



GREENSBORO  
Corporate Center



# Defining the Next Generation of Tysons

8401 & 8405 Greensboro Drive  
Tysons, Virginia

# A SUPREME OFFICE COMPLEX IN A VIBRANT LOCATION

## Delivering endless possibilities

Rising 10 stories and totaling 440,000 square feet, Greensboro Corporate Center is an elegant composition of articulated glass and stone that defines a standard of excellence in Tysons.

The two-building office complex offers an unprecedented office environment in the heart of the bustling Tysons Corner area.

## FLEXIBLE AND EFFICIENT SPACE

## Where productivity is inspired

Expansive floor plates, dramatic views. State-of-the-art systems designed to support a tenant's needs. A benchmark for quality and efficiency, Greensboro Corporate Center defines the standard for world-class office space.

Tenants will benefit from planning a flexible and customized office environment. Leading companies will utilize the most advanced technology to help their businesses run better, faster and more efficiently. The abundant light and column spacing will create an inspiring workplace.



10  
STORIES

440,000 SF

2  
BUILDINGS



## A THRIVING LOCATION WITH UNPARALLELED ACCESS

### Where energy and vitality enrich the tenant experience

Centrally located in Tysons, one of Washington DC's most vibrant areas, Greensboro Corporate Center is a new paradigm for contemporary business – an impeccable office complex designed for work and ideally located for pleasure.

With an abundance of restaurants, numerous shops, hotels, residential units and entertainment venues within walking distance, tenants will benefit from this strategic location.

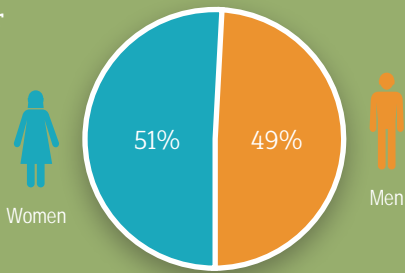
Steps from Metro's Spring Hill Station and conveniently located adjacent to the area's major roadways including The Dulles Toll Road, Route 7, Route 123, and I-495, Greensboro Corporate Center offers ideal commuting options.

Dulles International Airport is a mere 15 minutes away, with Ronald Reagan National Airport only 20 minutes from Greensboro Corporate Center.



# FAIRFAX COUNTY – AN ECONOMIC POWERHOUSE

## Gender

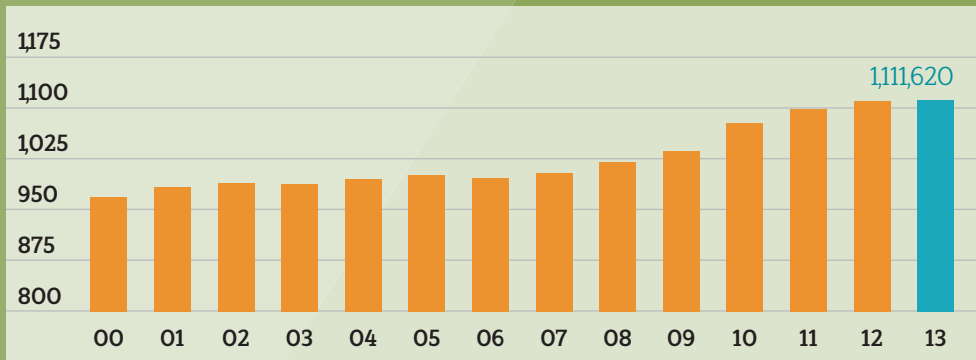


## Fun Fact

# 143,000

Technology jobs located in Fairfax County, the largest concentration in the U.S.

