



FOR LEASE

8230 Old Courthouse Road
VIENNA, VIRGINIA

PROPERTY HIGHLIGHTS

- Recently renovated main lobby
- Tenant-only Conference Center
- Minutes to Tysons Corner Metro and Greensboro Stations
- Central to great shopping and dining
- 1 minute to Tysons mall / 3 minutes to Tysons Galleria
- Uncongested area of Tysons
- Ample, free parking

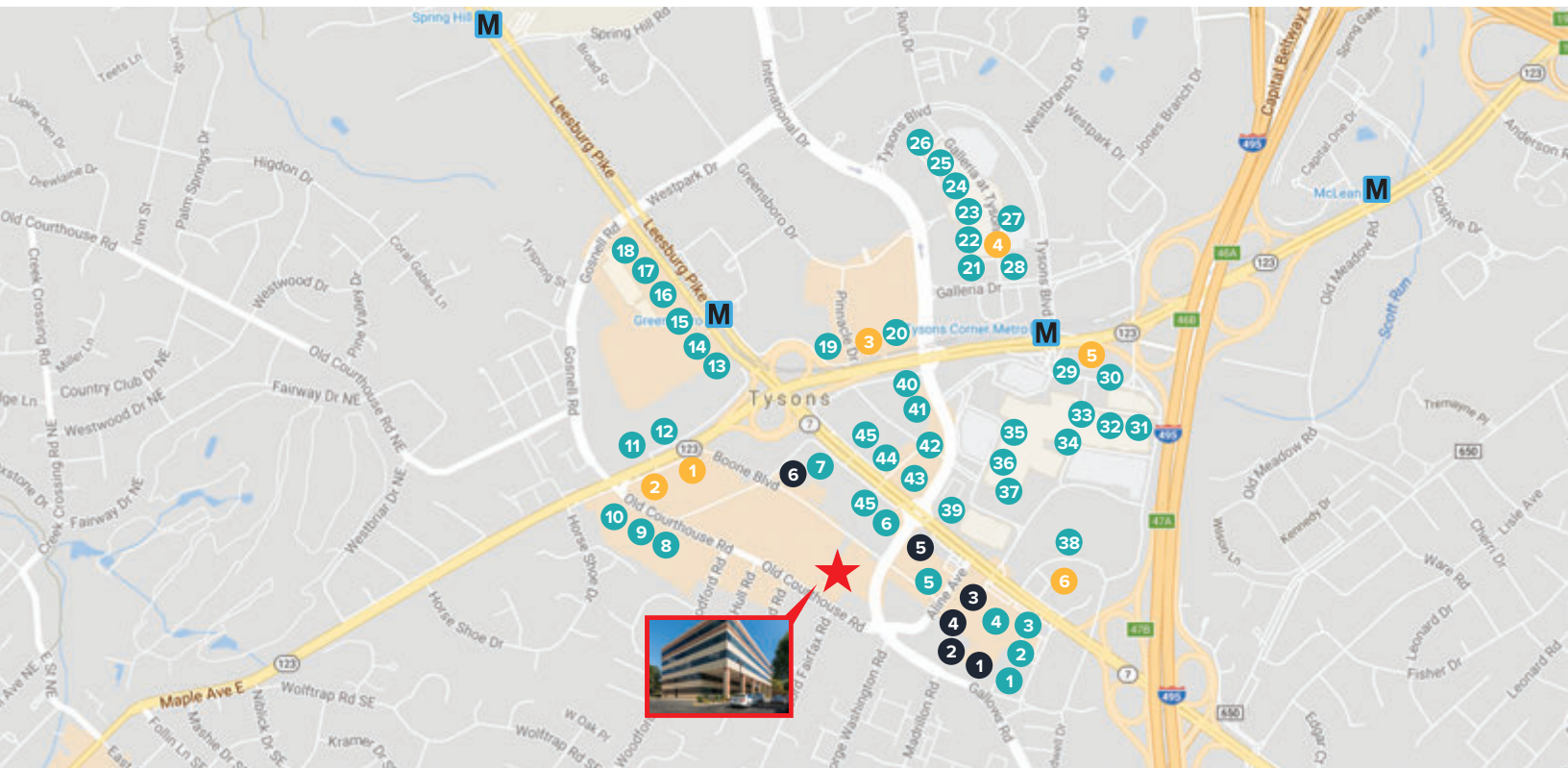




TRANSPORTATION & COMMUTING

- Dulles Toll Road
- Route 7
- Beltway (Interstate 495)
- Route 124
- Tysons Corner Metro Station
- Greensboro Metro Station
- Interstate 66





