



BORO STATION

1765 GREENSBORO STATION PLACE
TYSONS, VIRGINIA

THE
MERIDIAN
GROUP

HR
R E T A I L
A MEMBER OF CHAINLINKS RETAIL ADVISORS

RESTAURANT/RETAIL SPACE AVAILABLE NOW



Located on Leesburg Pike and Solutions Drive at the entrance to the **Greensboro Metro Station** of the Silver Line



Next to **THE BORO** a new **4 Million SF** mixed-use development

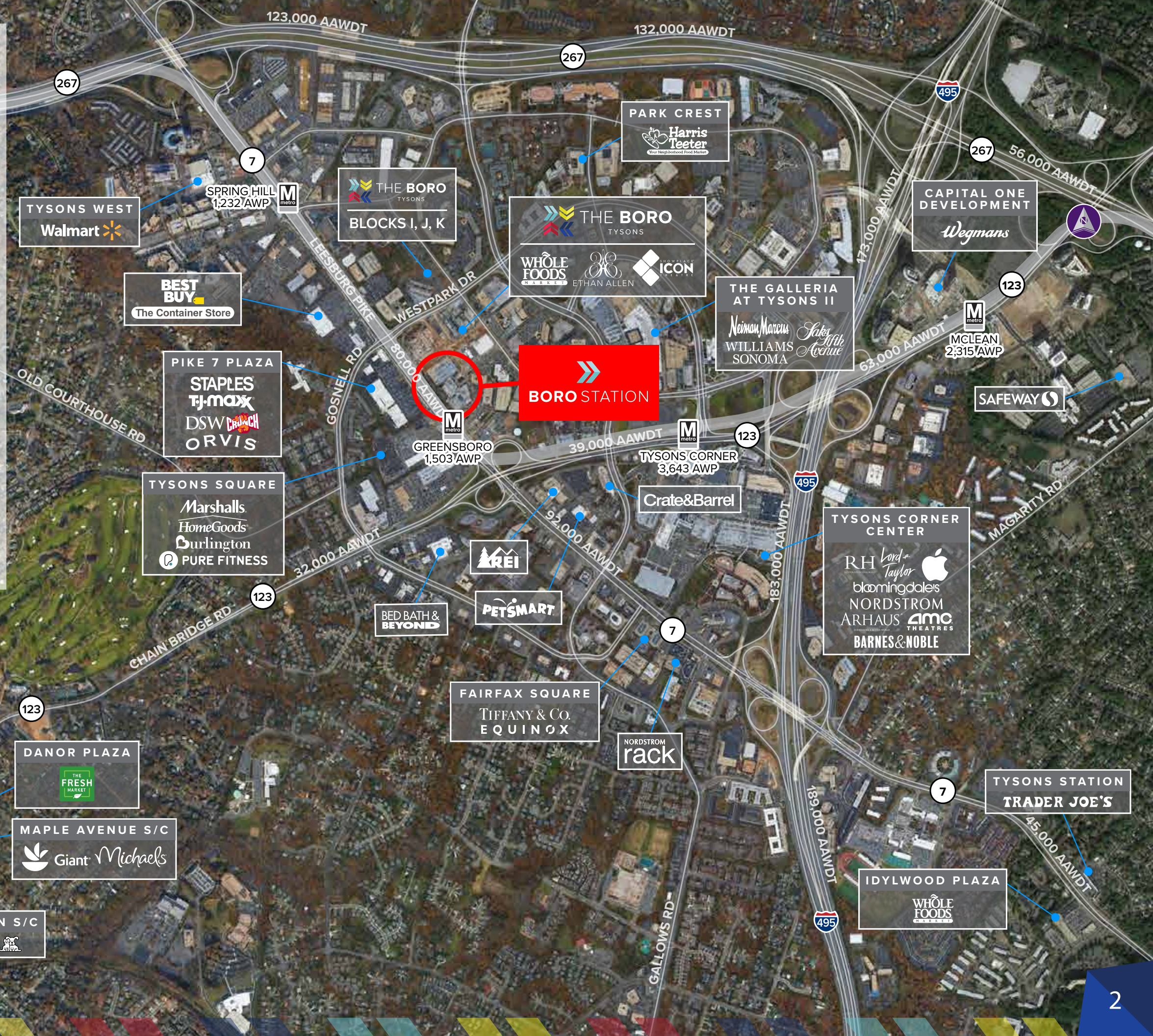


