



THE BORO<sup>®</sup>  
TYSONS







## 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 ShowPlace ICON's only Washington area 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, Booz Allen Hamilton, 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

**TOTAL: 677 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 2025

### RETAIL

45,000 SF

### RESIDENTIAL

543 Apartments

**Block J**

### ASSISTED AND INDEPENDENT LIVING

200 Units

### OFFICE

320,000 SF Approved



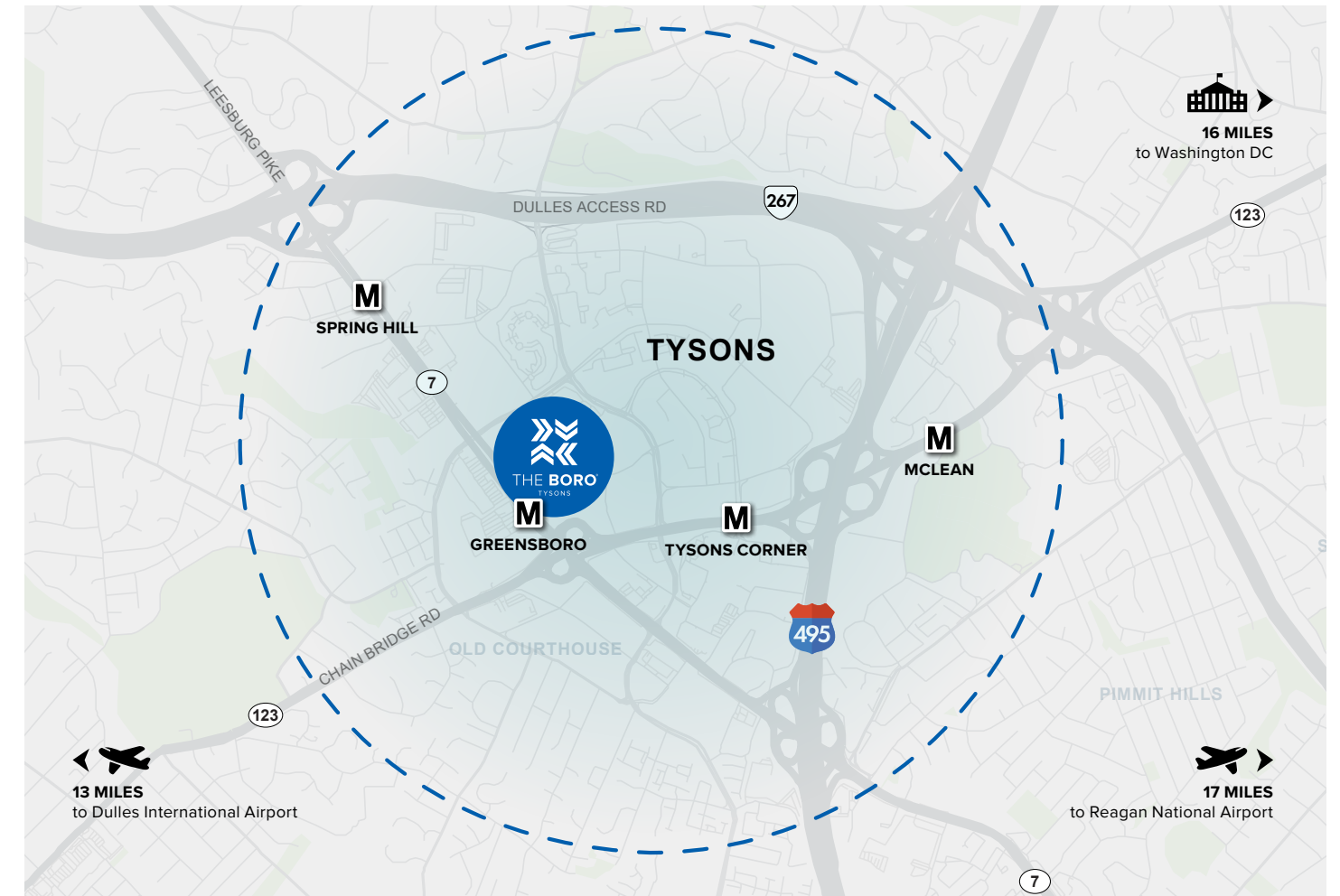
## PARKING & METRO

Ample parking across the district, including covered parking. One block to Greensboro Metro Station on the Silver Line with future 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

## 2023 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 five Fortune 500 companies, Hilton, Capital One, Booz Allen Hamilton and Freddie Mac.