LOCAL AMENITIES WITHIN 1 MILE RADIUS

RESTAURANTS ●

1. Paladar Latin Kitchen & Rum Bar
2. Neisha Thai Restaurant
3. BJ's Restaurant & Brew-house
4. Chef Geoff's Tysons
5. Nostos Restaurant
6. Olive Garden Italian Restaurant
7. Kizuna Sushi & Ramen
8. Levant Restaurant & Lounge
9. Crust Pizzeria Napoletana
10. Alborz Restaurant
11. The O-Lounge
12. Greenhouse Bistro
13. Super Chicken
14. Manhattan Pizza Tysons
15. Panera Bread
16. Sakura Japanese Steak
17. Pho 7
18. Thai Pilin Restaurant
19. Da Domenico Ristorante
20. Fleming's Prime Steakhouse & Wine Bar
21. Maggiano's Little Italy
22. Corner Bakery Café
23. Lebanese Taverna
24. Sweetgreen
25. P.F. Chang's
26. Legal Sea Foods
27. The Palm Tysons Corner
28. Founding Farmers
29. Earls Kitchen + Bar
30. Eddie V's Prime Seafood
31. Coastal Flats
32. Gordon Biersch
33. Shake Shack
34. California Pizza Kitchen
35. CAVA
36. BGR The Burger Joint
37. Le Pain Quotidien
38. Chima Steakhouse
39. The Capital Grille
40. Cafe Deluxe
41. J R's Stockyards Inn
42. Silver Diner
43. Peet's Coffee

44. Paddy Barry's
45. Dunkin' Donuts
46. Tyson's Bagel Market

HOTELS/LODGING ●

1. Hilton Garden Inn
2. Residence Inn
3. Marriott Courtyard
4. Ritz Carlton
5. Hyatt Regency
6. Marriott

OTHER ●

1. Bank of America
2. Equinox
3. Miele
4. Red Door Spa
5. CVS
6. SunTrust Bank

BUILDING RENTABLE AREA

61,719 Rentable Square Feet

FLOORS

Five-story building plus basement

— First Floor	7,001 rentable sq ft
— Second Floor	7,7667 rentable sq ft
— Third Floor	15,538 rentable sq ft
— Fourth Floor	15,522 rentable sq ft
— Fifth Floor	15,991 rentable sq ft
— Basement	7,600 rentable sq ft

YEAR BUILT

1985

ZONING

CD

FOUNDATION

Consists of a poured concrete slab set below the basement area and anchored with concrete footings, and reinforced with steel mesh and steel rebar. The slab is set over crushed stone and a vapor barrier was installed.

SUPERSTRUCTURE

Consists of steel framing and steel columns with precast stone aggregate exterior walls.

EXTERIOR WINDOWS

The building's windows are Thermalpane set in aluminum frames.

ROOFING

Single-ply membrane over a metal decking system and rigid insulation.

CEILING HEIGHTS

The finished ceiling height is 8'3" with suspended acoustic tiles and a mix of recessed LED direct/indirect and incandescent lighting. The slab-to-slab height is 10'7".

ELEVATORS

Two (2) elevators service all floors including the basement level.

RESTROOMS

Each floor has common Men's and Women's restrooms.

MECHANICAL SYSTEM

The building is equipped with a variable air volume (VAV) system. Heating is provided by coils in the VAV's with 1 and 2 stage duct heaters. The system is electronically controlled.

ELECTRIC SYSTEM

The building service size is 12,000 amps, 277/480 volt, three phase, four wire alternating current (AC).

BACK-UP GENERATOR

One (1) diesel-power, 100 KVA emergency electrical generator provides back-up power for the emergency lighting, fire pump, and fire alarm system.

FIRE PROTECTION

The fire protection system consists of a wet-pipe sprinkler system in office spaces. Each access corridor is equipped with smoke detectors wired to the building's electrical system, pull stations and alarm horns. The pull stations are located adjacent to the corridor exit doors and the building exit doors.

