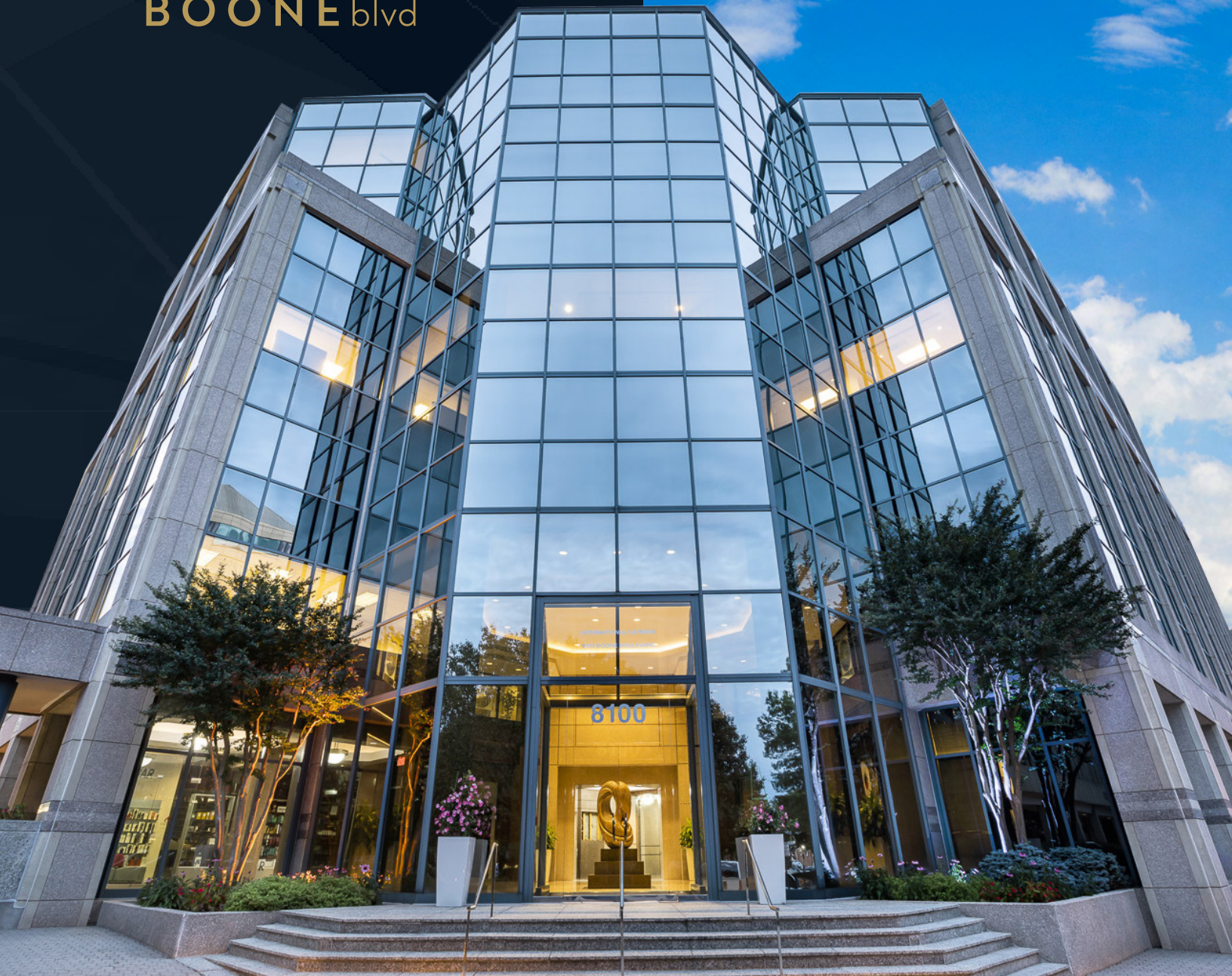


BUILDING ALONGSIDE TRADITION

8100 | 8130
BOONE blvd




STREAM


Gosnell
PROPERTIES



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 recently delivered

Brand new conference center recently delivered

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

8100 | 8130
BOONE blvd



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





On-Site Amenities



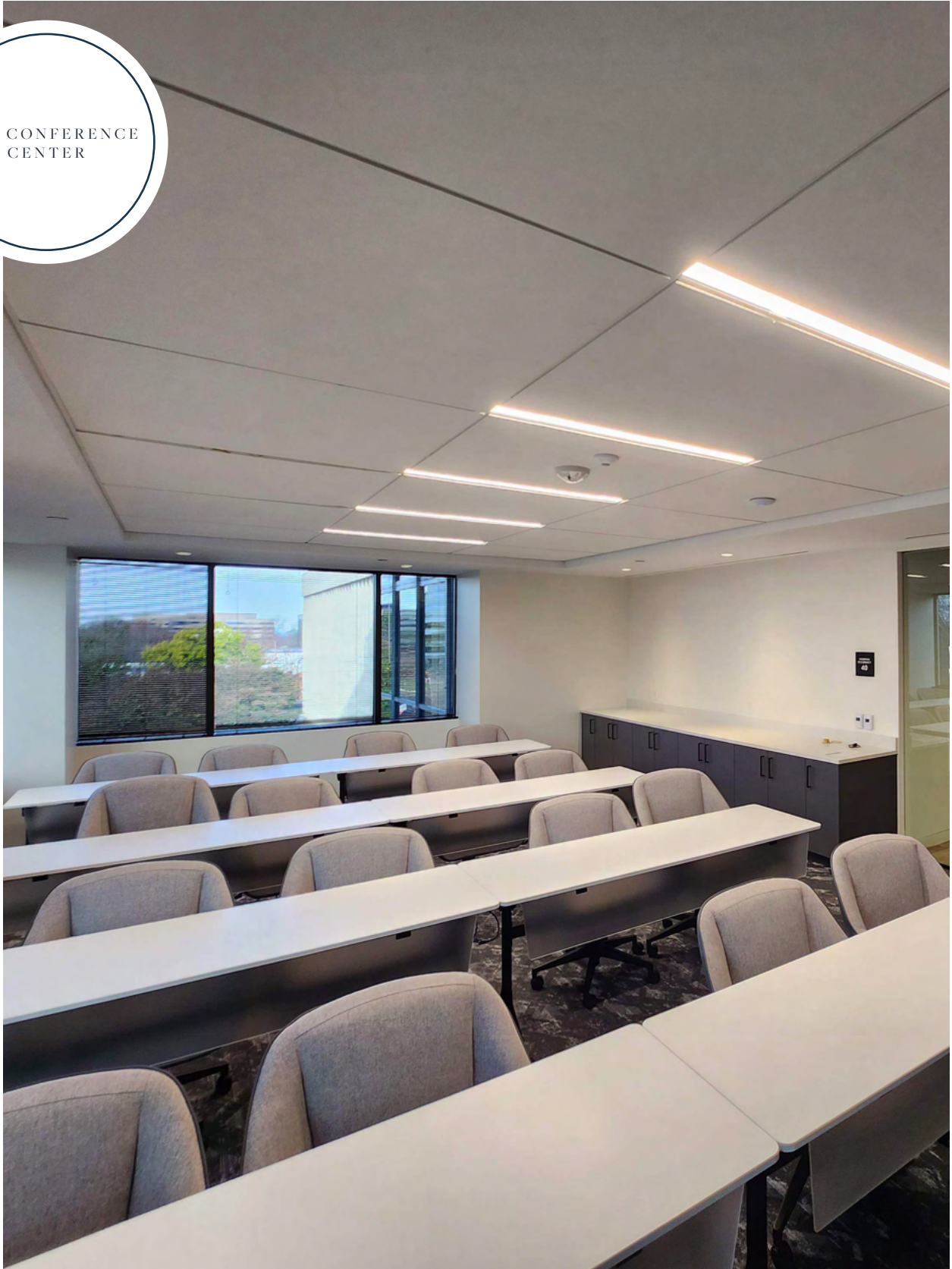
Recognized as a Top 10 Restaurant in the area by Northern Virginia Magazine.



