



THE BORO[®]
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 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, 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 2026

RETAIL

45,000 SF

RESIDENTIAL

543 Apartments

Block J
Delivering 2024

ASSISTED AND INDEPENDENT LIVING

200 Units



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

2024 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

258,316

Population

39.4

Median Age

96,509

Households



EDUCATION

7.4%

High School Diploma

33.1%

Bachelor’s Degree

43.8%

Graduate/Professional Degree



BUSINESS

14,072

Total Businesses

340,638

Daytime Population

707

Food & Drinking Places



INCOME

\$174,632

Median Household

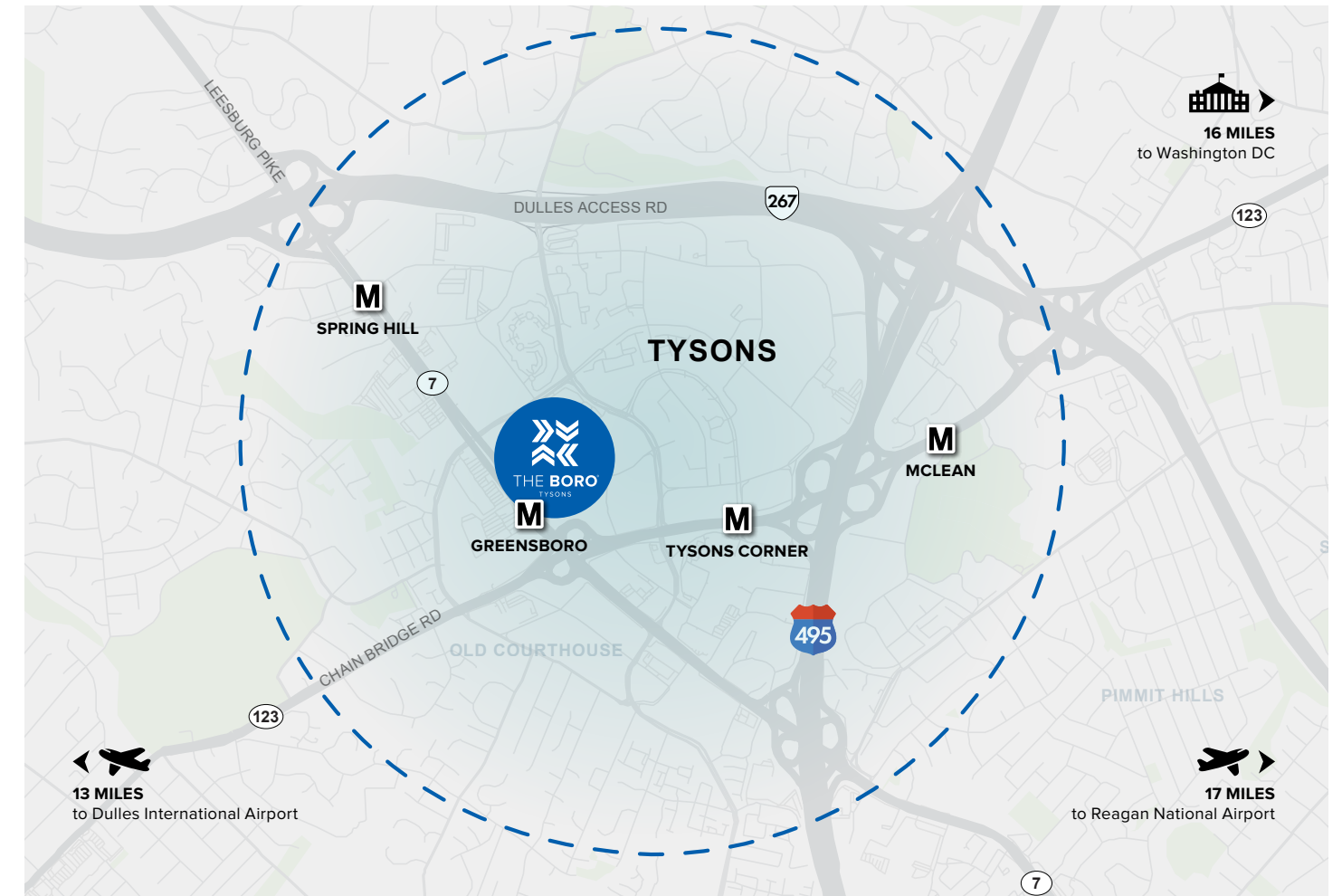
\$88,297

Per Capita

\$236,615

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 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.

