

Where innovation Meets LIFESTYLE

Boro Central is a striking, experience-driven office tower within the heart of a reimagined Tysons, boasting several Fortune 500 companies and The Boro's 4.2-million square-foot mixed use district. This trophy building features unique spaces and amenities that create a dynamic business-lifestyle hub for the next generation of innovators.

- 369,556 SF Office + 18,650 SF of Street-Level Retail
- Shared & Private
 Outdoor Terraces
- 21st Floor Penthouse with Panoramic Views
- Adjacent to 250,000+ SF of Retail, Dining & Entertainment at The Boro

Direct Access to Greensboro Metro Station (Silver Line)

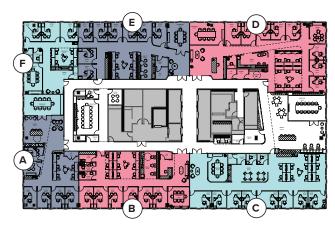
Welcome to **THE BORO**

A walkable downtown experience serving up a diverse array of cuisine and convenience, steps from **Boro Central**

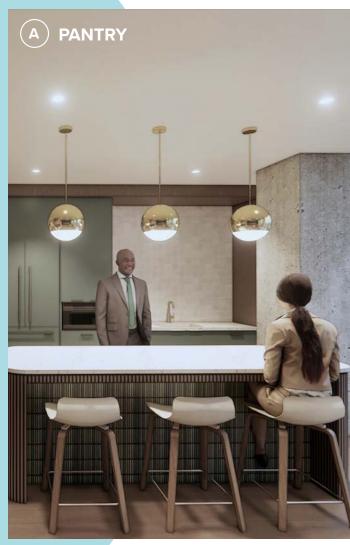


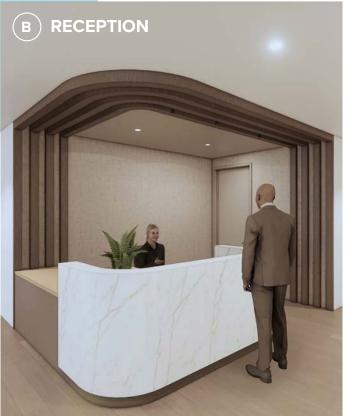
> Spec Suites COMING SOON

TMG will soon introduce an elegant collection of turnkey spec suites on the 14th floor, featuring thoughtfully designed workspaces, private offices, huddle rooms, conference areas and more — all tailored to help growing teams hit the ground running in one of Tysons' premier office towers.















> Spec Suites

CONFIGURATION

SUITE A - 2,937 SF

1 Reception

5 Offices

6 Workstations

1 Conference room

1 Pantry

1 Copy/Print Station

SUITE B - 3,371 SF

1 Reception

6 Offices

6 Workstations

1 Conference room

2 Phone rooms

1 Pantry

1 Copy/Print Station

1 Lan room

SUITE C - 4,024 SF

9 Offices

10 Workstations

1 Conference room

1 Huddle room

2 Phone rooms

1 Pantry

1 Copy/Print Station

1 Lan room

1 Storage



SUITE D - 4,589 SF

1 Reception

8 Offices

9 Workstations

1 Conference room

1 Huddle room

1 Phone room

1 Pantry

1 Copy/Print Station

1 Lan room

1 General storage

SUITE E - 3,413 SF

8 Offices

6 Workstations

1 Conference room

1 Pantry

1 Copy/Print Station

1 Lan room

1 General storage

SUITE F - 2,002 SF

3 Offices

4 Workstations

1 Conference room

2 Phone rooms

1 Pantry

1 General storage

A World-Class

EXPERIENCE

Boro Central offers tenants an innovative and upscale environment that blends thoughtful design, breathtaking views, and a seamless mix of indoor and outdoor spaces. From street-level retail to stunning terrace space and cuttingedge fitness facilities, every detail is crafted to support a dynamic experience.







