



# **BORO** TOWER

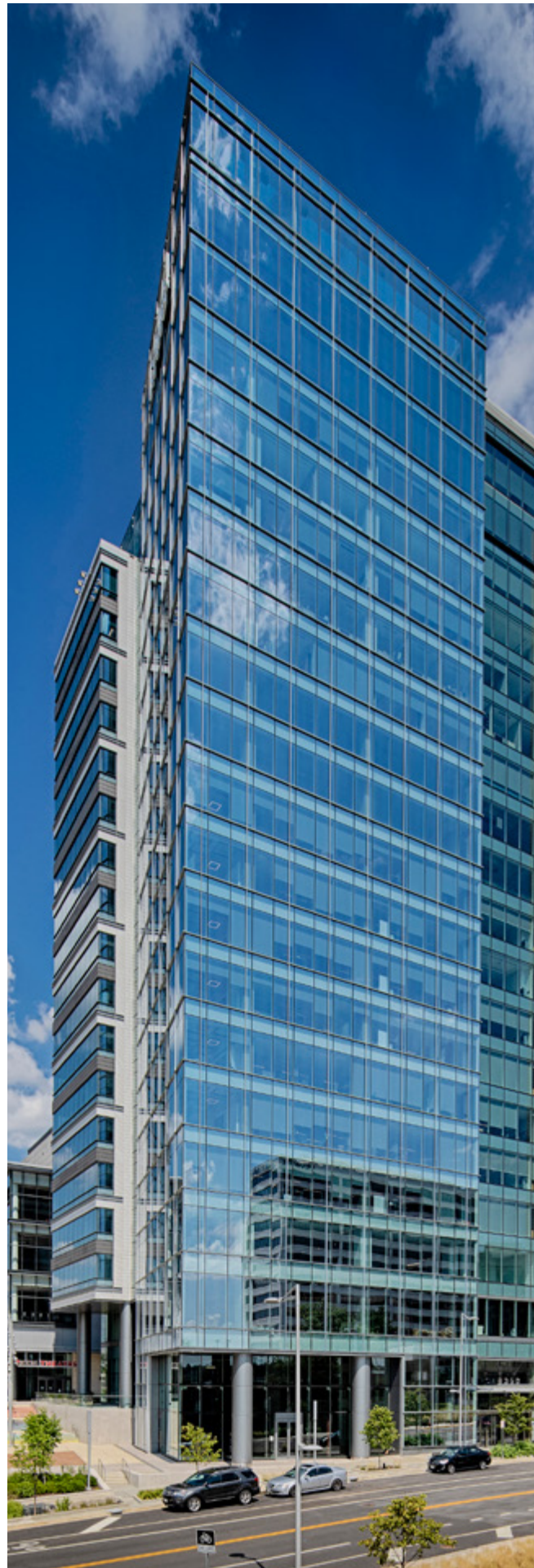
8350 Broad Street  
The Boro | Tysons



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 will perfectly complement the 10,000 SF first-class restaurant at the base of Boro Tower.

Located at the center of The Boro and adjacent to Boro Tower, Boro Park offers office tenants a wide variety of conveniences right at their front door. From a quiet, shaded seating area to eat lunch or read a book to a live acoustical performance with a quick bite from one of the many nearby restaurants, this signature public park will be a unique accoutrement to Boro Tower's office environment.





## 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

## TMG Tech Powered by cove

The Boro District app allows tenants to:

