



THE BORO®
TYSONS

8280
GREENSBORO DRIVE

THE
MERIDIAN
GROUP

CBRE



WELCOME TO

8280

AT THE BORO

THE
MERIDIAN
GROUP

CBRE

GREENSBORO ADDRESS, *International Access*


Direct access to **International Drive** and
incomparable access to the **Dulles Toll Road**



RENOVATED 8280 LOBBY



FEATURES & AMENITIES

FITNESS CENTER WITH  PELOTON
CONFERENCE FACILITY

PROMINENT MONUMENT SIGNAGE AVAILABLE

ABUNDANT GARAGE PARKING, 3.3/1,000

CONNECTED ENVIRONMENT WITH THE COVE APP

5 MINUTE WALK TO GREENSBORO METRO STATION

ENERGY STAR & LEED GOLD CERTIFIED

WIRED CERTIFIED GOLD

EASY ACCESS TO GREENSBORO & INTERNATIONAL DR

TENANT-ONLY BORO AMENITIES

ABUNDANT RESTAURANTS & RETAIL AT THE BORO

BORO COMMUNITY EVENTS
(SUMMER CONCERTS AND PERFORMANCES,
HOLIDAY ACTIVATIONS AND EVENTS,
WEEKLY FARMERS MARKETS AND MORE)

24/7 ACCESS TO LIVE AND A ON-DEMAND
WELLNESS PROGRAM

Ten Spot

Ten Spot brings you real work-life balance, through virtual experiences that make it easy to hang with your team, boost your mood and build healthy habits.



WHOLE FOODS MARKET



Fitwel®
Viral Response
Certified

THE MERIDIAN GROUP IS OFFICIALLY CERTIFIED **WITH**
DISTINCTION FOR THE FITWEL VIRAL RESPONSE
MODULE WITH A SCORE OF 99.12%

The Fitwel Viral Response Module provides annual, third-party certification of policies and practices to mitigate the spread of contagious diseases within buildings

Key features of the Fitwel certification:

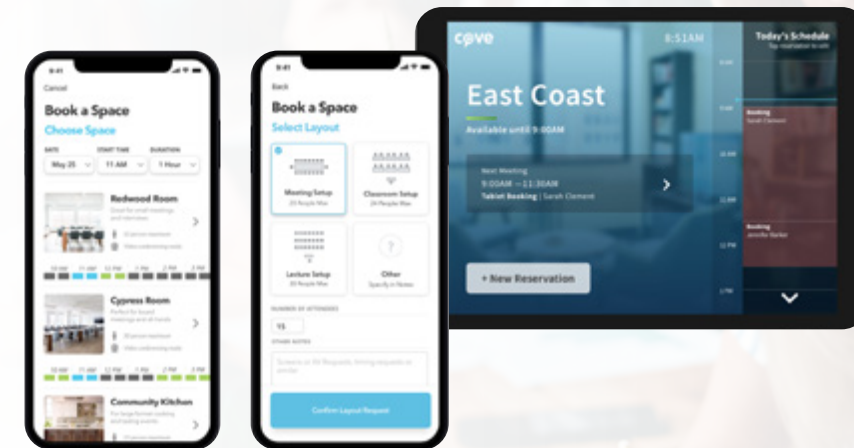
- + **Enhanced Indoor Environments**/ Indoor air quality, testing, monitoring, cleaning, green purchasing policies...
- + **Encourage Behavioral Change**/ Hand hygiene, surface hygiene, health promotional signage, PPE guidelines...
- + **Build Occupant Trust**/ Contagious disease outbreak preparedness plan, communication plans, paid sick leave...



CONNECTED TENANT EXPERIENCE

cove + **openpath**

8280 AT THE BORO IS NOW CONNECTED WITH A CUSTOM BORO DISTRICT APP THAT OFFERS TOUCHLESS MOBILE ACCESS, AMENITY AND EQUIPMENT RESERVATIONS, TENANT ONLY VISITOR AND GUEST MANAGEMENT, AND SO MUCH MORE.



