



BORO TOWER

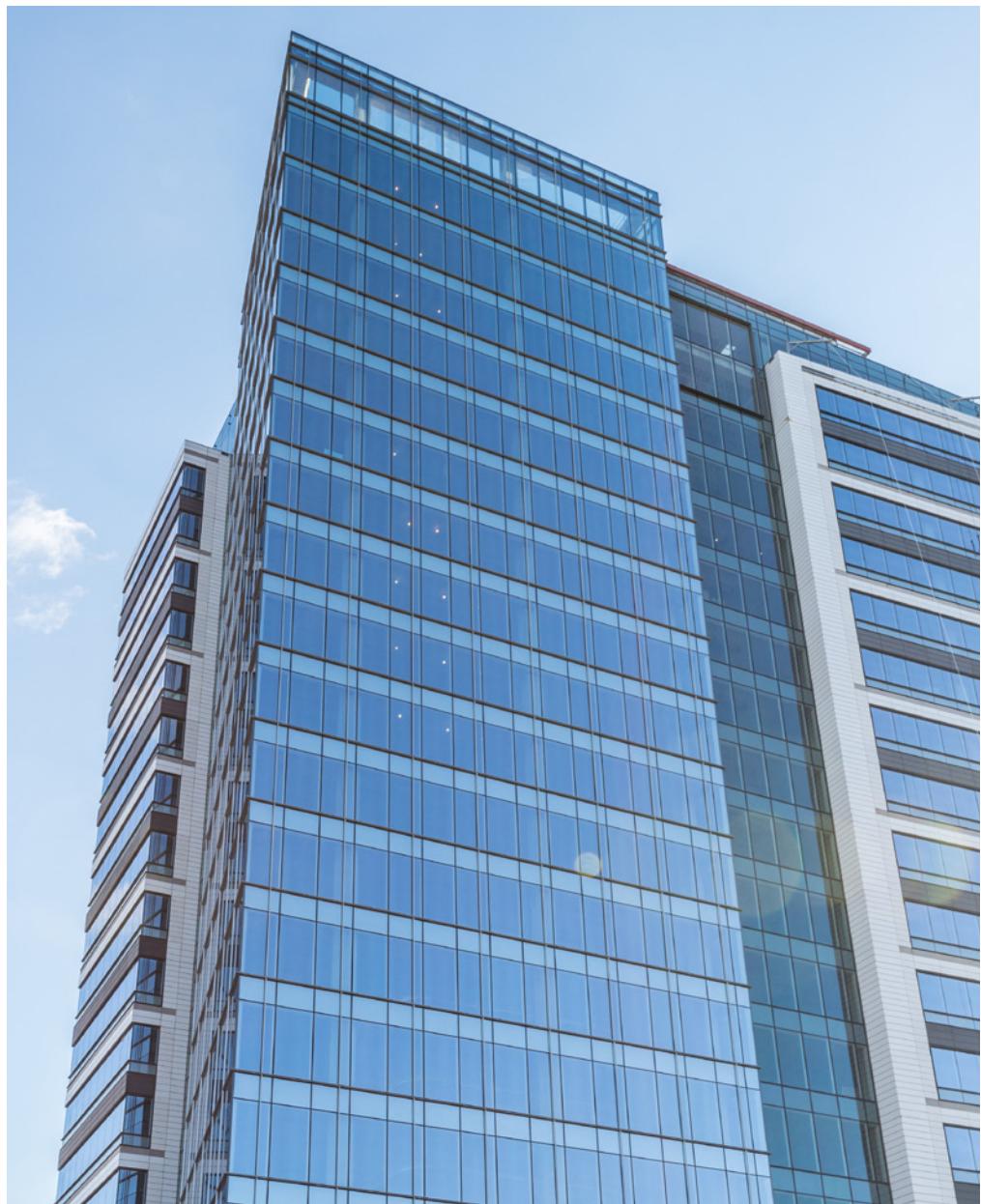
8350 Broad Street

The Boro | Tysons

BORO TOWER

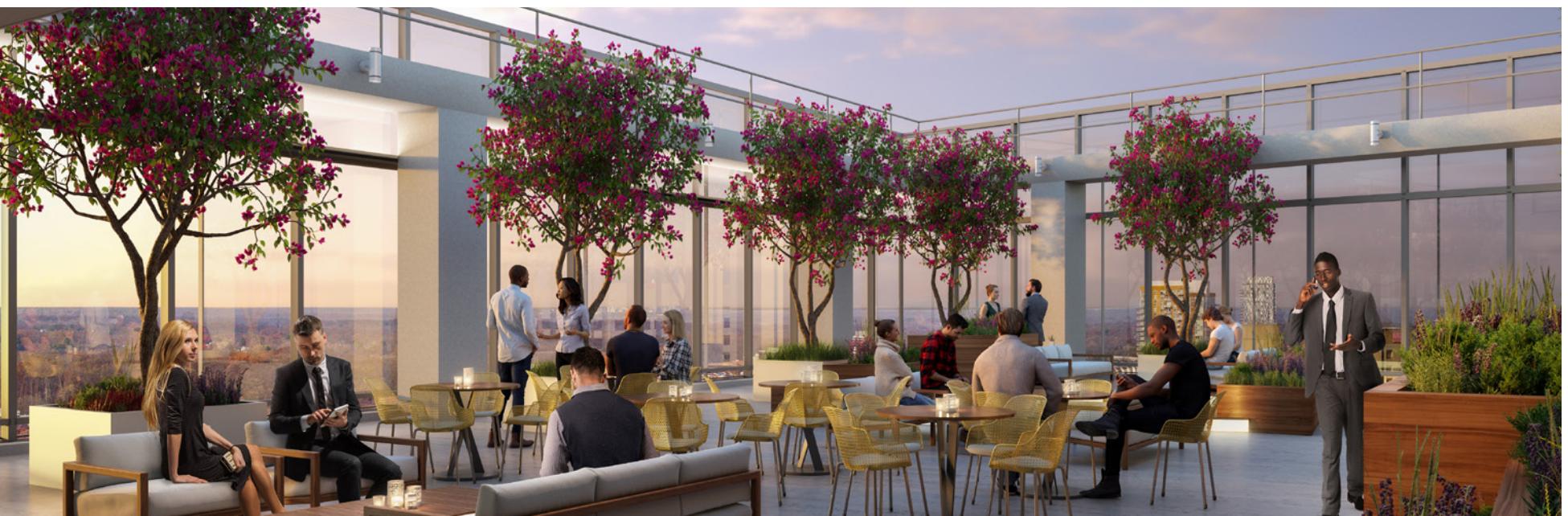
Presenting the Premier Opportunity
in Northern Virginia

