



AMERICAN
CENTER

WORK.
MEET.
GATHER.
CONNECT.



AMERICAN
CENTER

THE CENTER
OF IT ALL

WORK.
MEET.
GATHER.
CONNECT.



8300 + 8330 Boone Boulevard **Overview**

- Twin 8-story buildings with more than 346,449 square feet of office space
- Highly visible headquarters location with exterior signage opportunities at 8300 Boone
- New common areas
- Newly renovated café, tenant-only fitness facility with locker rooms, bike storage facility and high-tech conference center with lounge
- Minutes to world-class retail, restaurants and hotels in Tysons Corner Center, Tysons Galleria and The Shops at Fairfax Square
- Immediate access to Routes 7 and 123
- 1/2 mile to the Greensboro Metro station on Metro's Silver line
- Tenant-only shuttle
- Controlled access parking garage and parking ratio of 3/1000 RSF
- LEED Silver® certified and ENERGY STAR® rated
- Recent energy efficient upgrades provide improved building operations, reduced expenses and substantially reduced water consumption
- Green cleaning program and recycling program significantly increase the building's sustainability

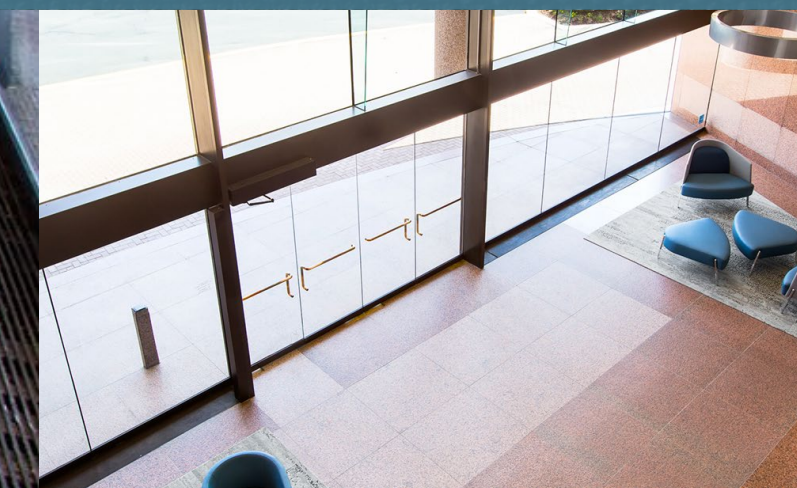


WORK

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TYSONS
GALLERIA

TYSONS
CORNER

ROUTE 7 / LEESBURG PIKE
UP TO 63,000 VEHICLES PER DAY

ROUTE 123 / CHAIN BRIDGE ROAD
UP TO 33,000 VEHICLES PER DAY



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Work and be **Noticed**

- Highly visible headquarters location at 8300 Boone
- Signage exposure to thousands of drivers passing by daily:
 - 33,000 AVPD Chain Bridge
 - up to 63,000 on Leesburg Pike
- 57 restaurants, bars and coffee shops in the immediate area known as the Old Courthouse neighborhood