- World-class architectural design with dramatic lobbies, high-end finishes, and floor-to-ceiling windows
- Signage opportunities
- Spectacular views from each of the floors

- 8th floor sky lobby with outdoor terrace and future conference center
- Private 12th floor terrace
- > Secured bike storage
- State-of-the-art fitness center with showers and lockers
- On-site management and electronic building access

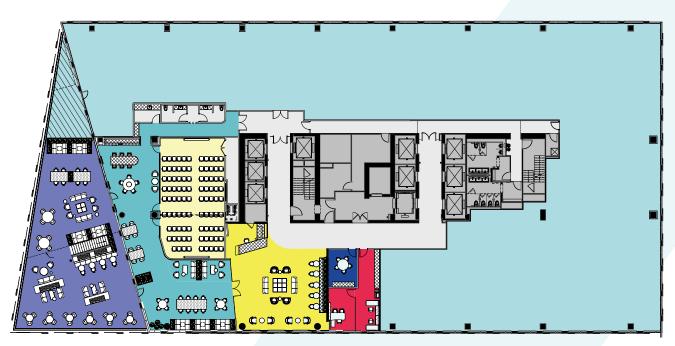






> Soaring First **IMPRESSIONS**

Coming soon to Boro Central, TMG will unveil a brand-new 100+ person conference center, podcast room and property management office to the existing 8th floor sky lobby. This flagship feature with further enhance the already stunning space, which boasts an expansive outdoor terrace and a light-filled tenant lounge with refined finishes and casual seating to host midday huddles and brainstorms away from the desk.





































NO COMPROMISE

Boro Central offers a seamless commute, door-to-door, with easy access to Interstate 495, SR 7, SR 123 and the Dulles Toll Road, in addition to a 6-story, on-site parking garage with touchless destination elevators.

For those who travel by train, the building also sits just steps from the Greensboro Metro Station on the Silver Line, effortlessly connecting tenants to top neighborhoods and destinations around the region, including Dulles International Airport.

20 MIN

ARLINGTON

20 MIN

BETHESDA MD

20 MIN

REAGAN NATIONAL AIRPORT

30 MIN

DOWNTOWN DC

30 MIN

UNION STATION

35 MIN





Tenants who prefer to ride to work in the fresh air can store their vehicles in the secured bike storage. Boro Central is located within a bike ride from some of Virginia's most desirable neighborhoods.

Dulles Toll Road

267

123

SEAMLESS ACCESS TO SR-123

> A Destination for Every OCCASION

With three, distinct amenity-rich shopping districts and more than 18,000 SF of on-site retail coming soon to Boro Central, Tysons offers a vibrant hub of cuisines, conveniences and more. Whether getting in a morning workout, taking clients out to lunch or hosting a team happy hour, Boro Central delivers access to a diverse array of destinations for any occasion.

THE BORO

Whole Foods
PLNT Burger
North Italia
Tasty Kabob
Hokkaido Ramen
Santouka
Jeni's Splendid Ice
Cream
Paris Baguette
Bluestone Lane
Starbucks
Flower Child
Fish Taco
Circa
El Bebe

LOOK Dine-In

Tropical Smoothie

HighPoint Pub Greensboro Café

Cinemas

Poki DC

TYSONS SQUARE

Dining: 50+
Retail: 50+
Services: 20+
Fitness: 15+
Entertainment: 10+

TYSONS CORNER CENTER

Dining: 70+ Retail: 300+ Services: 20+ Entertainment: 1

TYSONS SQUARE

THE BORO

International Dr

International Dr

Chain Bridge RD

Chain Bridge RD

GREENSBORO
METRO STATION

TYSONS CORNER CENTER



Hop off the Silver Line to Starbucks for a quick coffee before heading up to the office.

Impress clients with a meeting in the stunning 8th floor conference center.

Treat guests to a delicious Mexican lunch at El Bebe.

Unwind with a team happy hour on the outdoor terrace or with drinks and games at High Point Pub.