## Population Growth



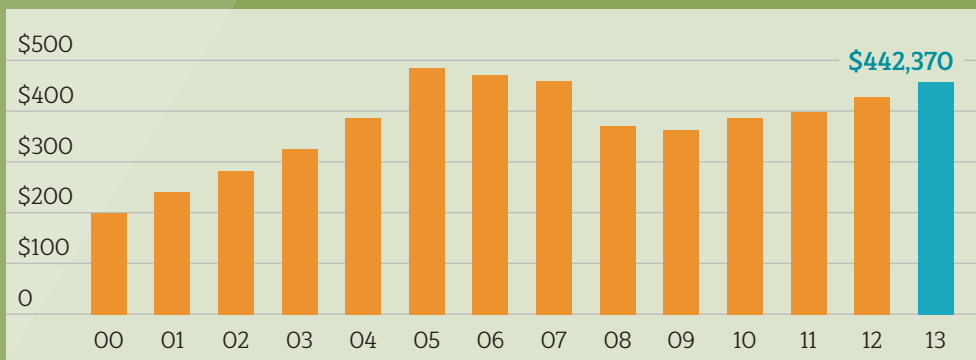
## Number of Households



## Persons Per Square Mile

2,767

## Median Home Prices (in thousands)



## Median Household Income



## Education Levels



## Ethnic Makeup



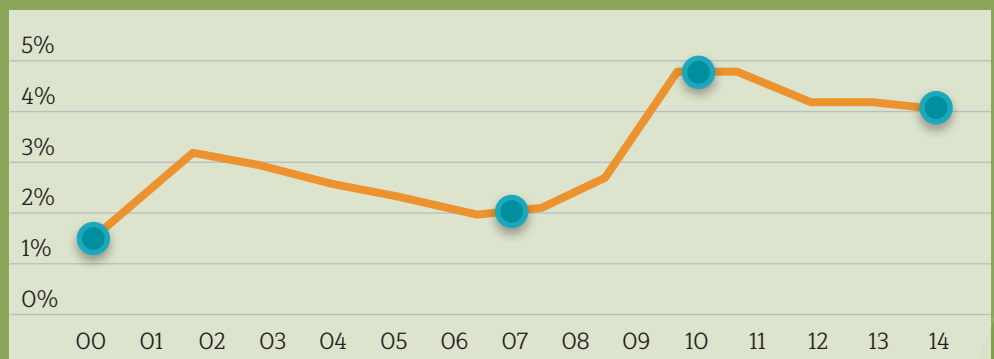
## Age Range



## Top Employers

INOVA Health System  
Northrop Grumman  
Booz Allen  
General Dynamics

## Unemployment Rate



# A WEALTH OF AMENITIES AND CONVENIENCES



## Tied to a higher quality of work and life

At Greensboro Corporate Center, the workspace is inspiring and the incomparable amenities cater to each and every tenant need.



**Dining** From fine dining establishments offering attentive service and upscale cuisine, to fast casual restaurants for a quick lunch or snack



**Premier Health Club** Featuring state-of-the-art equipment and specialized services by a top fitness center company



**On-site Day Care** Improving working parents work/life balance



**Deli and Catering** Breakfast, lunch and catering services in a premium facility, limited to tenants and guests



**Conference Center** Flexible room configurations accommodate individual meetings and group events up to 60 people



**On-site Property Management** Assisting tenants with their daily needs and special requests



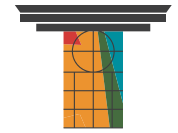
**Convenient Underground Parking** Providing easy access to and from the building



**Electric Car Charging Stations** For a fast and convenient charge on the go



**Metro** 338 steps from Greensboro Corporate Center



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## TYSONS



### 1. Spring Hill Station Georgelas Group



- 31.62 Acre site – Board approved PTC zoning 02/13
- Planned for 5M s.f. of future development – timing TBD by market
- Greystar built The Ascent, a 23-story 404 unit multi-family tower that delivered in 2014. Construction commenced Fall 2014 on a second 400-unit multifamily building, Adaire Tysons West.

### 2. 8333 Greensboro Drive Clover Development

- 2.96 Acre site - site plan submitted
- 166,000 s.f. office building

### 3. Dominion Square East Capital Automotive

- 11.96 Acre site
- Seeking re-zoning to PTC
- Three office buildings (360k, 325k, 275k) first two buildings could reduce s.f. for security setbacks. Third building could increase to 360k to replace residential tower.
- Residential: two towers (225 du / 490 du)
- Hotel: 250 key 200,000 s.f.

### 4. 1577 Spring Hill Redevelopment Perseus Realty and Sunburst Hospitality Corp.

- 3.52 Acre site – rezoning filed
- 1.8M s.f. total development
- Building A: 353k s.f. office, 25,200 s.f. retail, 131k s.f. hotel
- Building B: 341k s.f. residential with 5,300 s.f. retail
- Building C: 215k s.f. office, 10,000 s.f. retail
- Building D: 240k s.f. office, 10,000 s.f. retail
- Building E: 501k s.f. residential, 5,000 s.f. retail
- Owners and adjacent owners to coordinate redevelopment of streets, parks, pedestrian connection. Existing building will be demolished.