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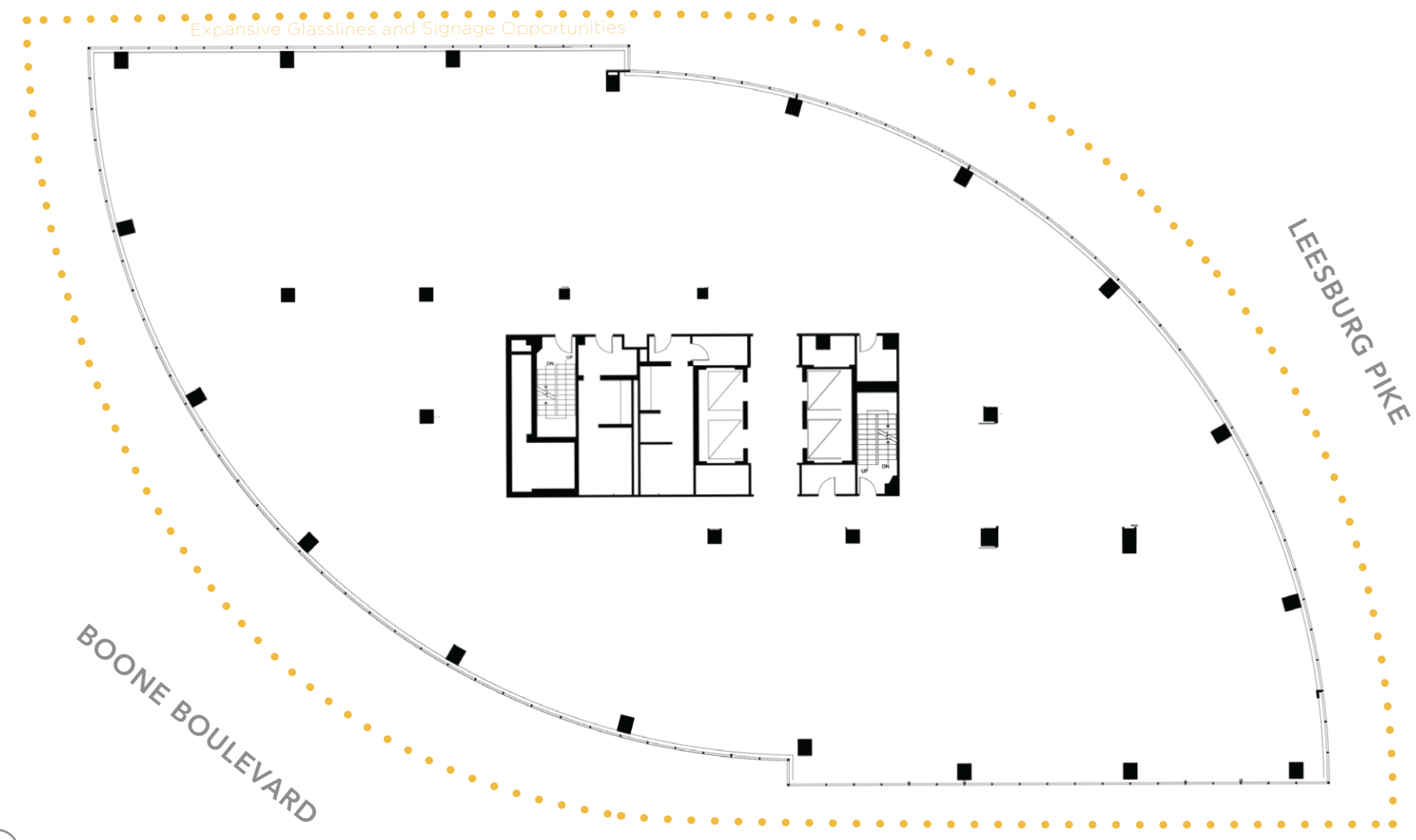
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