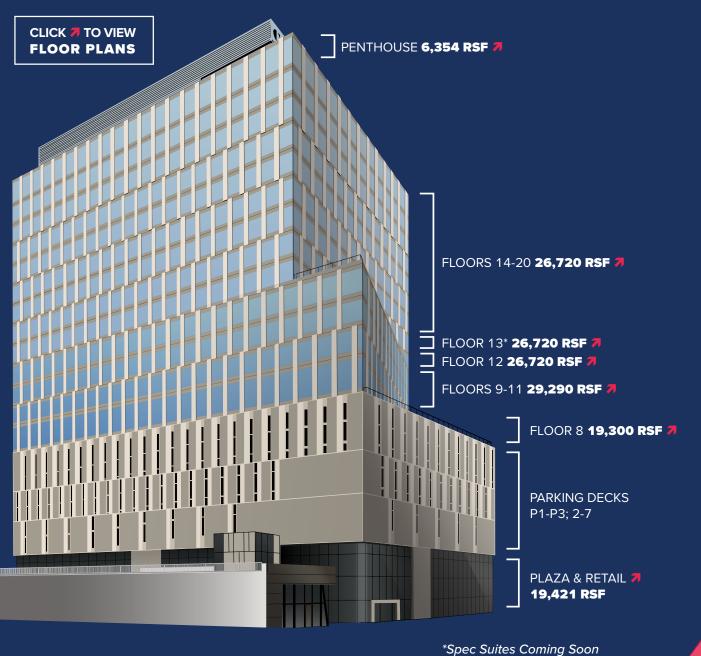
Enjoy an invigorating fitness class at F45 or take one of the free outdoor fitness classes in Boro Park.





> Choose your OCCASION

Standing tall at 21 stories, each floor at Boro Central offers ample room for big ideas to thrive—whether overlooking the vibrant streetscape below or taking in sweeping views of the city and distant mountains. In one of Tysons' premier office towers, Boro Central offers a rare opportunity to elevate your brand and establish a commanding presence in the region's most dynamic business address.









PROPERTY ADDRESS

1750 Tysons Central Street, Tysons, VA 22182



PROPERTY SIZE

369,556 SF Office Tower 18,650 SF Street-level Retail

FLOOR PLATES



Floor 8	19,300 RSI
Floors 9-11	29,290 RSI
Floors 12-20	26,720 RSI
Floor 21	6,354 RSI

LOBBY



- 35' high ceiling with two main entrances
- Floor-to-ceiling windows draw in the natural light
- Natural stone flooring, painted gypsum board, and stainless-steel accents
- Ample space for townhall meetings and large gatherings



PARKING

 Garage entrance on Tysons Central Street, with additional opportunities within The Boro District



ELEVATORS

- Office: 5 elevators, 4,000 lb capacity
- Garage: 4 elevators, 3,500 lb-4,000 lb capacity



CONNECTIVITY

- Multiple telecom and Internet providers to choose from
- Enhanced in-building 5G cellular coverage

SUSTAINABILITY



- LEED Gold Certified
- 23 in-garage PHEV charging stations
- Highly efficient Dedicated Outdoor Air System (DOAS) to filter and condition air
- Touchless technology throughout the building
- WELL Health Safety Rated

> Building

SPECIFICATIONS

SECURITY



- Access control monitoring system
- Security video system with video management, security communication system, transmission control protocol/internet protocol-based security and a parking control system
- Card/fob access system is provided at all building entry swing doors, including the parking garage
- Elevators have destination dispatch controls
- Parking garage access is gate-controlled with card readers

STRUCTURAL



- The insulated glass walls are designed to reduce solar heat gain
- The building is a post-tensioned concrete frame with concrete slabs with post-tensioned beams
- Office floors are designed for 100psf of live load



CEILING HEIGHTS

- Floor 1: varies between 13'11.5" 15'6"
- Floor 8 (Sky Lobby): varies between 9'0" 14'0"
- Floors 9-21: 9'0"



