



THE BORO®
TYSONS



TMG | HER
RETAIL



The Boro is the largest outdoor dining and entertainment focused mixed-use project in Tysons, Virginia.

Featuring Whole Foods' flagship location for Washington, DC and Look Cinema's luxury 14-screen theater, The Boro is a premier, multi-phase development that captures the spirit of a true downtown experience in Tysons. The Boro also features the world headquarters of Tegna, Cvent, Alarm.com, and ID.me along with KPMG's regional headquarters. At this mixed-use urban district, work and play mingle in luxury residences, destination retail, green space and trophy office space.



The Boro By The Numbers

Existing Development

Blocks A, B, C, D, E

RETAIL

260,000 SF including a 70,000 SF Whole Foods

8280 at The Boro: 12,000 SF

Boro Station: 10,000 SF

EastBoro: 5,000 SF

TOTAL: 287,000 SF

RESIDENTIAL

Rise & Bolden: 537 Apartments

Verse: 140 Condos

The Trillium: 200 Senior Living Units

TOTAL: 877 UNITS

OFFICE

8280 at The Boro: 210,000 SF

Boro Station: 640,000 SF

Boro Tower: 420,000 SF

EastBoro: 1,000,000 SF

The Loft: 75,000 SF

TOTAL: 2,442,000 SF

New Development

Blocks I & K Delivering 2028

RETAIL

45,000 SF

RESIDENTIAL

543 Apartments



PARKING & METRO

Ample parking across the district, including covered parking. One block to Greensboro Metro Station on the Silver Line with connectivity to Dulles International Airport via the Silver Line.

GREEN SPACE

2 acres of green space, which includes Boro Park and Allsboro Park— a public space equipped with outdoor seating, an amphitheater-style gathering/ performance space, and a water feature.



TYSONS, VIRGINIA

2025 Demographic Profile

5 Mile Radius

As the designated “downtown” of Fairfax County, VA, situated on Washington’s Capital Beltway (I-495) and the Dulles Toll Road (Rt 267), Tysons is the home to two super-regional shopping malls, Tysons Corner Center and Tysons Galleria, and the corporate headquarters of four Fortune 500 companies, Hilton, Capital One and Freddie Mac.



