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THE LOFT

1640

THE LOFT
1640 BORO PLACE

THE LOFT

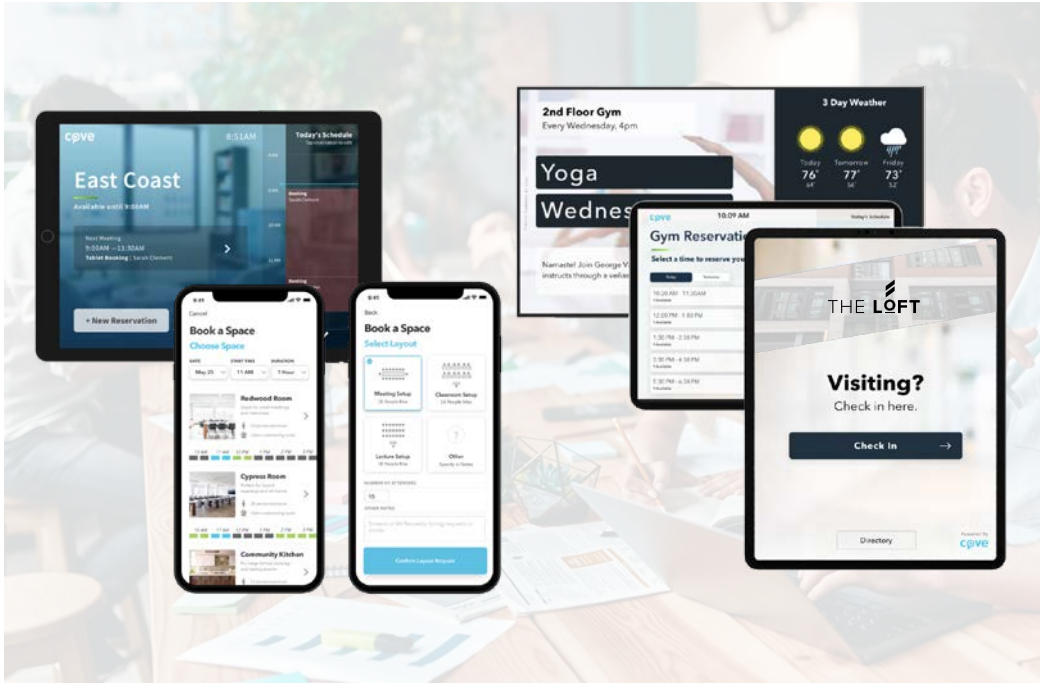
Unique and energizing loft
office space situated just
above street level that offers
an **INTERACTIVE VIEW** of
The Boro's **ACTIVE LIFESTYLE**.



Breaking The Mold

A tapestry of unconventional textures welcomes tenants on the ground floor lobby. A dark open ceiling with drop lights contrasts a white oak floor and rugged brick walls. Handsome elevator cabs with 9-foot ceilings stand ready along a concrete wall and the option of open stairs wait in the wing. The striking finishes of the lobby continue throughout the common spaces and floors above. Perched atop two stories of diverse retail sit three floors of efficient loft office space with the unique feature of operable windows.

- 77,000 SF / 3 stories of office
- 14' ceiling heights
- Operable 5' and 8' windows on floors 3 through 5
- Distinct column drops
- Opportunity for a private terrace on third floor
- Open stairs engineered in a perforated metal screen
- 100% below grade parking



