



1765 | 1775 | 1785 Greensboro Station Place The Boro | Tysons

BORO STATION

A Class A project serving the modern professional.







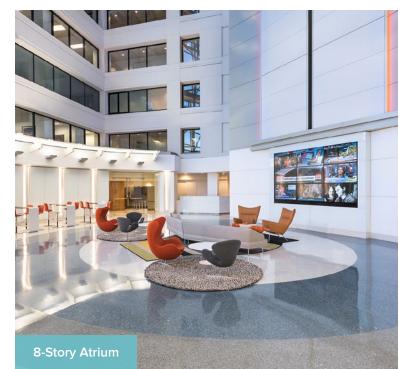
Property Overview

Boro Station is master-planned to serve the modern professional. This 620,000+ SF Class A office project is located on the new Silver Line in the heart of Tysons. A comprehensive renovation at the project brought exciting on-site amenities such as a contemporary fitness center and shared conference facilities.

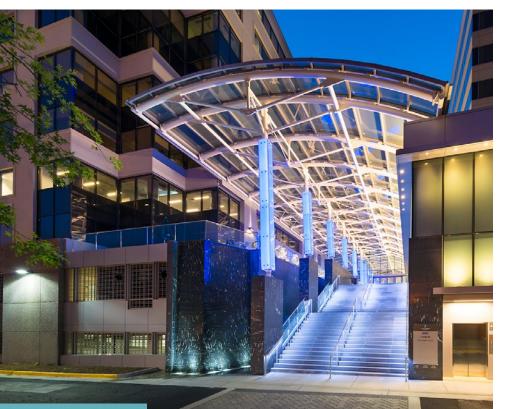
Amenities

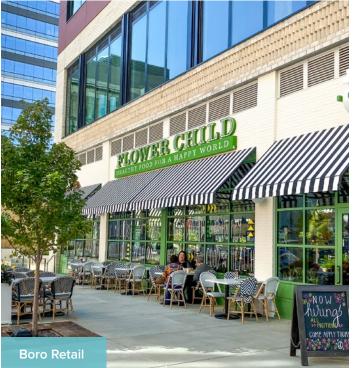
- On-site amenities include a dramatic 8-story atrium with an abundance of seating, a tenant-only fitness center with lockers, and multiple conference rooms.
- Immediate Greensboro Metro Station connectivity and on-site Starbucks.
- The Boro, Tysons Galleria, and other Greensboro Drive amenities, such as restaurants and shops, are all within walking distance.





