

TYSONS POINTE

8300 GREENSBORO
&
1600 INTERNATIONAL

CONNECTED.
INSPIRED.
READY FOR
TOMORROW.

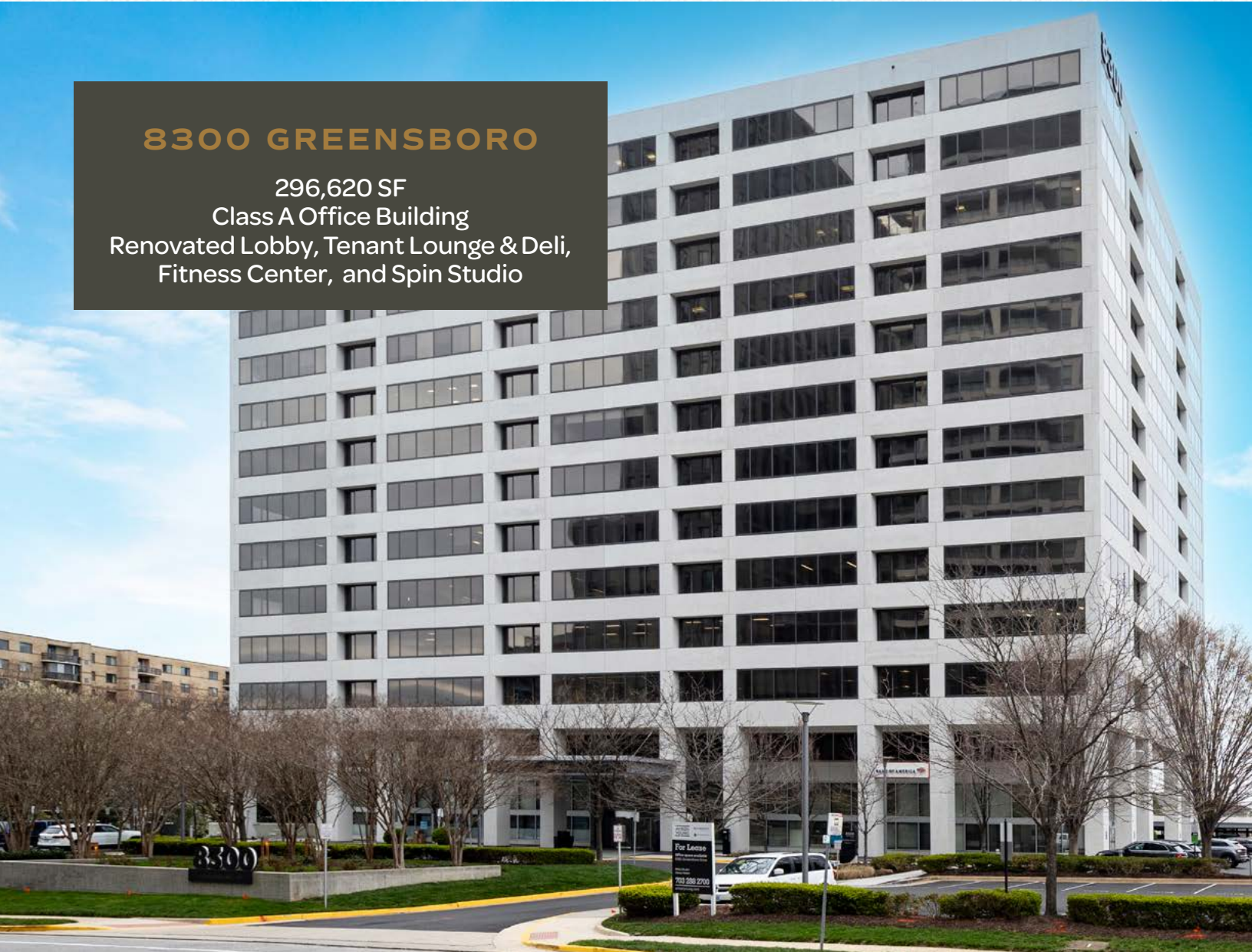


CUSHMAN &
WAKEFIELD

THE BEST OF
BOTH WORLDS
SET IN THE NEW ERA OF TYSON

8300 GREENSBORO

296,620 SF
Class A Office Building
Renovated Lobby, Tenant Lounge & Deli,
Fitness Center, and Spin Studio



1600 INTERNATIONAL

90,432 SF
Class A Office Building
Revitalized Lobby



AN AMENITY NETWORK AT YOUR FINGERTIPS

At Tysons Pointe, we deliver more than just office space—we offer a dynamic work-life environment. Take advantage of our on-site conveniences, including a full-service café, fitness center with a spin studio, conference facilities, access to a scenic rooftop, and an indoor/outdoor lounge designed for both work and relaxation. Additional nearby services include banking, dry cleaning, wellness studios, a UPS Store, and a salon.