KEY FACTS

**255,803**

Population

**40.7**

Median Age

**95,623**

Households



EDUCATION

**7.3%**

High School Diploma

**33.7%**

Bachelor’s Degree

**43.4%**

Graduate/Professional Degree



BUSINESS

**12,257**

Total Businesses

**332,183**

Daytime Population

**674**

Food & Drinking Places



INCOME

**\$161,084**

Median Household

**\$86,372**

Per Capita

**\$231,129**

Average Household

Source: 2023 and 2028 Esri Forecasts. Converted Census 2000 data into 2010 geography. Lat/Lon: 38.92383/-77.23303

### 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 connecting Washington, DC and Maryland to Reston, VA through Tysons opened in July 2014. Tysons has four Metro stops including Greensboro Station at the site. Silver Line extension to Dulles International Airport opening summer 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.

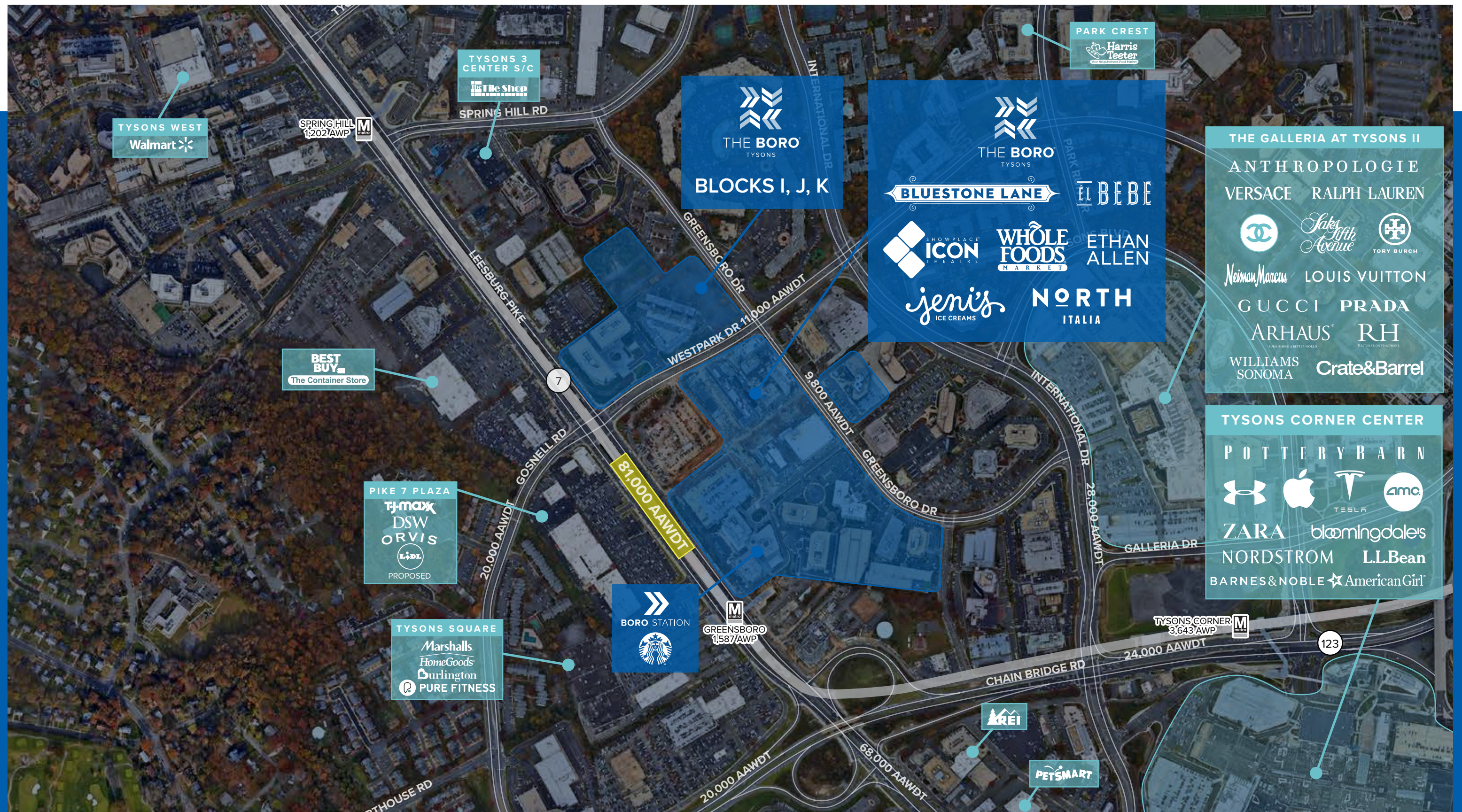


# Established Retail





# Established Retail



TYSONS WEST  
Walmart

SPRING HILL  
1,202 AWP

TYSONS 3  
CENTER S/C  
The Tile Shop

SPRING HILL RD

THE BORO  
TYSONS  
BLOCKS I, J, K

THE BORO  
TYSONS  
BLUESTONE LANE  
EL BEBE  
SHOWPLACE THEATRE  
WHOLE FOODS MARKET  
ETHAN ALLEN  
jenis ICE CREAMS  
NORTH ITALIA

PARK CREST  
Harris Teeter

THE GALLERIA AT TYSONS II  
ANTHROPOLOGIE  
VERSACE RALPH LAUREN  
Neiman Marcus LOUIS VUITTON  
GUCCI PRADA  
ARHAUS RH  
WILLIAMS SONOMA Crate&Barrel

