BORO CENTRAL

Activate Your Potential

CUSHMAN & WAKEFIELD

TMG | THE MERIDIAN GROUP

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.

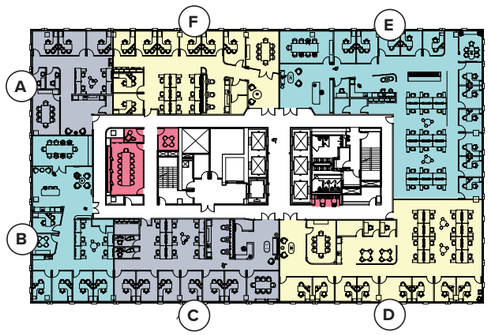
- **381,354 SF** Office + **20,092 SF** of Street-Level Retail
- Shared & Private Outdoor Terraces
- 21st Floor Penthouse with Panoramic Views
- Adjacent to 250,000+ SF of Retail, Dining & Entertainment at The Boro
- Direct Access to Greensboro Metro Station (Silver Line)
- Turnkey Spec Suites Coming Soon
- 8th Floor Sky Lobby & Lounge with 100+ Person Conference Center Coming Soon

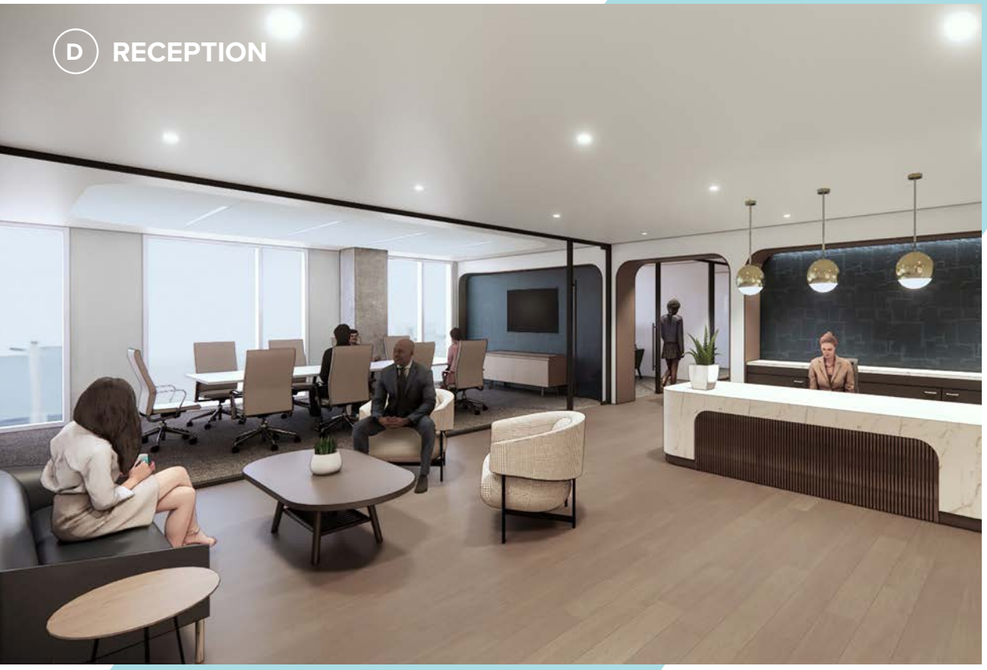
Welcome to THE BORO

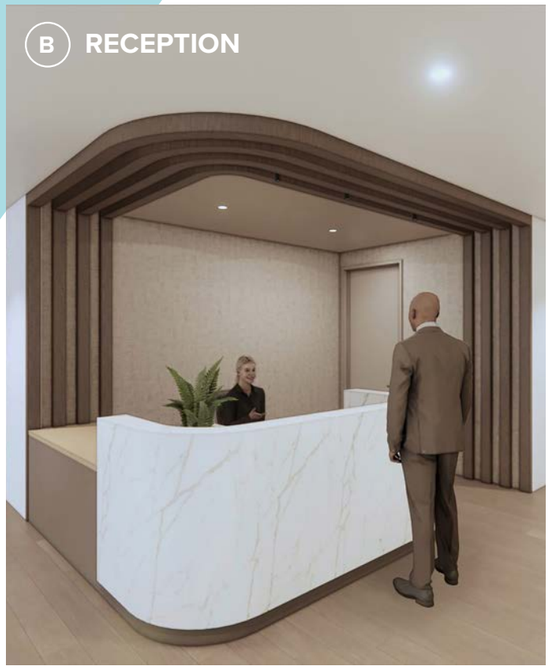
A walkable downtown experience serving up a diverse array of cuisine and convenience, steps from **Boro Central**

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.

