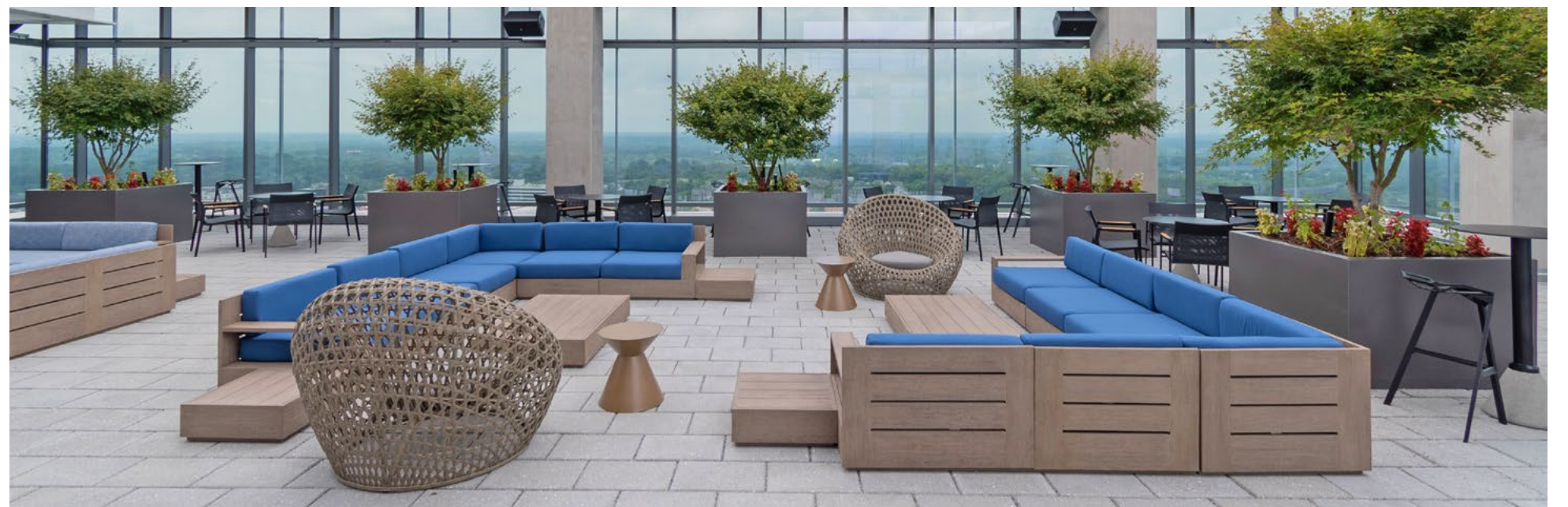
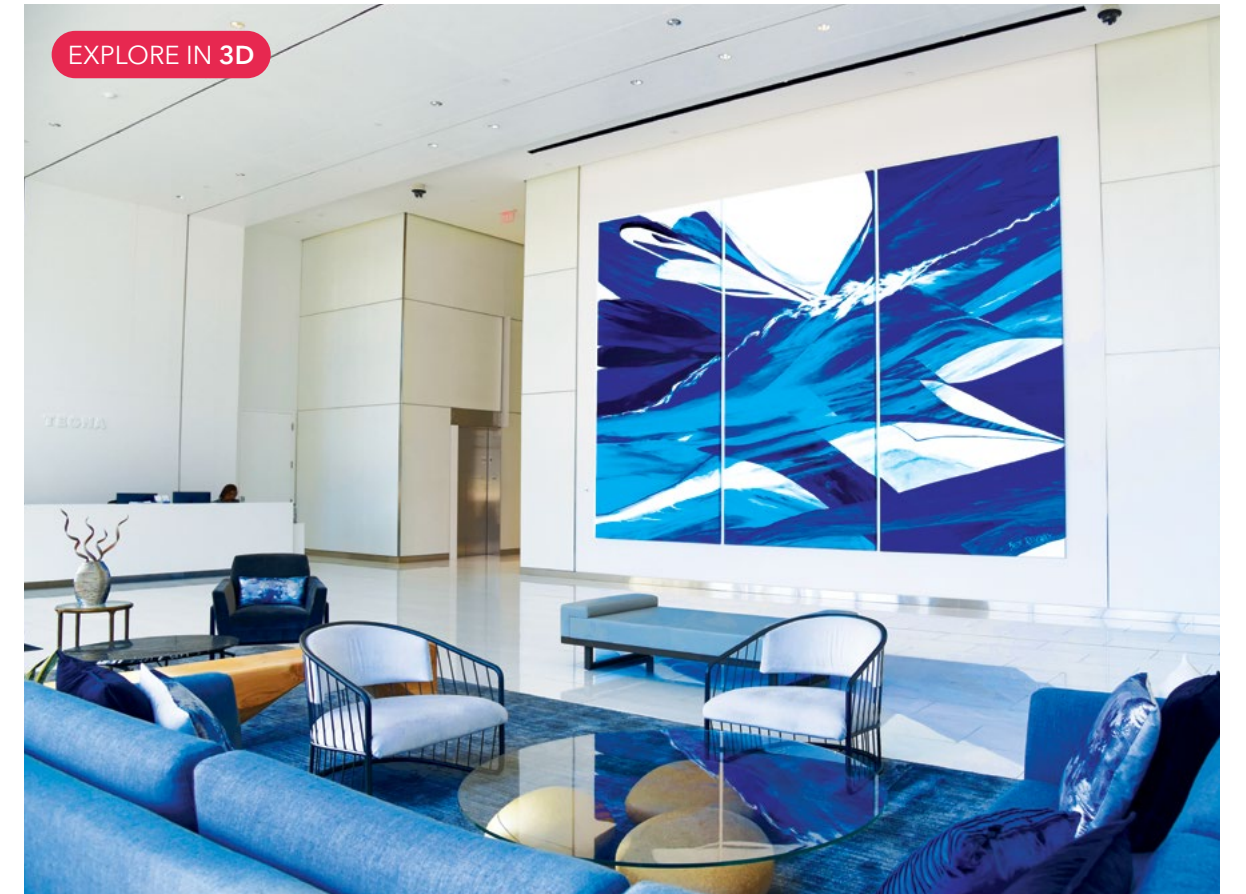
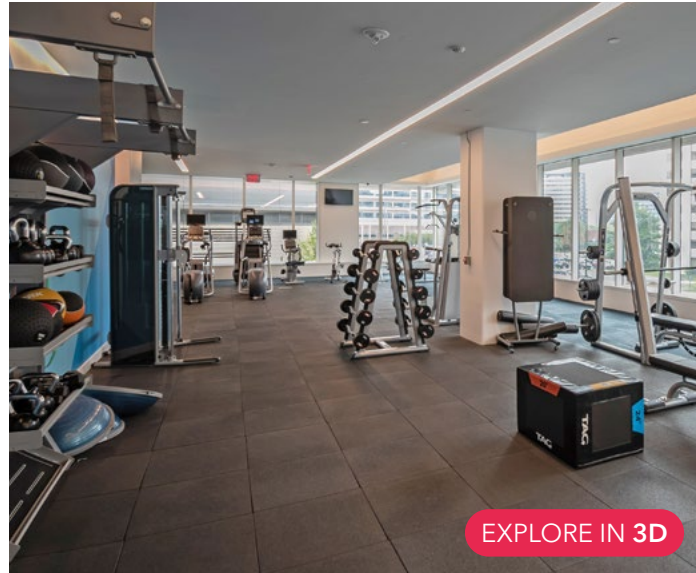




