



**EASTBORO**

8251 | 8255 | 8281 | 8283 | 8285 Greensboro Drive  
The Boro | Tysons

# EASTBORO

Five Class A buildings  
with an unmatched  
amenity package.





EastBoro I – 8251 Greensboro Dr

## Property Overview

EastBoro is comprised of five Class A office buildings prominently located on Greensboro Drive, immediately adjacent to The Boro. With newly renovated space, dynamic on-site amenities and convenient metro access, this project offers forward-thinking companies an opportunity to be a part of Tysons' new downtown. Three of the five buildings at EastBoro also boast a Wired Gold Certification, (8255 Greensboro at Silver level), providing top-of-the-line connectivity for today's fast-paced environment.



EastBoro I – 8251 Greensboro Dr



EastBoro II – 8255 Greensboro Dr



EastBoro III – 8281 Greensboro Dr



EastBoro V – 8283 Greensboro Dr



EastBoro III – 8281 Greensboro Dr



EastBoro IV – 8285 Greensboro Dr



Tenant Lounge with Kitchen

[EXPLORE IN 3D](#)

## On-Site Amenities

- Full service café in EastBoro III.
- Direct walkable access to Greensboro Metro Station and Starbucks.
- Private, landscaped rooftop terrace with outdoor seating and wifi.
- Fitness center featuring Peloton bikes, cardio equipment, free weights and locker rooms with showers and towel service.
- Tenant-only sports court located on the shared EastBoro I and EastBoro II parking garage, equipped for basketball, short court tennis and volleyball, as well as a viewing area with picnic tables.
- Collaborative, tenant-only lounge and gaming center offering space to unwind or host events.
- Bike storage room with full sets of lockers, bike racks, repair stations, air pumps and loaner bikes for tenants to ride to their favorite lunch spot.
- Exterior patio with modern furniture, wifi access and 50" HD exterior monitor with cable TV.



