



# **BORO** TOWER

8350 Broad Street  
The Boro | Tysons

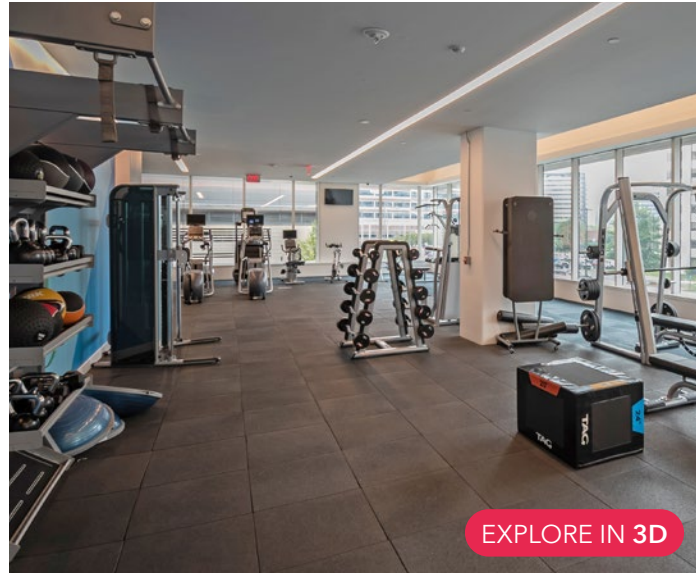


# BORO TOWER

# Presenting the Premier Opportunity in Northern Virginia

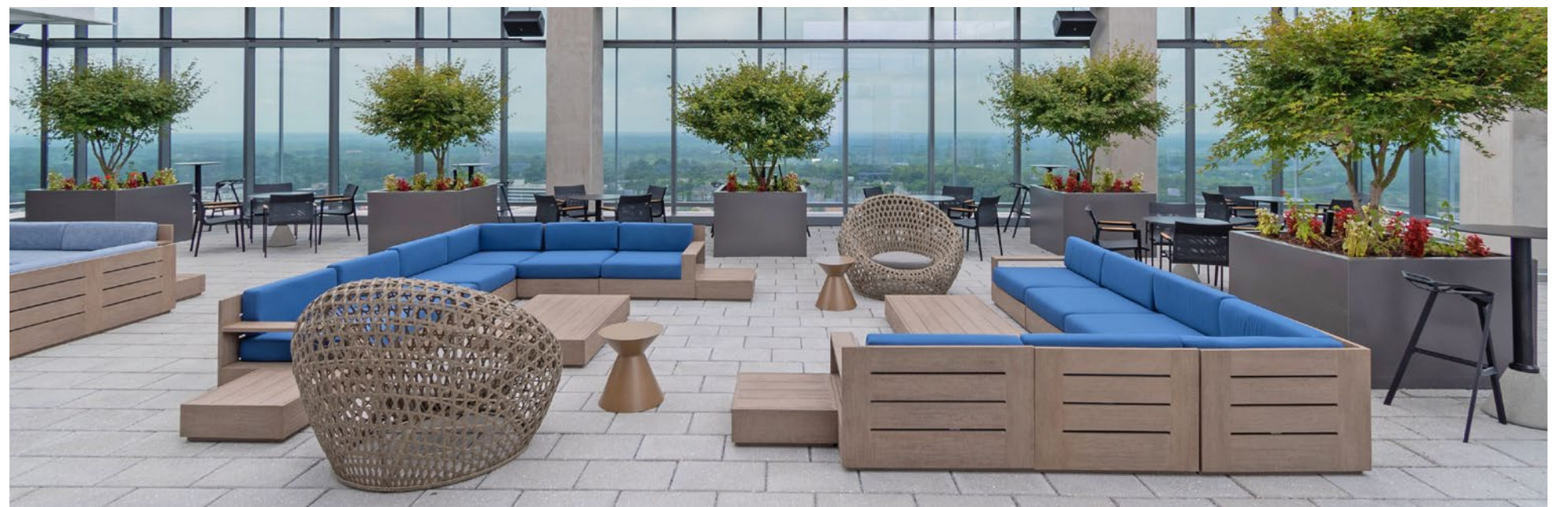




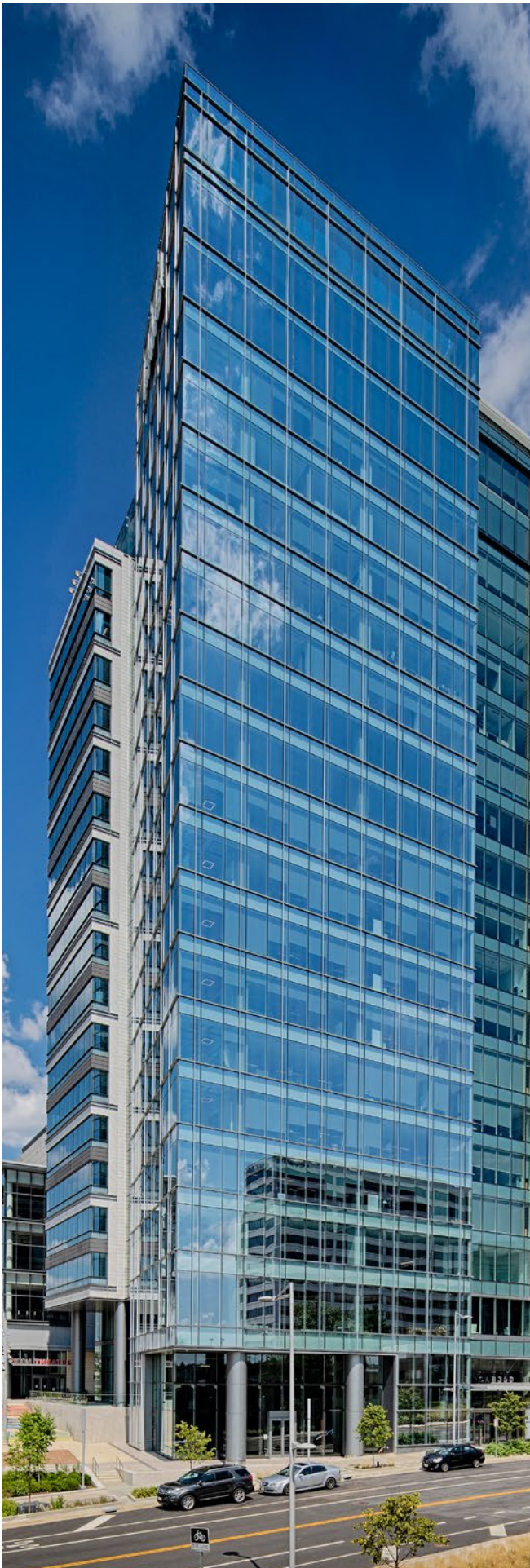


This 20-story, Gensler-designed trophy office building with LEED Gold certification features 9' finished ceilings and floor-to-ceiling vision glass throughout virtually column free floors. Boro Tower's ample set of amenities, including a rooftop terrace, fitness center, locker rooms and bicycle storage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