NEXT-LEVEL DESIGN

- Inviting lobbies with a hotel-inspired aesthetic
- Luxury wellness amenities thoughtfully designed for comfort and rejuvenation
- Picturesque rooftop offering panoramic views

ADAPTABLE WORKSPACES

- Inviting lobbies with a hotel-inspired aesthetic
- Luxury wellness amenities thoughtfully designed for comfort and rejuvenation
- Picturesque rooftop offering panoramic views

HEALTH & WELLNESS

- Serene yoga room for relaxation and mindfulness
- Spin studio featuring Peloton bikes for energizing workouts
- Locker rooms complete with towel service and full amenities
- Cutting-edge fitness center designed to meet all your workout needs

LIVE YOUR LIFE AT TYSONS POINTE

FROM SUNRISE TO SUNSET AT THE BORO



7AM

Metro from Greensboro Metro Station to your favorite workout class at F45



8AM

Stop by Paris Baguette for a quick pick me up

9AM

Meet with a client in our beautifully designed conference center



12PM

Take your lunch from Flower Child to the outdoor lounge and enjoy the day



2PM

Stretch it out between meetings at our high-end yoga room



5PM

Stop by Tysons Galleria for a quick errand and head over to Happy Hour at North Italia



7PM

Grab your weekly groceries on your way home from Whole Foods



THE COMMUNITY

THAT IS BUILT IN

ENERGY FLOWING | BUSTLING RETAIL
LUXURY CONVENIENCES | DIRECT ACCESS

● RETAIL

- 1 Paper Source
- 2 Whole Foods
- 3 Ethan Allen
- 4 Colour Bar Studio
- 5 MyEyeDR
- 6 F45Training
- 7 FedEx
- 8 Bank of America

● RESTAURANTS

- 9 High Point Pub
- 10 North Italia
- 11 Genji Izakaya
- 12 Jeni's Splendid Ice Cream
- 13 Poki DC
- 14 Santouka Ramen
- 15 Fish Taco
- 16 Flower Child
- 17 Circa
- 18 Paris Baguette
- 19 El Bebe



EXTENSIVE RETAIL NETWORK & TRANSIT ACCESS

COMMUTER HIGHLIGHTS

- Direct Access to 495
- Walkable to Greensboro Metro
- 5 Minutes to the Toll Road
- 15 Minutes to Dulles International
- 20 Minutes to Regan National Airport
- 25 Minutes to DC

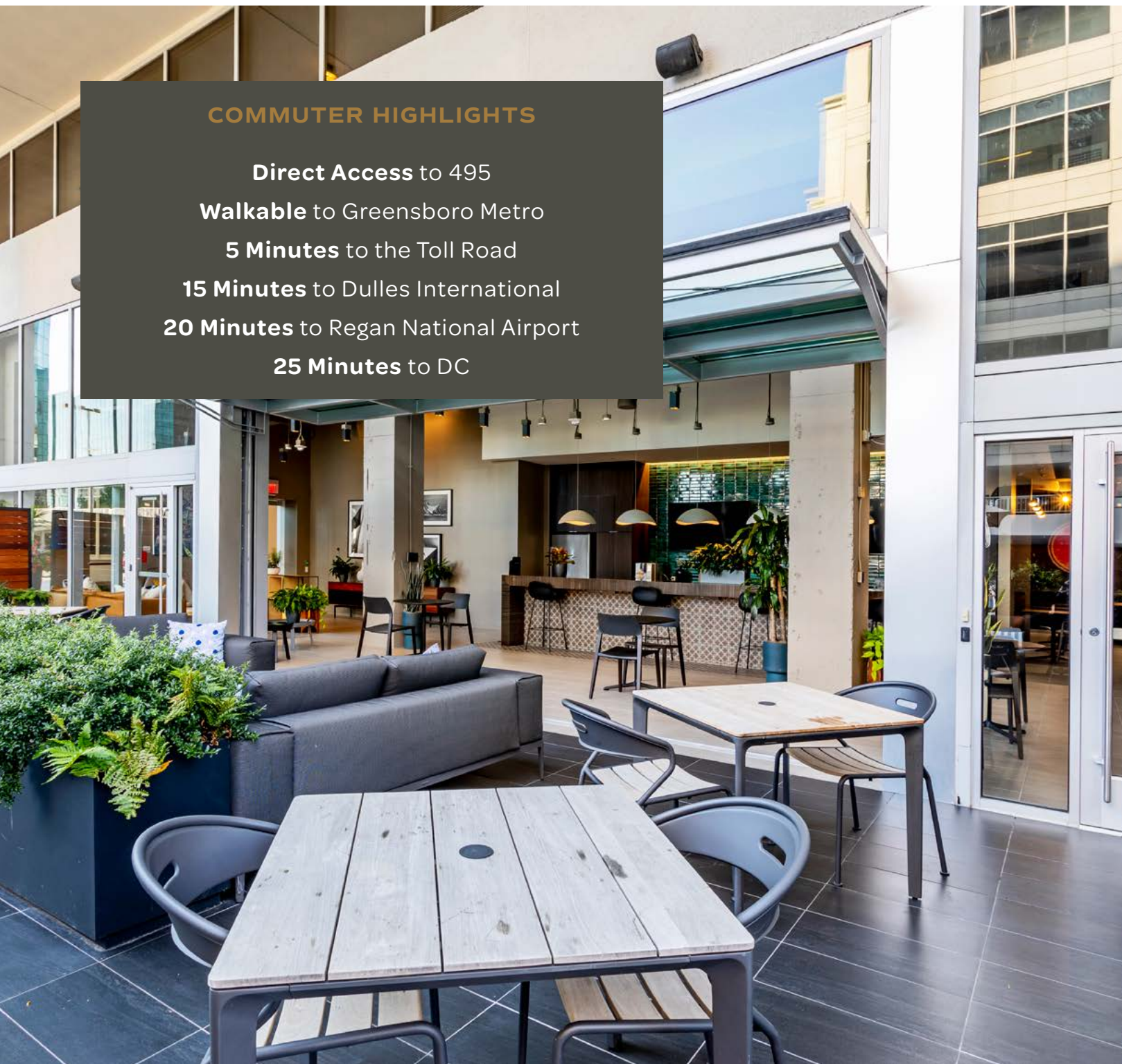


430,000 SF
OF RETAIL AT
THE BORO (STEPS AWAY)