NEW FITNESS
CENTER



NEW CONFERENCE
CENTER



SITE AMENITIES



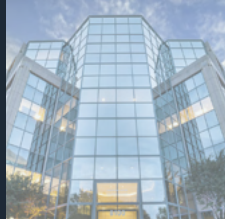
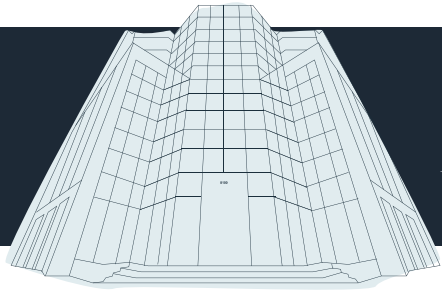


NOSTOS

NOSTOS

8100 BOONE BOULEVARD | TYSONS, VA 22182

Available Space



PH

7

SUITE 740
1,979 SF

6

SUITE 620
2,833 SF

SPEC SUITE 630
2,459 SF

SUITE 640
2,312 SF

5

4

SUITE 410
2,835 SF

SPEC SUITE 440
2,424 SF

CONFERENCE CENTER
RECENTLY DELIVERED

3

SUITE 340
2,073 SF

2

SUITE 230
3,287 SF

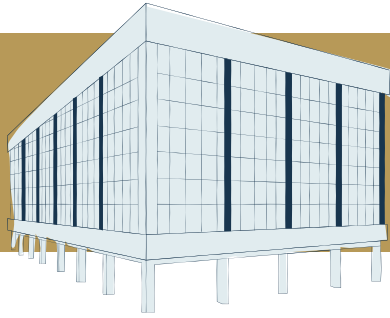
SUITE 240
3,277 SF

SUITE 250
1,377 SF

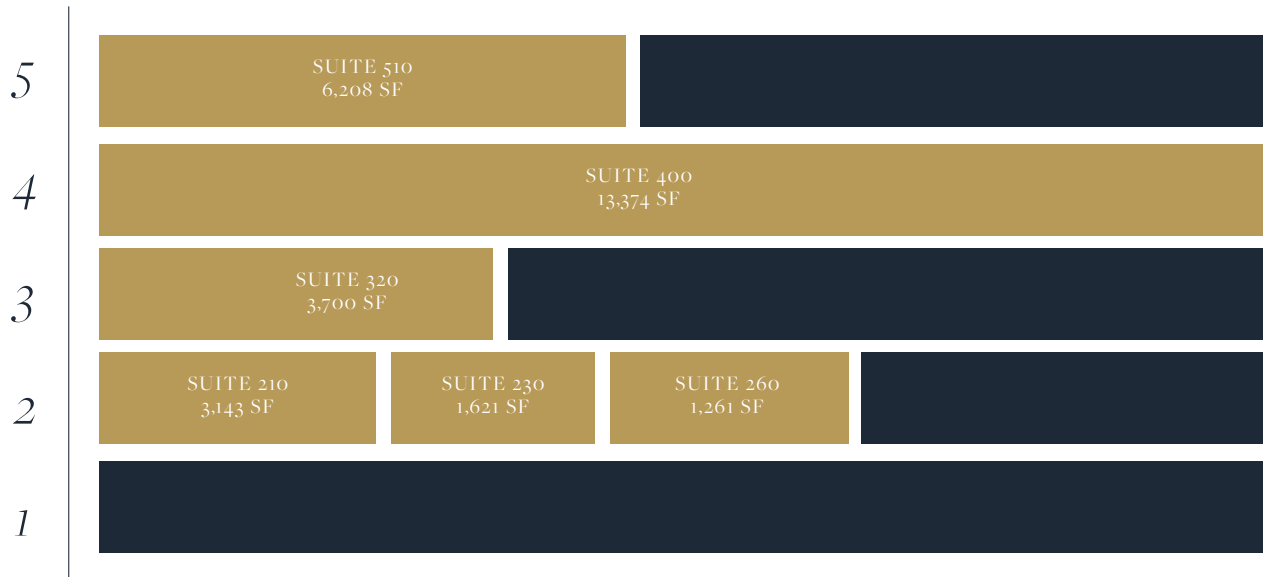
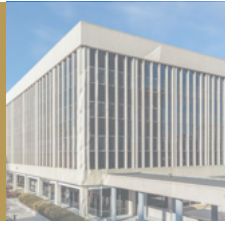
SUITE 270
1,135 SF