Over **135,622** daytime population within 3 miles



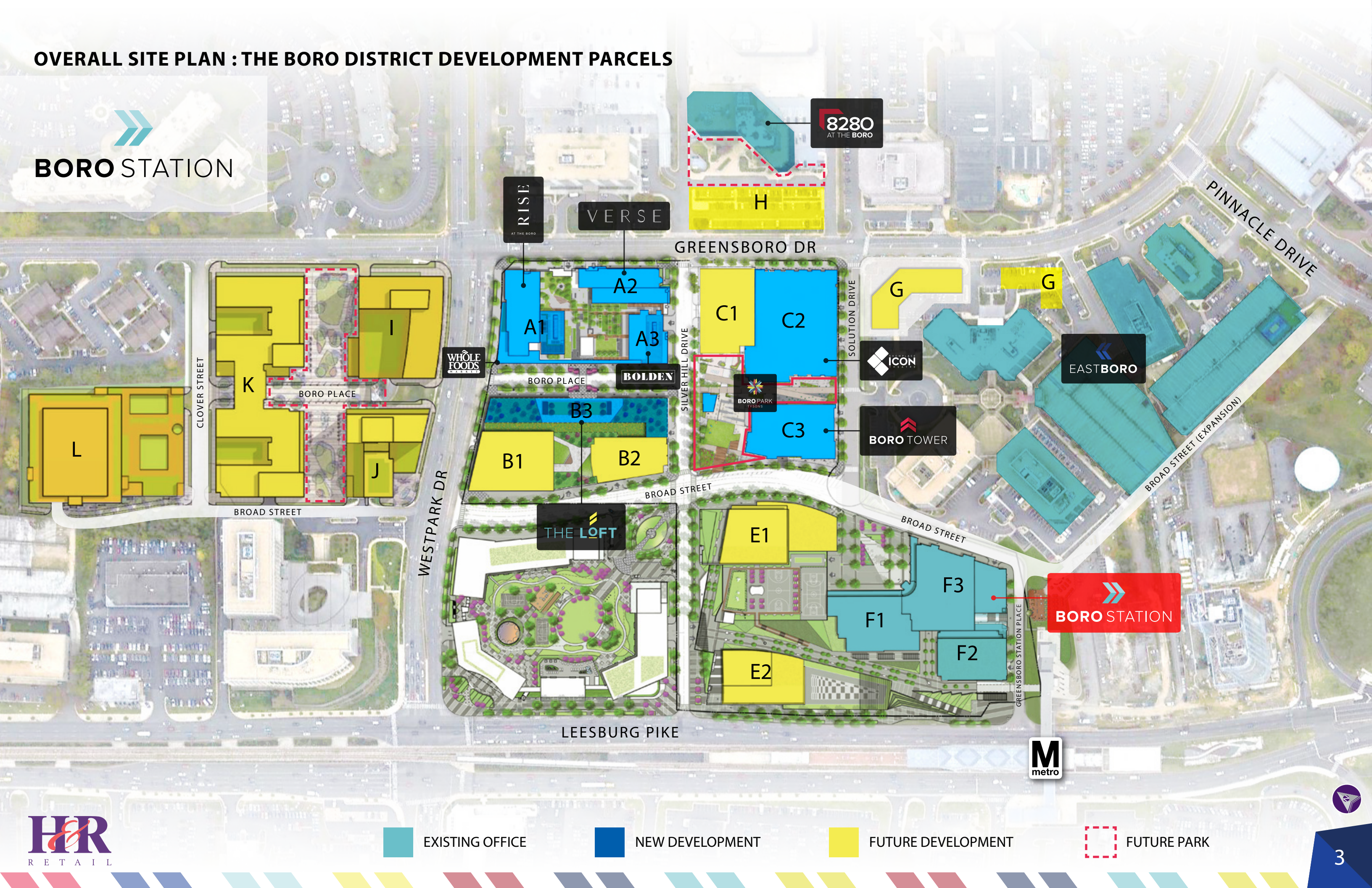
Primary Trade Area estimated to be over **1.2 million people** with an **average household income of over \$161,679**

BORO STATION



OVERALL SITE PLAN : THE BORO DISTRICT DEVELOPMENT PARCELS


BORO STATION





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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.