363,000 SF
OF RETAIL AT TYSONS
GALLERIA (2-MINUTE DRIVE)

1.7M SF
OF RETAIL AT TYSONS
CORNER CENTER (5-MINUTE DRIVE)

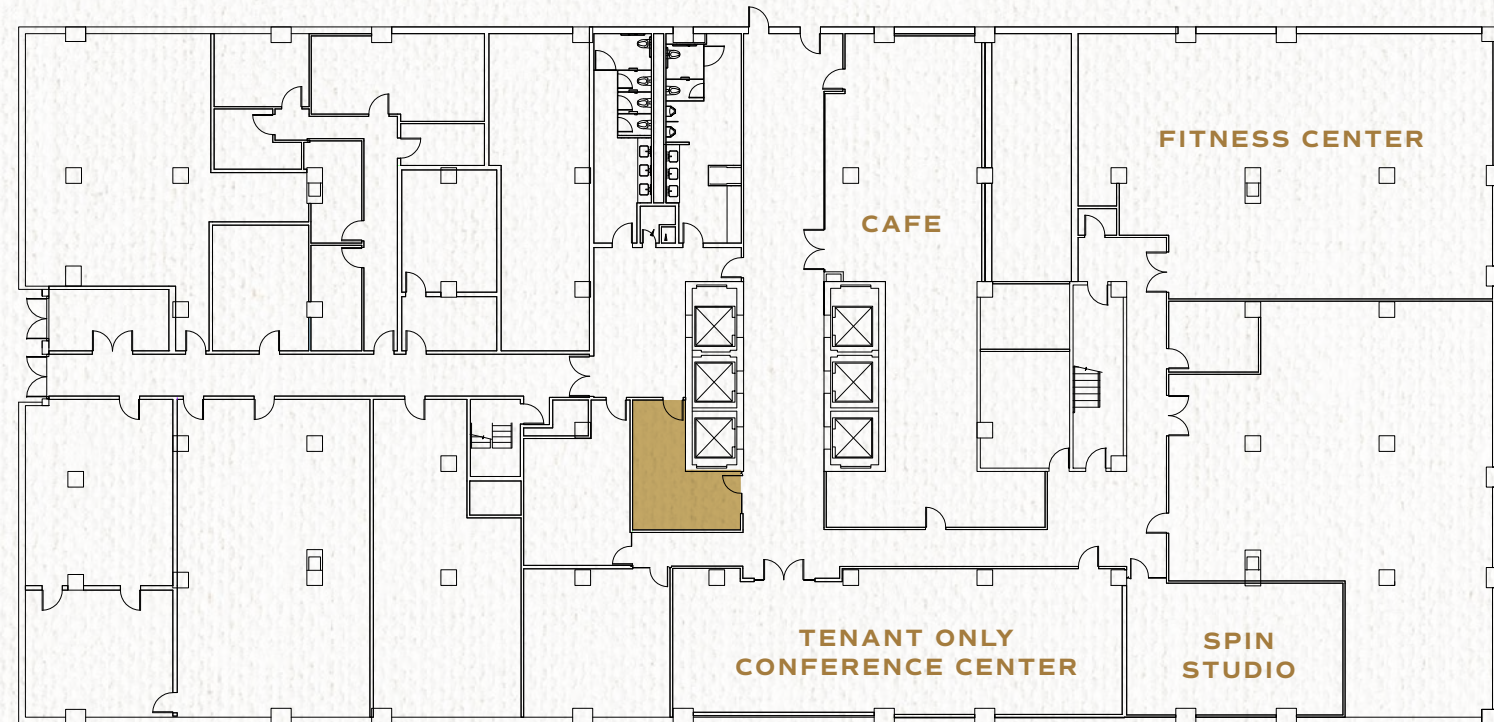


STACKING PLAN



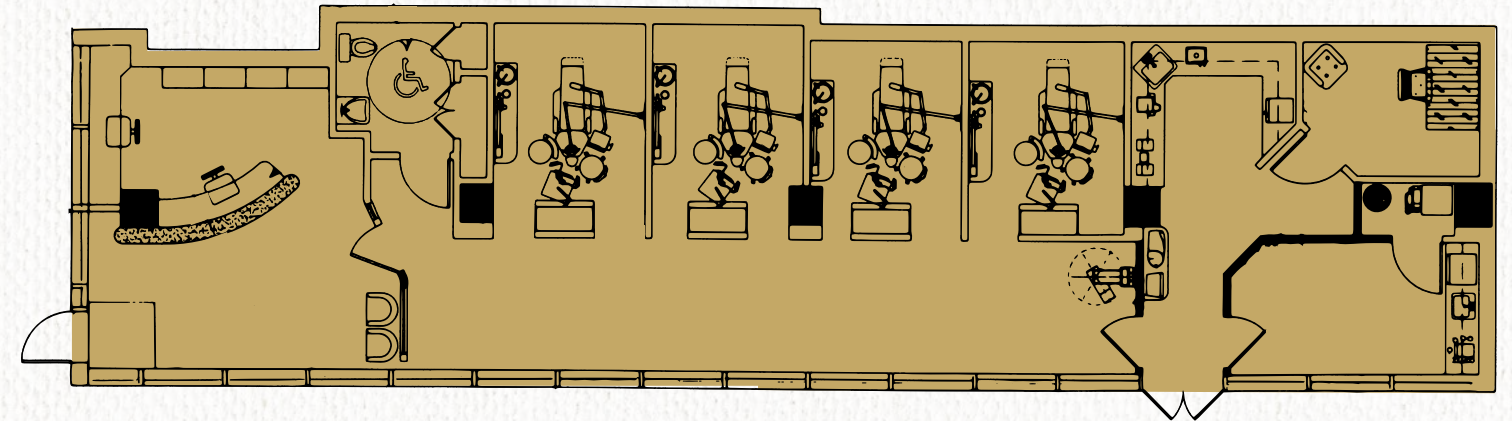
