EASTBORO

8251 | 8255 | 8281 | 8285 Greensboro Drive

The Boro | Tysons

EASTBORO

Four Class A buildings with an unmatched amenity package.

EastBoro I – 8251 Greensboro Dr

EastBoro II – 8255 Greensboro Dr

Property Overview

EastBoro is comprised of four Class A office buildings prominently located on Greensboro Drive, immediately adjacent to The Boro. With newly renovated space, dynamic on-site amenities and convenient metro access, this project offers forward-thinking companies an opportunity to be a part of Tysons' new downtown.

EastBoro III – 8281 Greensboro Dr

EastBoro IV – 8285 Greensboro Dr

Tenant Lounge with Kitchen

On-Site Amenities

- Full service café in EastBoro III, BanBan Fusion Eatery in EastBoro I.
- Direct walkable access to Greensboro Metro Station and Starbucks.
- Private, landscaped rooftop terrace with outdoor seating and wifi.
- Fitness center featuring Peloton bikes, cardio equipment, free weights and locker rooms with showers and towel service.
- Brand new, two room conference center (with moveable wall for larger meetings) that seats up to 50 people.
- Tenant-only sports court located on the shared EastBoro I and EastBoro II parking garage, equipped for basketball, short court tennis and volleyball, as well as a viewing area with picnic tables.
- Collaborative, tenant-only lounge and gaming center offering space to unwind or host events.
- Bike storage room with full sets of lockers, bike racks, repair stations, air pumps and loaner bikes for tenants to ride to their favorite lunch spot.
- Exterior patio with modern furniture, wifi access and 50” HD exterior monitor with cable TV.

Rooftop Terrace

50 Person Conference Facility

Tenant-Only Fitness Center

Tenant Patio with WiFi & TV

Sports Court & Picnic Area

LOCATION

Part of a vibrant community in the heart of Northern Virginia.

The Boro District

As part of The Boro District, EastBoro contributes to Tysons' first walkable community with front door accessibility for commuters and visitors alike. Located on Tysons' notable Greensboro Drive and bound on the south by Route 7 and the Greensboro Metro Station, EastBoro sits in a centralized, amenity-rich location. Immediately adjacent to The Boro, this project is also only a five-minute walk to Tysons Galleria and numerous other retailers.

- Six-minute walk to Greensboro Metro Station.
- Multiple ingress/egress options from International Drive, Route 7, Route 123 and Greensboro Drive.
- Immediately adjacent to The Boro and is part of The Boro District.
- Convenient bike share program.
- Future connectivity to Dulles International Airport via the Silver Line.
- Access to conference centers and tenant programming across The Boro District.