TMG Tech Powered by cove

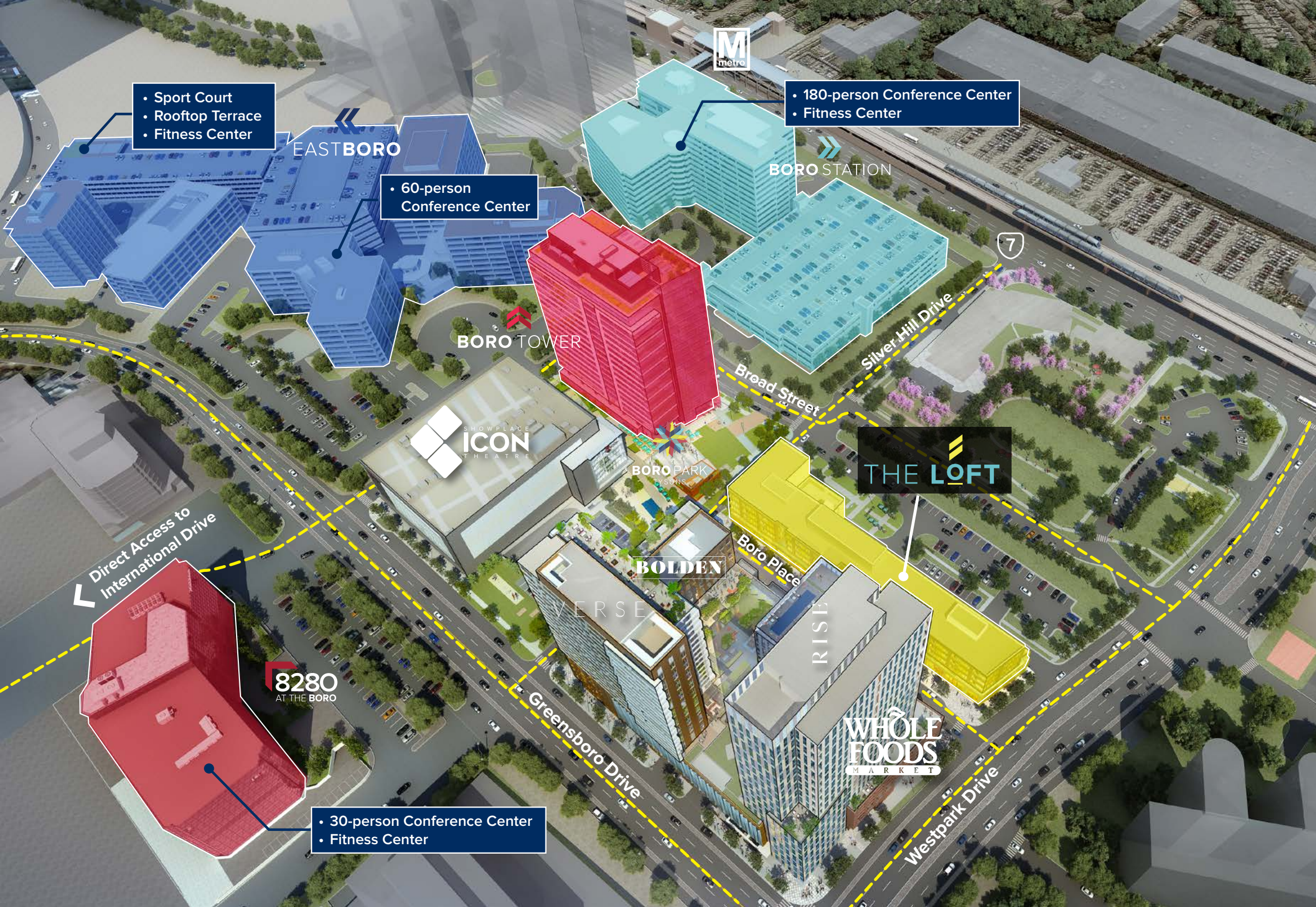
The Boro District app, powered by cove, offers an enhanced tenant experience, providing streamline communication and operations across the Boro District amenities, allowing tenants to:

- Check availability and book conference rooms
- Seamless guest registration
- Sign up for fitness classes and community events
- Receive the latest news from The Boro
- Multi-channel announcements

THE BORO

As Tysons' most sought-after **DINING** and **ENTERTAINMENT SCENE**, The Boro provides a foundation for a great workplace experience.





Tyson's New Urban District

The Loft at The Boro offers a prime location in a contemporary package. With unprecedented character, The Loft fronts The Boro's vibrant main retail street. Directly across from a flagship Whole Foods, the exterior's striking contrast of copper-colored Trespa rainscreen and smoky white brick demands attention.