8300 GREENSBORO DRIVE
LOWER LEVEL

LL20 - 225 SF



8300 GREENSBORO DRIVE
FIRST FLOOR

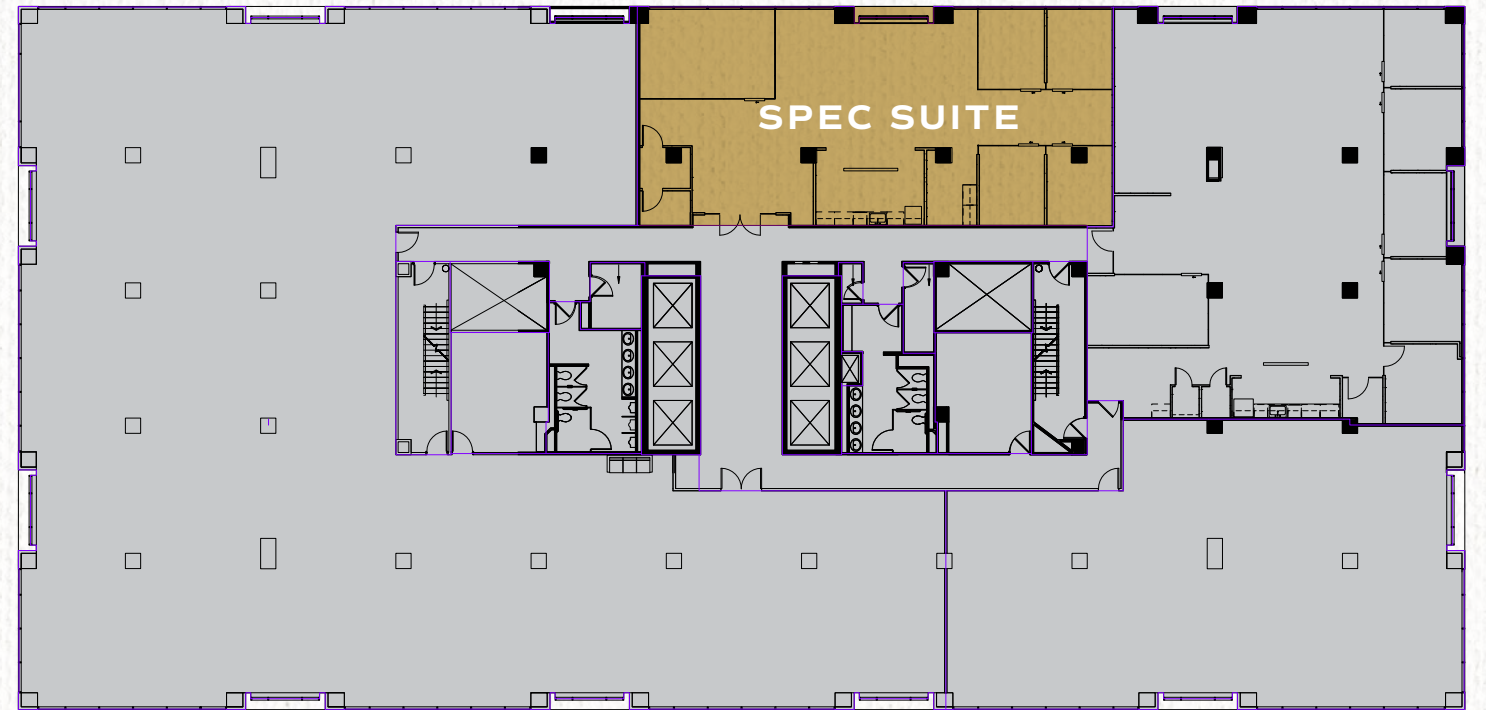
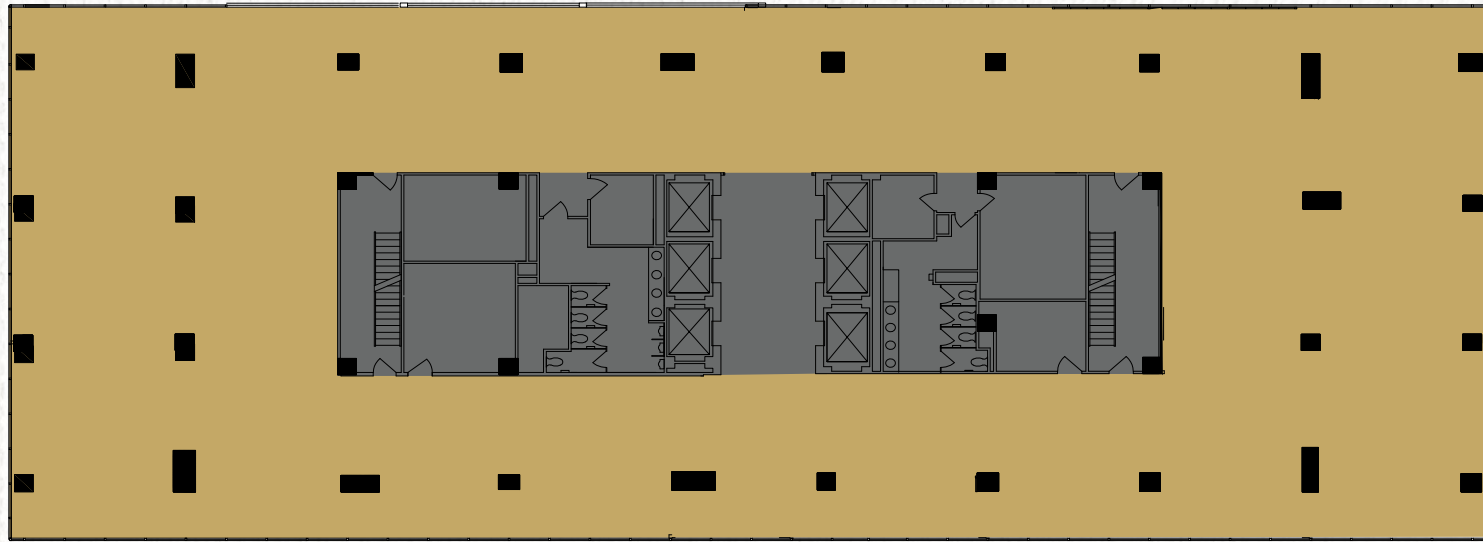
SUITE 160A - 1,927 SF
[EXISTING DENTIST OFFICE]