Rooftop Terrace



Tenant Lounge



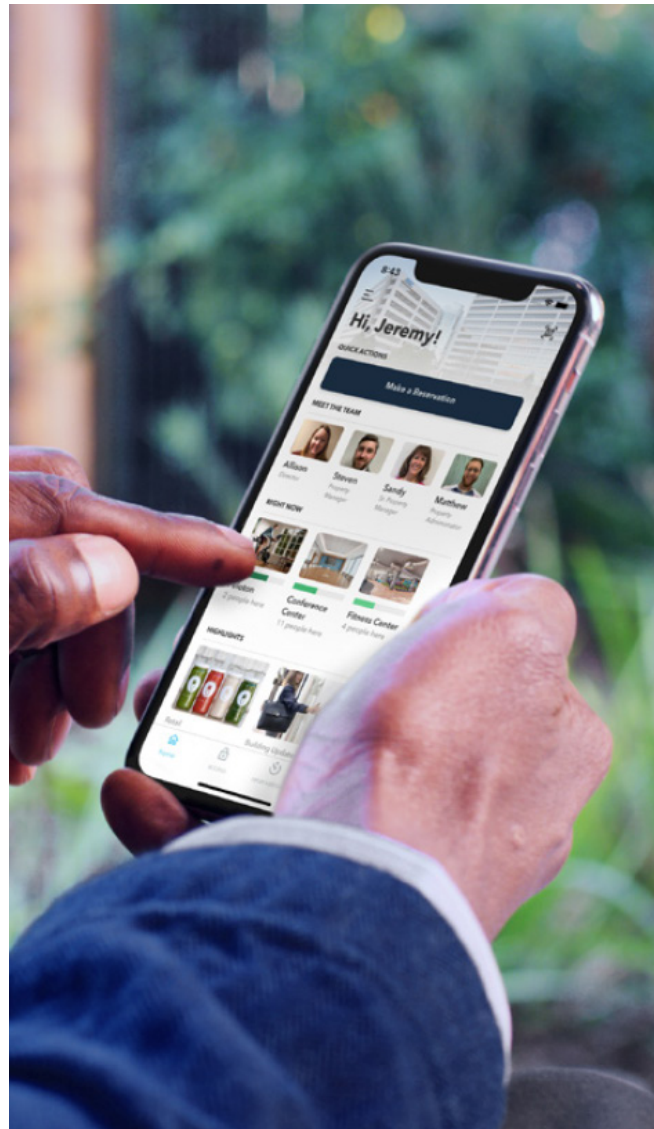
Tenant-Only Fitness Center



Tenant Patio with WiFi & TV



Sports Court & Picnic Area

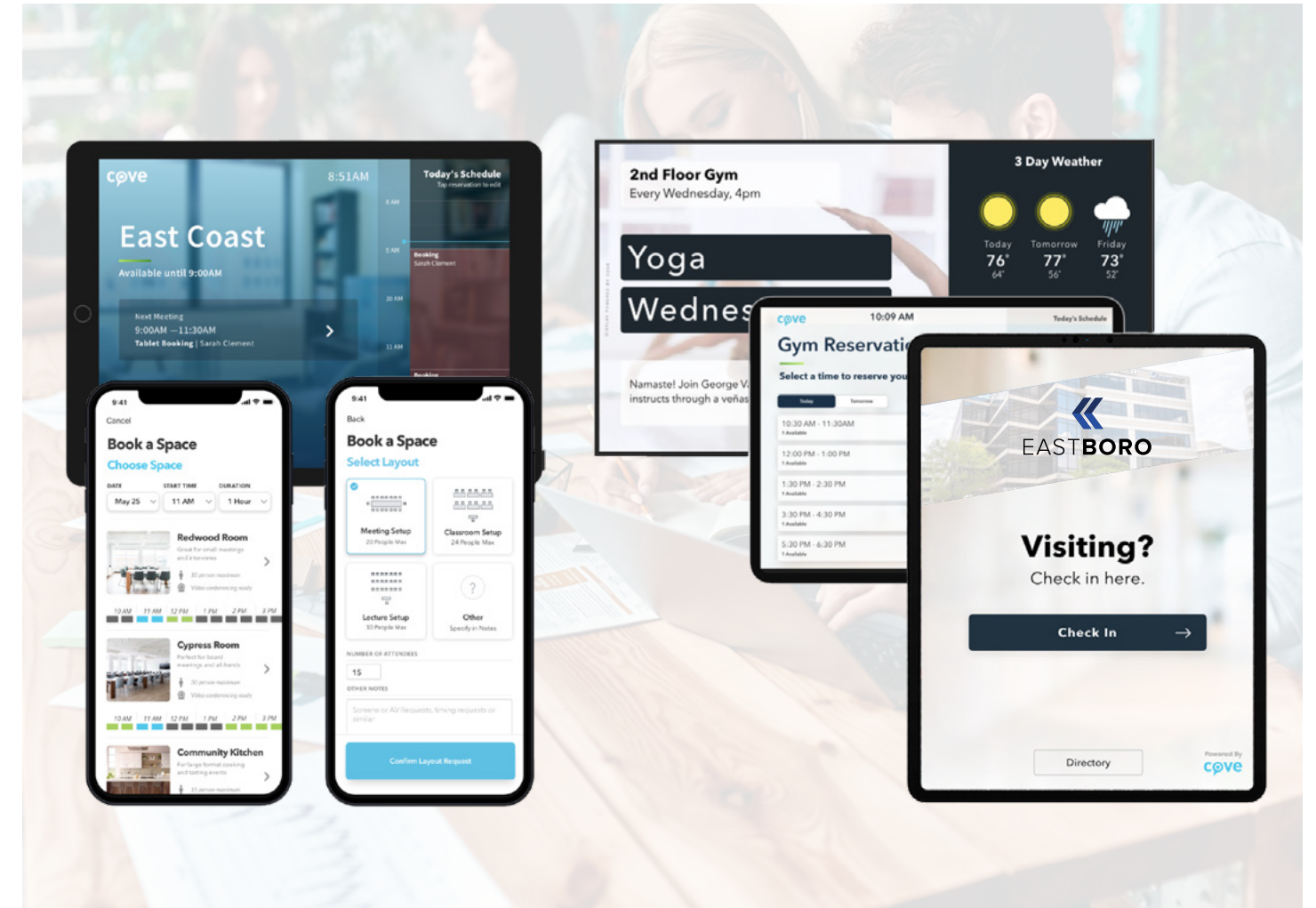


# TMG Tech

Powered by  
**cove** + **openpath**

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
- Unlock doors with mobile key access
- Seamless guest registration
- Sign up for fitness classes and community events
- Receive the latest news from The Boro
- Multi-channel announcements



# LOCATION

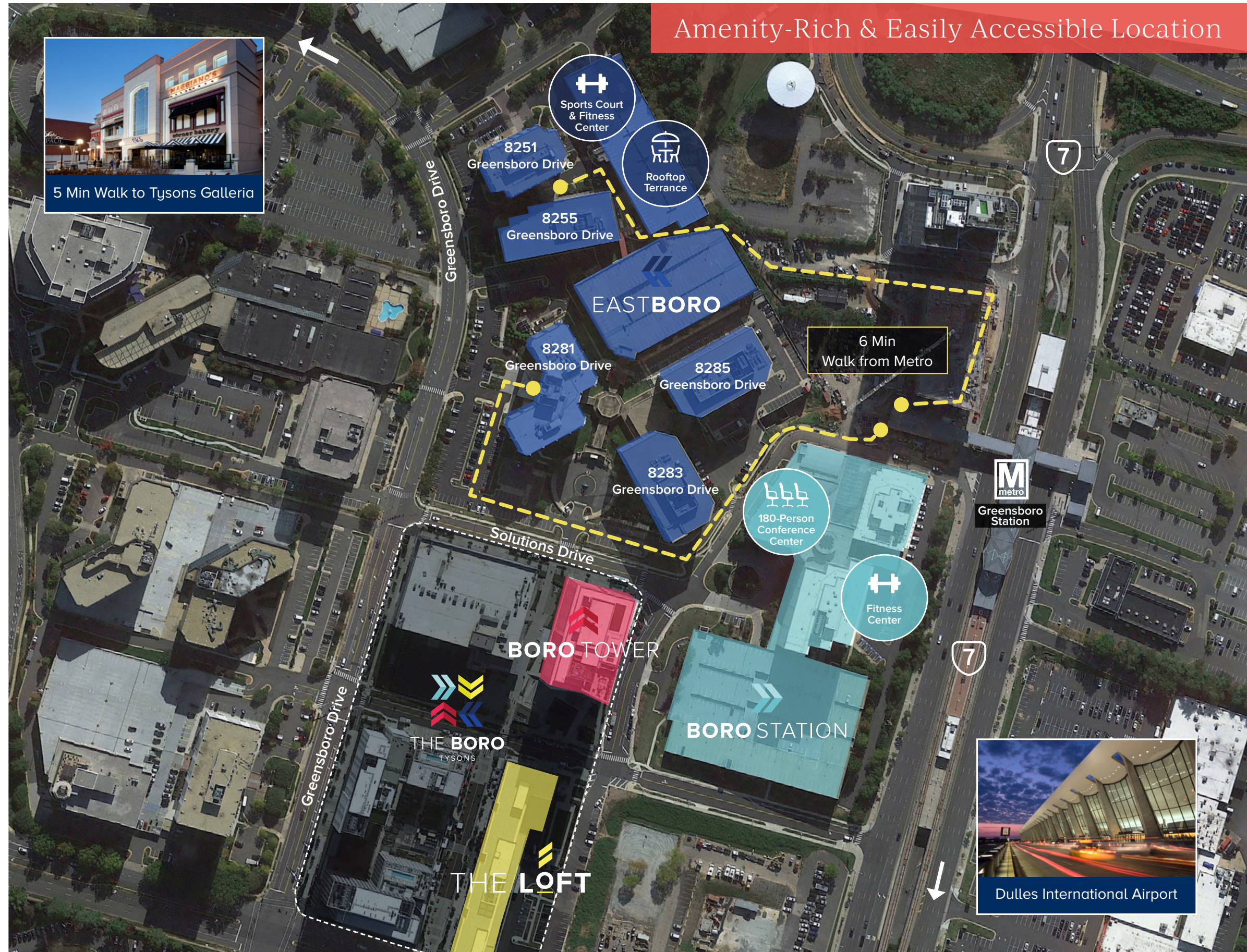
Part of a vibrant community in the heart of Northern Virginia.



## The Boro District

As part of The Boro District, EastBoro contributes to Tysons' first walkable community with front door accessibility for commuters and visitors alike. Located on Tysons' notable Greensboro Drive and bound on the south by Route 7 and the Greensboro Metro Station, EastBoro sits in a centralized, amenity-rich location. Immediately adjacent to The Boro, this project is also only a five-minute walk to Tysons Galleria and numerous other retailers.