- 1.7 million SF – 260,000 SF of retail/entertainment, 677 residential units and 438,000 SF of office.
- Placed on a grid system, The Boro is the “urban core” of Tysons.
- A luxury, 14-screen ShowPlace ICON Theatre and a 70,000 SF Whole Foods Market, largest in the DC area, anchor this exciting destination.
- Streetscapes, pedestrian-friendly roadways, public green spaces and first-class entertainment, dining and shopping create a walkable mixed-use community with a true downtown experience.



ATTRACTIONS

Innovative and exciting, The Boro provides an inspiring mix of **CURATED RETAIL** and **ENTERTAINMENT OPTIONS.**



Destination Retail

The Loft is the perfect environment for forward thinking companies to interact with the energy of their surroundings. At The Boro, 260,000 SF of curated retail and entertainment includes:

- 10 – 15 prime restaurants/eateries;
- A 14-screen ShowPlace ICON Theatre with state-of-the-art cinematic technology, luxury recliner seats and delectable dining;
- A 70,000 SF flagship Whole Foods Market, the largest in the DC area, incorporates a two-level balcony/mezzanine area that overlooks an on-site food hall;
- 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.

Flagship Whole Foods Market offers an exceptional experience at The Boro through its premier café concepts and outdoor seating.



Joining in is part of life at The Boro. With live music, markets, yappy hours, festivals and opportunities to get moving, there's never a repeat performance. Add a thing or two to your to-do list.

Community Events

- Boro Park, immediately adjacent to Boro Tower, is a sprawling green space which hosts unique events such as the Summer Live Music Series, Backyard BBQ cooking class, doggie and me training, and so much more.
- Sandlot Tysons, located behind the Loft, provides a mix of cultural programming and features arts, activities, and pop-up installations.
- Wellness partner, Ten Spot, is an active and healthy resource for office tenants. Through their virtual wellness program, employees have 24/7 access to live and on-demand services, events, and content such as strength training, mixology classes, meditation, cooking demos, and more!



LOCATION

Situated in a **PRIME LOCATION** in the heart of Tysons – one of the most **VIBRANT RETAIL** markets in the United States.