Amenity-Rich & Easily Accessible Location

5 Min Walk to Tysons Galleria

8251 Greensboro Drive

8255 Greensboro Drive

EASTBORO

8281 Greensboro Drive

8285 Greensboro Drive

6 Min Walk from Metro

50 Person conference center

30 Person conference center

170 Person conference center

8280 AT THE BORO

THE BORO® TYSONS

BOROSTATION

Greensboro Drive

Solutions Drive

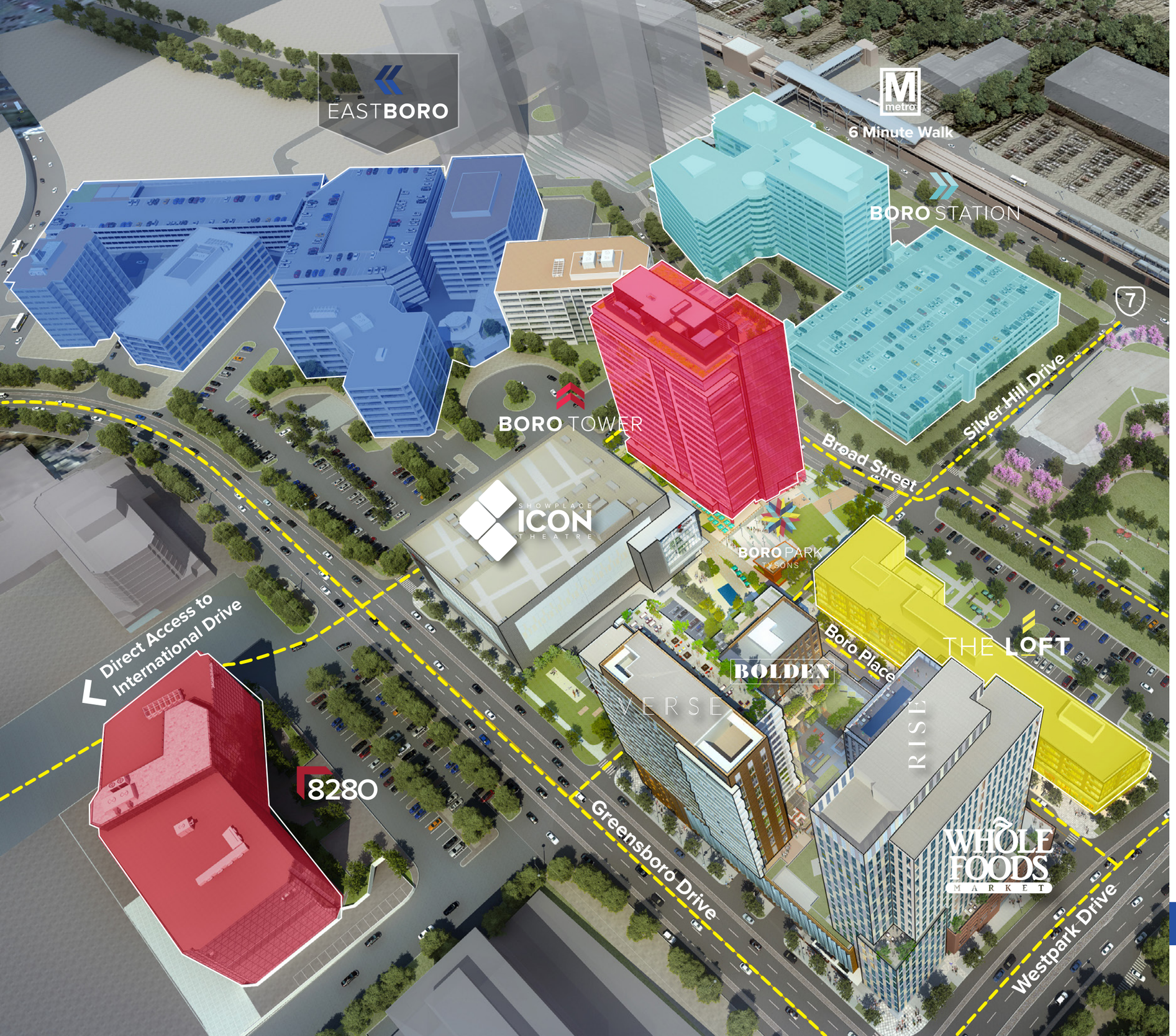
Greensboro Station

7

Dulles International Airport

ATTRACTIONS

The Boro provides the foundation for a great workplace experience.