### 5. Dominion Square West Capital Automotive

- 7.62 Acre site
- Seeking re-zoning to PTC
- 2.2M s.f. at total build out
- Three office buildings (500k, 400k, 282k)
- Three residential towers (270 du, 420 du, 350 du)

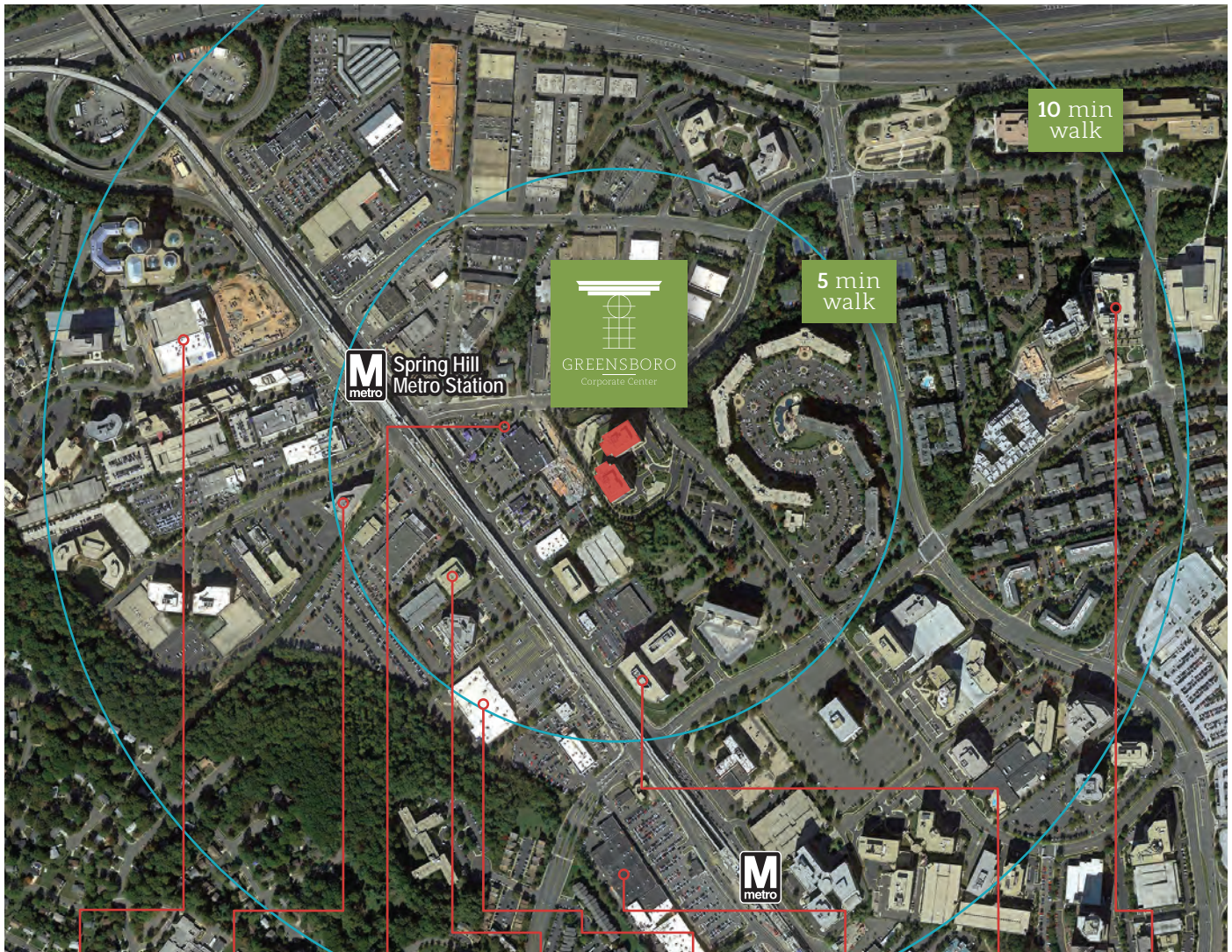
### 6. Tysons West JBG Rosenfeld

- 7 Acre mixed-use development at Metro Station
- 1.25M s.f. upon full build out – currently approved for 250,000 s.f. retail
- Phase 1: 250,000 s.f. retail/office (29k s.f. medical office portion), 79,000 s.f. Wal-Mart
- Phase 2 will include 20-story 380k s.f. office tower, 20-story 269 du residential, 6-story-400 du residential, and 100k s.f. retail on lower levels of all three buildings.