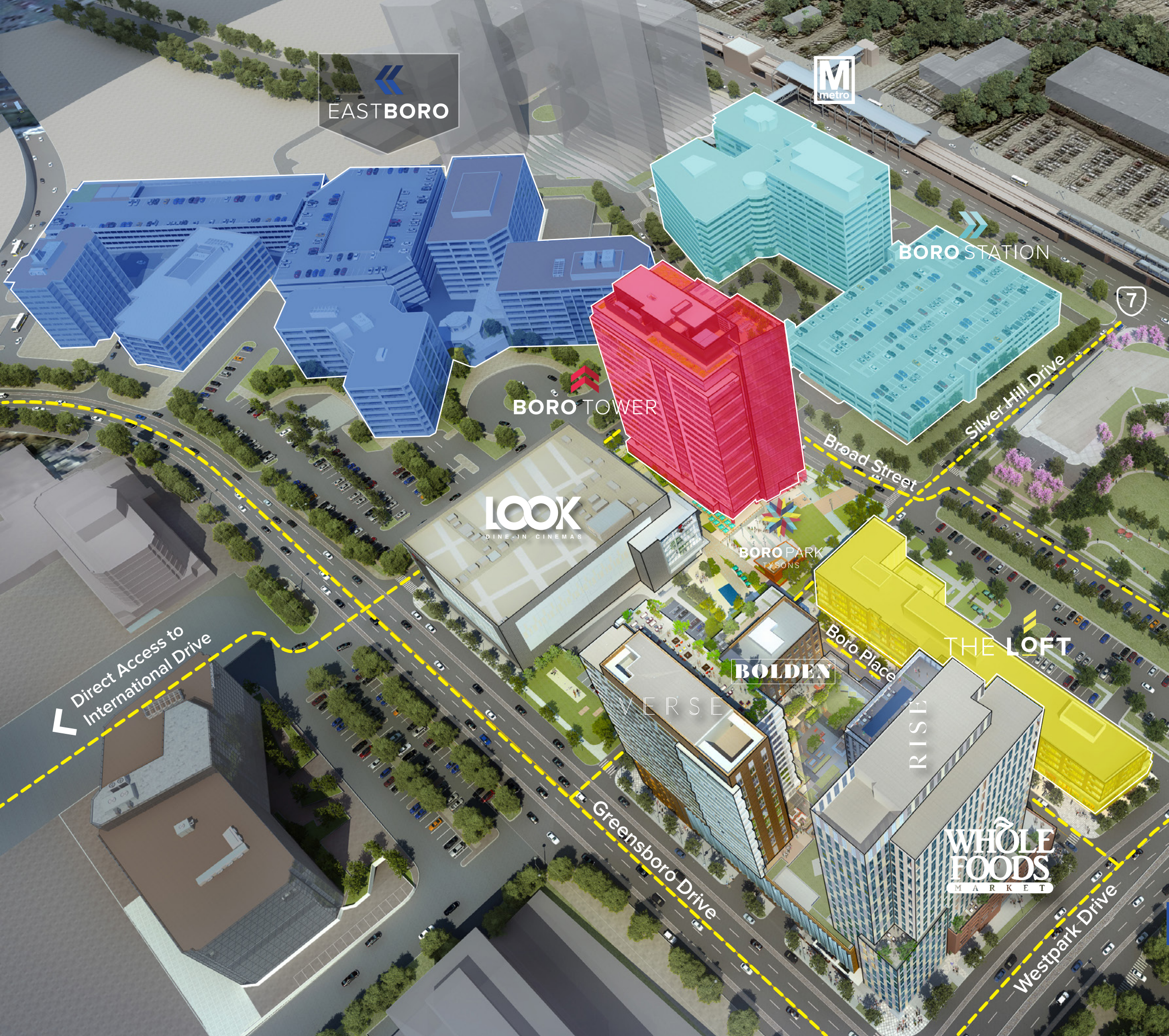
- Six-minute walk to Greensboro Metro Station.
- Multiple ingress/egress options from International Drive, Route 7, Route 123 and Greensboro Drive.
- Immediately adjacent to The Boro and is part of The Boro District.
- Convenient bike share program.
- Future connectivity to Dulles International Airport via the Silver Line.
- Access to conference centers and tenant programming across The Boro District.



# ATTRACTIONS

The Boro provides the foundation for a great workplace experience.





**THE BORO**<sup>®</sup>  
TYSONS

The Boro is a premier, multi-phase development that captures the spirit of a true downtown experience in Tysons. At this mixed-use urban district, work and play mingle in luxury residences, destination retail, greenspace and trophy office space. The first phase delivered a 24/7 multifaceted community with major destination retailers including a flagship Whole Foods Market which perfectly illustrates the type of high-quality, amenity-rich experience that The Boro has to offer.

### Features

- 1.7 million SF – 260,000 SF of retail and entertainment, 677 residential units and 515,000 SF of office.
- Placed on a grid system, The Boro is the “urban core” of Tysons, claiming the only true walkable mixed-use community.
- Streetscapes, pedestrian-friendly roadways, public green spaces and first-class entertainment, dining and shopping create a walkable, mixed-use community.

**260,000 SF OF NEW RETAIL**



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!



## Destination Retail

- 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.



**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.



## 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!



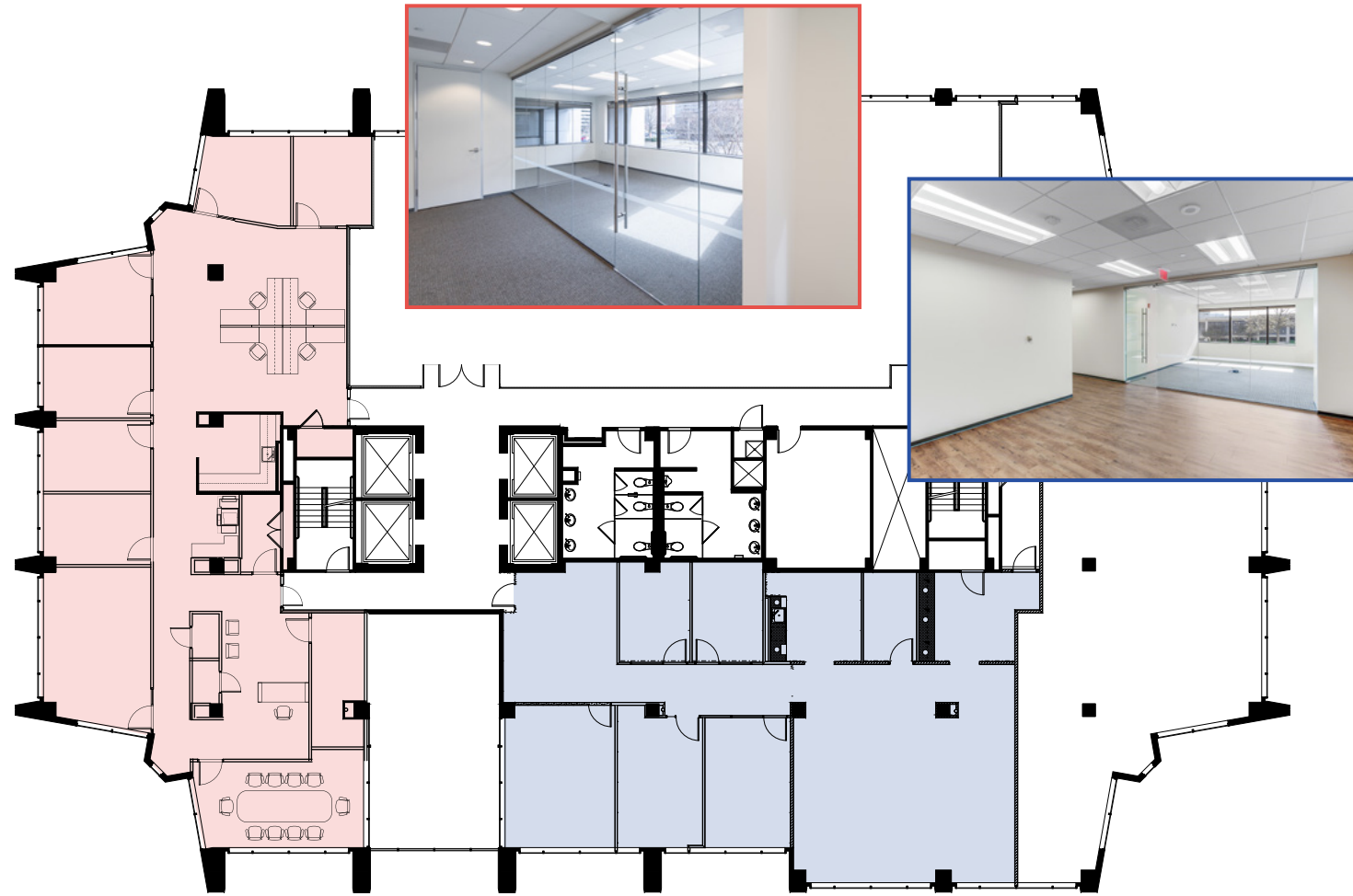
# FLOOR PLANS

A variety of options to  
fit your needs.