KEY FACTS

261,326

Population

39.8

Median Age

97,542

Households



EDUCATION

7%

High School Diploma

34%

Bachelor’s Degree

43%

Graduate/Professional Degree



BUSINESS

13,693

Total Businesses

352,828

Daytime Population

691

Food & Drinking Places



INCOME

\$175,266

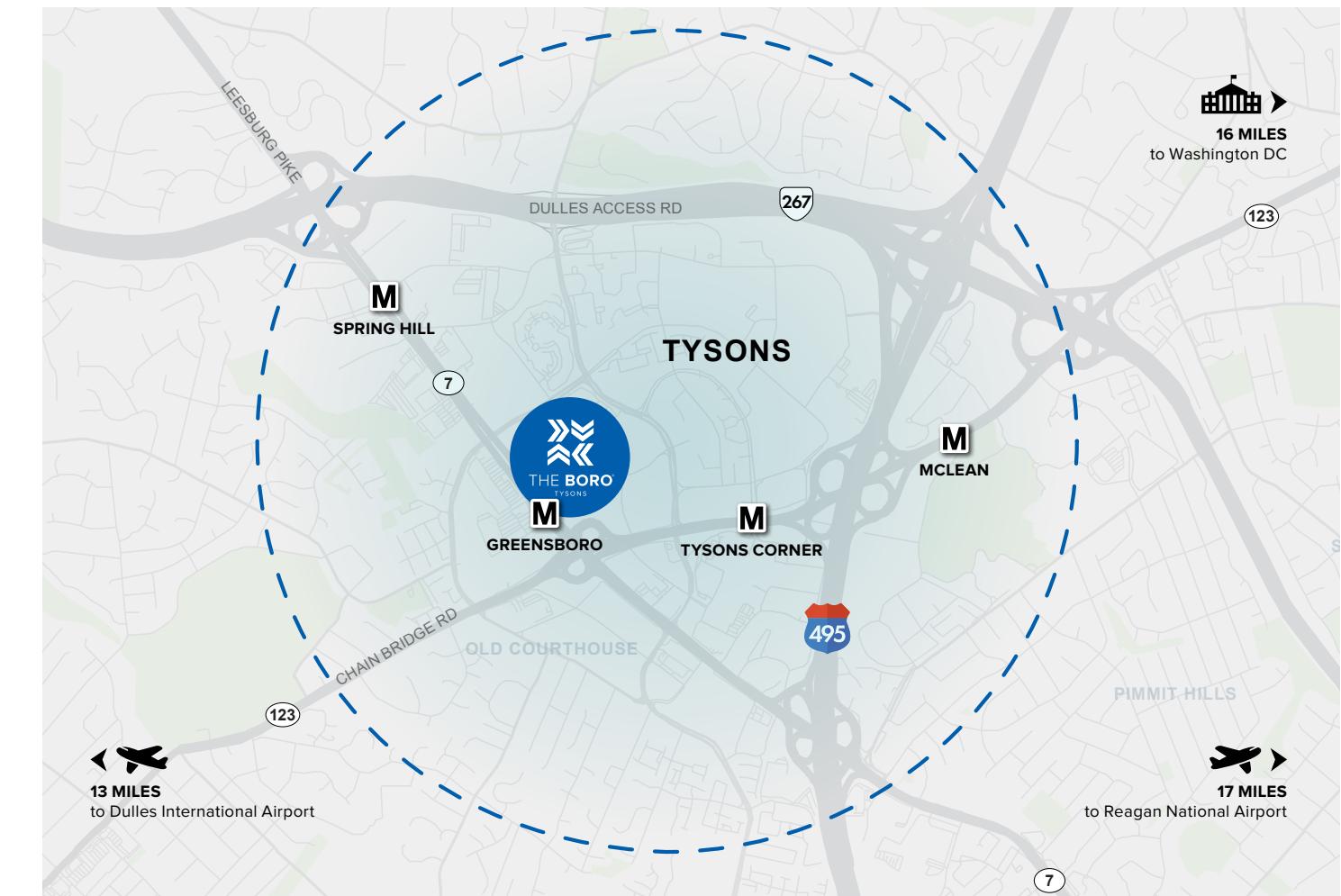
Median Household

\$91,540

Per Capita

\$245,562

Average Household



OFFICE

Tysons is the 12th largest employment center in the United States and the largest in Virginia with 28.3 Million SF of office space and over 130,000 employees.

RETAIL

6 Million SF of space featuring two super-regional malls, Tysons Corner Center and Tysons Galleria, containing 2.4 Million SF of retail. Tysons Corner Center is the 10th largest mall in the United States.

RESIDENTS

Over 6,000 new residential units are approved with thousands more in the approval pipeline.