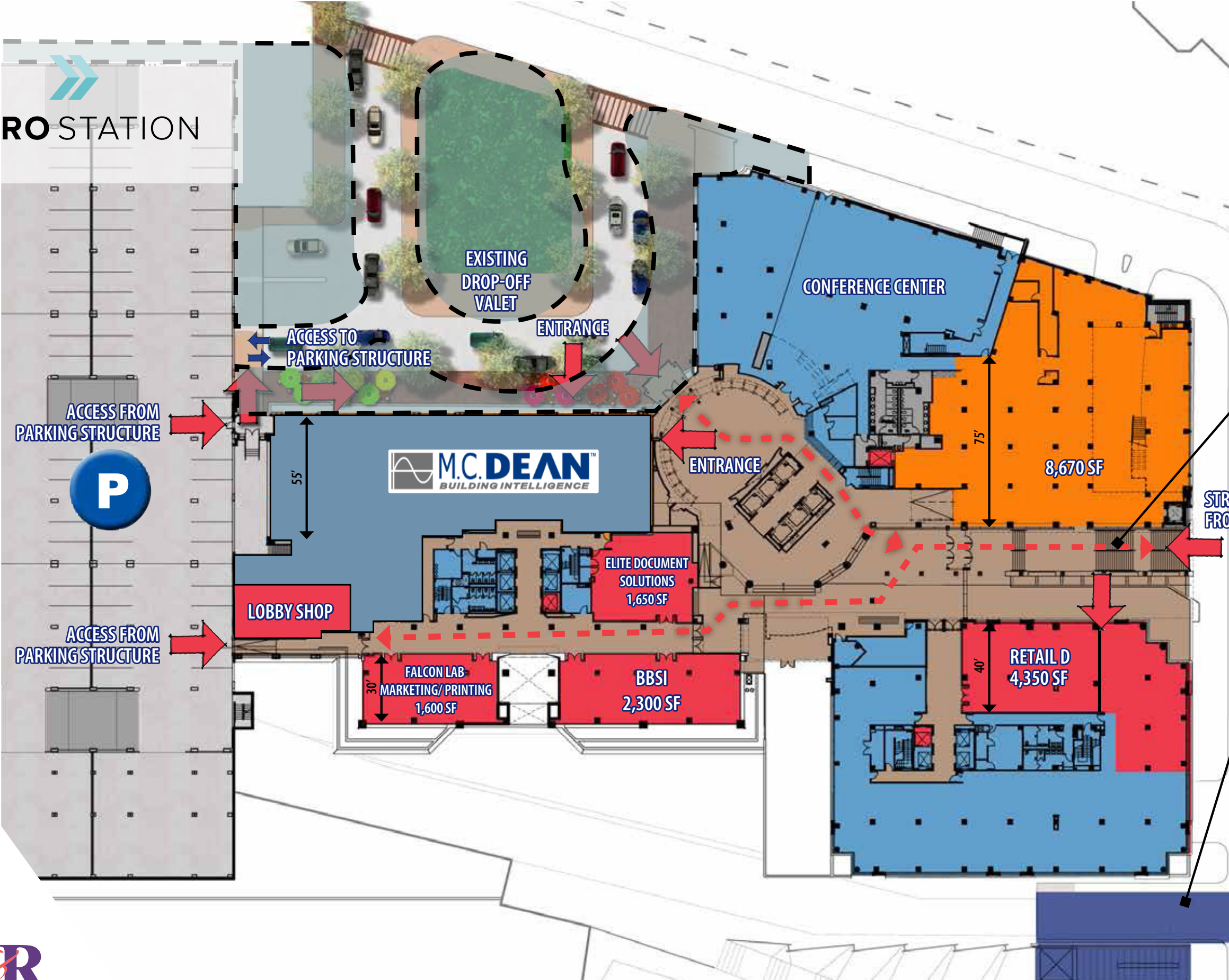


Amenity-Rich & Easily Accessible Location

SITE PLAN

BORO STATION

MADISON STREET



Legend			
	Atrium		Restaurant
	Office		Retail
	Parking		Vehicular Access
	Pedestrian Access		Path of Travel

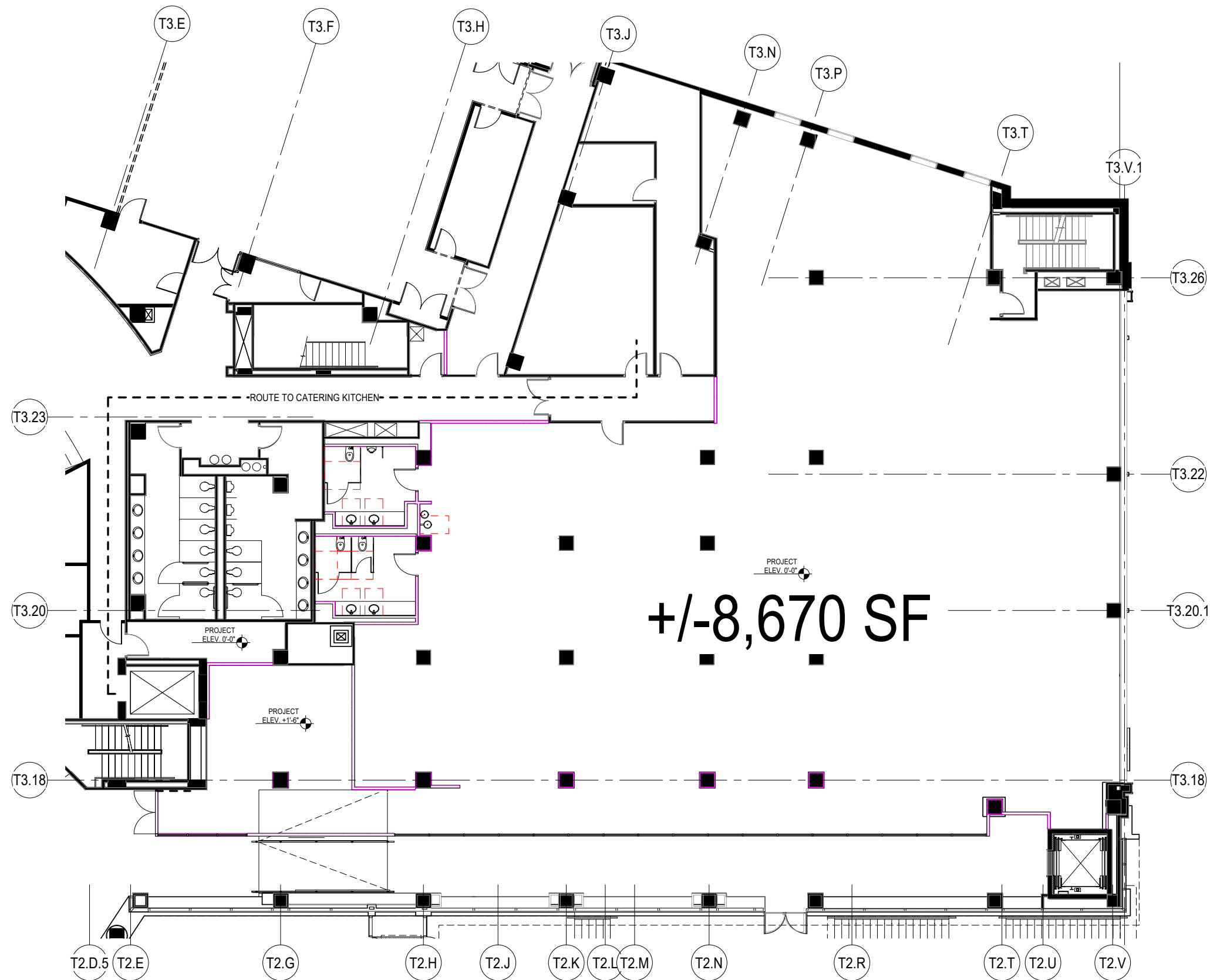
Program	
Parking:	1,800 PS
Office:	600,000 SF
Retail:	27,720 SF