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

Destination Retail

- 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

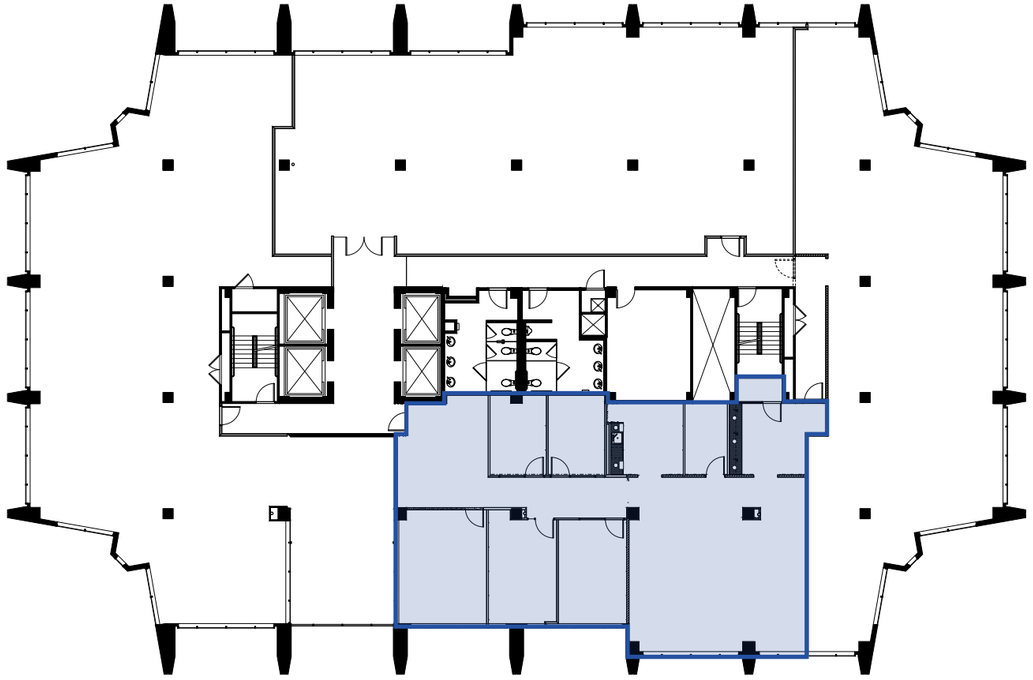
A 14-screen ShowPlace ICON Theatre offers state-of-the-art cinematic technology, luxury recliner seats, and a variety of food and beverage options with a fully stocked bar and eating area. Reserved seating is available in its VIP sections that are equipped with large leather sofa-like chairs and tables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

70,000 SF flagship Whole Foods Market, 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.

FLOOR PLANS

A variety of options to fit your needs.