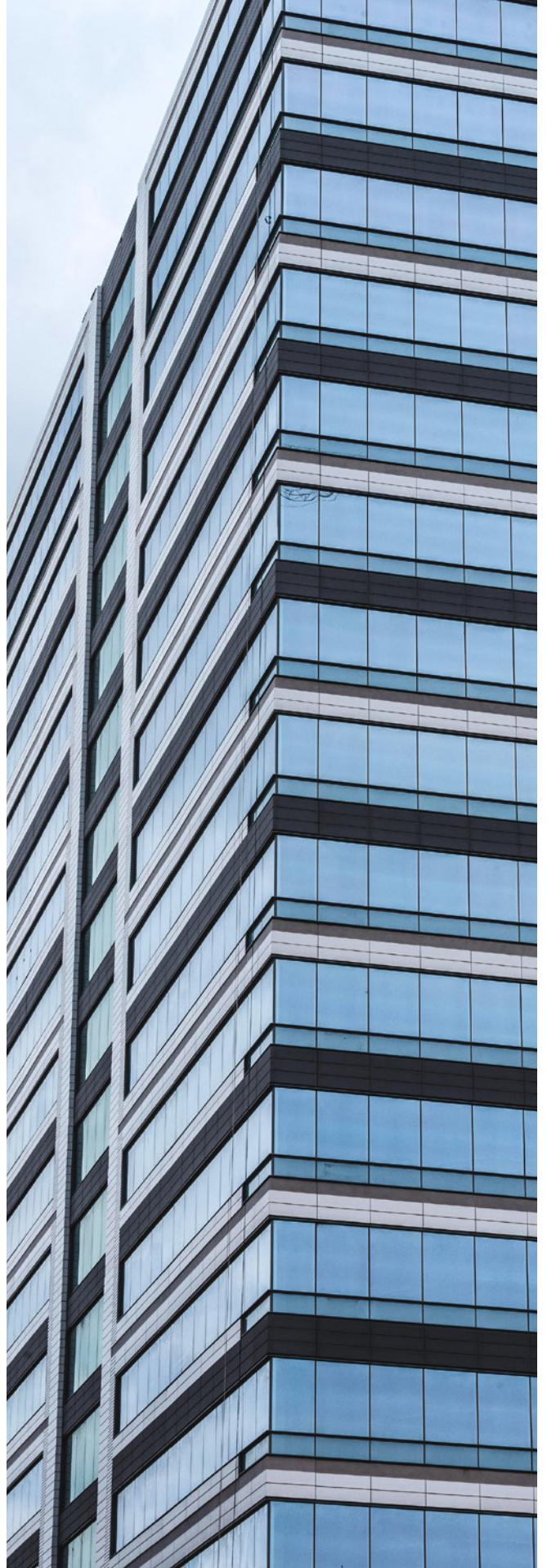




This 20-story, Gensler-designed trophy office building with LEED Gold certification features 9' finished ceilings and floor-to-ceiling vision glass throughout virtually column free floors. Boro Tower's ample set of amenities, including a rooftop terrace, fitness center, locker rooms and bicycle storage will perfectly complement the 10,000 SF first-class restaurant at the base of Boro Tower.

Located at the center of The Boro and adjacent to Boro Tower, Boro Park offers office tenants a wide variety of conveniences right at their front door. From a quiet, shaded seating area to eat lunch or read a book to a live acoustical performance with a quick bite from one of the many nearby restaurants, this signature public park will be a unique accoutrement to Boro Tower's office environment.





Building Features

- 440,000 SF / 20 stories
- Designed by Gensler
- LEED Gold Certification
- Wired Certified Gold
- Parking rate 2.5/1,000 SF located directly beneath the building
- Building amenities include: rooftop terrace, fitness center, bike storage, immediate adjacency to Boro Park, and 260,000 SF of retail
- Expansive views of DC and the Blue Ridge Mountains
- 10,000 SF of lobby level retail

Typical Floor

- 24,000 SF
- Virtually column free floors
- 9' ceiling height
- Floor to ceiling glass
- 6 elevators on upper floors, 8 on lower
- Flexible and efficient floor plates



The bright and spacious
lobby features the finest
interior finishes with marble
flooring, back painted glass
walls, custom artwork and
high-end furniture.

