

ACTIVATE YOUR POTENTIAL



BORO CENTRAL





BORO CENTRAL

*Redefined Wellness.
Convenient Access.
Future Forward.*
BORO CENTRAL.

- 388,206 Total SF
- 18,650 SF Street-Level Retail
- Office Space With Views
- Floors 8-20 Available
- On-site Parking garage
- 8th Floor Sky Lobby
- 12th Floor Private Tenant Terrace
- Penthouse Suite (21st Floor)

Boro Central **OF GRAVITY**

Boro Central is at the center of innovation in Tysons Corner. Already home to several Fortune 500 headquarters, the area has undergone a massive transformation with the addition of the Greensboro Metro Station and several retail centers just steps away from the office. The building is immediately adjacent to The Boro – 4.2M vibrant square feet of destination-worthy shopping, dining, and entertainment.

From casual dining to client-meeting quality and everything in between, the restaurant options are endlessly convenient. Boro Central is also directly connected to Tysons Square and across the street from Tysons Corner Center, a shopping destination with premier retail, restaurants, and luxury apartments connected via the metro pedestrian bridge.



World-Class FEATURES & AMENITIES



369,556 SF Office + 18,650 SF of street-level retail



World-class architectural design with dramatic lobbies, high-end finishes, and floor-to-ceiling windows