BORO TOWER

8350 Broad Street
The Boro | Tysons



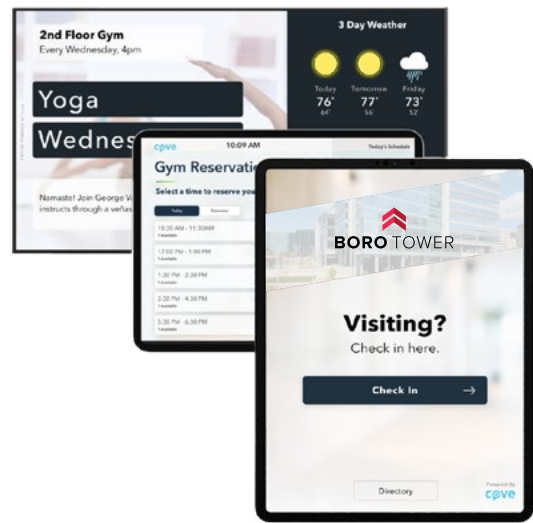
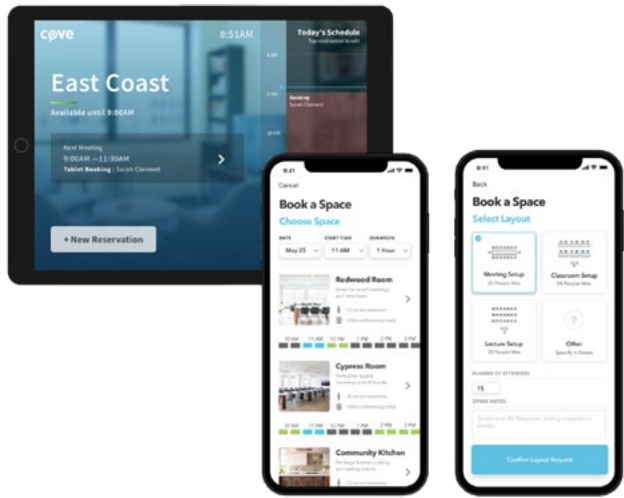
Property Overview

This 20-story, Gensler-designed trophy office building with LEED Gold certification features 9' finished ceilings and floor-to-ceiling vision glass throughout virtually column-free floors. Boro Tower's ample set of amenities, including a rooftop terrace, fitness center, locker rooms, and bicycle storage, perfectly complements the 10,000 SF of first-class restaurants at the base of the building. Parking is conveniently located directly below the building.



Building Features

- 440,000 SF / 20 stories
- Designed by Gensler
- LEED Gold Certification
- Wired Certified Gold
- Parking rate 2.5/1,000 SF located directly beneath the building
- Building amenities include: rooftop terrace, fitness center, bike storage, immediate adjacency to Boro Park, and 260,000 SF of retail
- Expansive views of DC and the Blue Ridge Mountains
- 10,000 SF of lobby level retail



