

# AHEAD OF THE GAME



**TYSONS  
CENTRAL**

AT GREENSBORO STATION

**8342 Leesburg Pike**

McLean, VA 22102



# ABSOLUTE

# CONVENIENCE

8342 Leesburg Pike at Tysons Central is a new 365,000 square foot office tower with 25,000 square feet of street level retail, strategically positioned in the heart of Tysons, Virginia.

It is located at the intersection of Leesburg Pike and Chain Bridge Road and only 50 steps to the Greensboro Metro Station on Silver Line.

At full build out Tysons Central will have approximately 1,100 residential units, up to 200 hotel rooms and over 100,000 square feet of retail.

This new development features immediate access to over 230,000 square feet of carefully curated retail, including Whole Foods and the Showplace Icon luxury theater at the neighboring BORO development.



# BREATHTAKING ALTITUDE

284 FEET

8342 Leesburg Pike at Tysons Central stands at the highest point in Northern Virginia providing stunning views from the breathtaking altitude of 284 feet above grade.

The cutting-edge Gensler design includes high-quality finishes, a hospitality driven lobby with gathering areas, an emphasis on bringing the outdoors inside with a series of public and private green spaces, shared conference spaces, a full service, rooftop fitness center / terrace and a vibrant retail environment.



# OFFICE PLAZA

The landscape theme for Tysons Central draws inspiration from the geology and hydrology of the Potomac River.





# SKY PARK

A beautifully landscaped sky park adjacent to the lobby and roof top amenities will be available to building tenants and their guests.

