



PIKE & GALLOW'S

8027 Leesburg Pike & 1934 Old Gallows Road
TYSONS, VIRGINIA

OVERVIEW

Situated at the corner of Leesburg Pike and Old Gallows Road in Tysons, Pike and Gallows is a two building, mixed-use project totaling 200,000 square feet. With its immediate access to the Capital Beltway and close proximity to Metro, coupled with numerous on-site amenities, including a soon to be constructed state of the art conference facility, Pike and Gallows offers its' tenants an idyllic experience.

Pike and Gallows is owned, managed, and was developed by the Rocks Engineering family of companies. Rocks Engineering Company has been in the Real Estate development business in the Washington, Baltimore and Richmond corridor for over fifty-five years. The company has evolved over the years from a builder of single family homes to a developer of multi-family residential, high-rise apartments, shopping centers, hotels, restaurant sites and office properties.



LOCATION »

- Direct access to the Capital Beltway and the I-495 Express lanes.
- Prominent Tysons location at the intersection of Leesburg Pike (Route 7) and Old Gallows Road. Directly across from Tysons Corner Mall.
- Potential building signage
- Parking Ratio: 4.0/1,000 rentable square feet, free garage parking for tenants and visitors

PROPERTY HIGHLIGHTS



Direct access to **Capital Beltway (I-495)** with over **289,000 cars per day.**

New unlimited bandwidth with
allied
telecom



Adjacent to the **soon to be completed**

Great American restaurant park!


GREAT AMERICAN RESTAURANTS



2,255
businesses
in the immediate area.



37,000±
Employees in
the immediate area



AMENITIES

■ RESTAURANTS

1. Shamshiry
2. Ruth's Chris
3. The Harth
4. Wildfire
5. The Palm
6. Founding Farmers
7. Flemings' Prime Steakhouse
8. Earl's Kitchen * Bar
9. Eddie V's Prime Seafood
10. Barrel & Bushel
11. Brio Tuscan Grille
12. Coastal Flats
13. Gordon Biersch
14. Seasons 52
15. American Tandoor
16. Olive Garden
17. The Capital Grille
18. Chima Brazilian Steakhouse
19. Chef Geoff's
20. BJ's Brewhouse
21. Neisha Thai
22. Paladar Latin Kitchen
23. Moby Dick House of Kabob
24. P.F. Chang's
25. Maggiano's Little Italy
26. Fogo de Chao
27. Legal Seafoods
28. Cheesecake Factory

SHOPS

29. Walmart
30. Best Buy
31. Harris Teeter
32. TJ Max/DSW
33. Tysons Galleria
34. Marshall's/Home Goods
35. Bed Bath & Beyond
36. REI
37. PetSmart
38. Tyson Corner Center Mall
39. Safeway
40. Fairfax Square
41. Nordstrom Rack
42. Destination XL
43. CVS
44. Trader Joe's

HOTELS

45. Sheraton
46. Residence Inn-Tysons
47. Quality Inn
48. Embassy Suites
49. Hilton McLean
50. The Ritz-Carlton
51. Crown Plaza
52. Courtyard Marriott
53. Hyatt Regency
54. Hilton Garden Inn
55. Residence Inn-Tyson Mall
56. Marriott Tysons Corner
57. Extended Stay America
58. The Westin