# EASTBORO I

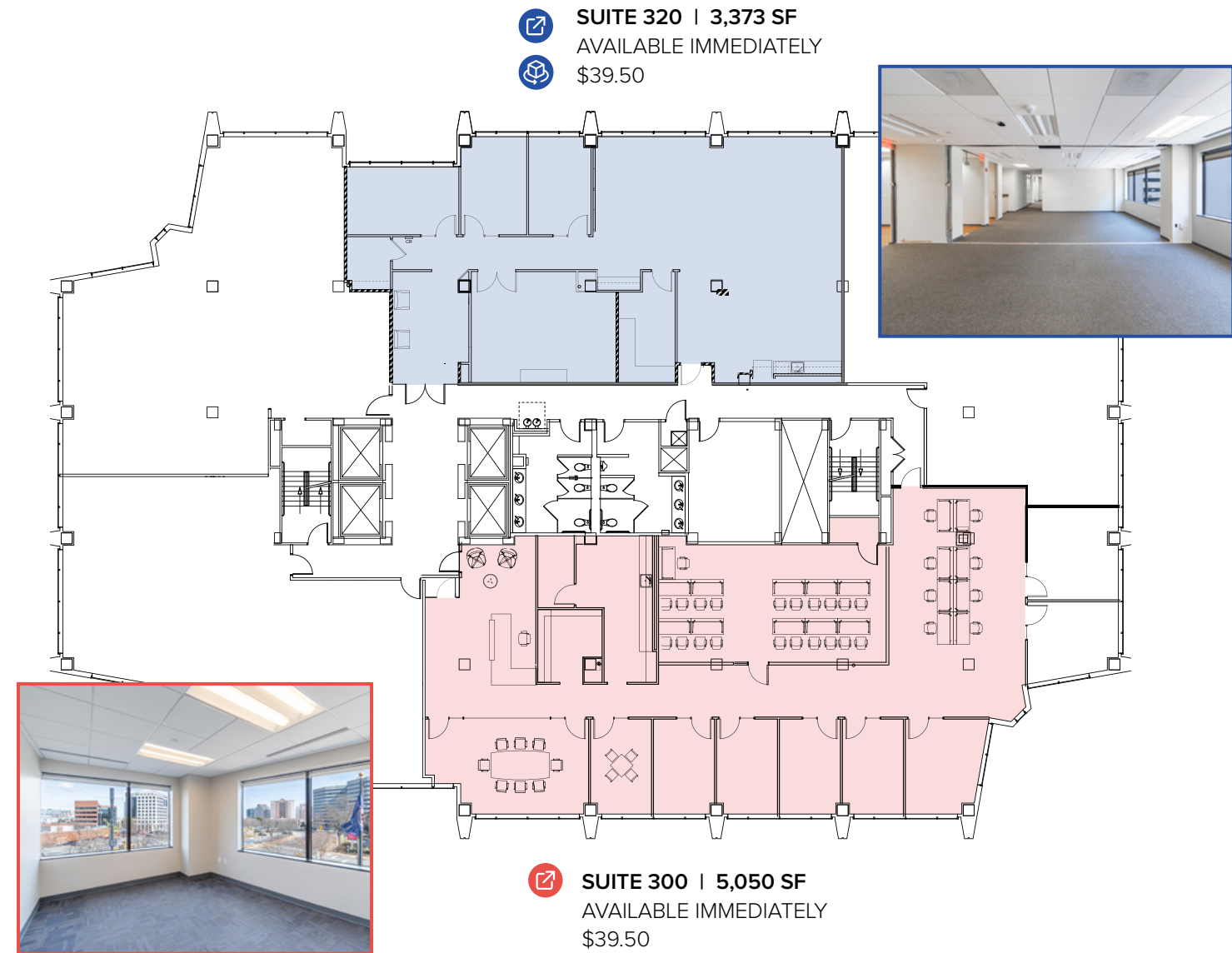




**SUITE 230 | 3,904 SF**  
AVAILABLE IMMEDIATELY  
\$39.50


 **SPEC SUITE 250 | 3,458 SF**  
AVAILABLE IMMEDIATELY  
 \$39.50  




# EASTBORO I



 **SUITE 320 | 3,373 SF**  
AVAILABLE IMMEDIATELY  
 \$39.50

 **SUITE 300 | 5,050 SF**  
AVAILABLE IMMEDIATELY  
\$39.50

8251 GREENSBORO DRIVE | 2ND FLOOR

 WEB PAGE  3D TOUR  VIDEO TOUR

8251 GREENSBORO DRIVE | 3RD FLOOR

 WEB PAGE  3D TOUR  VIDEO TOUR



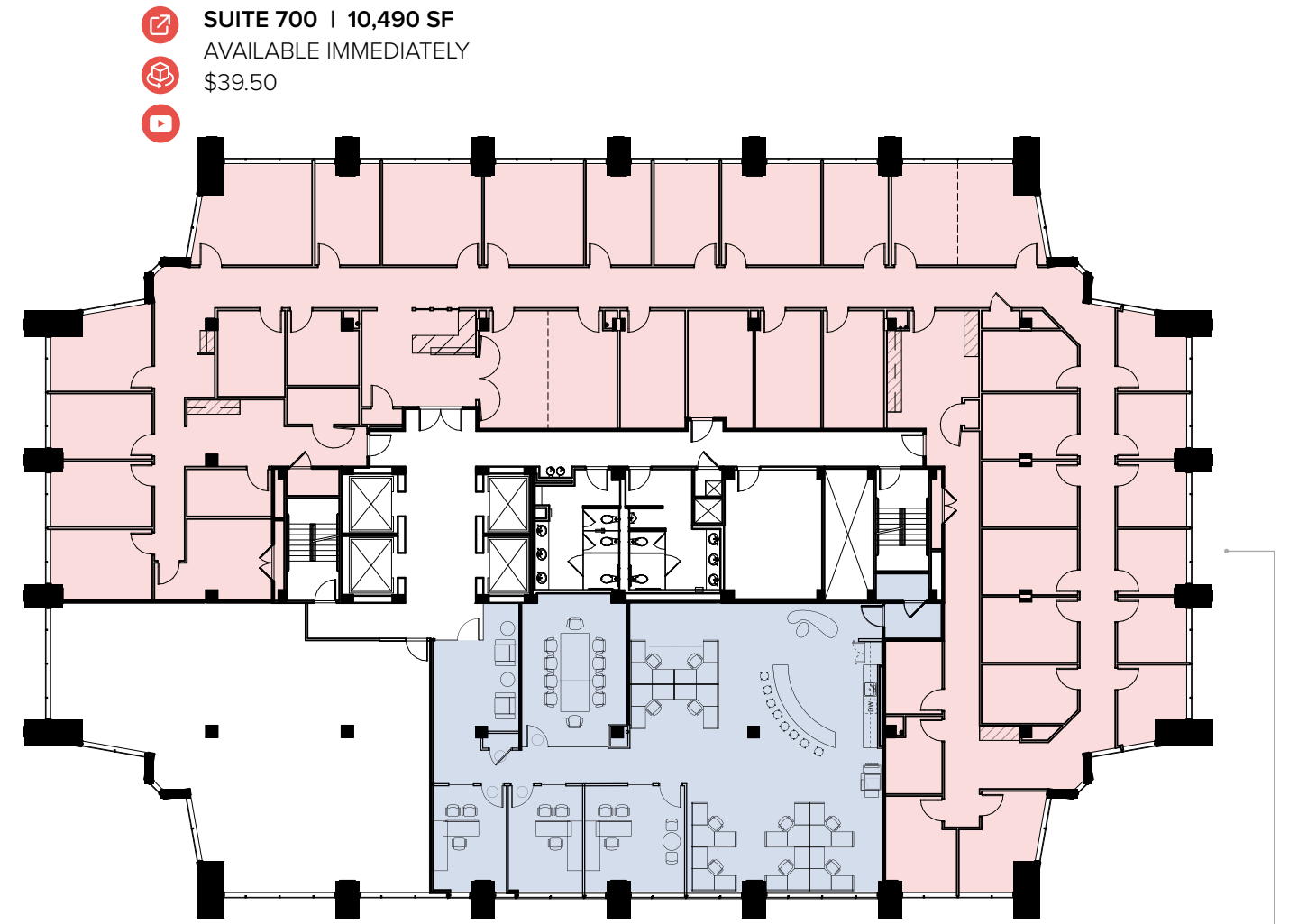