1

NOSTOS
RESTAURANT

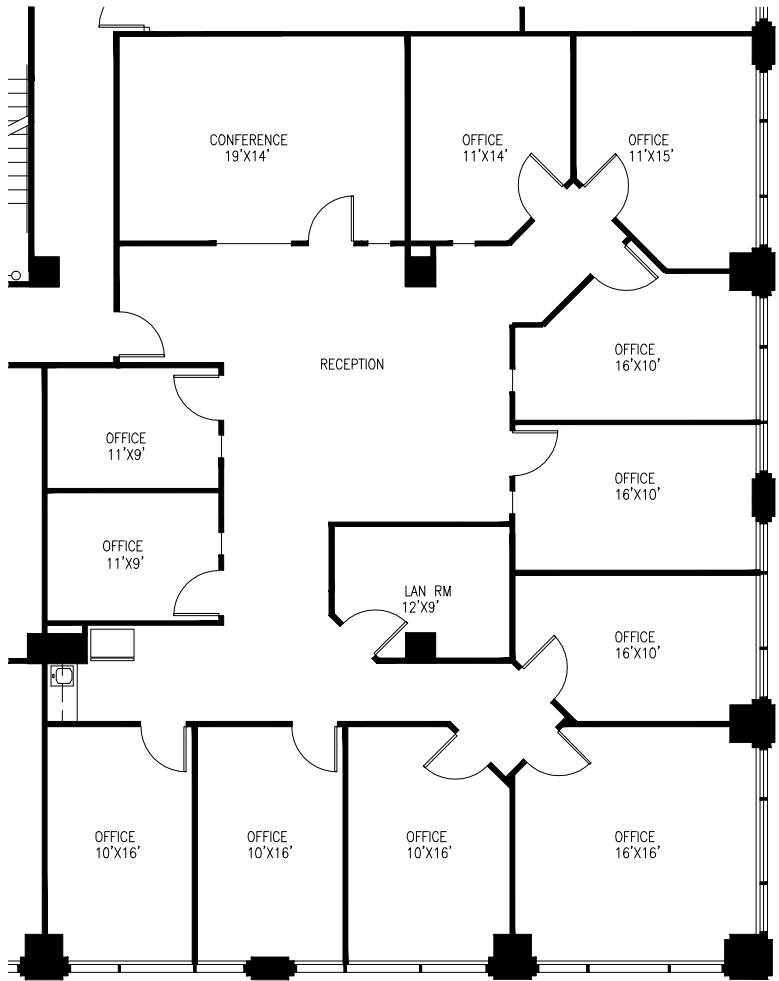


8130 BOONE BOULEVARD | TYSONS, VA 22182
Available Space



8100

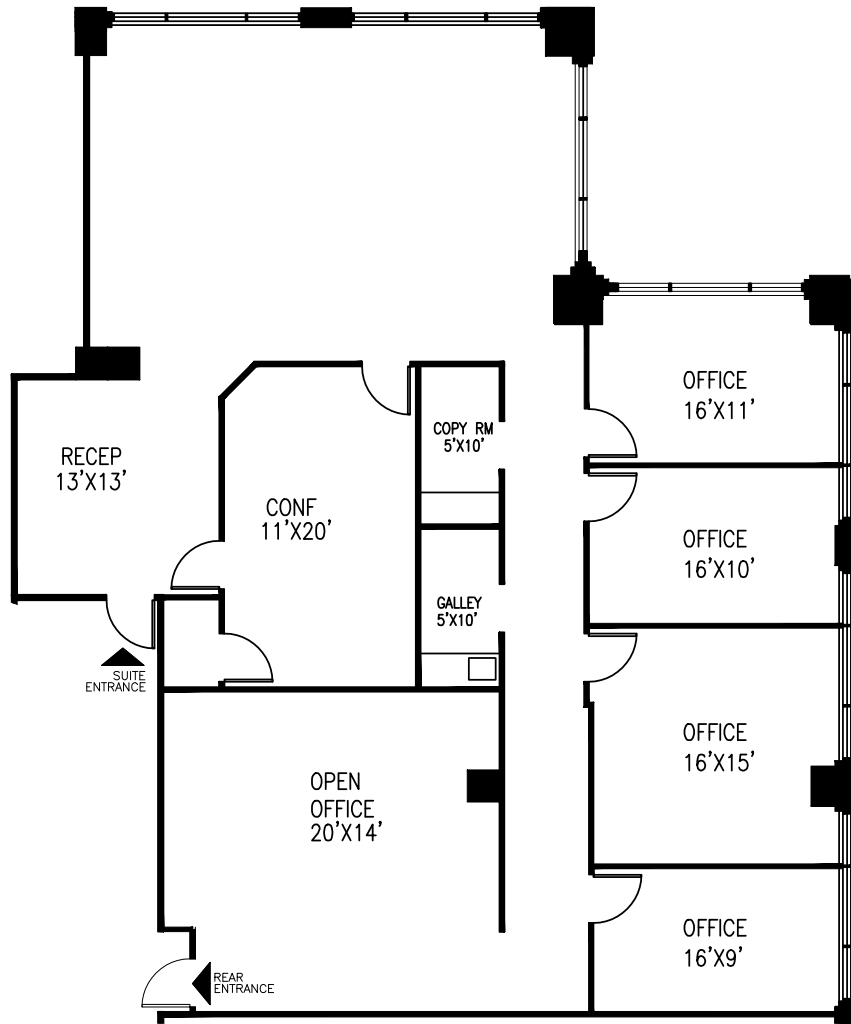
<i>Suite</i>	<i>RSF</i>
230	3,287 SF





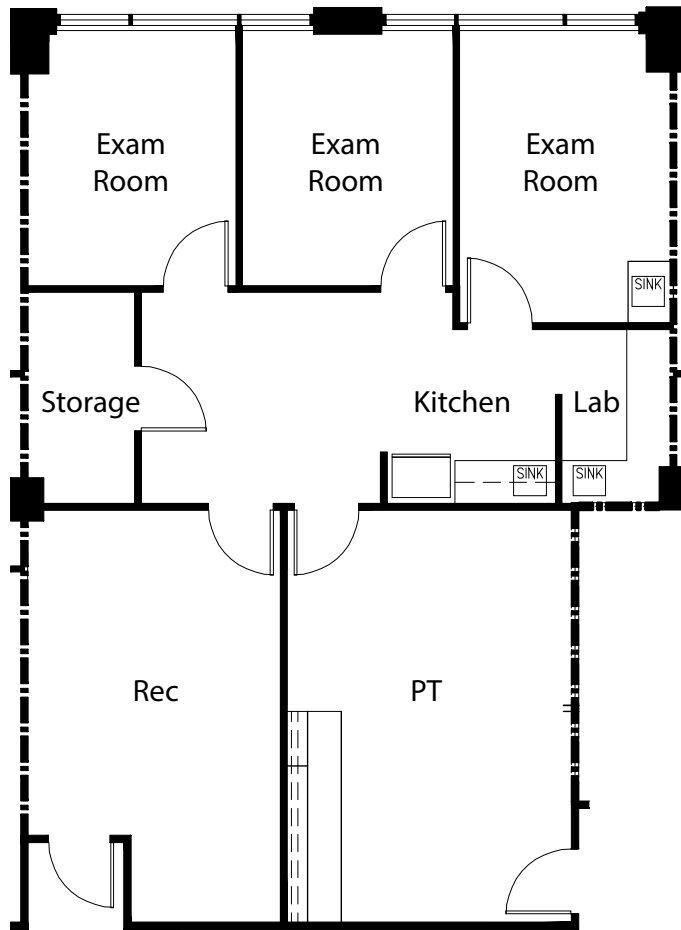
8100

<i>Suite</i>	<i>RSF</i>
240	3,277 SF



8100

<i>Suite</i>	<i>RSF</i>
250	1,377 SF



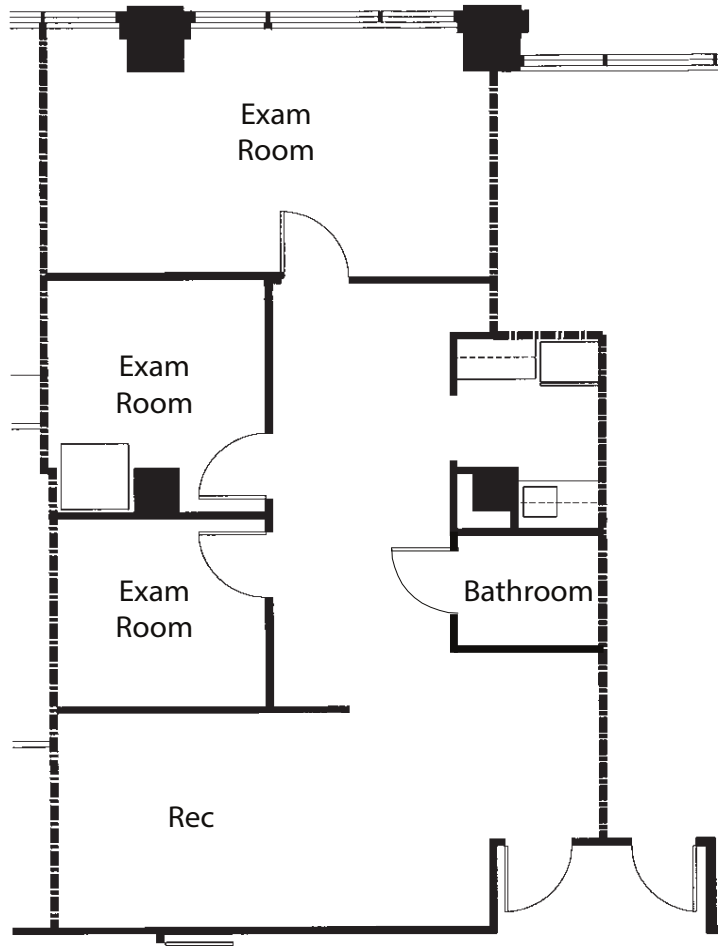
Fully Builtout medical space
3 exam rooms
Lab area
Open PT area

AVAILABLE JUNE 2024



8100

<i>Suite</i>	<i>RSF</i>
270	1,135 SF



- Fully Builtout medical space
- Bathroom within suite
- Three exam rooms
- Kitchen area