## TMG Tech

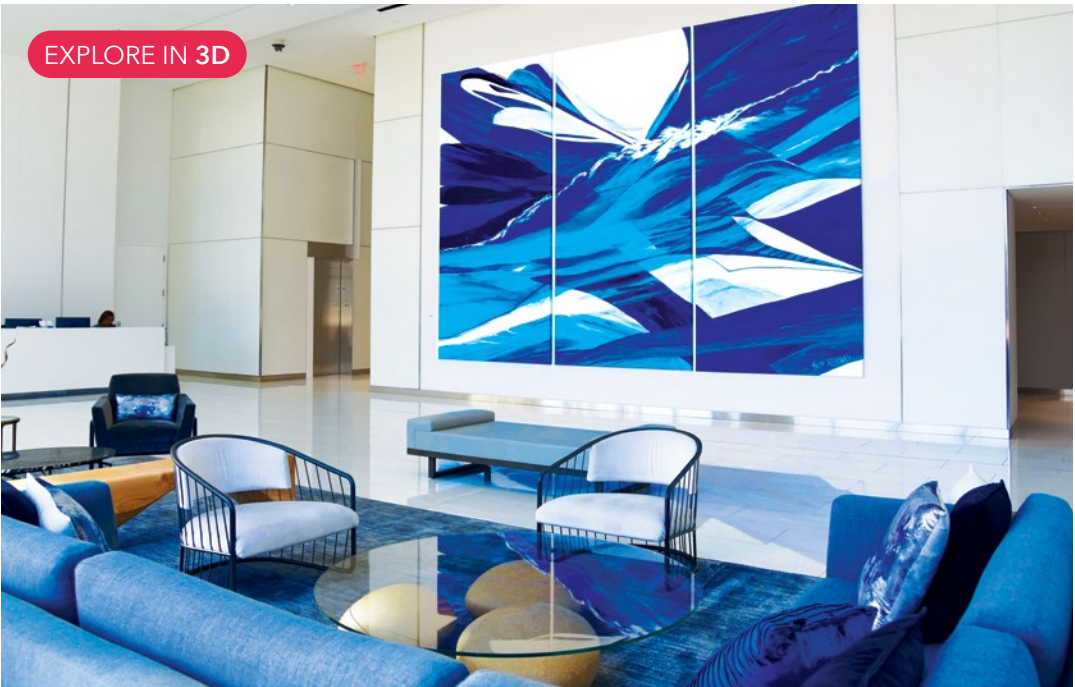
Powered by **cove**

The Boro District app allows tenants to:

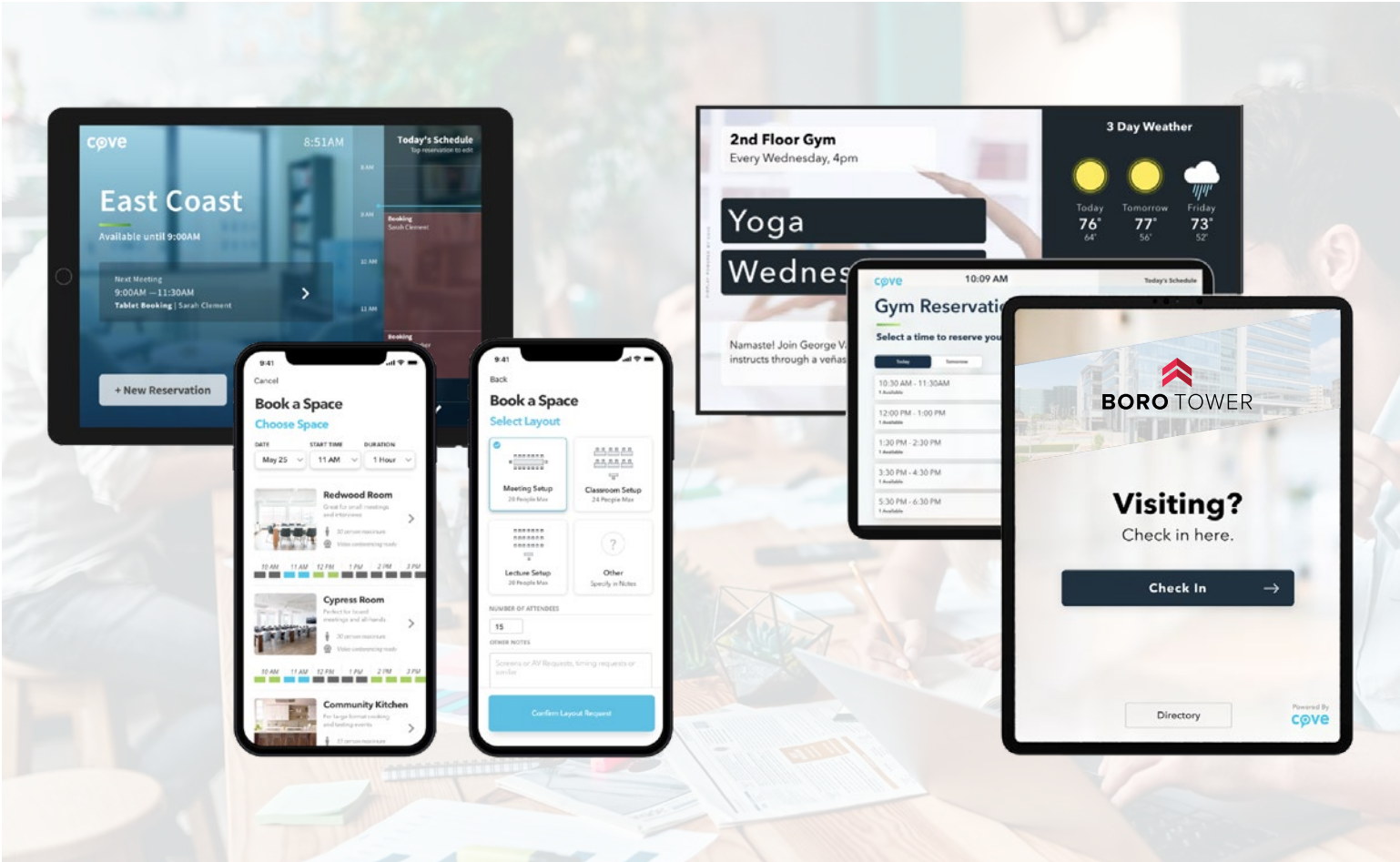
- Check availability and book conference rooms
- Seamless guest registration
- Sign up for fitness classes and community events
- Receive the latest news from The Boro
- Multi-channel announcements

## 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 Boro District app, powered by cove, offers an enhanced tenant experience, providing streamline communication and operations across the Boro District amenities.