COMMUNICATION/ CABLE ACCESS

Verizon and Comcast Business Class

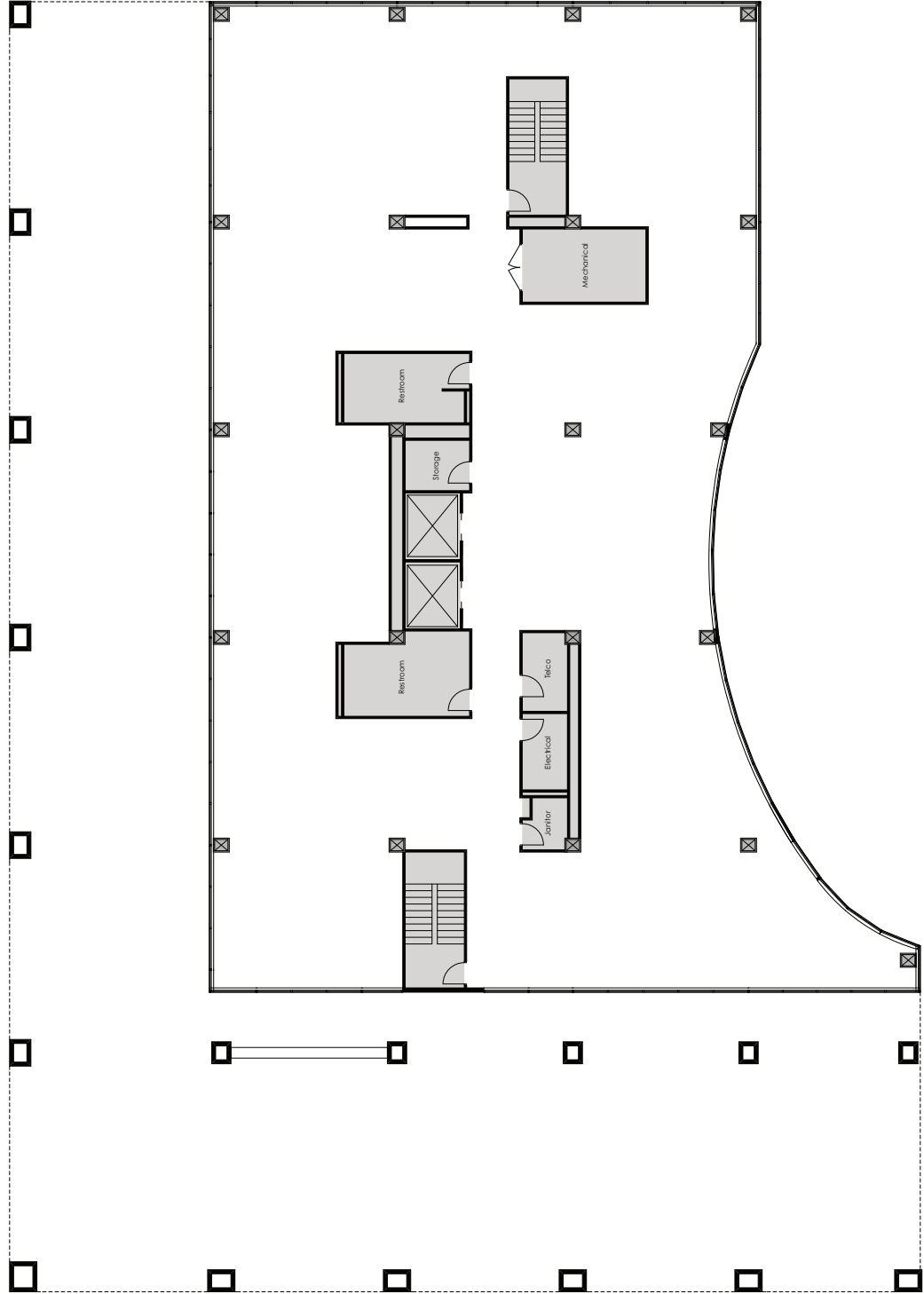
PARKING

The building parking lot is a surface lot providing 3.6 parking spaces per 1,000 square feet leased.