BEST BUY  
The Container Store

PIKE 7 PLAZA  
TJ-maxx  
DSW  
ORVIS  
PROPOSED

TYSONS SQUARE  
Marshalls  
HomeGoods  
Burlington  
PURE FITNESS

BORO STATION  
Starbucks

GREENSBORO  
1,587 AWP

81,000 AAWDT

REI

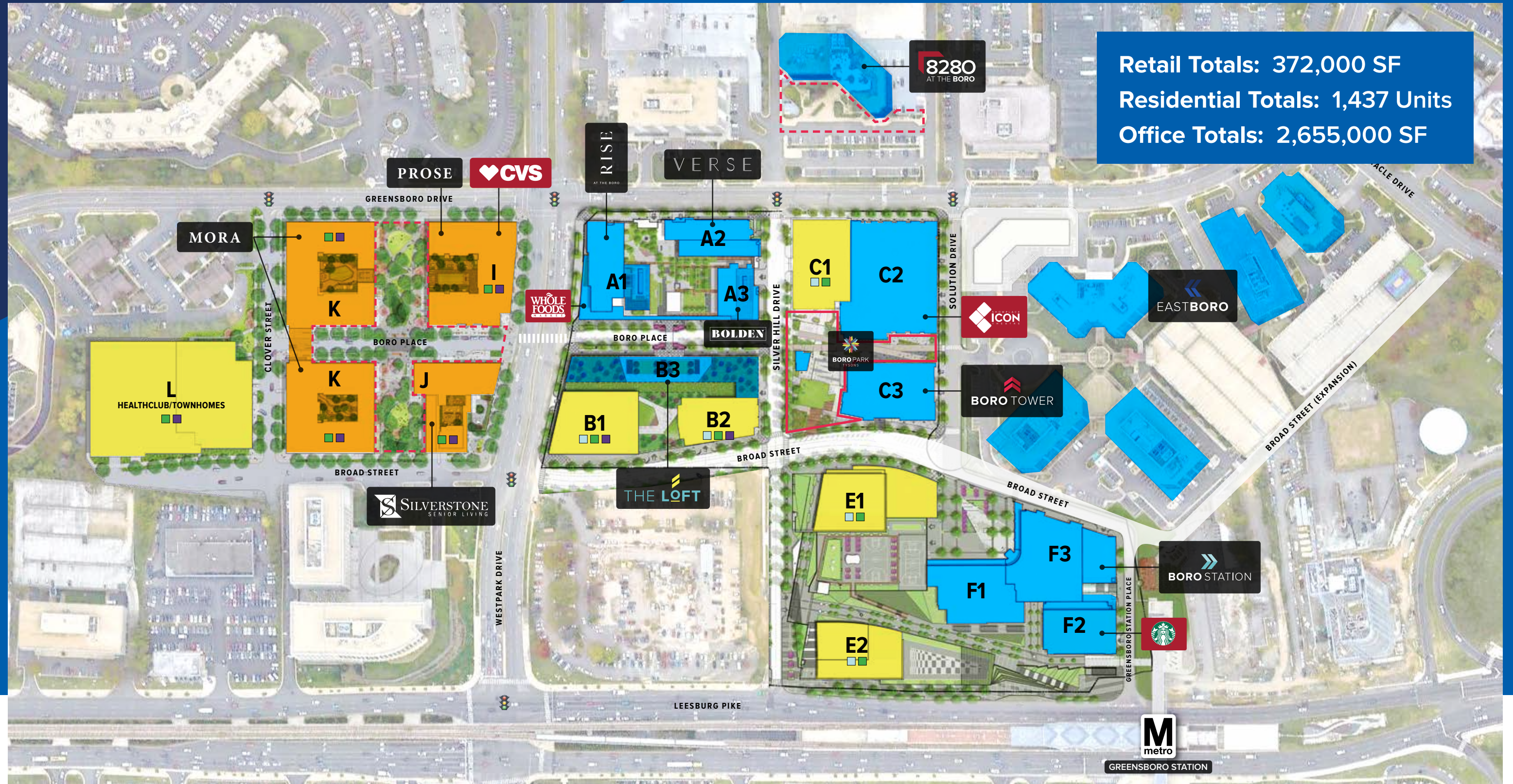
PETSMART

TYSONS CORNER CENTER  
POTTERY BARN  
Under Armour Apple TESLA AMC  
ZARA bloomingdales  
NORDSTROM L.L.Bean  
BARNES & NOBLE American Girl