8th Floor sky lobby with outdoor terrace and future conference center



State-of-the-art fitness center with showers and lockers



Spectacular views from each of the floors



Private 12th floor terrace



On-site management and electronic building access



Signage Opportunities

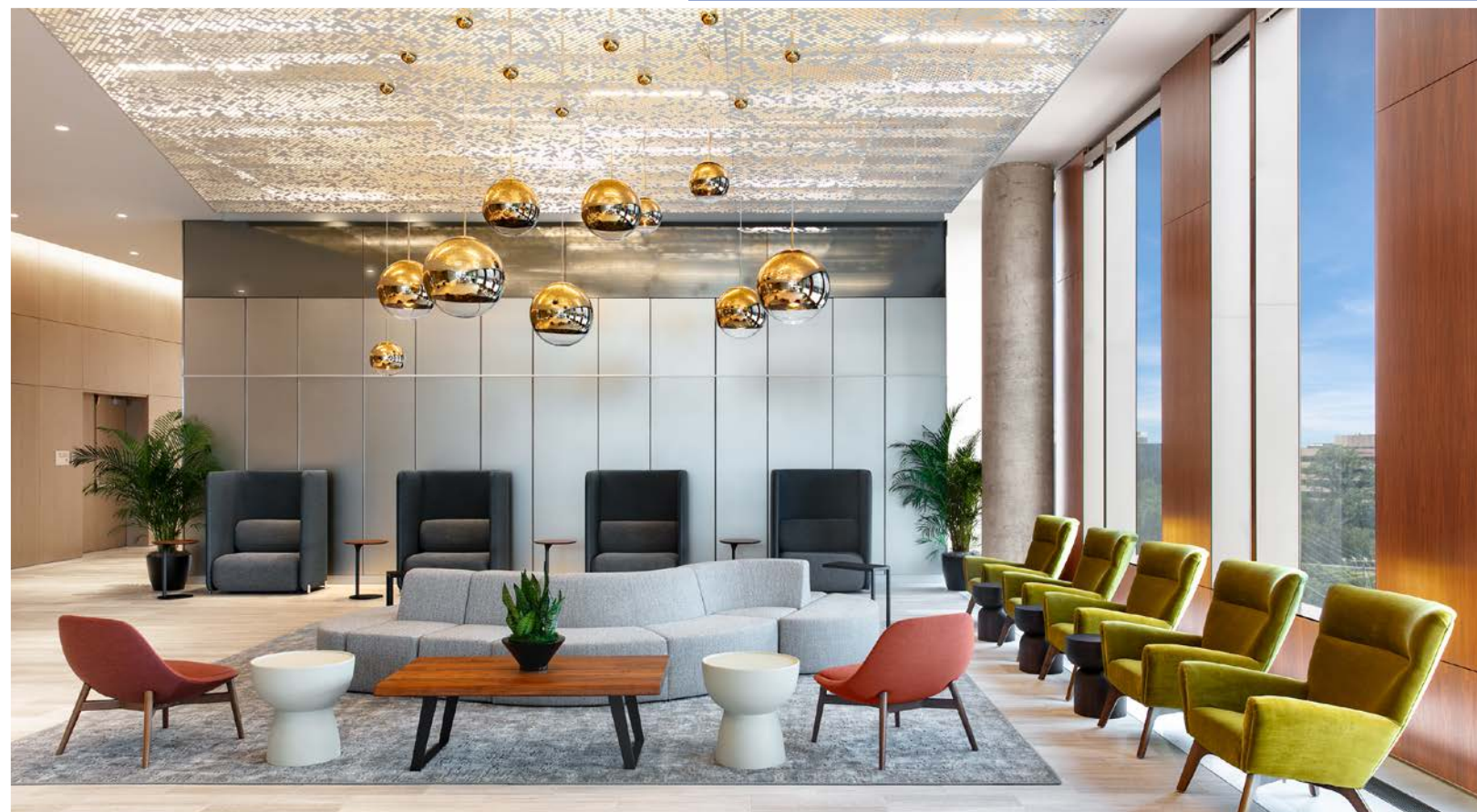


For the Truly
DISCERNING



SEE & BE SEEN ON THE 8TH FLOOR

The 8th Floor at Boro Central is designed to make the perfect first and lasting impression. Ideal for tenants with ample visitor traffic, the 8th floor can be styled as a 'building within a building' with an opportunity for a highly visible reception area and easy access to the same-floor Sky Lobby and connecting outdoor terrace.



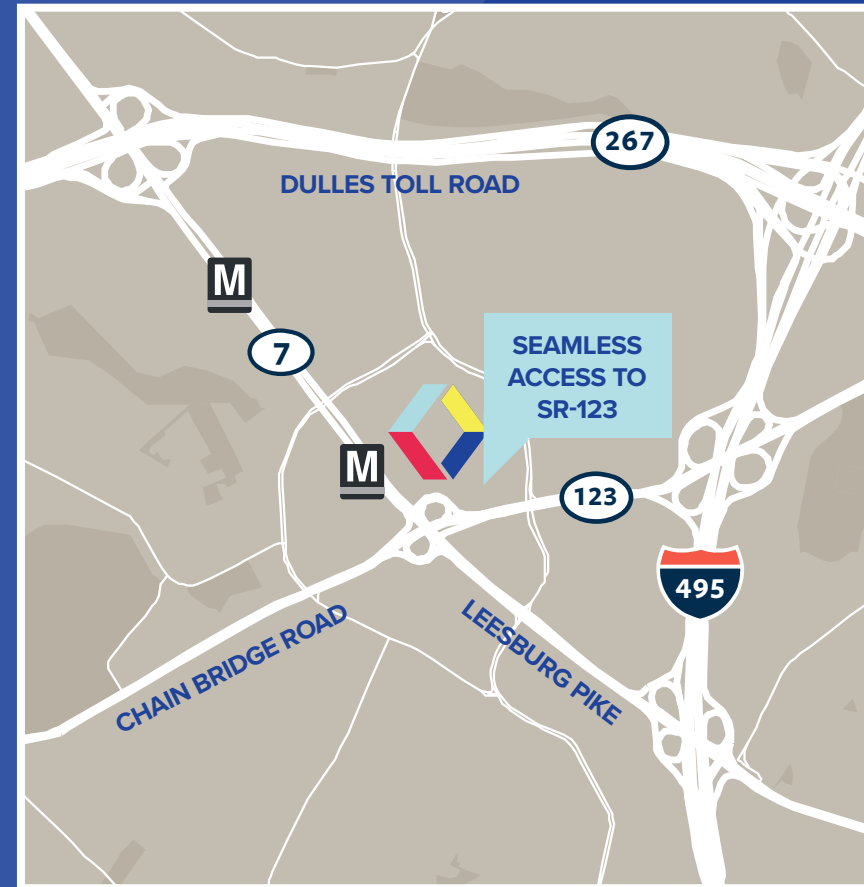
ASCEND TO THE OVERLOOK

The Overlook is Boro Central's premier penthouse suite. Perched on the top floor, the perfectly-sized 6,534 SF suite offers matched views that inspire from the cityscape below.

Accessible From EVERYWHERE

ARRIVE IN STYLE

Boro Central is conveniently located adjacent to Route 7 with connections to Route 123, Route 267 and I-495, offering an easy commute from top neighborhoods. Once at the building, access the convenient 6-story on-site parking garage with a 1.8/1,000 parking ratio. The garage boasts a touchless elevator with direct access to your floor.



ADD CONVENIENCE TO YOUR COMMUTE

Boro Central is just steps from the Greensboro Metro Station on the Silver Line, which provides firms the ability to meet employee's transportation needs, recruit top-tier talent, and a plethora of other benefits stemming from the immediate proximity - such as quick ride to Loudoun County and Dulles Airport.



