



THE BORO<sup>®</sup>  
TYSONS



THE  
MERIDIAN  
GROUP

HR  
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 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

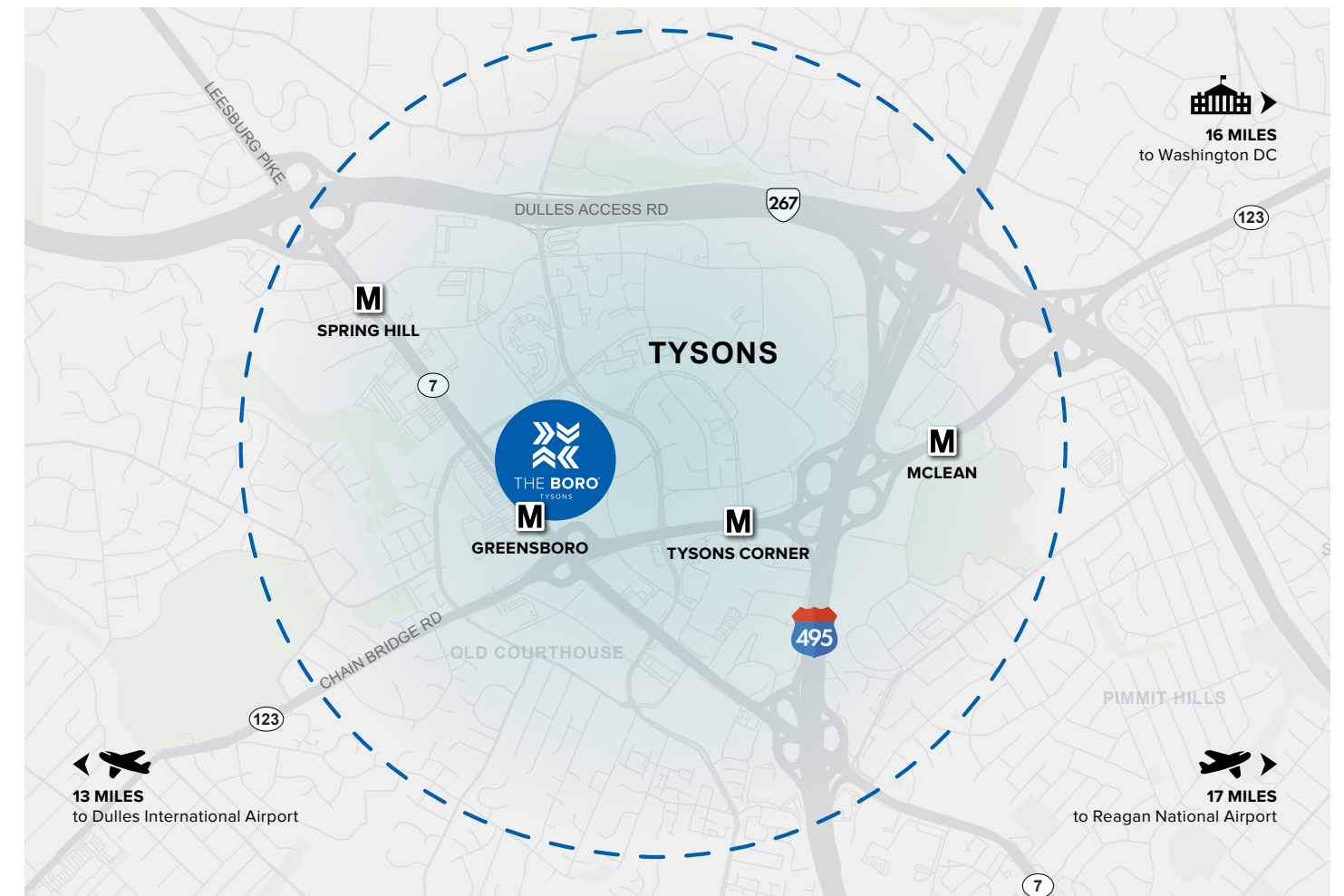
**\$86,372**

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.