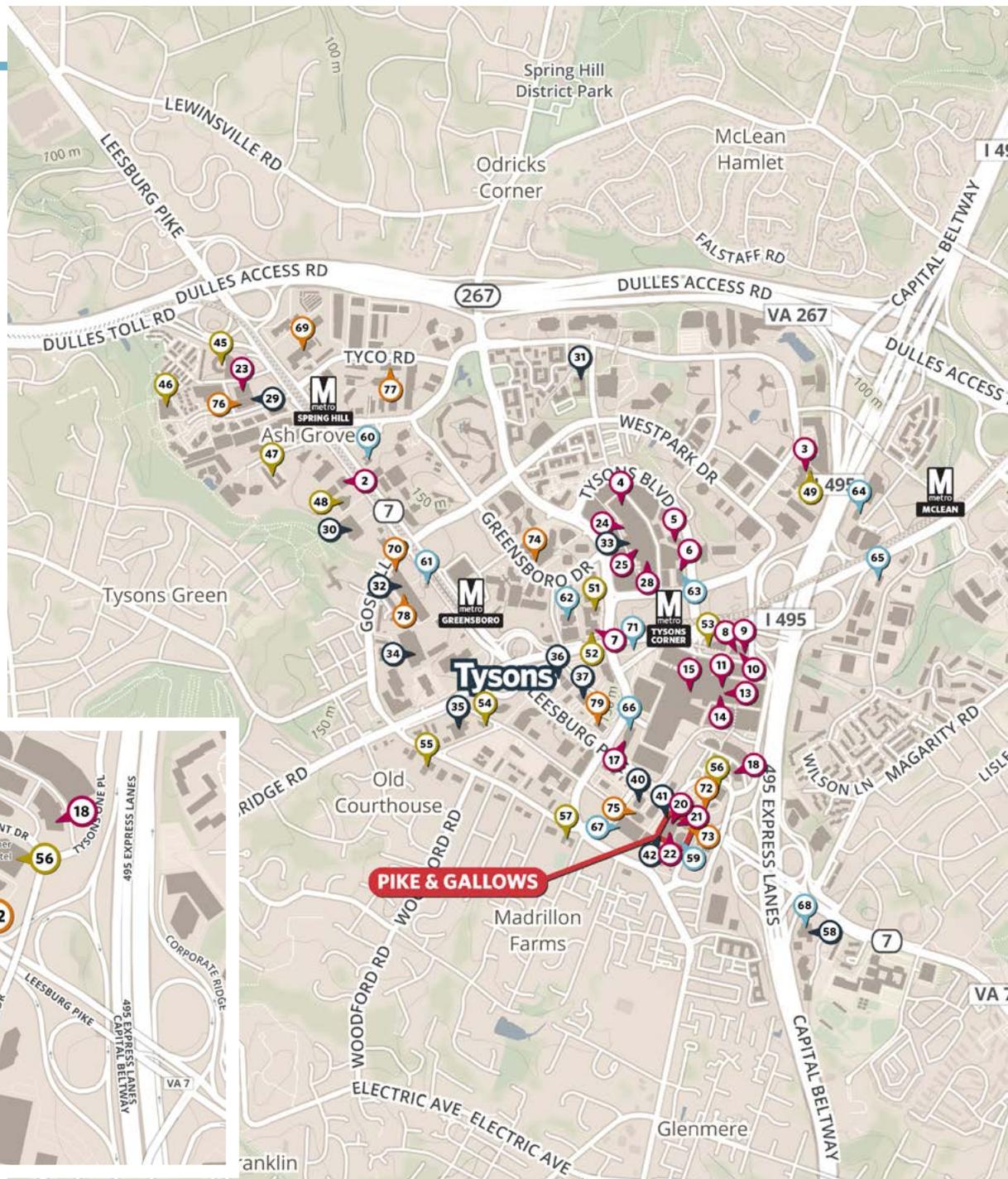
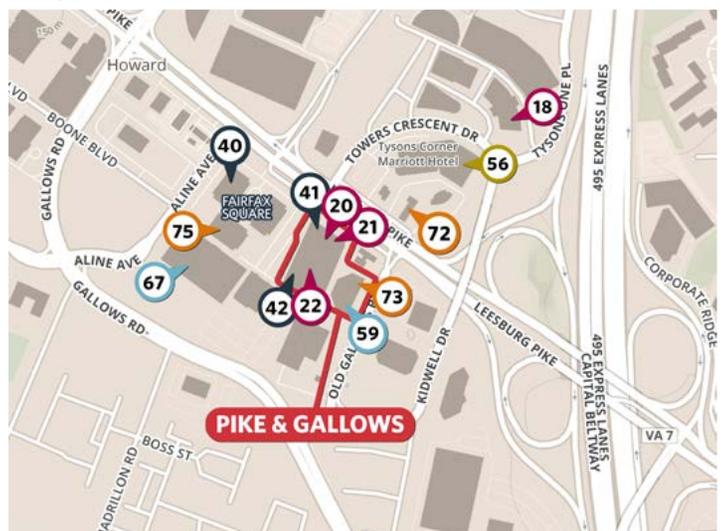
BANKS

59. Bank of America
60. Citibank
61. BB&T
62. Wells Fargo
63. HSBC
64. Capital One
65. Monument Bank
66. Presidential Bank
67. M&T Bank
68. United Bank