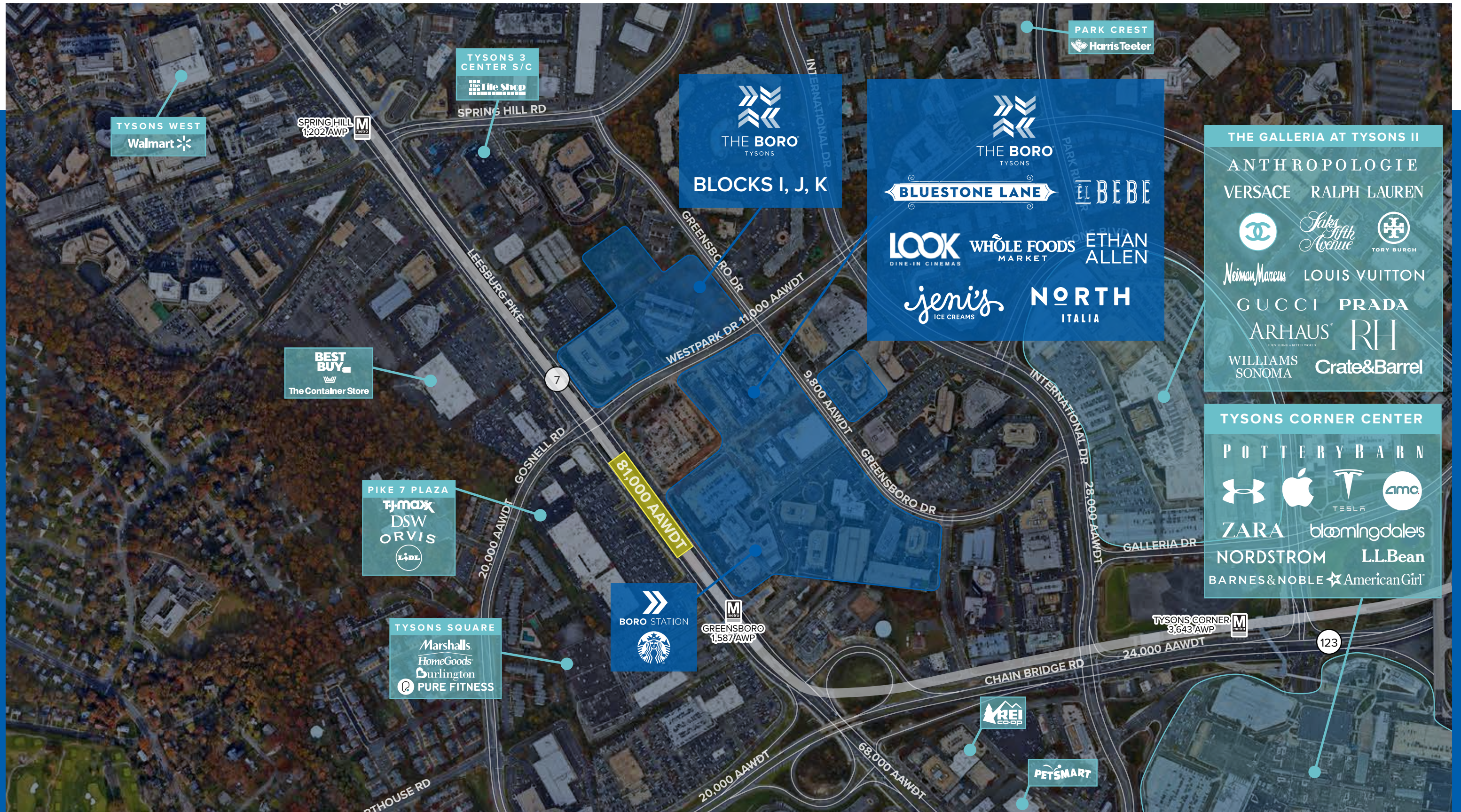
FUTURE

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

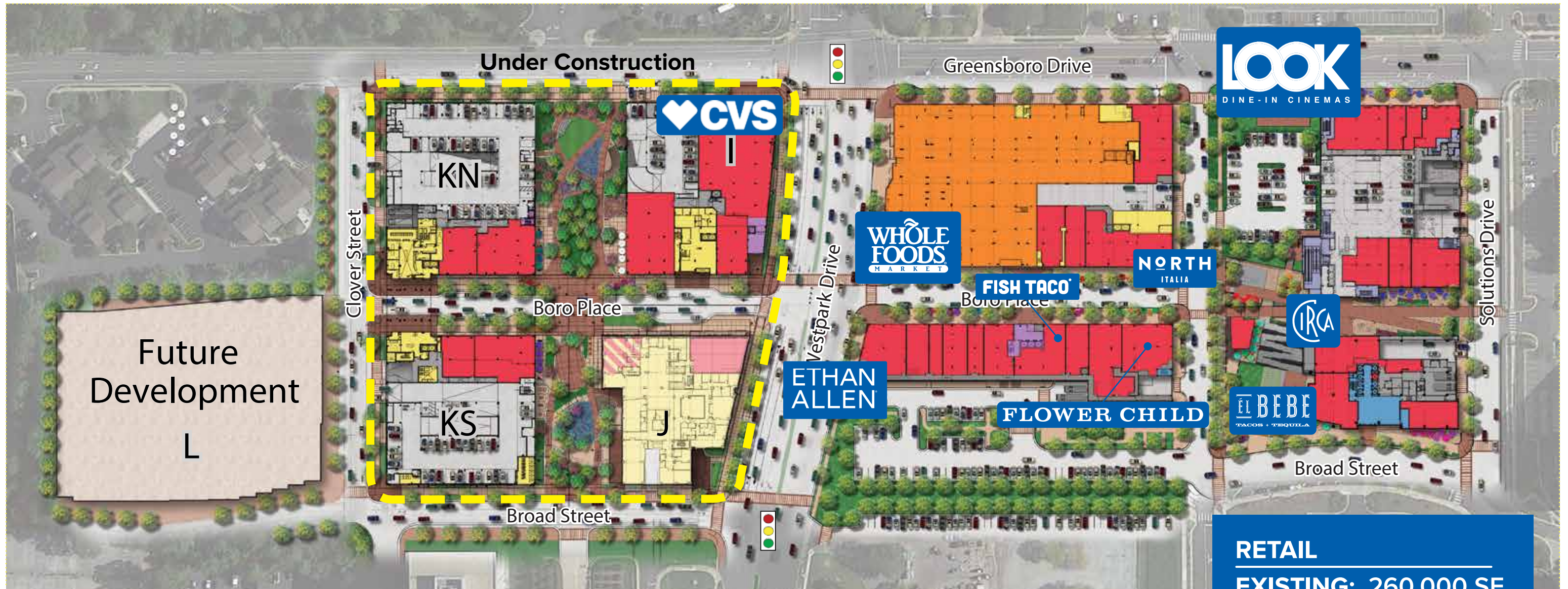


The Boro District Development



■ THE BORO PHASE 1 DEVELOPMENT
 ■ THE BORO DISTRICT OFFICE
 ■ BORO DISTRICT PRIMARY RETAIL CORRIDOR
 ■ UNDER CONSTRUCTION
 ■ FUTURE DEVELOPMENT
 ■ FUTURE OFFICE
 ■ 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.