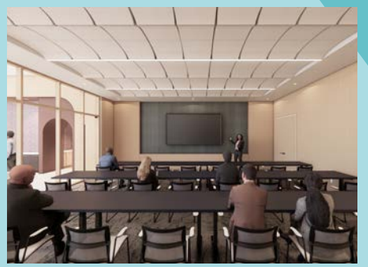






A World-Class **EXPERIENCE**

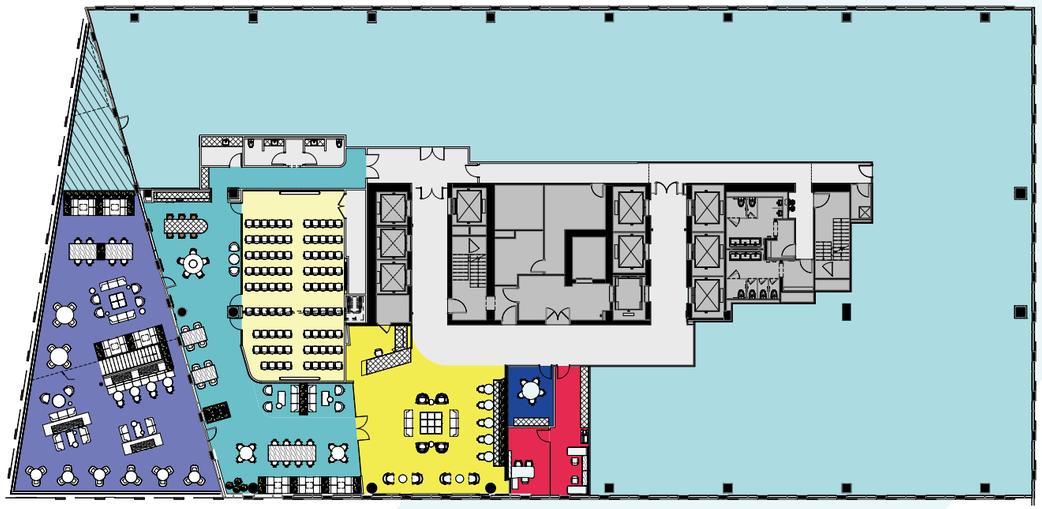
Boro Central offers tenants an innovative and upscale environment that blends thoughtful design, breathtaking views, and a seamless mix of indoor and outdoor spaces. From street-level retail to stunning terrace space and cutting-edge fitness facilities, every detail is crafted to support a dynamic experience.



- 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.



OUTDOOR TERRACE

TENANT LOUNGE

NEW 100+ PERSON CONFERENCE CENTER **COMING SOON**

PODCAST ROOM

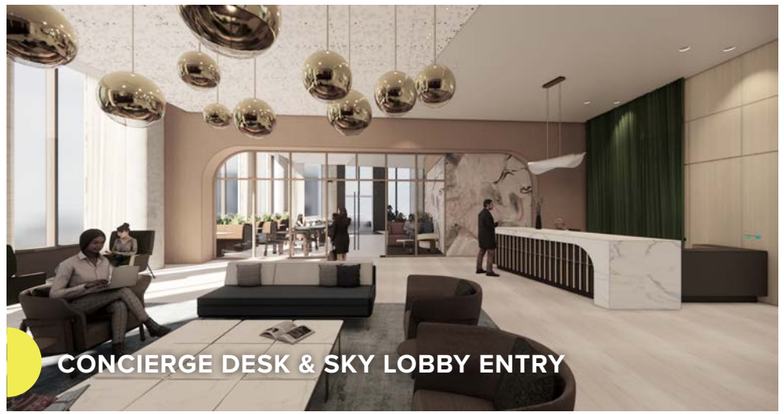
8TH FLOOR SKY LOBBY

PROPERTY MANAGEMENT OFFICE

CONFERENCE ROOM

TENANT LOUNGE

SKY LOBBY ENTRY



CONCIERGE DESK & SKY LOBBY ENTRY

All Access
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.

DULLES 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.

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 Cinemas
Poki DC
Tropical Smoothie
HighPoint Pub
Greensboro Café

TYSONS SQUARE

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

TYSONS CORNER CENTER

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

Rise Above **ROUTINE**

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.

