

8280

AT THE BORO

THE
MERIDIAN
GROUP

HR
RETAIL
MEMBER OF
CHAIN LINKS
RETAIL ADVISORS

8280 AT THE BORO

The Meridian Group and H&R Retail are proud to present 8280 at The Boro, located in one of the most vibrant retail markets in the United States only steps from The Boro and Greensboro Metro Station in Tysons, Virginia.

OFFICE | 12th largest employment center in the United States and the largest in Virginia with 27.3 million square feet of office space and over 130,000 employees

RETAIL | 6 million square feet of space featuring two super-regional malls, Tysons Corner Center and Tysons Galleria containing 2.4 million square feet. Tysons Corner Center is the 10th largest mall in the United States.

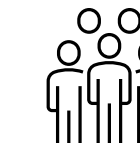
RESIDENTS | Over 6,000 new residential units are approved with thousands more in the approval pipeline.

METRO STOPS | The Silver Line connecting Washington, DC and Maryland to Reston, VA through Tysons opened in July 2014. Tysons has four metro stops including Greensboro Station at the site.

FUTURE | Tysons currently contains over 49 million square feet of development and is planned to accommodate more than 96 million square feet. By 2050, Tysons is projected to be home to 100,000 residents and 200,000 jobs.


POPULATION **247,435**
people within
5 miles


POPULATION **71,115**
people within
10 min uber ride


POPULATION **4,568**
people within
10 min walk


DAYTIME POPULATION **319,320**
workers within
5 miles

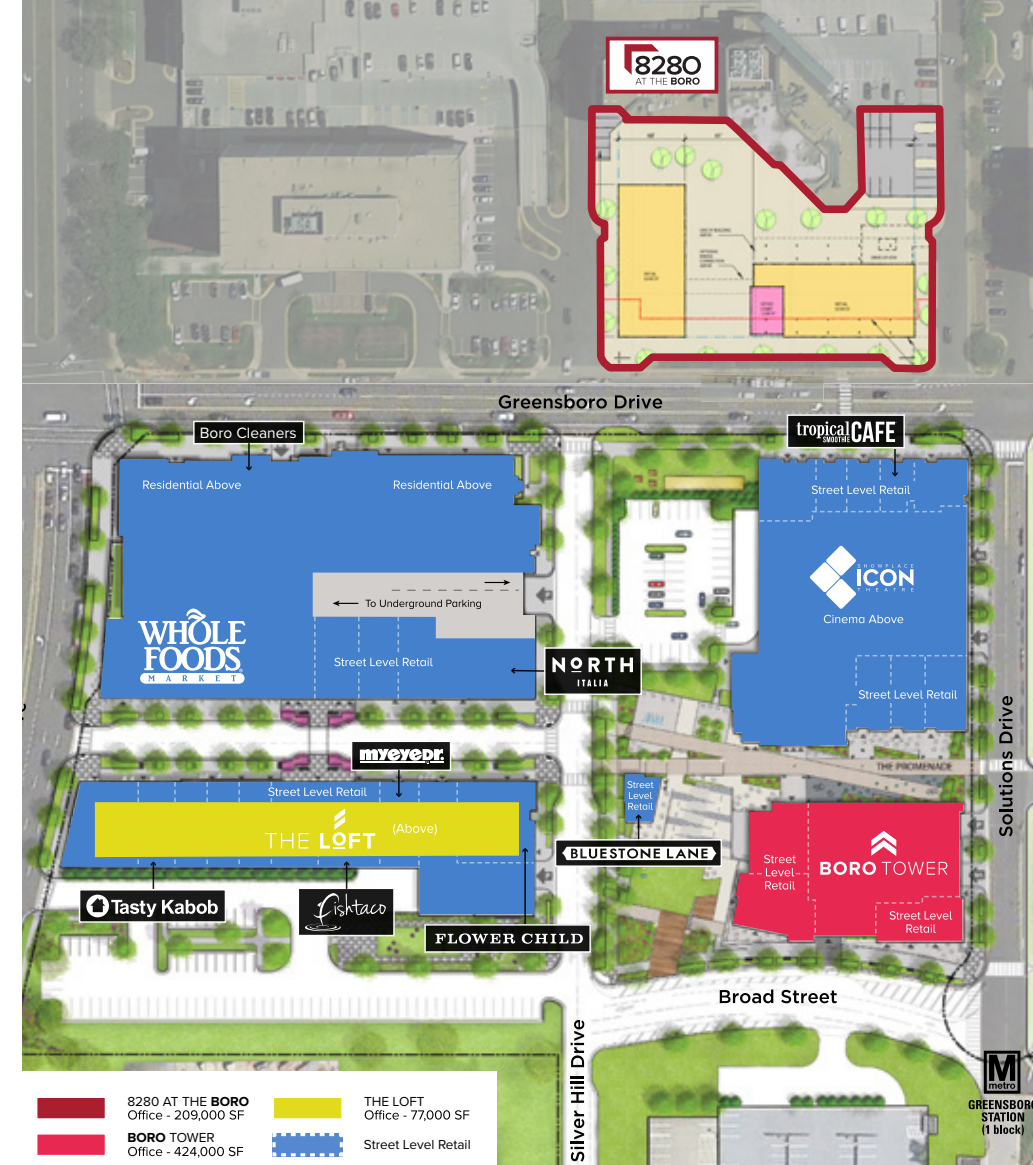

DAYTIME POPULATION **145,606**
workers within
10 min uber ride


DAYTIME POPULATION **12,392**
workers within
10 min walk

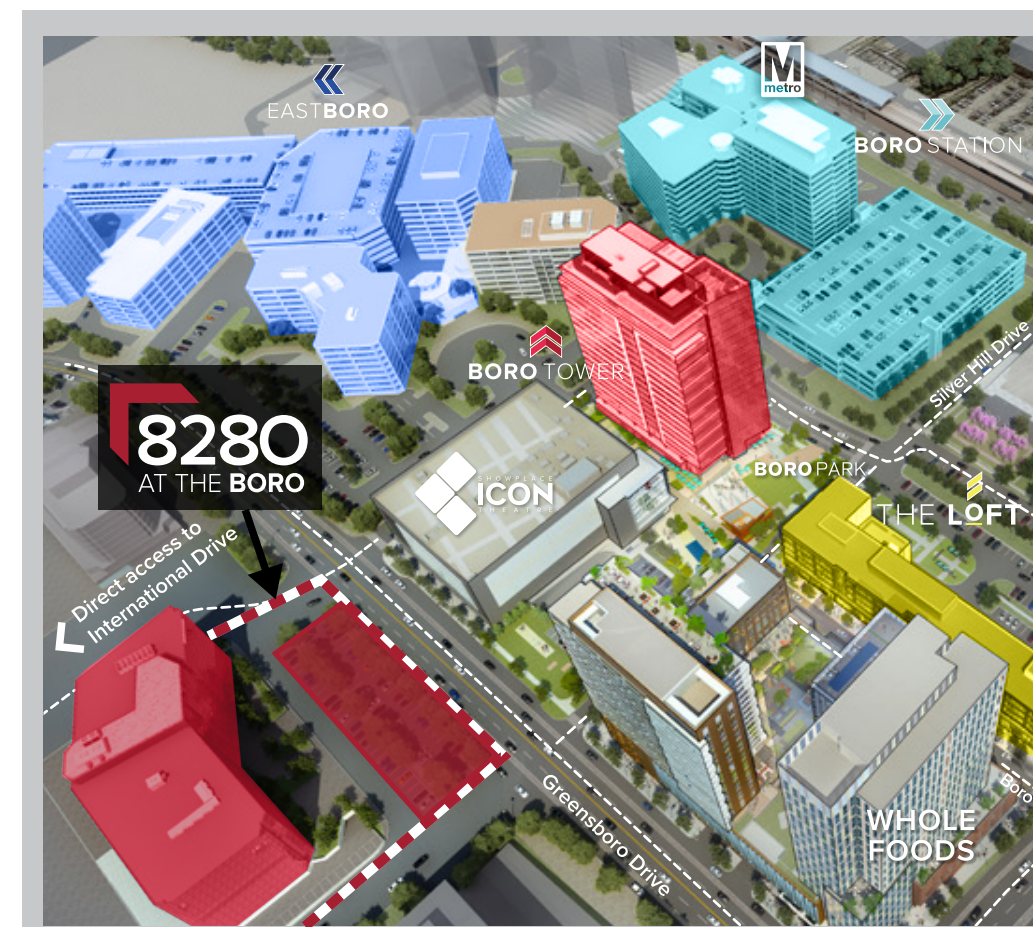

STRONG INCOME **\$180,817**
average household
income within 5 miles


STRONG INCOME **\$178,530**
average household
income within 10 min
uber ride


STRONG INCOME **\$126,454**
average household
income within
10 min walk



8280 AT THE BORO Office - 209,000 SF
THE LOFT Office - 77,000 SF
BORO TOWER Office - 424,000 SF
Street Level Retail



8280 AT THE BORO

EXISTING:
209,000 SF 9-STORY
OFFICE BUILDING

NEW:
20,000 SF OF RETAIL
45,000 SF OF OFFICE