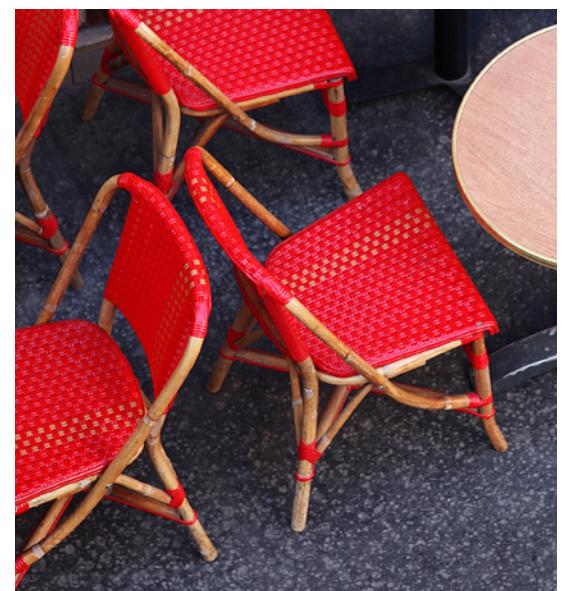
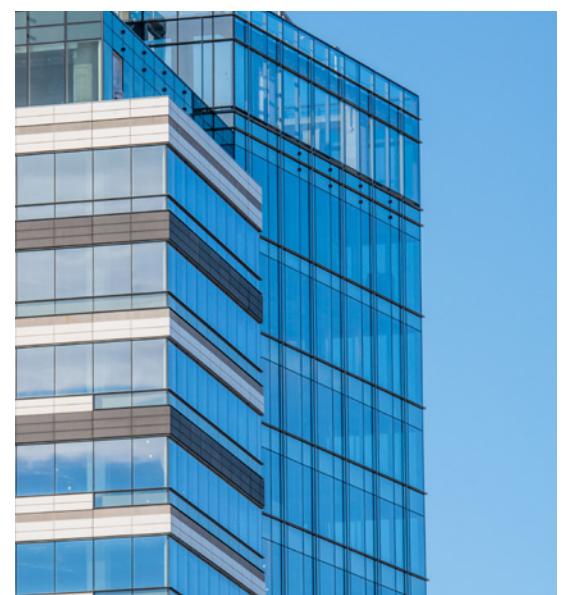
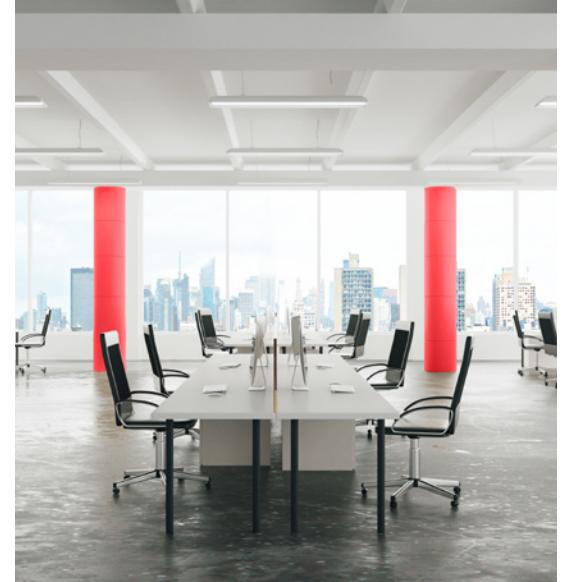


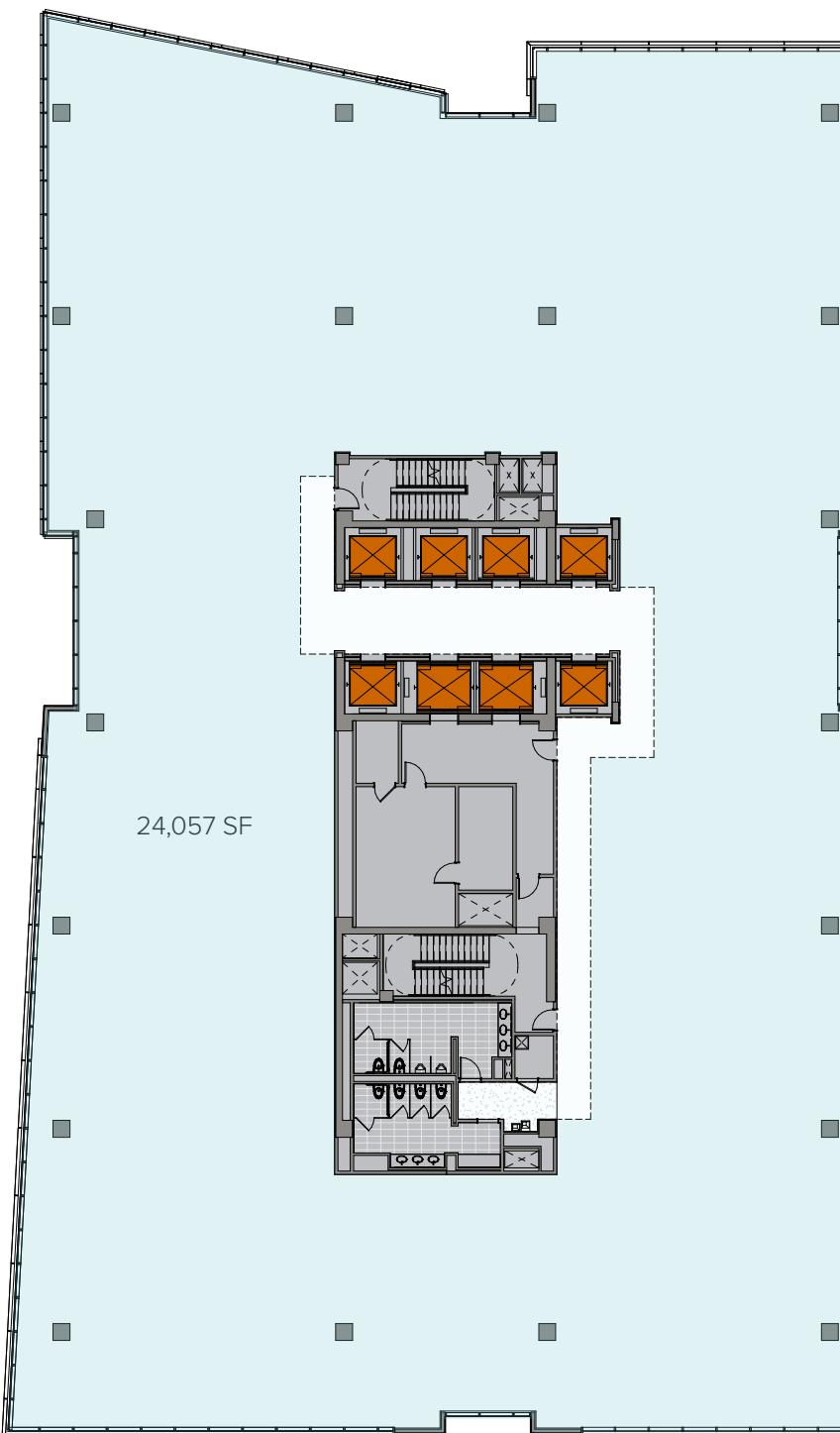
The lower level retail space
is a perfect location for a
contemporary restaurant
to provide guests, and
tenants alike, an urban oasis
to recharge over lunch or
enjoy a cocktail al fresco.



