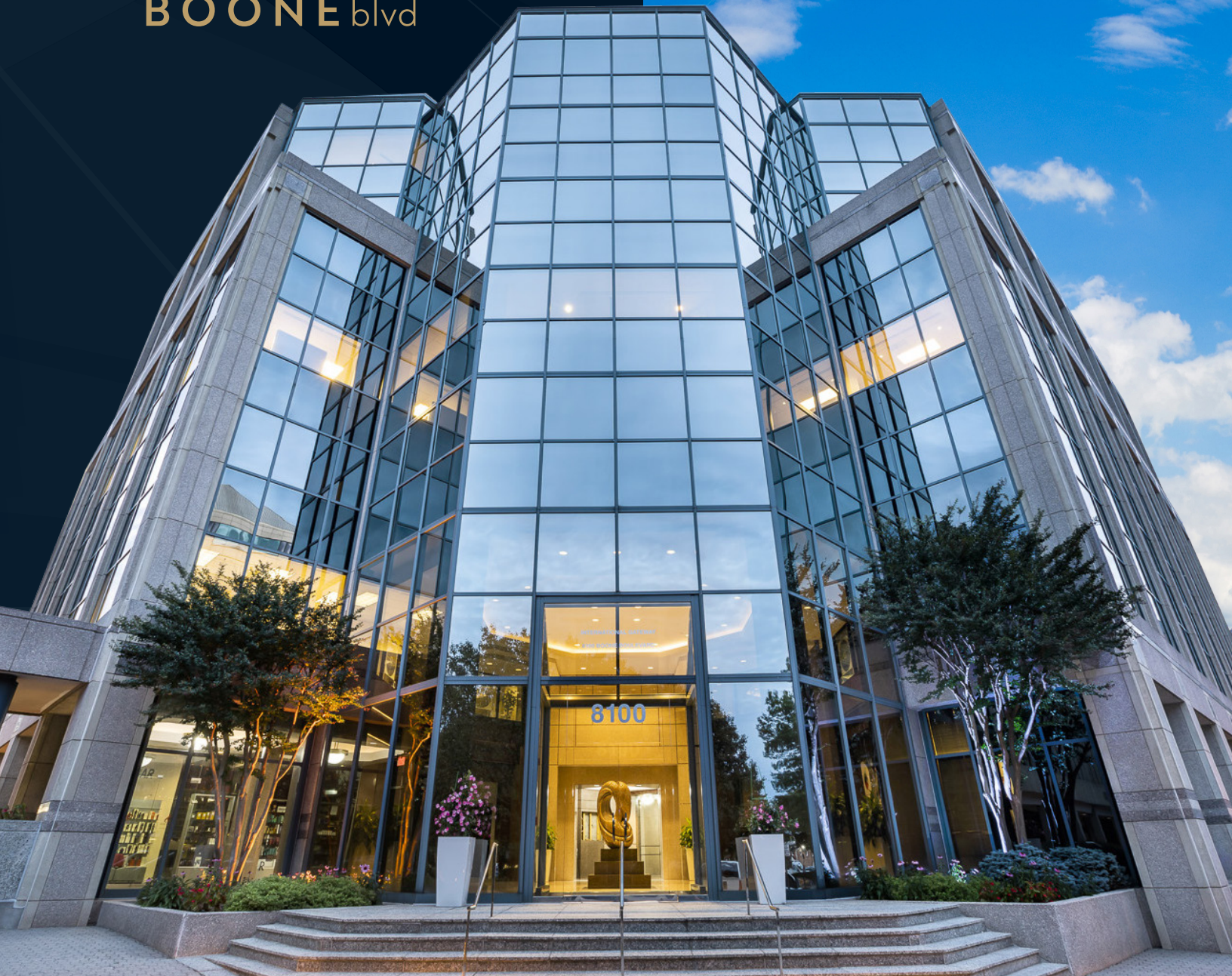


BUILDING ALONGSIDE TRADITION

8100 | 8130
BOONE blvd




STREAM

 **Gosnell**
PROPERTIES

COMSTOCK

8100



8130



BUILDING ALONG



Building Features

Gosnell Properties on-site property management

Close proximity to countless restaurants and hotels

Easy access to I-495, I-495 Express Lanes, Route 7,
Route 123, Dulles Toll Road + I-66

Brand new fitness center coming Q3 2022

Brand new conference center coming Q3 2022

White tablecloth restaurant on-site: Nostos

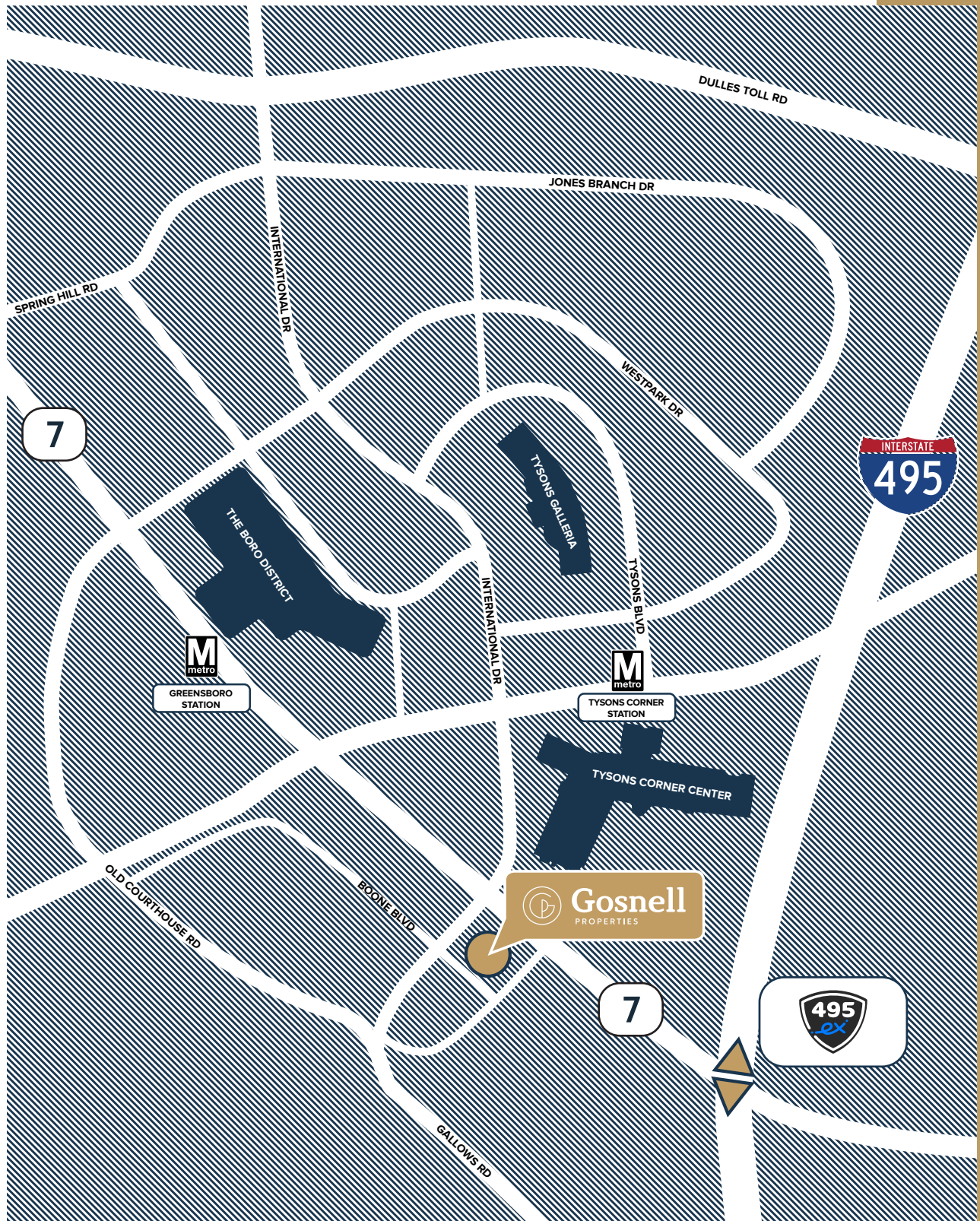
Abundant garage and surface parking at 3.4/1000

Signage opportunities with prominent visibility on Route 7

Two-story atrium lobby

Extensive landscaping and excellent views

Family-owned and operated since 1972



Unmatched Access

Gosnell Properties is ideally located across from the region's largest shopping center, surrounded by Tysons' best culinary experiences and, less than a mile away from Tysons Corner metro station, is at the epicenter of all major thoroughfares.