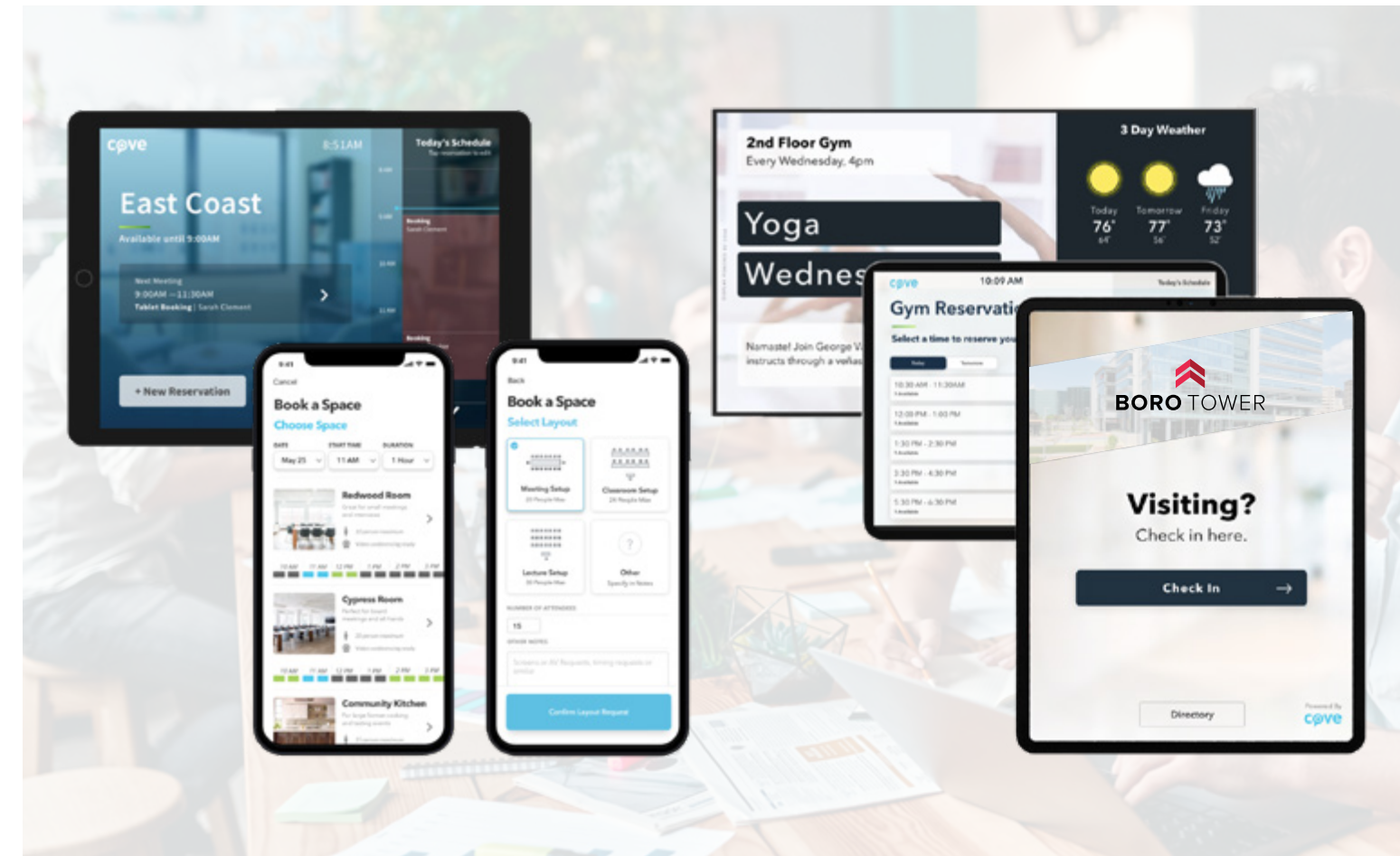
- Check availability and book conference rooms
- Seamless guest registration
- Sign up for fitness classes and community events
- Receive the latest news from The Boro
- Multi-channel announcements

## 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



The bright and spacious lobby features the finest interior finishes with marble flooring, back painted glass walls, custom artwork and high-end furniture.