# FULL TYSONS CENTRAL DEVELOPMENT PLAN

**RESIDENTIAL** 260-360 UNITS  
**RETAIL** UP TO 20,000 SF

**RESIDENTIAL** 250-350 UNITS  
**RETAIL** 3,000-8,000 SF

**HOTEL** 150-200 ROOMS  
**RESIDENTIAL** 100-175 UNITS  
**RETAIL** UP TO 33,000 SF

**OFFICE** 365,000 SF  
**RETAIL** 25,000 SF

**HOTEL** 150-300 ROOMS  
**OFFICE** UP TO 245,000 SF  
**RETAIL** UP TO 33,000 SF

**RESIDENTIAL** 404 UNITS  
**RETAIL** 10,000 SF

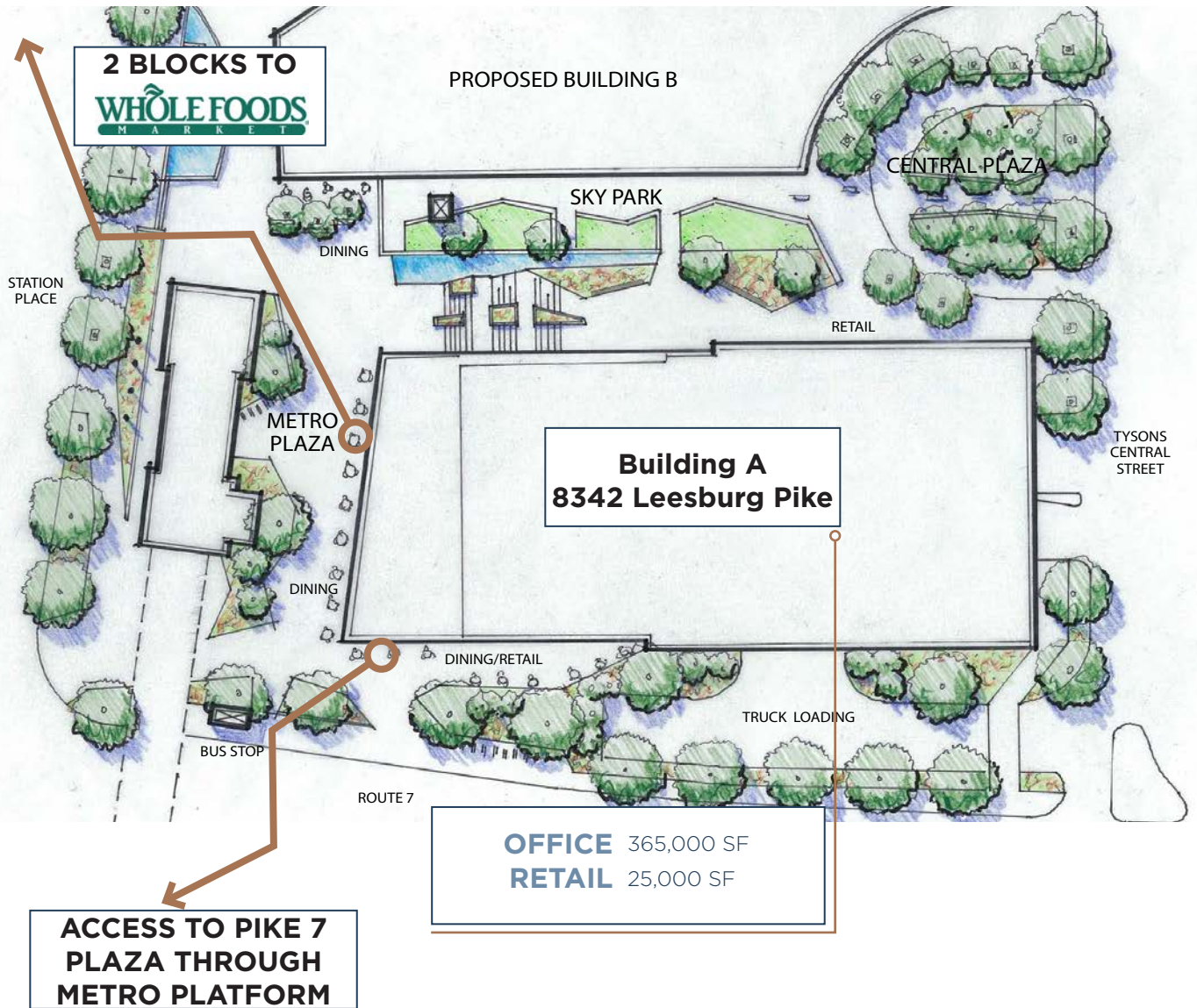
**Building A**  
8342 Leesburg Pike



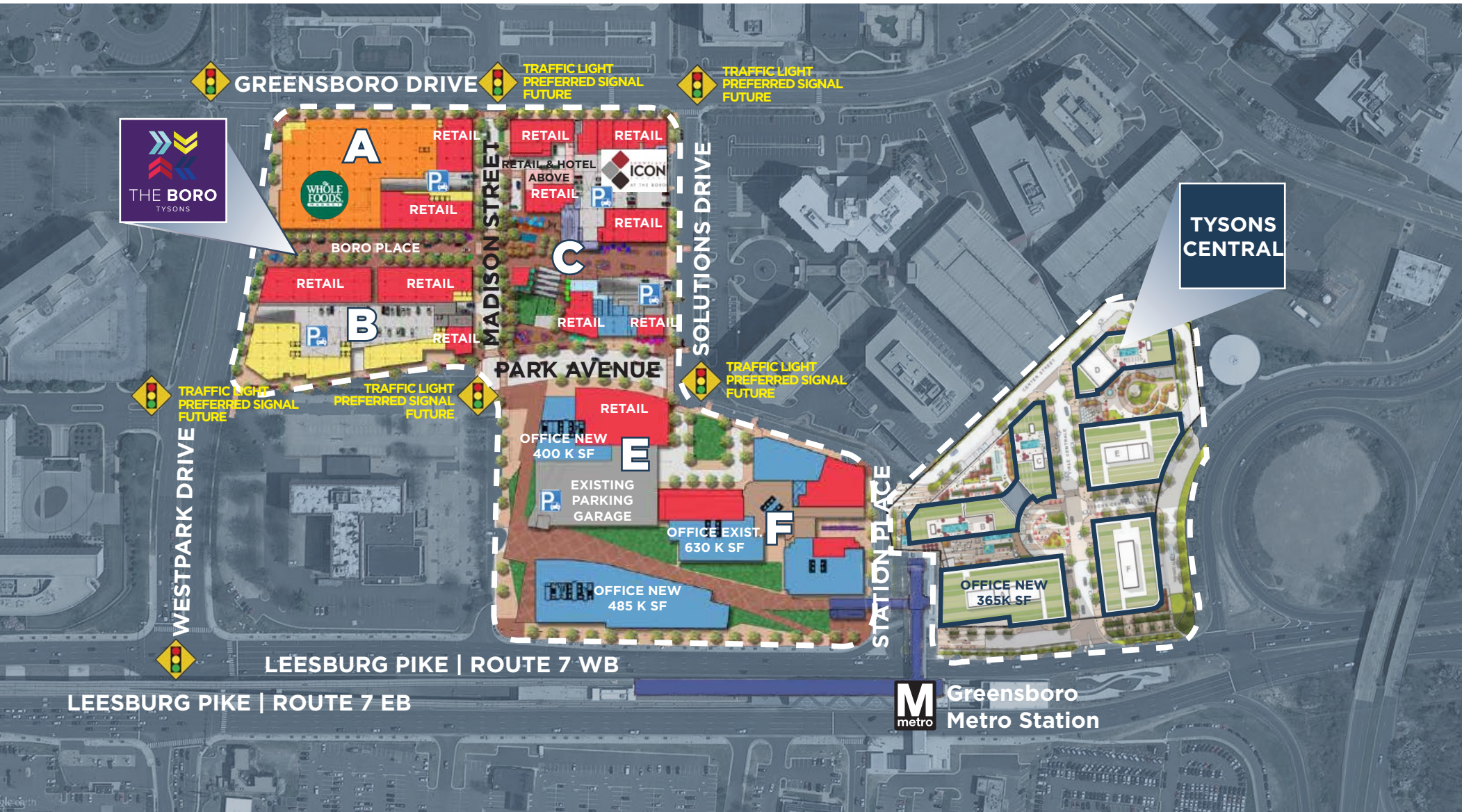