STREET ACCESS FROM METRO

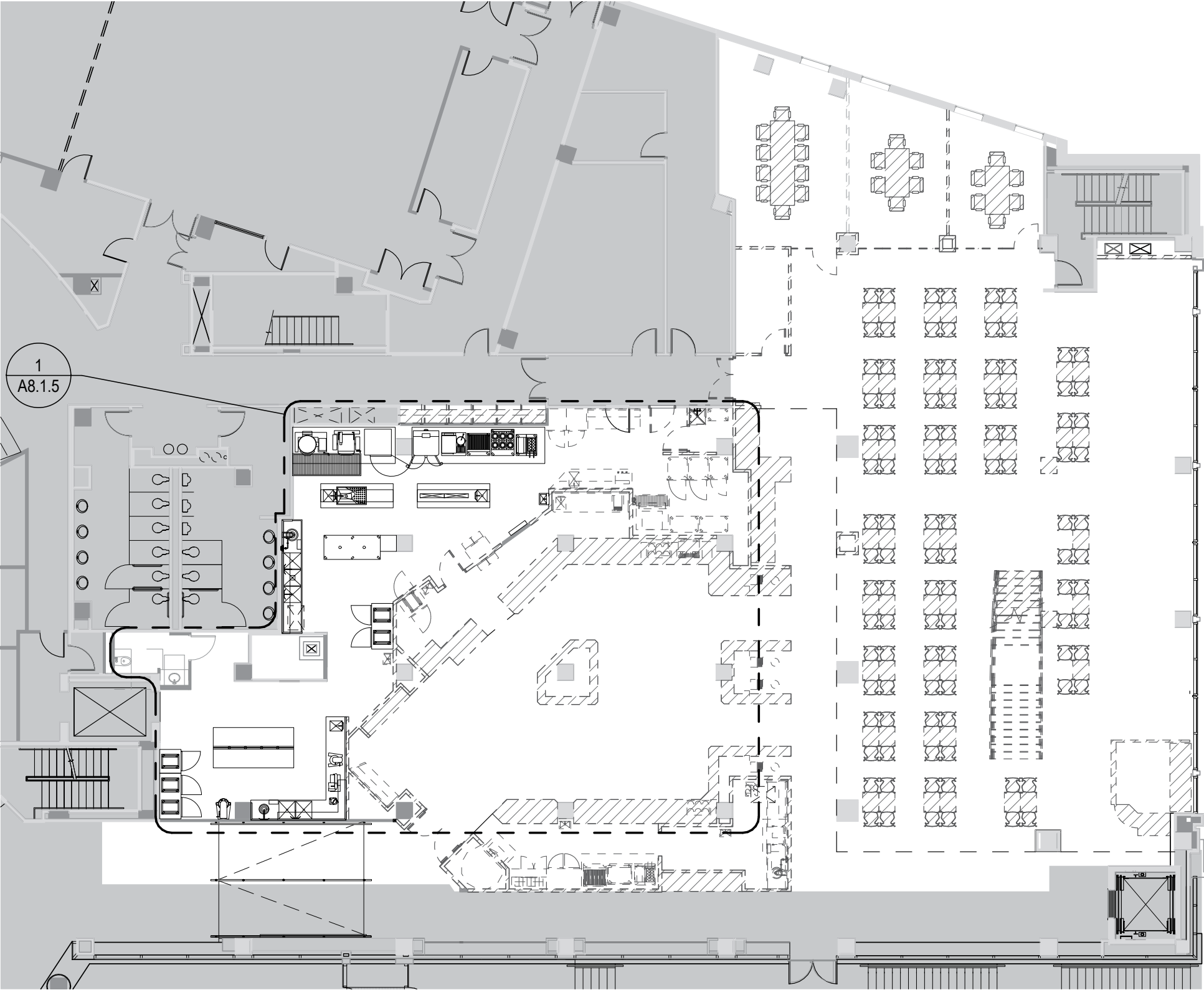


CAFE/RETAIL - OPEN SPACE PLAN



1 NEW WORK PLAN - CAFE LEVEL
SCALE: 1/8" = 1'-0"