EASTBORO I



SPEC SUITE 200 | 3,295 SF
AVAILABLE IMMEDIATELY
$43.00

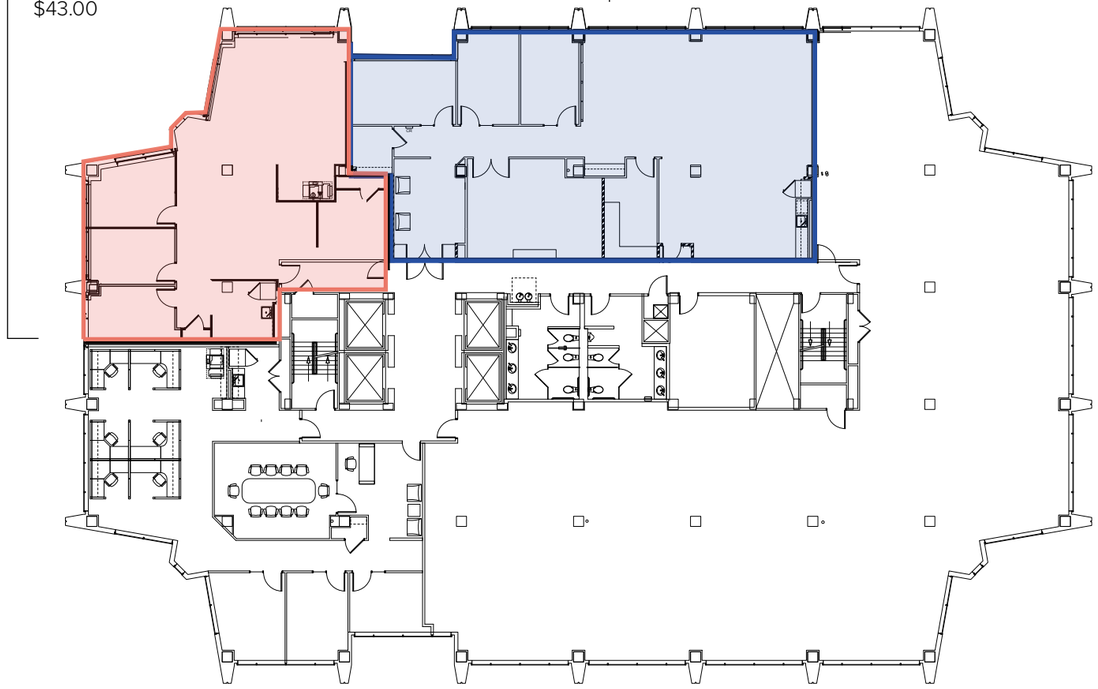
8251 GREENSBORO DRIVE | 2ND FLOOR

EASTBORO I

Contiguous to 5,494 SF

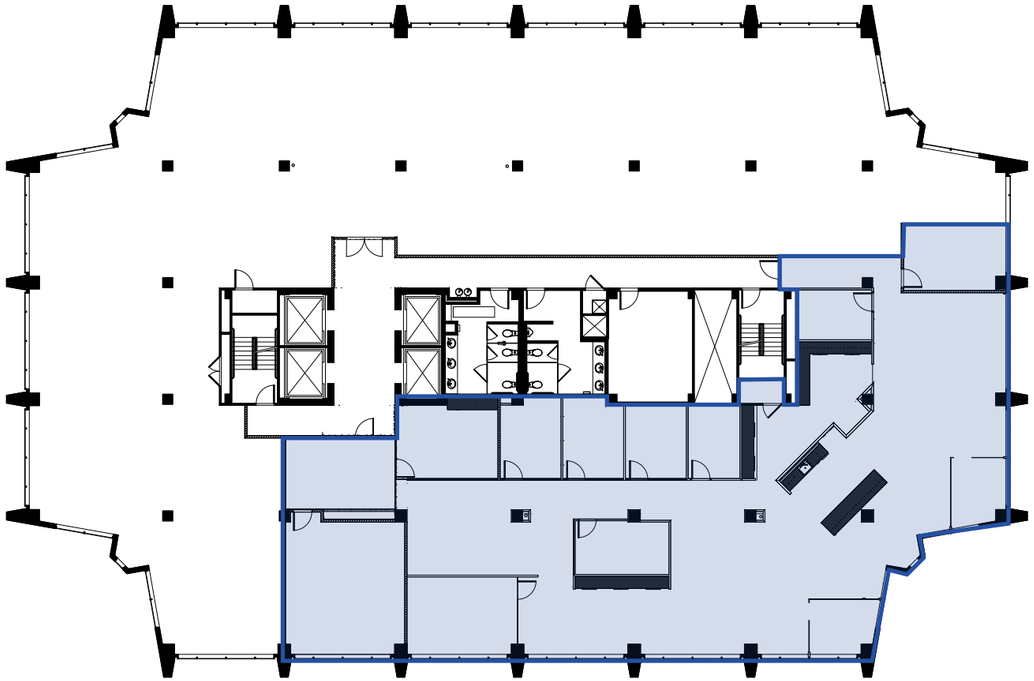
SUITE 330 | 2,259 SF
AVAILABLE IMMEDIATELY
$43.00