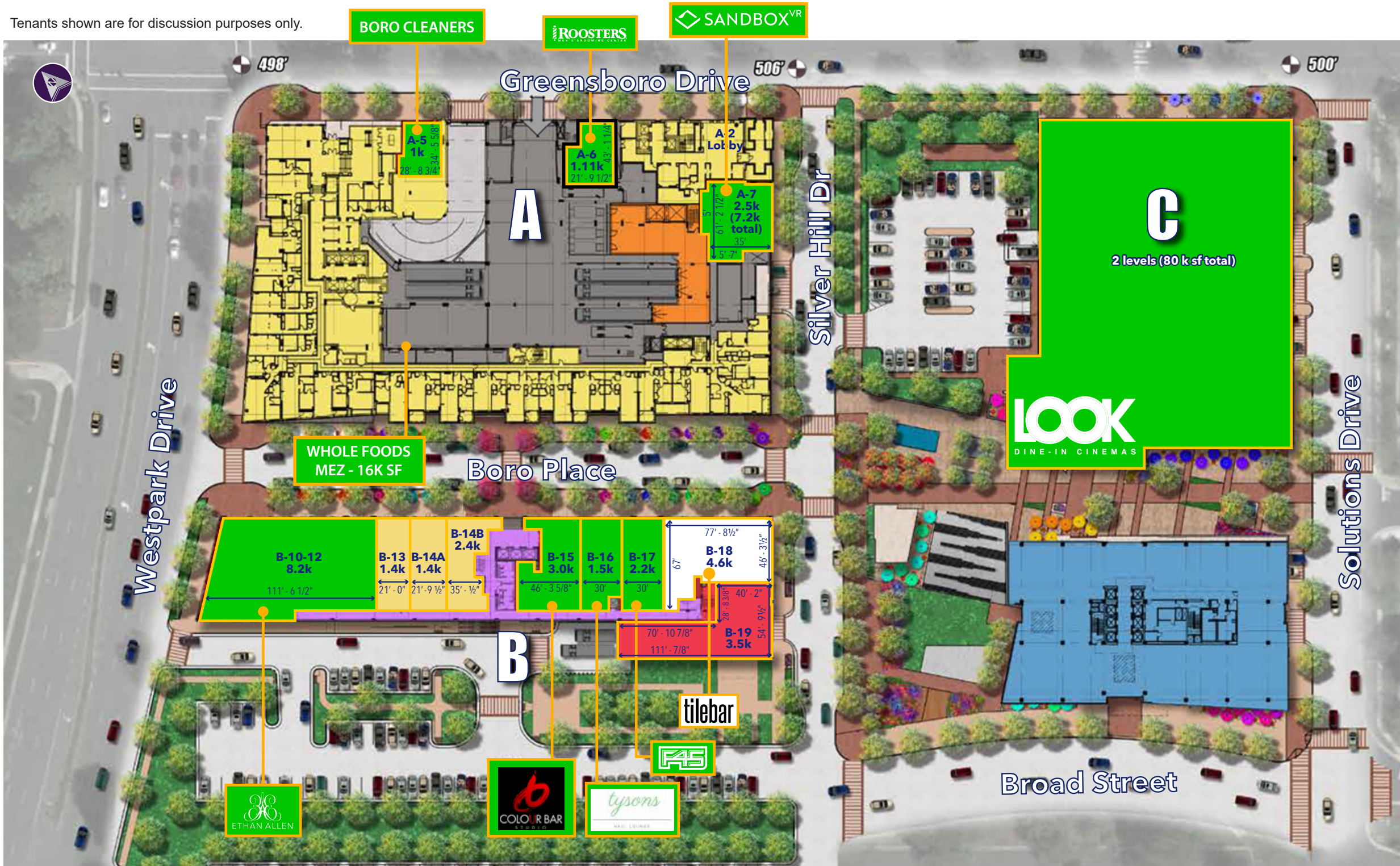
Program - Phase 1	
Retail (includes cinema)	255K SF
Residential	677 du
Office (including existing)	1.13M SF
Total	2,380,000 SF

Legend	
■	OPEN
	UNDER CONSTRUCTION
	AT LEASE
	AVAILABLE
	2 ND GENERATION

The Boro District Retailers - Second Floor

Blocks A, B, & C

Tenants shown are for discussion purposes only.