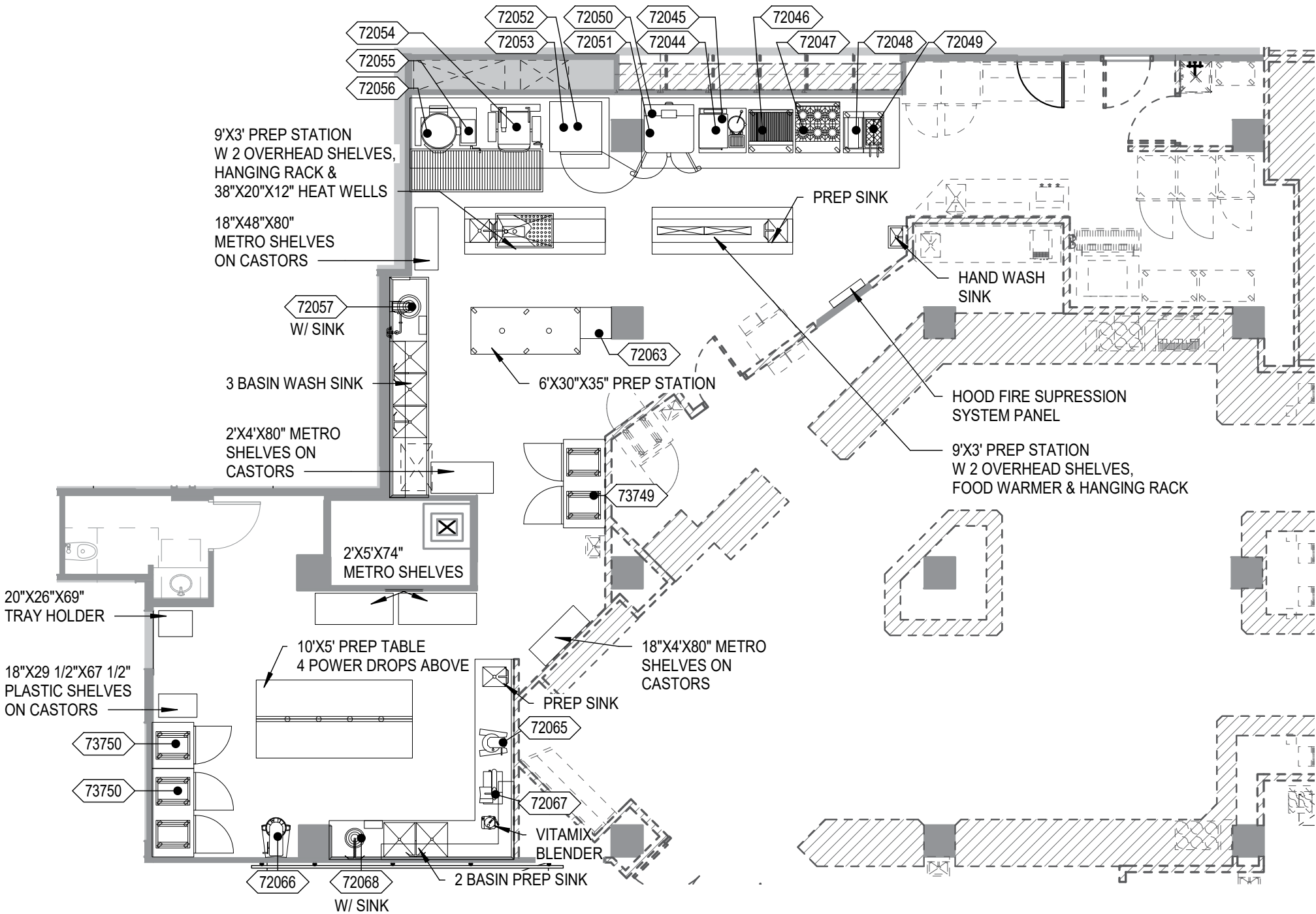
CAFE LAYOUT - COMPLETE KITCHEN & SEATING - OPTION 1



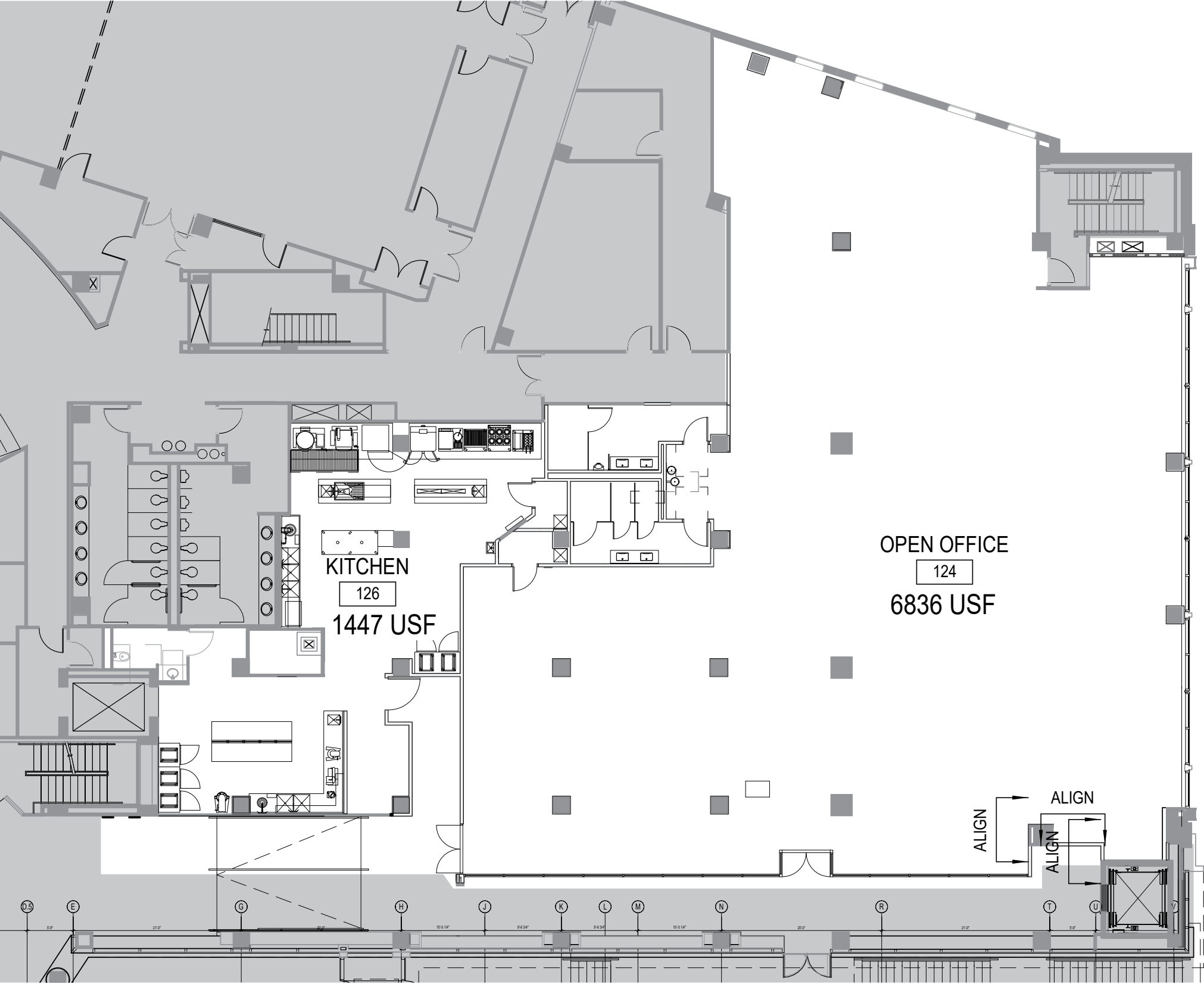
CAFE LAYOUT - KITCHEN DETAILS - OPTION 1