FIRST-IN, FIRST-OUT TRAVEL

Dulles Airport
20 MINUTES

Downtown DC
30 MINUTES

Union Station
35 MINUTES

Bethesda MD
20 MINUTES

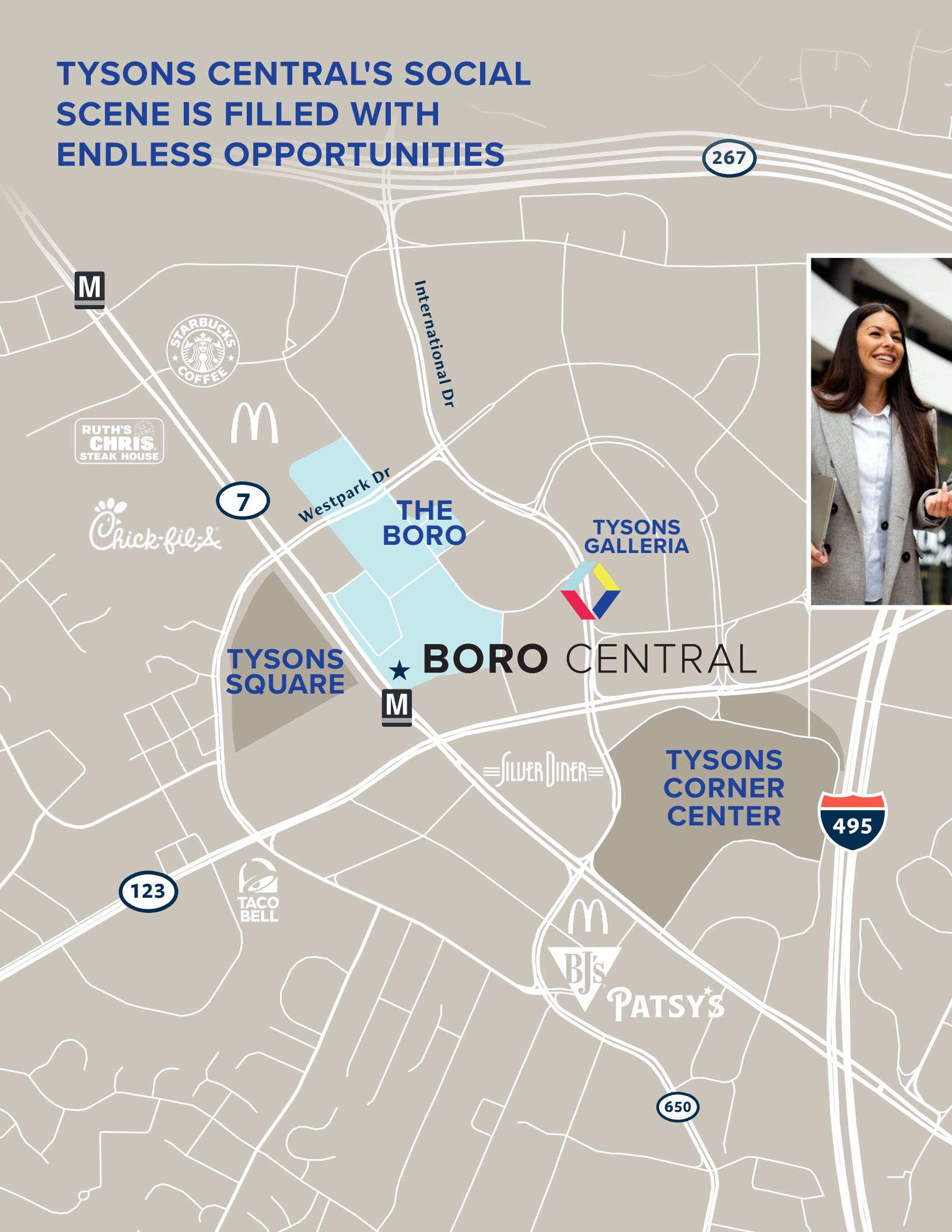
Reagan National Airport
30 MINUTES

ENJOY A BREATH OF FRESH AIR

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.



TYSONS CENTRAL'S SOCIAL
SCENE IS FILLED WITH
ENDLESS OPPORTUNITIES



With three amenity-rich neighborhoods and on-site retail coming soon, there are endless options in the morning, noon, and evening for grabbing a quick bite, client and team meetings, and catching up with friends.

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 Cinemas
- Poki DC
- Tropical Smoothie
- HighPoint Pub
- Greensboro Café