TYSONS CORNER  
3,643 AWP



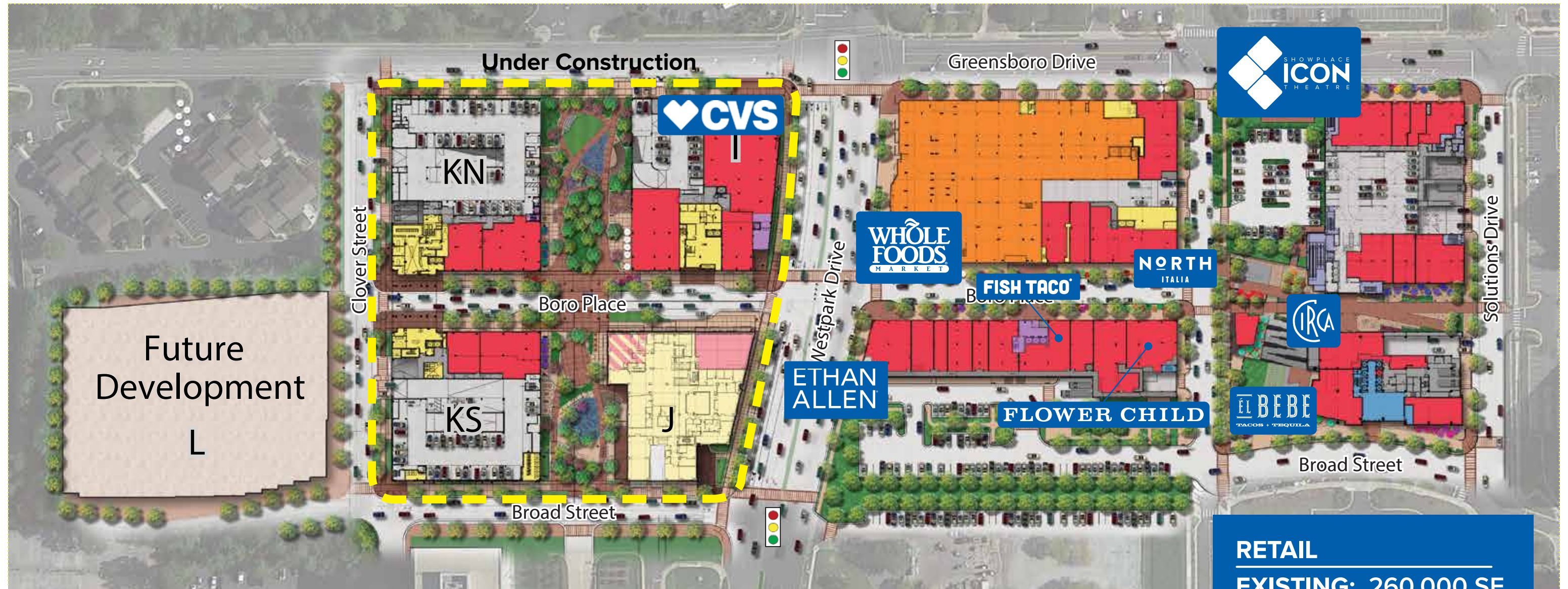
# The Boro District Development



■ EXISTING RETAIL/ RESIDENTIAL/ OFFICE/ THEATER  
  EXISTING PARK  
 ■ FUTURE DEVELOPMENT  
 ■ UNDER CONSTRUCTION  
 ■ FUTURE OFFICE  
  FUTURE PARK  
 ■ FUTURE RESIDENTIAL  
 ■ FUTURE RETAIL



# The Boro District Retailers



**RETAIL**  
**EXISTING: 260,000 SF**  
**Block I, J, K: 45,000 SF**





# The Boro District Retailers - Ground 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
<b>Total</b>	<b>2,380,000 SF</b>