KITCHEN EQUIPMENT SCHEDULE				
INV #	Description	Make	Model	Serial #
72044	Steamer (top)	Groen		
72045	Steamer (bottom)	Groen		
72046	Chargrill	Vulcan		
72047	6 burner range/oven	Vulcan		
72048	Flat top/oven	Vulcan		
72049	Fryer	Pitco	SG14	G10BA0031...
72050	Convection oven (top)	Blodgett		
72051	Convection oven (bottom)	Blodgett		
72052	Convection oven (top)	Blodgett		
72053	Convection oven (bottom)	Blodgett		
72054	Tilt skillet	Groen		
72055	Kettle	Vulcan	VEC-12TW	
72056	Kettle	Vulcan	VEC-12TW	
72057	Disposal	Salvajor	200	53881
72063	Warming Cabinet	Crescor		
72065	Slicer	Hobart		
72066	Mixer	Hobart	D340	11-1190-979
72067	Food processor	Robot Coupe	R502	
72068	Disposal	Salvajor	200	39031
73749	Roll-in refrig	Traulsen	RR1232LUT-006	T705480K99
73750	Roll-in refrig	Victory	RIA-2D-S1	M1205497
73751	Roll-in refrig	Victory	FIA-1D-S1	M1205490



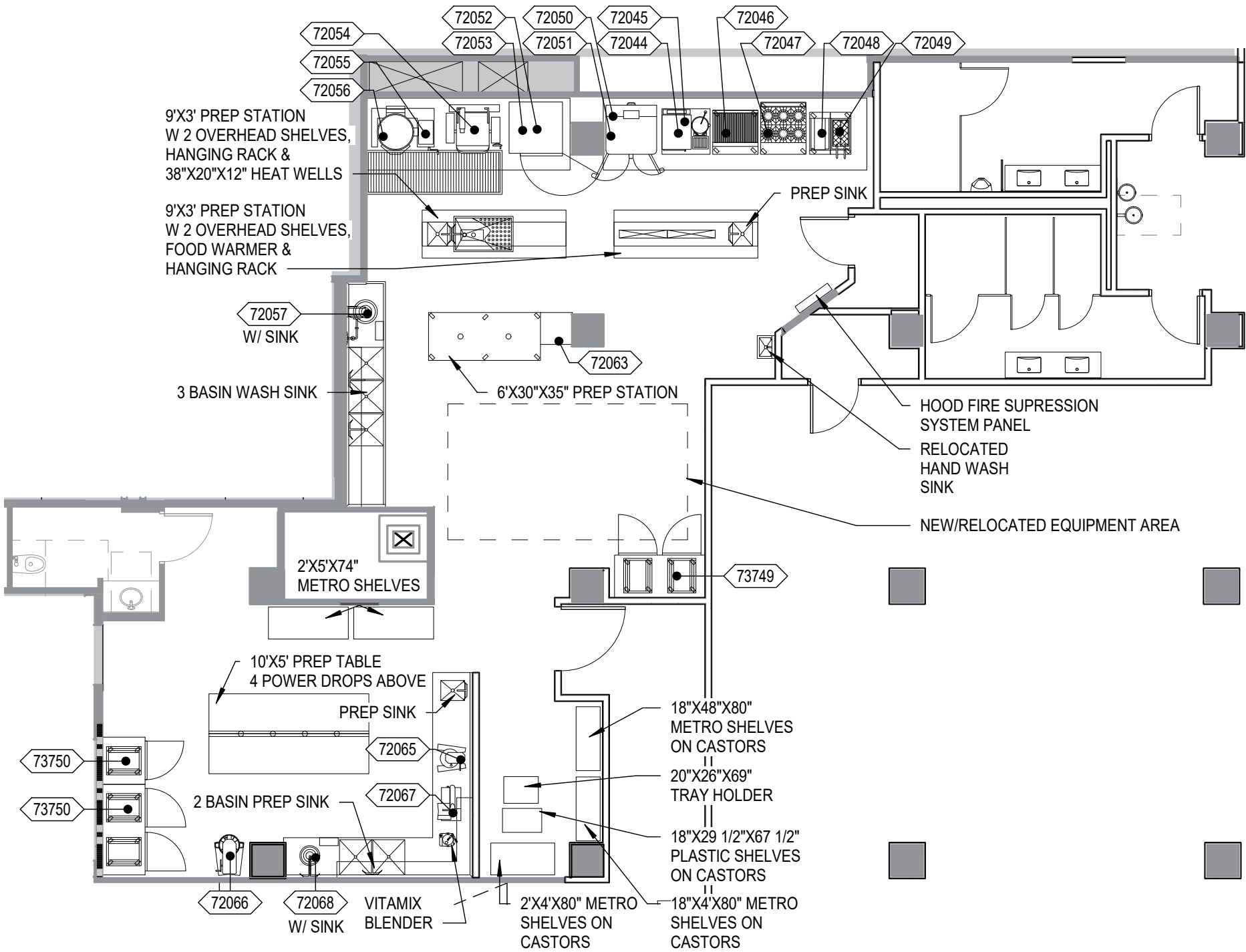
CAFE LAYOUT - COMPLETE KITCHEN & SEATING - OPTION 2