Time to

5 minutes	_____	Dulles Toll Road
6 minutes	_____	I-66
20 minutes	_____	Dulles International Airport
20 minutes	_____	Washington, D.C.

Direct Access to

_____	Route 7
_____	Route 123
_____	Interstate 495
_____	Interstate 495 Express Lanes

Walkable Amenities

Nearby restaurants + stores



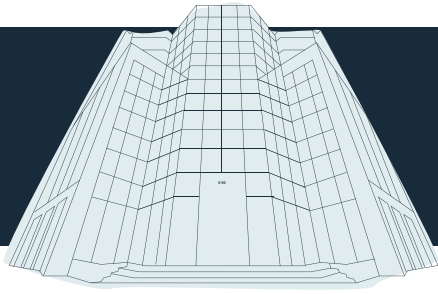
NEW FITNESS
+ CONFERENCE
CENTER COMING
FALL 2022



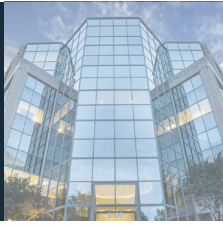
On-Site Amenities

Nostos Restaurant

Brand new fitness center +
conference center coming Q3 2022



8100 BOONE BOULEVARD | TYSONS, VA 22182
Available Space



PH

FITNESS CENTER
Q3 2022

7

SUITE 740
2,255 SF

6

SPEC SUITE 600
5,211 SF

SUITE 610
2,843 SF

SPEC SUITE 630
2,443 SF

5

SUITE 500