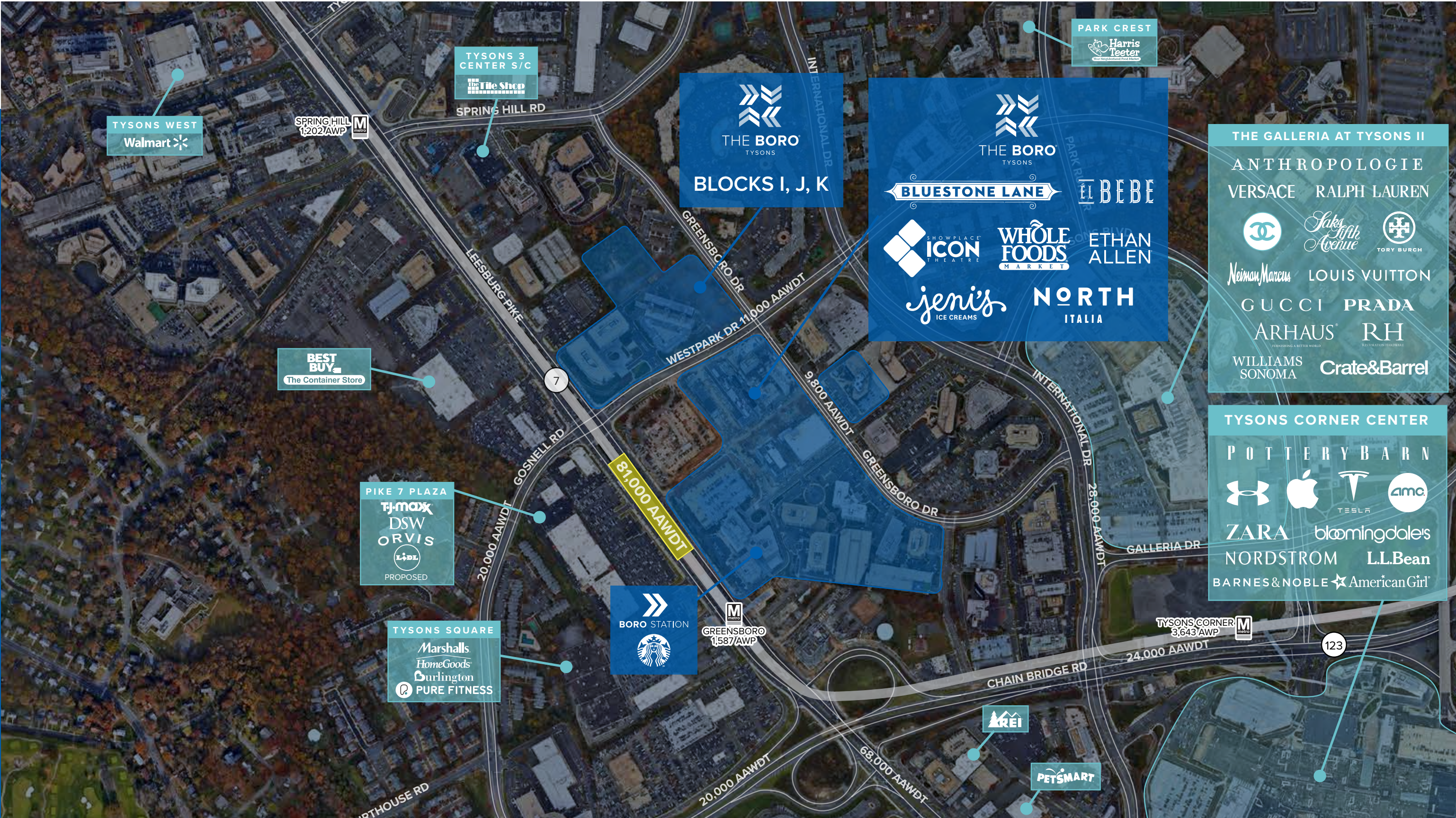


Established Retail





Established Retail





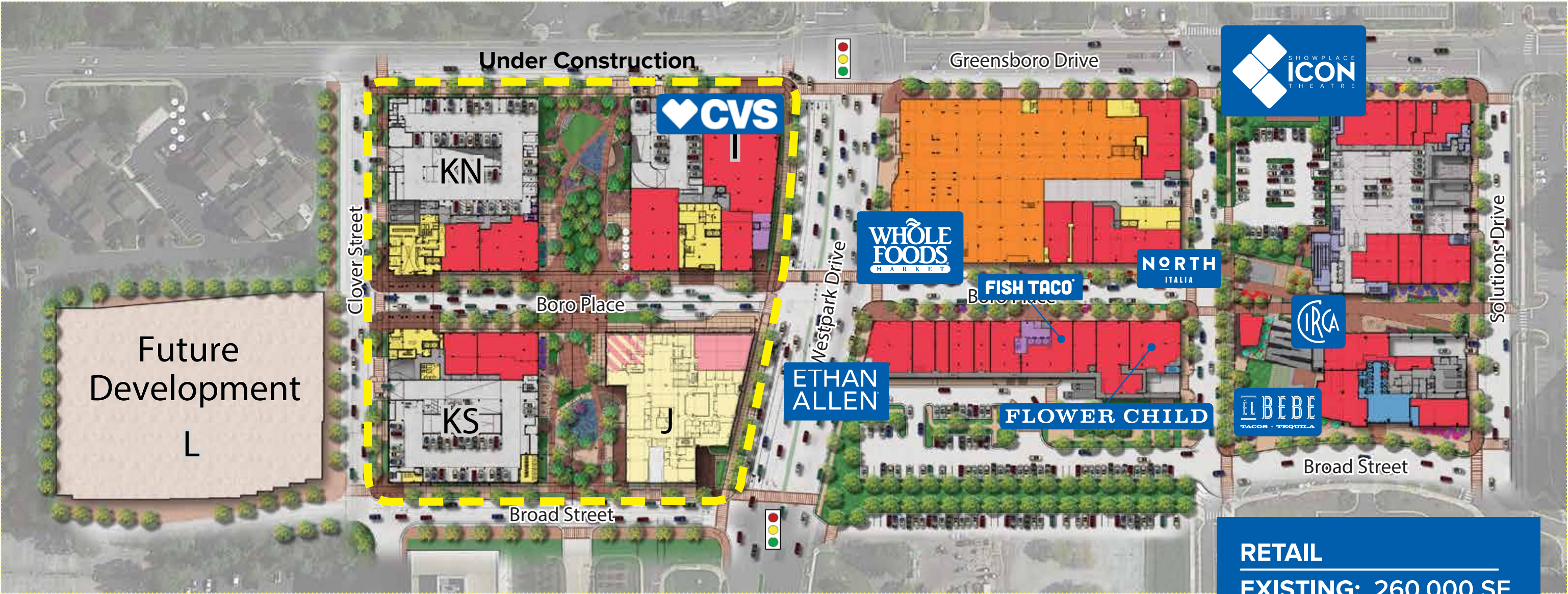
# The Boro District Development



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



The Boro District Retailers





# 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