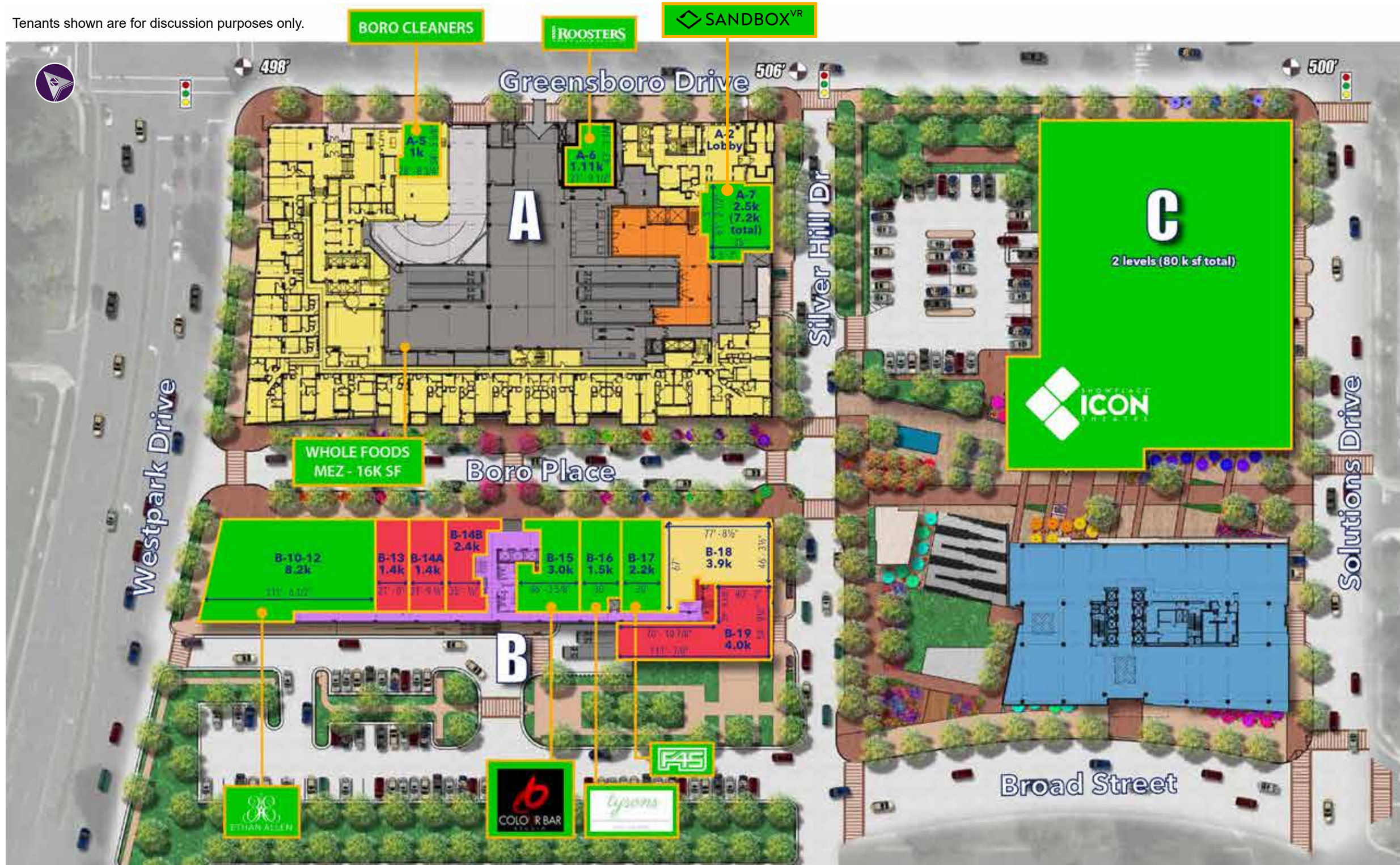
Legend	
<span style="color: green;">■</span>	OPEN
<span style="border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span>	UNDER CONSTRUCTION
<span style="background-color: yellow;">■</span>	AT LEASE
<span style="color: red;">■</span>	AVAILABLE
<span style="border: 2px dashed blue; display: inline-block; width: 10px; height: 10px;"></span>	2 <sup>ND</sup> GENERATION