20,432 SF | AVAILABLE 9/1/2022

4

SPEC SUITE 400
2,729 SF

CONFERENCE CENTER
Q3 2022

3

SUITE 320
1,131 SF

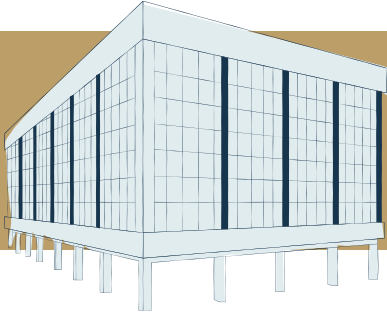
2

SUITE 230
3,416 SF

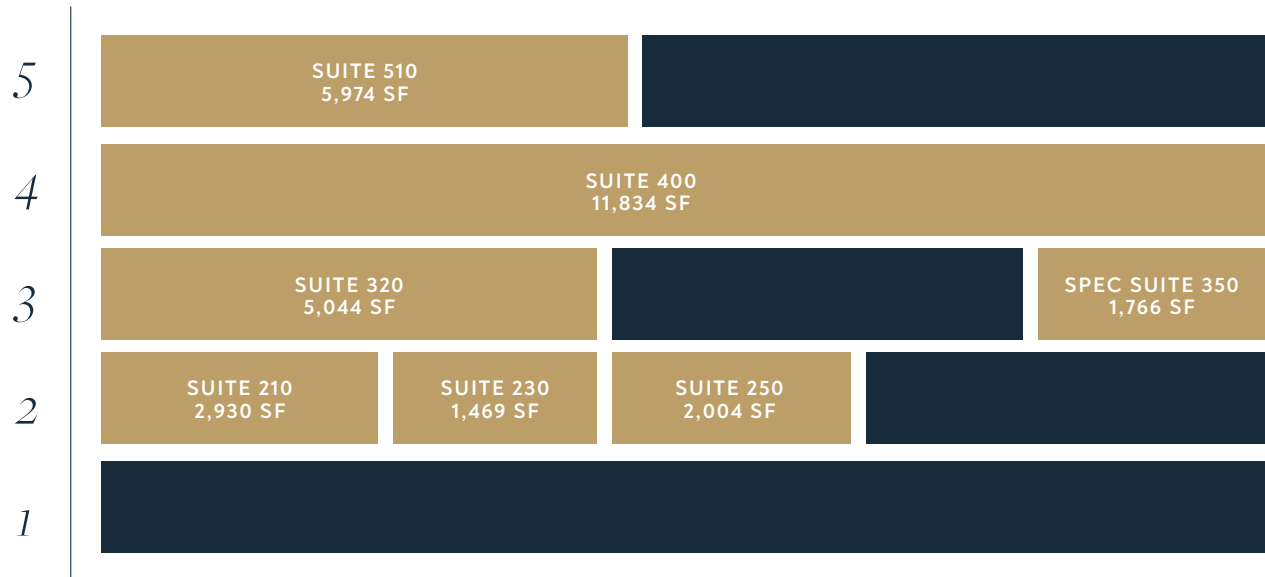
1

SUITE 110
1,274 SF

NOSTOS
RESTAURANT

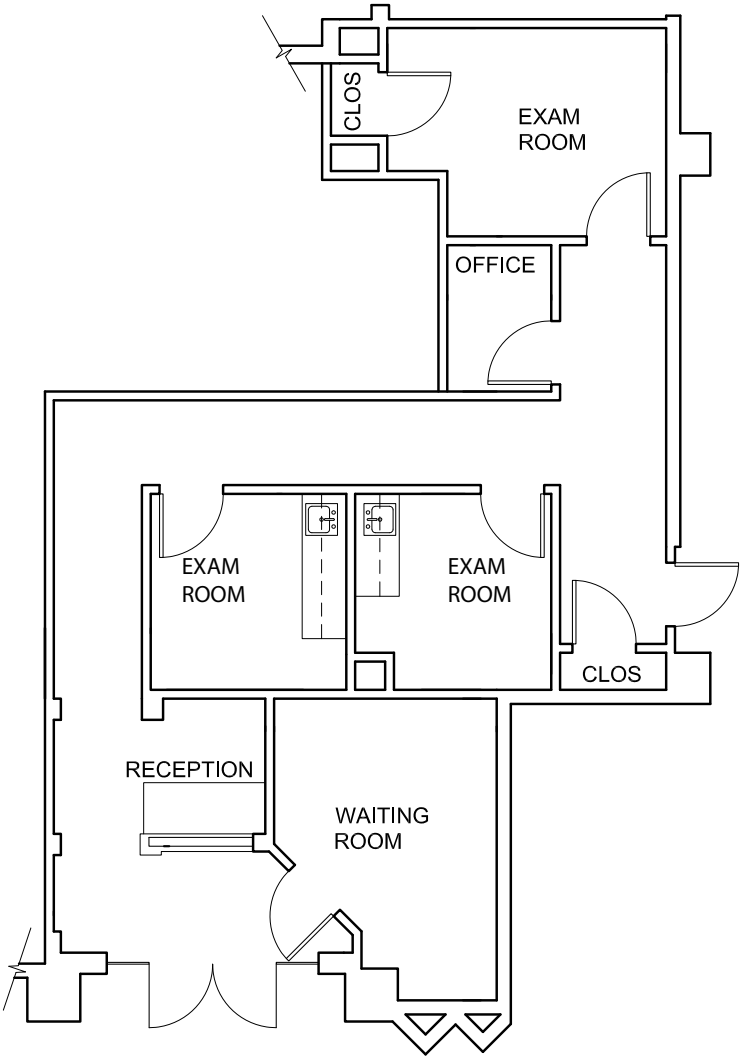


8130 BOONE BOULEVARD | TYSONS, VA 22182
Available Space



8100

<i>Suite</i>	<i>RSF</i>
110	1,274

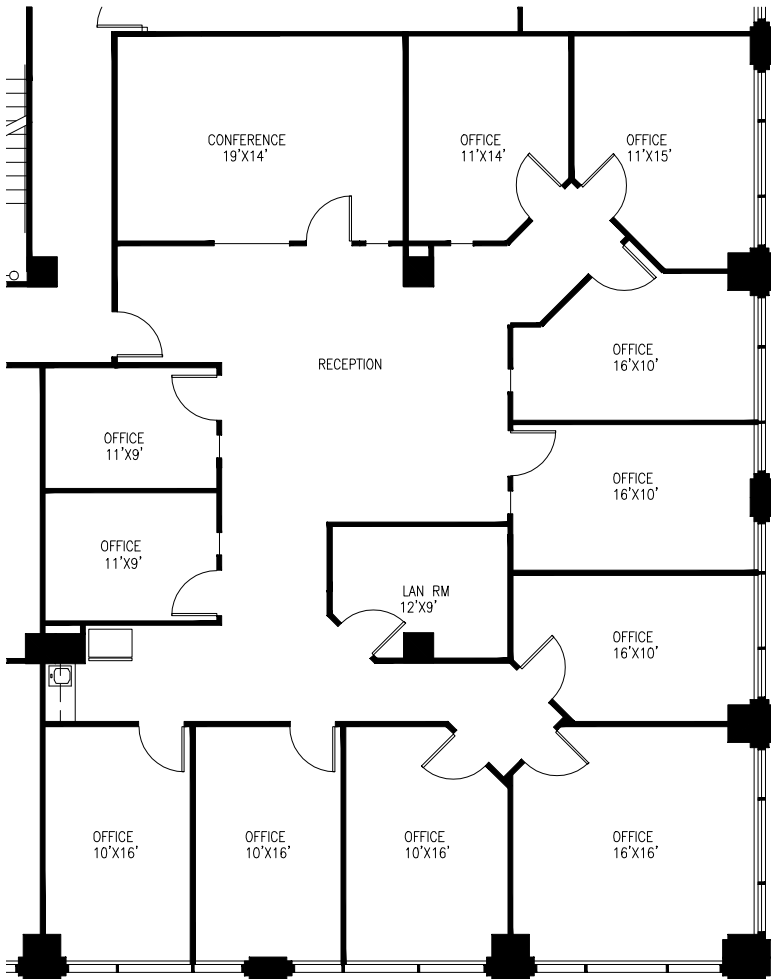


Existing buildout
First floor retail presence
Ideal for medical or cosmetic uses



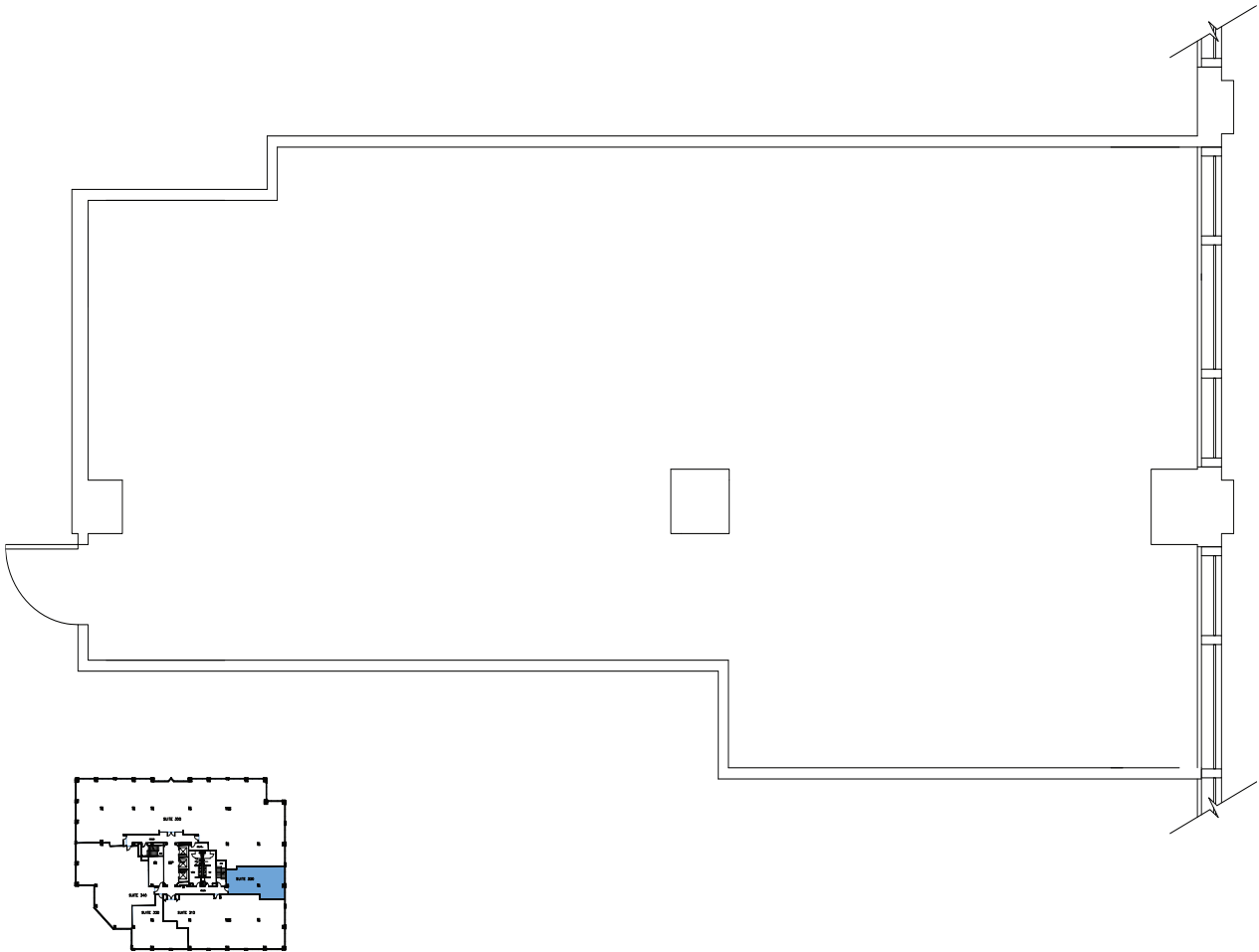
8100

<i>Suite</i>	<i>RSF</i>
230	3,416 SF



8100

<i>Suite</i>	<i>RSF</i>
320	1,131



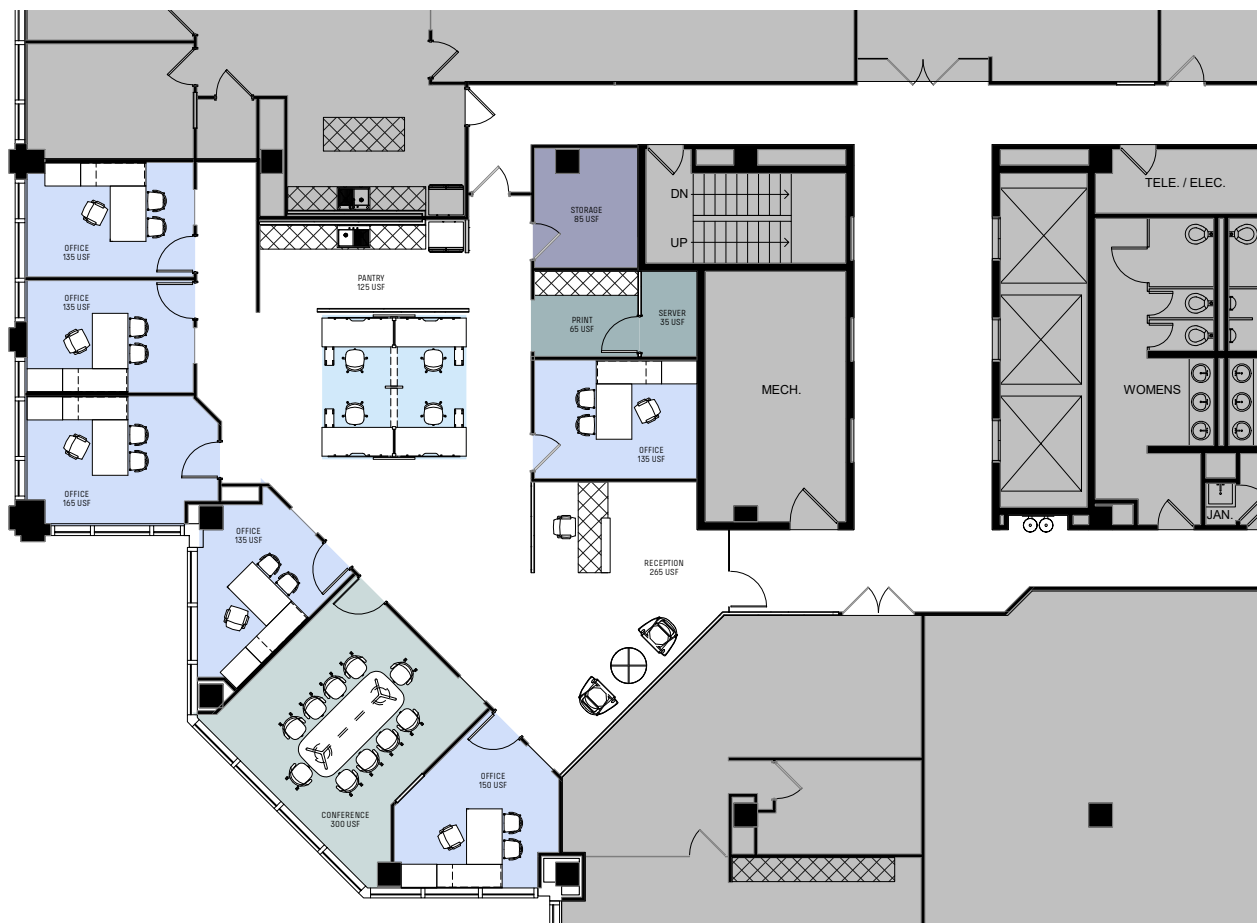
Shell condition space
ready for custom tenant
buildout