8300 GREENSBORO DRIVE
MEZZANINE
FULL FLOOR - 13,626 SF



8300 GREENSBORO DRIVE
2ND FLOOR
SUITE 225 - 2,759 SF



8300 GREENSBORO DRIVE

4TH FLOOR

SPEC SUITE 425 - 8,523 SF



8300 GREENSBORO DRIVE

7TH FLOOR

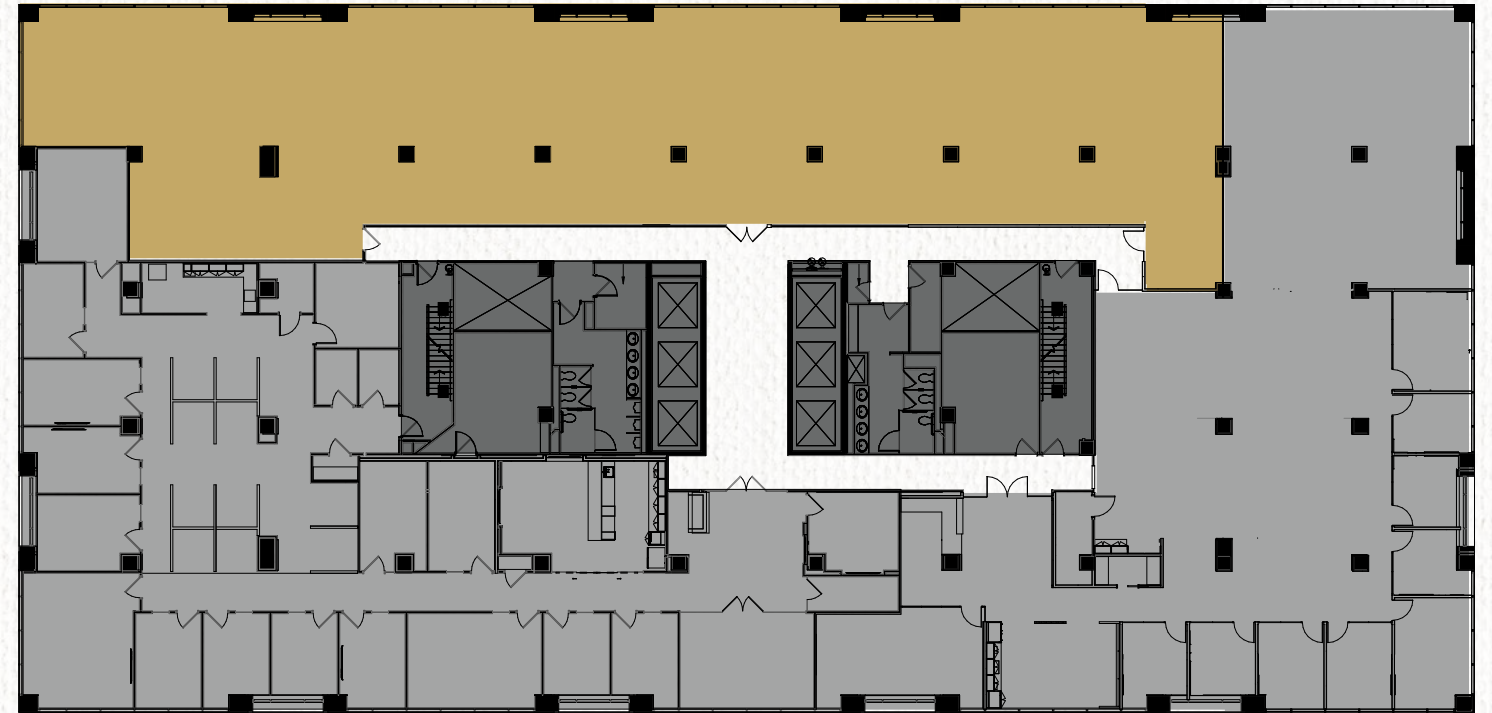
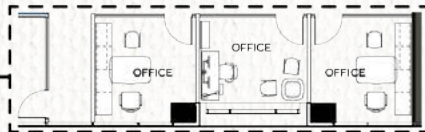
SUITE 700 - 7,140 SF



