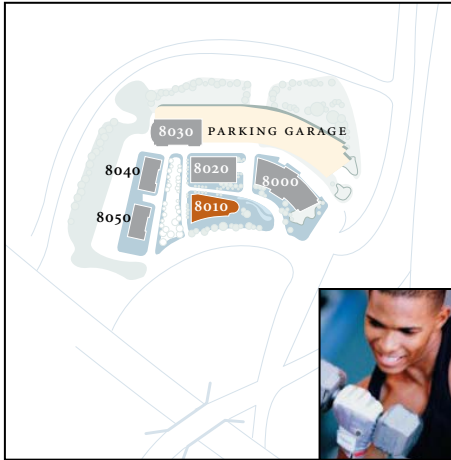




destination8010



8010 TOWERS CRESCENT DRIVE – VIENNA, VA 22182



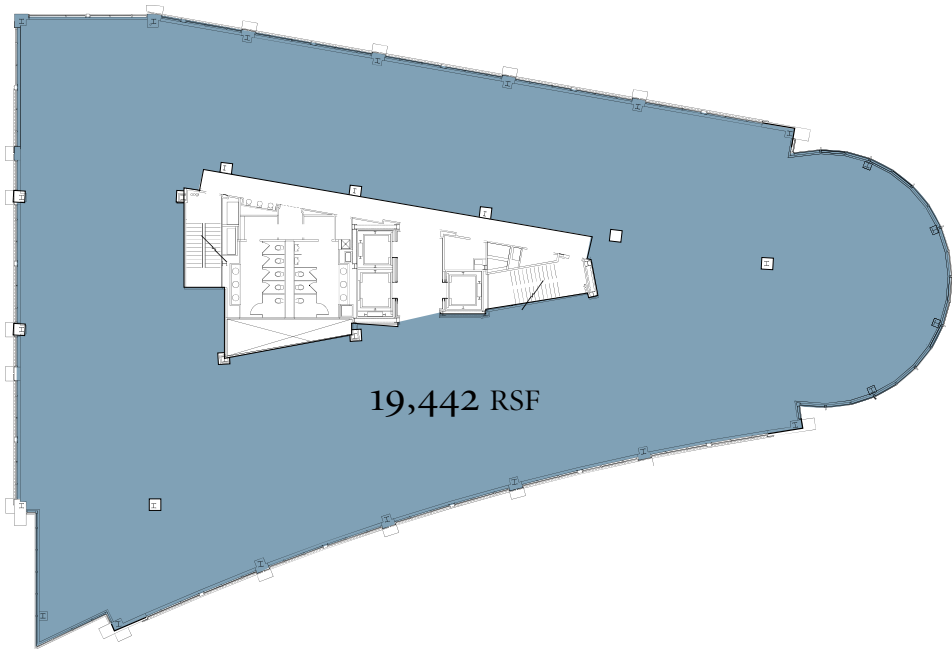
about 8010

- BUILDING SIZE:** 93,308 Rentable Square Feet, five (5) floors
- TYPICAL FLOOR SIZE:** 19,442 Rentable Square Feet
- CORE FACTOR:** Approximately 5.7% on single tenant floors
Approximately 8.2% on multi-tenant floors
- COLUMN SPACING:** 30' x 40' column free span from core to perimeter wall
- CEILING HEIGHT:** 9'0" 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
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
265/480 volt High Voltage panel and 120/208 volt Low Voltage panel on each floor
- ELEVATORS:** Four (3 passenger, 1 freight/passenger)
All elevators service all office floors and the garage level
- PARKING:** 3.25 spaces per 1,000 sq.ft. on the 1st level of the below grade garage
- 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:** 7:00 a.m.– 11:00 p.m. Monday through Friday
7:00 a.m.– 12:00 noon on Saturday
- DEVELOPMENT TEAM:** Quadrangle Development Corporation and AEW Capital Management
- ARCHITECT:** RTKL
- ENGINEERS:** Engineering Design Group

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



GROUND FLOOR PLAN – RETAIL



TYPICAL FLOOR PLAN – OFFICE