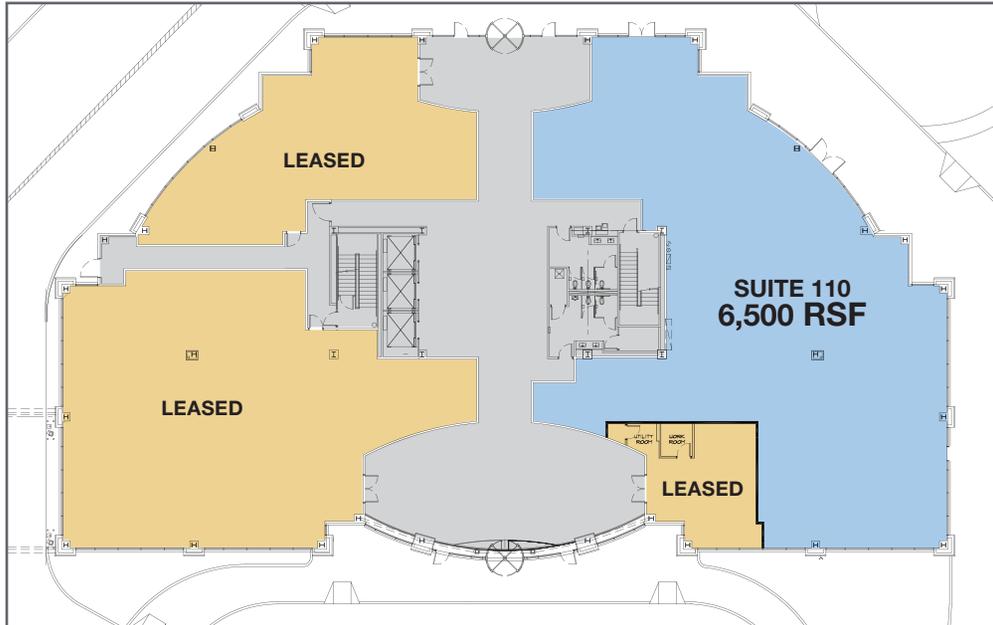
MISCELLANEOUS

69. Audi Tysons
70. 7-Eleven
71. Sunoco
72. Shell
73. 7-Eleven
74. Sport & Health
75. Equinox
76. 24-Hour Fitness
77. CrossFit
78. Crunch Fitness
79. Gold's Gym

MAP INSET OF SITE»