Typical Floor

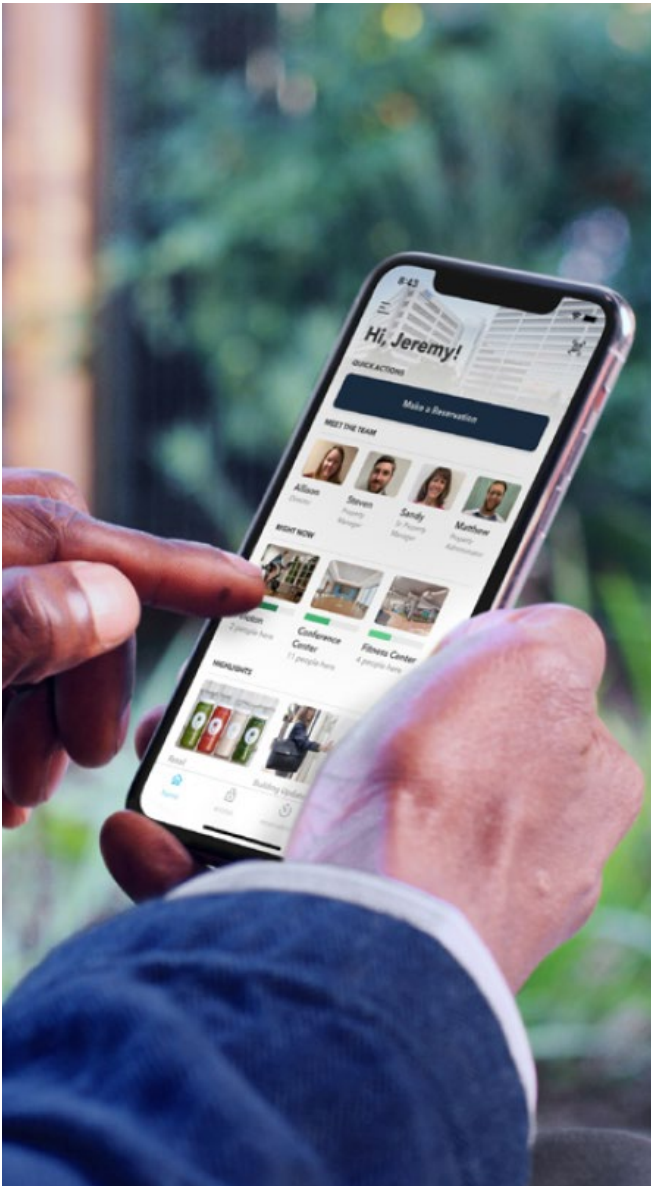
- 24,000 SF
- Virtually column free floors
- 9' ceiling height
- Floor to ceiling glass
- 6 elevators on upper floors, 8 on lower
- Flexible and efficient floor plates



TMG Tech Powered by cove

The Boro District app, powered by cove, offers an enhanced tenant experience, providing streamline communication and operations across the Boro District amenities, allowing tenants to:

- Check availability and book conference rooms
- Seamless guest registration
- Sign up for fitness classes and community events
- Receive the latest news from The Boro
- Multi-channel announcements

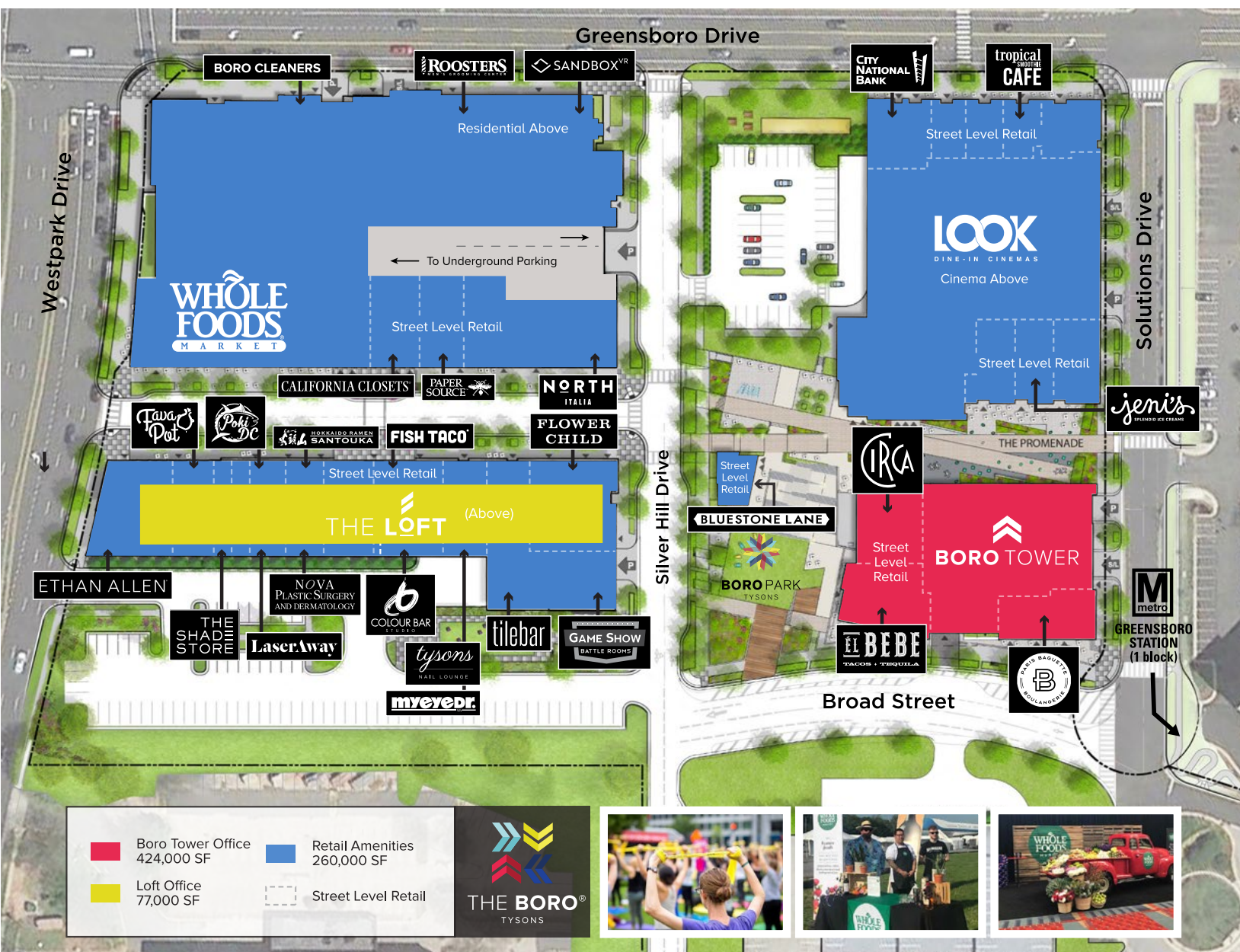




Located at the Greensboro Metro Station, The Boro is a premier, multi-phase, mixed-use district where work and play seamlessly mingle. Designed on an intentional grid system, it stands as Tysons' only truly walkable urban community. The first phase has established a vibrant 24/7 destination, anchored by major retailers including a flagship Whole Foods Market and LOOK Dine-In Cinema, complemented by trophy office space and luxury residences.