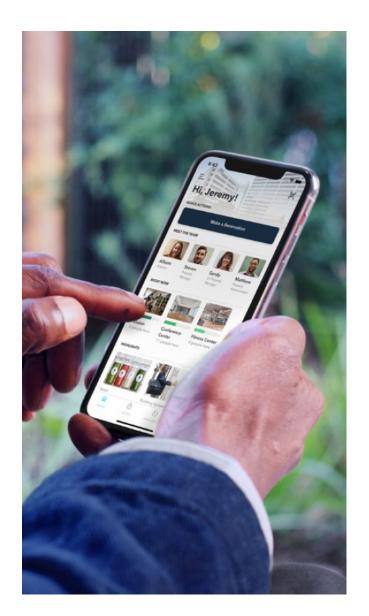










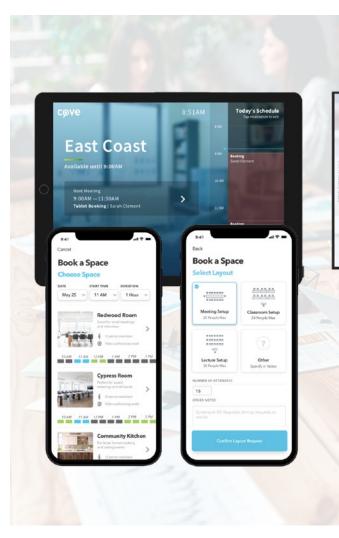


TMG Tech Powered by Cove + openpath

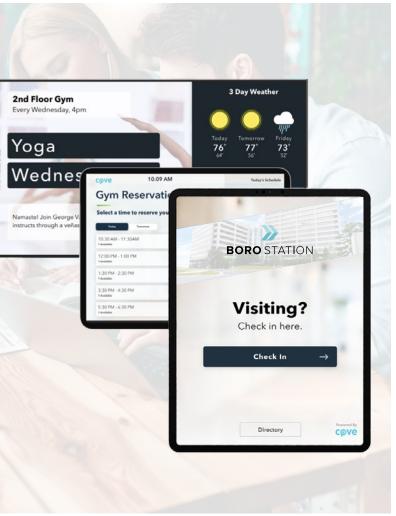
The Boro District app, powered by cove, offers an enhanced tenant experience, providing streamline communication and operations across the Boro District amenities, allowing tenants to:

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



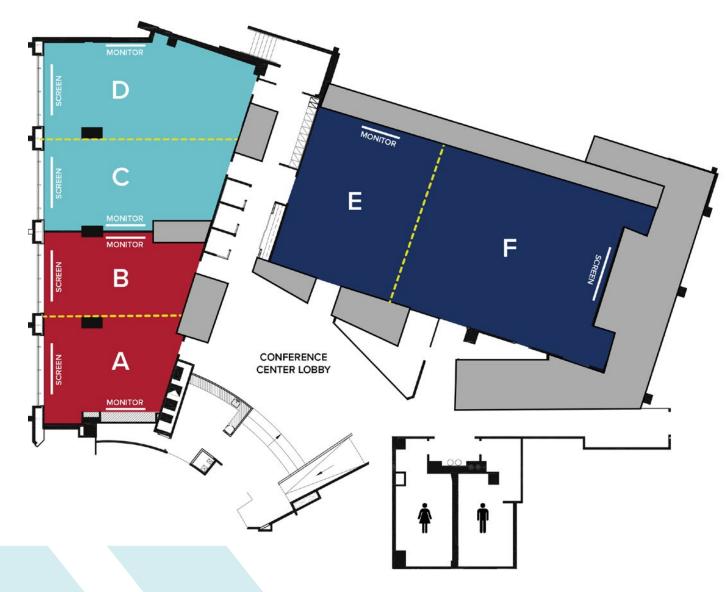








Conference Center Specs



Room Name	Classroom	Boardroom Theater		U-Shape					
	12	16	24						
	16	16	25						
A/B	22	20	40						
	16	16	24						
D	16	16	35						
C/D	42		75	24					
	24		50	18					
	36		96	34					
	70		170	50					
Atrium	Exhibit and display area								

Room Name	Audio Teleconf.	Projection	LCD Screens	VTC	Wireless Mics	Powered Floorboxes	Wired Mics	Wi-Fi	Network Connection	Audio/Video Recording	Flip Charts	White Boards	DVD Player
А	x	x	х	х	х	x	x	x	x		х	x	x
	х	x			х	x	x	x	x		х	x	x
A/B	х	x	х	х	х	x	x	x	x		х	x	x
	х	x	х	х	х	x	x	x	x		х	x	x
D	х	x			х	x	x	x	x		х	x	x
C/D	х	x		х	х	x	x	x	x		х	x	x
Assembly	х	x		х	х	x	x	x	x	x	х	x	x
	x	x			x	x	х	x	x		х	x	x
Auditorium	x	x		х	x	x	х	x	x	х	х	x	x
CC Lobby		x	х			x		x			x	x	







LOCATION

Commanding a presence in Tysons.