# EASTBORO I








**SUITE 520 | 3,125 SF**  
 AVAILABLE IMMEDIATELY  
 \$39.50



# EASTBORO I



 **SUITE 700 | 10,490 SF**  
 AVAILABLE IMMEDIATELY  
 \$39.50  


 **SUITE 720 | 3,261 SF**  
 AVAILABLE IMMEDIATELY  
 \$39.50

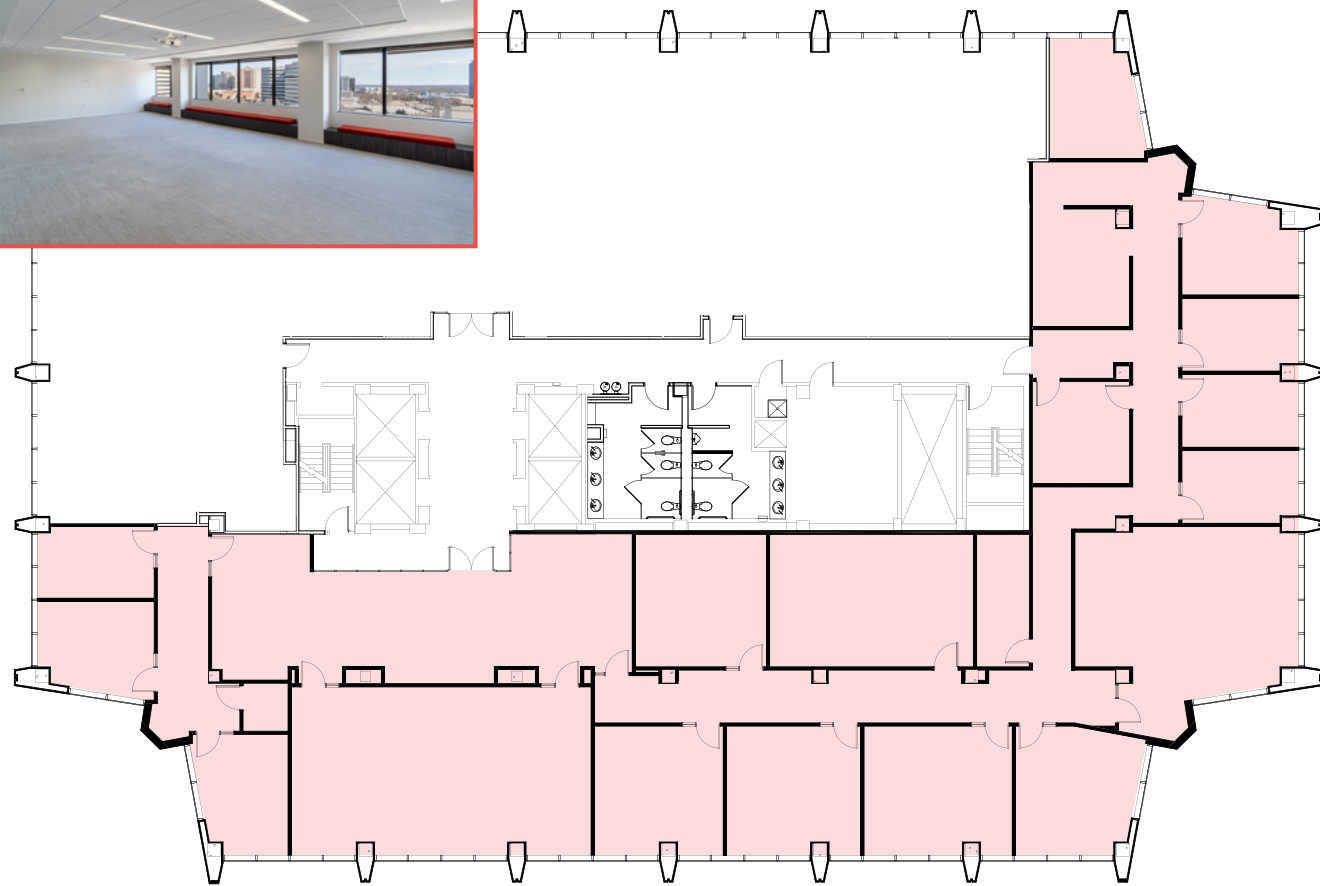
Contiguous to 13,751 SF



8251 GREENSBORO DRIVE | 5TH FLOOR

8251 GREENSBORO DRIVE | 7TH FLOOR






# EASTBORO I

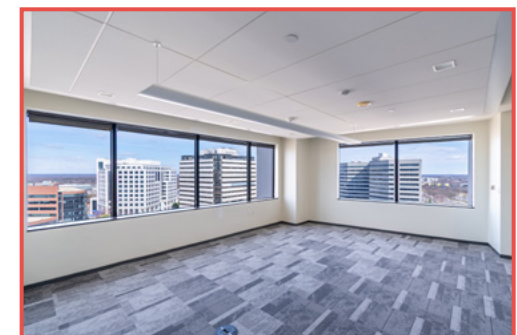
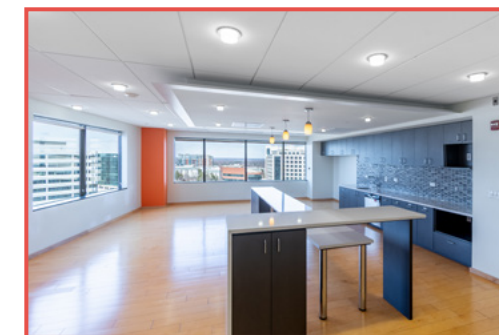
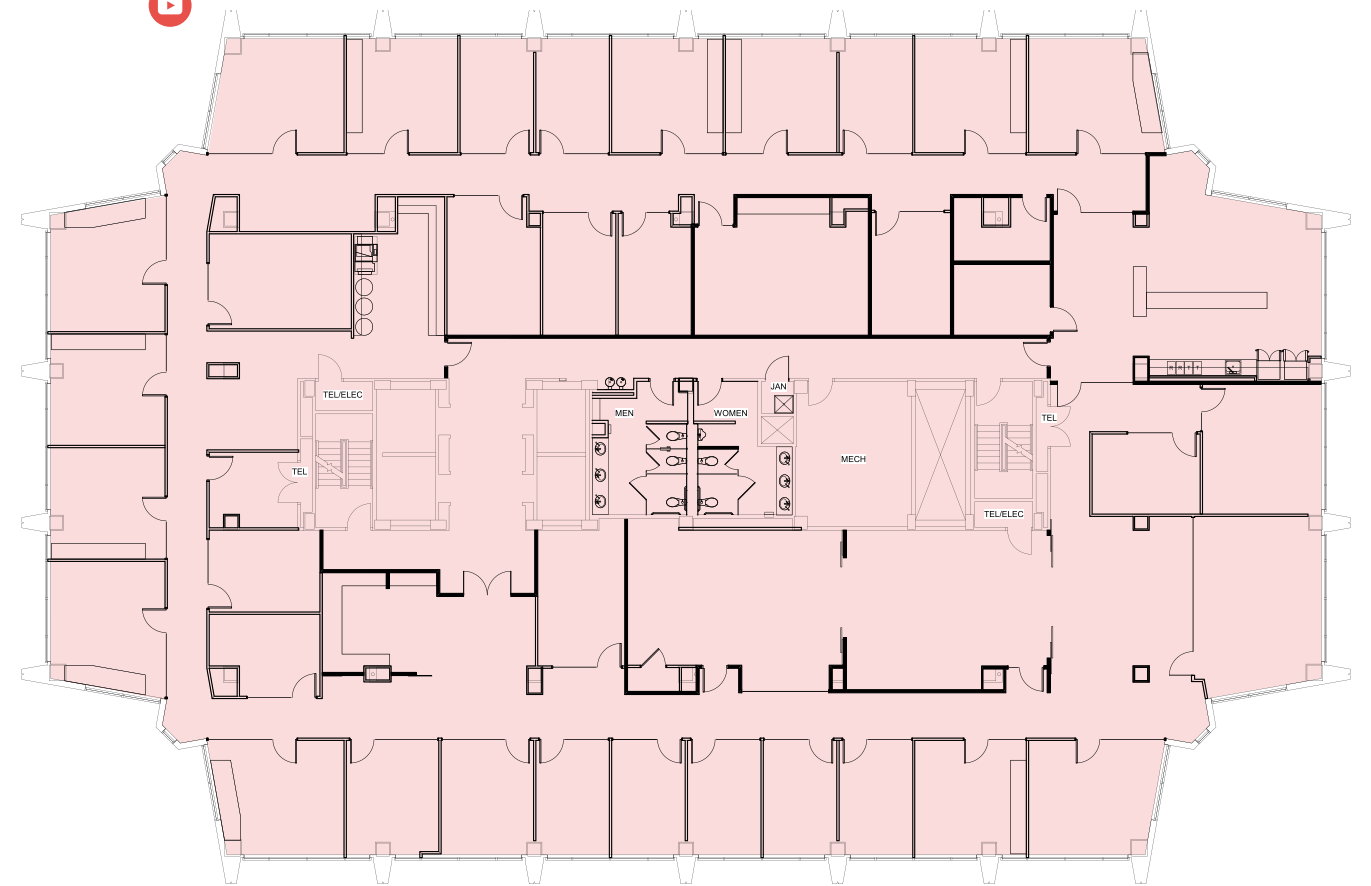