FULL FLOOR OVERVIEW



ADDITIONAL OFFICE LAYOUT

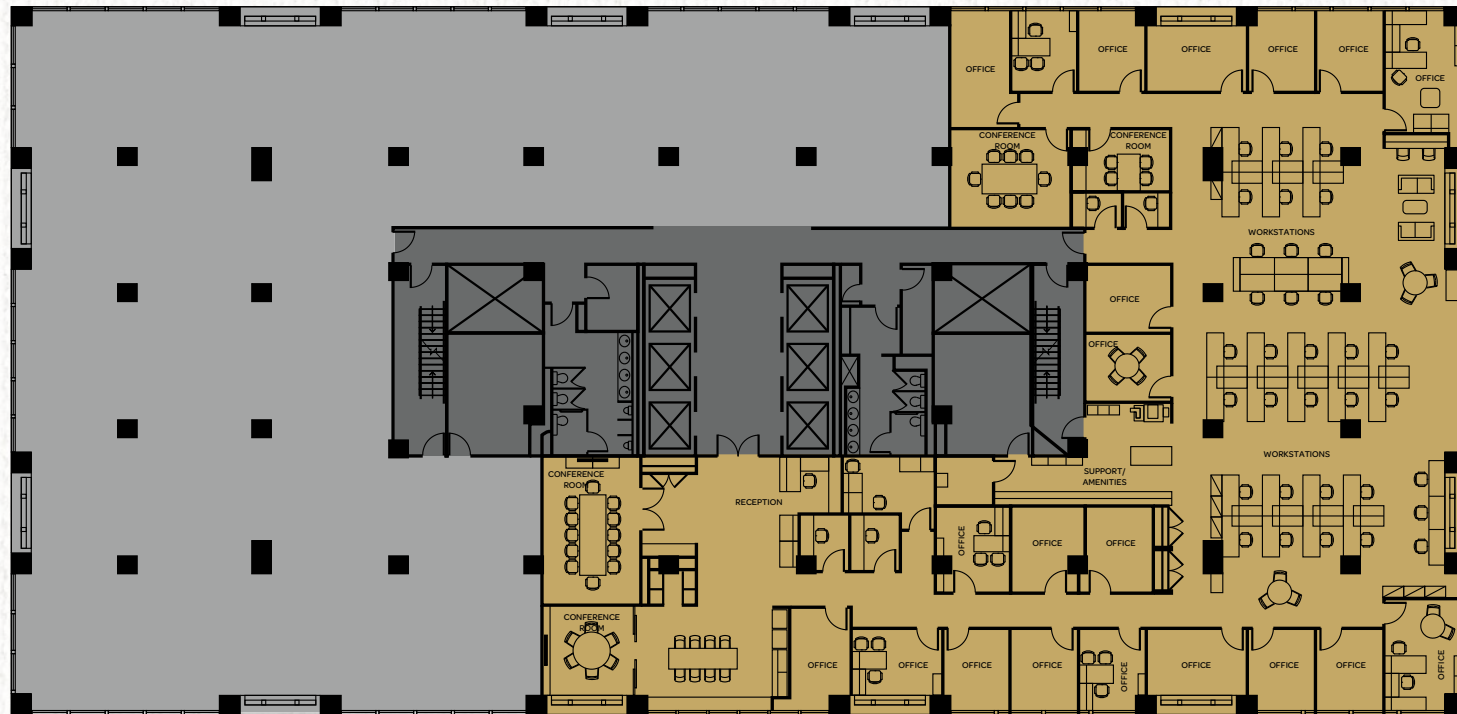


8300 GREENSBORO DRIVE

8TH FLOOR

SUITE 850 - 11,192 SF

[HYPOTHETICAL]