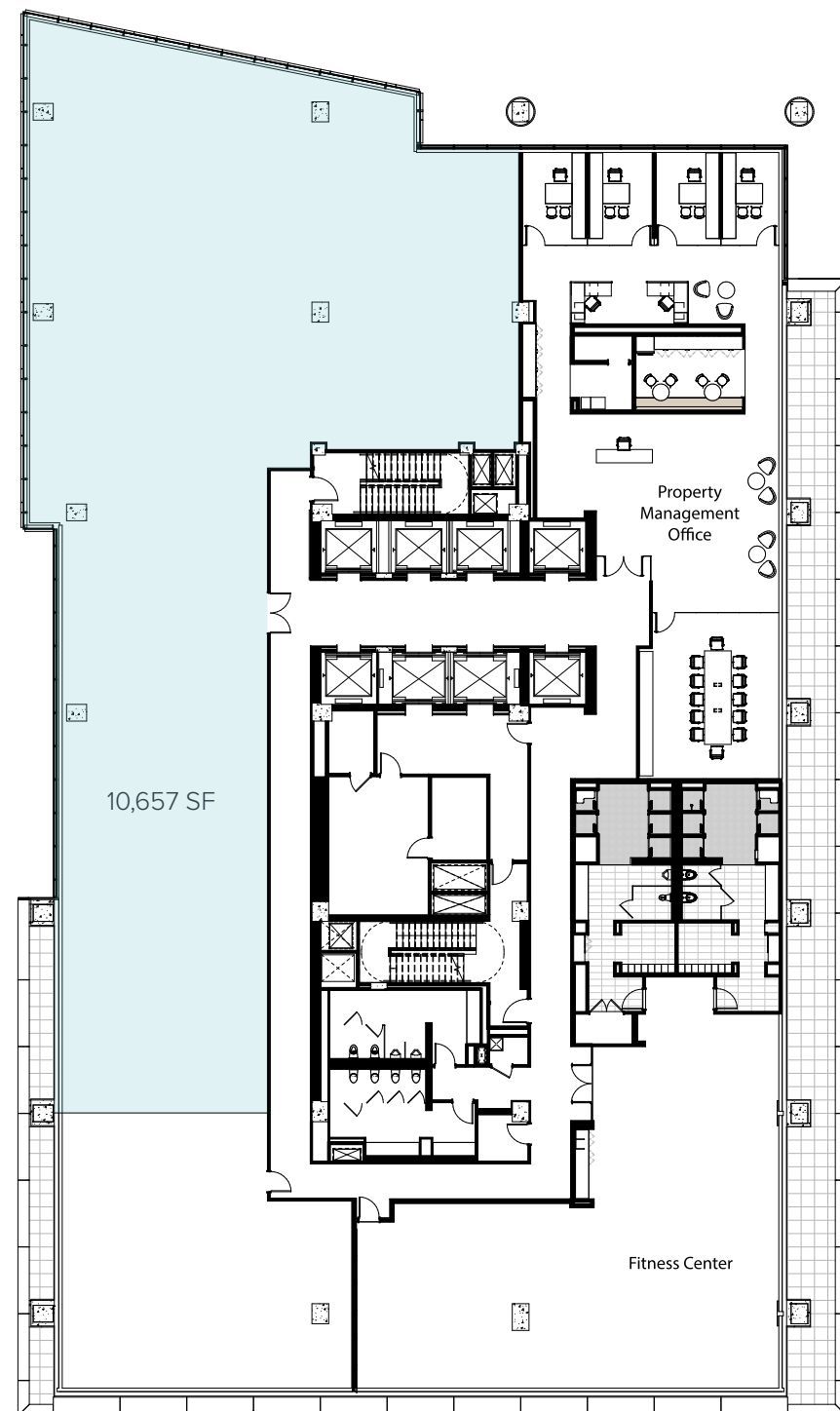


# AVAILABILITY

Floor-to-ceiling glass throughout  
every floor







**2ND FLOOR** | AVAILABLE IMMEDIATELY



**SUITE 340**  
3,370 SF  
AVAILABLE  
IMMEDIATELY

EXPLORE IN 3D

**SUITE 310**  
5,130 SF  
AVAILABLE  
2/1/2023

EXPLORE IN 3D

**SUITE 320**  
3,300 SF  
AVAILABLE  
IMMEDIATELY

EXPLORE IN 3D

**SUITE 330**  
6,370 SF  
AVAILABLE  
IMMEDIATELY

EXPLORE IN 3D