8100



Spec Suite 400

2,729 RSF



Delivering Q3 2022

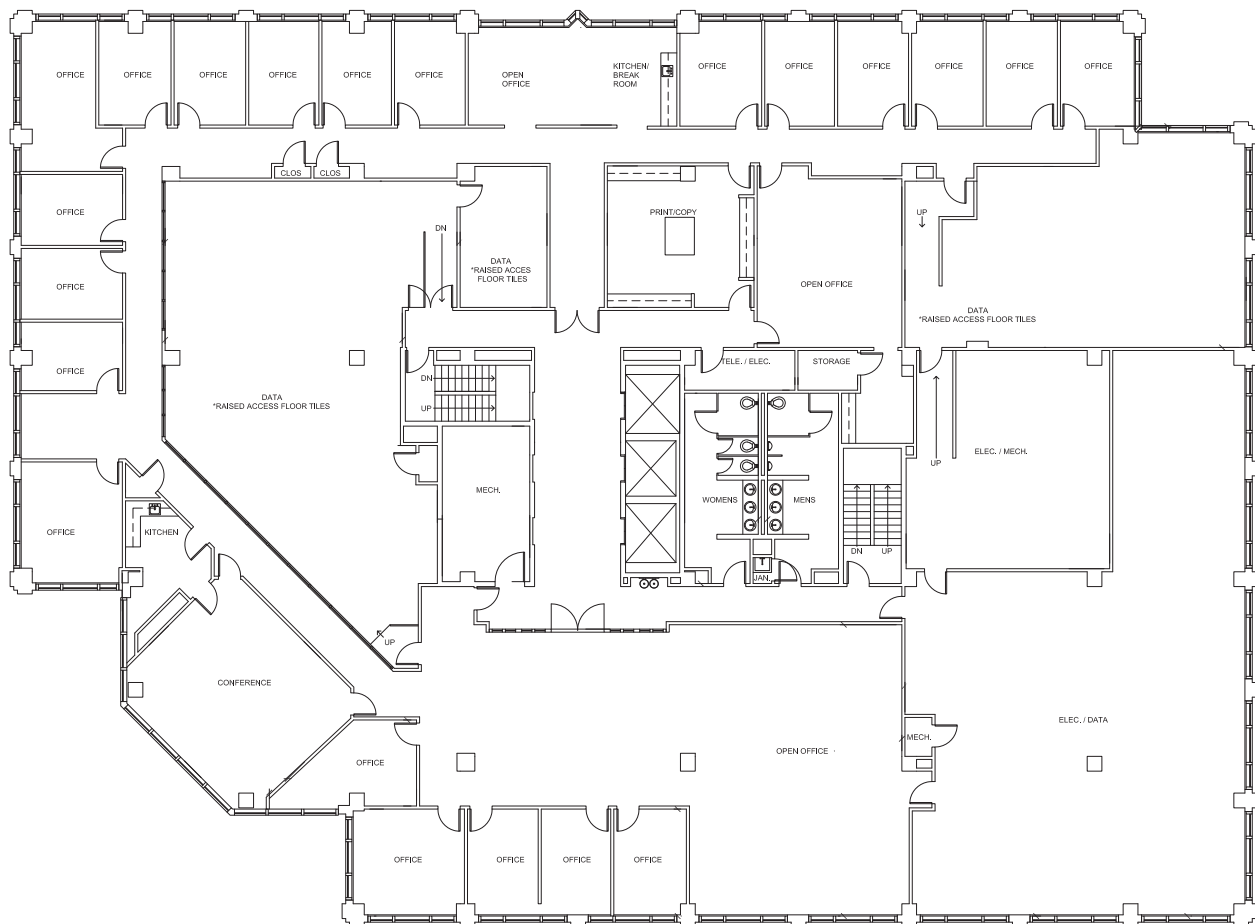
8100

Suite

RSF

500

20,432



AVAILABLE 9/1/2022

Built out

Full floor opportunity

Top-of-building Route 7 signage opportunity

8100



Spec Suite 600

5,211 RSF

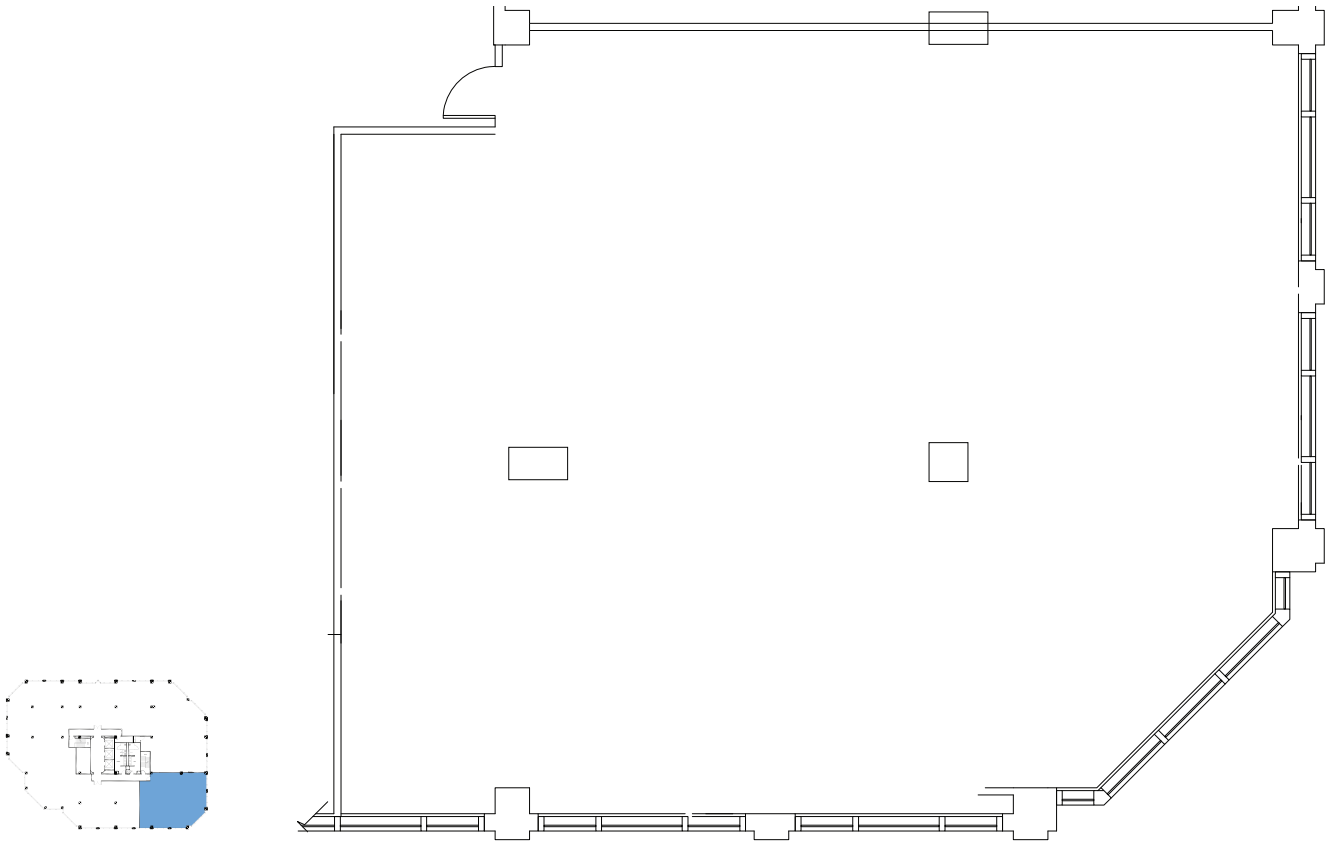


Delivering Q4 2022

8100

<i>Suite</i>	<i>RSF</i>
610	2,843

Corner suite with significant window line
Shell condition ready for custom tenant buildout