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## TYSONS



- Noodles & Company
- 24 Hour Fitness
- Walmart
- Smashburger
- Moby Dick House of Kabob

- Potbelly Sandwich Works
- Pho Deluxe

- Starbucks

- Ruth's Chris Steak House

- Roti Mediterranean Grill
- Chick-fil-A
- Chipotle Mexican Grill

- Starbucks
- DSW
- Staples
- T.J. Maxx
- Crunch Gym
- Sweet Frog
- Panera Bread

- McCormick & Schmick's Seafood & Steaks

- Harris Teeter





## Building Size

8401 Building:	211,812 RSF
8405 Building:	227,562 RSF
Number of floors:	Two, ten-story towers above a three-story garage
Typical floor plate:	21,760 RSF
Column Spacing:	30' x 30'
Core Factor:	Single Tenant: 11% Multi-tenant: 13%
Parking:	30/1,000 3 levels of parking

## Elevators

Passenger:	5 geared traction elevators per building servicing all levels, including garage
Freight:	1 freight car in each building with separate call button
Cab Ceiling Height:	7'-8" (Passenger) / 9'-0" (Freight)
Capacity:	3,500 lbs.
Speed:	350 feet-per-minute

## HVAC

System Type:	The HVAC system consists of one Trane self-contained 80-ton air conditioning unit on each floor.
Zones per Floor:	Approximately 35 VariTrane VAV boxes per floor
Temperature Controls:	The Trane Tracer Summit Energy Management System is a microprocessor based Energy Management and Control System that utilizes direct digital control of all building mechanical systems.

## Ceiling Height

Finished:	Floor 1: 10', Floors 2-10 = 9'
Slab-to-Slab:	Floor 1: 12.5', Floors 2-10 = 11.5'

## Electrical System

Typical Building Distribution:	480/277 volt high voltage 208/120 volt low voltage
Tenant Power:	4 low voltage panels per floor with a total of 48 watts PSF for tenant use.
Closets:	2 electrical closets per floor
Back-up Generator:	300KW generator for life safety systems

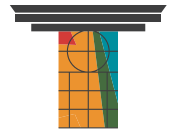
## Life Safety Systems

Fire Alarm:	Pyrotronics MXLV fully addressable fire alarm system
Stair Pressurization:	2 stairways per building with stair pressurization
Fire Command:	Fire alarm annunciator panels located in first floor fire control room
Sprinkler:	Buildings are fully sprinklered