**3RD FLOOR SPEC SUITES** | AVAILABILITY ABOVE

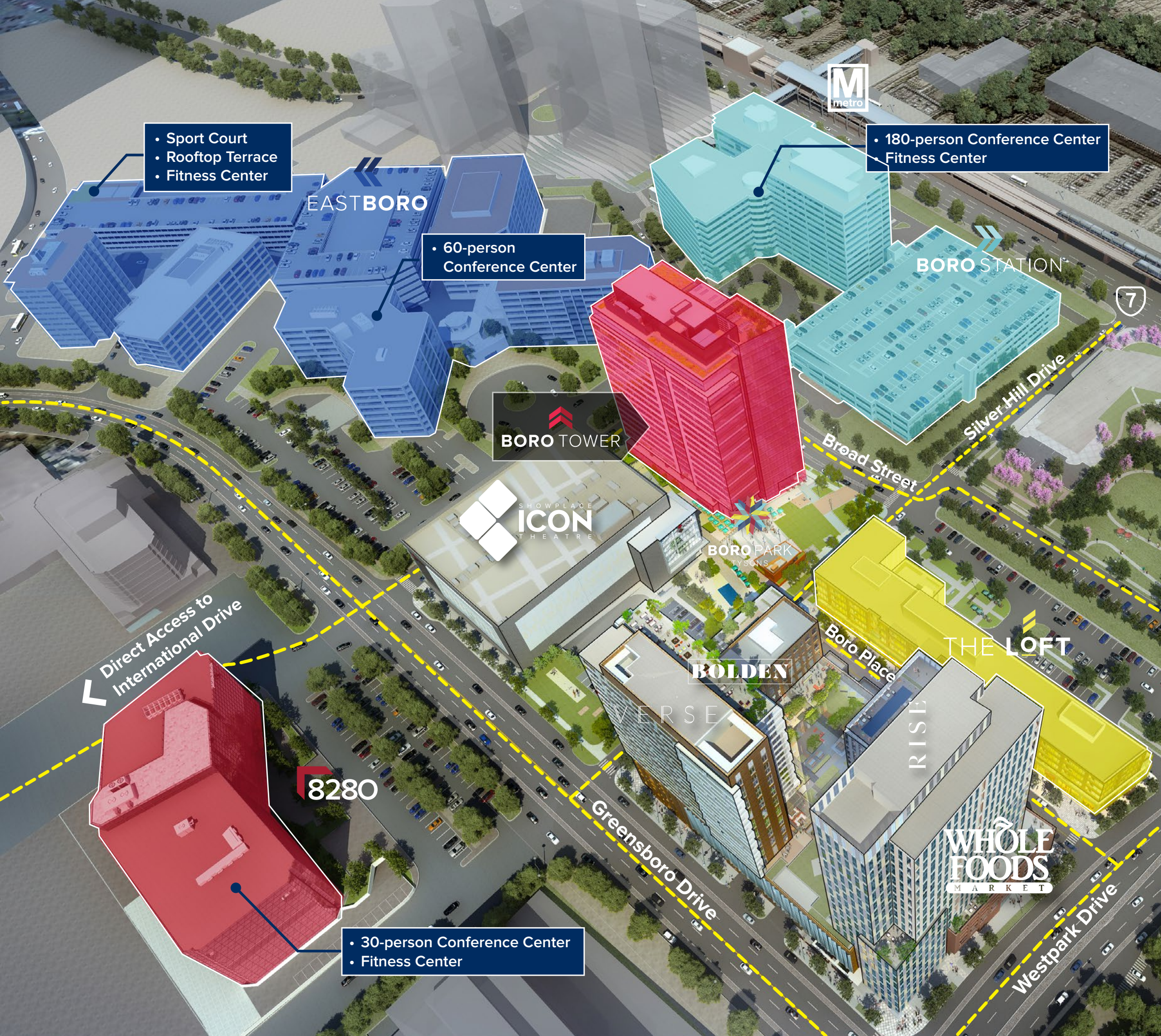


# THE BORO

Introducing Tysons' New Urban District







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 delivered a 24/7 multifaceted community with major destination retailers including a flagship Whole Foods Market which perfectly illustrates the type of high-quality, amenity-rich experience that The BORO has to 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**