AVAILABLE FEBRUARY 2024

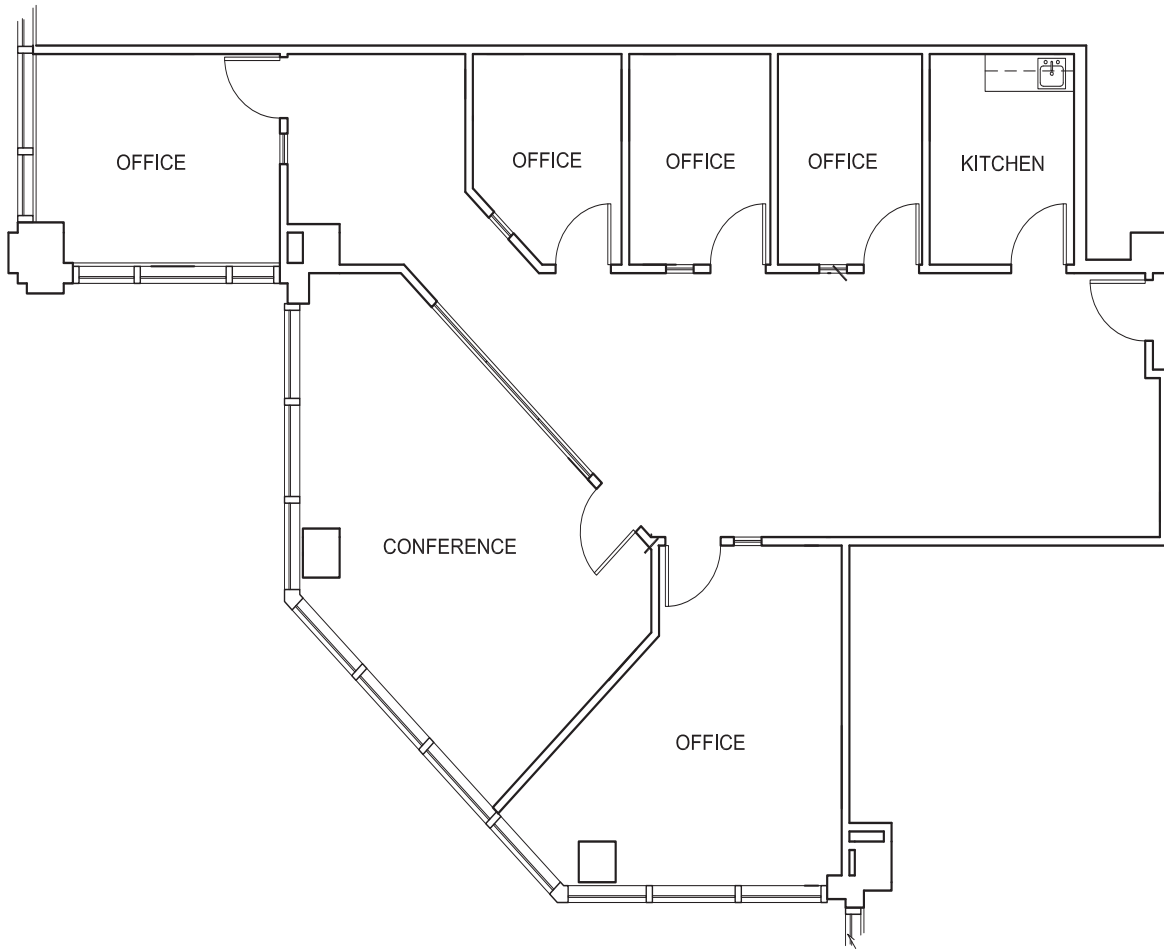
8100

Suite

RSF

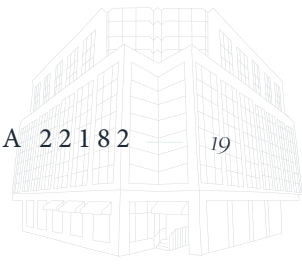
340

2,073



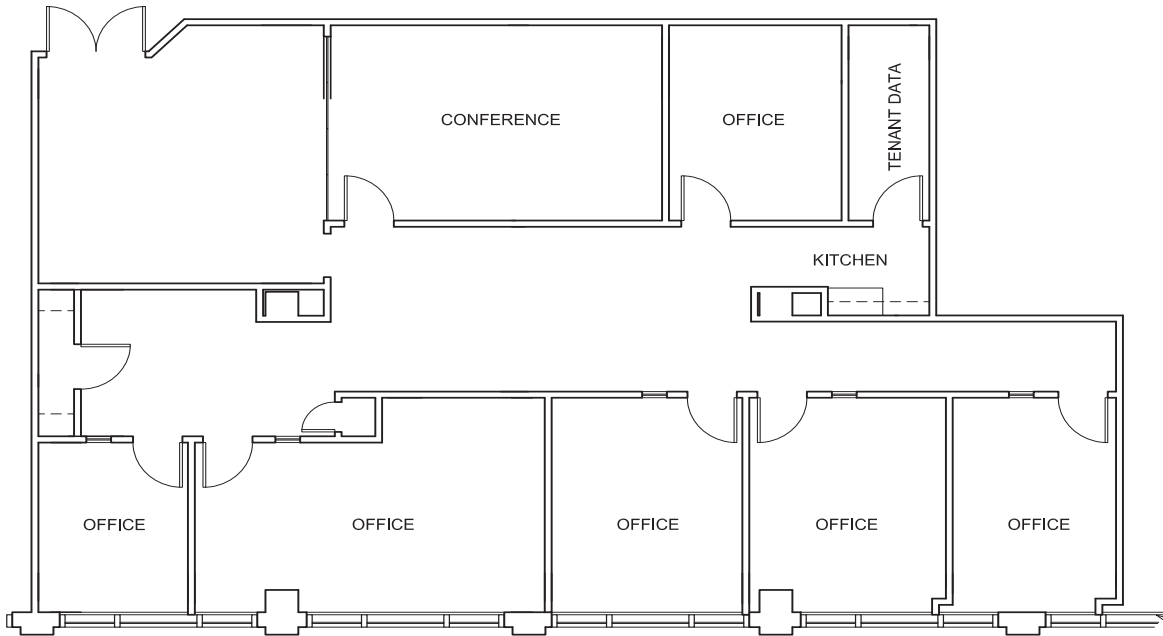
5 offices
conference room
kichenette
spacious reception area

