



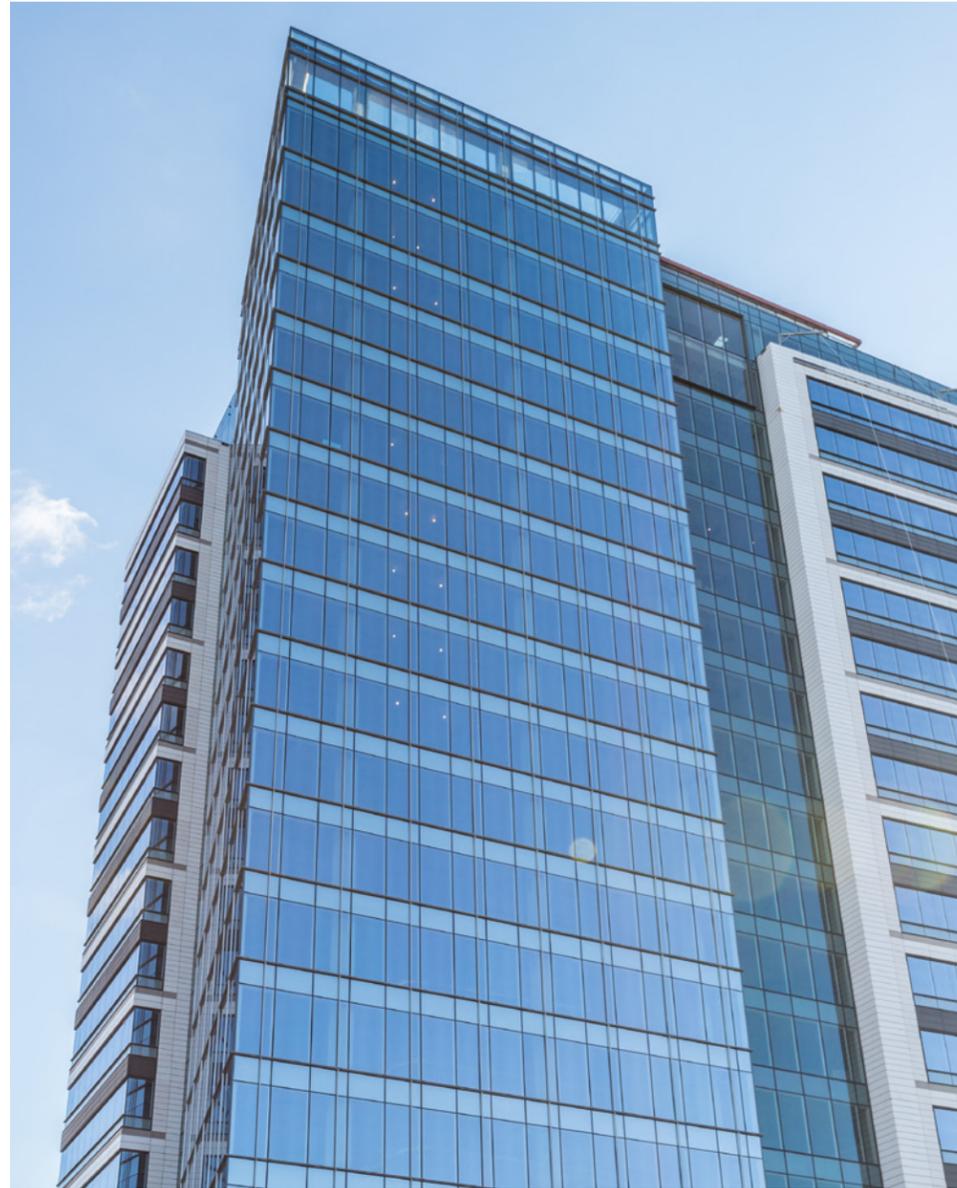
BORO TOWER

8350 Broad Street
The Boro | Tysons

BORO TOWER

Presenting the Premier Opportunity
in Northern Virginia

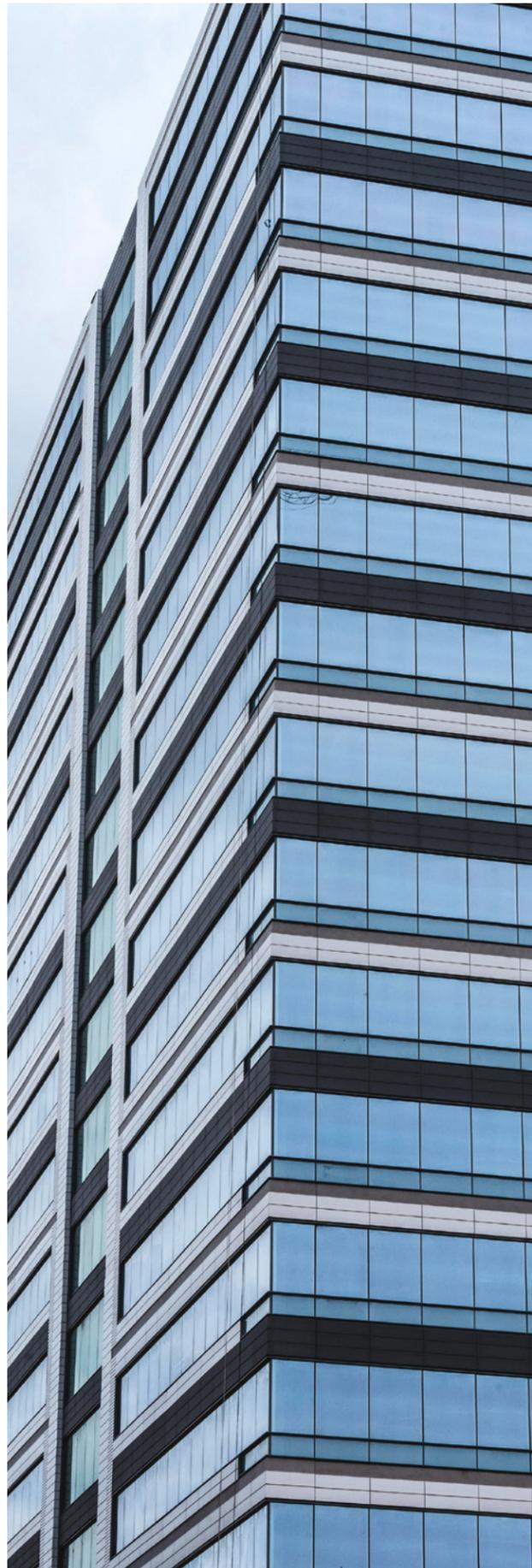




This 20-story, Gensler-designed trophy office building with LEED Gold certification features 9' finished ceilings and floor-to-ceiling vision glass throughout virtually column free floors. Boro Tower's ample set of amenities, including a rooftop terrace, fitness center, locker rooms and bicycle storage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