THE BORO 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 will mingle in luxury residences, destination retail, green space and trophy office space. The first phase will immediately deliver a 24/7 multifaceted community with two major destination retailers located at opposite ends of the project, connected by a pedestrian-friendly retail street and large urban park. A flagship Whole Foods Market and a ShowPlace ICON Theatre, which are anticipated to open for business in Fall 2019, perfectly illustrate the type of high quality, amenity-rich, pedestrian-friendly experience that The Boro will offer.

Central | **Walkable**
LOCATION | TO METRO

ESTABLISHED RETAIL

TYSONS WEST
24 FITNESS
Walmart

TYSONS 3 CENTER S/C
ETHAN ALLEN
RELOCATING

THE BORO TYSONS
WHOLE FOODS
ICON
ETHAN ALLEN

PARK CREST
Harris Teeter
Your Neighborhood Food Market

HAMILTONS
SKOA & LEATHER GALLERY
BEST BUY
The Container Store

FUTURE BORO EXPANSION
Residential/Retail | Opening 2023

8280 AT THE BORO

THE GALLERIA AT TYSONS II
macy's
Neiman Marcus
Saks Fifth Avenue
WILLIAMS-SONOMA

SAFEWAY

PIKE 7 PLAZA
STAPLES
TJ-maxx
DSW
ORVIS

BORO STATION AT THE BORO

TYSONS CORNER CENTER
macy's
Lord & Taylor
bloomingdales
NORDSTROM
RH
BARNES & NOBLE
POTTERY BARN
ARHAUS
AMC THEATRES
Apple

