

8521 LEESBURG PIKE

Tysons, VA



FEATURES & AMENITIES

- Less than ½ block from Spring Hill Metro Station
- On-site Ruth's Chris Steak House & First Citizens Bank
- Outdoor patio with complimentary Wi-Fi
- New conference facility and tenant lounge with fresh vending
- Adjacent to Chipotle, Roti, Chick-fil-A, Best Buy, Container Store, & Embassy Suites
- Nearby 24 Hour Fitness, Walmart, Sheraton Hotel, and several restaurants
- Prominent Leesburg Pike address (Route 7)
- Free covered parking 3.8/1,000
- Spec suites available
- Online tenant resource system
- Wired Certified Gold by WiredScore
- Energy Star rated building: uses on average 35% less energy than typical buildings and releases 35% less carbon dioxide into the atmosphere
- First-class property management services provided by the dedicated team at Brandywine Realty Trust
- Exclusive access to Brandywine's flexible tenant touchdown space, Bex

for more information:

JERRY KILKENNY
703.205.0847

Jerry.Kilkenny@bdnreit.com

STEPHANIE MORGAN
703.205.0840

Stephanie.Morgan@bdnreit.com

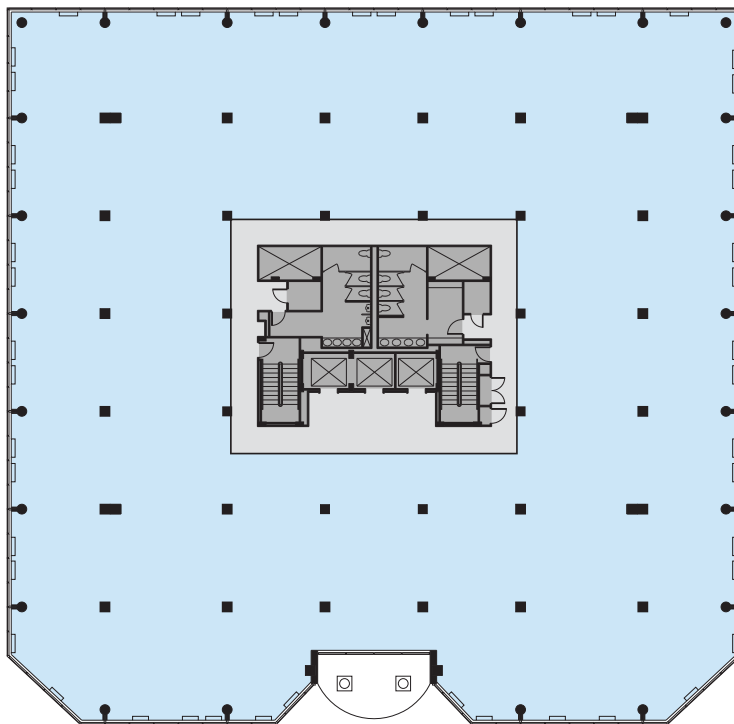
1676 International Drive
Suite 500, Tysons, VA 22102

www.brandywinerealty.com





TYPICAL FLOOR PLAN



Brandywine Realty Trust is one of the largest, publicly-traded, full-service, integrated real estate companies in the United States with a core focus in the Philadelphia, PA, Washington, D.C., and Austin, TX markets. Organized as a real estate investment trust (REIT), we own, develop, lease and manage an urban, town center and transit-oriented portfolio.



1676 International Drive
Suite 500, Tysons, VA 22102

www.bandywinerealty.com



for more information:

JERRY KILKENNY
703.205.0847
Jerry.Kilkenny@bdnreit.com

STEPHANIE MORGAN
703.205.0840
Stephanie.Morgan@bdnreit.com



8521 LEESBURG PIKE

Tysons, VA

PROPERTY DESCRIPTION

| | |
|-----------------------------|---|
| OWNER: | Brandywine Realty Trust |
| SIZE: | 150,897 SF |
| STORIES: | Seven |
| TYPICAL FLOOR PLATE: | 22,079 SF |
| CEILING HEIGHT: | Finished: 1st Floor – 9'0" Typical Floors – 8'6" Slab-to-Slab: 1st Floor – 12'11" Typical Floor – 10'6" |
| COLUMN SPACING: | 20' x 20' |
| ELEVATOR CABS: | 3 total elevators; 2,500 lb each, including freight |
| PARKING RATIO: | 3.8/1,000 |
| LOADING DOCK: | One loading space |
| HVAC SYSTEM: | 250 ton chiller and floor mounted perimeter convactor/fan coil units - Air is supplied to each floor via vertical duct risers. |
| SECURITY: | A card security system exists in the building |
| BUILDING HOURS: | Monday - Friday: 8:00 AM - 6:00 PM; Saturday: 9:00 AM - 1:00 PM |
| FINISHES: | Exterior: Concrete frame, and an acid-wash pre-cast concrete and tinted insulated glass exterior Interior: Polished and flame-cut Jet Mist granite floor with absolute black granite accents. Lobby walls of birdseye and curly maple hardwood, French limestone and stainless steel |
| YEAR BUILT: | 1984 |
| RENOVATION: | 2014 |

for more information:

JERRY KILKENNY
703.205.0847
Jerry.Kilkenny@bdnreit.com

STEPHANIE MORGAN
703.205.0840
Stephanie.Morgan@bdnreit.com



1676 International Drive
Suite 500, Tysons, VA 22102
www.brandywinerealty.com