

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 tenant lounge with complimentary Wi-Fi
- 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 3.5/1,000
- Tenants include: Lessard Design, BTRC and Systems Made Simple
- Spec suites available
- Online tenant resource system
- Energy Star rated building: uses on average 35% less energy than typical buildings and releases 35% less carbon dioxide into the atmosphere
- Dedicated to sustainability through Brandywine's company-wide program, Brandywine Environments
- First-class property management services provided by the dedicated team at Brandywine Realty Trust

for more information:

JERRY KILKENNY
703.205.0847

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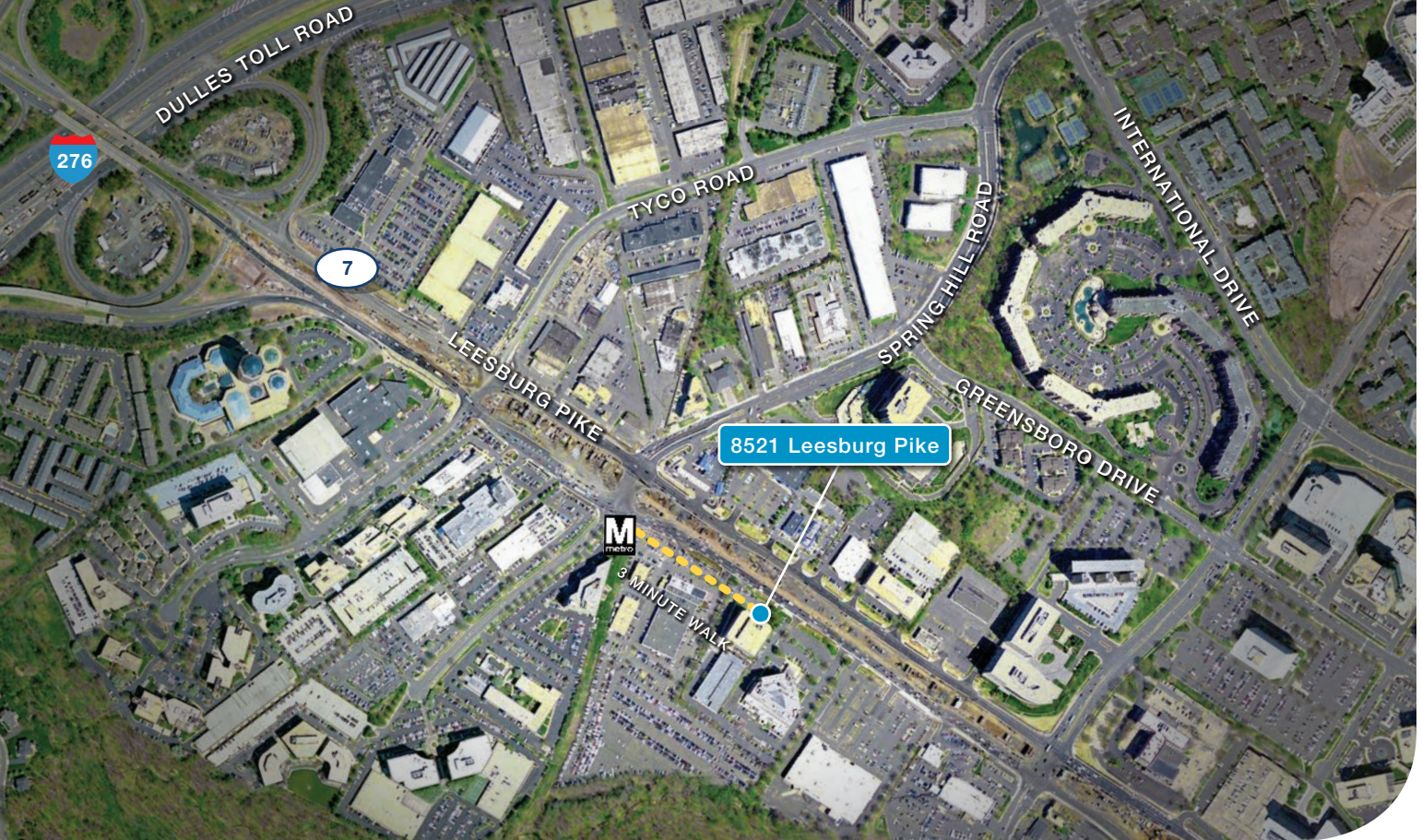
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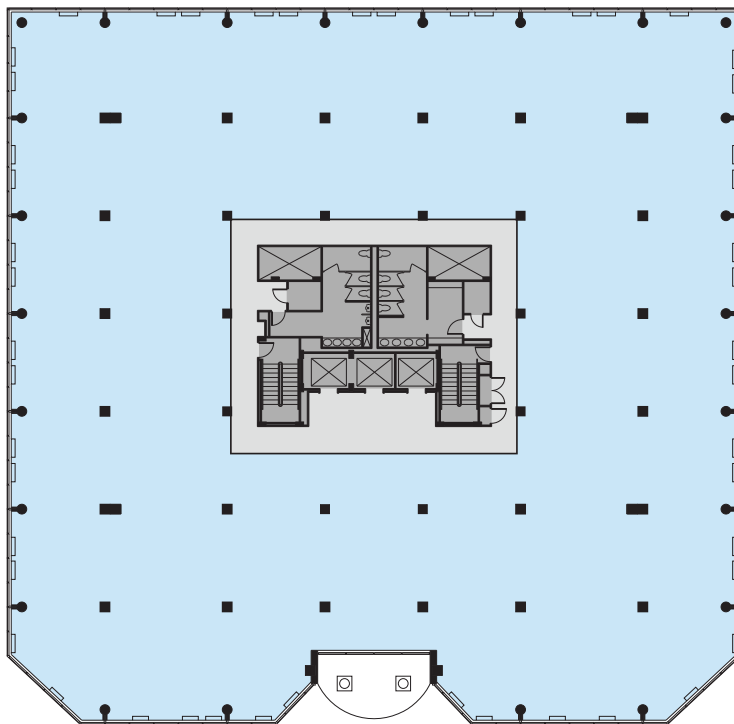
1676 International Drive
Suite 1350, Tysons, VA 22102

www.brdwinerealty.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.



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PROPERTY DESCRIPTION

OWNER:	Brandywine Realty Trust
SIZE:	150,894 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:	30' X 46'
ELEVATOR CABS:	3 total elevators; 2,500 lb each, including freight
PARKING RATIO:	3.5:1,000
LOADING DOCK:	One loading space
HVAC SYSTEM:	250 ton chiller and floor mounted perimeter convector/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

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