# The Boro District Retailers - Second Floor

Blocks A, B, & C

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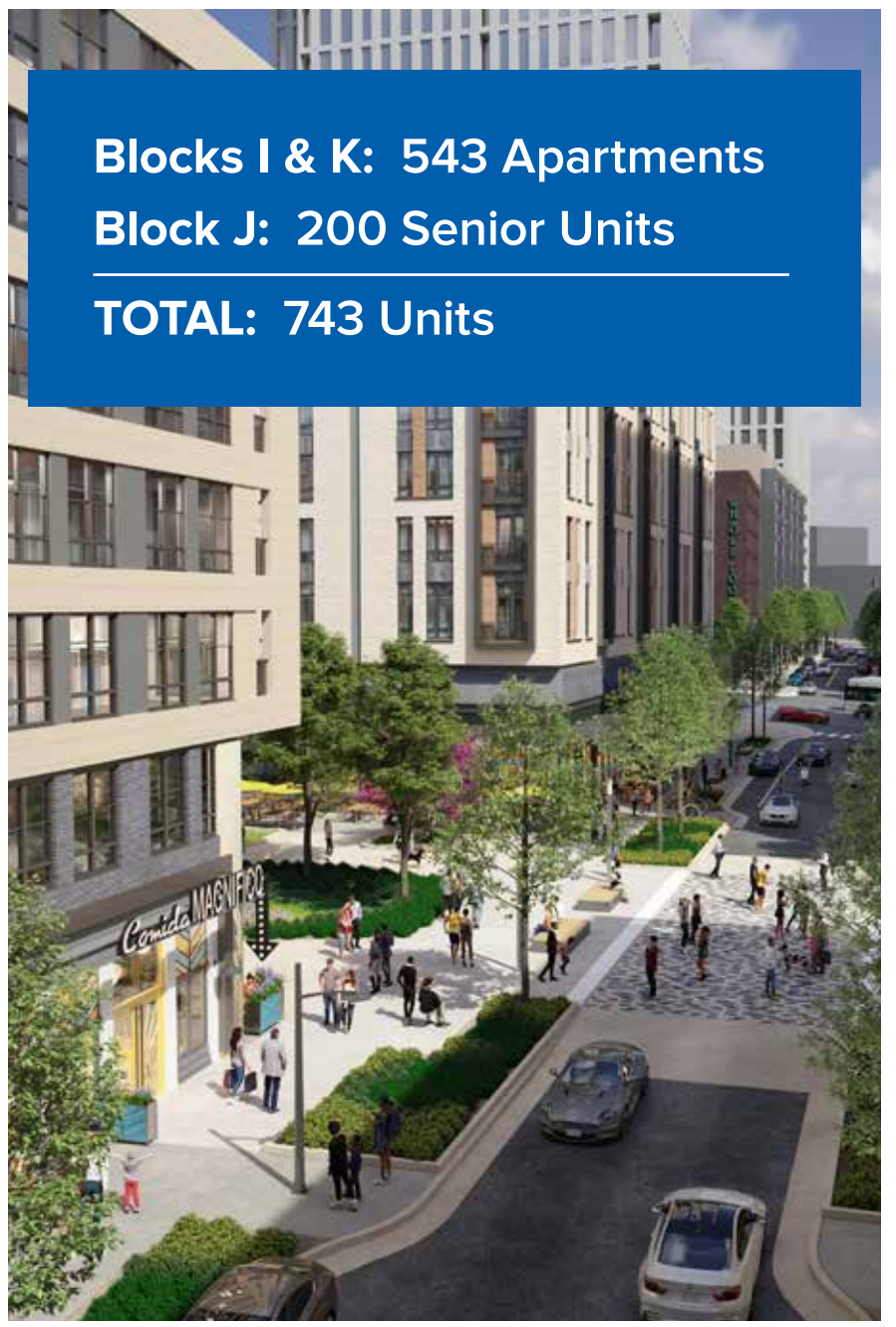
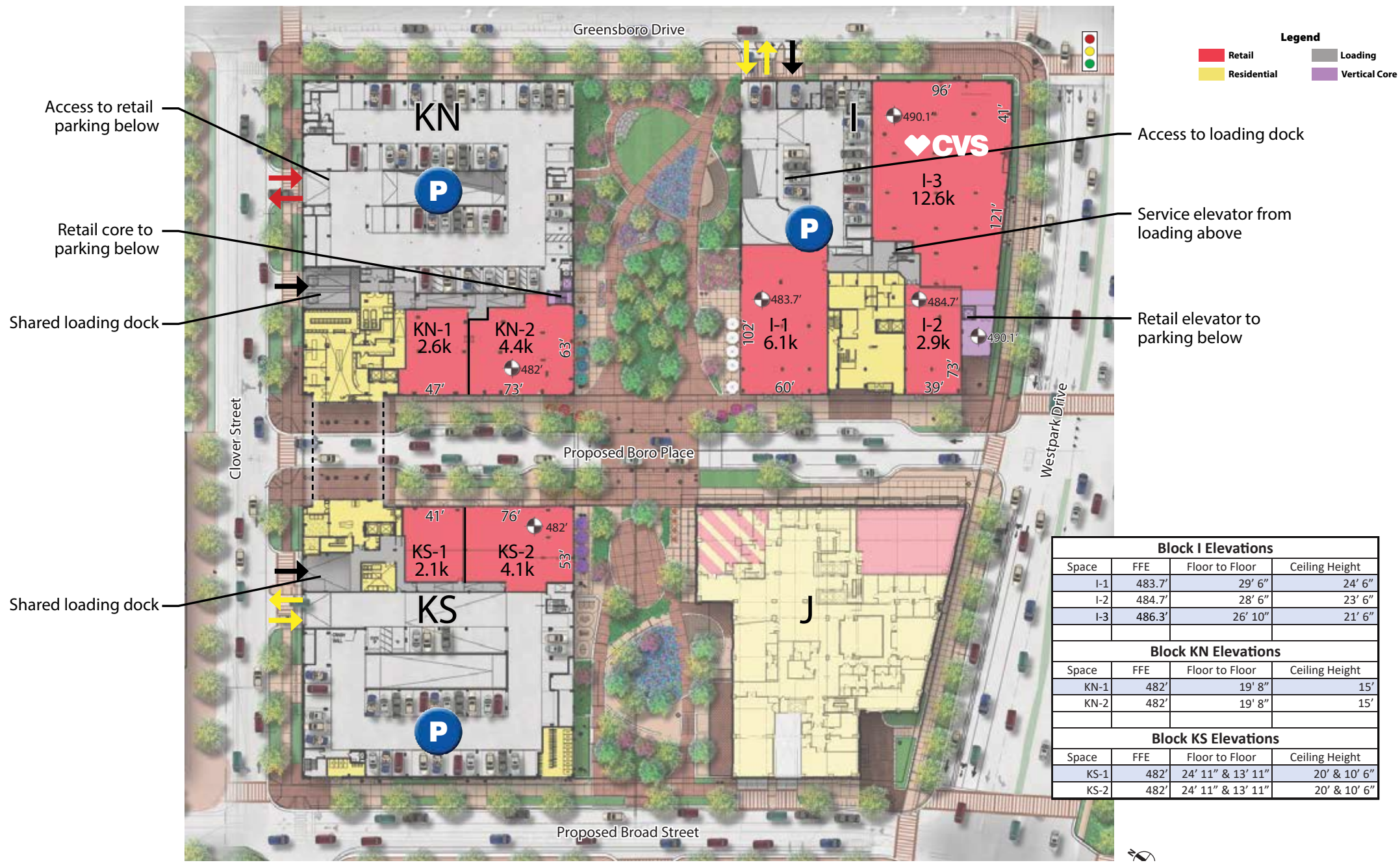
Program - Phase 1	
Retail (includes cinema)	255k SF
Residential	677 du
Office (including existing)	1.13M SF
<b>Total</b>	<b>2,380,000 SF</b>

Legend	
<span style="background-color: #00FF00; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	OPEN
<span style="background-color: #FFD700; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	UNDER CONSTRUCTION
<span style="background-color: #FFA500; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	AT LEASE
<span style="background-color: #FF4500; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	AVAILABLE



# The Boro District Retailers

Blocks I, J, K, & L





**The Boro**  
**District Retailers**  
Blocks I, J, K, & L







**THE BORO**  
TYSONS

[www.TheBoroTysons.com](http://www.TheBoroTysons.com)

**David Ward**  
240.482.3617  
[dward@hrretail.com](mailto:dward@hrretail.com)

**Edward Crilley**  
240.482.3608  
[ecrilley@hrretail.com](mailto:ecrilley@hrretail.com)

THE  
MERIDIAN  
GROUP

HR  
RETAIL