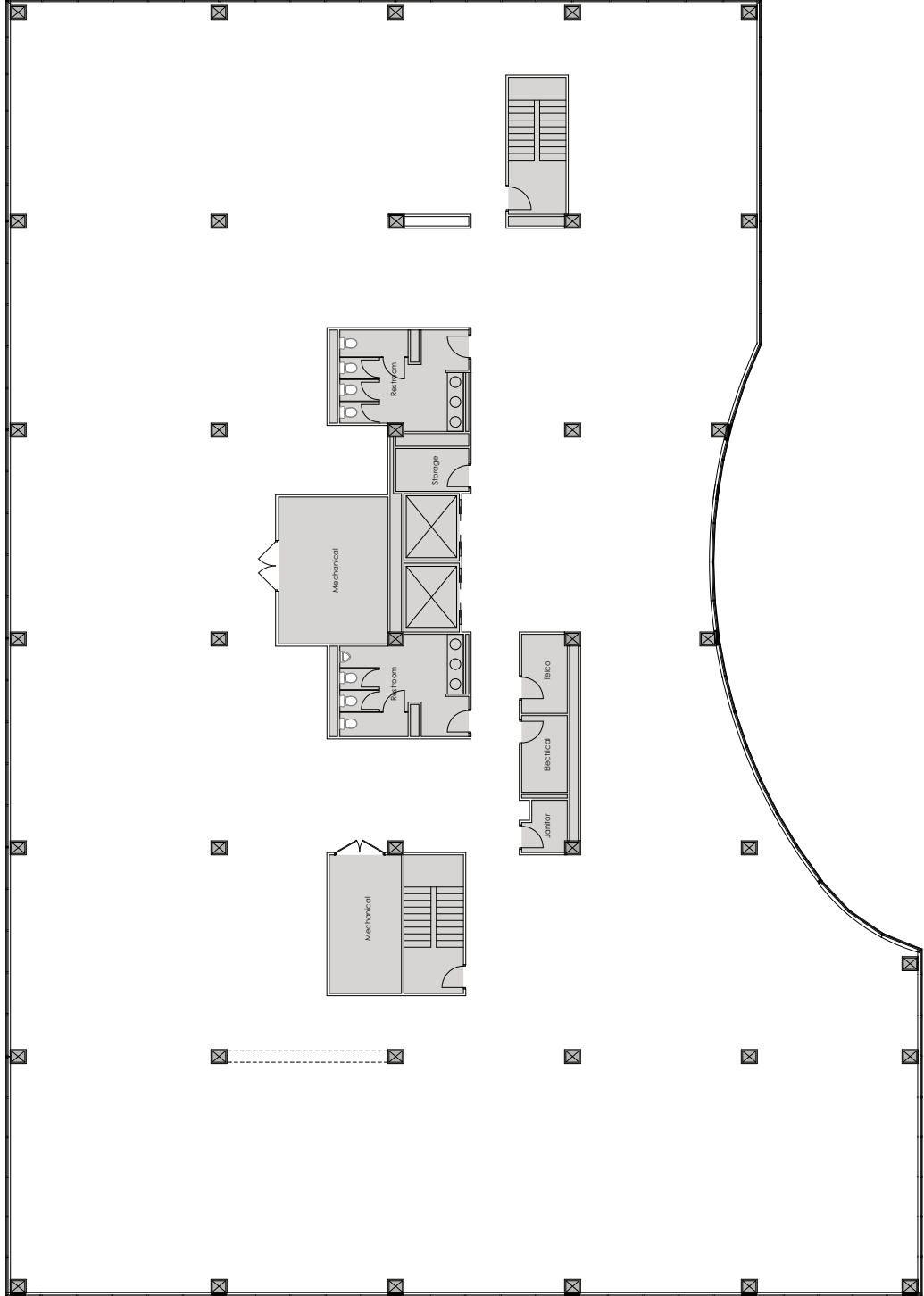
CARD READER ACCESS

The building is equipped with *United Security* card reader system.

Second Floor



Typical Floor Plan — Floors 3 thru 5





FEATURES & AMENITIES

- Affordable space opportunities
- Available finished suites ready for immediate occupancy
- Unfinished suites ready for tenant improvements
- Continuous window-lines optimize views
- Open & closed office designs
- Available lower-level storage units (elevator accessible)





FOR LEASE



8230 OLD COURTHOUSE ROAD | VIENNA, VA 22182