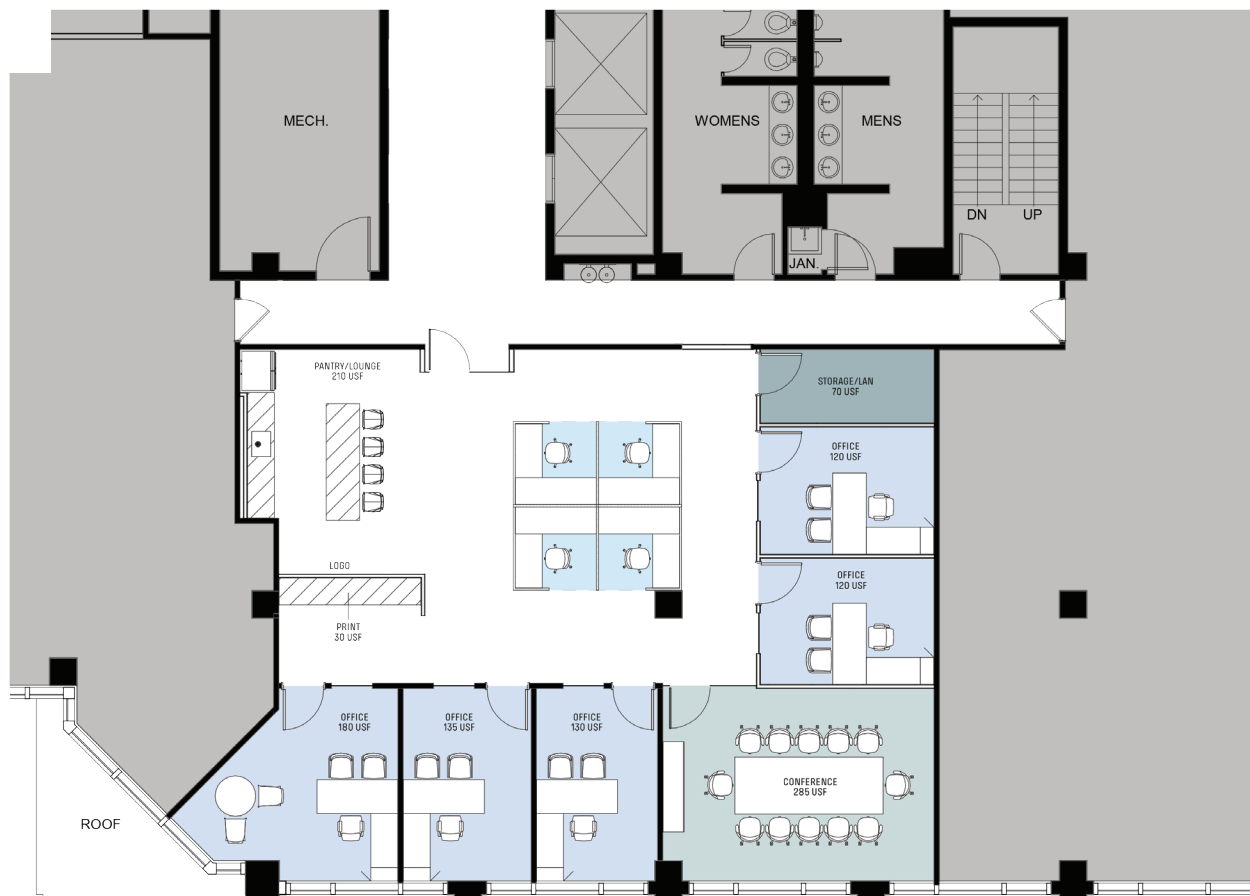


8100



Spec Suite 630

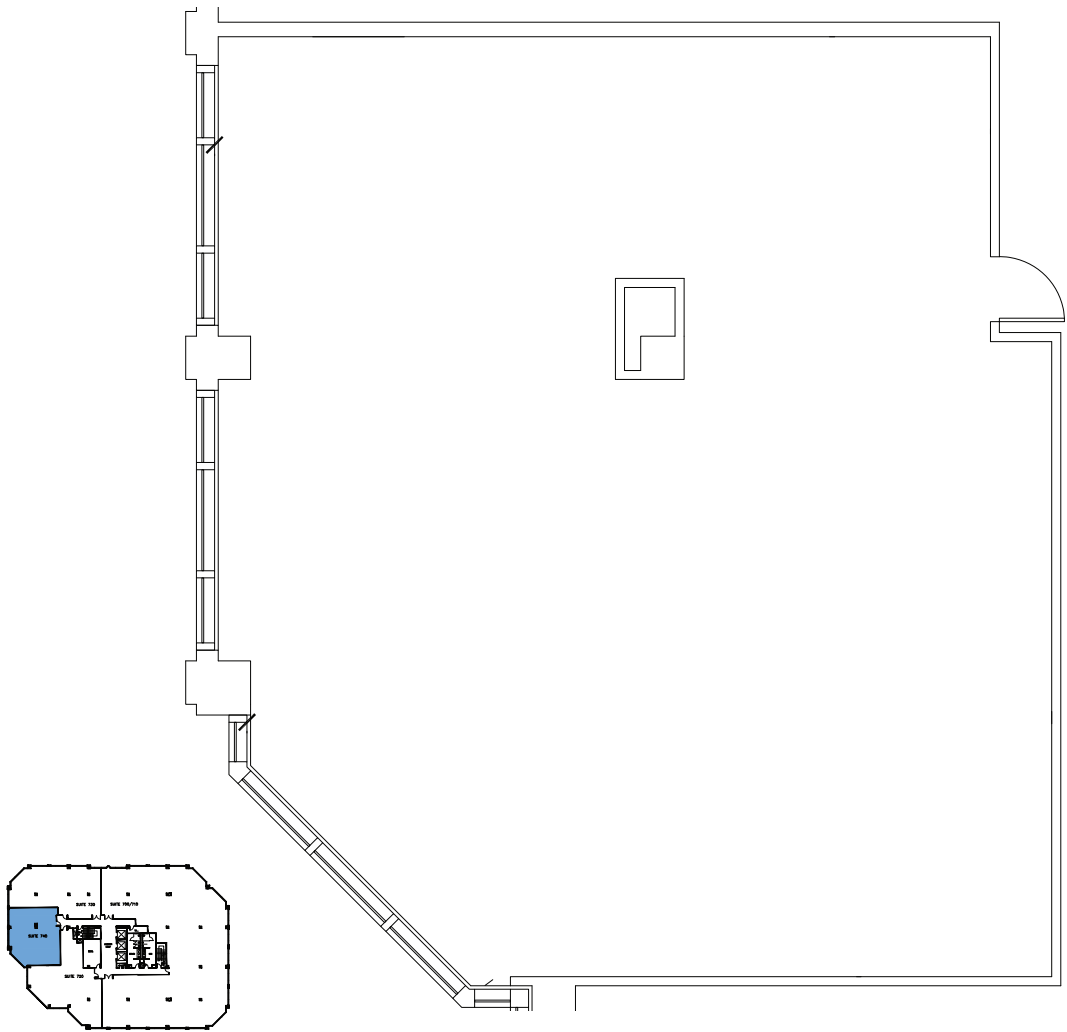
2,443 RSF



Delivering Q4 2022

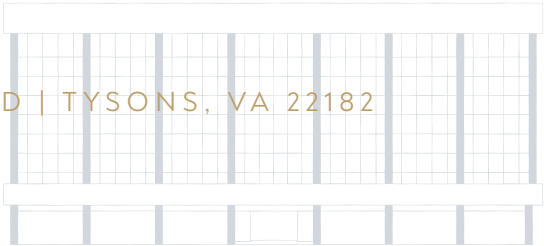
8100

<i>Suite</i>	<i>RSF</i>
740	2,255

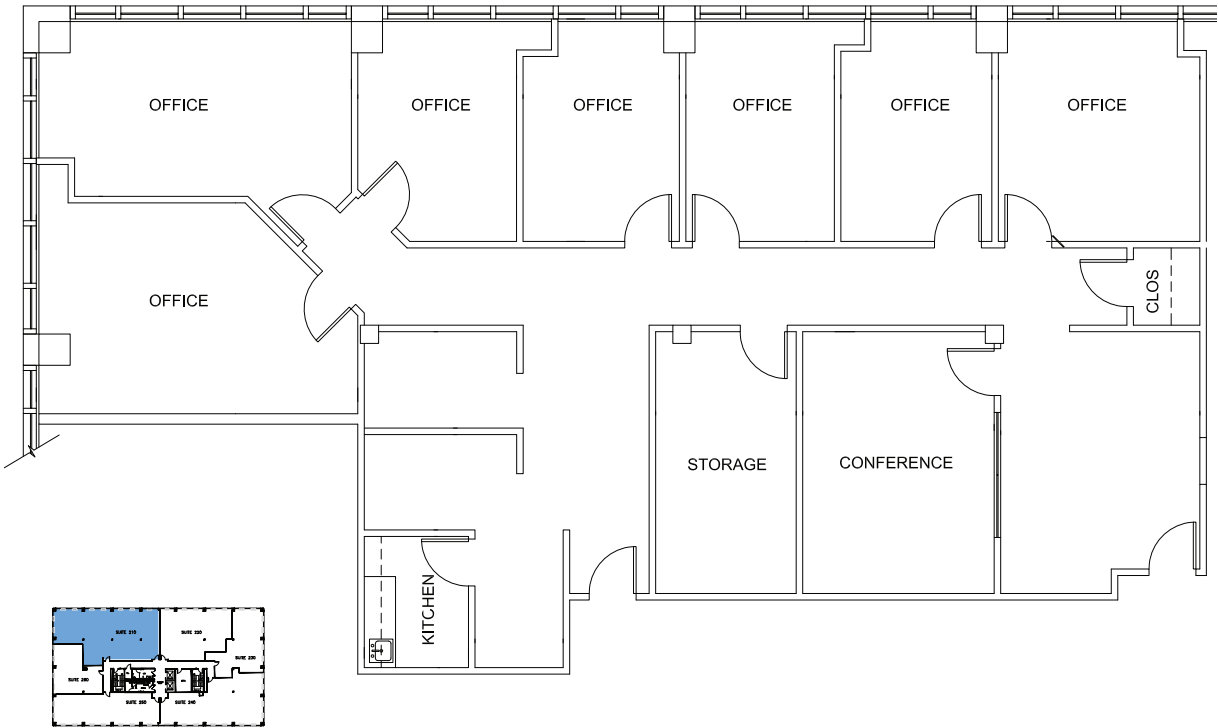