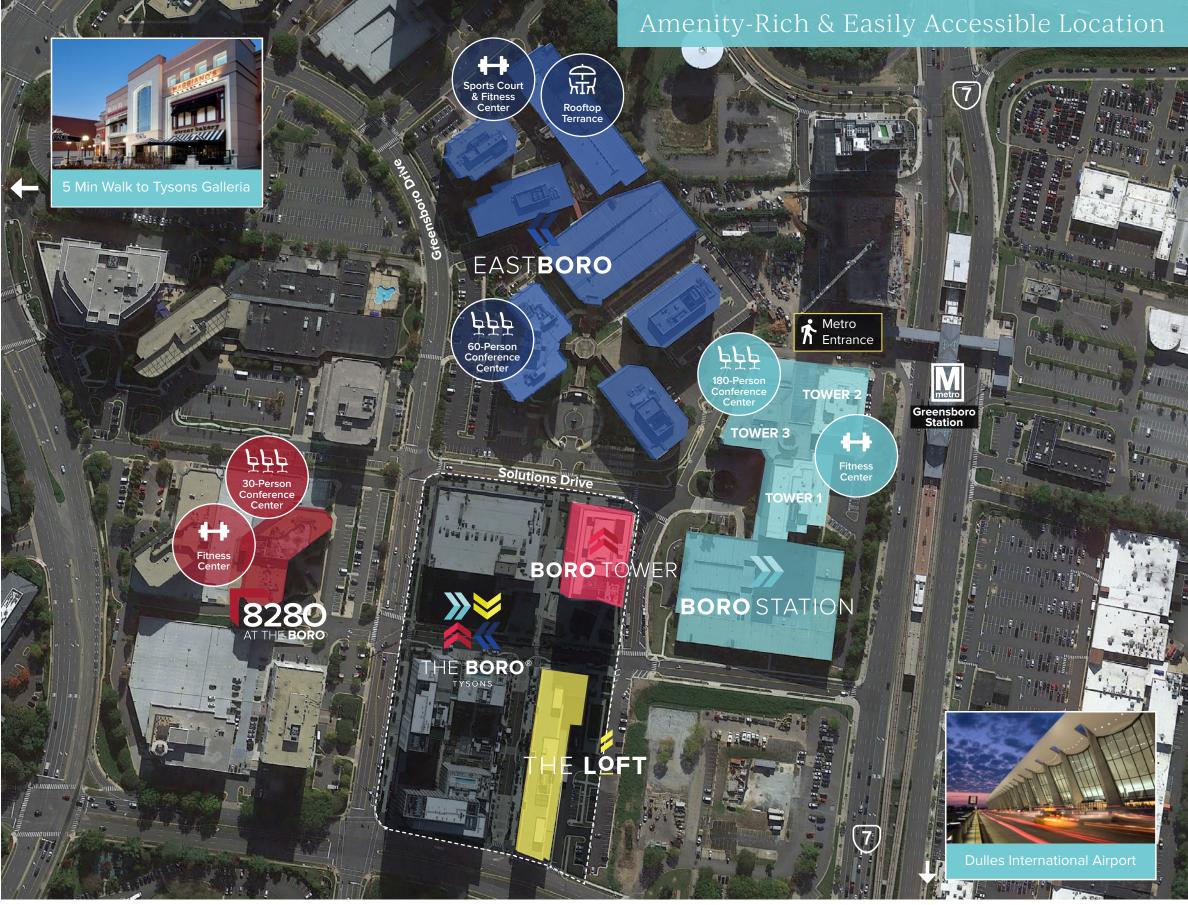


The Boro District

As part of The Boro District, Boro Station contributes to Tysons' first walkable community with front door accessibility for commuters and visitors alike. Boro Station sits in a centralized, amenity-rich location, immediately adjacent to The Boro.

- Directly situated on Tysons' new Silver Line with immediate building connectivity to the Metro.
- Multiple ingress/egress options. •
- Convenient access to the area's major roadways • including Route 7, Route 123, the Dulles Toll Road, and I-495.
- Great visibility in Tysons with unique • signage opportunities.
- Impressive views of Tysons with Reston on the • westward horizon.
- Access to conference centers and tenant • programming across The Boro District.