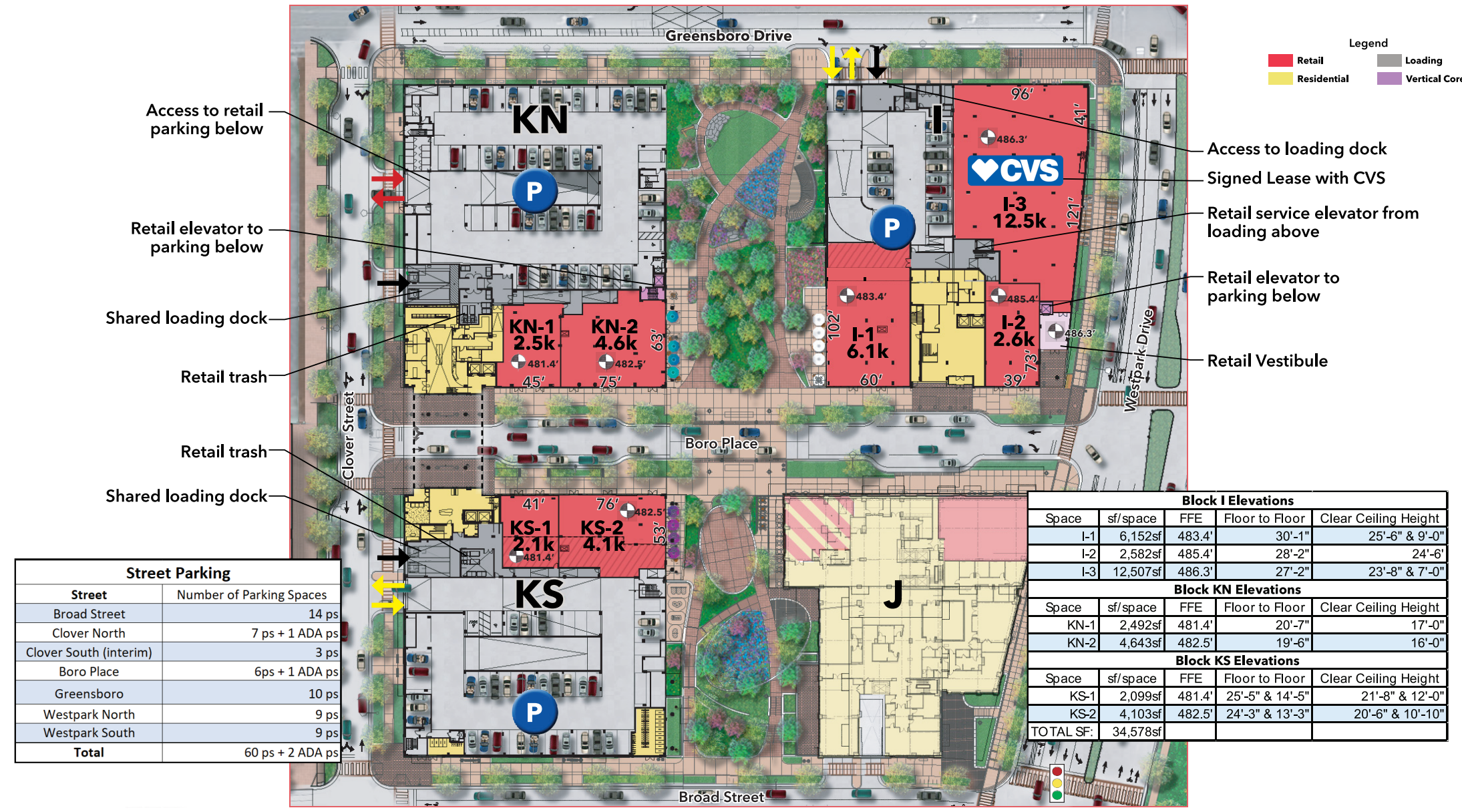


Program - Phase 1	
Retail (includes cinema)	255k SF
Residential	677 du
Office (including existing)	1.13M SF
Total	2,380,000 SF

Legend	
	OPEN
	UNDER CONSTRUCTION
	AT LEASE
	AVAILABLE

The Boro District Retailers

Blocks I, J, & K



Blocks I & K: 543 Apartments
Block J: 200 Senior Units
TOTAL: 743 Units



Street Parking	
Street	Number of Parking Spaces
Broad Street	14 ps
Clover North	7 ps + 1 ADA ps
Clover South (interim)	3 ps
Boro Place	6ps + 1 ADA ps
Greensboro	10 ps
Westpark North	9 ps
Westpark South	9 ps
Total	60 ps + 2 ADA ps

Block I Elevations				
Space	sf/space	FFE	Floor to Floor	Clear Ceiling Height
I-1	6,152sf	483.4'	30'-1"	25'-6" & 9'-0"
I-2	2,582sf	485.4'	28'-2"	24'-6"
I-3	12,507sf	486.3'	27'-2"	23'-8" & 7'-0"

Block KN Elevations				
Space	sf/space	FFE	Floor to Floor	Clear Ceiling Height
KN-1	2,492sf	481.4'	20'-7"	17'-0"
KN-2	4,643sf	482.5'	19'-6"	16'-0"

Block KS Elevations				
Space	sf/space	FFE	Floor to Floor	Clear Ceiling Height
KS-1	2,099sf	481.4'	25'-5" & 14'-5"	21'-8" & 12'-0"
KS-2	4,103sf	482.5'	24'-3" & 13'-3"	20'-6" & 10'-10"
TOTAL SF:	34,578sf			

The Boro
District Retailers
Blocks I, J, & K





THE BORO
TYSONS

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THE
MERIDIAN
GROUP

HR
RETAIL