Shell condition
Great views of Tysons
Abundant natural light

8130



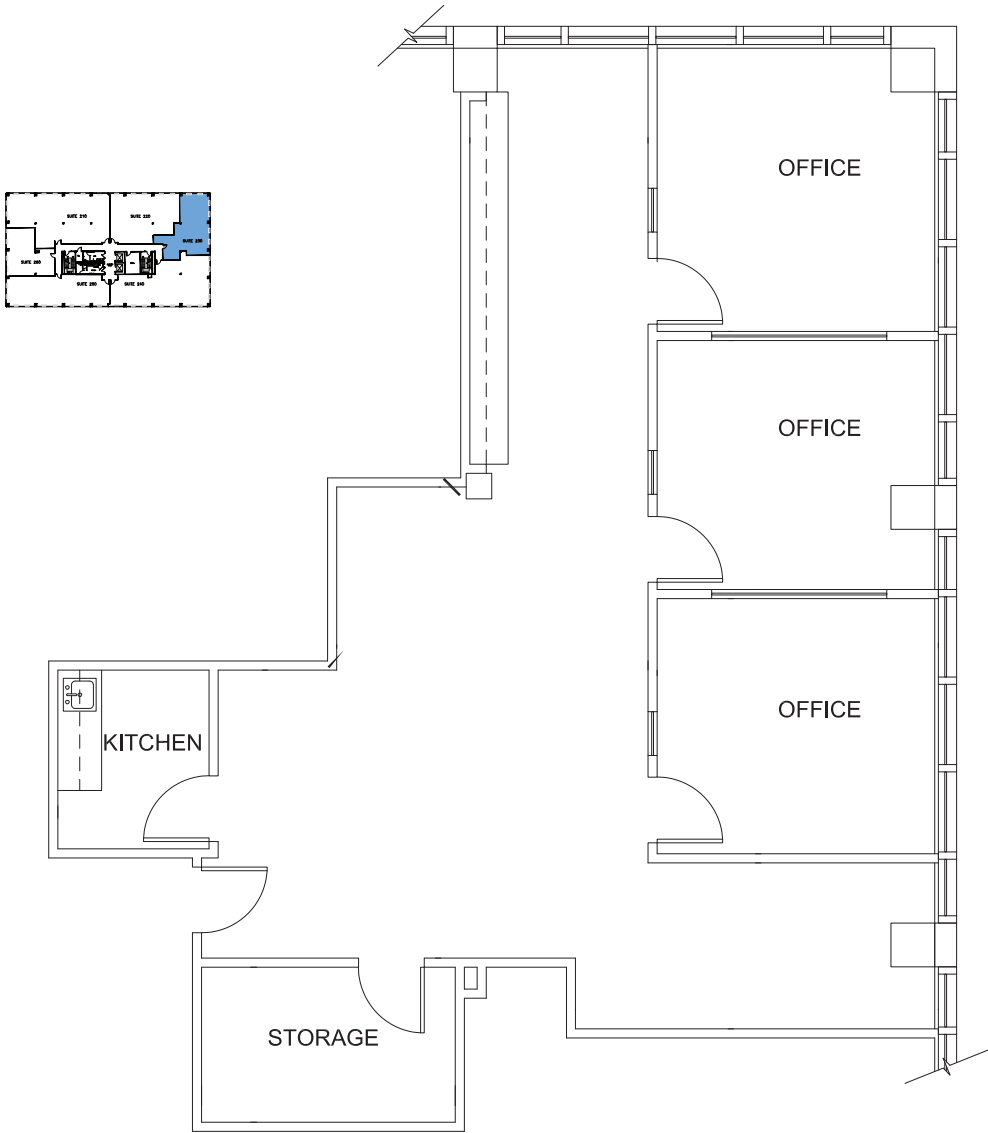
<i>Suite</i>	<i>RSF</i>
210	2,930



- 7 offices
- Great lobby exposure
- Reception
- Conference room
- Window lined offices