 **SUITE 800 | 9,433 SF**  
AVAILABLE IMMEDIATELY  
 \$39.50



# EASTBORO I

 **SUITE 1000 | 15,923 SF**  
AVAILABLE IMMEDIATELY  
 \$39.50  


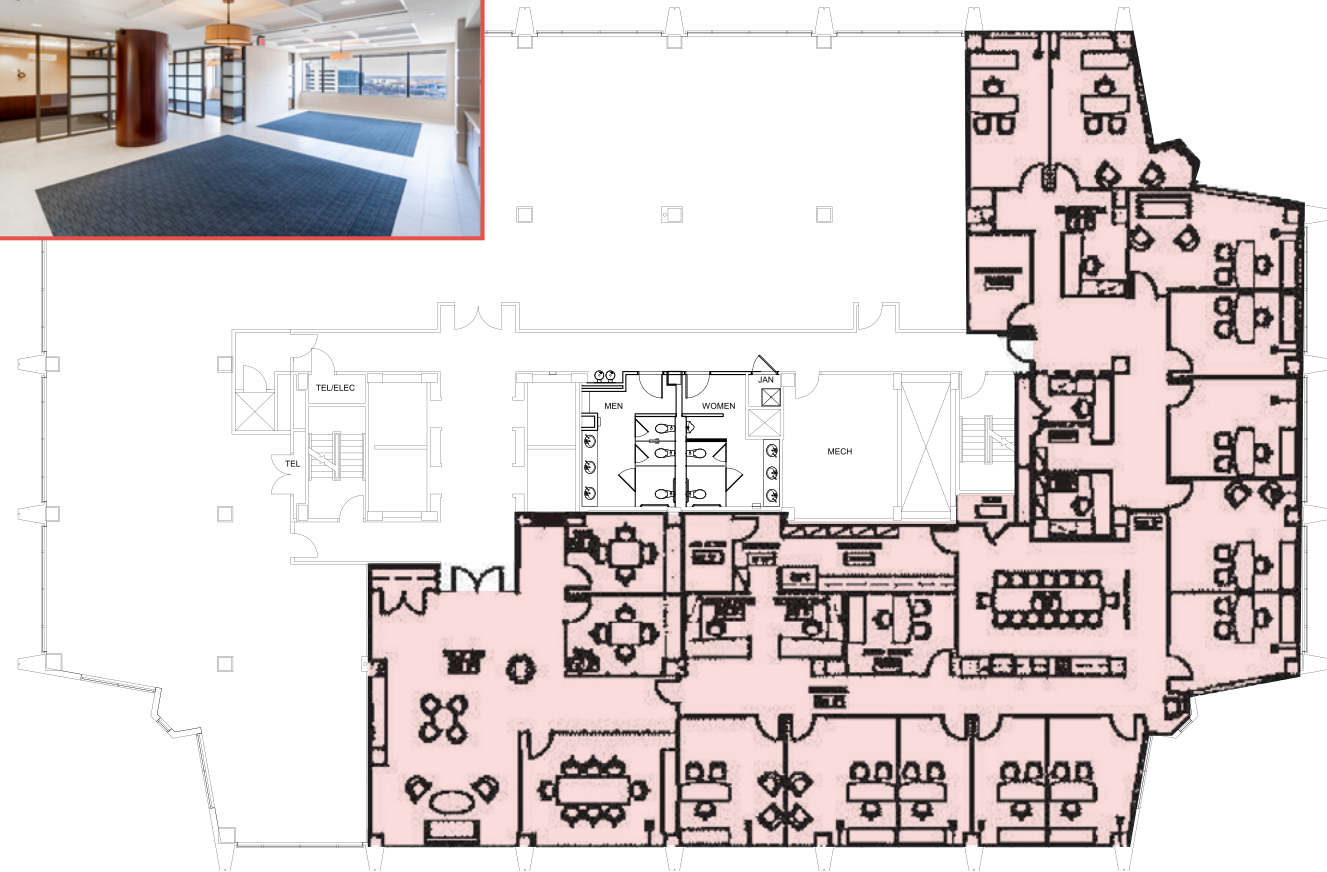




8251 GREENSBORO DRIVE | 8TH FLOOR

8251 GREENSBORO DRIVE | 10TH FLOOR



# EASTBORO I

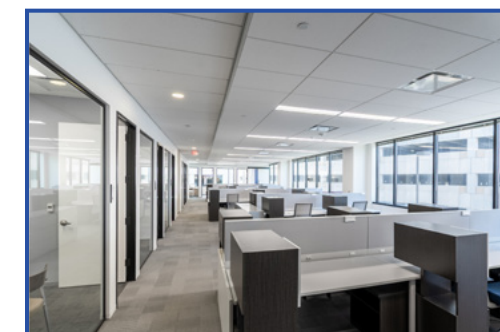
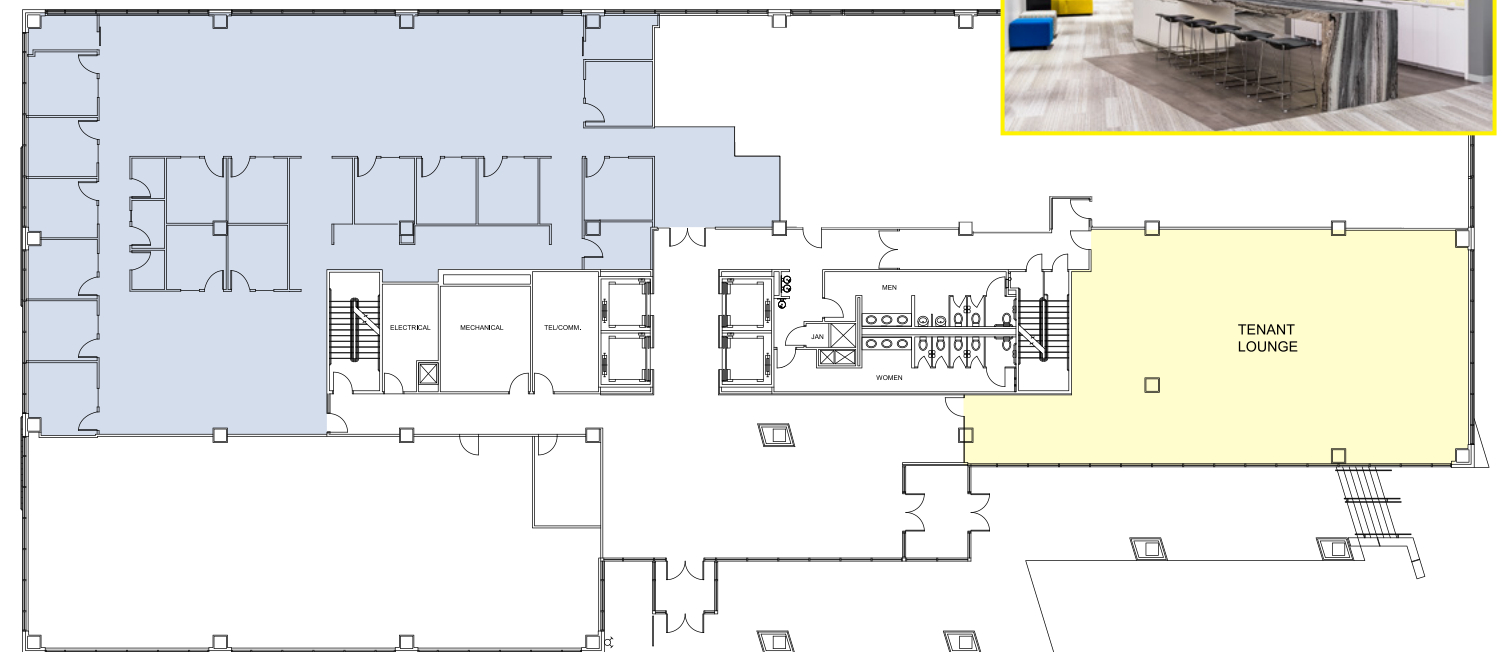