COLUMN SPACING

- Typical column bay spacing is 30'x44'6"
- All windows on floors 8-21 have quality manually operated window shades to maximize individual lighting and comfort
- All restrooms on office floors are ADA compliant



ELECTRICITY

- 480/277 Volt, 3-phase, 4 wire
- Base building emergency power is provided by 750kW, 480/277V
- Electrical and telecommunication rooms are provided on each floor



TMG THE MERIDIAN GROUP

> Discover Value,

UNLOCK OPPORTUNITIES

Boro Central is now under the visionary leadership of The Meridian Group (TMG), an industry leading real estate owner and operator renowned for transforming workplaces into dynamic, placemaking experiences. With a proven track record of creating landmark developments like The Boro, TMG delivers more than ownership, they create possibilities.





Visionary **APPROACH**

Turning traditional workplaces into dynamic, interconnected communities.



In-House **EXPERTISE**

Dedicated team tasked exclusively with tenant engagement and satisfaction.



Strategic CONNECTIONS

Leveraging industry relationships to unlock unique business advantages for all stakeholders.



Exclusive Tenant

PROGRAMING

Employees will gain access to exclusive retail discounts at The Boro and early access/discounts to onsite leagues and activations.



District

AMENITY ACCESS

Tenants can seamlessly reserve conference space, rooftop lounges and wellness amenities across The Boro District.



The Boro

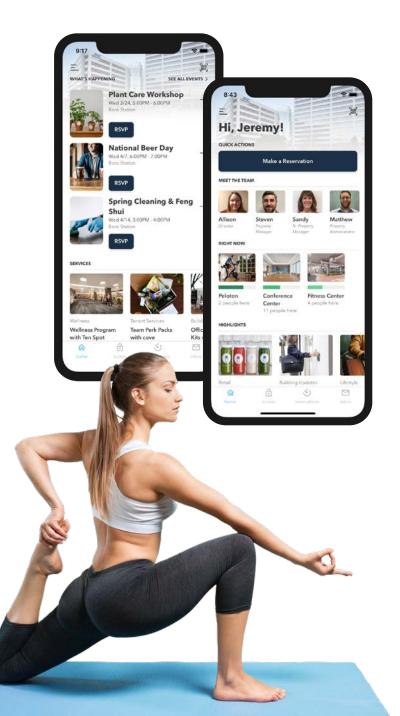
EVENTS

Employees have access to 100+ events each year, from outdoor fitness classes and live music performances to festive holiday celebrations.



> Tysons' Most Connected WORKPLACE

As both owner and operator of The Boro, TMG provides access to a powerful tenant engagement network across The Boro district—transforming everyday routines into opportunities for connection, collaboration and inspiration.



CUSTOM TENANT APP

Employees can stay connected to events, building updates and exclusive perks right from their phone.

TECH-ENABLED SOLUTIONS

Tenants have access to intuitive technology add-ons to manage building access, amenity occupancy rates and convenient parking reservations.

CURATED TENANT- ONLY EXPERIENCES

- Onsite chair massages
- Quarterly lunch or sweet treat pop-ups
- Urban Garden access with fresh herbs and produce
- Puppy therapy
- Workshops and activations
- Many more!



www.theborotysons.com





for advancing health and

well-being in buildings.

> Boro Central's WELLNESS

- Each building feature has been third-party verified to ensure the proper measures have been utilized
- On-site fitness center with showers and lockers
- Two outdoor terraces
- Outdoor park and pathways adjacent to the building
- Exceptional HVAC
 - Highly efficient Dedicated Outdoor Air System (DOAS) to filter and condition air
 - State-of-the-art air filters
 - Separate exhausts per floor to prevent air commingling between floors
 - Bi-polar ionization that purifies and sterilizes the air in each elevator cab
- Touchless Technology
 - Touchless elevators
 - Touchless restroom features
 - People-safe UVC light sterilization treatment of escalator handrails





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