SUITE 320 | 3,235 SF
AVAILABLE IMMEDIATELY
$43.00



8251 GREENSBORO DRIVE | 3RD FLOOR

EASTBORO |



SUITE 500 | 6,450 SF
AVAILABLE IMMEDIATELY
$43.00

EASTBORO |

SUITE 700 | 9,990 SF
AVAILABLE IMMEDIATELY
$43.00

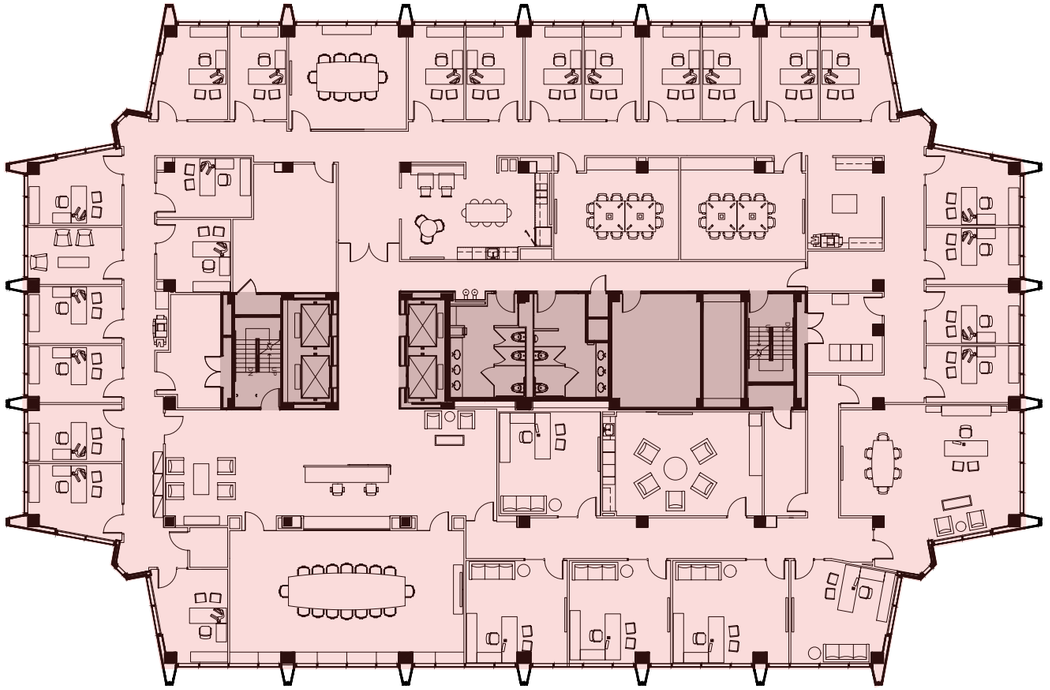
Suite 700 & Suite 710 Contiguous to 12,079 SF