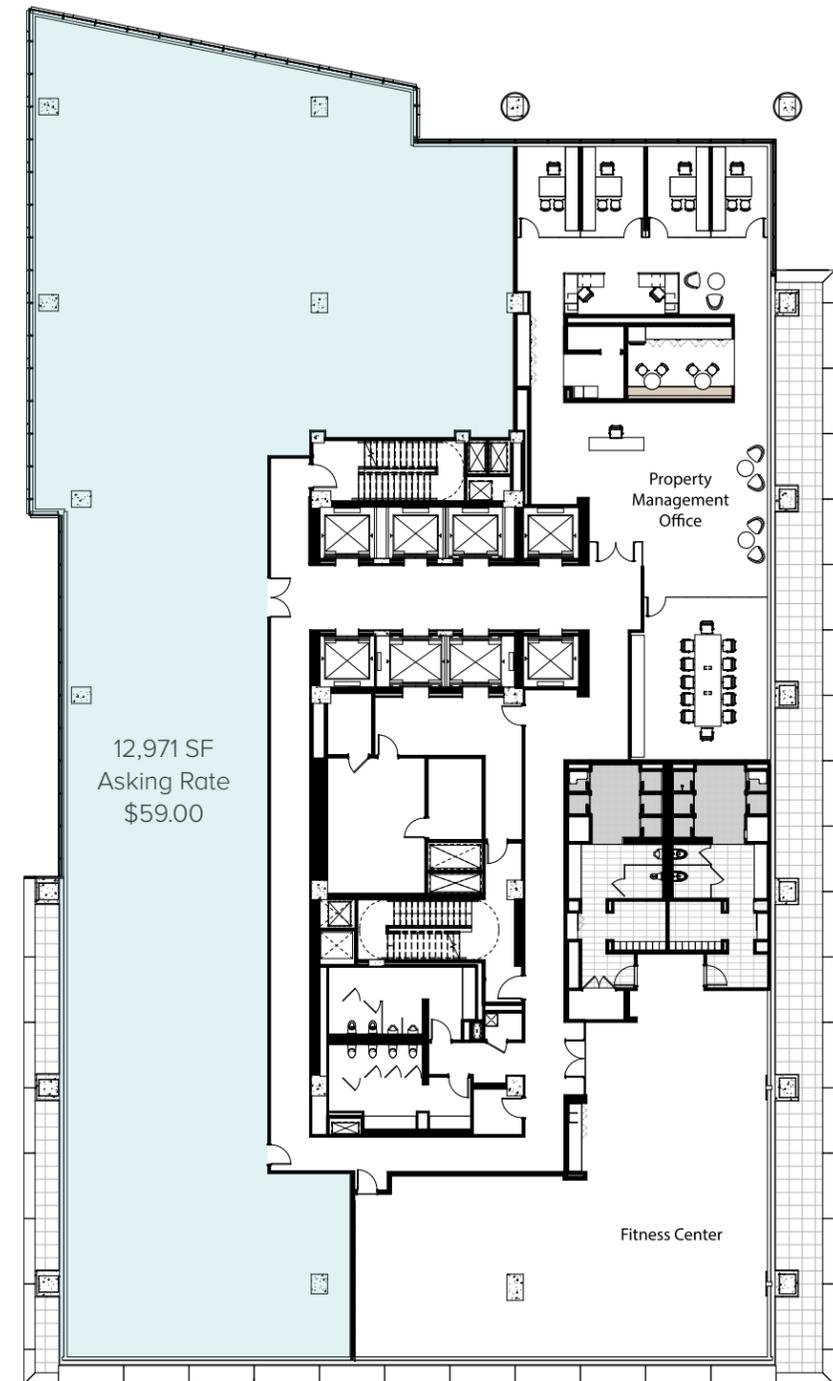


The bright and spacious lobby features the finest interior finishes with marble flooring, back painted glass walls, custom artwork and high-end furniture.