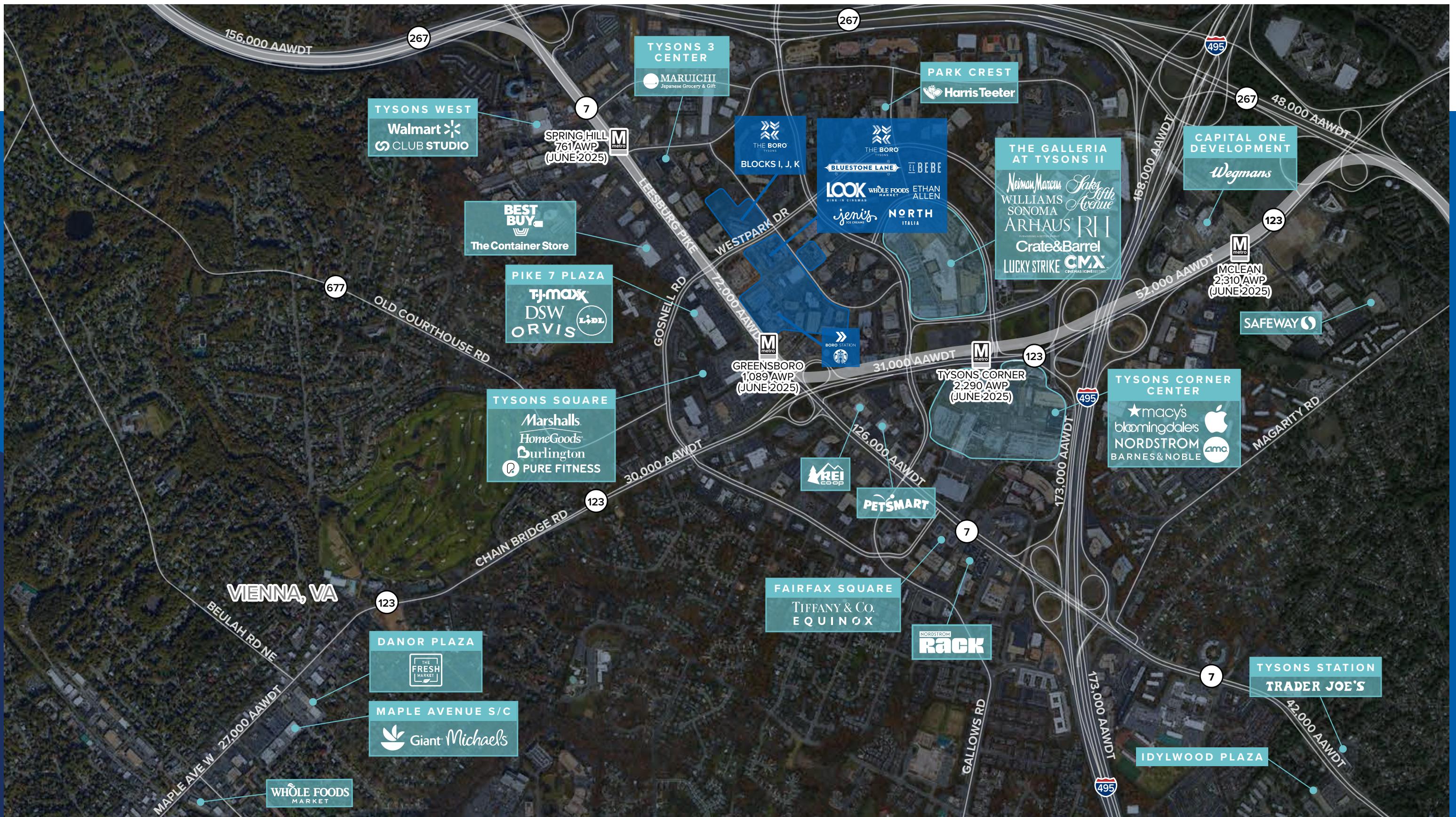
METRO

The Silver Line connects Washington, DC and Maryland to Ashburn, VA through Tysons. Tysons has four Silver Line Metro stops including Greensboro Station at The Boro. The Silver Line extension to Dulles International Airport opened in November 2022.

FUTURE

Tysons currently contains over 49 Million SF of development and is planned to accommodate more than 96 Million SF. By 2050, Tysons is projected to be home to 100,000 residents and 200,000 jobs.