CAFE LAYOUT - KITCHEN DETIALS - OPTION 2



KITCHEN EQUIPMENT SCHEDULE				
INV #	Description	Make	Model	Serial #
72044	Steamer (top)	Groen		
72045	Steamer (bottom)	Groen		
72046	Chargrill	Vulcan		
72047	6 burner range/oven	Vulcan		
72048	Flat top/oven	Vulcan		
72049	Fryer	Pitco	SG14	G10BA0031...
72050	Convection oven (top)	Blodgett		
72051	Convection oven (bottom)	Blodgett		
72052	Convection oven (top)	Blodgett		
72053	Convection oven (bottom)	Blodgett		
72054	Tilt skillet	Groen		
72055	Kettle	Vulcan	VEC-12TW	
72056	Kettle	Vulcan	VEC-12TW	
72057	Disposal	Salvajor	200	53881
72063	Warming Cabinet	Crescor		
72065	Slicer	Hobart		
72066	Mixer	Hobart	D340	11-1190-979
72067	Food processor	Robot Coupe	R502	
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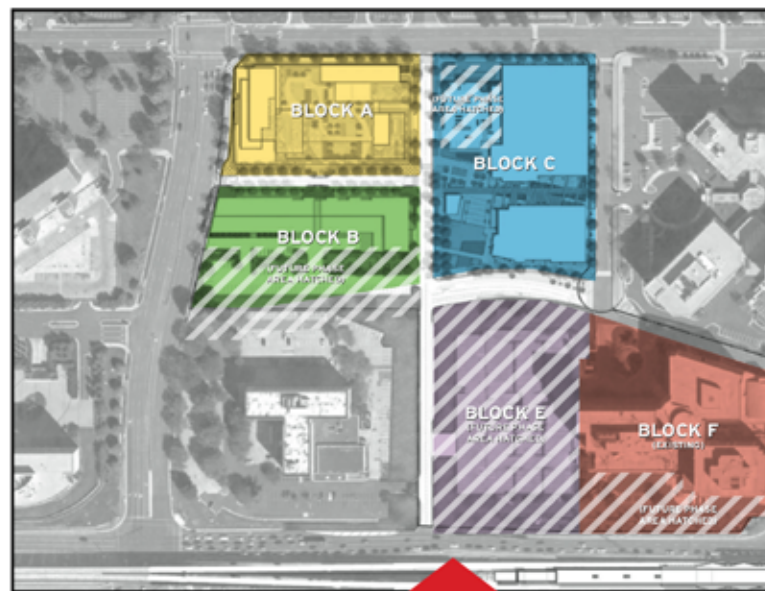


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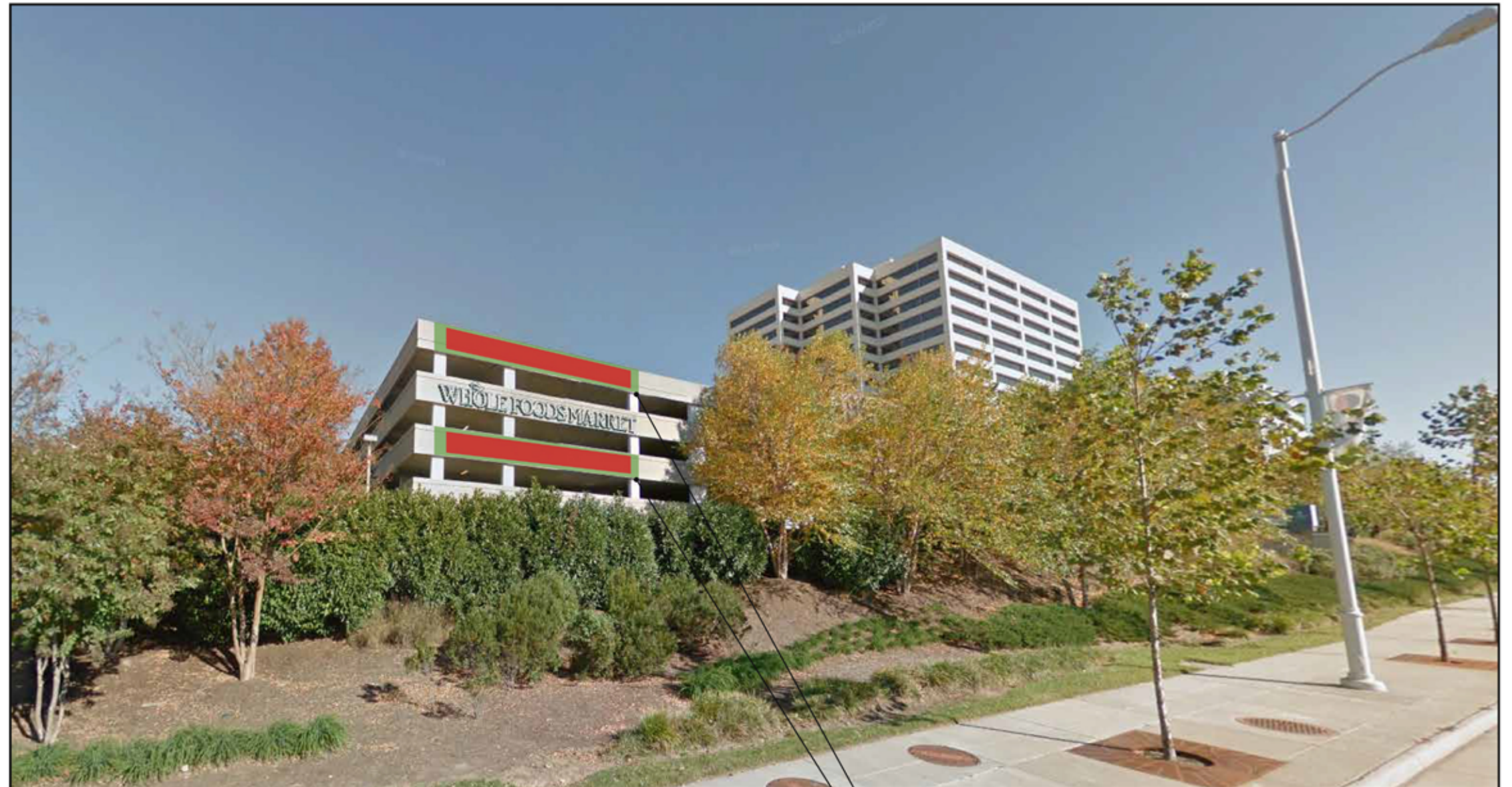
SIGNAGE