Check availability and book conference rooms



Unlock doors with your phone



Seamless guest registration

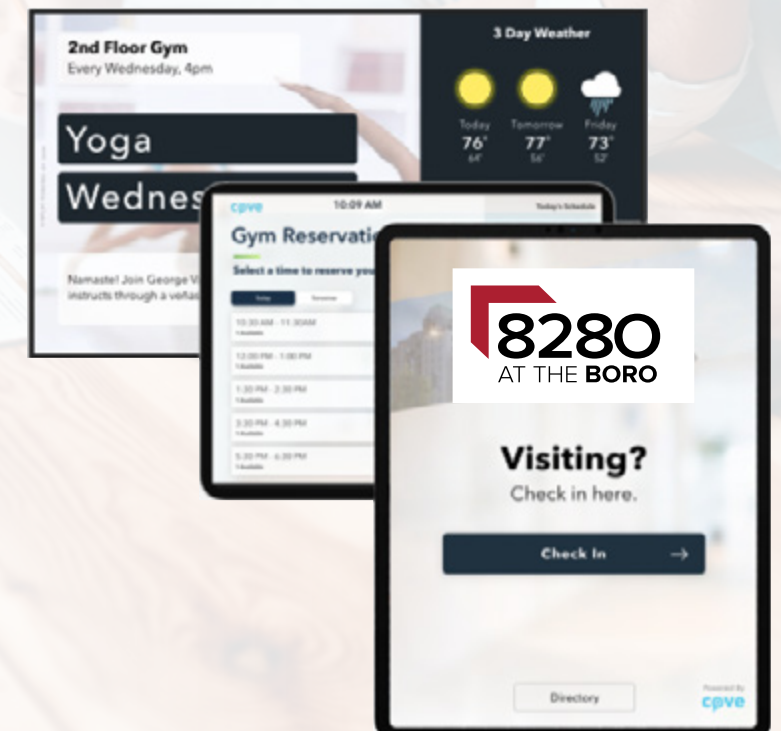
Sign up for fitness classes and community events



Receive the latest news from the Boro



Multi-channel announcements



SHARED AMENITIES

- + Fitness center
- + Conference facility

- + Rooftop sport court
- + Conference facility
- + Rooftop lounge
- + Lounge
- + Ban Ban Fusion Eatery
- + Greensboro Café

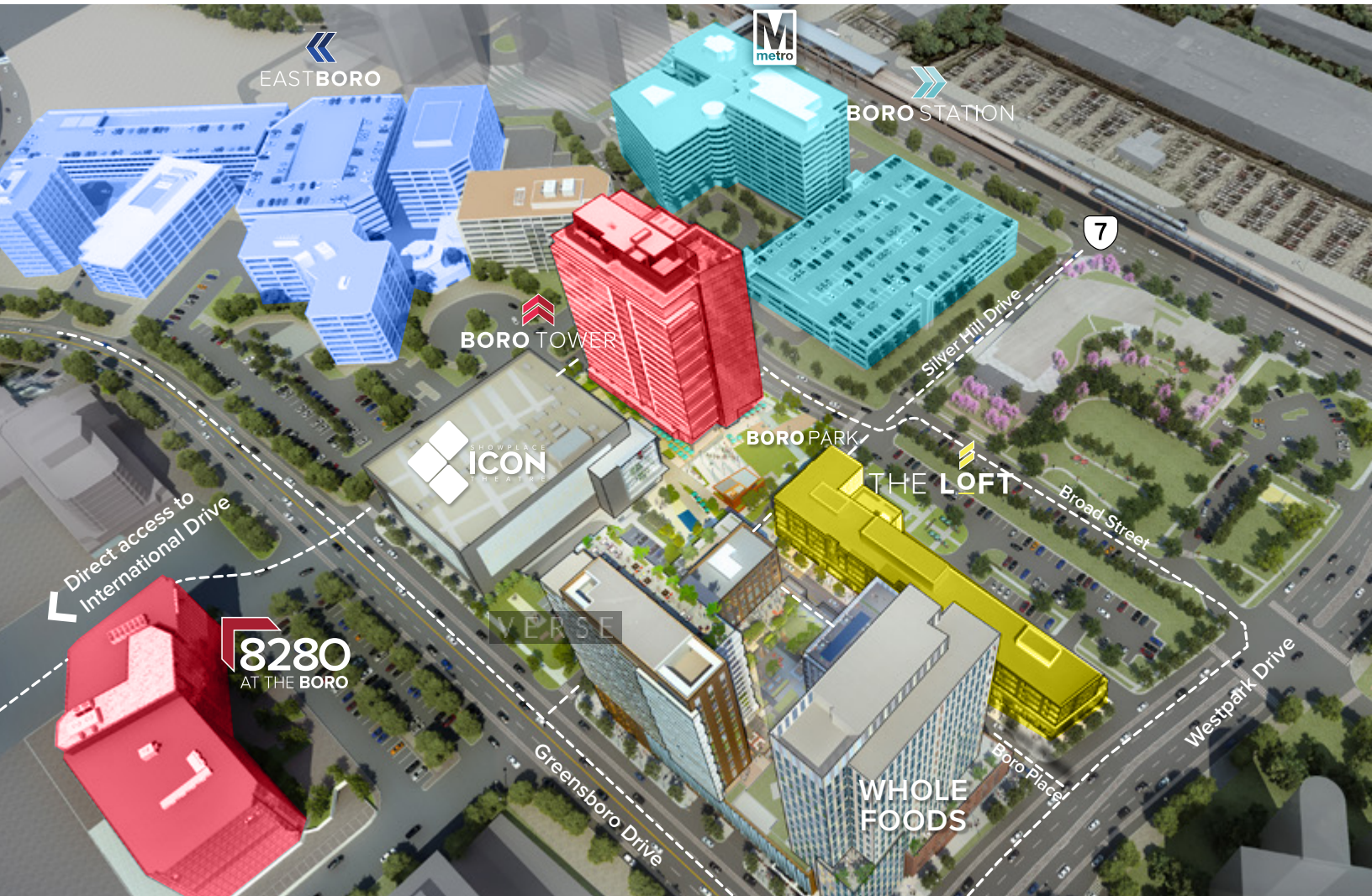
- + 180-person conference facility
- + Starbucks