Established Retail



Established Retail



The Boro District Development



THE BORO EXISTING DEVELOPMENT

BORO DISTRICT PRIMARY RETAIL CORRIDOR

UNDER CONSTRUCTION

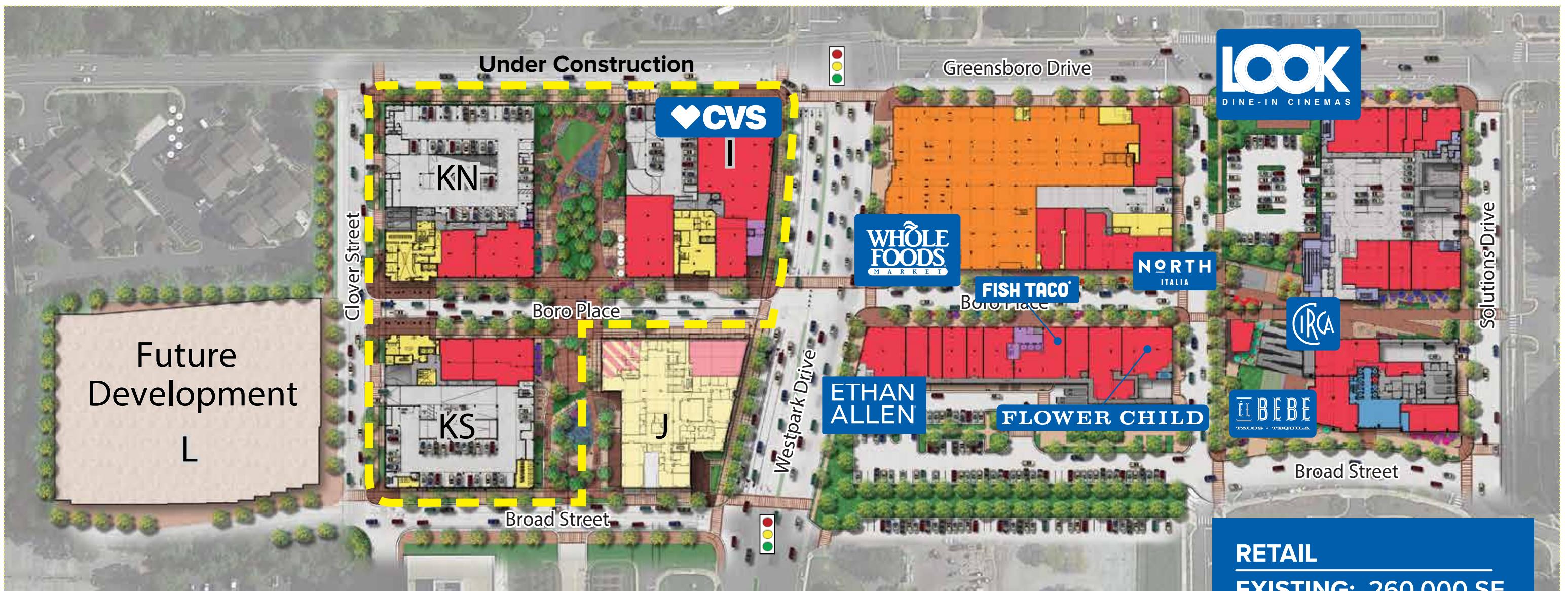
FUTURE DEVELOPMENT

FUTURE OFFICE

FUTURE RESIDENTIAL

FUTURE RETAIL

The Boro District Retailers



The Boro District Retailers - Ground Floor

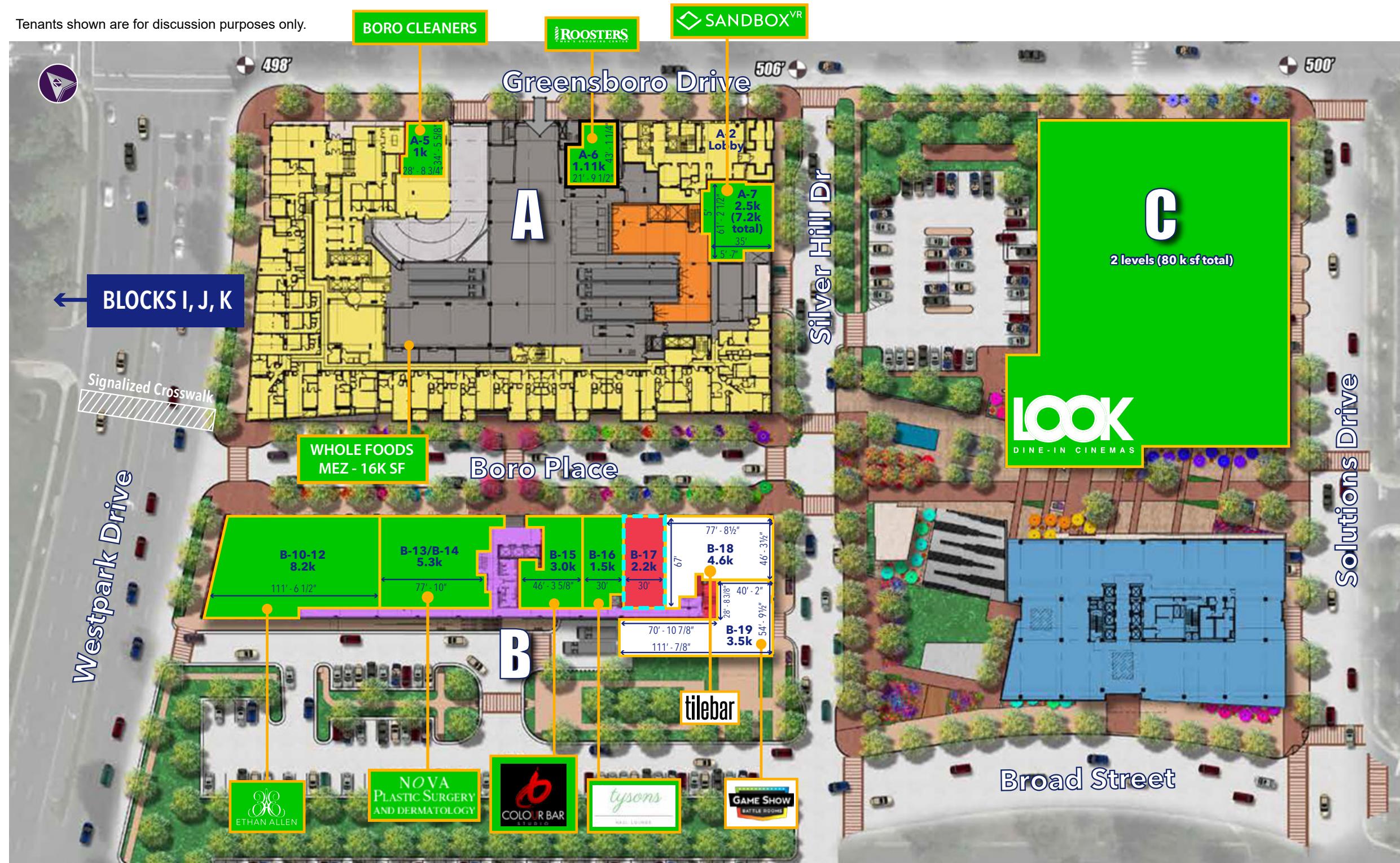
Blocks A, B, & C



The Boro District Retailers - Second Floor

Blocks A, B, & C

Tenants shown are for discussion purposes only.

