

destination8000



8000 TOWERS CRESCENT DRIVE – VIENNA, VA 22182

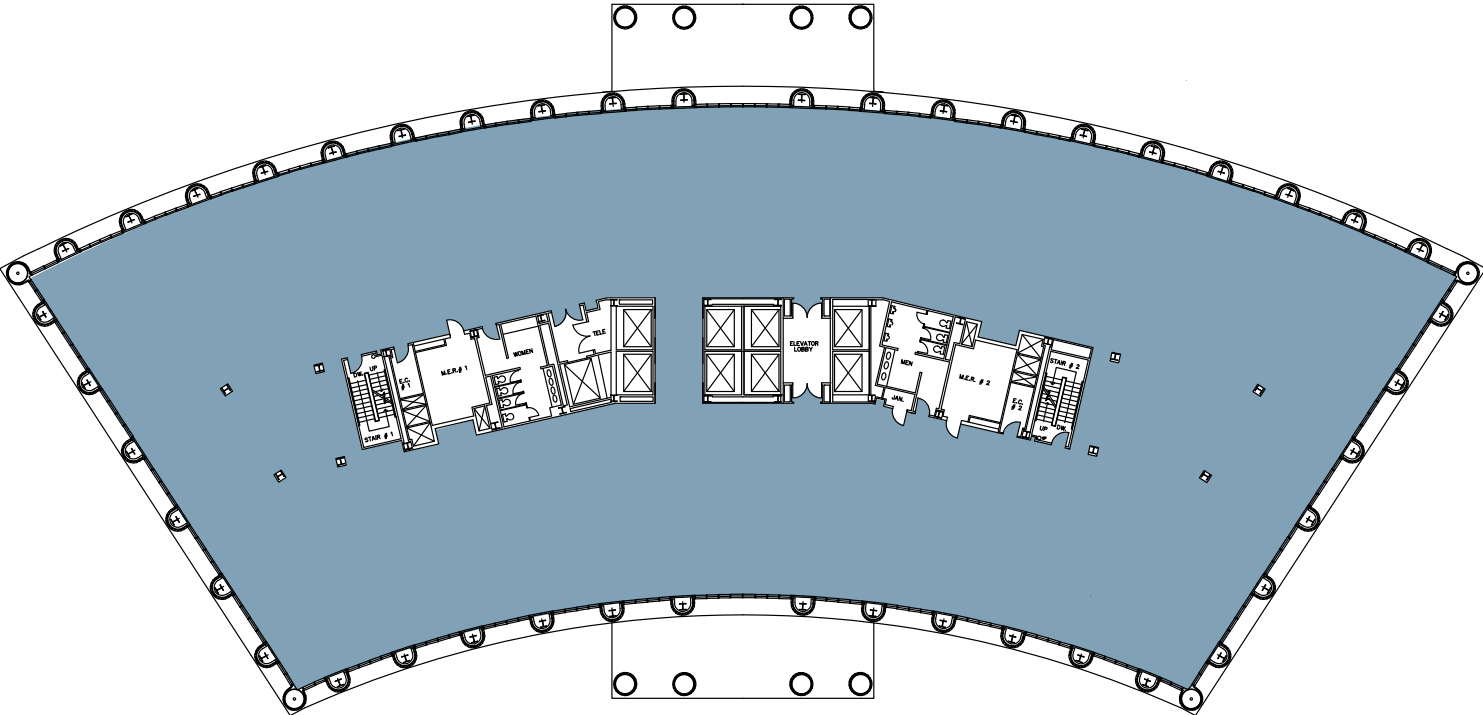


about 8000

- 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 of 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, on-site day care, lobby shop, courier service, ATM, fitness center, dry cleaners
- DEVELOPMENT TEAM:** J.T.L. Tycon Development
- ARCHITECT:** Phillip Johnson with John Burgee Architects
- ENGINEERS:** Cossentini & Associates

A TYSONS CORNER LANDMARK,
TOWERS CRESCENT
IS THE NEW CITY CENTER
AND HEART OF NORTHERN VIRGINIA'S
MOST DYNAMIC COMMERCIAL HUB.



TYPICAL FLOOR PLAN – OFFICE