**Boro Park** is a sprawling space bursting with plazas, gardens, water features and play areas. Employees and visitors can take advantage of seasonal events and unique activities throughout the year!



**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, North Italia, Flower Child, and Paris Baguette, 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.



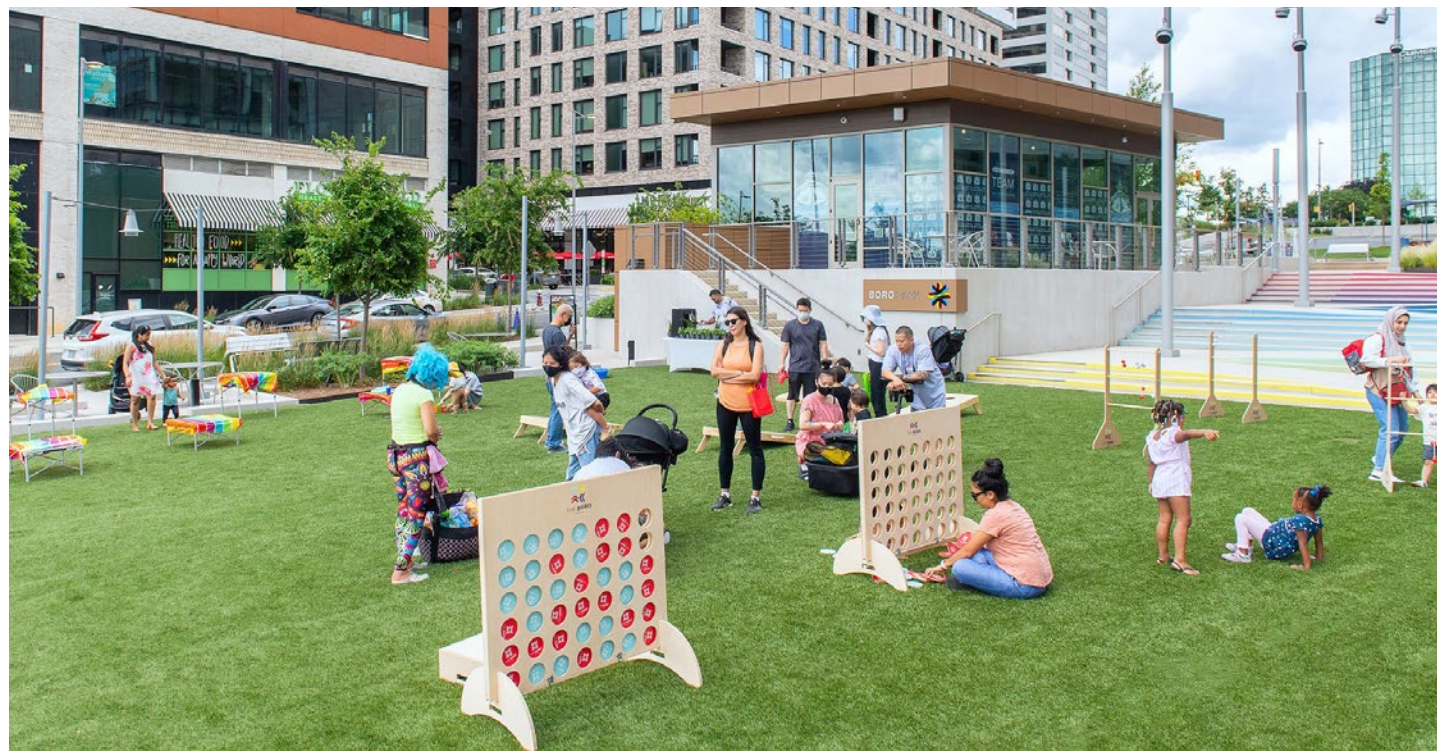




Joining in is part of life at The Boro. With live music, markets, yappy hours, festivals and opportunities to get moving, there's never a repeat performance. Add a thing or two to your to-do list.