Key Features

- **Expansive Development:** 1.7 million total square feet, including 260,000 SF of retail and entertainment, 515,000 SF of office, and 677 residential units.
- **Seamless Connectivity:** Multiple ingress/egress points via International Drive, Route 7, Route 123, and Greensboro Drive, supported by a convenient bike-share program.
- **District Amenities:** Access to comprehensive conference centers and curated tenant programming throughout the entire Boro district.



Destination Retail

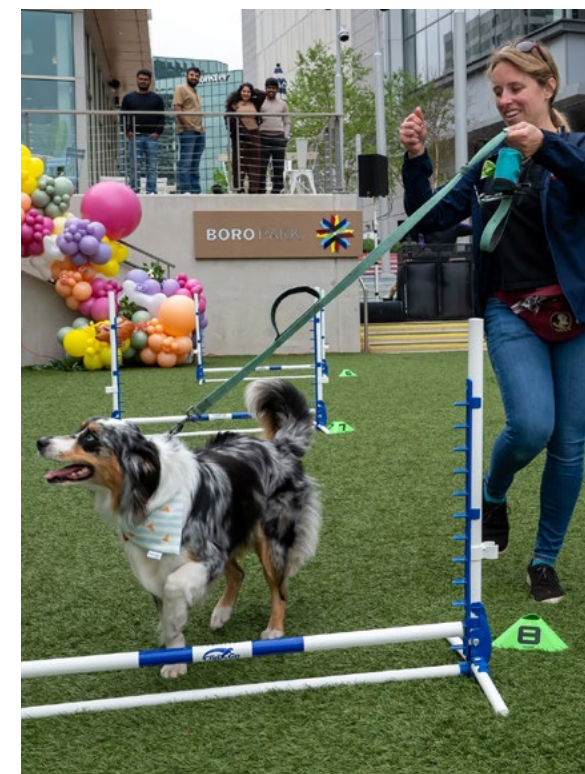
- 260,000 SF of retail and entertainment, anchored by Whole Foods Market, dining options like North Italia, Flower Child, and Paris Baguette, and essential everyday conveniences such as Tysons Nail Salon, Boro Cleaners, and more.
- One acre of green space, including Boro Park—a public venue equipped with outdoor seating and an amphitheater-style gathering space, plus a standalone Bluestone Lane café serving premium coffee, healthy bites, and curated wines.



Community Events

Joining in is part of life at The Boro. With live music, markets, yappy hours, festivals and opportunities to get moving, there's never a repeat performance. Add a thing or two to your to-do list.

- Discover a vibrant blend of cultural programming and local arts, alongside active community staples like farmers markets, outdoor fitness classes, and seasonal pop-up installations.
- Wellness partner, Ten Spot, is an active and healthy resource for office tenants. Through their virtual wellness program, employees have 24/7 access to live and on-demand services, events, and content such as strength training, mixology classes, meditation, cooking demos, and more!