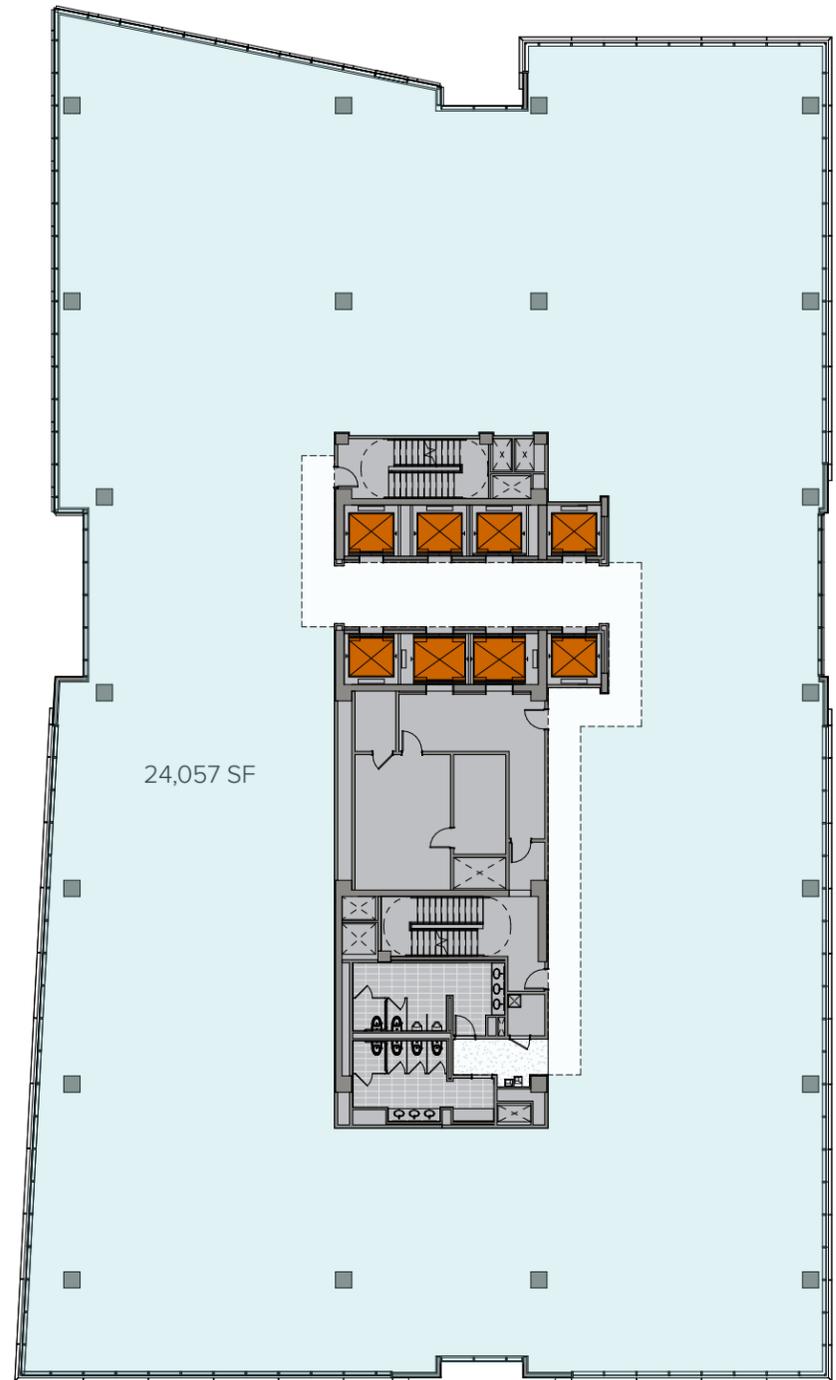


The street level retail space is a perfect location for a contemporary restaurant to provide guests, and tenants alike, an urban oasis to recharge over lunch or enjoy a cocktail al fresco.