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

PH 20 19

EXCLUSIVE PENTHOUSE SPACE  
INTERNAL STAIRS  
SIGNAGE OPPORTUNITY  
CONTIGUOUS TO 46,205 SF

18 CONTIGUOUS TO 17,900 SF

3 CONTIGUOUS TO 14,390 SF

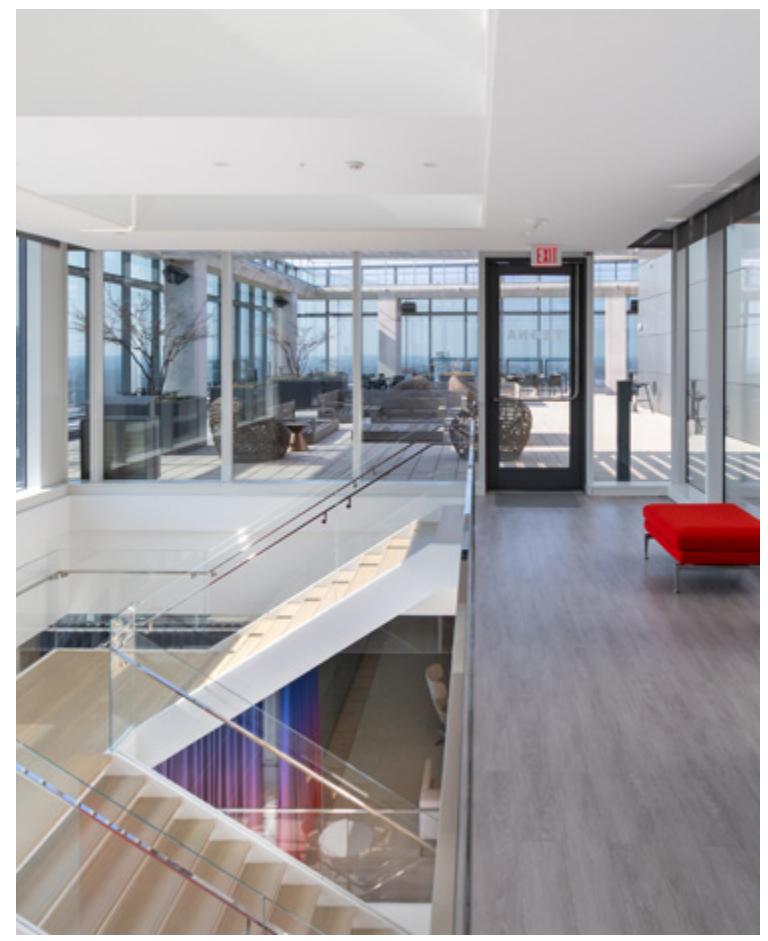
# Signage Opportunity

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# Exclusive Penthouse Space

Private lounge and conference space  
with expansive views, directly connected  
through internal staircase