Stacking Plan

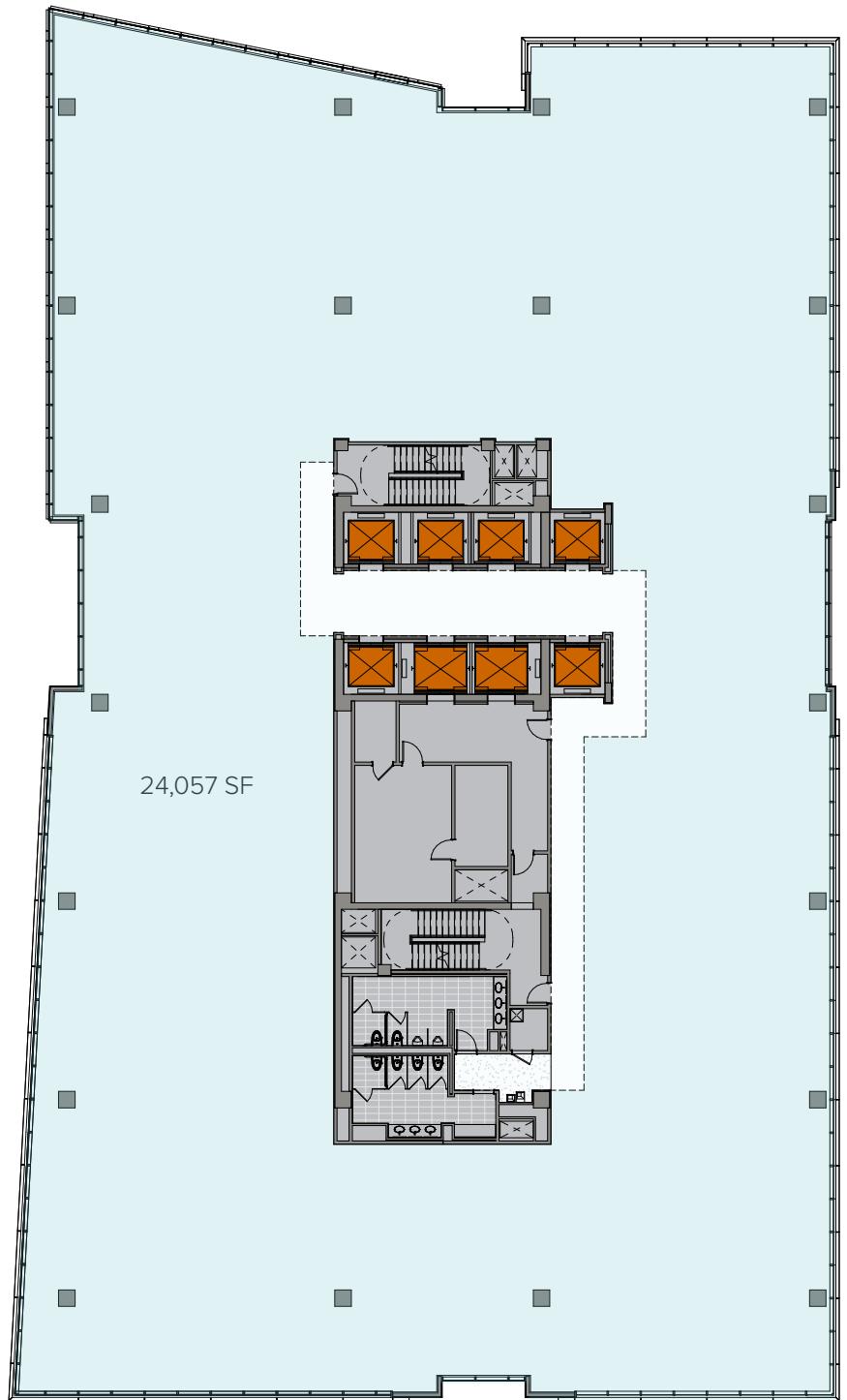
FLR	AVAILABILITY	
20th	Leased	
19th	Leased	
18th	Leased	
17th	Leased	
16th	Leased	
15th	Leased	
14th	Leased	10,088 SF
12th	24,057 SF	
11th	24,057 SF	
10th	Leased	
9th	Leased	
8th	Leased	
7th	Leased	
6th	Leased	
5th	Leased	
4th	Leased	
3rd	24,057 SF of Spec Suites	
2nd	12,971 SF	