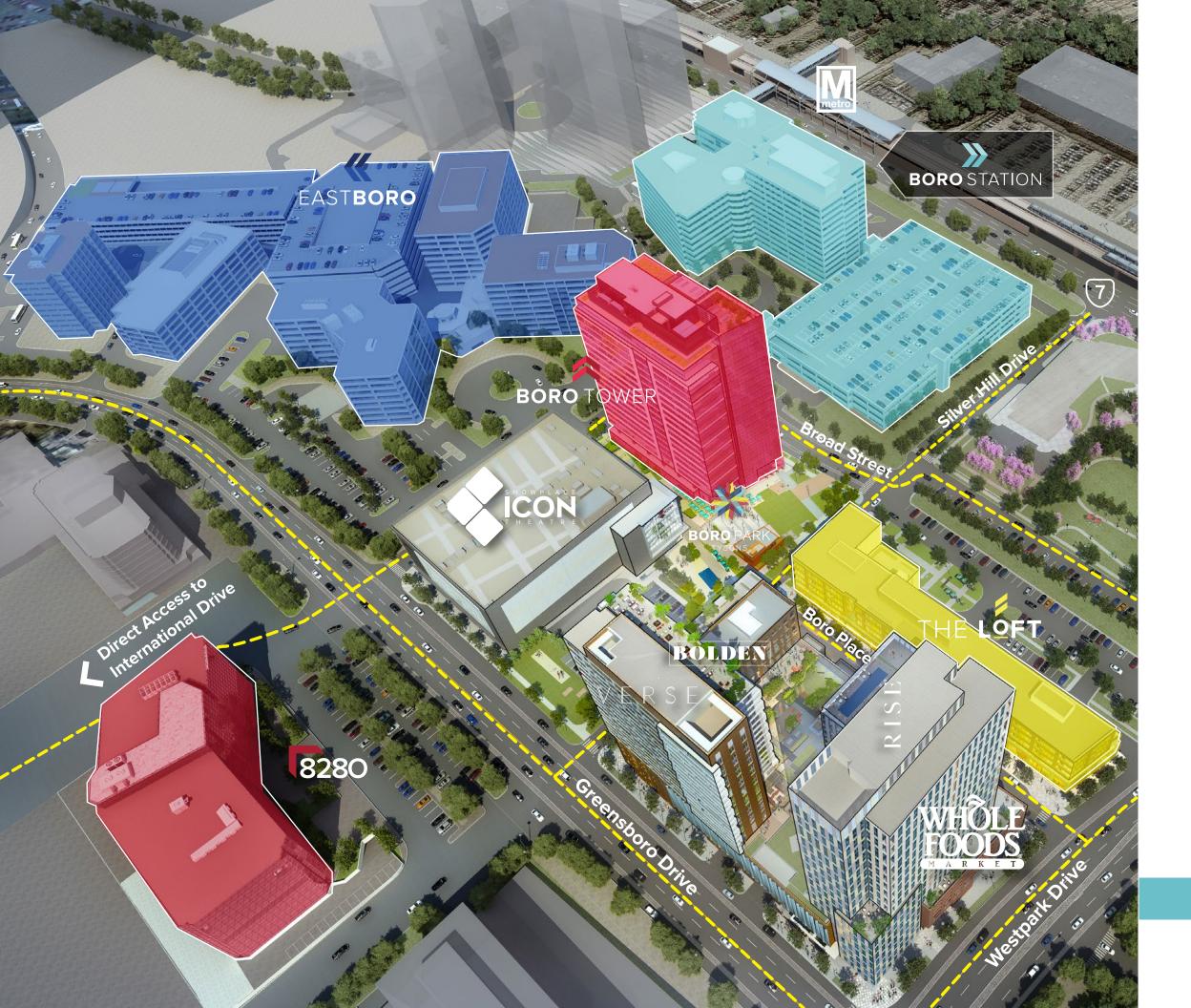




THE BORO

A vibrant, downtown experience.







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, mixeduse community.

260,000 SF OF NEW RETAIL



A 14-screen ShowPlace ICON Theatre offers stateof-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 twolevel balcony/mezzanine area that overlooks a unique food hall and provides views outside to the street.



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.





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!