# FLOOR PLANS

Introducing the Most Iconic  
HQ Offering in Tysons



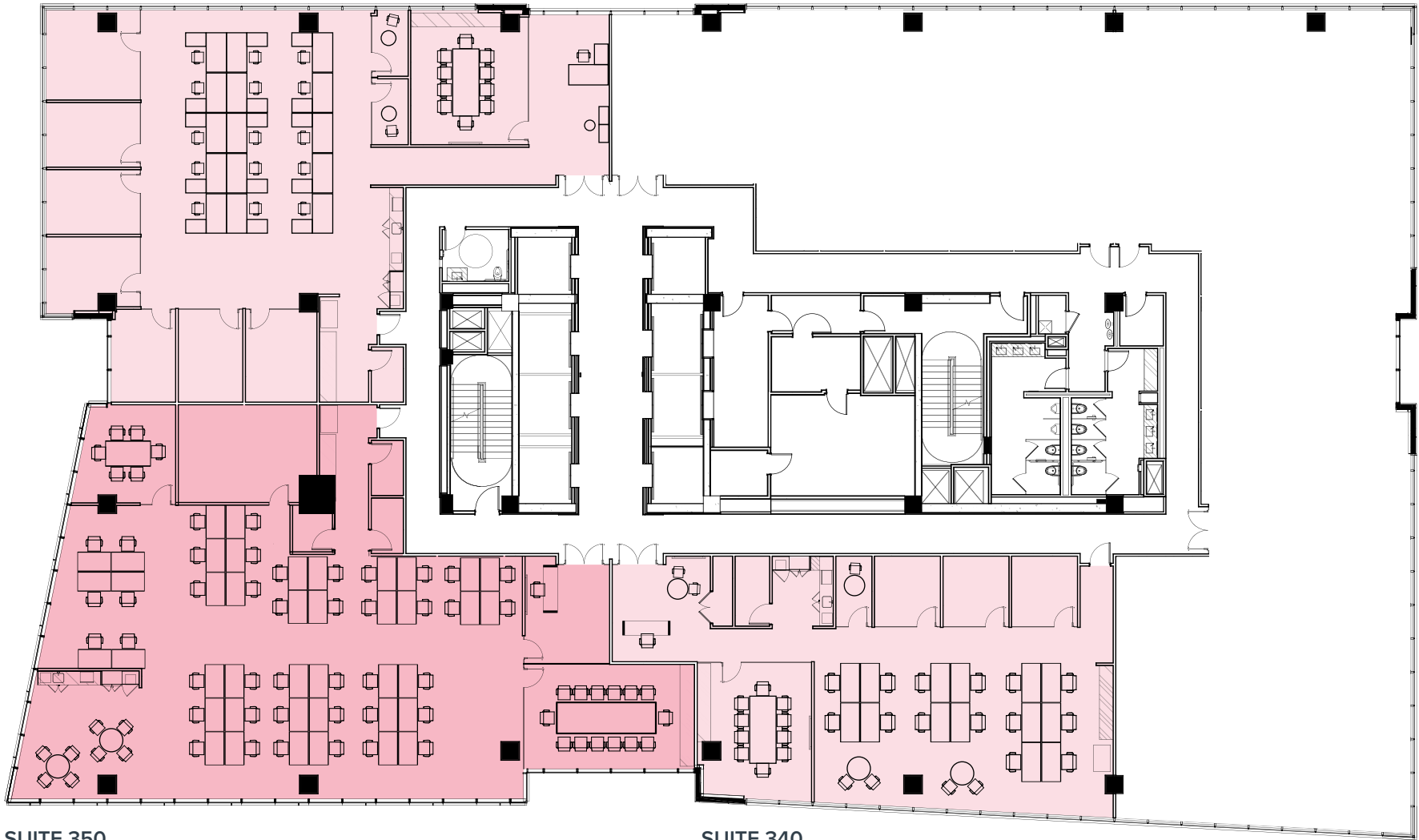


**2ND FLOOR | AVAILABLE IMMEDIATELY**

**SUITE 310** 

5,130 SF

2ND GEN SPEC SUITE



**SUITE 350**

5,890 SF

2ND GEN SPEC SUITE

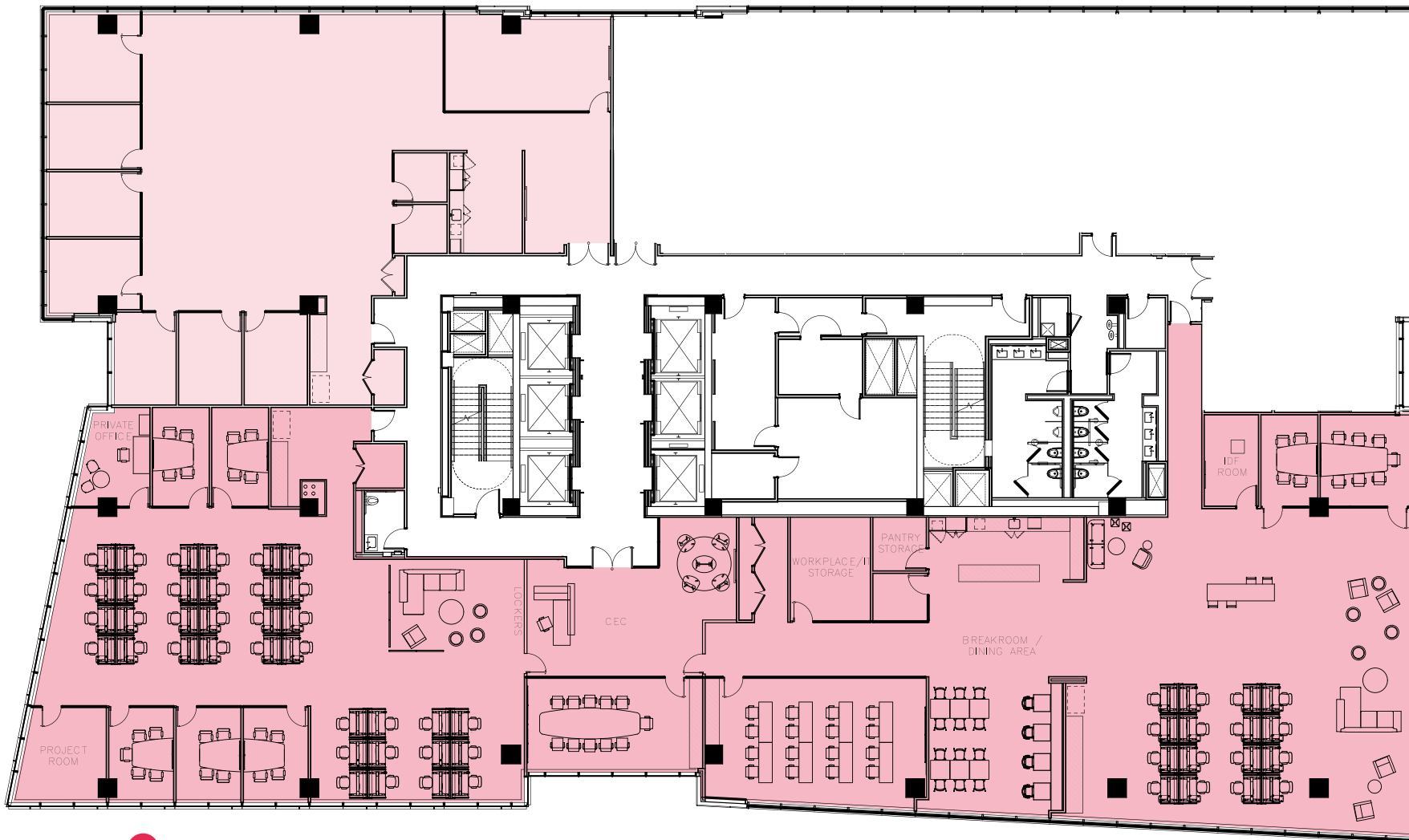
**SUITE 340**

3,370 SF

2ND GEN SPEC SUITE

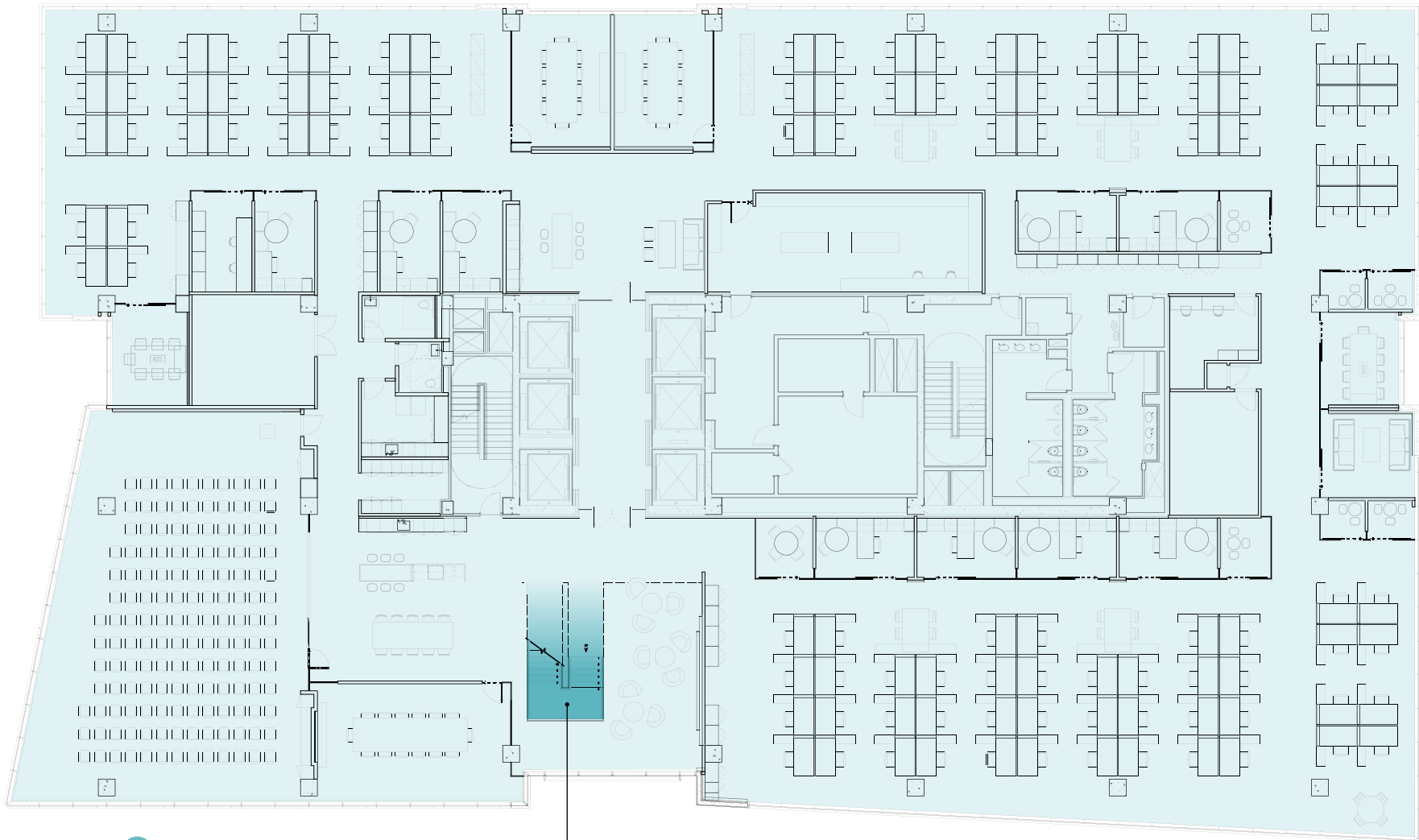
CONTIGUOUS TO 14,390 SF

**SUITE 1850**   
5,220 SF  
2ND GEN SPEC SUITE



**SUITE 1800**   
12,680 SF

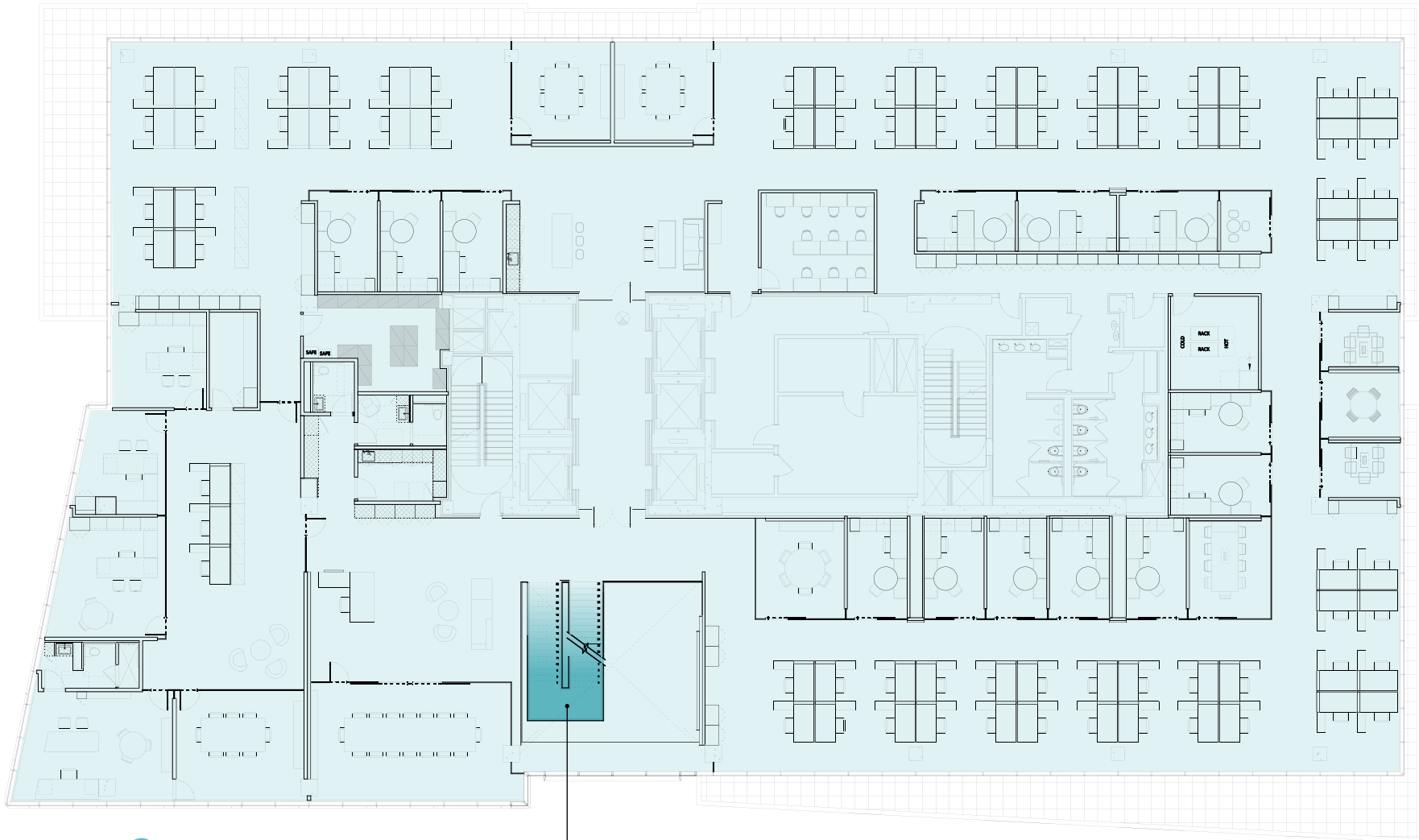
CONTIGUOUS TO 17,900 SF



**SUITE 1900**   
24,294 SF

Internal Staircase  