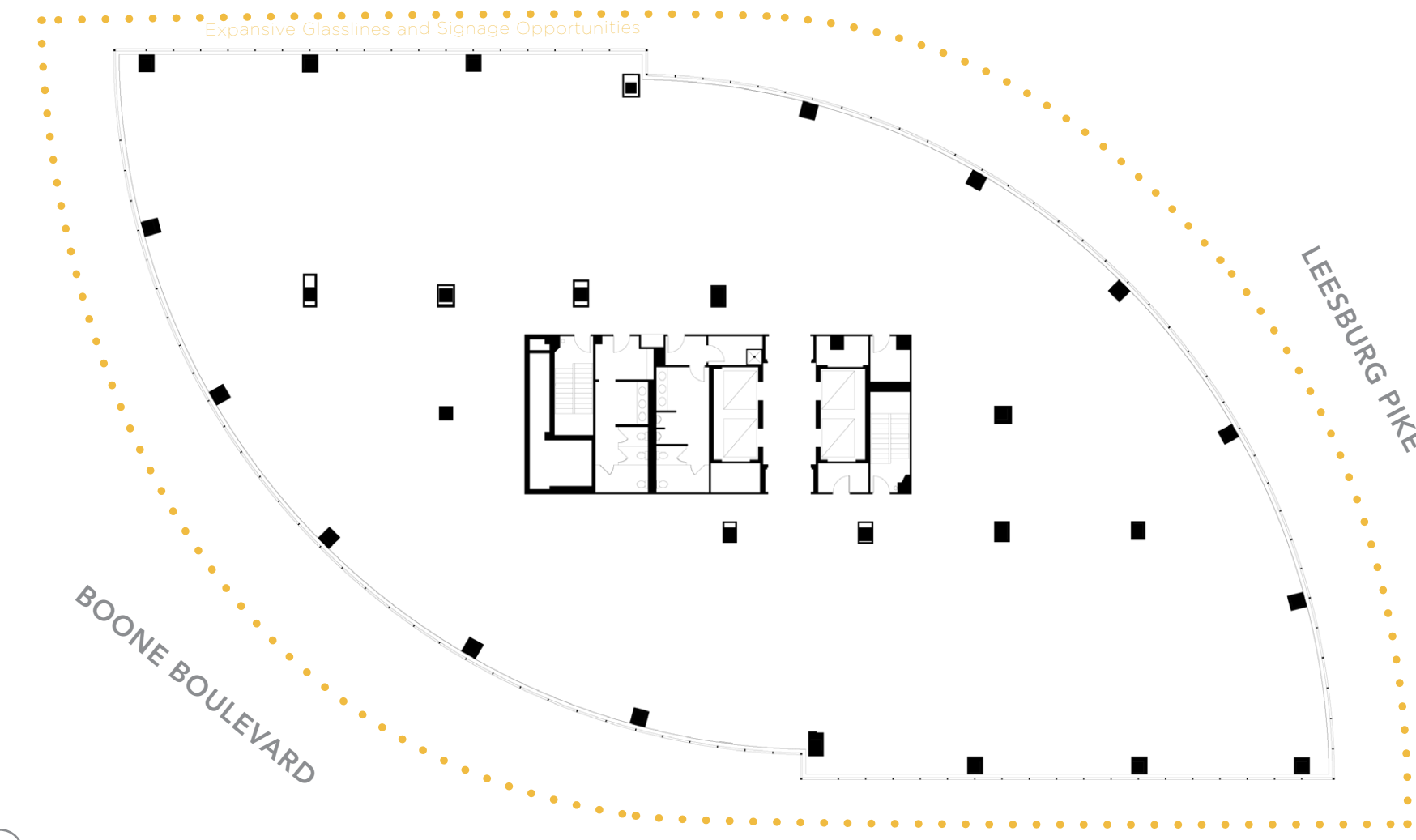
HIGHLY EFFICIENT
22,380 SF FLOORPLATES
WITH EXPANSIVE GLASSLINES