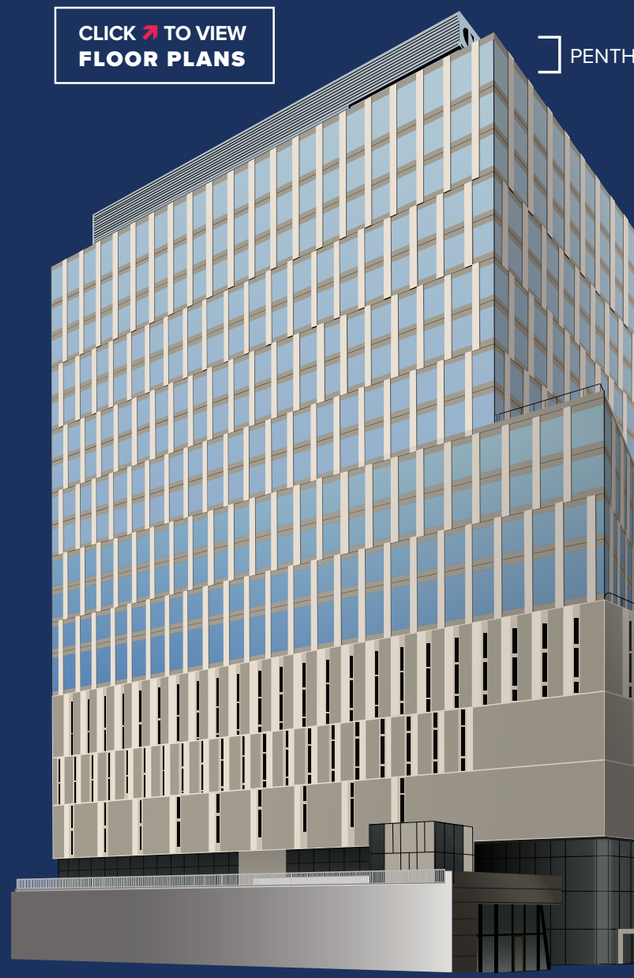
Unwind with a team happy hour on the outdoor terrace or with drinks and games at High Point Pub.

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.

CLICK ↗ TO VIEW FLOOR PLANS



PENTHOUSE **6,559 RSF** ↗

FLOORS 15-20 **27,551 RSF** ↗

FLOOR 14* **27,551 RSF** ↗

FLOOR 13 **27,551 RSF** ↗

FLOOR 12 **29,450 RSF** ↗

FLOORS 9-11 **30,038 RSF** ↗

FLOOR 8 **19,777 RSF** ↗

PARKING DECKS
P1-P3; 2-7

PLAZA & RETAIL ↗
23,004 RSF

**Spec Suites Coming Soon*

It's All in THE DETAILS

PROPERTY ADDRESS

1750 Tysons Central Street, Tysons, VA 22182

PROPERTY SIZE

381,354 SF Office Tower
23,004 SF Street-level Retail

FLOOR PLATES

Floor 8	19,777 RSF
Floors 9-11	30,038 RSF
Floor 12	29,450 RSF
Floor 13	27,551 RSF
Floor 14	27,551 RSF
Floors 15-20	27,551 RSF
PH	6,559 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

- 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.

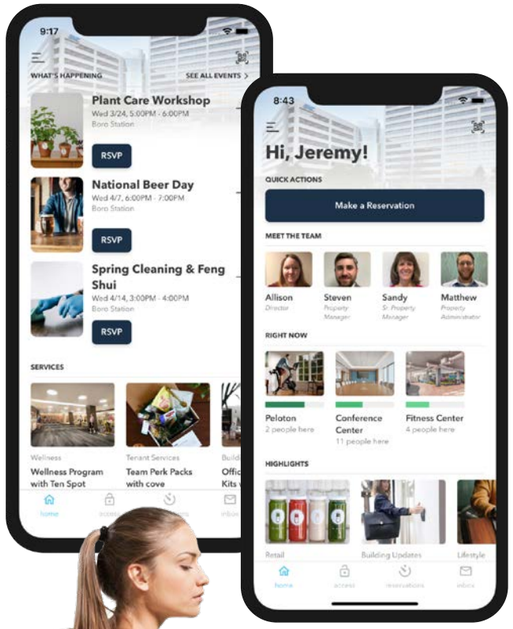
The Boro
EVENTS

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

BORO CENTRAL

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

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.

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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