSONS

- Closest micromarket to The Boro, Tysons' only walkable environment, providing abundant fast casual and formal dining options
- Less than a 5-minute walk to Greensboro Metro Station
- Easy ingress/egress via Route 7, International Dr, and Westpark Dr




THE BORO
TYSONS


8270
GREENSBORO

 **Greensboro**

“THE HILL”



267

TYSONS
GALLERIA

INTERNATIONAL DR

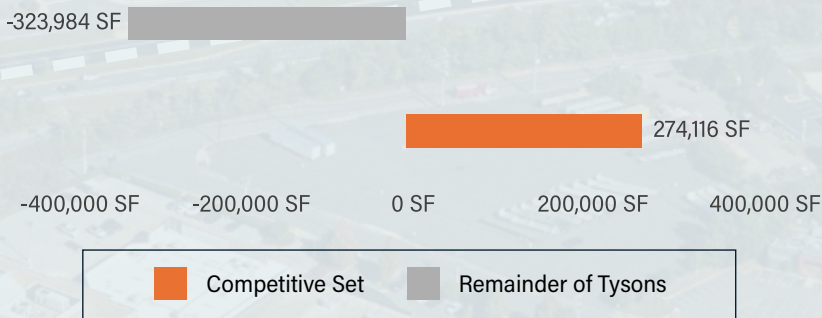
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6

7

8

NET ABSORPTION (2024-2025)



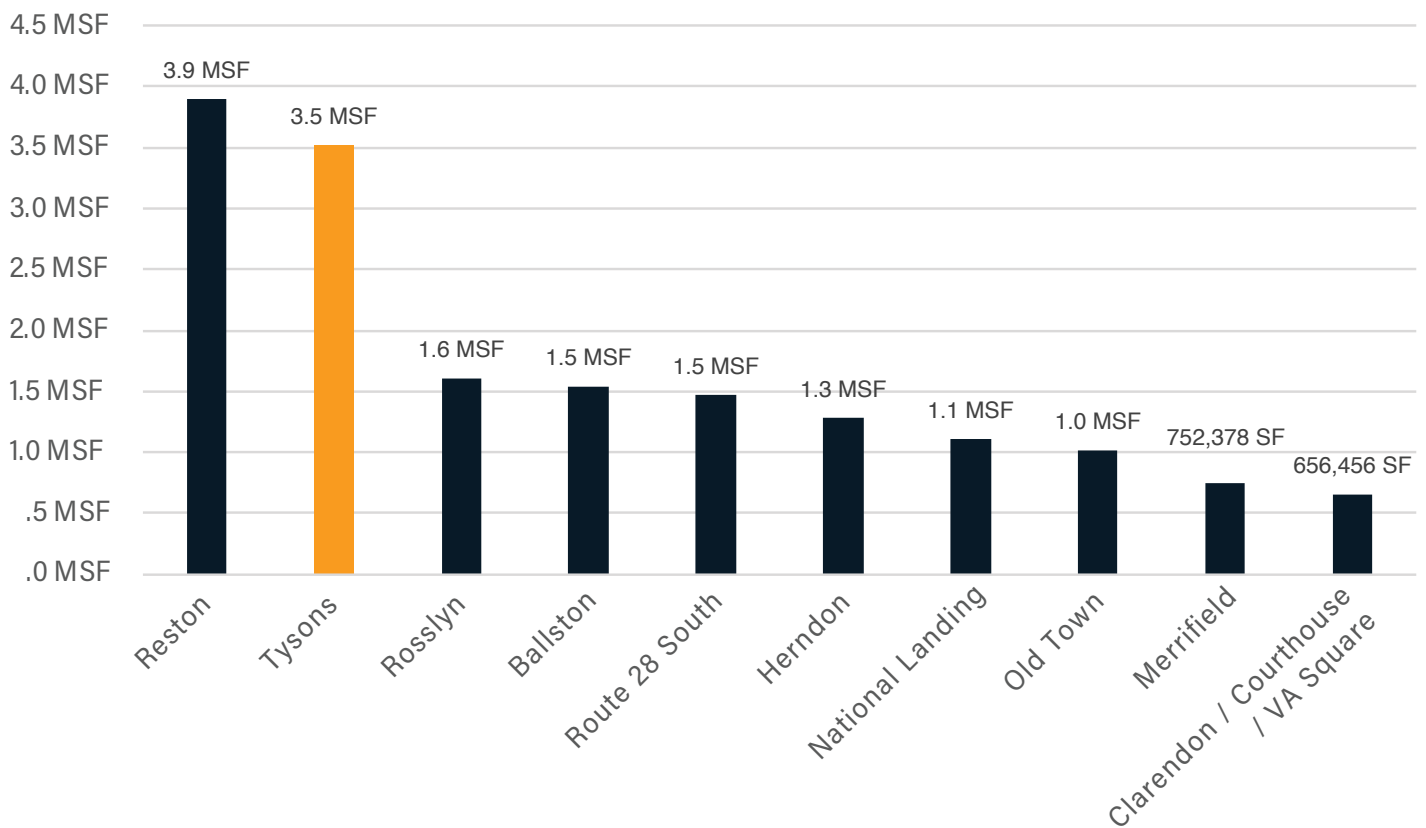
COMPETITIVE SET

- 1 Boro Tower
- 2 8300 Greensboro
- 3 8280 Greensboro
- 4 1660 International
- 5 1676 International
- 6 8200 Greensboro
- 7 8180 Greensboro
- 8 8201 Greensboro