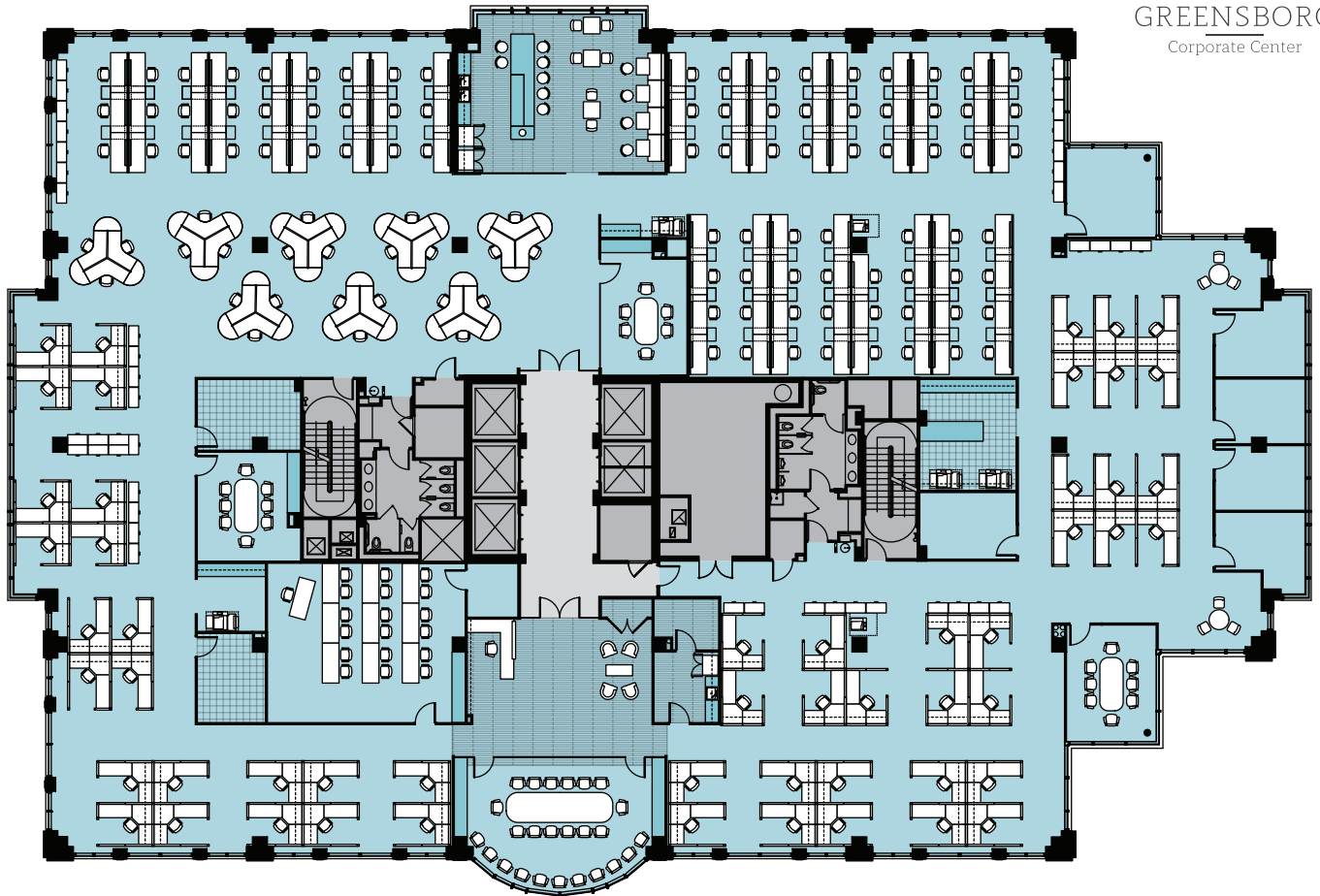
## Communications

Internet/Phone Providers for 8401:	AboveNet/AT&T/Verizon/XO Communications/TW Telecom/Cox Communications
Internet/Phone Providers for 8405:	AT&T/Cavalier/Paetec/Sprint/Verizon/XO Communications/TW Telecom/Cox Communications
Other:	Direct access to main phone closet via conduit systems.
Closets:	2 phone closets per floor