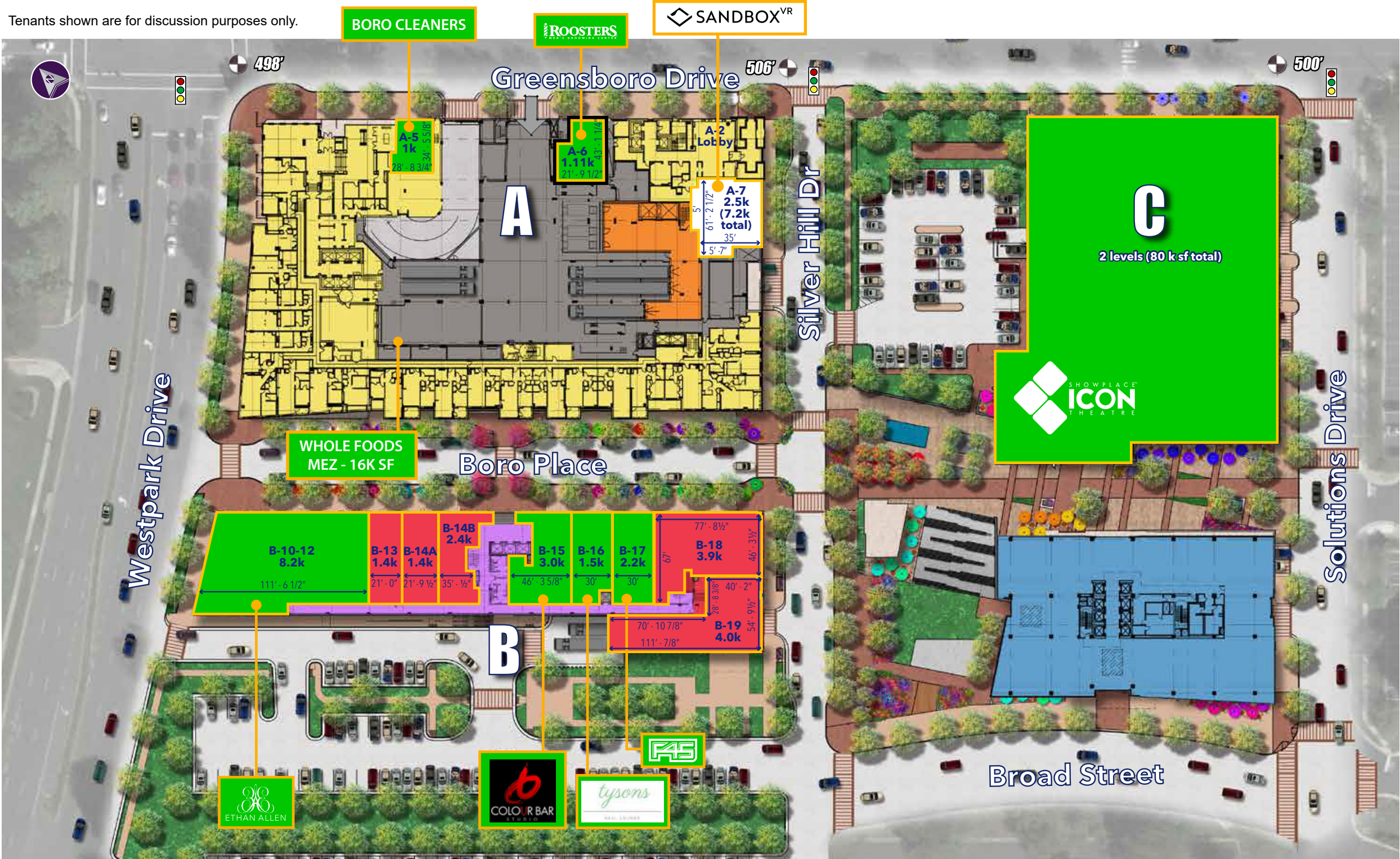
Legend	
<span style="background-color: green; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	OPEN
<span style="background-color: yellow; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	UNDER CONSTRUCTION
<span style="background-color: red; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	AVAILABLE
<span style="border: 2px dashed blue; display: inline-block; width: 15px; height: 15px;"></span>	2 <sup>ND</sup> GENERATION



# The Boro District Retailers - Second Floor

Blocks A, B, & C

Tenants shown are for discussion purposes only.