TYSONS
SQUARE

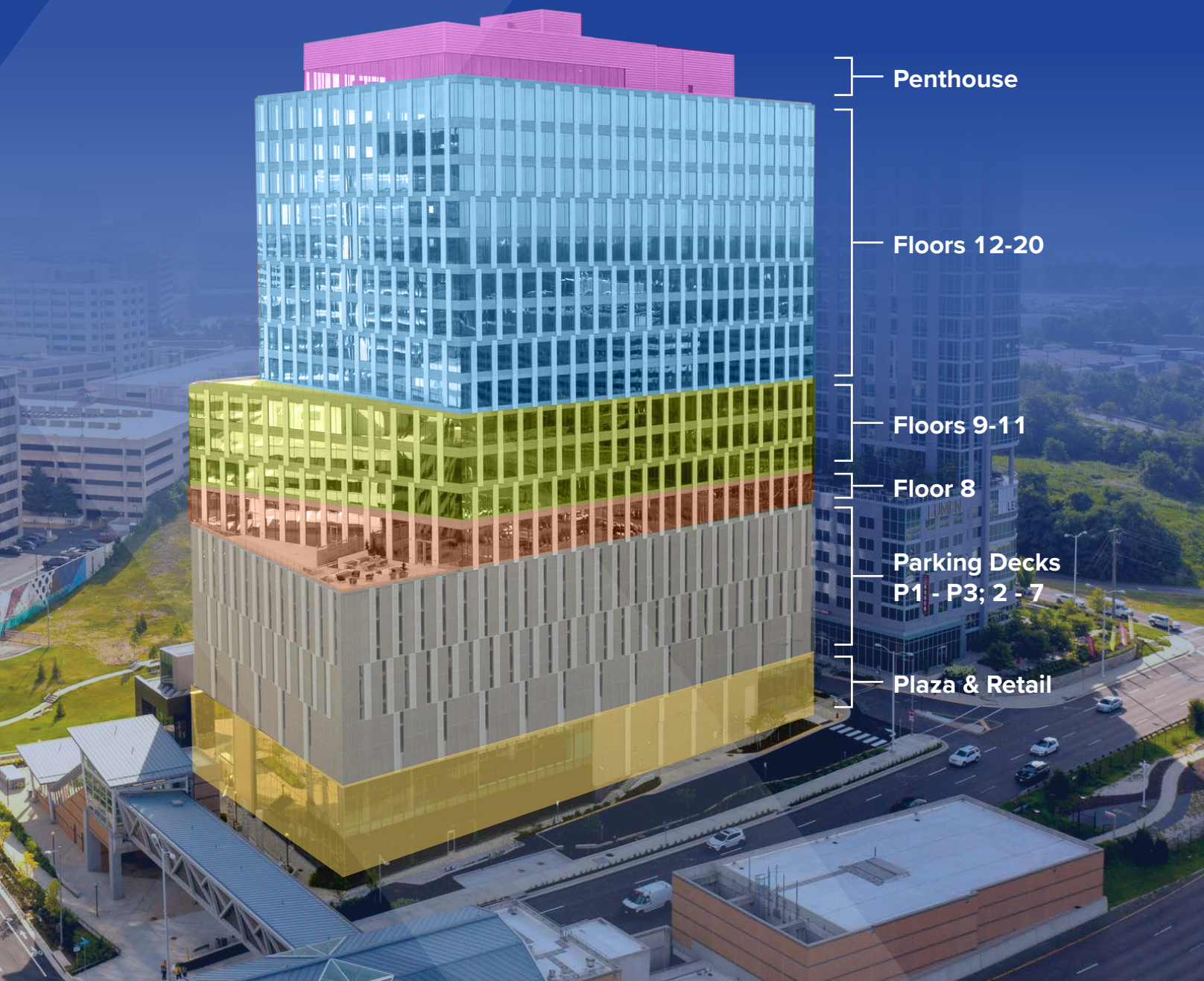
- CAVA
- Ruth's Chris Steak House
- Panera Bread
- Kizuna Sushi & Ramen
- Hilton Garden Inn
- Residence Inn by Marriott
- Greenhouse Bistro
- Ulta Beauty
- Starbucks
- Pure Fitness
- Sakura
- DSW
- Wendy's
- Burlington

TYSONS
CORNER CENTER

- Nordstrom
- Bloomingdale's
- Seasons 52
- AMC Tysons Corner 16
- Shake Shack
- Macy's
- Hyatt Regency
- The Capital Grille
- REI
- Earls Kitchen and Bar
- Apple
- Silver Diner
- Roll Play Vietnamese Grill
- Peet's Coffee

Choose your INSPIRATION

Standing tall at 21 stories, each floor offers ample room for big ideas to thrive. Choose to be inspired by gorgeous views of the neighborhood below or commanding city & mountain views as far as the eye can