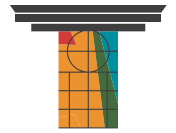




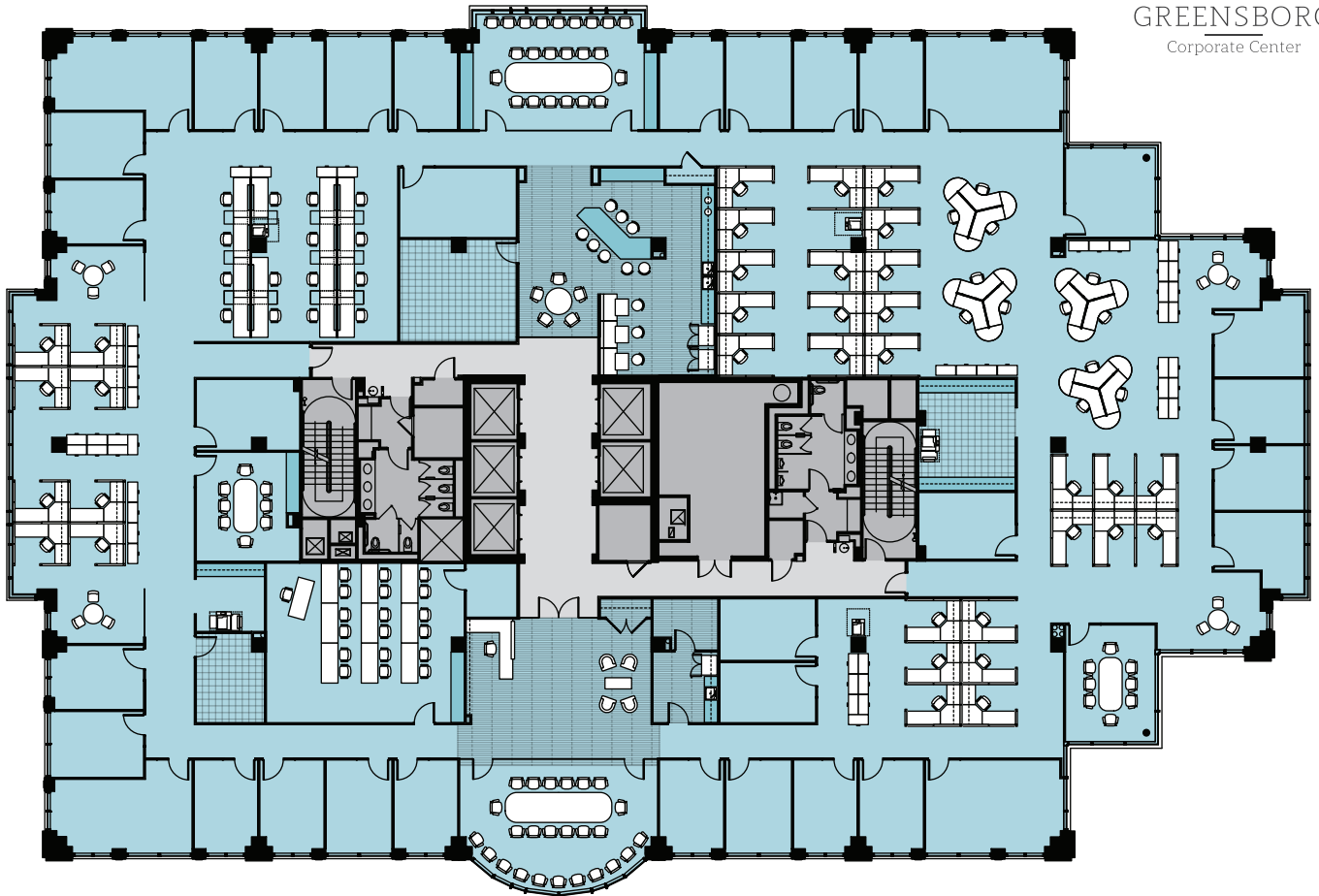
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	Space Type	Size	Total
WORK	Workstation (6' x 8')		53
	Benching / Hotel (3' x 6')		85
	Workstation - 3 Seat Cluster (9' x 9')		24
	Office	140 sf	6
	Total Seats		168
CONFERENCE	Large Conference	~ 10-20	2
	Team Room	~ 5-8	2
	Huddle	~2-3	2
	Training	~12-18	1
	Total		7
COMMON	Galley	175 sf	1
	Lunch Room	630 sf	1
	Workroom / Copy	Varies	3
	Print		2
	Restrooms (Required)		2
	LAN	155 sf	1
	Storage	Varies	2