FLOOR PLANS

Introducing the Most Iconic
HQ Offering in Tysons

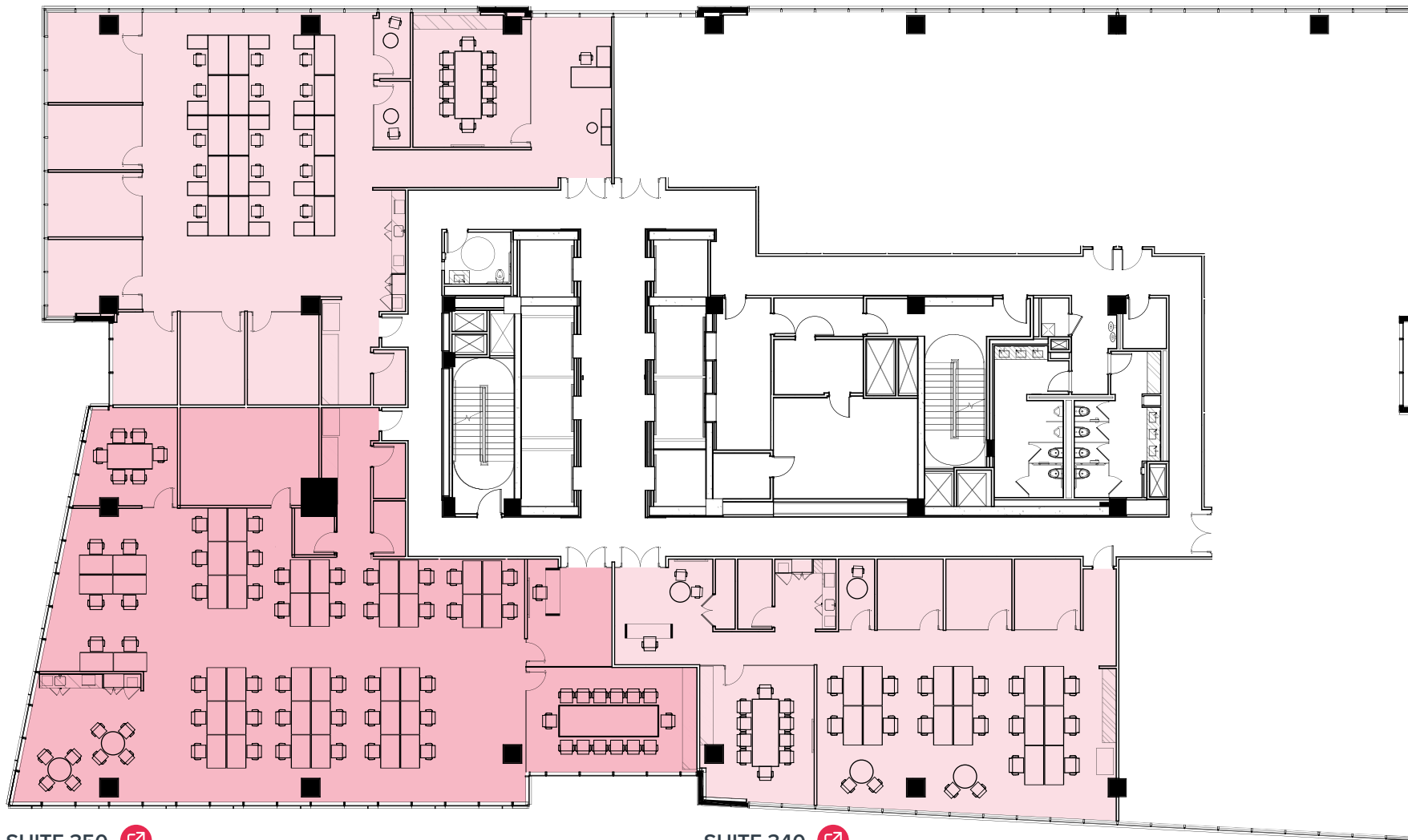




SUITE 310

5,130 SF

2ND GEN SPEC SUITE



SUITE 350

5,890 SF

2ND GEN SPEC SUITE

SUITE 340

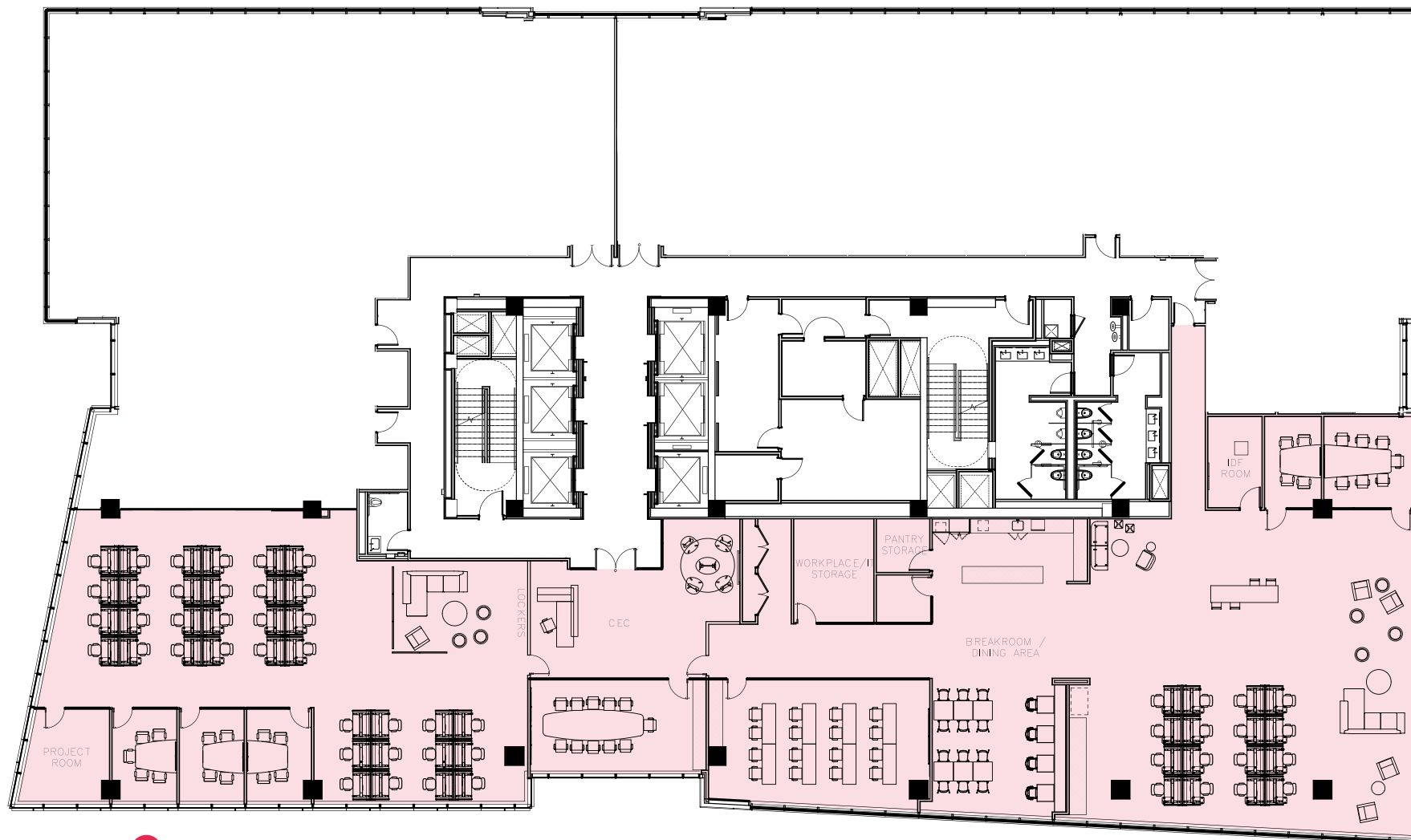
3,370 SF

2ND GEN SPEC SUITE

CONTIGUOUS TO 14,390 SF

▼ Leesburg Pike