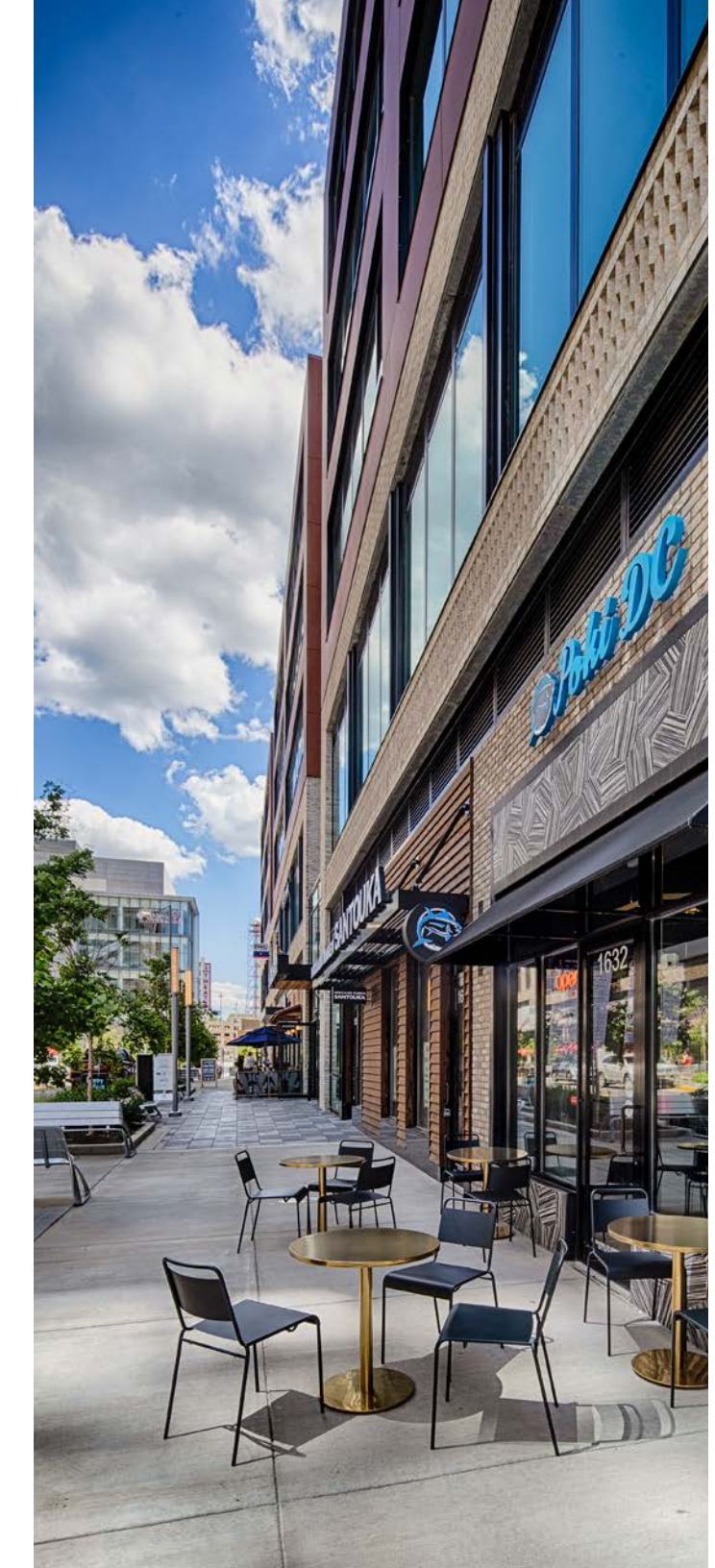
Unparalleled Visibility

One block from the Greensboro Metro Station (Silver Line), adjacent to Route 7, Westpark and Greensboro Drives, this mixed-use residential, retail, entertainment, and office environment captures the spirit of a true downtown experience in Tysons.

- One block to Greensboro Station Metro on the Silver Line.
- Unparalleled ingress/egress options, including future direct access via Silver Hill Drive from Route 7.
- Future connectivity to Dulles International Airport via the Silver Line.



The Boro's grid system
creates a walkable
downtown experience.



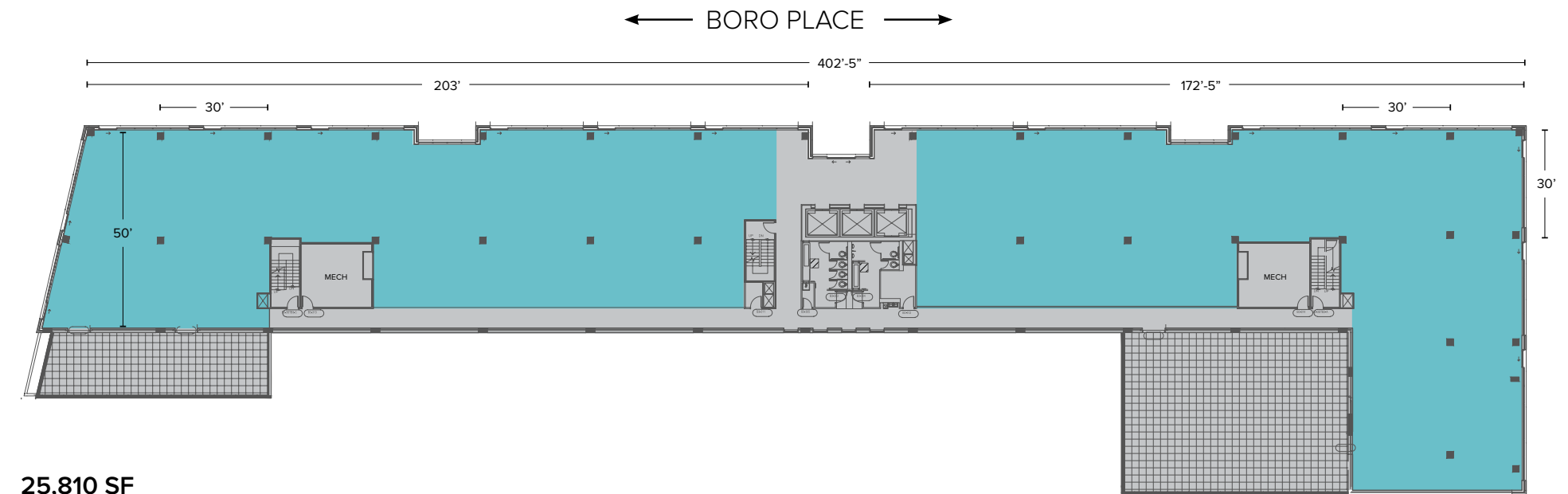
FLOOR PLANS

The Loft offers three floors of efficient loft office space with **UNIQUE** and **ATTRACTIVE FEATURES.**