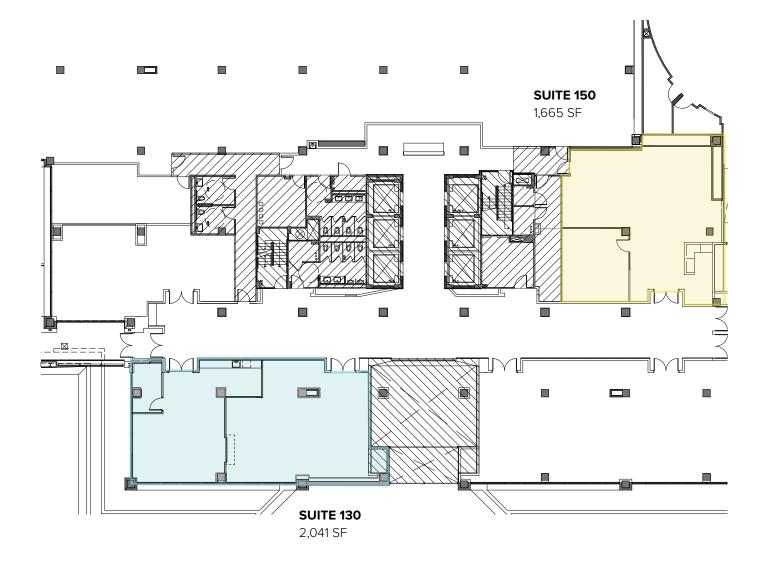
FLOOR PLANS

A variety of options to fit your needs.