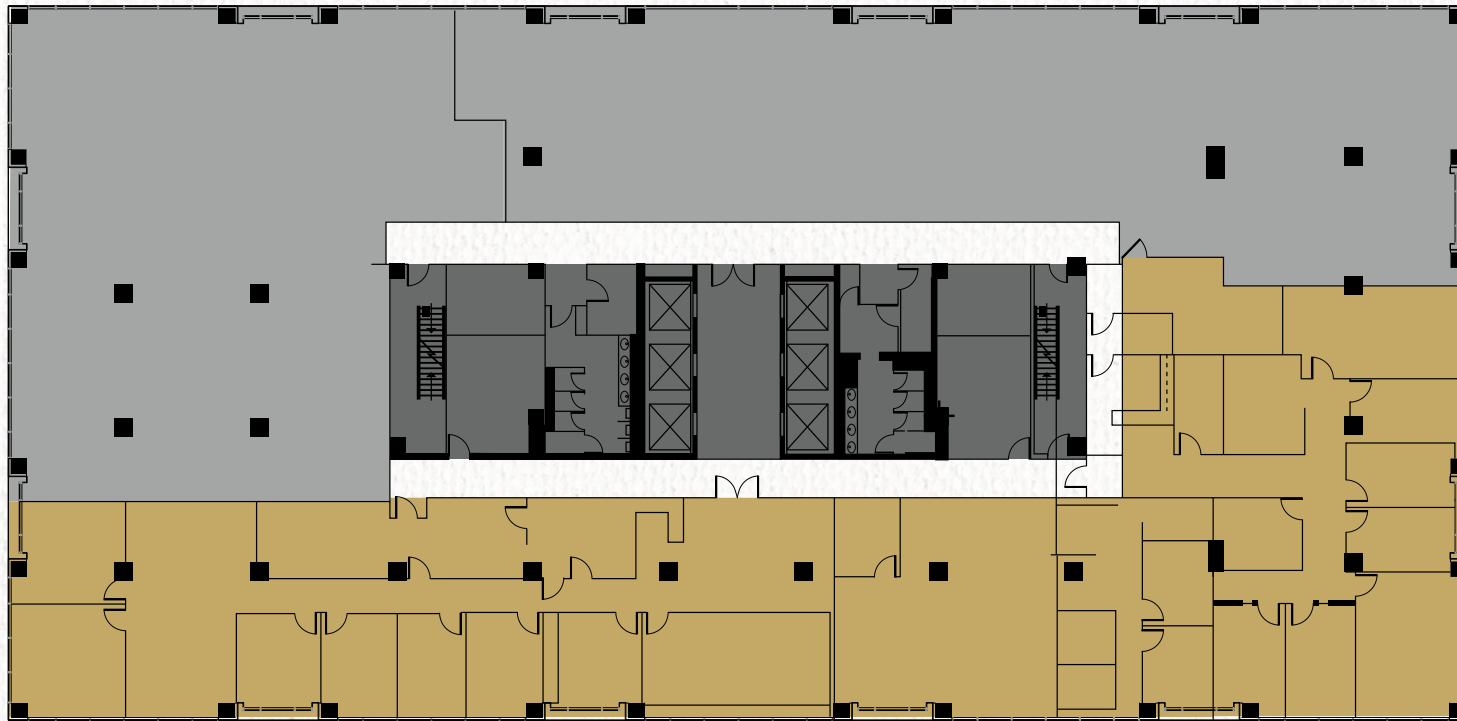


8300 GREENSBORO DRIVE

9TH FLOOR

SUITE 975 & 975 A

[CONTIGUOUS UP TO 10,141 SF]