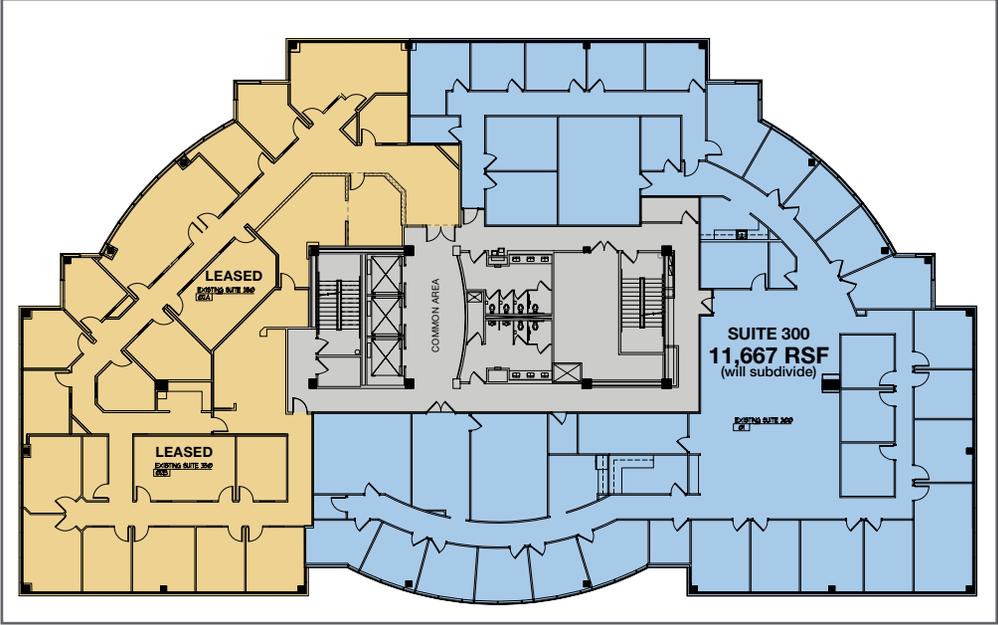
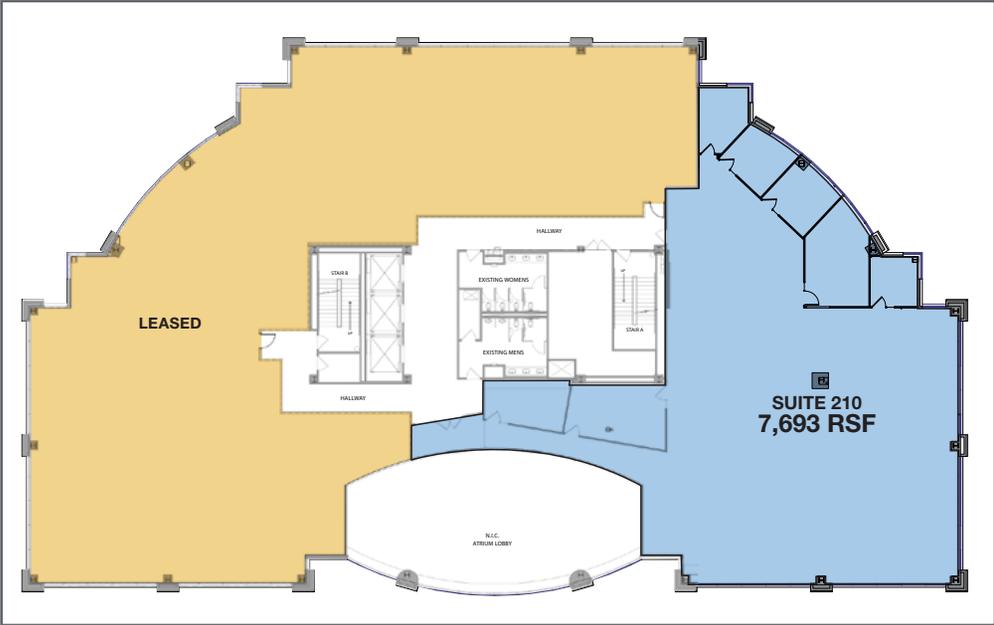