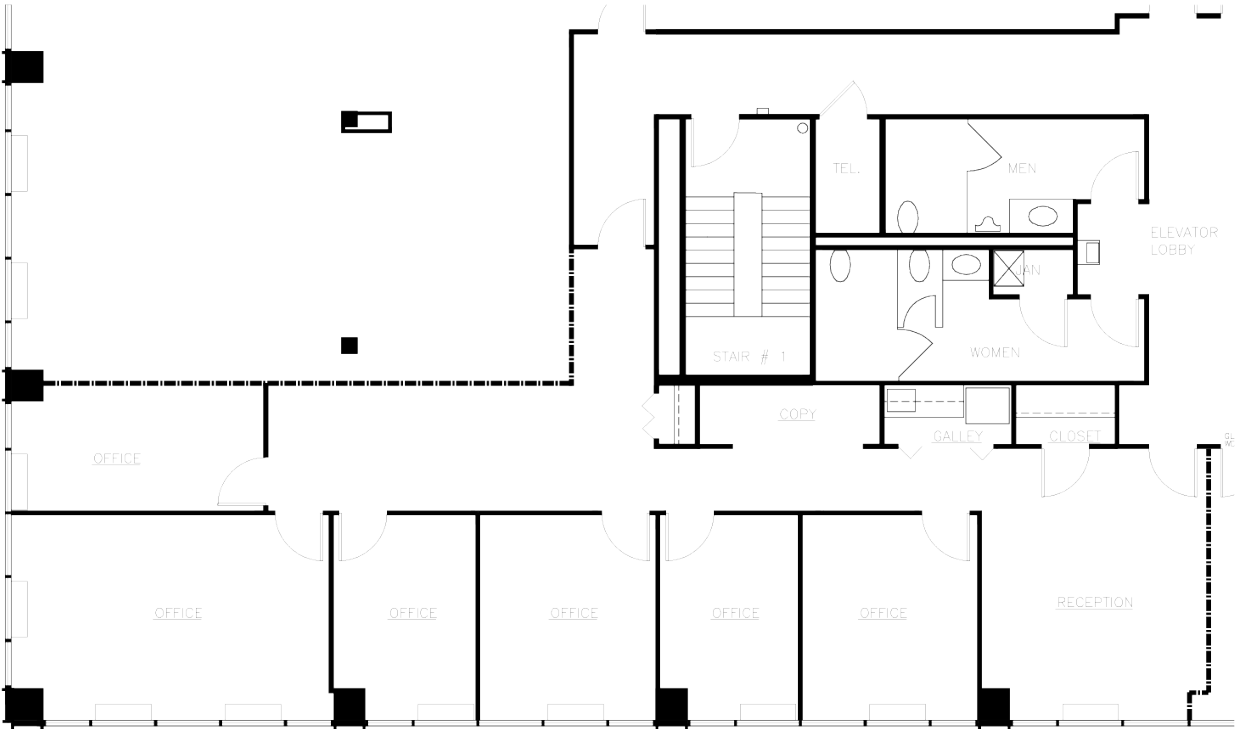
8130

<i>Suite</i>	<i>RSF</i>
230	1,469



8130

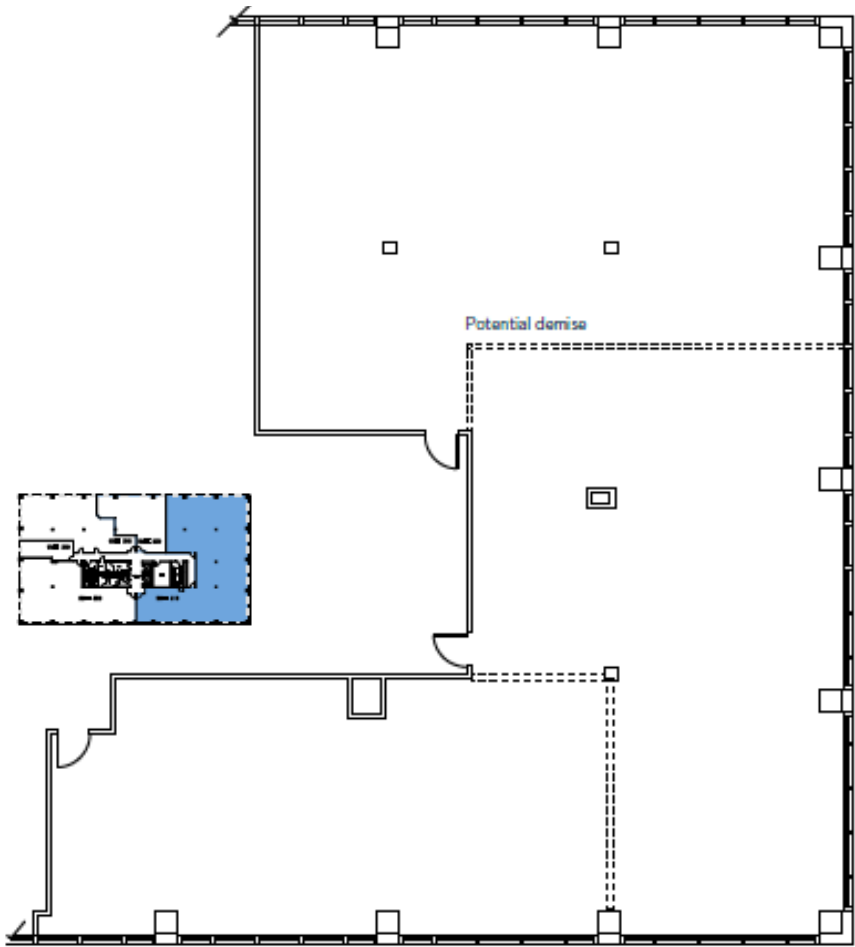
<i>Suite</i>	<i>RSF</i>
250	2,004



AVAILABLE IMMEDIATELY
Fully built out with furniture available

8130

<i>Suite</i>	<i>RSF</i>
320	5,044

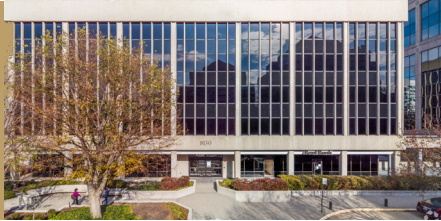
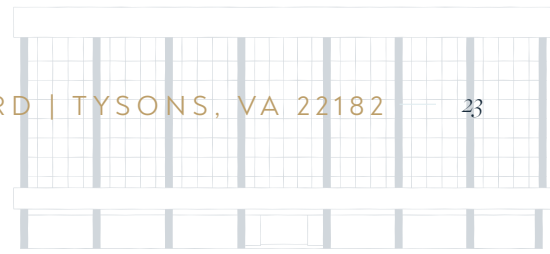


Divisible to 1,141 SF
Shell condition
Great views of Tysons
Abundant natural light