SUITE 975
6,874 SF

SUITE 975A
3,267 SF

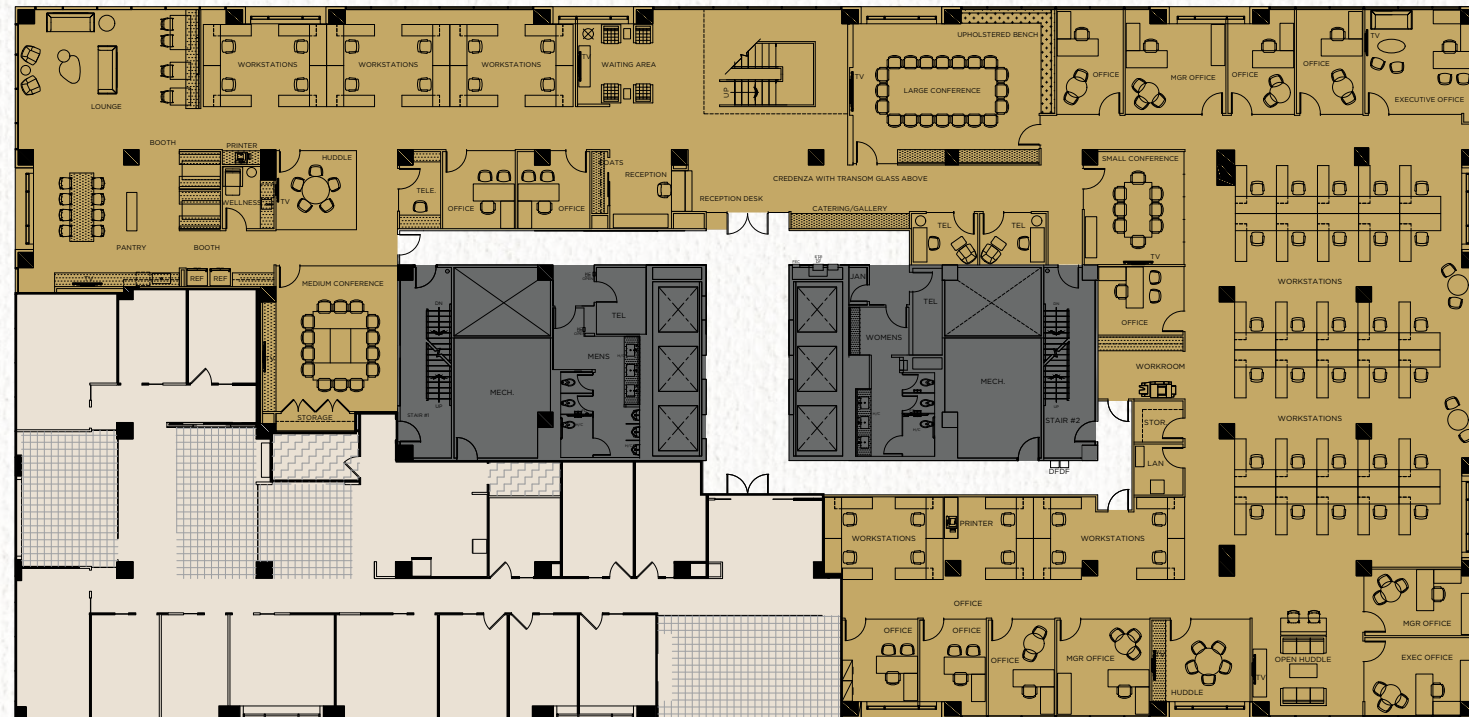
8300 GREENSBORO DRIVE
11TH FLOOR



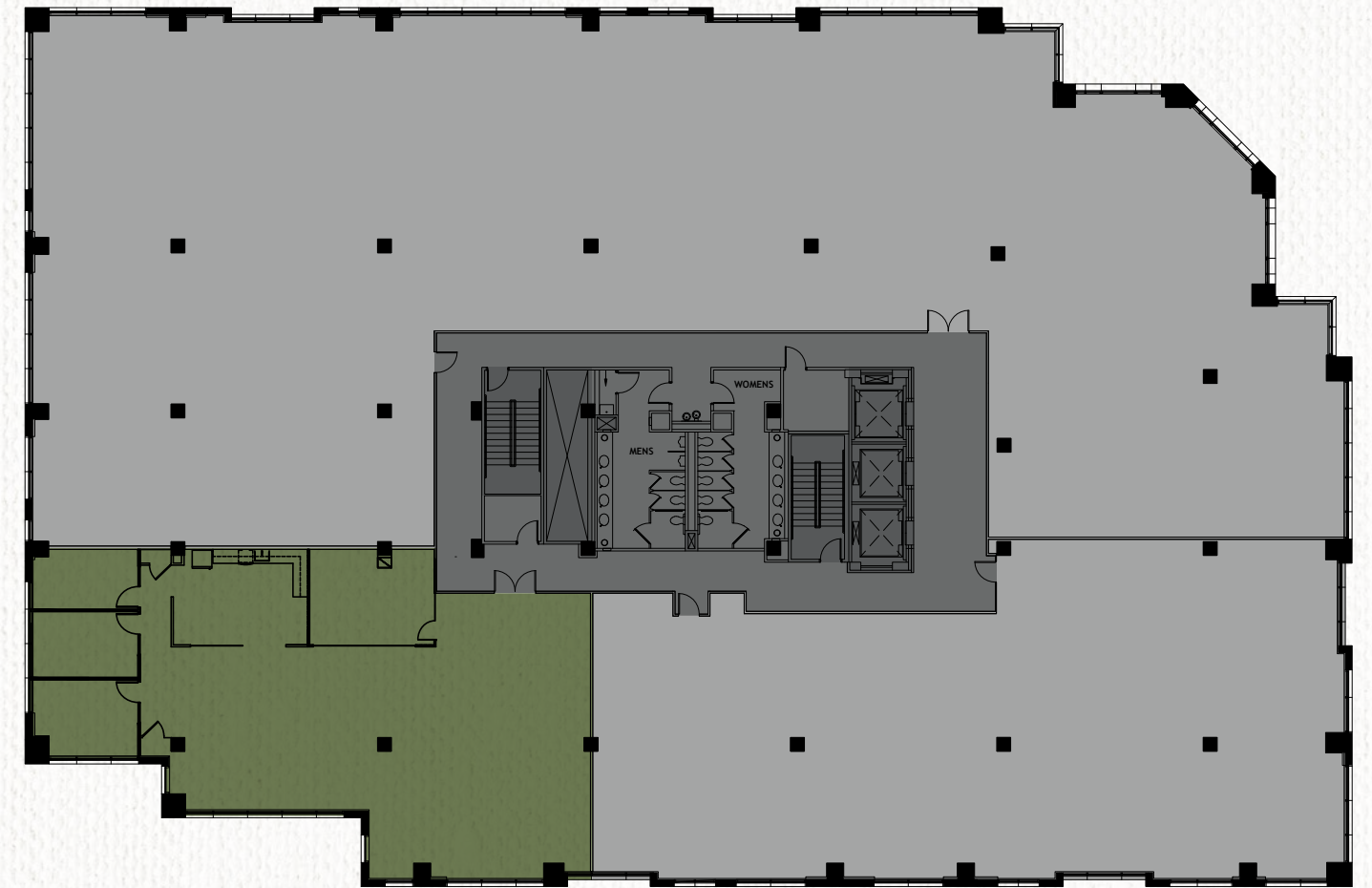
1600 INTERNATIONAL DRIVE
6TH FLOOR
SUITE 625 - 3,923 SF



SUITE 1100
15,718 SF
(HYPOTHETICAL)



SUITE 1150
6,467 SF
AVAILABLE 7/1/2025



TYSONS POINTE

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 **CUSHMAN &
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