# SITE PLAN

## street & plaza level pedestrian retail



# CONNECTIVITY

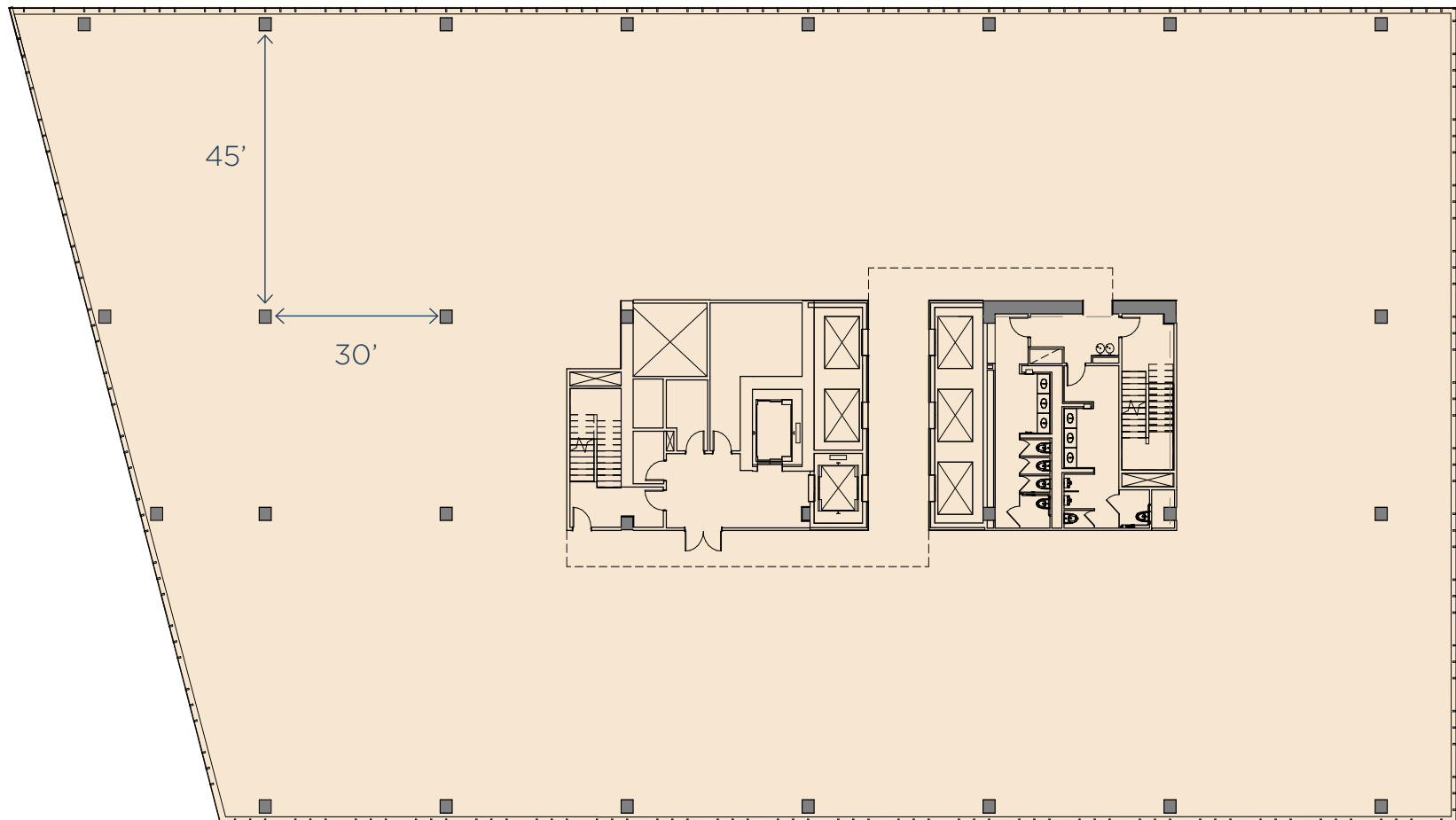




# TYPICAL LOWER FLOOR

LEVELS 9-11 | 27,496 SF

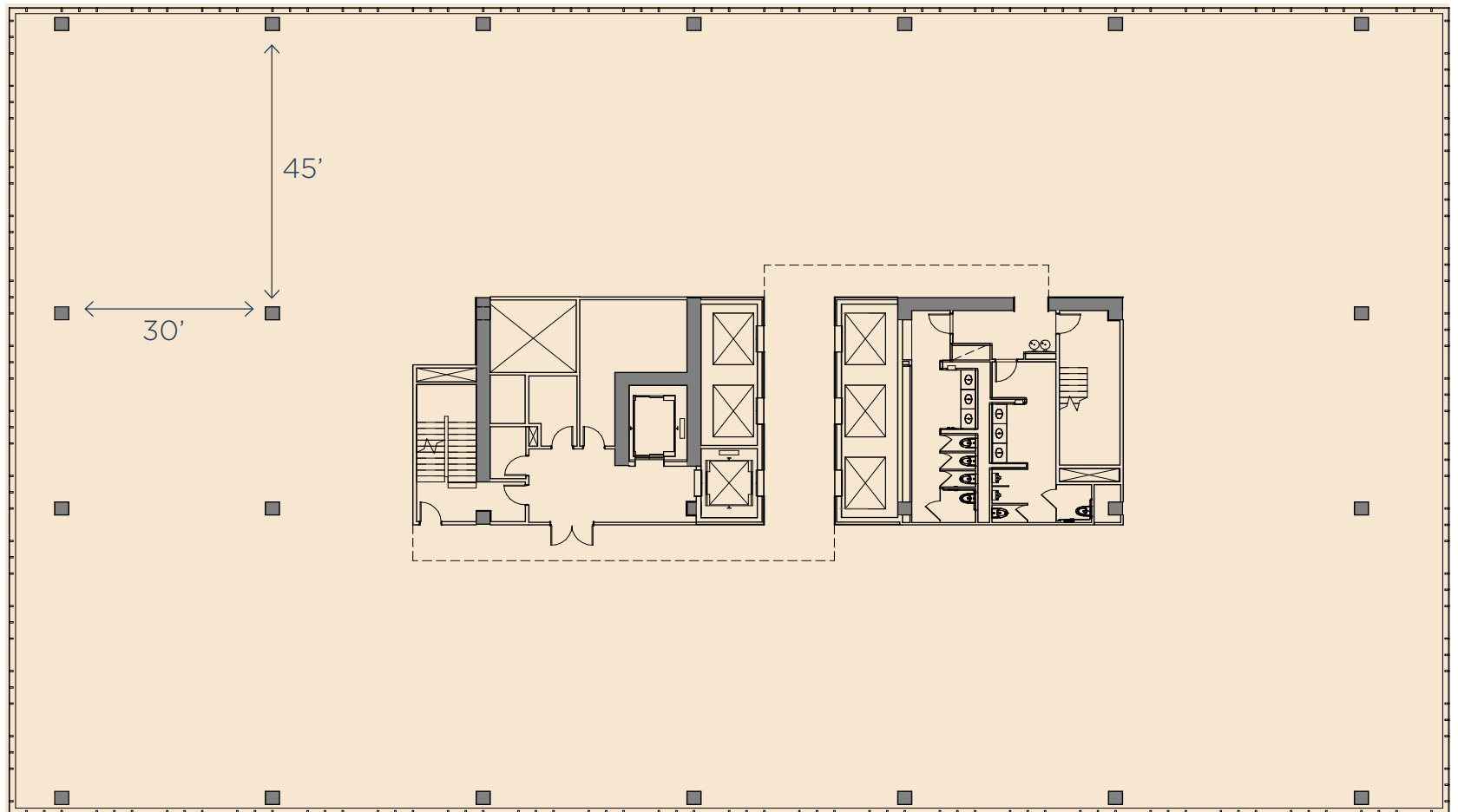
Large, column-free expanses accentuated by **full-height glass**.



# TYPICAL UPPER FLOOR

**LEVELS 12-20 | 25,365 SF**

Large, private terraces on two floors, bringing **more of the outdoors in.**



# CENTRAL LOCATION



Situated in a prime location at the heart of the prestigious Tysons market, at the confluence of the major thoroughfares Leesburg Pike (Route 7) and Chain Bridge Road (Route 123) and with only 50 steps separating it from the Greensboro Metro Station.



# MEET THE TEAM



Established in 1963, Foulger-Pratt is a real estate development firm distinguished by its long-term investment focus and extensive experience executing successful mixed-use, transit-oriented projects throughout the Washington DC Metropolitan area. The firm's intimate knowledge of virtually every submarket in this robust and stable regional economy has enabled it to develop more than 13.7 million square feet of commercial office, retail space and multifamily residential projects.



Avison Young is the world's fastest-growing commercial real estate services firm. Headquartered in Toronto, Canada, Avison Young is a collaborative, global firm owned and operated by its principals. Founded in 1978, the company comprises 2,100 real estate professionals in 75 offices, providing value-added, client-centric investment sales, leasing, advisory, management, financing and mortgage placement services to owners and occupiers of office, retail, industrial and multi-family properties.

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