3RD FLOOR | AVAILABLE 11/1/26

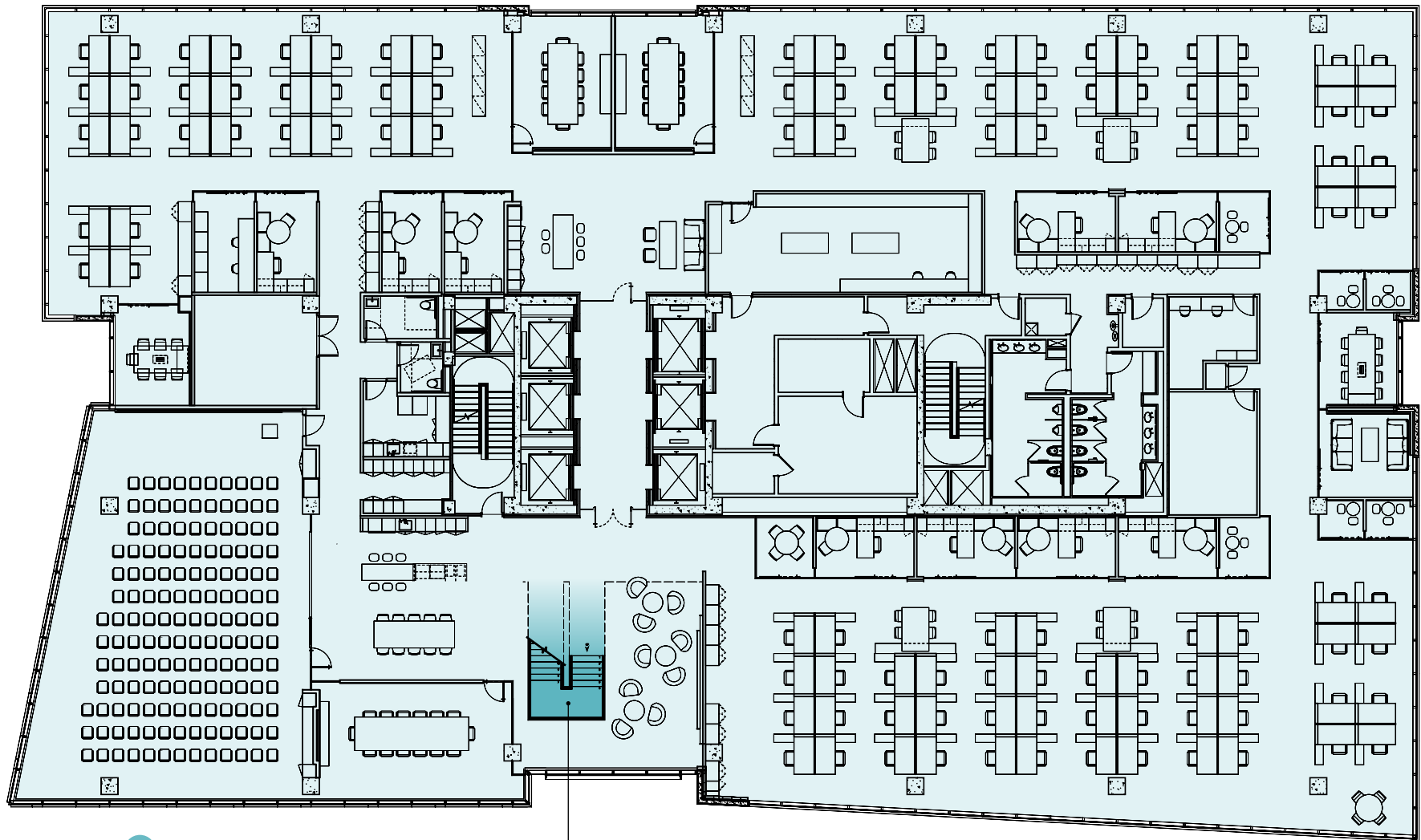


SUITE 1800 
11,517 SF

CONTIGUOUS TO 57,722 SF

▼ Leesburg Pike

18TH FLOOR | AVAILABLE IMMEDIATELY



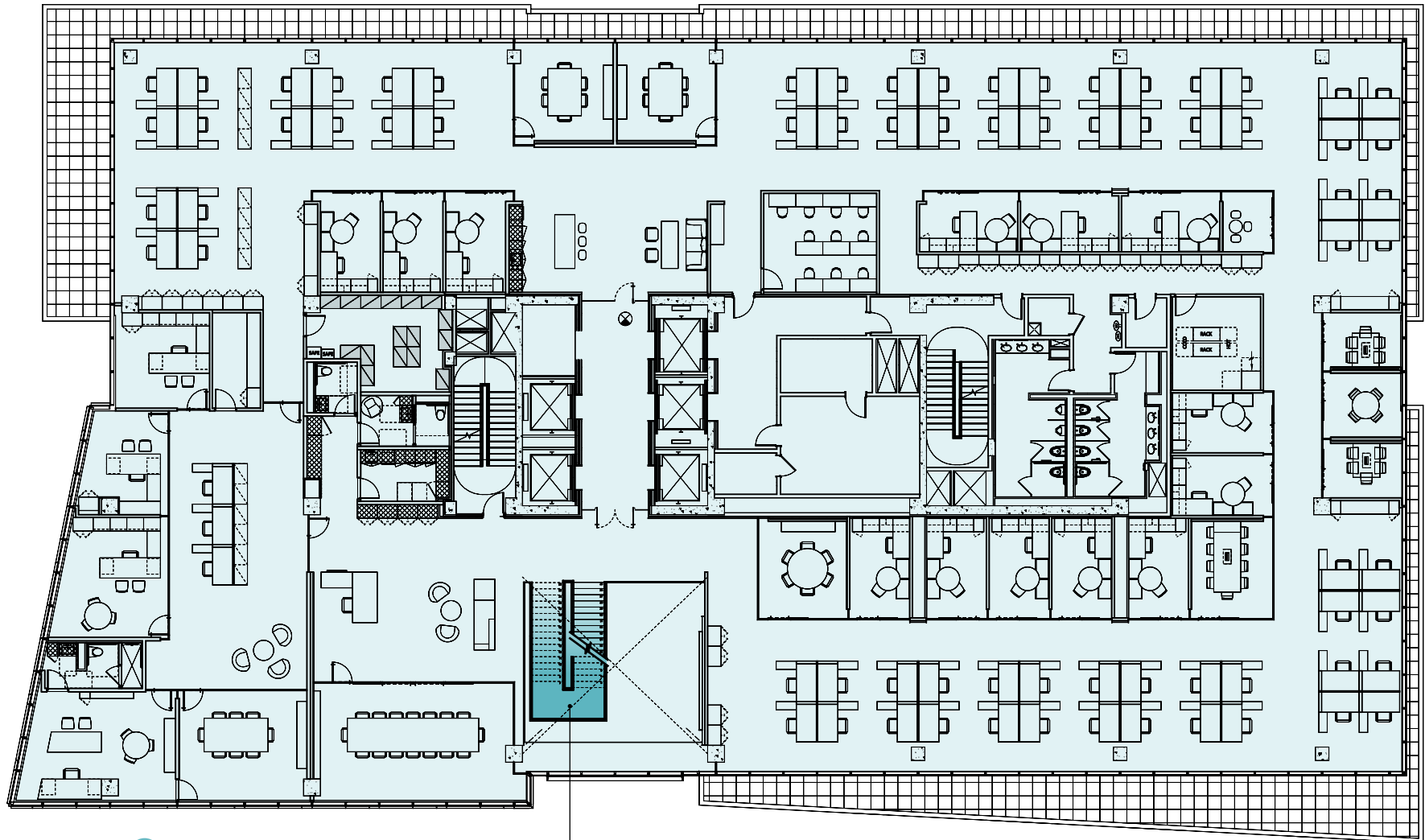
SUITE 1900 
24,294 SF

Internal Staircase
Direct access to Suite 2000 and the Penthouse

CONTIGUOUS TO 57,722 SF