SUITE 710 | 2,089 SF
AVAILABLE IMMEDIATELY
$43.00

7th Floor & 8th Floor Contiguous to 27,346 SF

EASTBORO I

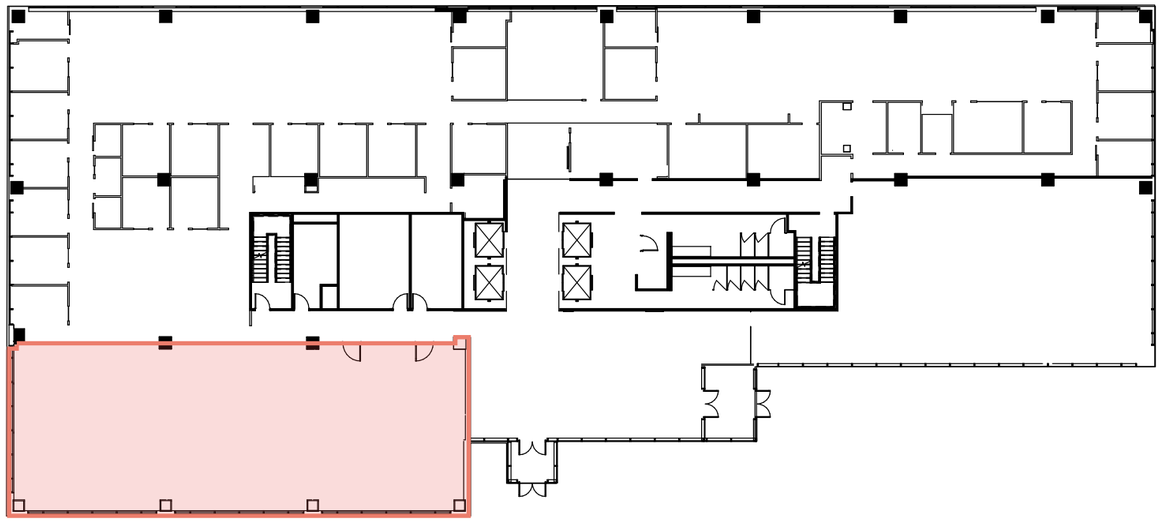
Contiguous to 7th Floor for 27,346 SF



SUITE 800 | 15,267 SF
AVAILABLE IMMEDIATELY
$43.00

8251 GREENSBORO DRIVE | 8TH FLOOR

EASTBORO II

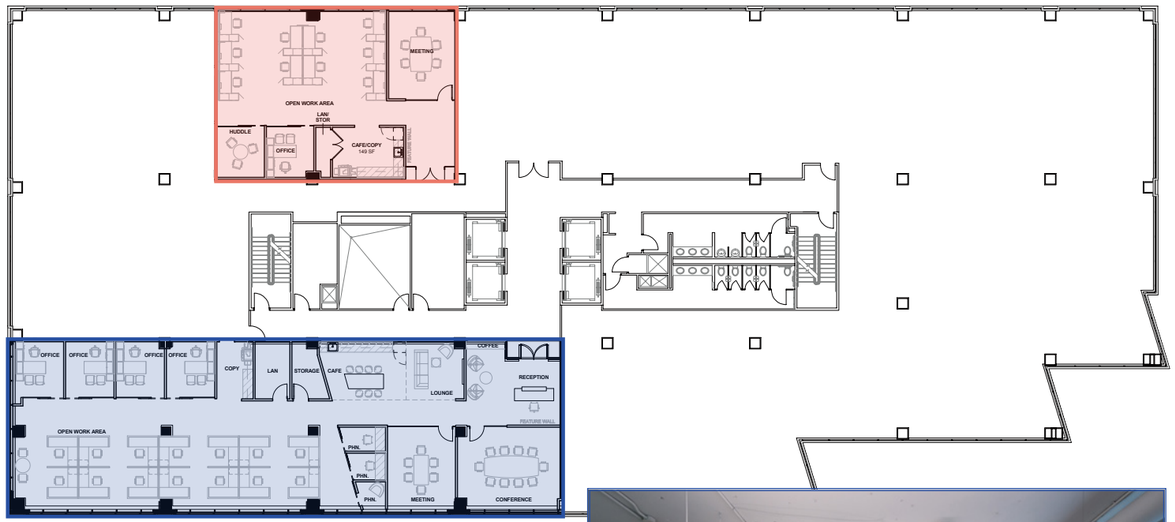


SUITE 150 | 3,531 SF
AVAILABLE IMMEDIATELY
$43.00

8255 GREENSBORO DRIVE | 1ST FLOOR

EASTBORO II

SPEC SUITE 350 | 2,304 SF