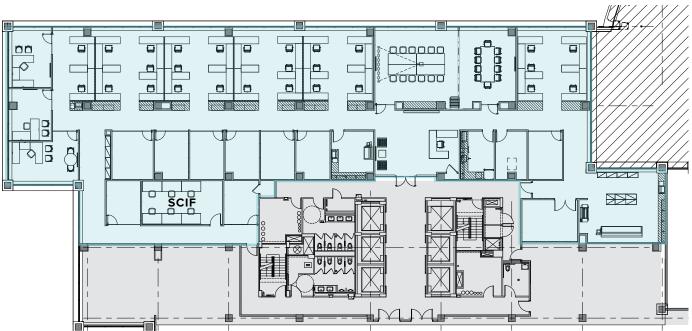








SUITE 400 10,754 SF



TOWER 1 | 4TH FLOOR | AVAILABLE IMMEDIATELY

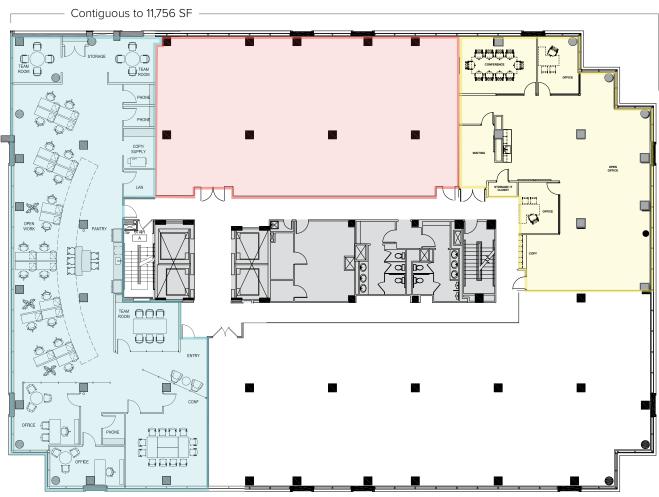




SUITE 375 3,066 SF



SUITE 110 4,894 SF



SUITE 350 5,121 SF Available 5/1/23

SUITE 325

Available Immediately

3,569 SF Available Immediately

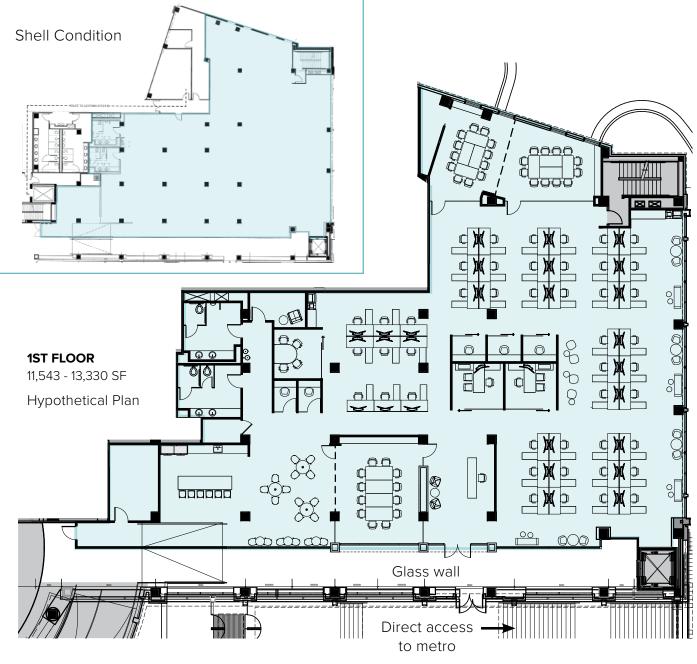
TOWER 2 | 3RD FLOOR | AVAILABILITY ABOVE