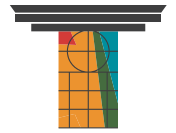


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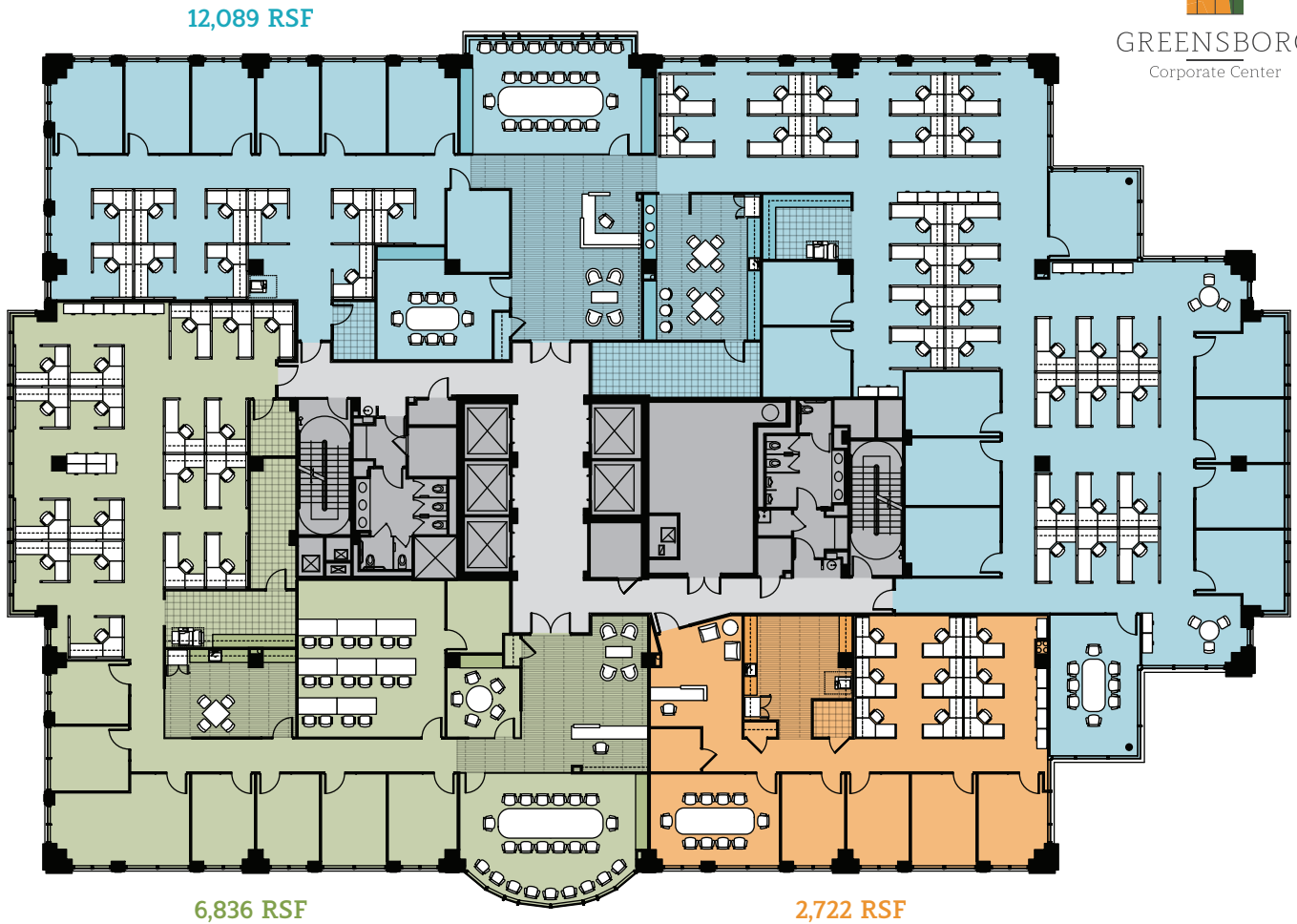


	Space Type	Size	Total
WORK	Workstation (6' x 8')		34
	Benching / Hotel (3' x 6')		15
	Workstation - 3 Seat Cluster (9' x 9')		12
	Office	140 sf	33
	Total Seats		94
CONFERENCE	Large Conference	~ 10-20	2
	Team Room	~ 5-8	2
	Huddle	~2-3	4
	Training	~12-18	1
	Total		9
COMMON	Galley	175 sf	1
	Lunch Room	720 sf	1
	Workroom / Copy	Varies	2
	Print		3
	Restrooms (Required)		2
	LAN	250 sf	1
	Storage	Varies	2