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KEY PLAN



BLOCK E, GARAGE ELEVATION



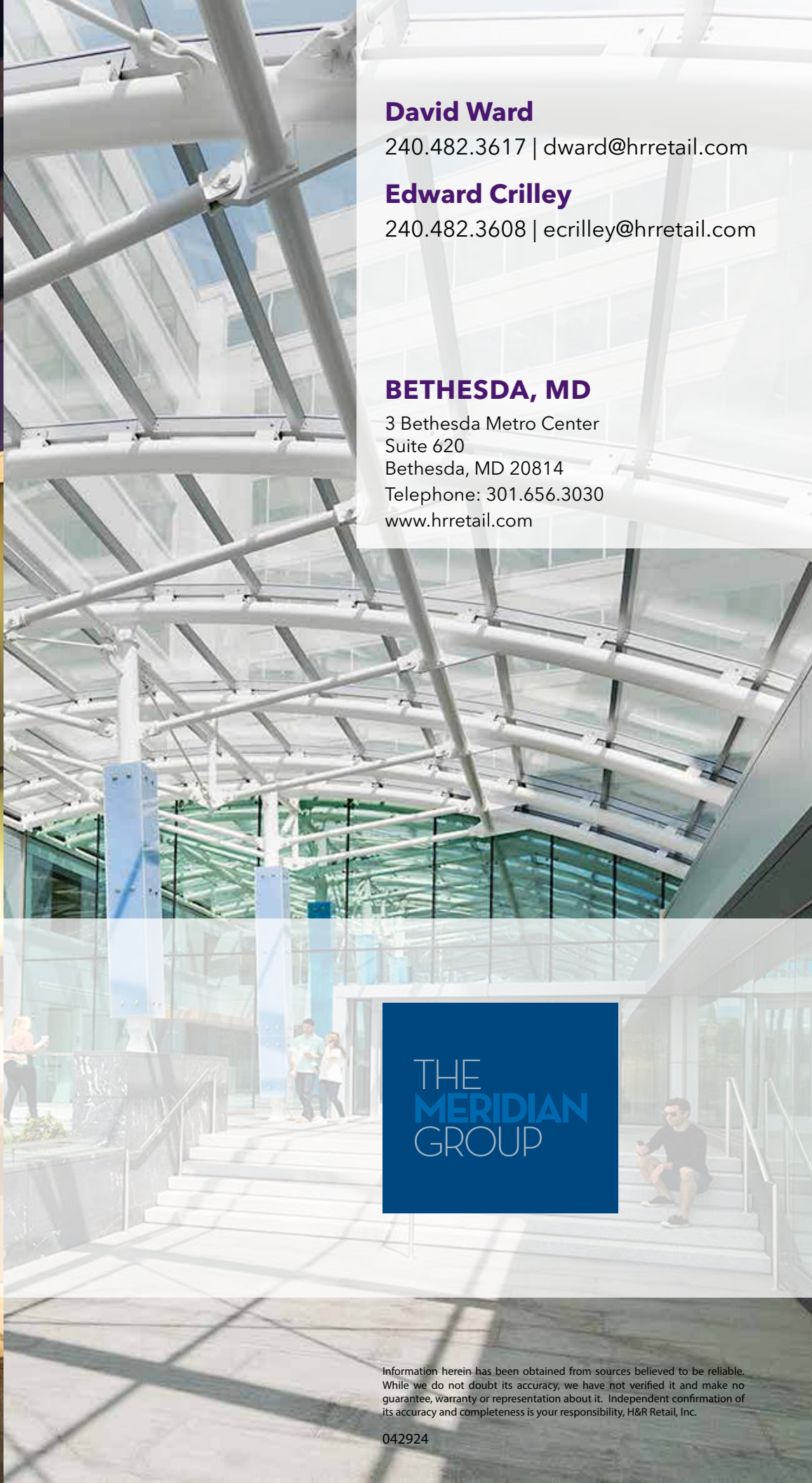
Areas highlighted in GREEN indicate the zone within which temporary banners may be located.

The marketing banners may be installed for an initial period of eighteen (18) months from the issuance of first RUP or Non-RUP for the building.



Areas highlighted in RED indicate the approximate maximum banner size within the allowable banner zone. Refer to the Sign Inventory Matrices section of this CSPA for sign allowances.

NOTE: Signs shown are preliminary. Final sign designs will not exceed the dimensions or areas shown and will be illuminated in a substantially similar manner.



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