AVAILABLE JULY 2024



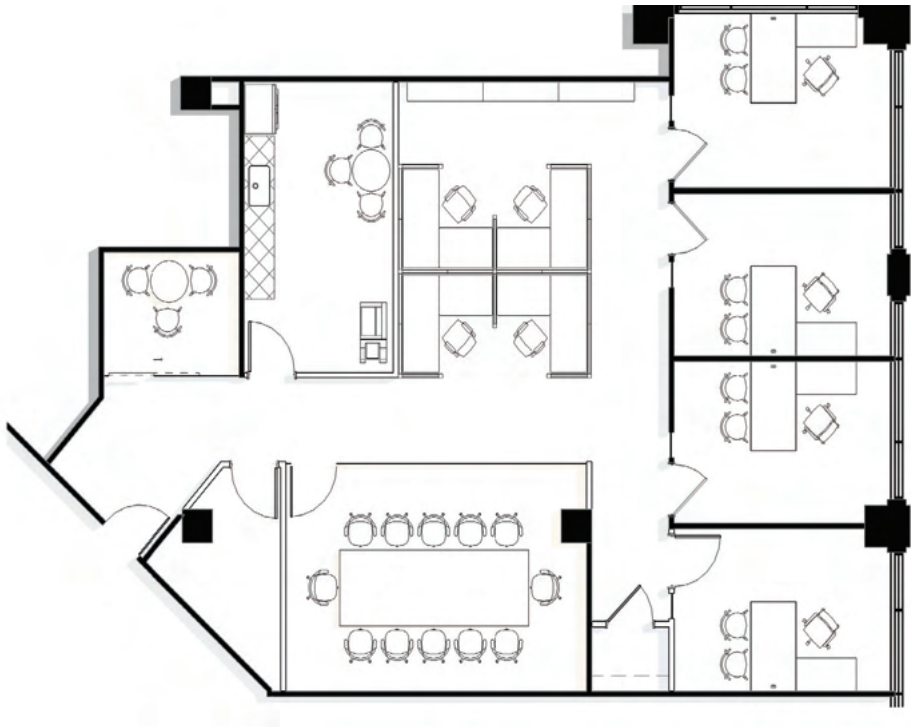
8100

<i>Suite</i>	<i>RSF</i>
410	2,835



8100

<i>Suite</i>	<i>RSF</i>
440	2,424



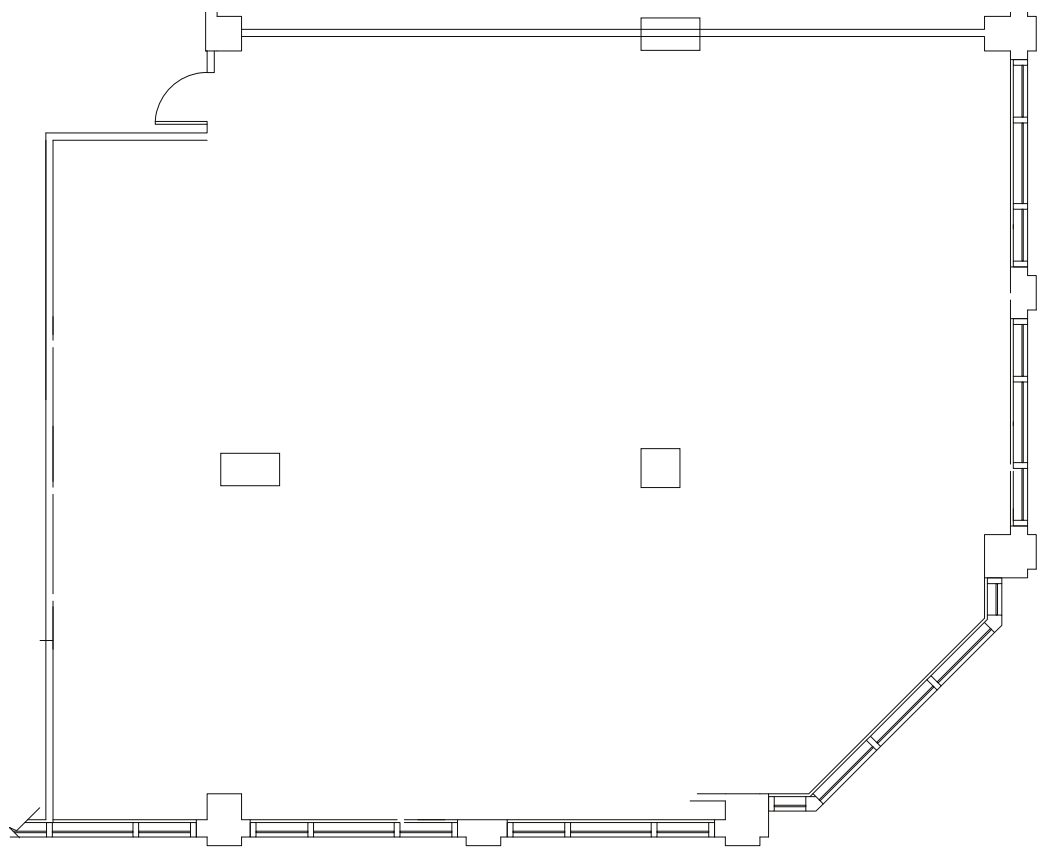
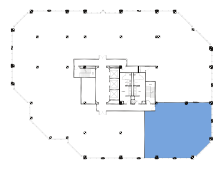
Fully Built Out
Spec Suite