# Multi-tenant Plan



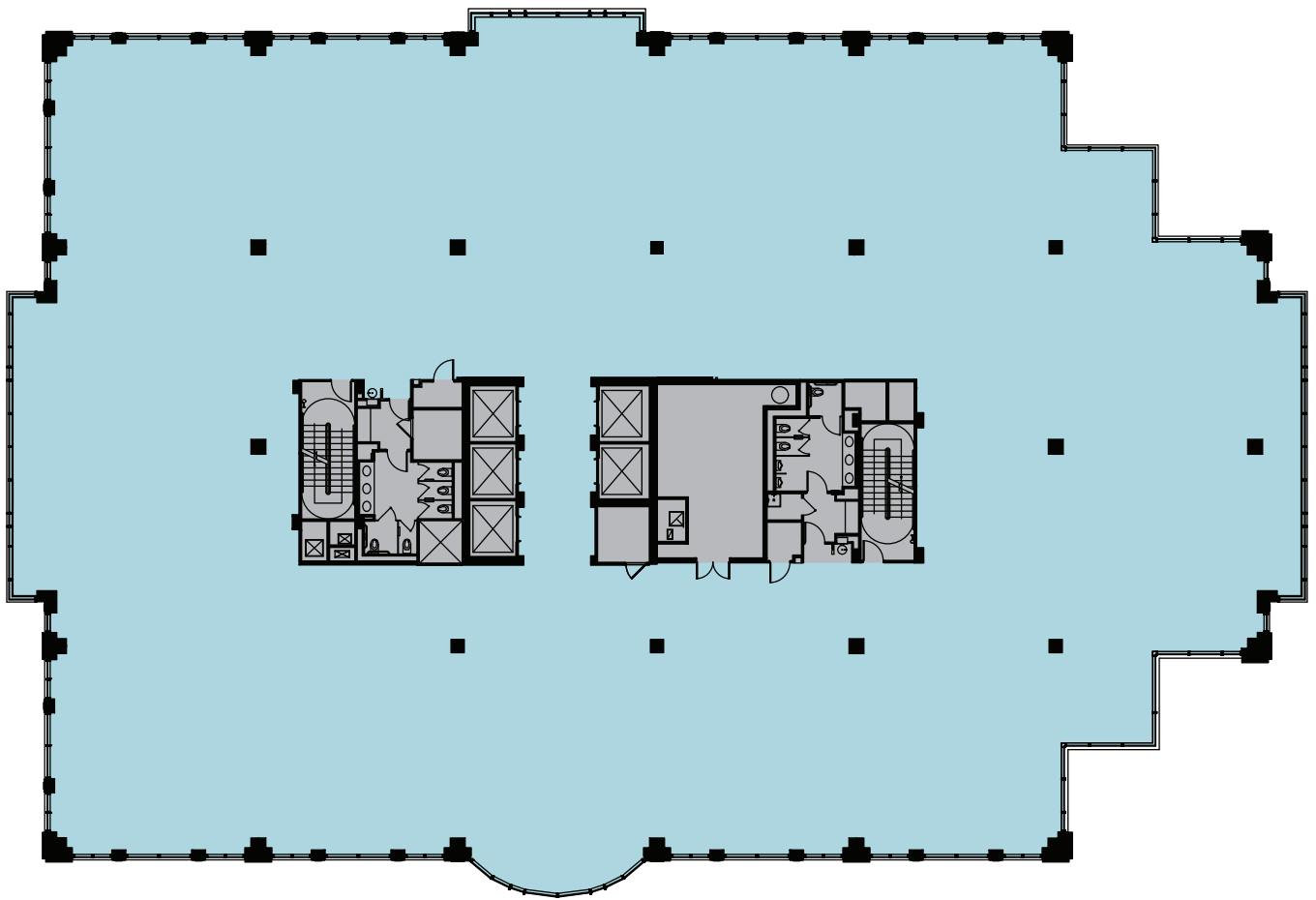
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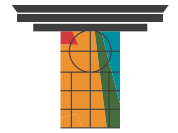


	Space Type	Size	Total	Size	Total	Size	Total
WORK	Workstation (6' x 8')		9		18		40
	Benching / Hotel (3' x 6')		0				
	Workstation - 3 Seat Cluster (9' x 9')		0				
	Office	140 sf	4	140 sf	7	140 sf	16
	Total Seats		13		25		56
CONFERENCE	Large Conference	~ 10-20	1	~ 10-20	1	~ 10-20	1
	Team Room	~ 5-8	0	~ 5-8	1	~ 5-8	2
	Huddle	~2-3	0	~2-3	0	~2-3	2
	Training	~12-18	0	~12-18	1	~12-18	0
	Total		1		3		5
COMMON	Galley	230 sf	1	250 sf	1		0
	Lunch Room		0			320 sf	1
	Workroom / Copy	Varies	1	150 sf	1	Varies	2
	Print		0				1
	Restrooms (Required)						
	LAN	24 sf	1	200 sf	1	250 sf	1
	Storage	52 sf	1	110 sf	1	30 sf	1



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21,547 RSF  
10th Floor

21,547 RSF  
9th Floor

21,760 RSF  
8th Floor

21,760 RSF  
7th Floor

6,038 RSF  
4th Floor

10,094 RSF  
2nd Floor

2,757 RSF  
2nd Floor

21,709 RSF  
5th Floor



8401

8405



For leasing information:  
JLL Northern Virginia Agency Leasing Team

703-485-8800