8130 BOONE BOULEVARD | TYSONS, VA 22182

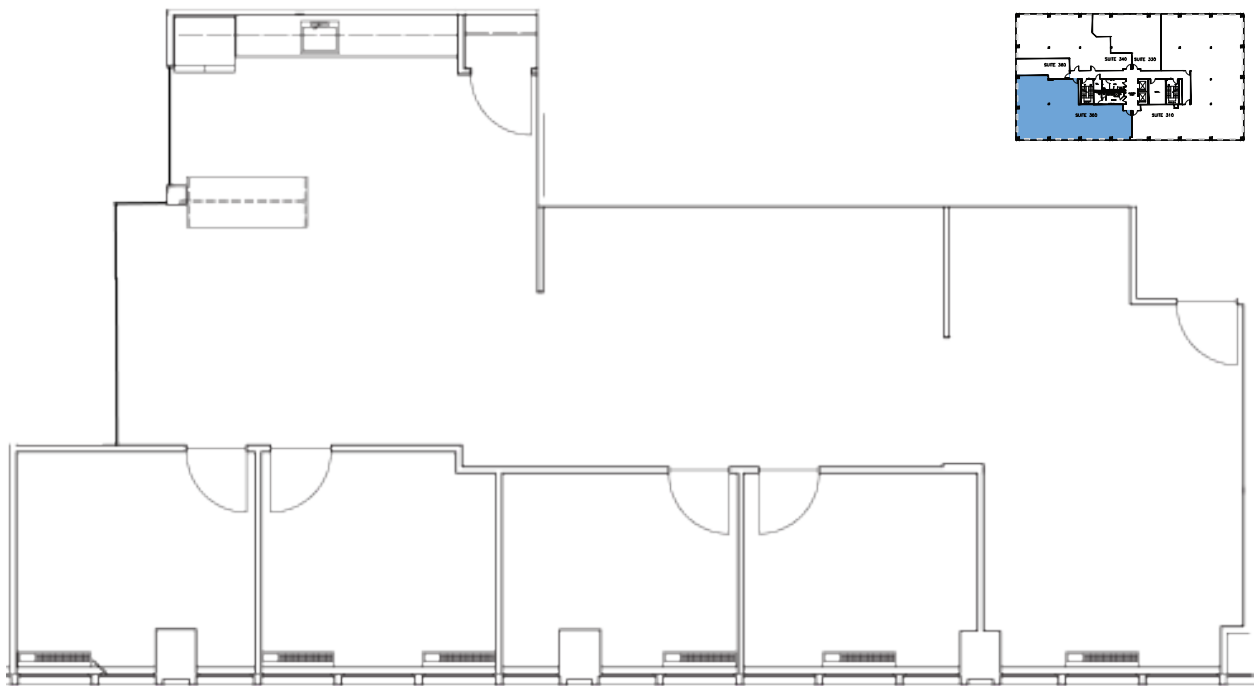
23

8130

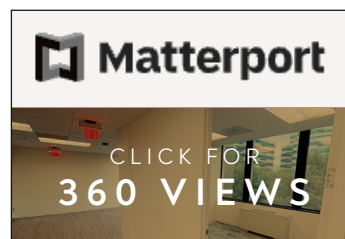


Spec Suite 350

1,766 RSF



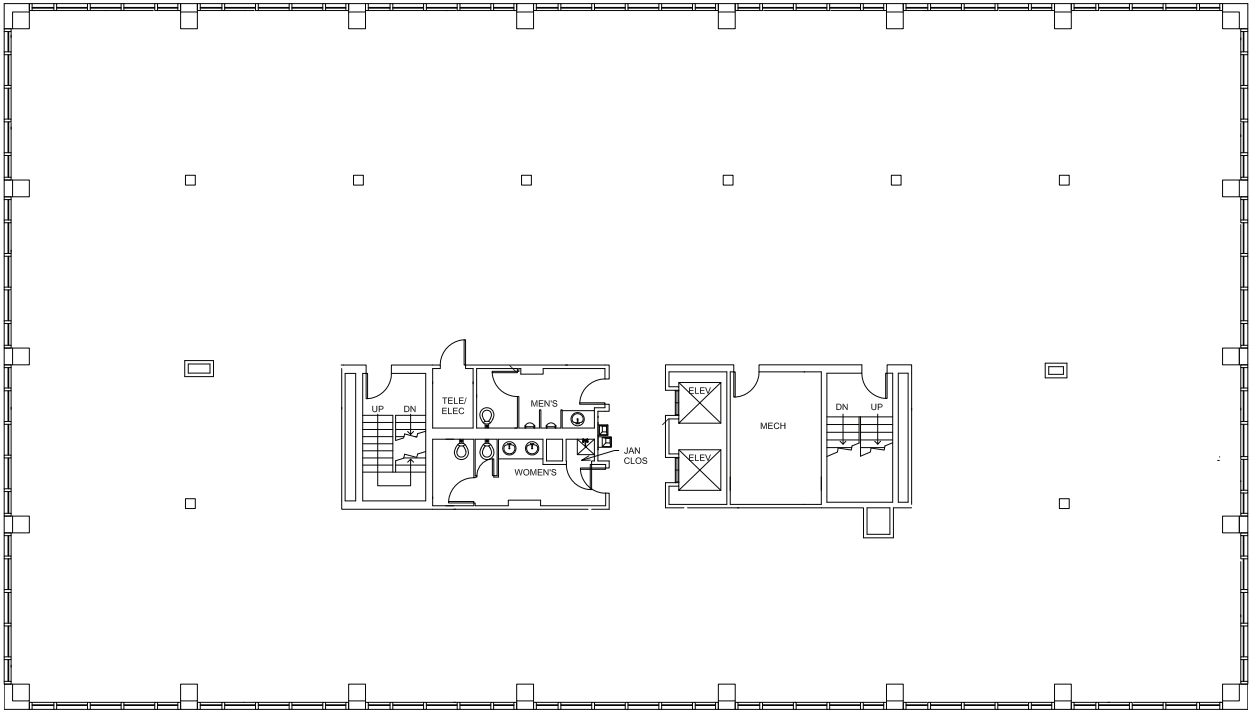
4 window lined offices
Open flexible workspace
Large conference room
Abundant natural light



FLOOR PLANS

8130

<i>Suite</i>	<i>RSF</i>
400	11,834



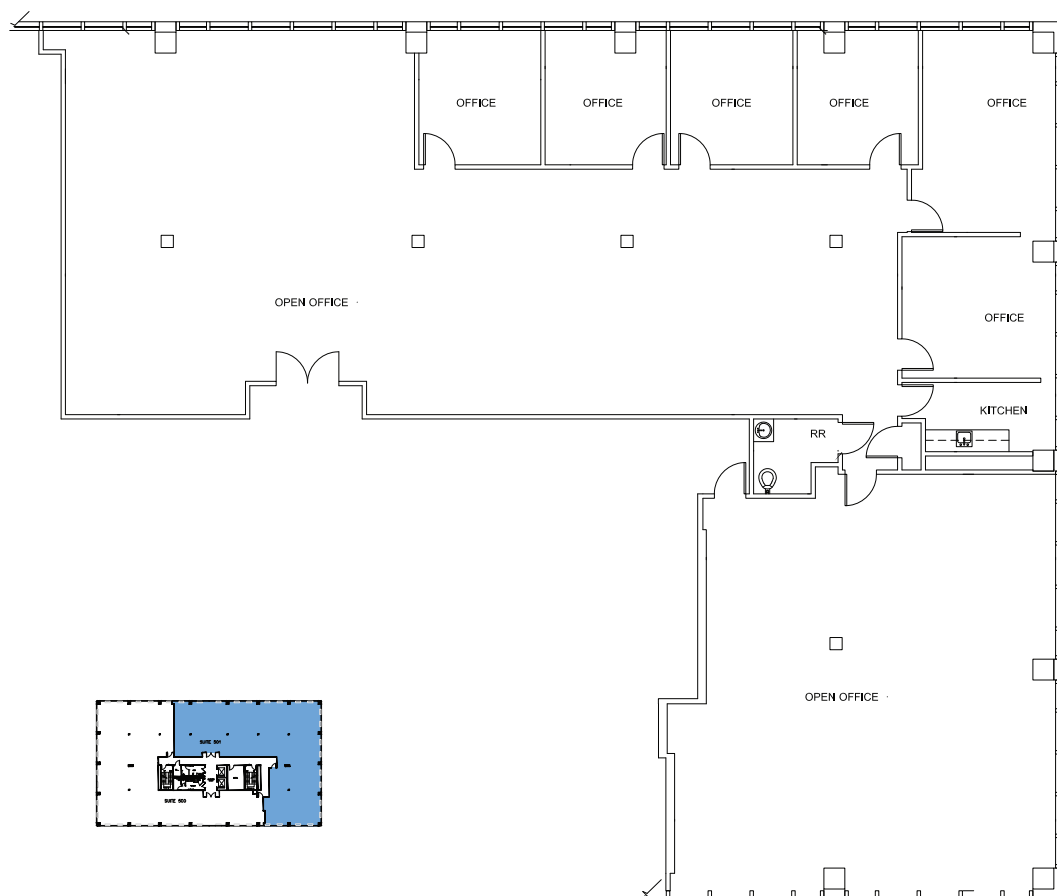
- Divisible
- Shell condition
- Full floor available
- Great views of Tysons

8130

*Suite**RSF*

510

5,974



Divisible

6 offices

Kitchen

Partial shell condition

Open flexible workspace

Great views of Tysons

8100 | 8130
BOONE blvd



BUILDING ALONGSIDE TRADITION

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COMSTOCK