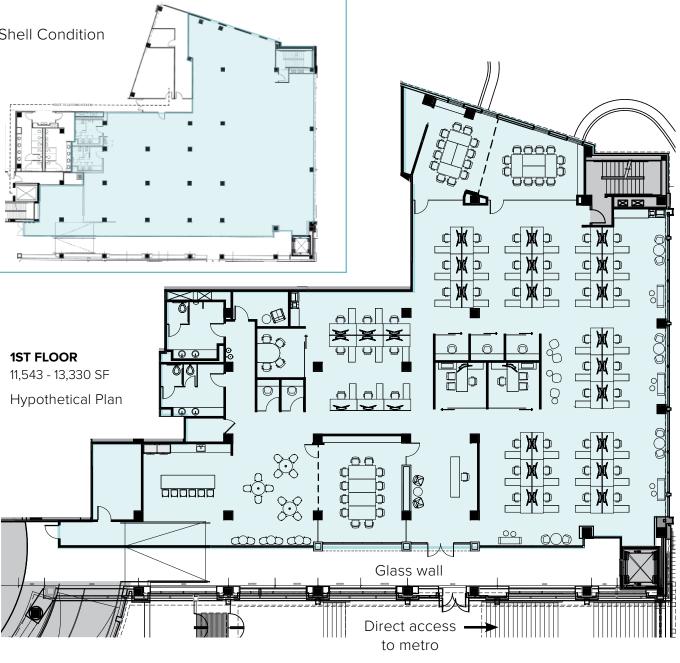












SUITE 475 2,964 SF

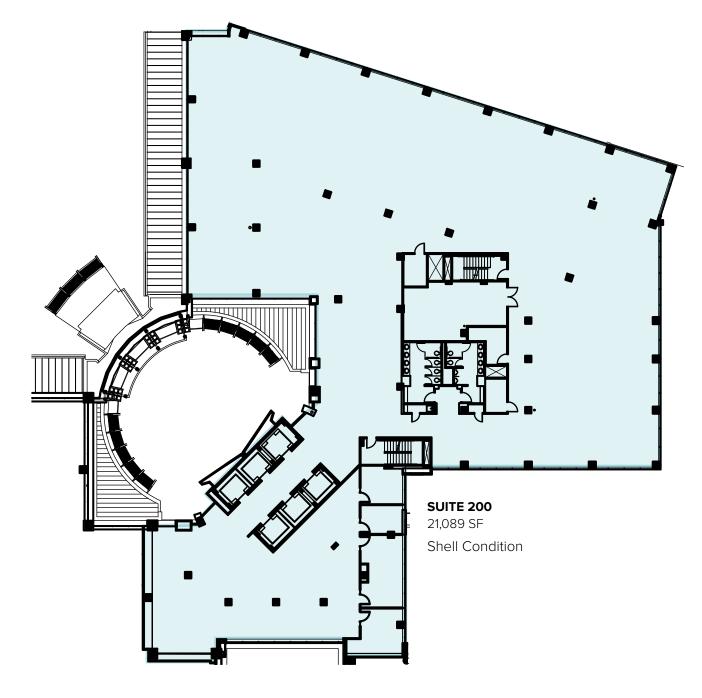


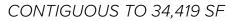
CONTIGUOUS TO 34,419 SF

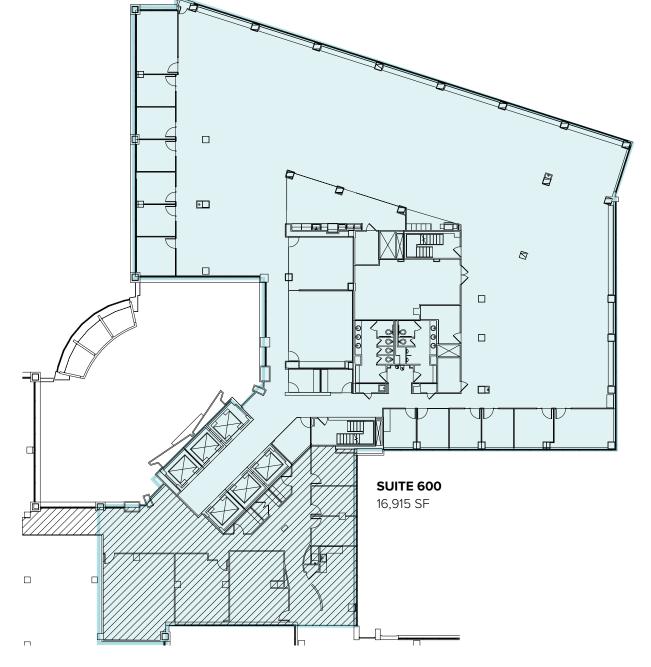
TOWER 3 | 1ST FLOOR | AVAILABLE IMMEDIATELY











CONTIGUOUS TO 33,830 SF

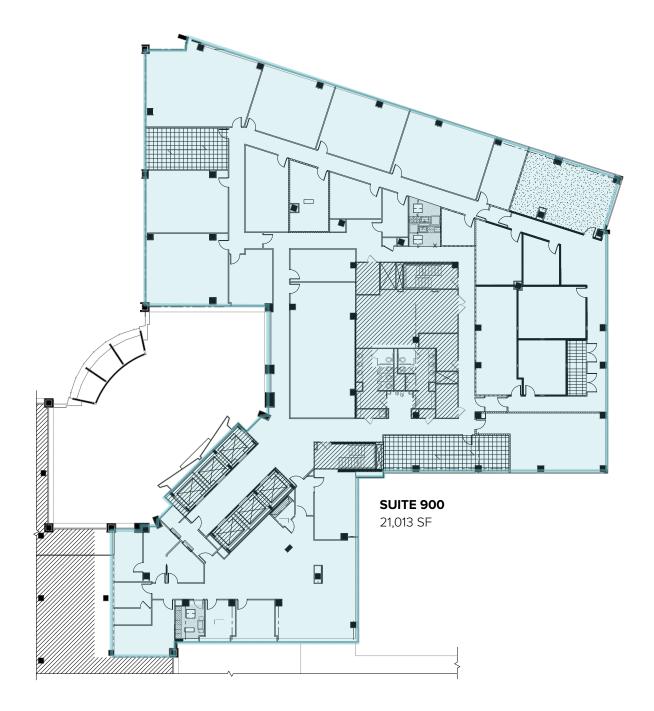
TOWER 3 | 2ND FLOOR | AVAILABLE IMMEDIATELY

TOWER 3 | 6TH FLOOR | AVAILABLE IMMEDIATELY









CONTIGUOUS TO 33,830 SF

TOWER 3 | 7TH FLOOR | AVAILABLE IMMEDIATELY

TOWER 3 | 9TH FLOOR | AVAILABLE IMMEDIATELY



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