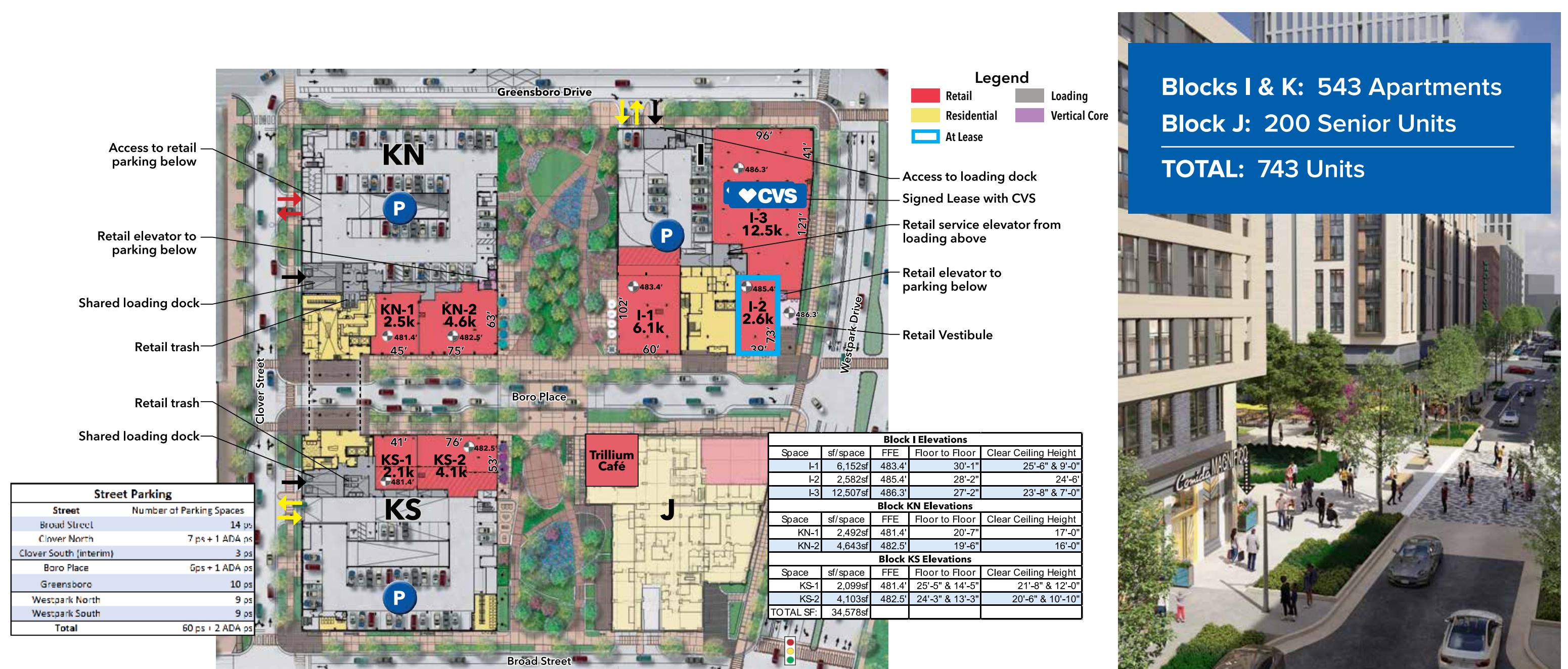


Program - Phase 1	
Retail (includes cinema)	255k SF
Residential	677 du
Office (including existing)	1.13M SF
Total	2,380,000 SF

Legend	
OPEN	(Green)
UNDER CONSTRUCTION	(Orange)
AT LEASE	(Yellow)
AVAILABLE	(Red)
2 ND GENERATION	(Cyan)

The Boro District Retailers

Blocks I, J, & K



The Boro District Retailers

Blocks I, J, & K





THE BORO[®]
TYSONS

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