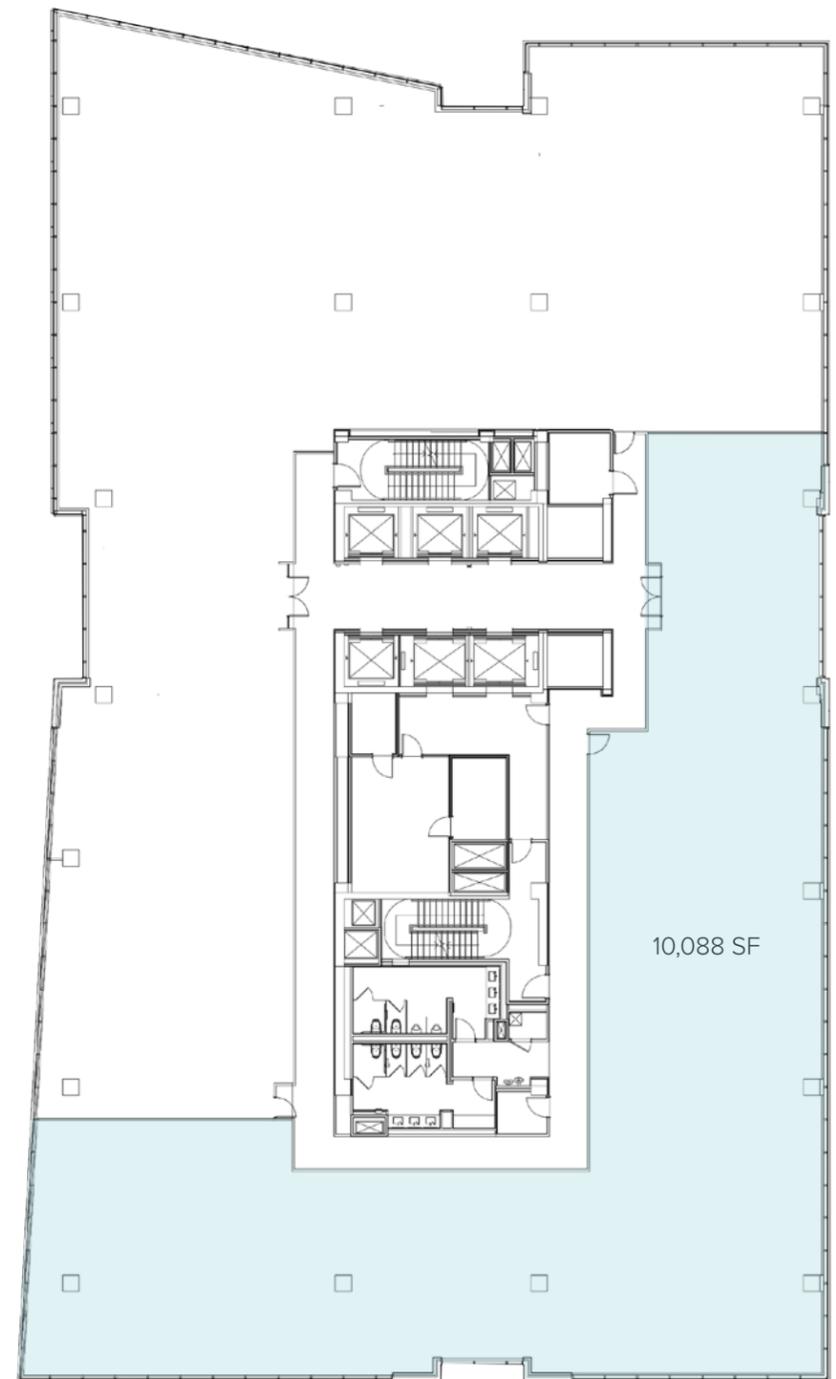
Stacking Plan



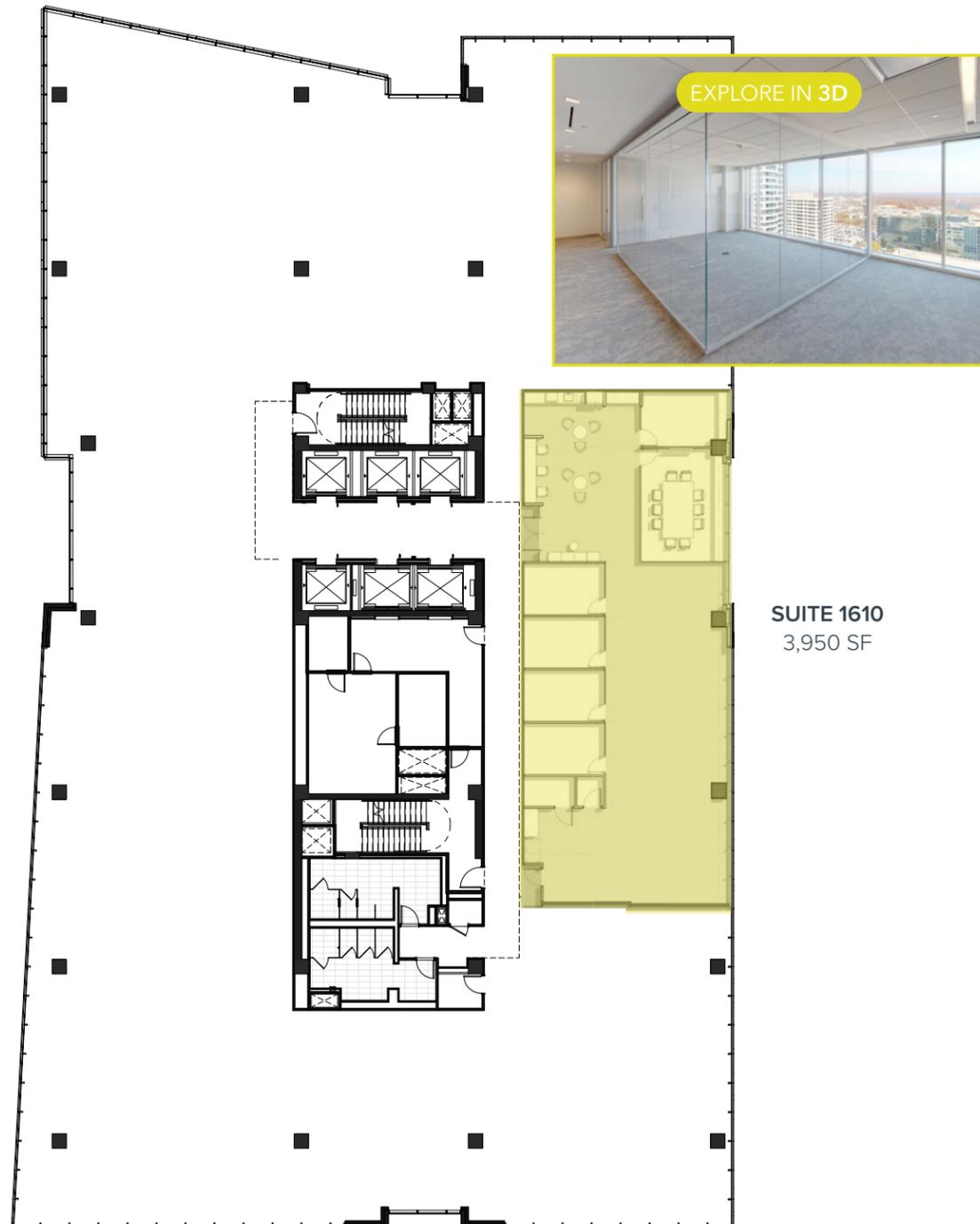
2ND FLOOR | AVAILABLE IMMEDIATELY



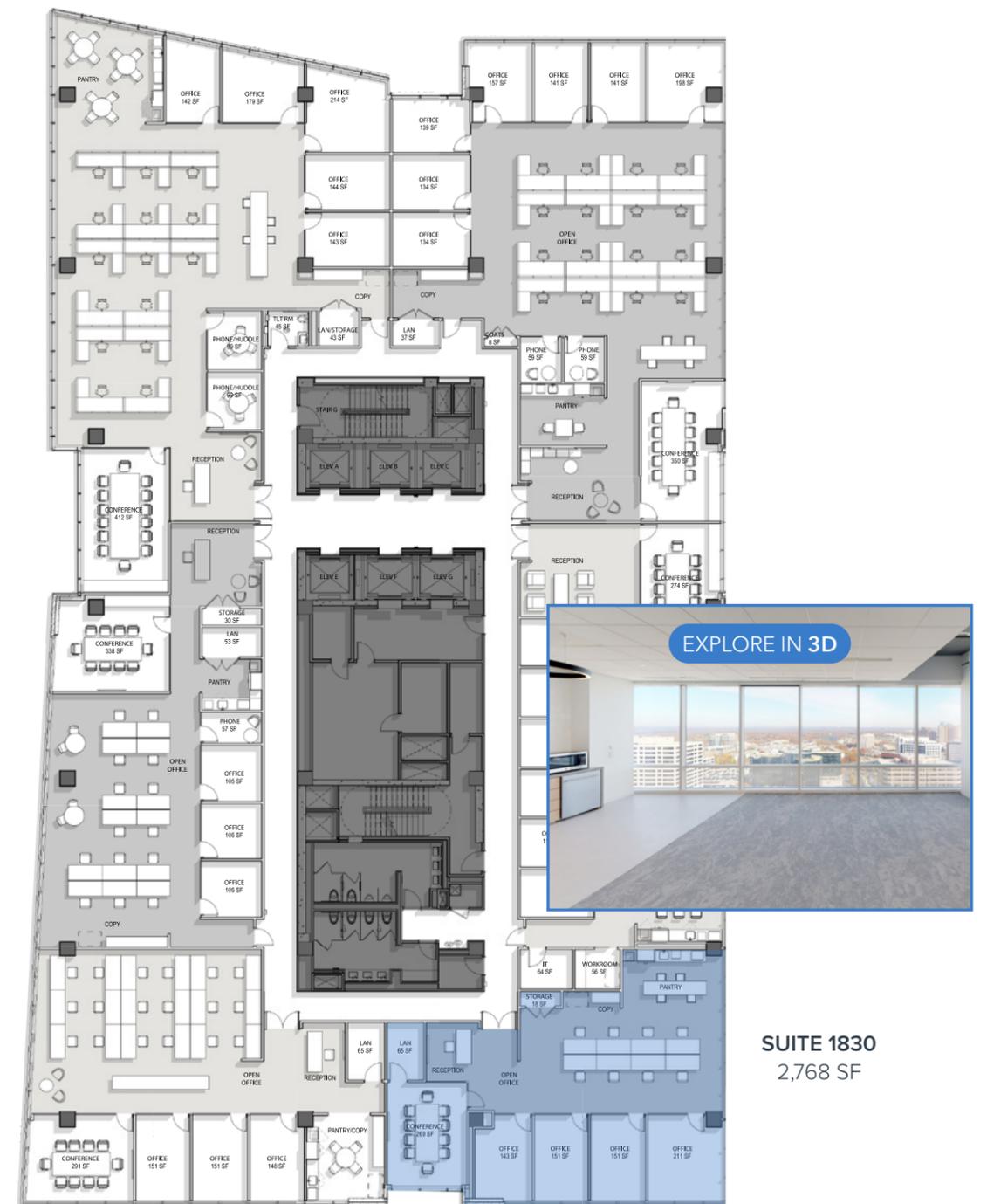
12TH FLOOR | CONTIGUOUS TO 58,202 SF



14TH FLOOR | CONTIGUOUS TO 58,202 SF



SUITE 1610
3,950 SF



SUITE 1830
2,768 SF

THE BORO

Introducing Tysons' New Urban District





THE BORO[®]
TYSONS

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 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 (now open) and ShowPlace ICON Theatre (now open) 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



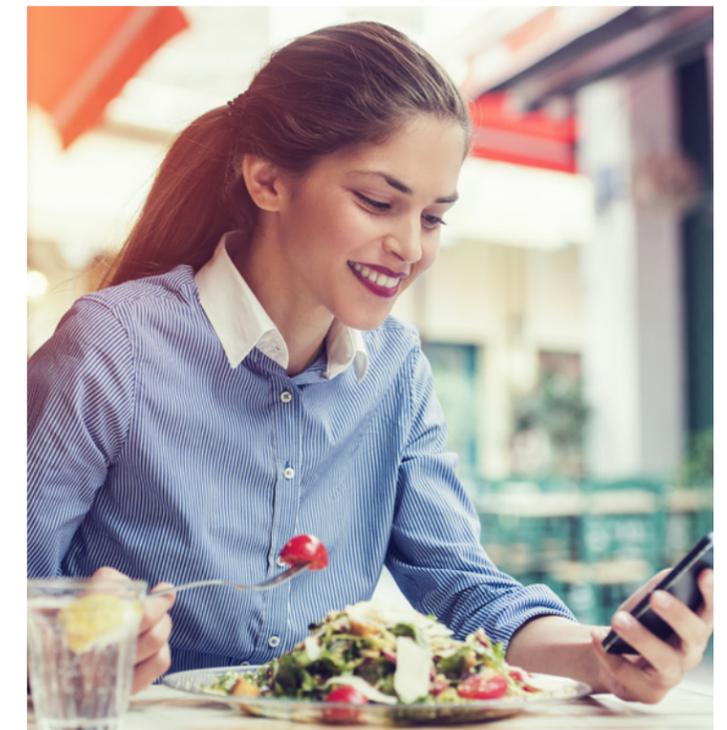
A 14-screen ShowPlace ICON Theatre offers state-of-the-art cinematic technology, luxury recliner seats, and a variety of food and beverage options with a fully stocked bar and eating area. Reserved seating is available in its VIP sections that are equipped with large leather sofa-like chairs and tables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



70,000 SF flagship Whole Foods, the largest in the DC area, delivers an exceptional experience with a two-level balcony/mezzanine area that overlooks a unique food hall and provides 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, a lush native and adapted species bio-retention area with pathways and benches, and Bluestone Lane, a standalone café serving premium coffee, healthy bites and curated wines to wrap up your day.