TYSONS COMBINES PROVEN LEASING

**#2 NORTHERN VIRGINIA SUBMARKET
FOR NON-RENEWAL LEASING ACTIVITY**

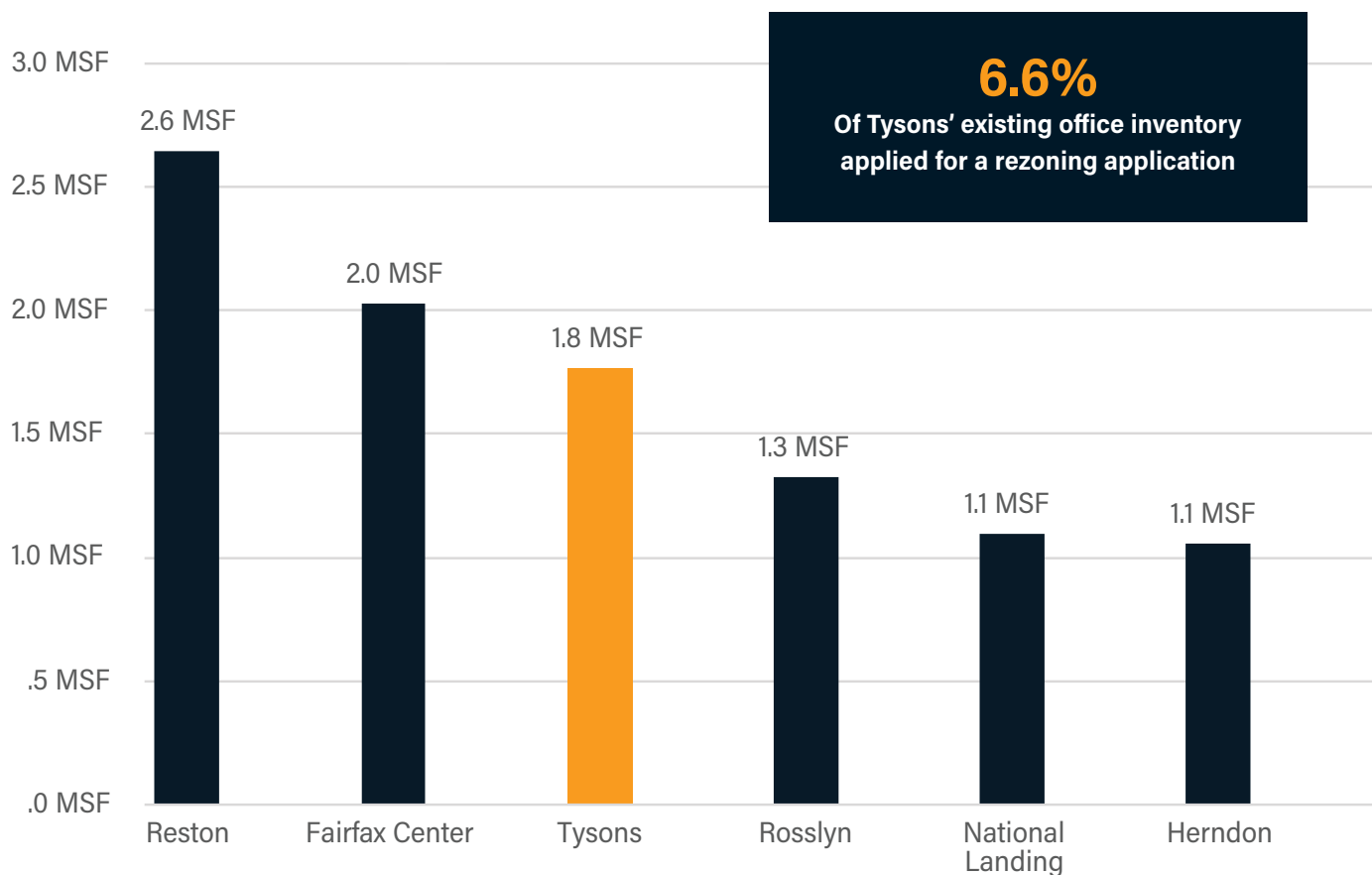
NON-RENEWAL LEASING ACTIVITY Q1 2020 - Q1 2026



Source: JLL Research

DEMAND & RAPIDLY SHRINKING SUPPLY

TOP 3 NORTHERN VIRGINIA SUBMARKET FOR PROPOSED OFFICE-TO-RESIDENTIAL CONVERSIONS



Source: JLL Research



8270 GREENSBORO

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