Penthouse

Floors 12-20

Floors 9-11

Floor 8

Parking Decks
P1 - P3; 2 - 7

Plaza & Retail

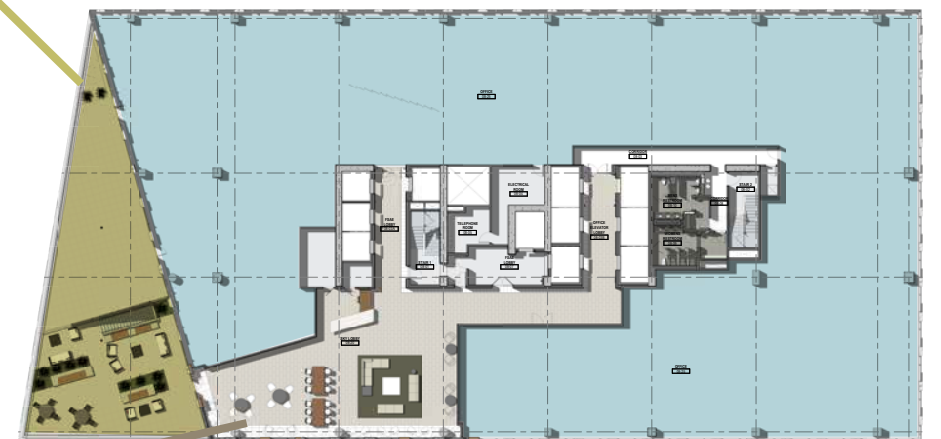


SKY LOUNGE

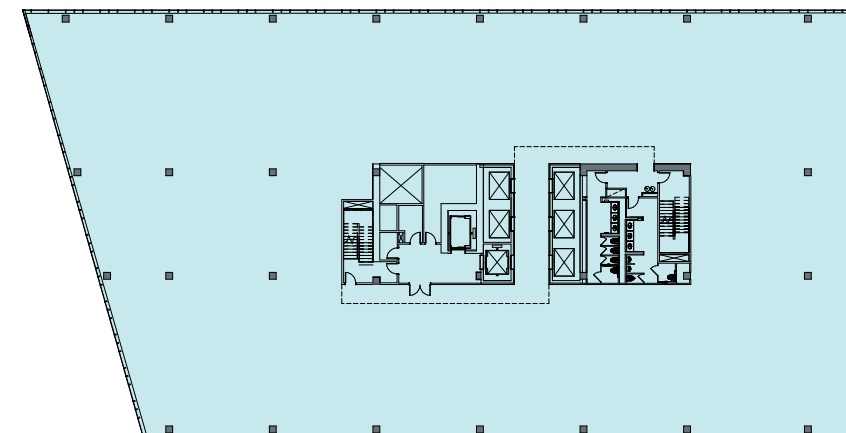


TENANT LOUNGE

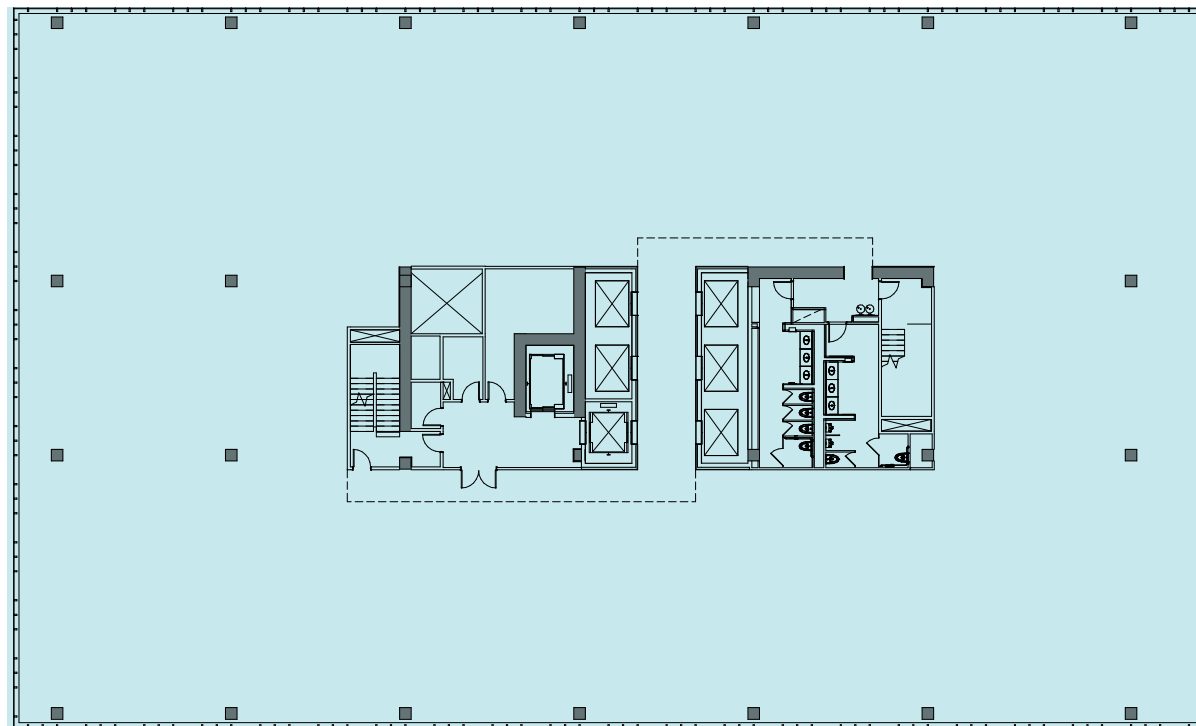
8th Floor **25,468 SF**



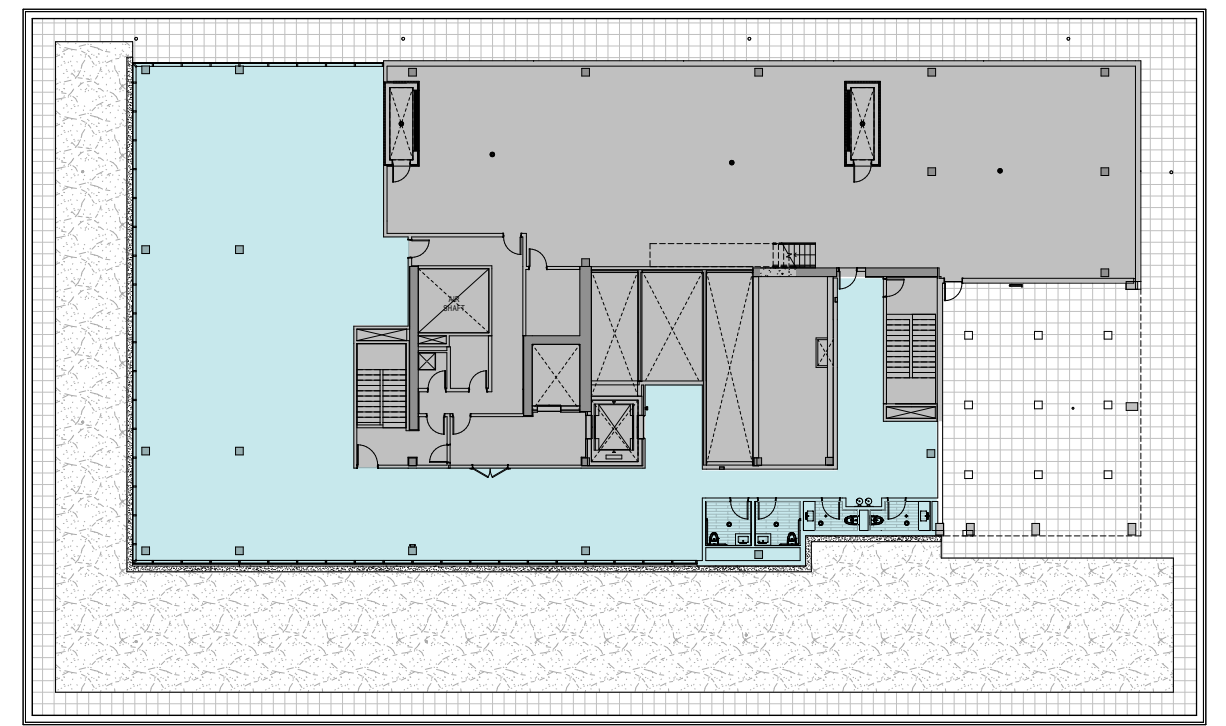
Floors 9-11 **29,290 SF**



Floors 12-20 26,720 SF