## 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!





# THE LOCATION

Commanding a Presence in Tysons

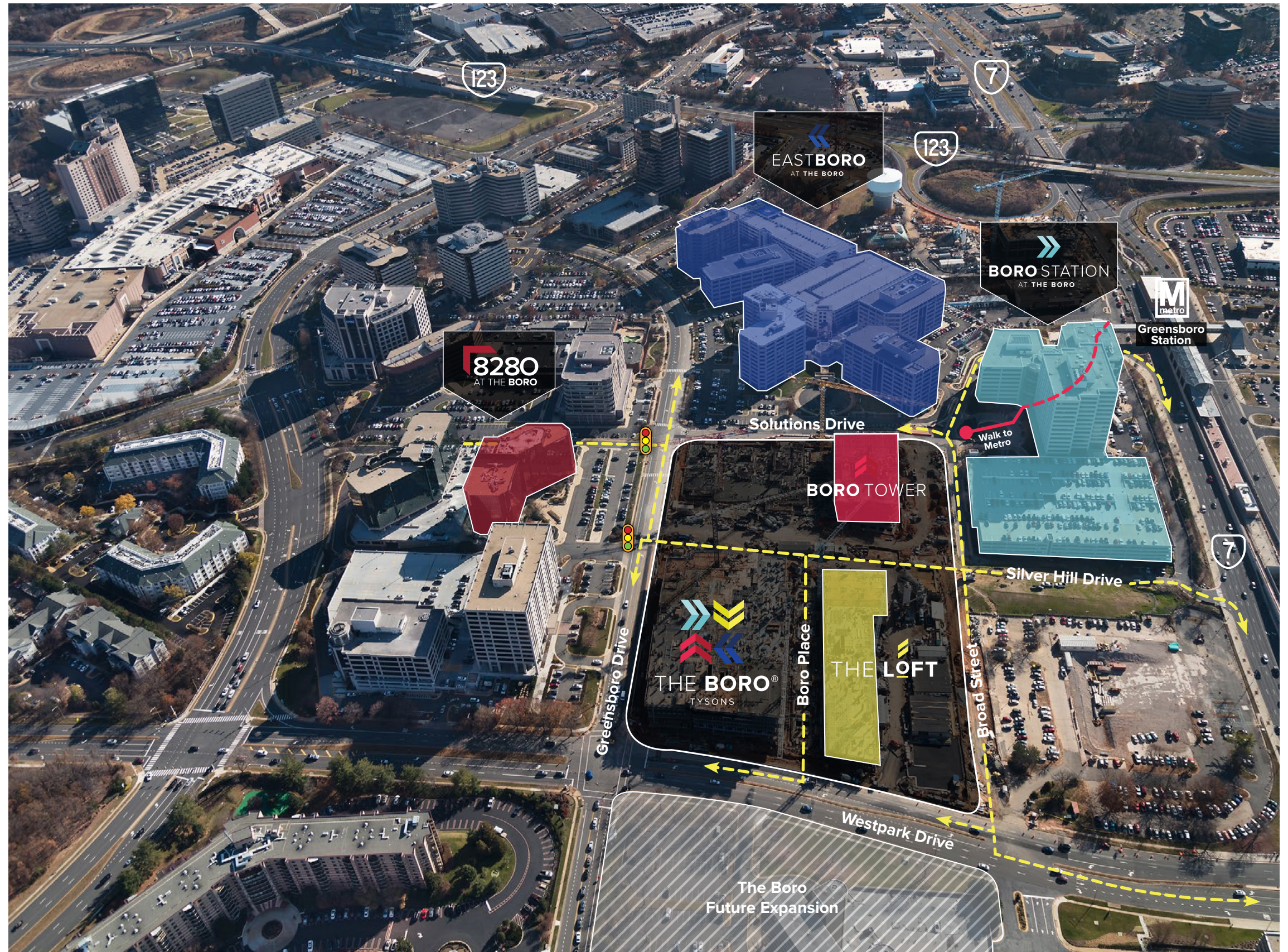




One block from the Greensboro Metro Station (Silver Line), adjacent to Route 7, Westpark and Greensboro Drives, this mixed-use environment provides a streetscape that encourages a vibrant live-work community. From its vantage on “The Hill,” Tysons’ highest ground elevation, Boro Tower will offer unparalleled 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.



@theborotysons



theborotysons.com

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