AVAILABLE IMMEDIATELY
$43.00

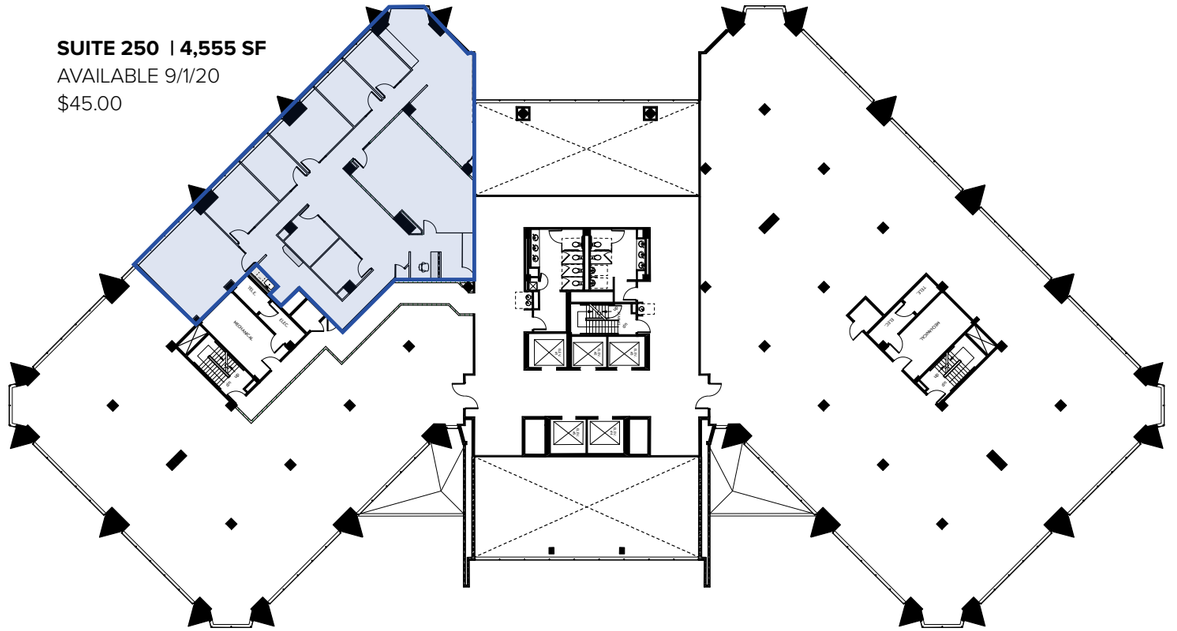


SPEC SUITE 375 | 4,856 SF
AVAILABLE IMMEDIATELY
$43.00

8255 GREENSBORO DRIVE | 3RD FLOOR

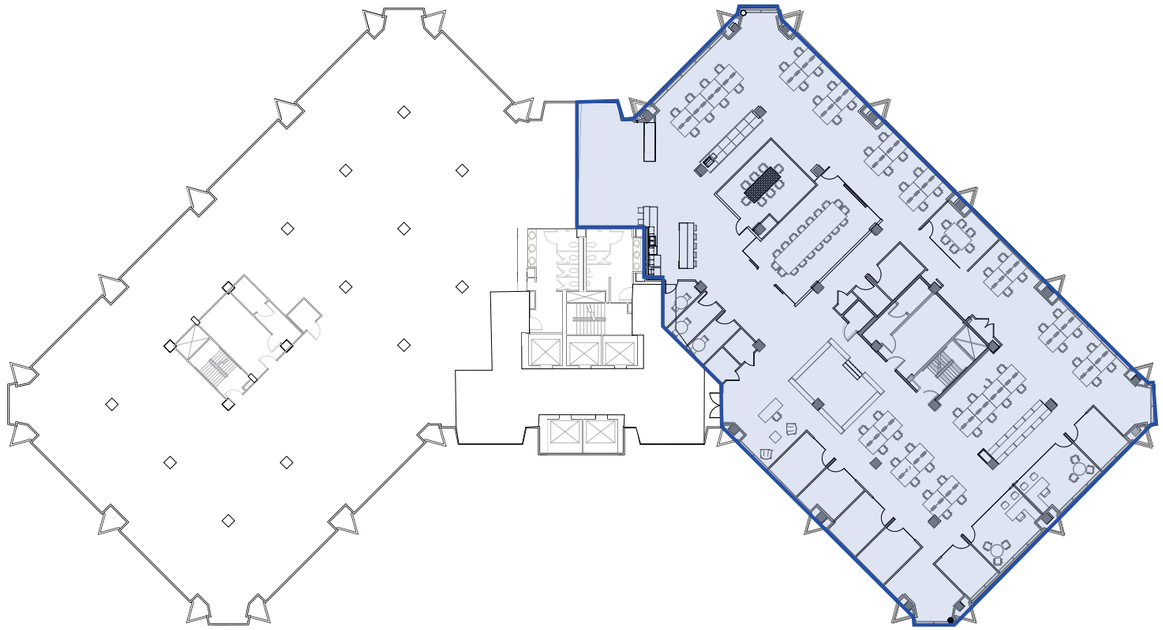
EASTBORO III

SUITE 250 | 4,555 SF
AVAILABLE 9/1/20
$45.00



8281 GREENSBORO DRIVE | 2ND FLOOR

EASTBORO III



SUITE 600 | 11,785 SF
AVAILABLE 5/1/20
$45.00

8281 GREENSBORO DRIVE | 6TH FLOOR

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