 **SUITE 1100 | 8,262 SF**  
**AVAILABLE IMMEDIATELY**  
 **\$39.50**



# EASTBORO II

**SUITE 100 | 6,659 SF**  
**AVAILABLE IMMEDIATELY**  
**\$39.00**



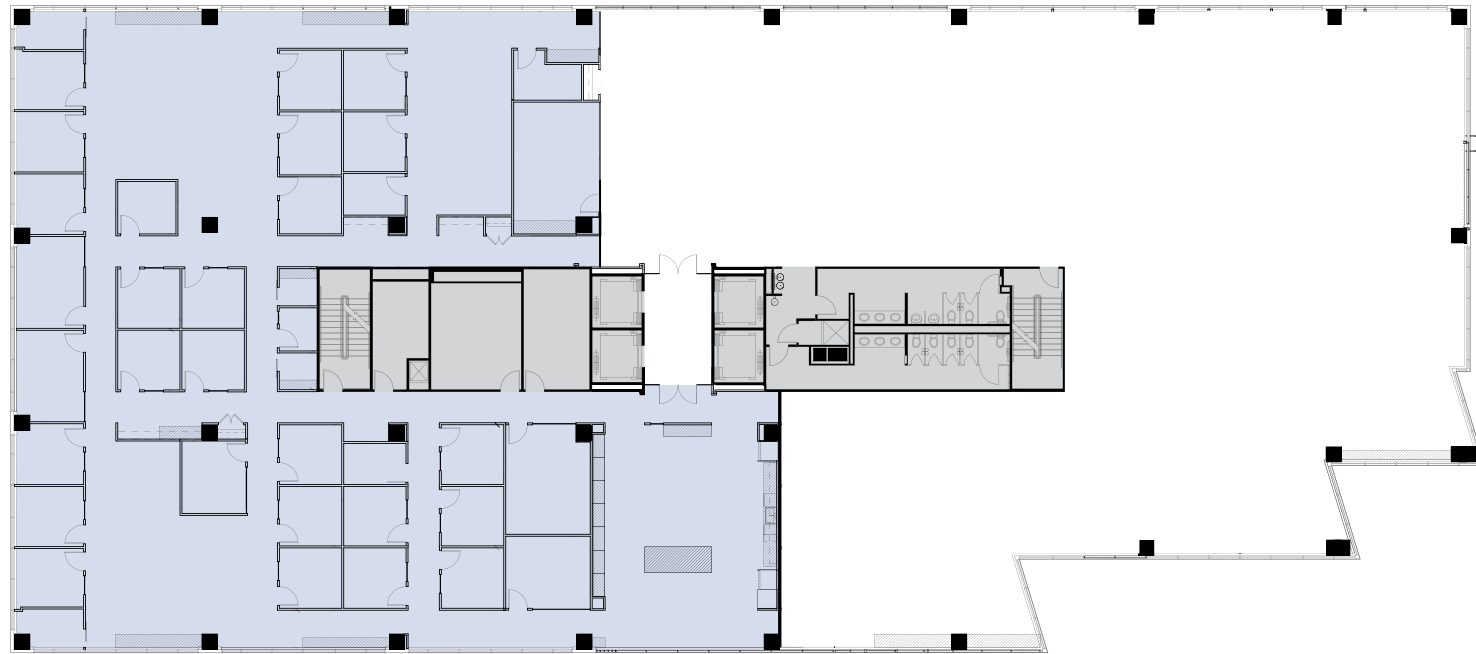
8251 GREENSBORO DRIVE | 11TH FLOOR

8255 GREENSBORO DRIVE | 1ST FLOOR



# EASTBORO II

**SUITE 200 | 12,660 SF**  
AVAILABLE IMMEDIATELY  
\$43.00



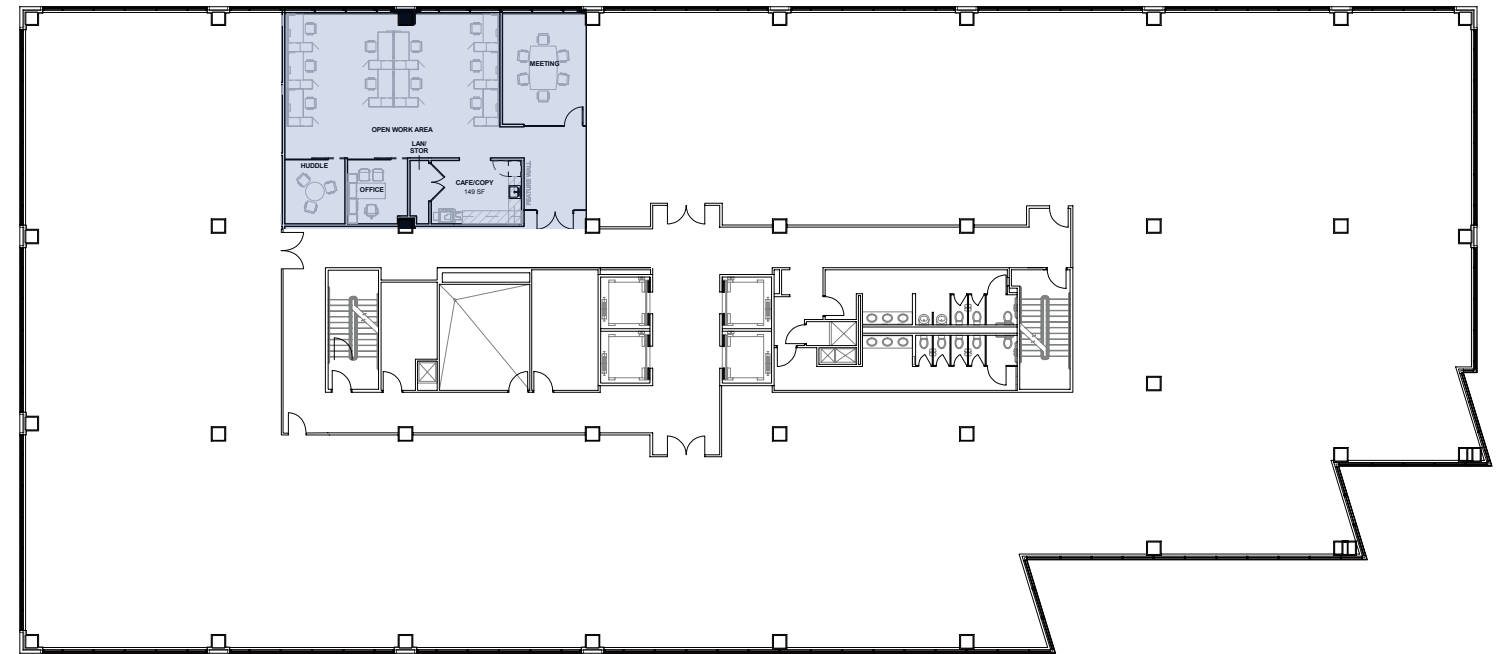
8255 GREENSBORO DRIVE | 2ND FLOOR

[WEB PAGE](#) [3D TOUR](#) [VIDEO TOUR](#)