TYSONS' NEW URBAN DISTRICT

The Boro captures the spirit of a true downtown experience. Enjoy a high quality, amenity-rich, pedestrian-friendly environment, including a flagship Whole Foods Market and a ShowPlace ICON Theatre.

8280 IS WALKABLE TO:



BORO DISTRICT MAP

- 8280 AT THE BORO Office - 209,000 SF
- BORO TOWER Office - 424,000 SF
- THE LOFT Office - 77,000 SF
- Street Level Retail

AVAILABLE SPACE

9	LEASED				
8	LEASED				
7	SUITE 710 3,094 SF	LEASED			
6	LEASED				
5	LEASED				
4	LEASED				
3	LEASED				
2	SUITE 200 - WHITE BOX 3,000 - 8,714 SF	SPEC SUITE 210 4,440 SF	SUITE 250 - WHITE BOX 2,725 SF	LEASED	
1	FITNESS CENTER	CONFERENCE FACILITY	SUITE 140 2,872 SF	LEASED	
			LEASED	SUITE 150 1,252 SF	LEASED

AVAILABLE LEASED AMENITIES

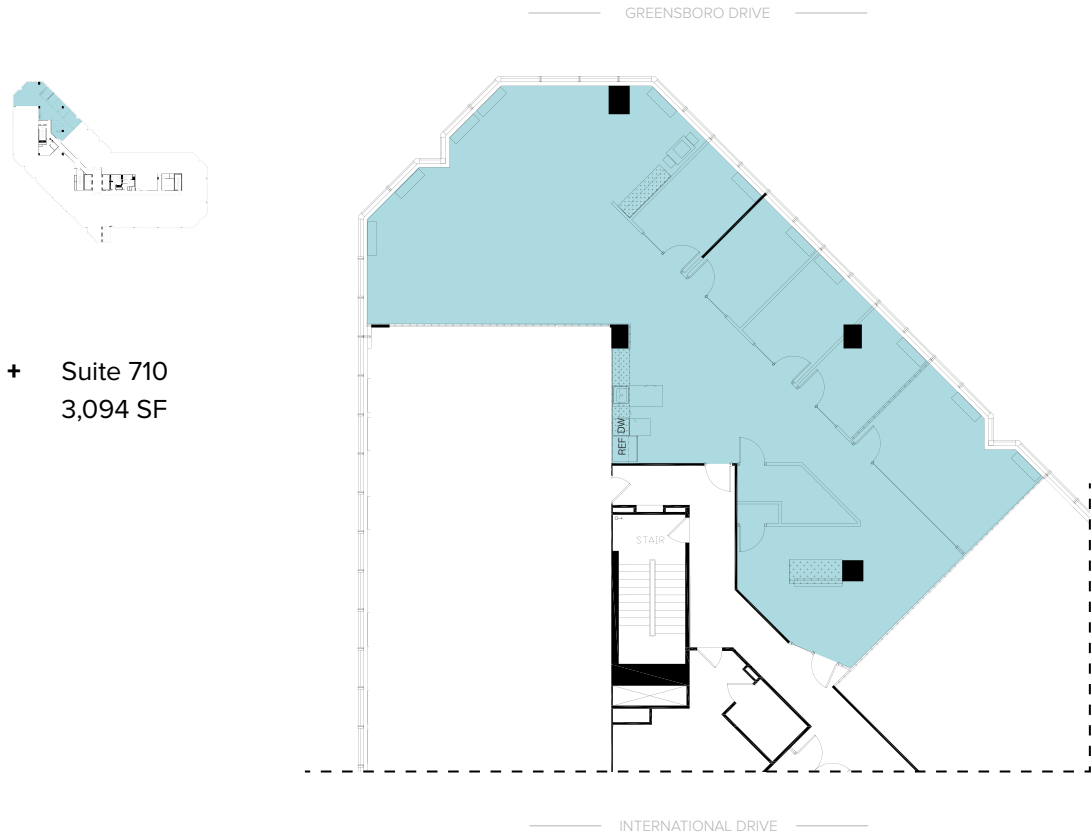
1ST FLOOR



2ND FLOOR



7TH FLOOR



SPEC SUITE 210



RECEPTION



CONFERENCE ROOM



OPEN AREA



KITCHEN



8280 AT THE BORO



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