CHAIN BRIDGE ROAD



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22,380 SF FLOORPLATES
WITH EXPANSIVE GLASSLINES

CHAIN BRIDGE ROAD



Work Efficiently

- Typical floor plate: 22,380
- Great glassline with generous setbacks
- Flexible floor plates and upgraded building systems provide maximum efficiency
- Ceiling height: 11'8" slab to slab
- 8'6" - 8'11" finished ceiling height
- Column bay spacing: 36' x 42'

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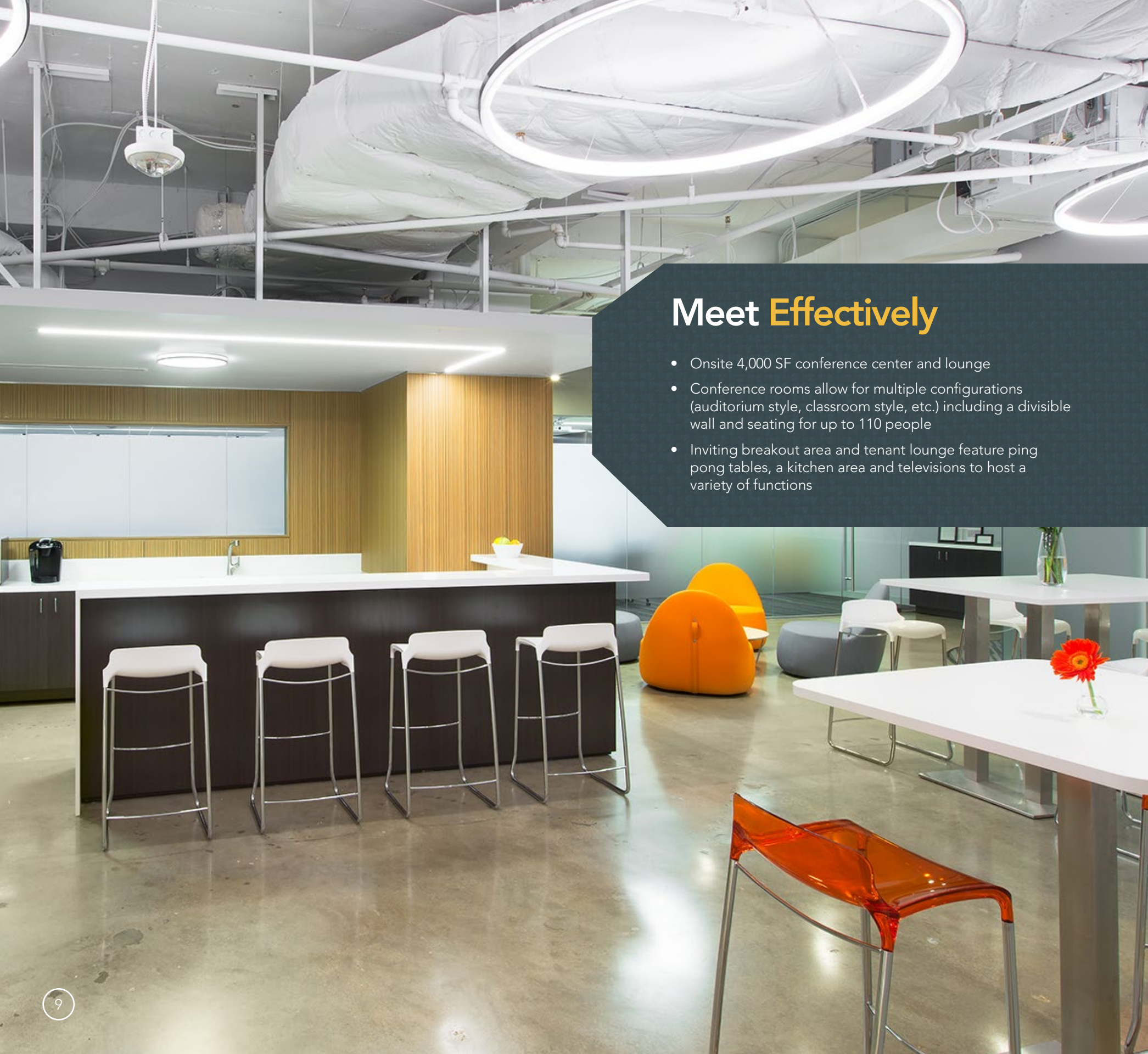
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Meet **Effectively**

- Onsite 4,000 SF conference center and lounge
- Conference rooms allow for multiple configurations (auditorium style, classroom style, etc.) including a divisible wall and seating for up to 110 people
- Inviting breakout area and tenant lounge feature ping pong tables, a kitchen area and televisions to host a variety of functions