Direct access to Suite 2000 and the Penthouse

**CONTIGUOUS TO 46,205 SF**



**SUITE 2000** 

21,911 SF

Internal Staircase

Direct access to Suite 1900 and the Penthouse

**CONTIGUOUS TO 46,205 SF**

**20TH FLOOR | AVAILABLE 3/1/2026**



CONTIGUOUS TO 46,205 SF

Internal Staircase  
Direct access to Suites 1900 and 2000

Retractable Window Wall

■ Exclusive Penthouse Space (Lounge/Conference)

# PENTHOUSE



19TH FLOOR ATRIUM



19TH FLOOR KITCHEN & CONFERENCE ROOM



19TH FLOOR CONFERENCE CENTER



20TH FLOOR CONFERENCE ROOM



20TH FLOOR WORKSTATIONS



20TH FLOOR ZOOM ROOM



INTERNAL STAIRCASE



20TH FLOOR CONFERENCE ROOM



20TH FLOOR LOUNGE



**Boro Park** is a sprawling space bursting with plazas, gardens, water features and play areas. Employees and visitors can take advantage of seasonal events and unique activities throughout the year!



**70,000 SF flagship Whole Foods**, the largest in the DC area, delivers an exceptional experience with a two-level balcony/mezzanine area that overlooks a unique food hall and provides views outside to the street.



## Amenities

- 260,000 SF of retail and entertainment including several restaurants/eateries, anchor destination retailers Whole Foods Market, North Italia, Flower Child, and Paris Baguette, and everyday conveniences such as Tysons Nail Salon, Boro Cleaners, boutique fitness offerings and more.
- 1 acre of green space which includes Boro Park – a public space equipped with outdoor seating, an amphitheater-style gathering/performance space, a lush native and adapted species bio-retention area with pathways and benches, and Bluestone Lane, a standalone café serving premium coffee, healthy bites and curated wines to wrap up your day.



@theborotysons



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