8100

<i>Suite</i>	<i>RSF</i>
620	2,833

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

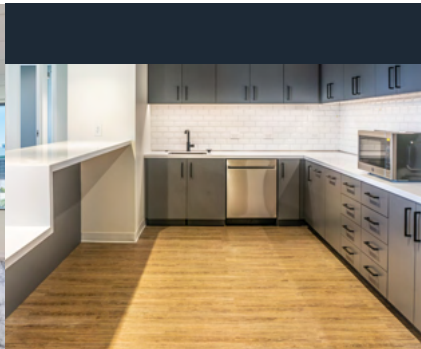


8100



Spec Suite 630

2,459 RSF

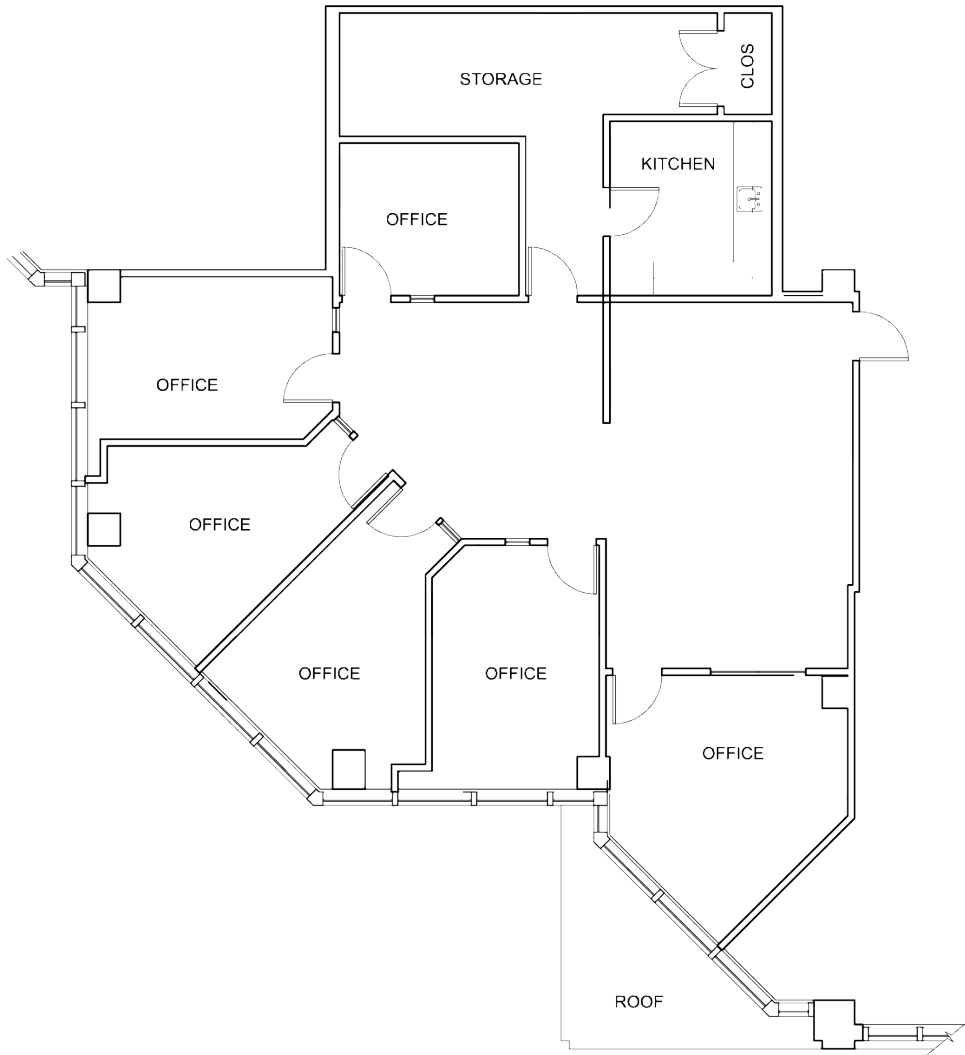


Spec Suite Finishes



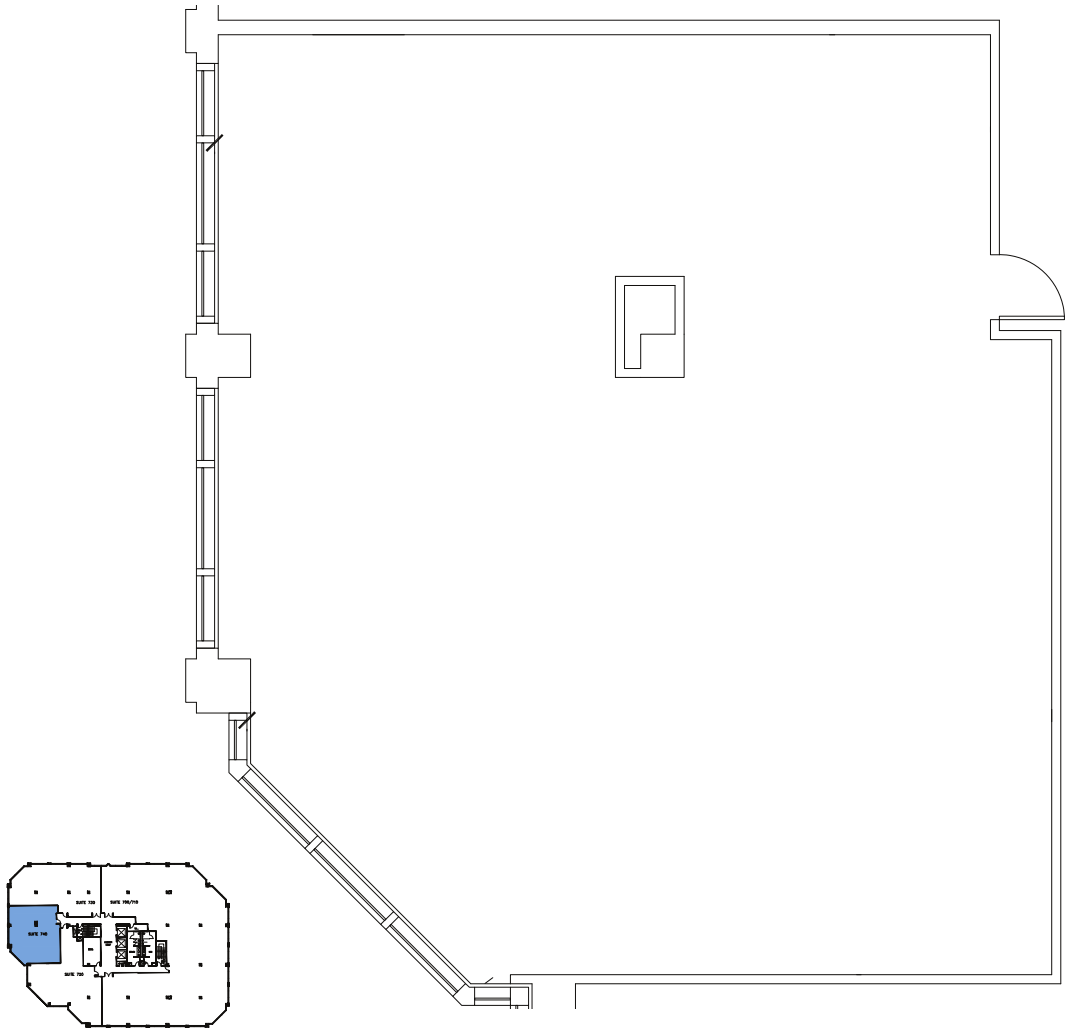
8100

<i>Suite</i>	<i>RSF</i>
640	2,312



8100

<i>Suite</i>	<i>RSF</i>
740	1,979



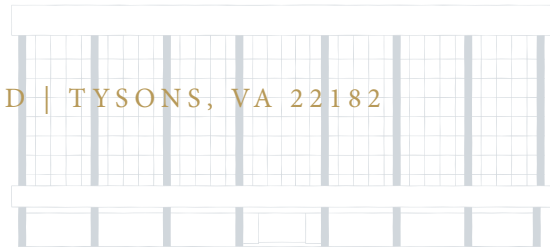
Shell condition
Great views of Tysons
Abundant natural light