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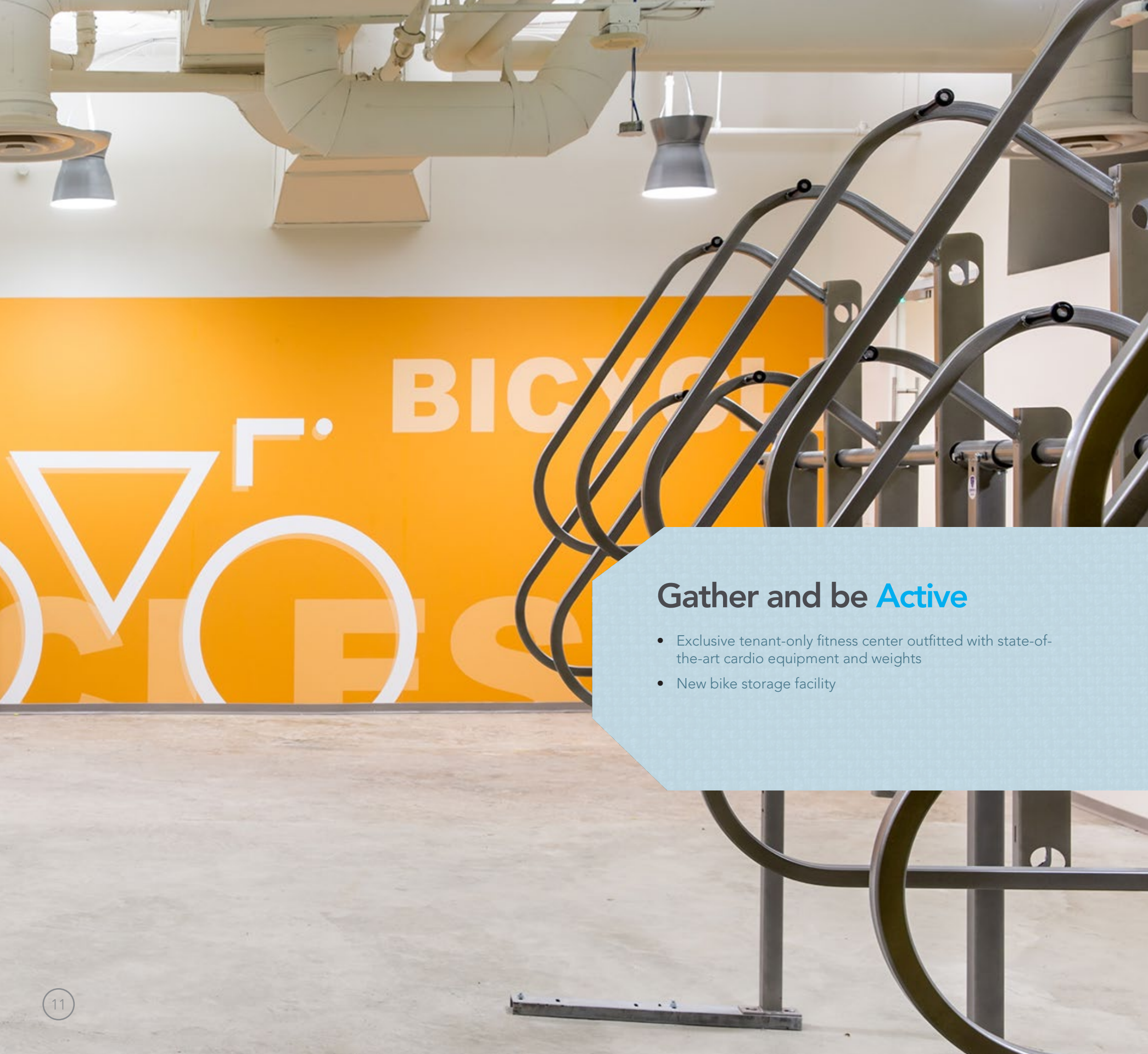


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WORK

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Gather and be **Active**

- Exclusive tenant-only fitness center outfitted with state-of-the-art cardio equipment and weights
- New bike storage facility

GATHER

CONNECT



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Gather and Socialize

- Plaza level terraces offer onsite park-like settings with accommodating furniture, updated lush landscaping and outdoor games
- Updated onsite cafe with hightop seating, hot buffet and grill menu