# EASTBORO II

**SPEC SUITE 350 | 2,304 SF**  
AVAILABLE IMMEDIATELY  
\$43.00

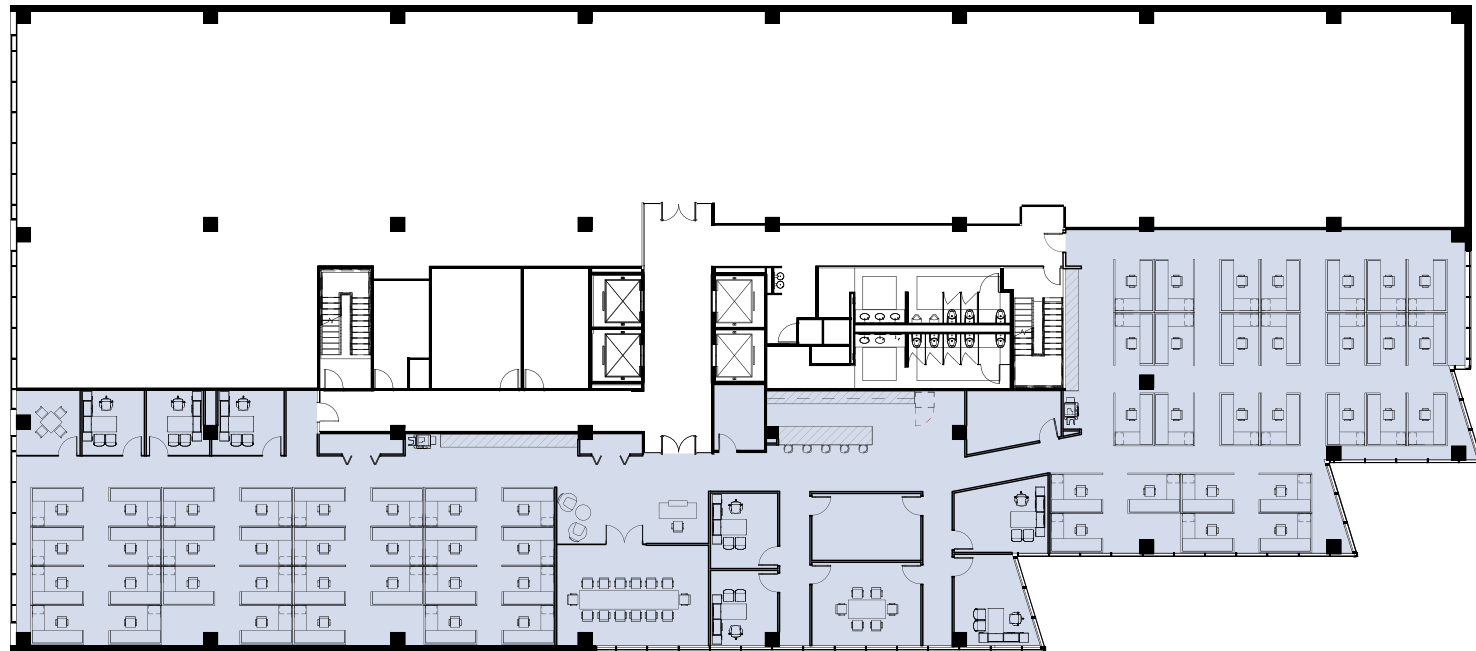


8255 GREENSBORO DRIVE | 3RD FLOOR

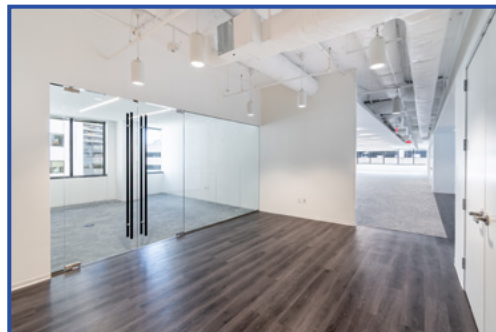
[WEB PAGE](#) [3D TOUR](#) [VIDEO TOUR](#)



# EASTBORO II



**SUITE 450 | 11,580 SF**  
AVAILABLE IMMEDIATELY  
\$43.00



8255 GREENSBORO DRIVE | 4TH FLOOR

@theborotysons



theborotysons.com

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