830

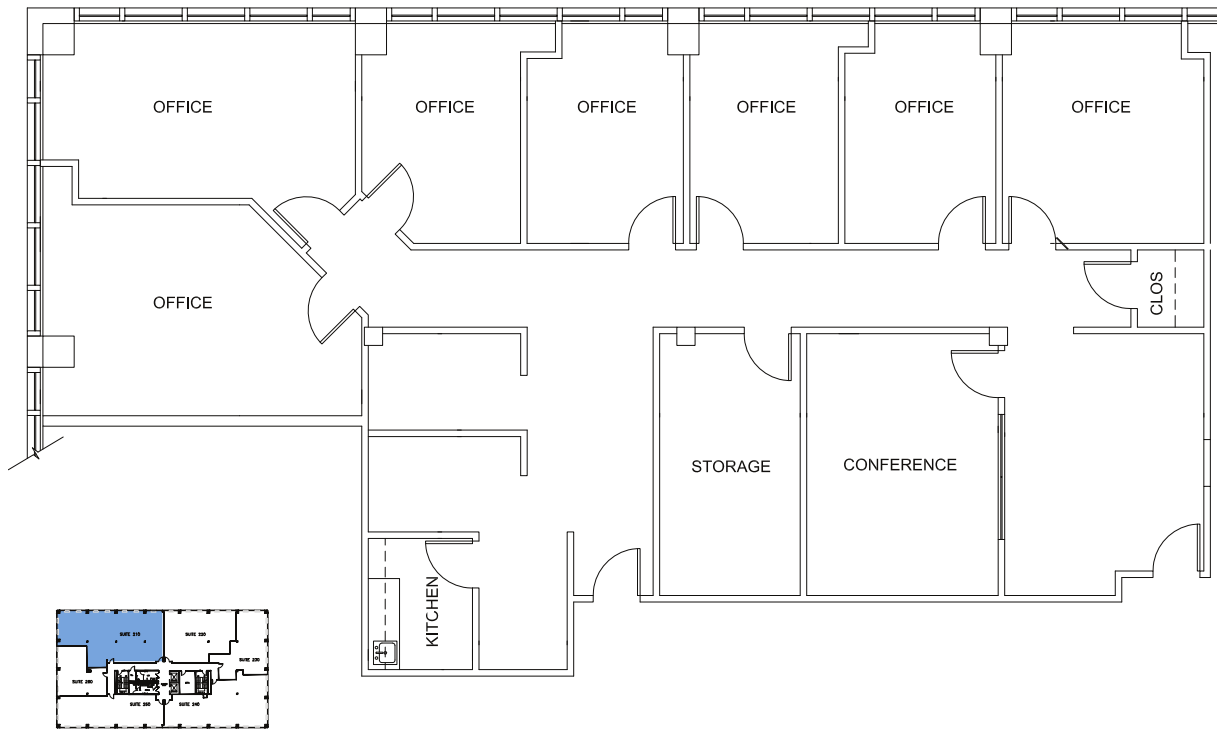
8300 Parkway

NO
PARKING
OR
STANDING



8130

<i>Suite</i>	<i>RSF</i>
210	3,143



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

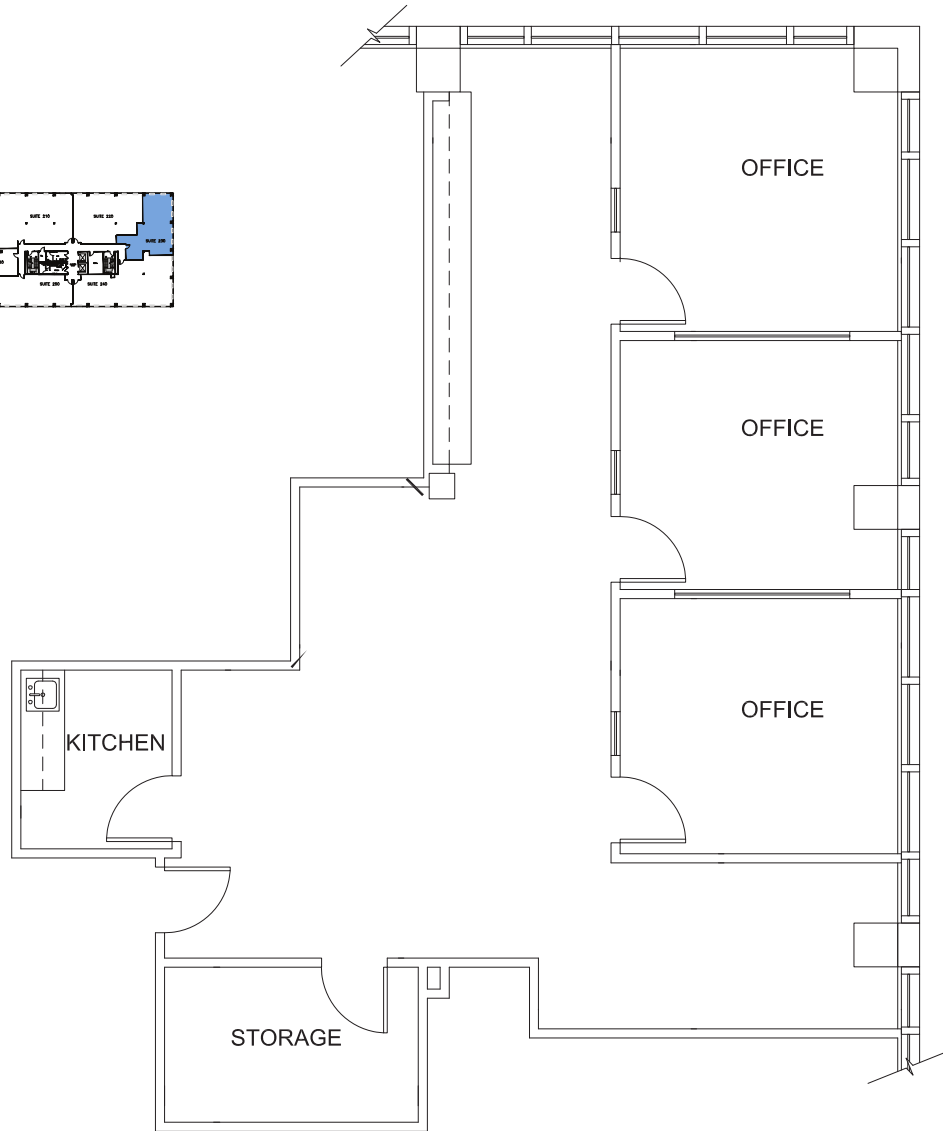
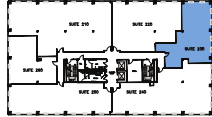
8130