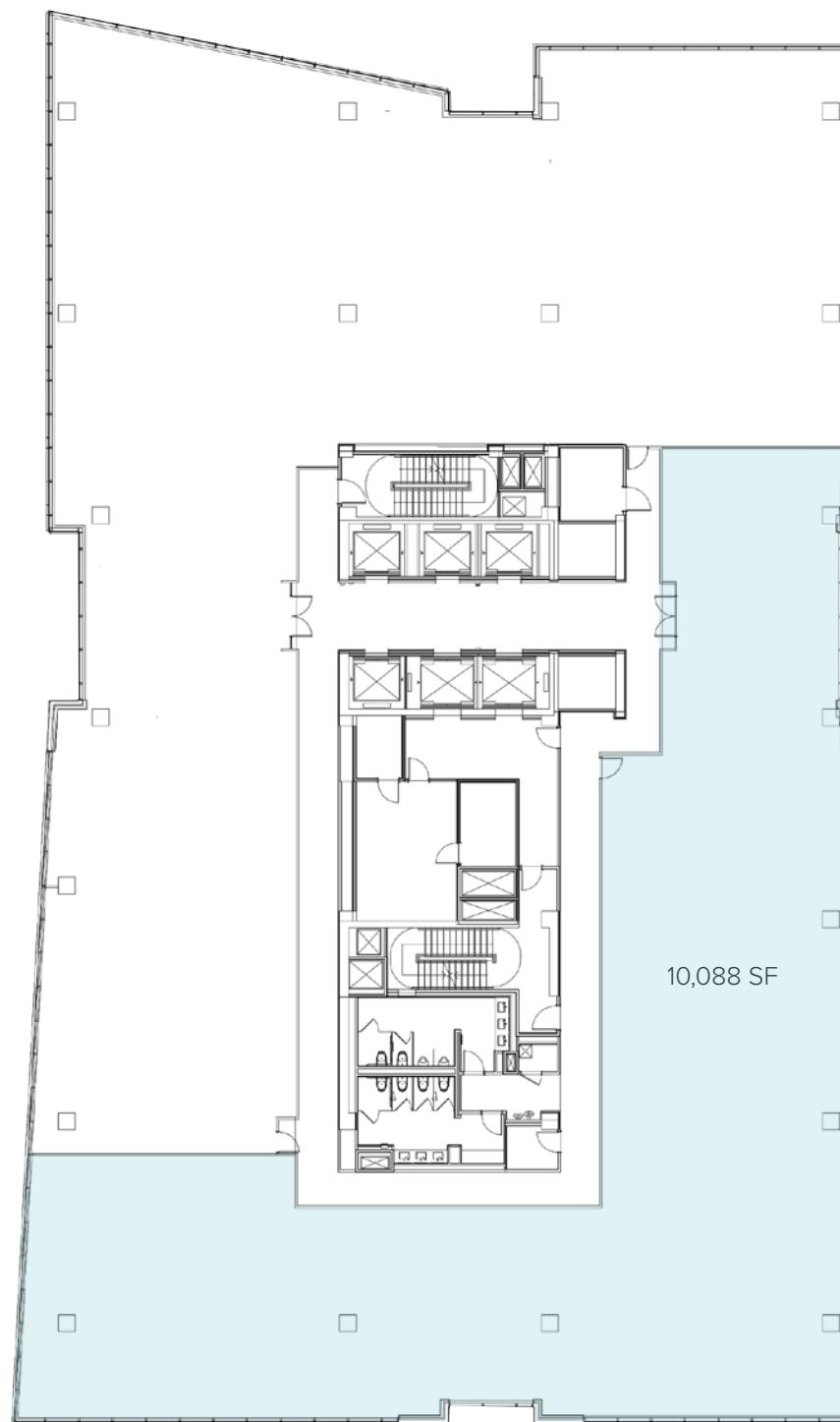


3RD FLOOR SPEC SUITES | AVAILABLE IMMEDIATELY