▼ Leesburg Pike

19TH FLOOR | AVAILABLE IMMEDIATELY



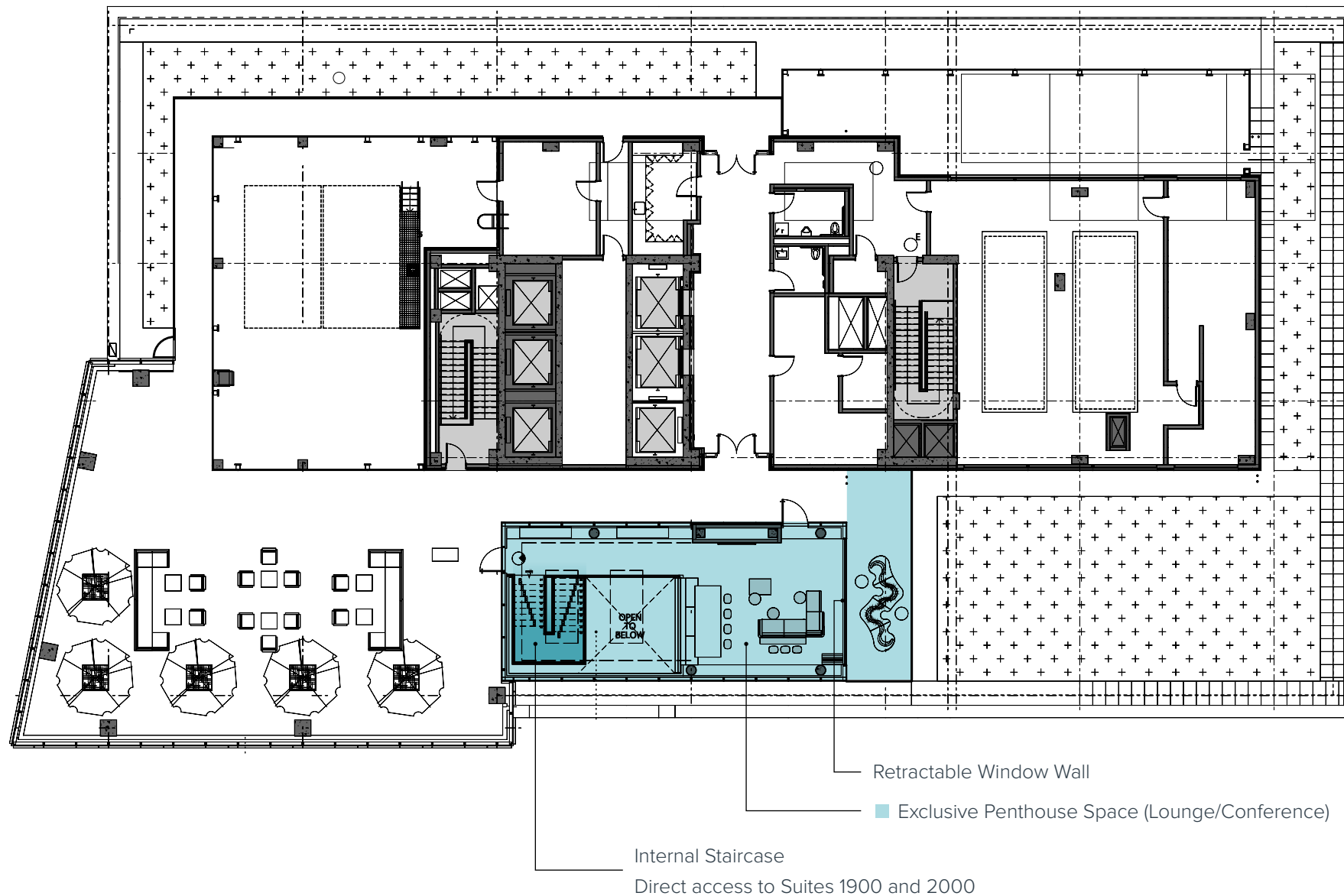
SUITE 2000 
21,911 SF

Internal Staircase
Direct access to Suite 1900 and the Penthouse

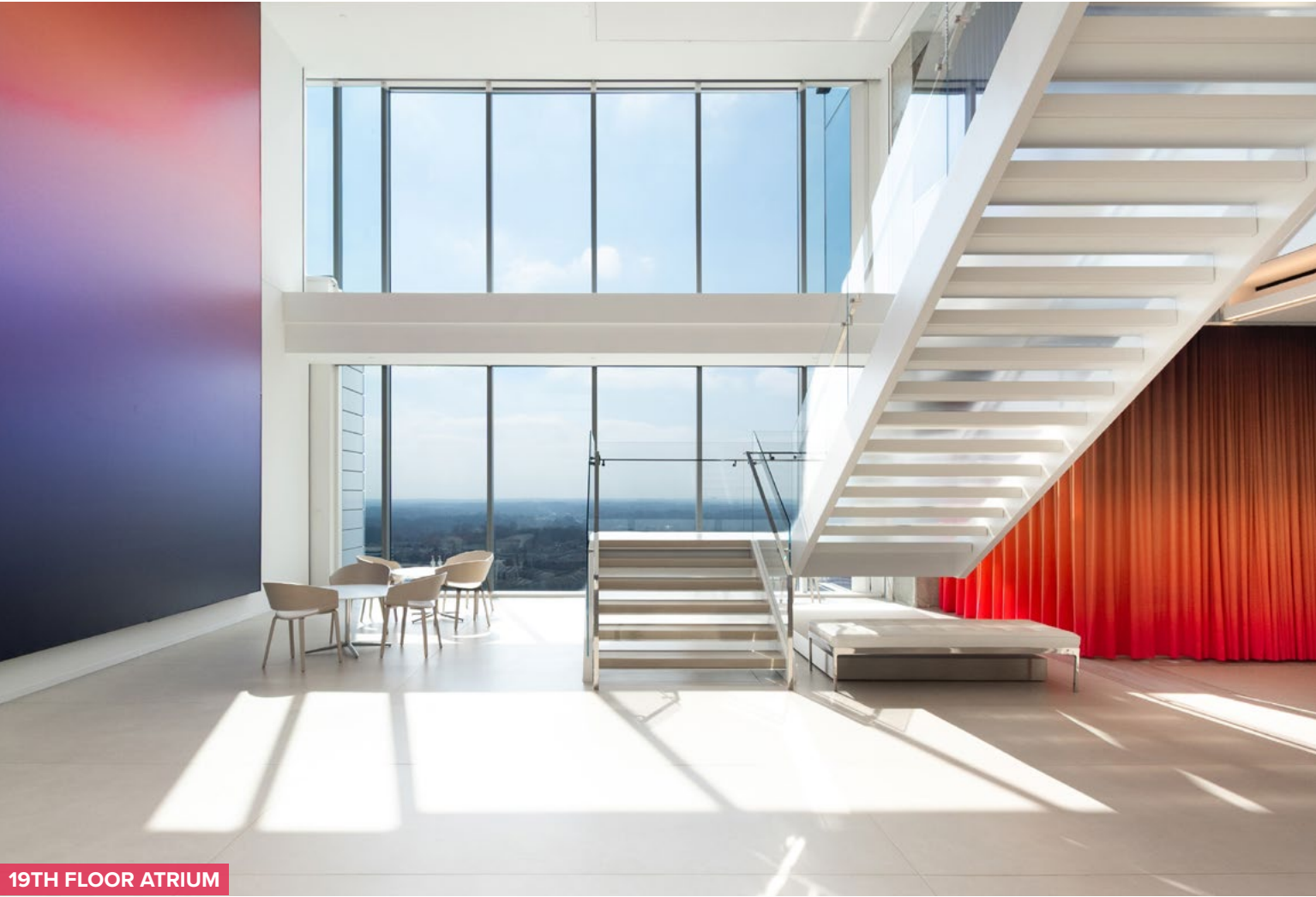
CONTIGUOUS TO 57,722 SF

▼ Leesburg Pike

20TH FLOOR | AVAILABLE IMMEDIATELY



PENTHOUSE



19TH FLOOR ATRIUM



19TH FLOOR KITCHEN & CONFERENCE ROOM



19TH FLOOR CONFERENCE CENTER



INTERNAL STAIRCASE TO 20TH & PENTHOUSE



20TH FLOOR WORKSTATIONS



20TH FLOOR LOUNGE



PENTHOUSE



20TH FLOOR CONFERENCE ROOM



PRIVATE ACCESS TO ROOFTOP



ROOFTOP TERRACE

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