Suite

RSF

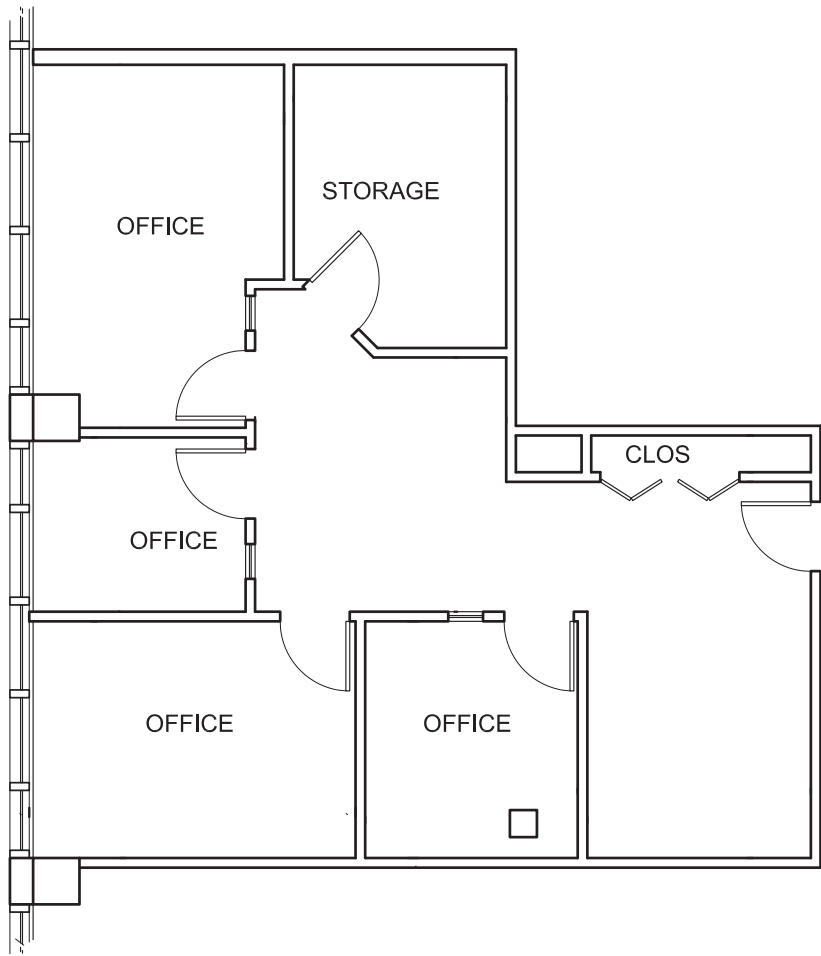
230

1,621



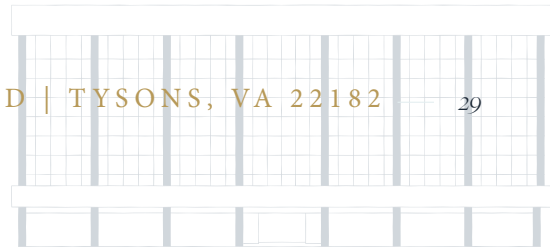
8130

<i>Suite</i>	<i>RSF</i>
260	1,261



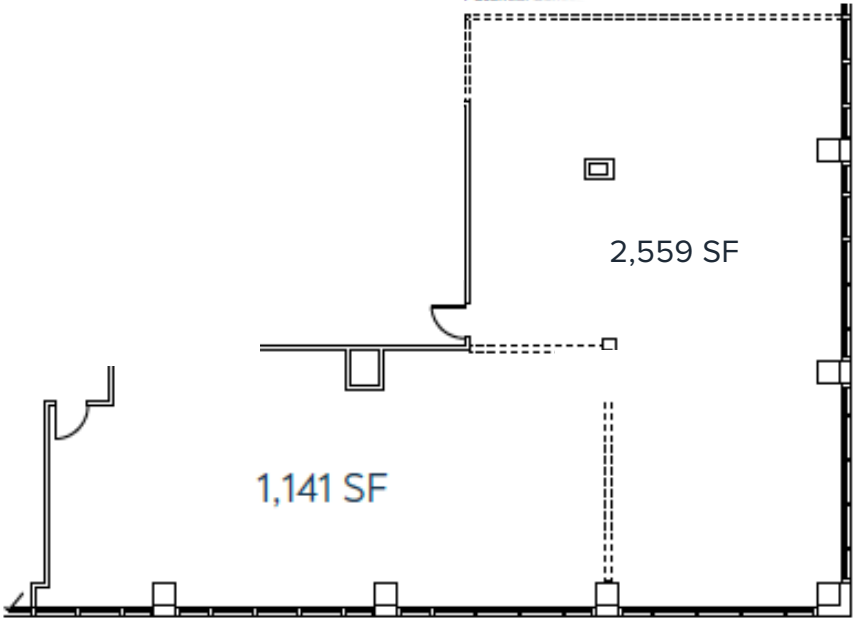
AVAILABLE JANUARY 2023

Office buildout with efficient layout



8130

<i>Suite</i>	<i>RSF</i>
320	3,700



Divisible to 1,141 SF

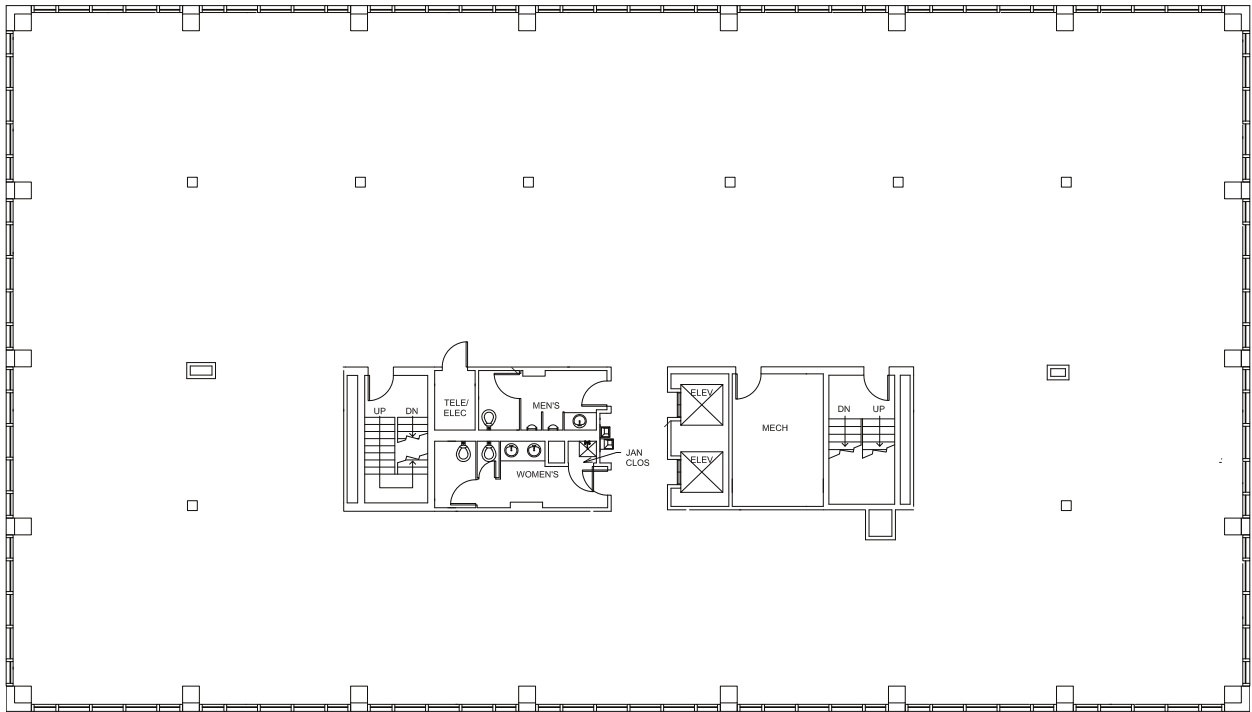
Shell condition

Great views of Tysons

Abundant natural light

8130

<i>Suite</i>	<i>RSF</i>
400	13,374



Divisible
Shell condition
Full floor available
Great views of Tysons

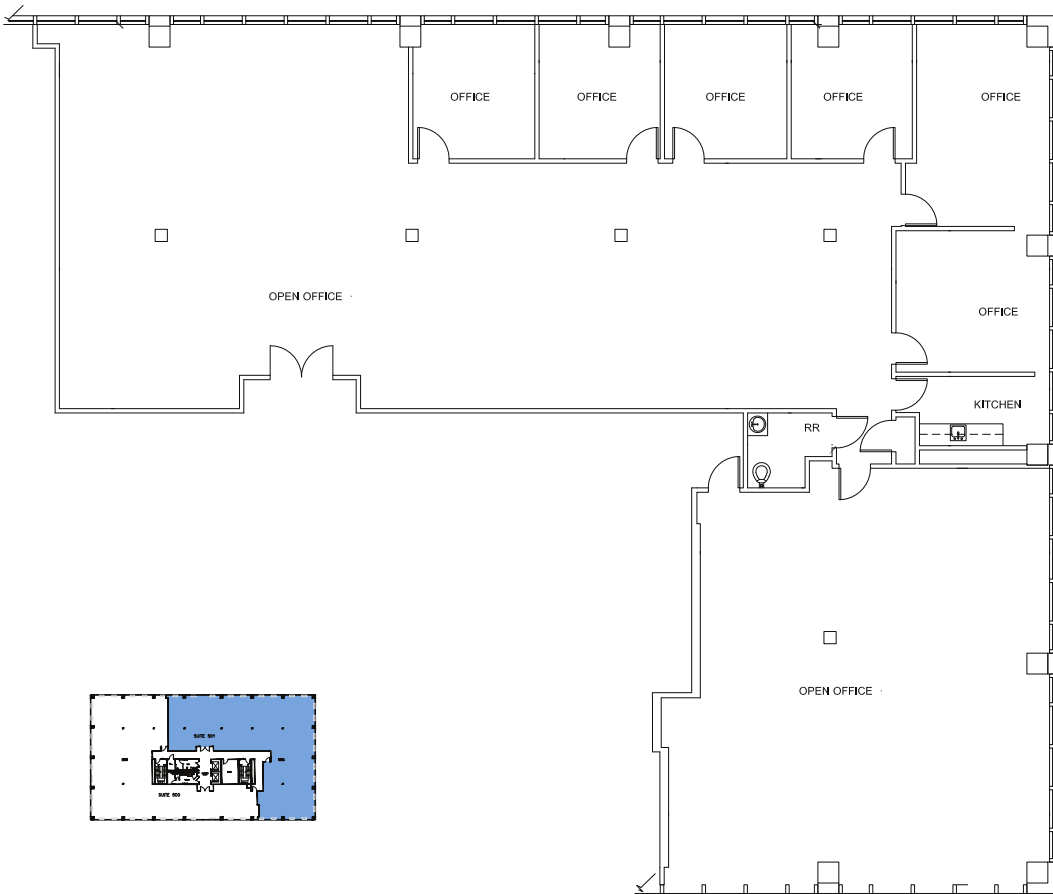
8130

Suite

RSF

510

6,208



Divisible

6 offices

Kitchen

Partial shell condition

Open flexible workspace

Great views of Tysons

8100 | 8130
BOONE blvd



Leasing Team

CARTER BYRNES

703.439.1096

carter.byrnesh@streamrealty.com

JACLYN PURZYCKI

703.463.9805

jaclyn.purzycki@streamrealty.com

BUILDING ALONGSIDE TRADITION