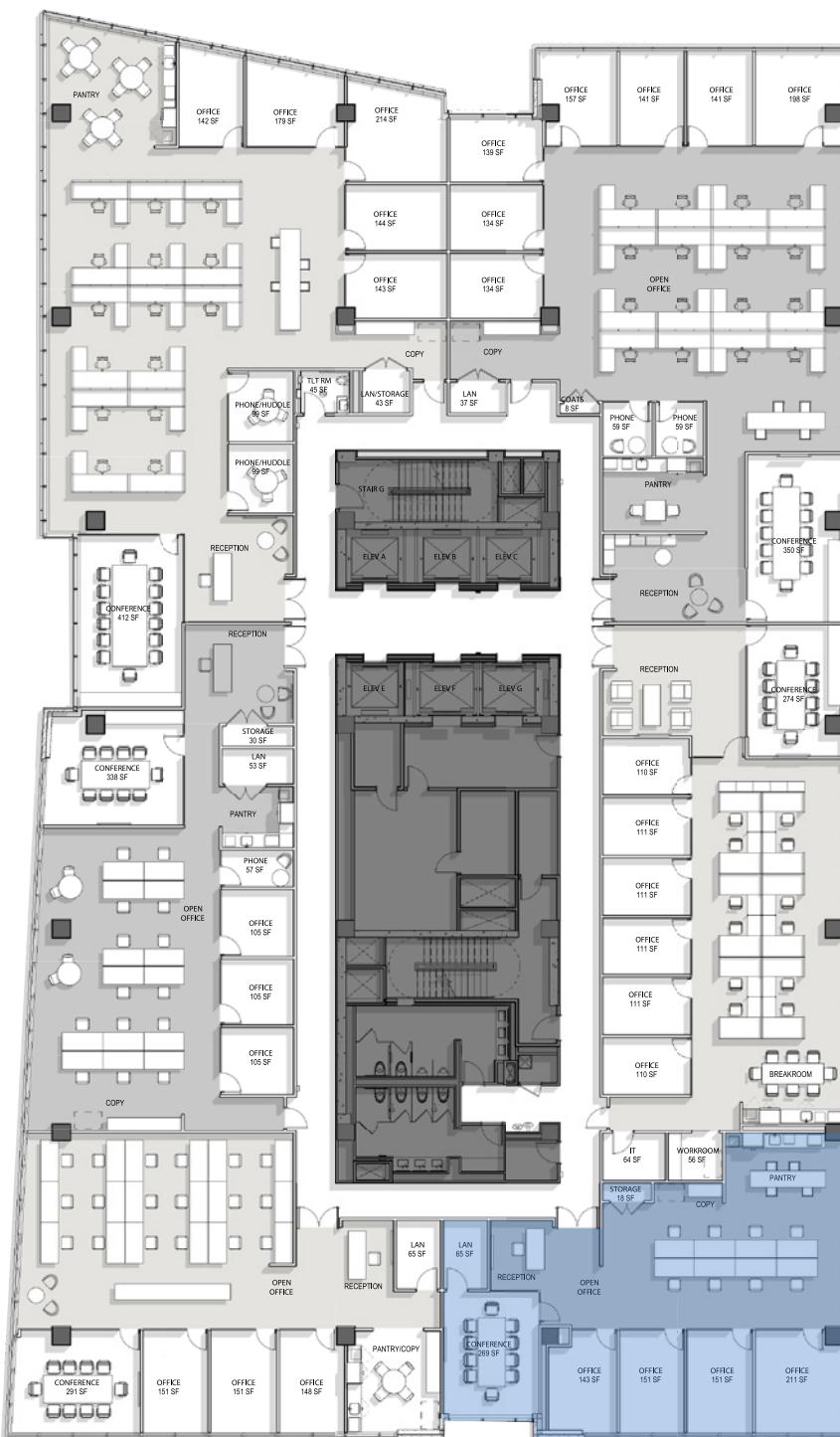
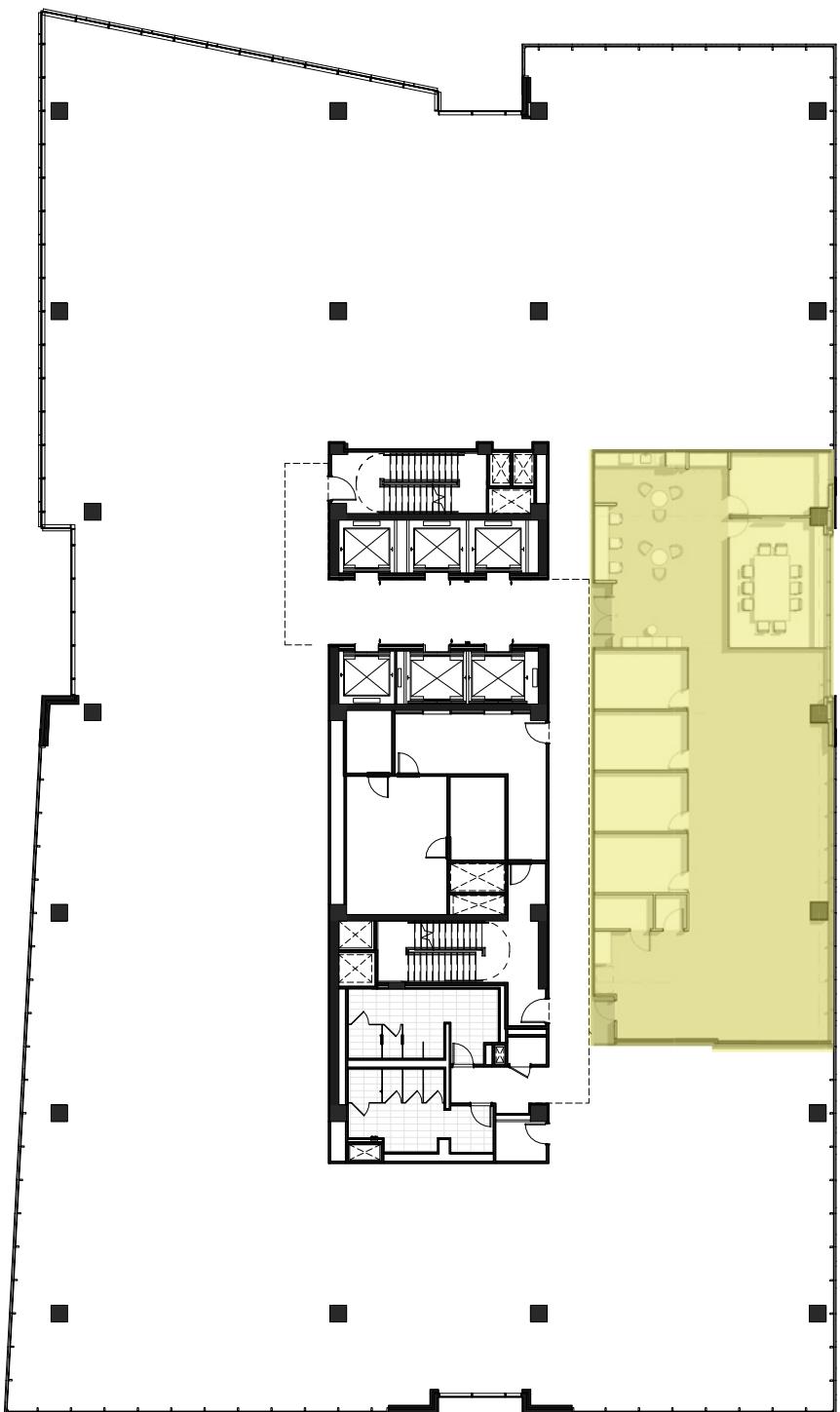
11TH FLOOR | CONTIGUOUS TO 58,202 SF