FLOOR PLANS



1934 OLD GALLOWS ROAD	Size:	6,500 RSF
1ST FLOOR	Rate:	\$40 NNN
Suite 110	Availability:	Immediate

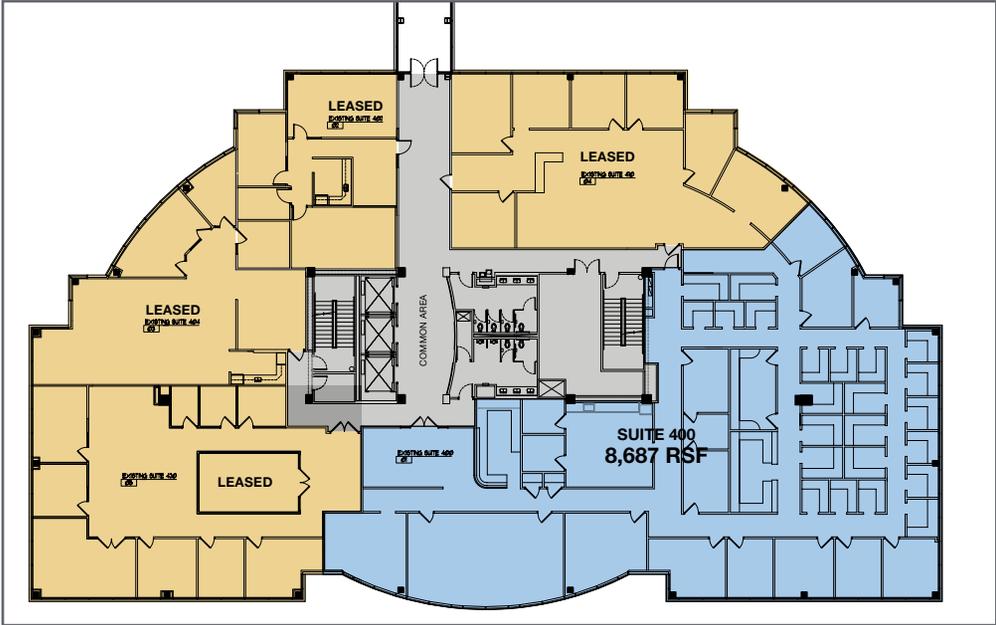




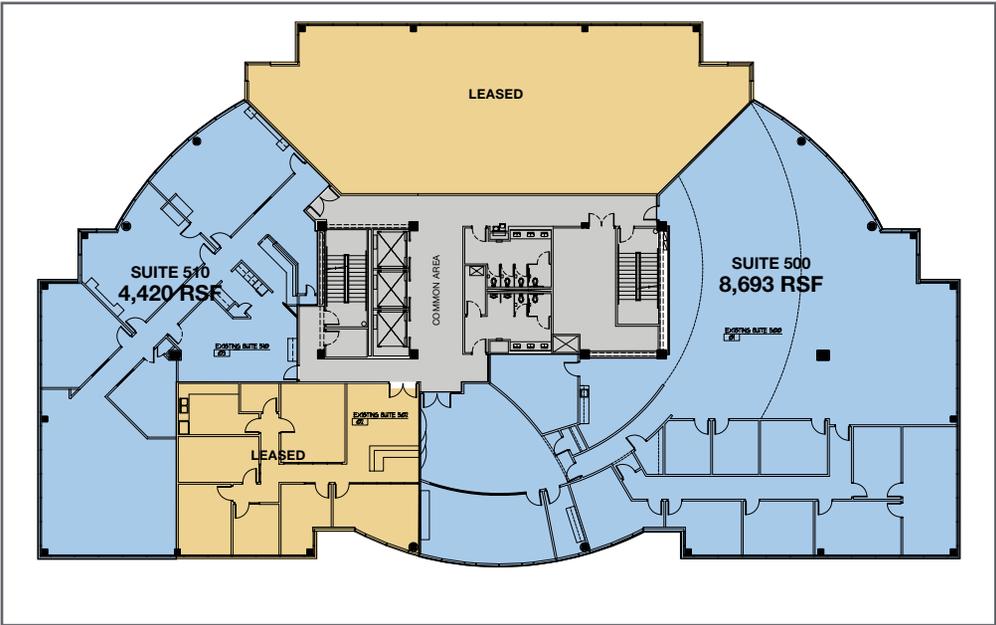
1934 OLD GALLOWS ROAD	Size:	7,639 RSF
2ND FLOOR	Rate:	\$34 PSF, Full Service
Suite 210	Availability:	Immediate

1934 OLD GALLOWS ROAD	Size:	11,667 RSF
3RD FLOOR	Rate:	\$34 PSF, Full Service
Suite 300	Availability:	12/1/2018

FLOOR PLANS



1934 OLD GALLOWS ROAD	Size:	8,687 RSF
4TH FLOOR	Rate:	\$34 PSF, Full Service
Suite 400	Availability:	12/1/2018



1934 OLD GALLOWS ROAD	Size:	8,693 RSF
5TH FLOOR	Rate:	\$34 PSF, Full Service
Suite 500	Availability:	12/1/2018

1934 OLD GALLOWS ROAD	Size:	4,220 RSF
5TH FLOOR	Rate:	\$34 PSF, Full Service
Suite 510	Availability:	Immediate



FLOOR PLANS



8027 LEESBURG PIKE	Size:	6,535 RSF
3RD FLOOR	Rate:	\$30 PSF, Full Service
Suite 300	Availability:	12/1/2018
Notes:	Office intensive, elevator lobby exposure	

8027 LEESBURG PIKE	Size:	720 RSF
3RD FLOOR	Rate:	\$30 PSF, Full Service
Suite 308	Availability:	Immediate
Notes:	Small Spec Suite - Immediate Occupancy	



FOR MORE INFORMATION, PLEASE CONTACT:

✉ **Marc Tasker, CCIM, SIOR**

+1 703 268 2735
mtasker@klnb.com

✉ **Josh Simon**

+1 703 268 2733
jsimon@klnb.com

✉ **Pierson Kreutzer**

+1 703 268 2734
pkreutzer@klnb.com



8065 Leesburg Pike, Suite 700
Tysons, VA 22182
+1 703 268 2700
klnb.com