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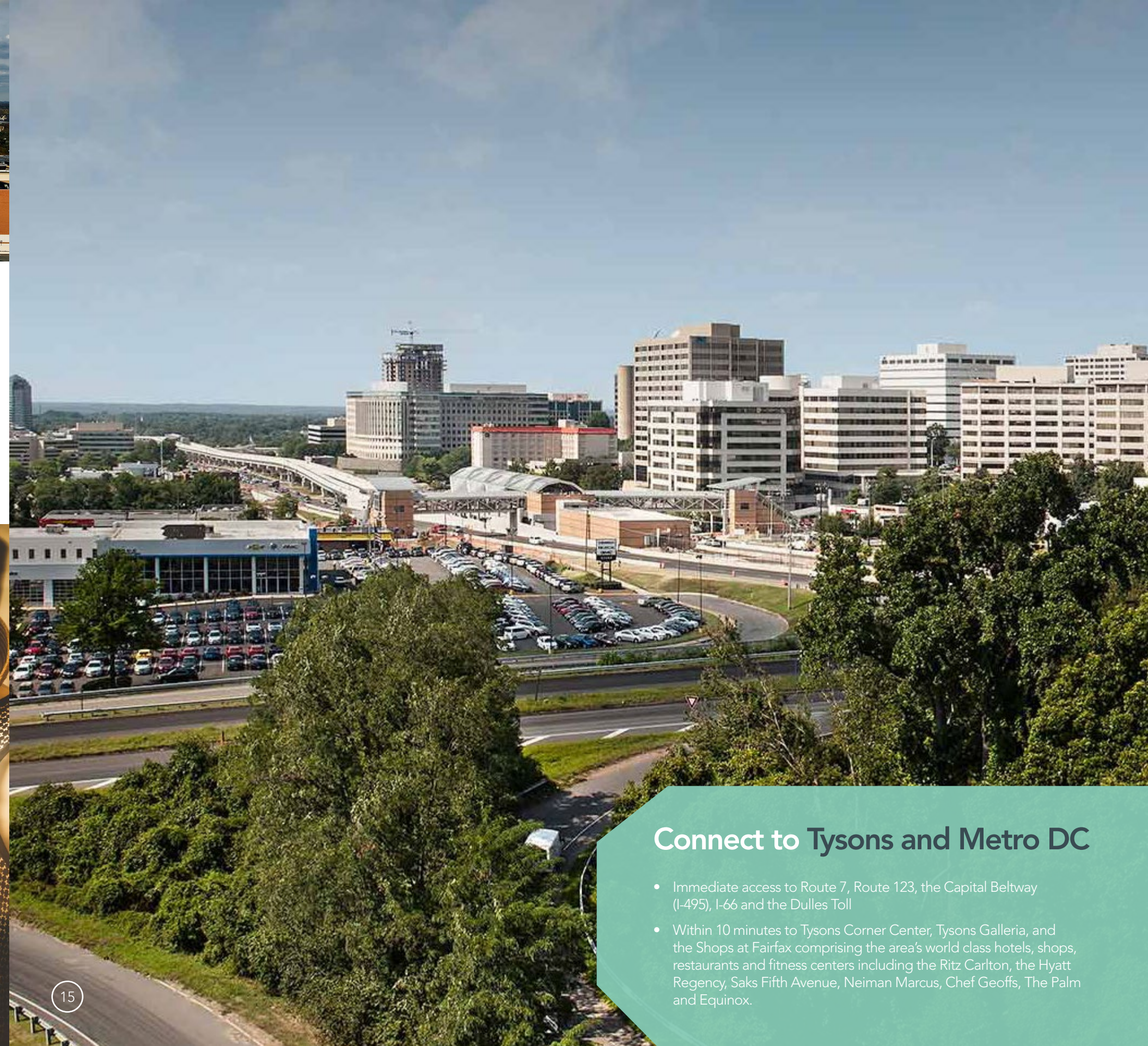
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Pedestrian Access and Metro Shuttle

American Center offers exceptional access for numerous commuting options

- 1/2 mile / 11 minute walk to the Greensboro Metro Station a on Metro's Silver line
- Tenant-only metro shuttle that stops directly in front of the property
- For those who prefer to walk to the Metro, Fairfax County has installed a pedestrian signal and new curb ramps across Chain Bridge Road at Boone Boulevard



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Connect to Tysons and Metro DC

- Immediate access to Route 7, Route 123, the Capital Beltway (I-495), I-66 and the Dulles Toll
- Within 10 minutes to Tysons Corner Center, Tysons Galleria, and the Shops at Fairfax comprising the area's world class hotels, shops, restaurants and fitness centers including the Ritz Carlton, the Hyatt Regency, Saks Fifth Avenue, Neiman Marcus, Chef Geoff's, The Palm and Equinox.

