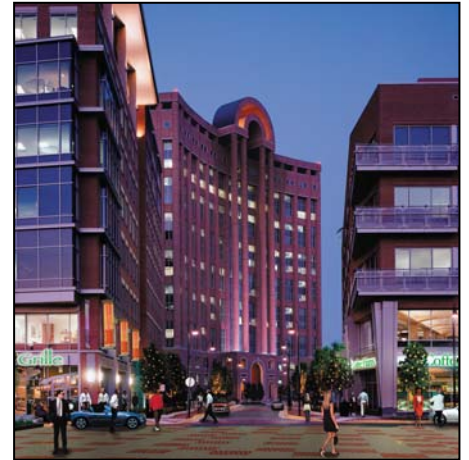
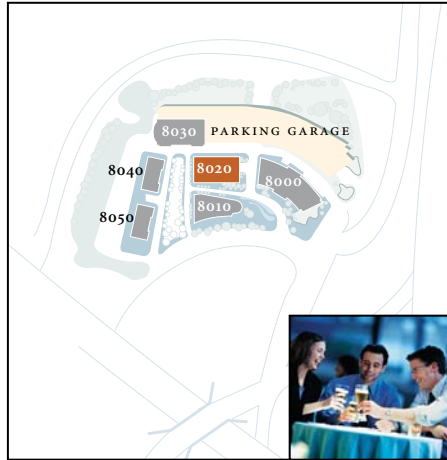




# destination8020



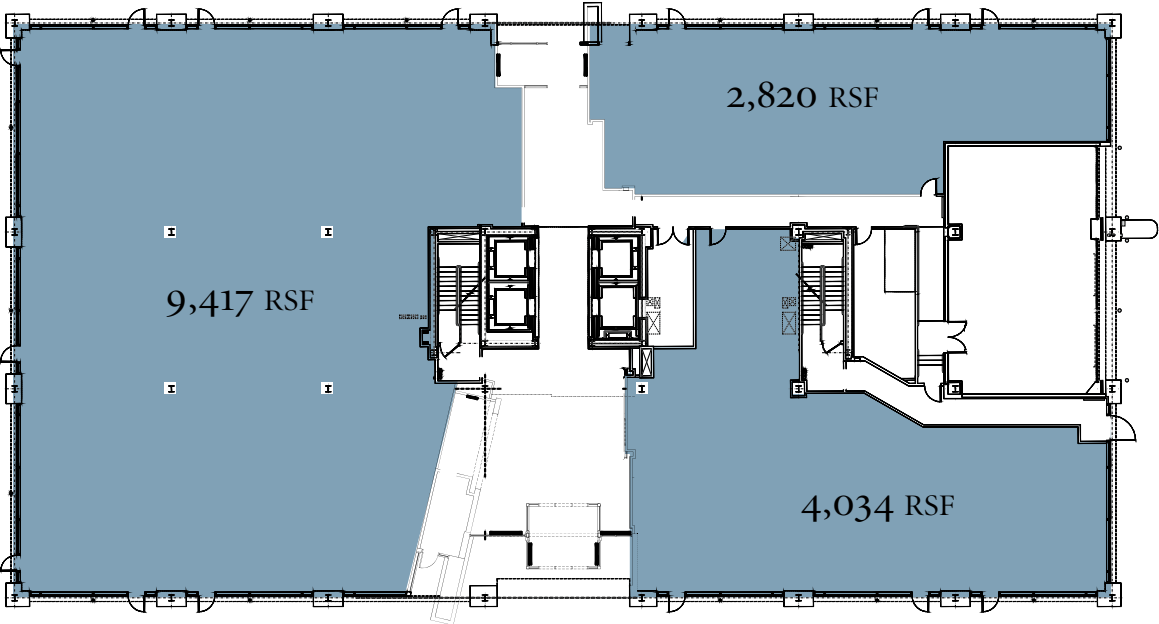
8020 TOWERS CRESCENT DRIVE – VIENNA, VA 22182



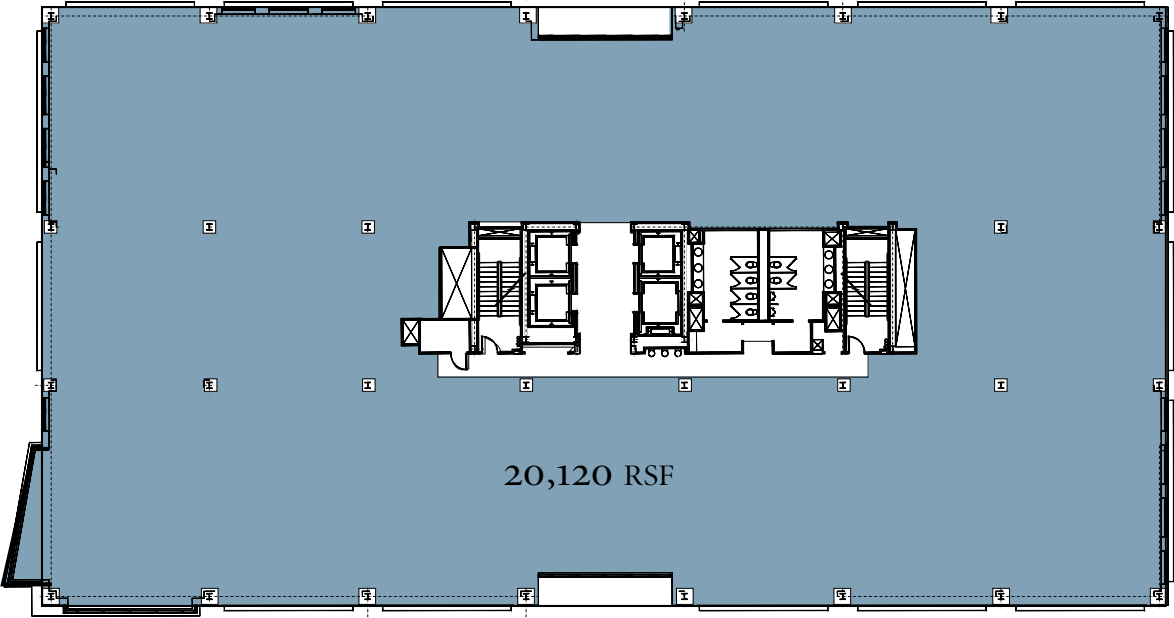
about 8020

- BUILDING SIZE:** 195,231 Rentable Square Feet, nine (9) floors
- TYPICAL FLOOR SIZE:** 23,120 Rentable Square Feet
- CORE FACTOR:** Approximately 5.7% on single tenant floors  
Approximately 9.4% on multi-tenant floors
- COLUMN SPACING:** 30' x 40'
- CEILING HEIGHT:** 9'0" finished
- HVAC:** VAV system with one (1) VAV Box per 450 square feet on 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  
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 levels
- PARKING:** 3.25 spaces per 1,000 sq.ft.  
Three (3) levels of below grade structured parking
- 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, Inc.

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**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