Penthouse 6,354 SF





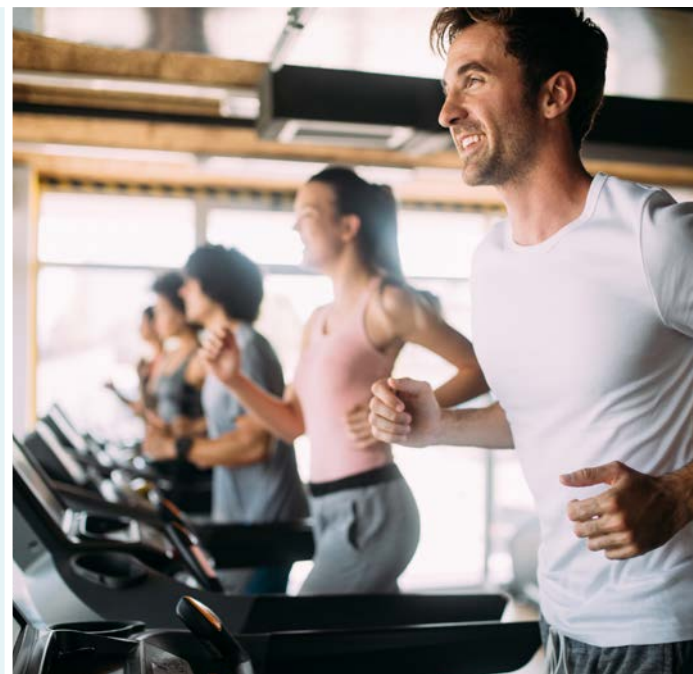
Boro Central's **WELLNESS**

Built by a **FRAMEWORK**

At Boro Central, wellness isn't just a building feature. Here, wellness and safety are integral elements of the building's requirements. From cleaning practices, air and water quality, and health services, all your wellness requirements are exceeded.