12TH FLOOR | CONTIGUOUS TO 58,202 SF



14TH FLOOR | CONTIGUOUS TO 58,202 SF



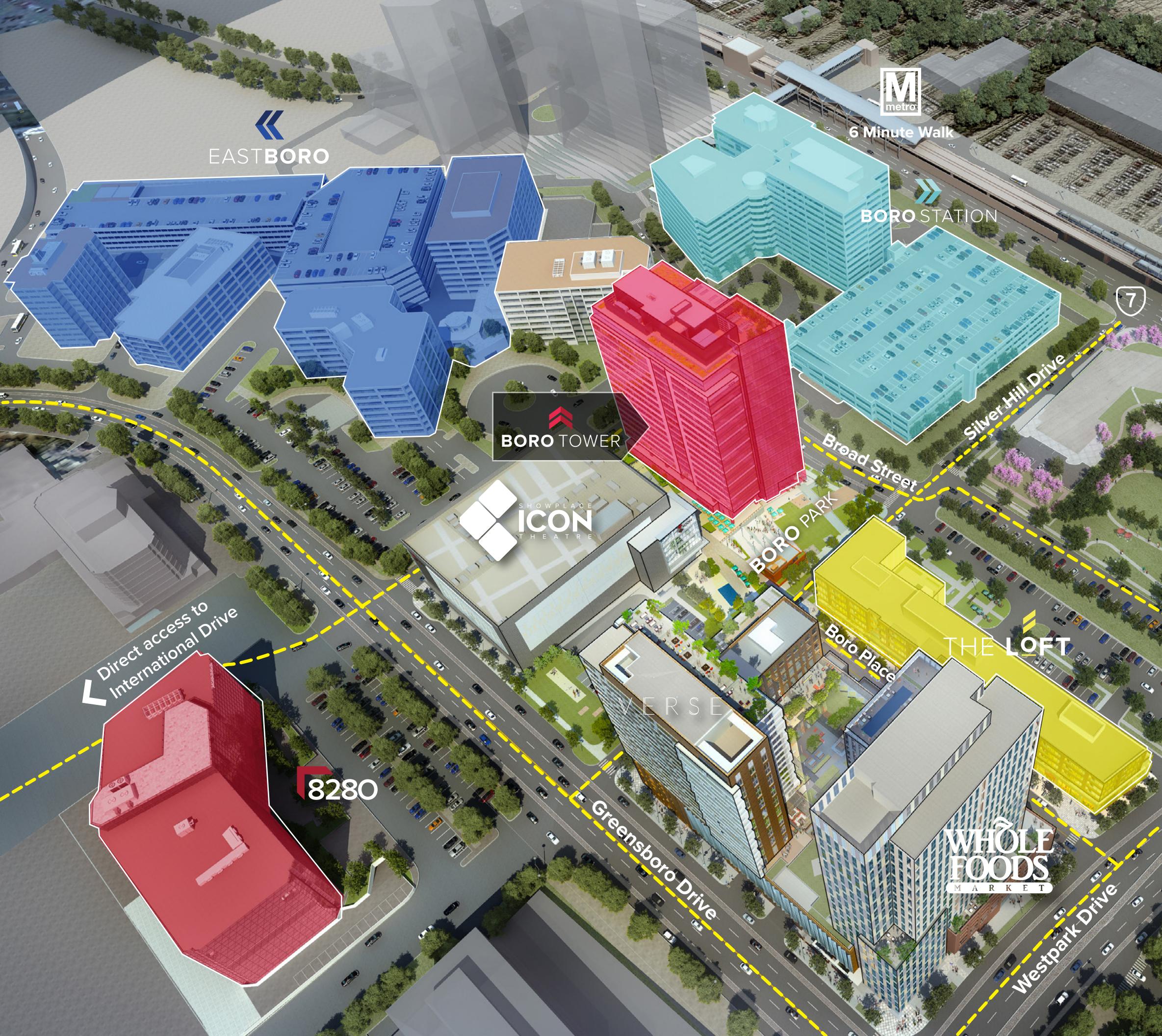
16TH FLOOR SPEC SUITES | AVAILABLE IMMEDIATELY

18TH FLOOR SPEC SUITES | AVAILABLE IMMEDIATELY

THE BORO

Introducing Tysons' New Urban District





The Boro is a premier, multi-phase, development that captures the spirit of a true downtown experience in Tysons. At this mixed-use urban district, work and play will mingle in luxury residences, destination retail, greenspace and trophy office space. The first phase will immediately deliver a 24/7 multifaceted community with two major destination retailers located at opposite ends of the project, connected by a pedestrian-friendly retail street and large urban park. A flagship Whole Foods Market and ShowPlace ICON Theatre, which are anticipated to open for business in the Fall of 2019, perfectly illustrate the type of high quality, amenity-rich, pedestrian-friendly experience that The Boro will offer.

Features

- 1.7 million SF – 260,000 SF of retail and entertainment, 677 residential units and 515,000 SF of office.
- Placed on a grid system, The Boro is the “urban core” of Tysons, claiming the only true walkable mixed-use community.
- Streetscapes, pedestrian-friendly roadways, public green spaces and first-class entertainment, dining and shopping create a walkable mixed-use community.