THE LOCATION

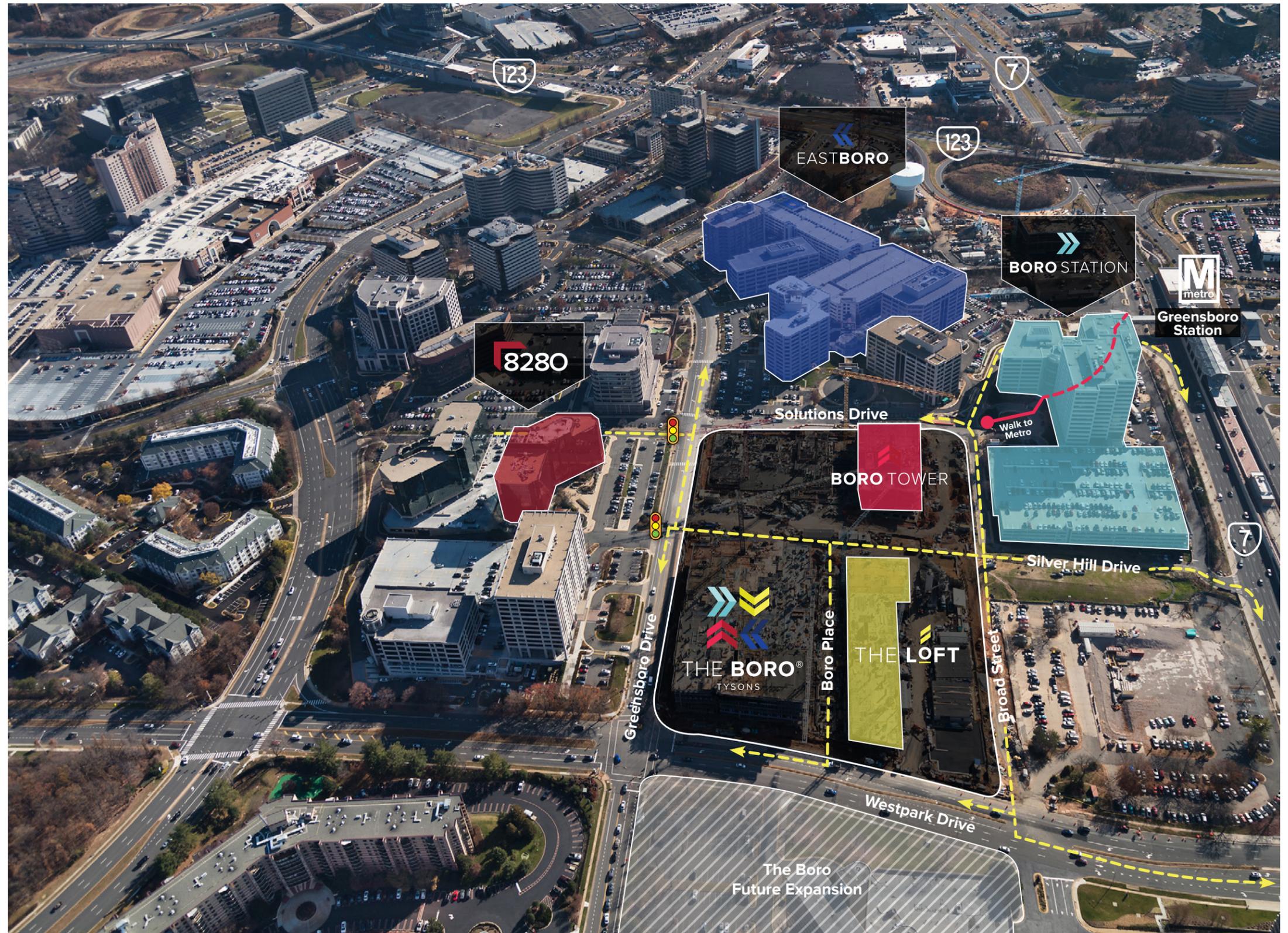
Commanding a Presence in Tysons



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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