1640 BORO PLACE | STACKING PLAN

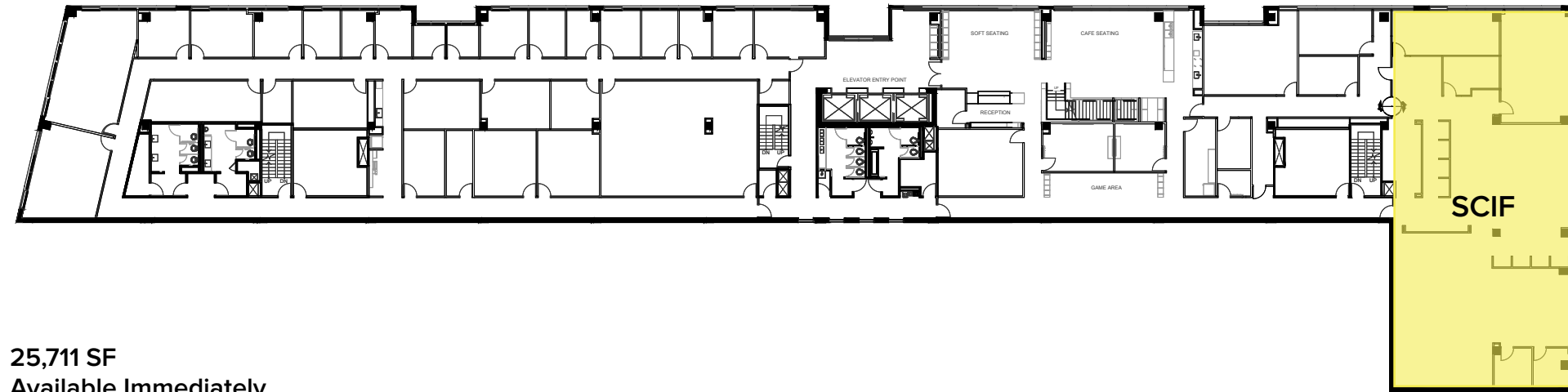


25,810 SF
Available Immediately

Ability to break to
12,250 SF or 13,461 SF

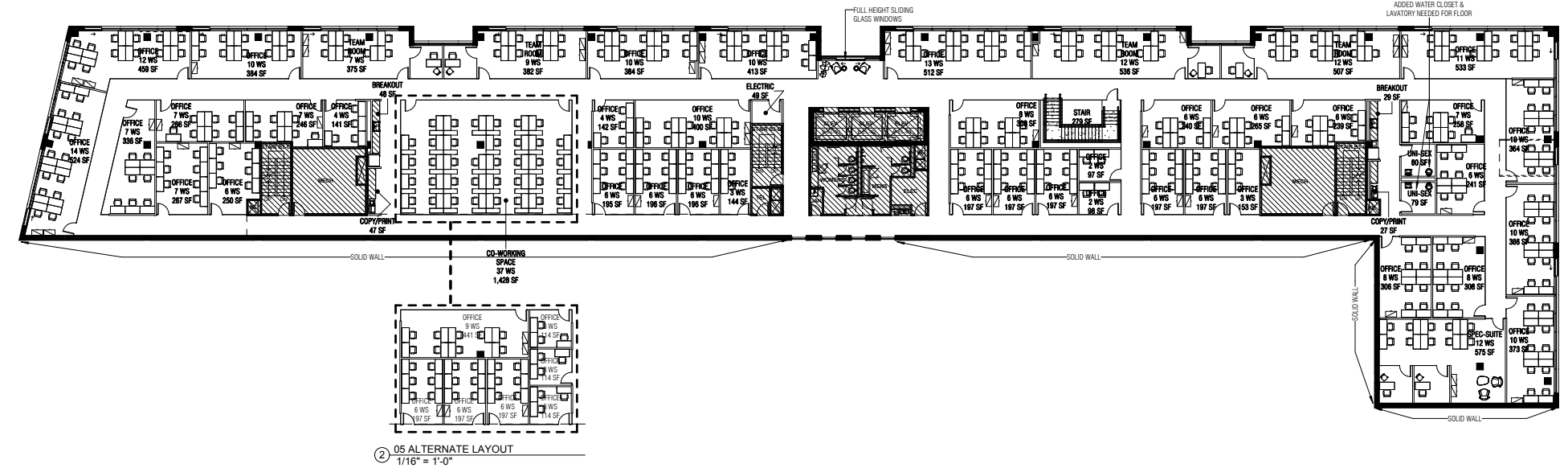
1640 BORO PLACE | 3RD FLOOR

← BORO PLACE →

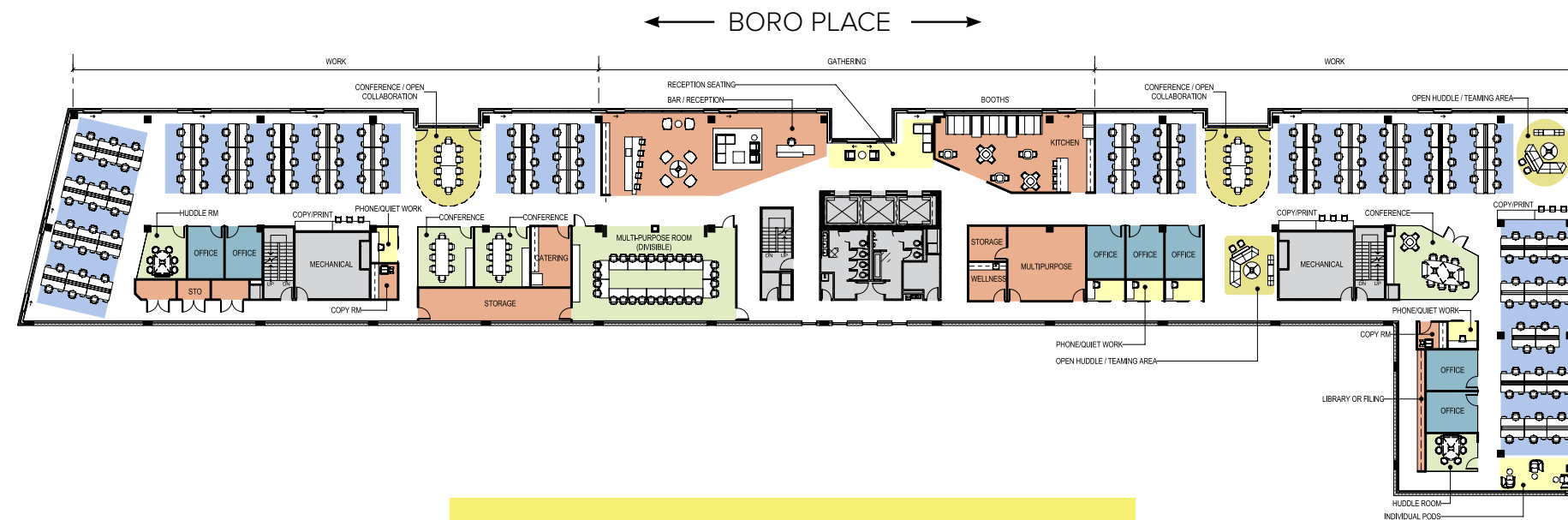


25,711 SF
Available Immediately

← BORO PLACE →



25,711 SF
Available Immediately



[CLICK HERE TO CUSTOMIZE FLOOR PLAN](#)

1640 BORO PLACE | HYPOTHETICAL PLAN



Incredible 14' ceiling heights
allow for maximum natural light
exposure which elevates your
mood and mindset.

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CBRE

Owned by

**THE
MERIDIAN
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