260,000 SF OF NEW RETAIL



A 14-screen ShowPlace ICON Theatre will offer state-of-the-art cinematic technology, luxury recliner seats and a variety of food and beverage options with a fully stocked bar and eating area. Reserved seating is available in its VIP sections that are equipped with large leather sofa like chairs and tables allowing for the ultimate dinner and a movie experience.



70,000 SF flagship Whole Foods, the largest in the DC area, will deliver an exceptional experience with a two-level balcony/mezzanine area that overlooks a unique food hall and provide views outside to the street.



Amenities

- 260,000 SF of retail and entertainment including several restaurants/eateries, anchor destination retailers Whole Foods Market and ShowPlace ICON Theatre, and everyday conveniences such as Tysons Nail Salon, Boro Cleaners, boutique fitness offerings, and more.
- 1 acre of green space which includes Boro Park – a public space equipped with outdoor seating, an amphitheater-style gathering/performance space and Bluestone Lane, a standalone café serving premium coffee, healthy bites and curated wines to wrap up your day.



THE LOCATION

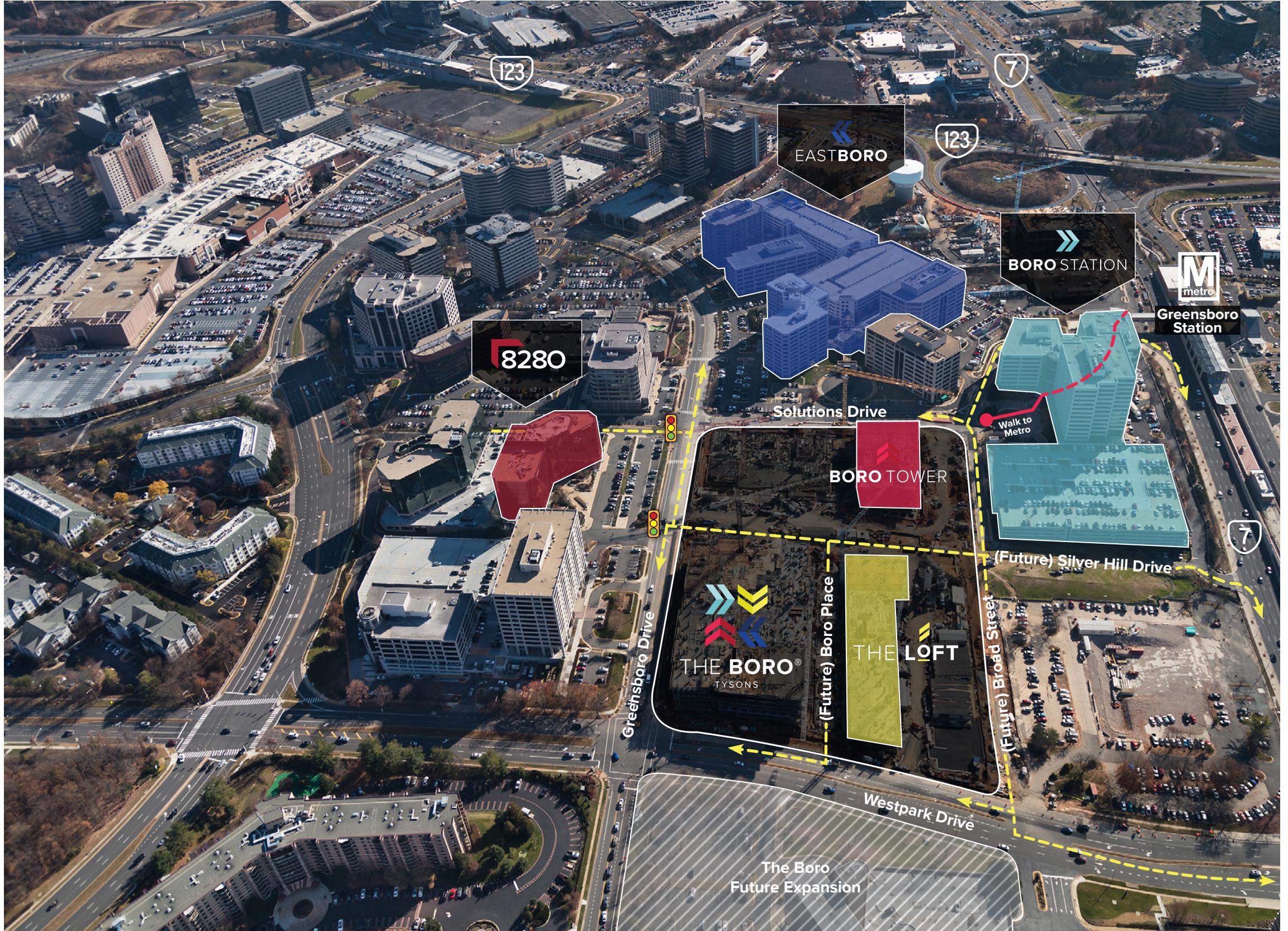
Commanding a Presence in Tysons



One block from the Greensboro Metro Station (Silver Line), adjacent to Route 7, Westpark and Greensboro Drives, this mixed-use environment provides a streetscape that encourages a vibrant live-work community. From its vantage on “The Hill,” Tysons’ highest ground elevation, Boro Tower will offer unparalleled views and visibility and is uniquely poised to reinvent the modern workplace.

Highlights

- One block to Greensboro Station Metro on the Silver Line.
- Unparalleled ingress/egress options, including future direct access via Silver Hill Drive from recently widened Route 7.
- The 16-acre mixed-use site affords a unique opportunity to build Tysons’ urban core. The master plan includes a grid system similar to the Reston Town Center.
- Multiple ingress and egress points to covered parking under Boro Tower.
- Future connectivity to Dulles International Airport via the Silver Line.



The Boro's walkable streetscape
encourages a vibrant live-work
community.

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