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RETAIL WITHIN ½ MILE

- AT&T

Alborz Persian

Alliance Bank

Aziza Fur Designs

BB&T

Bed Bath and Beyond

Bennigan's

Busara Restaurant

Cafe America

Café Delux

Capital One Bank

Carter's

China Wok

Clarencz Couture Collection

Clyde's of Tysons Greensboro Café

Commerce Bank

Crate and Barrel

DSW

Da Domenico Ristorante

Dockers

Dunkin Donuts

Eagle Bank

FedEx Office Print & Ship

Flemings Prime Steakhouse & Wine Bar

Food Corner Kabob House

Founding Farmers

Friends Kabob

Greenhouse Bistro

Greensboro Café

Hair By Giselle

JR's Stockyards Inn

Jared

Jimmy John's

Kizuna Sushi & Ramen

Lebanese Taverna

Legal Sea Foods

Levant Restaurant and Lounge

MODERN MARY

Maggiano's Little Italy

McDonald's

Men's Wearhouse

Mondo International

Nostos

Olive Garden

Orvis®

O'Malley's Pub

PNC Bank

Paddy Barry's

Palm Restaurant

Panera Bread

Performance Bicycle

Pho 7

Pier 1 Imports

REI

Sakura Japanese Steak-Seafood

Silver Diner

Sleep's

Staples
- Starbucks Greensboro Station

Subway

SunTrust Bank

SunTrust Bank

Super Chicken

Super Chicken

T.J. Maxx

TD Bank

Taco Bell

The Big Screen Store

The Bistro

The Capital Grill

True Religion Brand Jeans

Tusacan Grill

Tycon Cafeteria

Tysons Lobby Shop

Tyson's Bagel Market

Tyson's Corner Center

United Bank

United Nations Federal Credit Union

Verizon

Virginia Heritage Bank

Wendy's

Wildfire

Woo Lae Oak

XTreme Wings

TYSONS CORNER CENTER & TYSONS GALLERIA

- 3D Innovation

Armani Exchange

Aa Pea In The Pod

Abercrombie & Fitch

Abercrombie Kids

Adidas

Aeropostale

Aldo

Allen Edmonds

Altar'd Stateneuw

Amazon

Amc Theatres

America Eats Tavern

American Eagle

American Tandoor

Americangirl

Ann Taylor

Anne Fontaine

Anthropologie

Apple Store

Aram Boutique

Arhaus

Asian Bistro

AT&T

Athleta

Atrium Interiors

Auntianne's

Aveda

Baja Bistro Fresh Mex Grille

Ballard Designs

Bally

Banana Republic

Banner's Hallmark

Bareminerals

Barnes & Noble

Barrel & Bushel

Bath & Body Works

Bebe

BGR The Burger Joint

Bloomingdale's

Bose

Boss Hugo Boss

Bottega Veneta

Brio Tuscan Grille

Brooks Brothers

Brookstone

Bubbles

Burberry

Cafe Deluxe

California Pizza Kitchen

Candy Heaven

Capital Grille

Cartier

Catimini

Cava Mezze Grill

Champs Sports

Chanel

Charlie Chang's

Charlotte Artisanal

Charlotte Russe

Chelsea Collective

Chico's
- Chipotle Mexican Grill

Cinnabon

Claire's

Clarks

Club Monaco

Coach

Coastal Flats

Cold Stone Creamery

Comfort One Shoes

Corner Bakery Café

Crate & Barrel

Danielle's Desserts

David Yurman

Dazzle

Diesel

Disney

Dolce Vita Salon

Drybar

Dyson

Earls Kitchen + Bar

Ebgames

Ecco

Eco-Friendly Wash

Eddie Bauer

Eddie V's

Eden Body Renewal

Eileen Fisher

Elevation Burger

Elie Tahari

Emissary

Emporio Armani

Entyce At The Ritz-Carlton

Emmenegildo Zegna

Erwin Pearl

Everything But Water

Express

Extreme Dental White

Eyebrow Designer 21

Famous Famiglia

Fashion Time The Time Store

Finish Line

Foot Locker

Forever 21

Fossil

Francesca's

Free People

Gap

Garage

Gems And Jewels

Georgetown Opticians

Gnc Live Well.