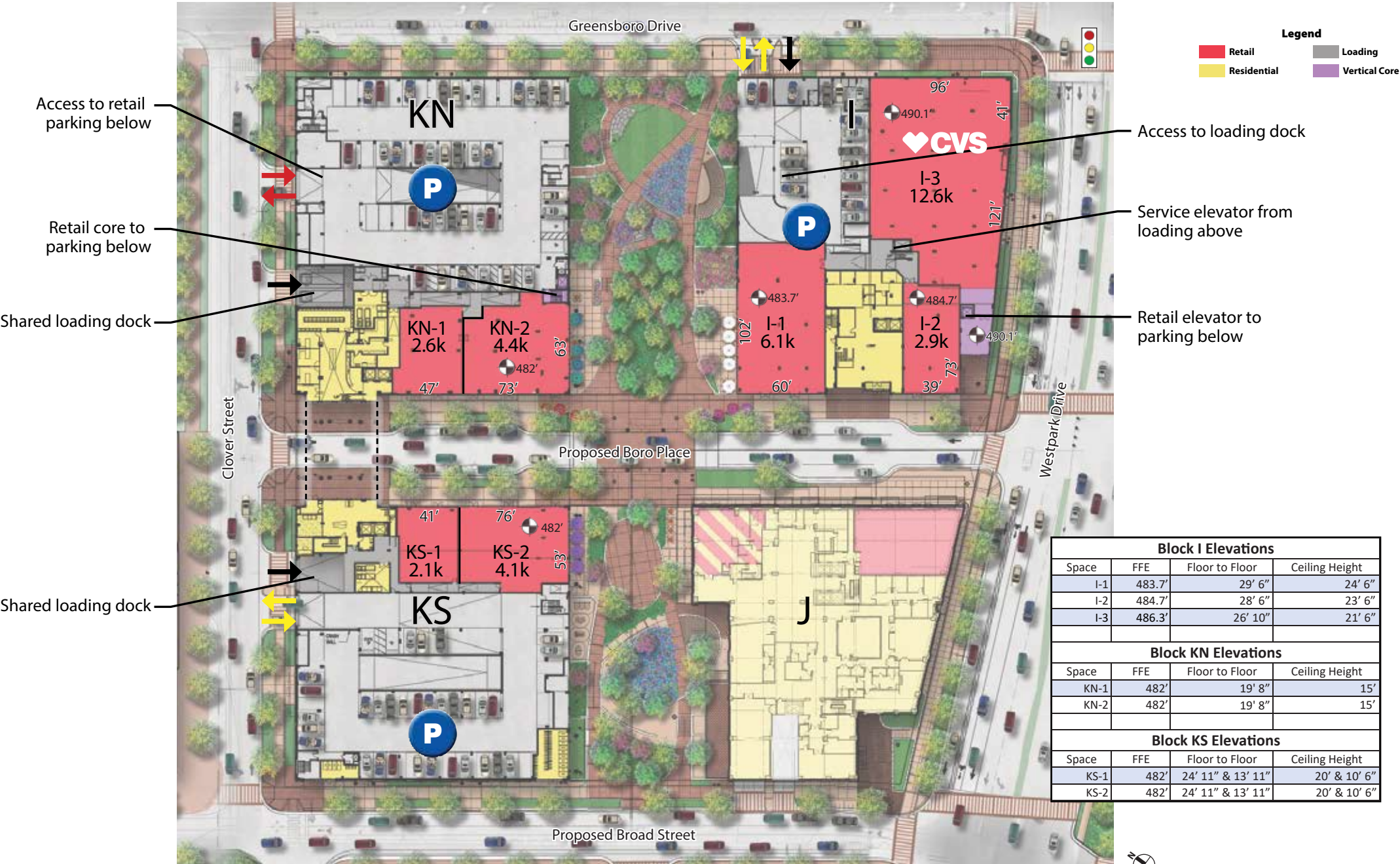
Program - Phase 1	
Retail (includes cinema)	255k SF
Residential	677 du
Office (including existing)	1.13M SF
Total	2,380,000 SF

Legend	
<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: #FF0000; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	AVAILABLE



# The Boro District Retailers

Blocks I, J, K, & L



Blocks I & K: 543 Apartments

Block J: 200 Senior Units

TOTAL: 743 Units



**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)

**Geoffrey Mackler**  
240.482.3616  
[gmackler@hrretail.com](mailto:gmackler@hrretail.com)

THE  
MERIDIAN  
GROUP

HR  
RETAIL