Boro Central was built from the WELL Building Standard, the world's premier evidence-based framework for advancing health and well-being in buildings



- 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 comingling 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

It's All in **THE DETAILS**



Property Address

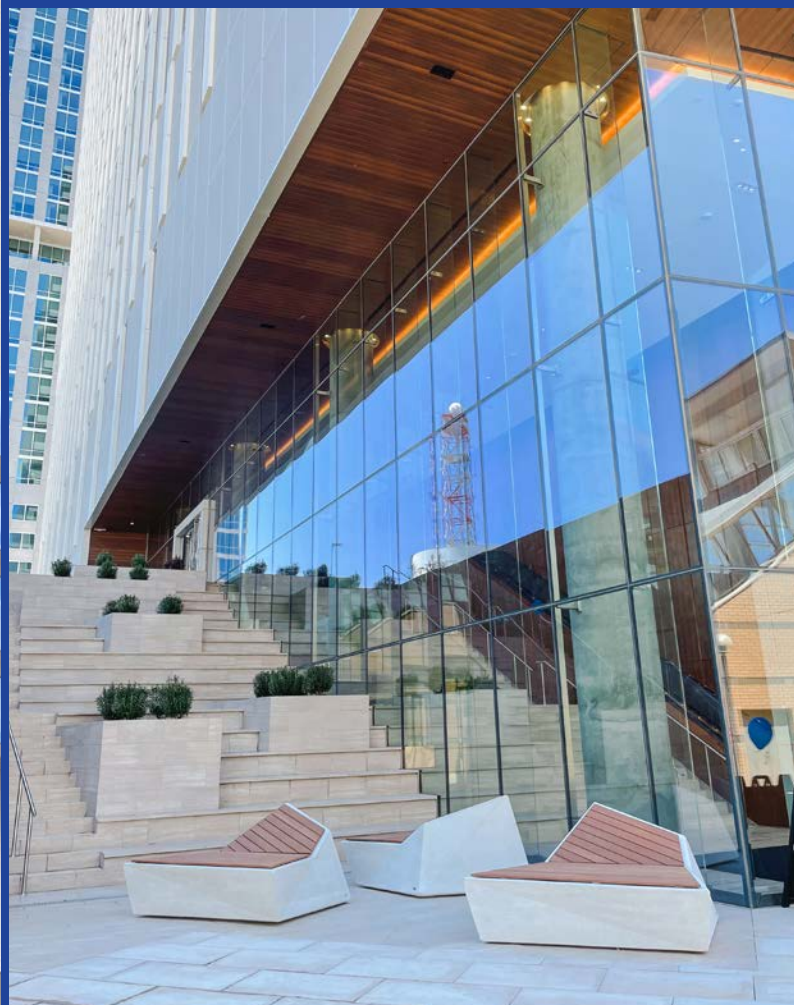
1750 Tysons Central Street
Tysons, VA 22182

Property Size

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

Floor plates

Floor 8	25,468 RSF
Floors 9-11	29,290 RSF
Floors 12-20	26,750 RSF
Floor 21	6,354 RSF