Go! Games Go! Toys Go!

Godiva

Gordon Biersch

Gucci

Guess

Gymboree

H&M

Haagen Dazs

Hair Cuttery

Helzberg Diamonds

Henri Bendel
- Hollister

Hyatt Regency

Infinite Beauty

J. Crew Men's Shop

J. Jill

J. Crew

Jacadi

Janie And Jack

Johnston & Murphy

Journeys

Justice

K&I Salon

Karen Millen

Kate Spade New York

Kay Jewelers

Kelly's Cajun Grill

Kids Foot Locker

Kieh'l's Since 1851

Kung Fu Tea

L.I. Bean

L'occitane

La Cano

La Madeline

La Sandia

Lacoste

Lady Foot Locker

Le Pain Quotidien

Lebanese Taverna

Legal Sea Foods

Lego

Lenkersdorfer

Lenscrafters

Levenger

Levi's

Liberty Time

Lilly Pulitzer

Loco - Motive

Loft

Lord & Taylor

Louis Vuitton

Lucky Brand

Luggage Plus

Lululemon Athletica

Lush

M.a.c Cosmetics

Macguffins Bar

Macy's

Macy's Bridal Salon

Maggiano's Little Italy

Massage Express

Master Pierce

Max Mara

Maxvapor

Mcdonald's

Michael Kors

Microsoft Store

Mitchell Gold + Bob Williams

Mixing Bowl

Modern Nail Studio

Montblanc

Motherhood Maternity

Mulberry
- Na Hoku

Neiman Marcus

Nespresso

Nestle Toll House Cafe

New York & Company

Nine West

Nordstrom

Oakley

Old Navy

Olivia Macaron

Omega

Online Trading Academy

PF. Chang's China Bistro

Pacsun

Panda Express

Pandora

Panera Bread

Papaya

Papyrus

Parfums De France

Paul Bakery

Paul Mitchell School

Pink

Pottery Barn

Prada

Precision Vision Care

Ralph Lauren

Restoration Hardware

Rigby&Peller

Rockport

Saks Fifth Avenue

Salon Cielo

Salon Simone

Salvatore Ferragamo

Sarar

Sassoon

Sbarro

Selected Skin Care

Selseleh Jewelers

Sephora

Shake Shack

Shilla Bakery

Silver Diner

Skate Shop

Skechers

Skin Care

Sleep Number

Smart Fix

Soho

Solstice Sunglasses

Soma Intimates

Spanx

Spencer's

Sperry Top-Sider

Sportula

Sprint

Starbucks

Steinway Piano Gallery

Sterling Optical

Street Kitchen

Street Talk
- Subway

Suissa Spa

Sun Tailoring

Sunglass Hut

Sur La Table

Sutra Beauty

Swarovski

Swatch

Sweet Leaf

Sweetgreen

T.G.I. Fridays

Taka Grille

Take 5 Boutique

Talbots

Talk N Fix

Teavana

Tesla

The Cheesecake Factory

The Limited

The North Face

Ritz-Carlton

The Shoe Shoppe

Things Remembered

Timberland

T-Mobile

Tommy Bahama

Tory Burch

True Religion

Tumi

Ugg

Under Armour

Under The Olive Tree

Uniqlo

Urban Outfitters

Vacation Village Resorts

Vans

Vera Bradley

Verizon Wireless

Versace

Victoria's Secret

Vilebrequin

Vince

Vineyard Vines

Vitamin World

Wasabi

Washington Redskins

Wentworth Gallery

West Elm

Wet Seal

Wetzel's Pretzels

White House | Black Market

Williams-Sonoma

Yogen Früz

Z Gallerie

Zagg Invisibleshield

Zales

Zara

Zilli

Zumiez

+ MORE





AMERICAN
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BANYAN STREET
CAPITAL



Newmark
Knight Frank