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

- 1.8/1,000 RSF
- 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

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

Sustainability

- LEED Gold Certified
- 23 in-garage PHEV charging stations

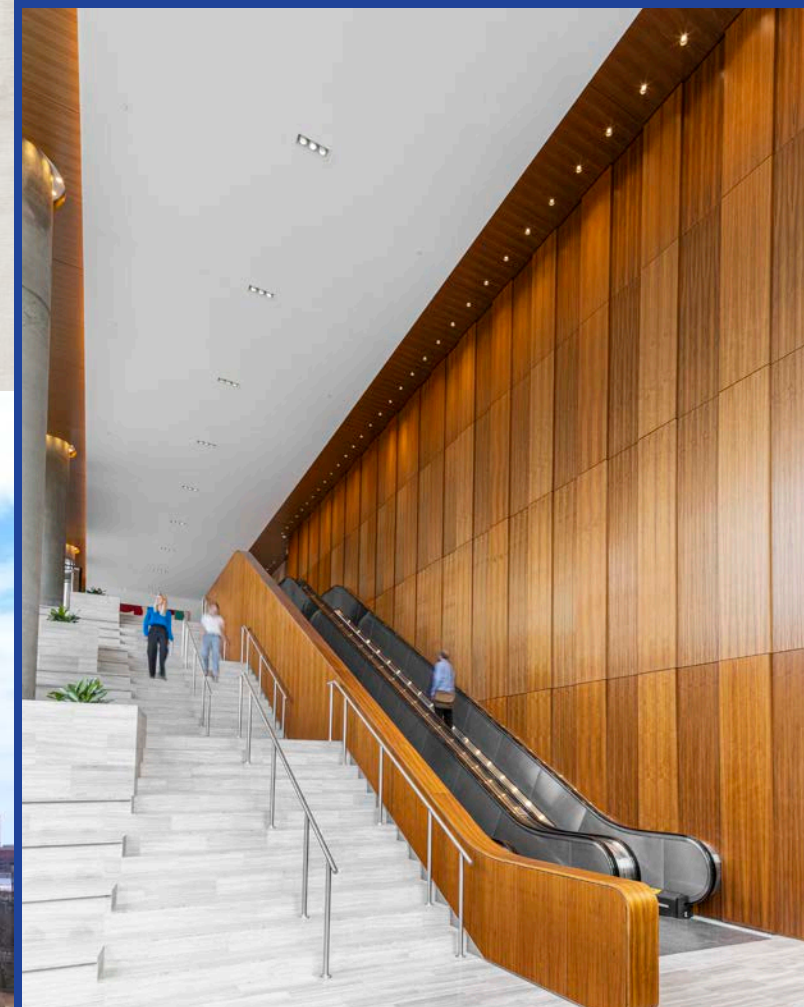


Building SPECS



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

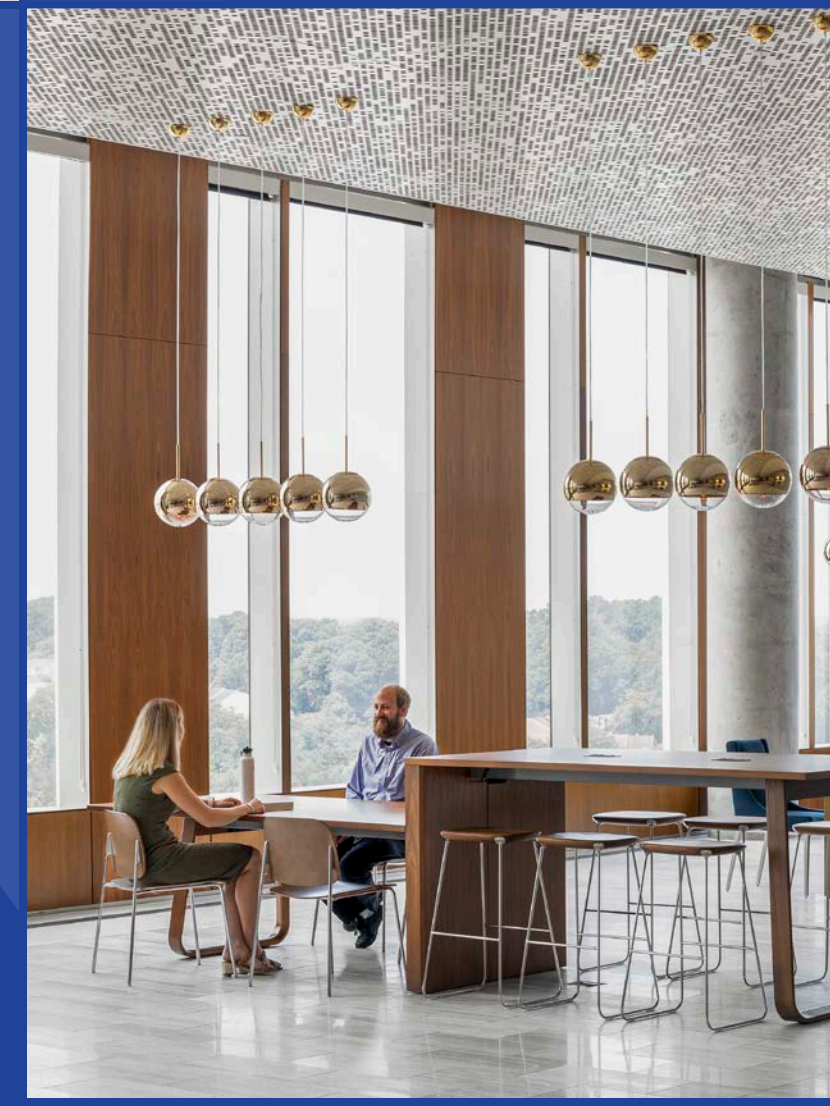
- Level 1: varies between 13'11.5" – 15'6"
- Level 8 (Sky Lobby): varies between 9'0" – 14'0"
- Levels 9-21: 9'0"

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

Tyson's Most Connected 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

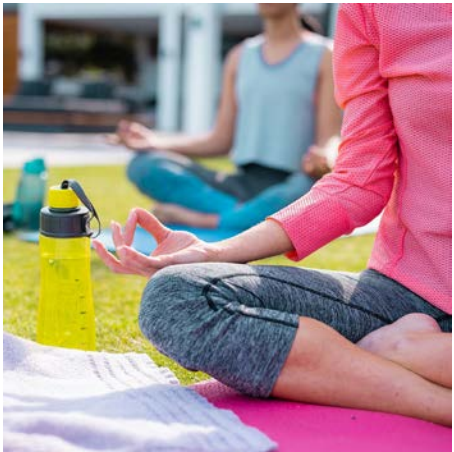
Employees can stay connected to events, building updates and exclusive perks right from their phone.

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 sweat treat pop-ups
- Urban Garden access with fresh herbs & produce
- Puppy therapy
- Workshops and activations
- Many more!



Exclusive Tenant PROGRAMMING

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.



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Visit us online at **borocentral.com**

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