TYSONS SQUARE
Marshalls
HomeGoods
Pier 1 imports

BED BATH & BEYOND

REI

PETSMART

Crate&Barrel

FAIRFAX SQUARE
TIFFANY & CO.
CHEF GEOFF'S
EQUINOX

NORDSTROM rack

PETCO

DANOR PLAZA
THE FRESH MARKET

MAPLE AVENUE S/C
Giant
Michaels

TYSONS STATION
TRADER JOE'S

IDYLWOOD PLAZA



SIGNED TENANTS



ESTABLISHED RETAIL

FUTURE BORO EXPANSION
Residential/Retail | Opening 2023

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AT THE BORO

WESTPARK PLAZA
Planned

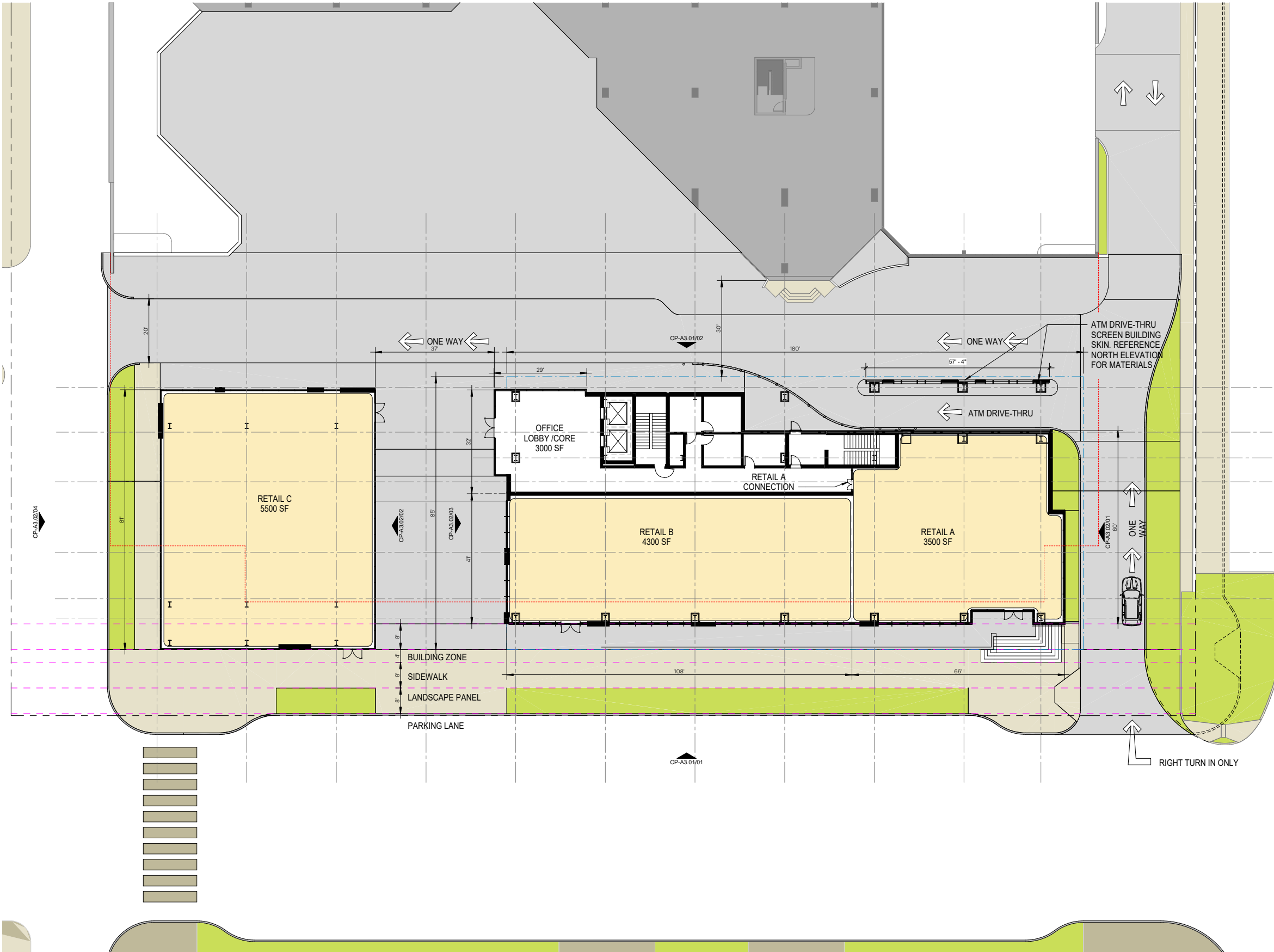
BORO STATION
AT THE BORO

THE BORO
TYSONS

EASTBORO
AT THE BORO



GROUND LEVEL



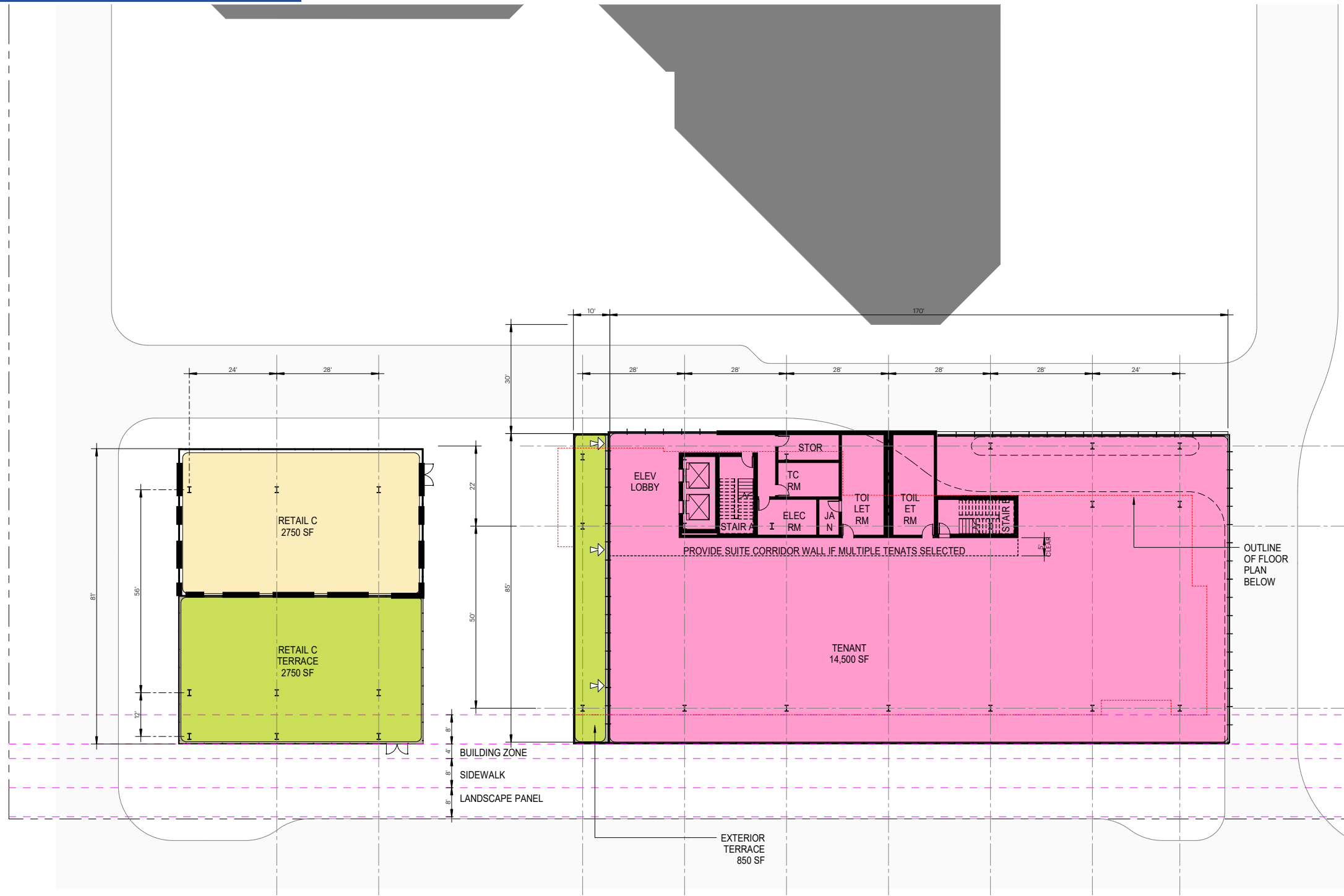
North Boro | Tyson's Corner

West Retail Building			
Level		Area (GSF)	FLR to FLR Height
Parking Garage Level C			10'
	Structural Impacts	Refer to East Bldg	
Parking Garage Level B			10'
	Structural Impacts	Refer to East Bldg	
Parking Garage Level A			10'
	Structural Impacts	Refer to East Bldg	
Grade			25'
	Building Area	5500	
	Exterior Plaza	Refer to East Bldg	
Level O2			15'
	Building Area	2750	
	Exterior Terrace	2750	
Roof			20'
	Mechanical PH	1500	
Total GSF:		12,500	

East Office Building			
Level		Area (GSF)	FLR to FLR Height
Parking Garage Level C			10'
	Core	2000	
	Structural Impacts	5500	
	Structural Impacts Outside of Existing Bldg Footprint	4000	
Parking Garage Level B			10'
	Core	2000	
	Structural Impacts	5500	
Parking Garage Level A			10'
	Core	2000	
	Structural Impacts	5500	
Grade			25'
	Office Lobby	3000	
	Retail	7800	
Level O2			15'
	Office Space	14500	
	Exterior Terrace	850	
Level O3			15'
	Office Space	14500	
	Exterior Terrace	850	
Level O4			15'
	Office Space	14500	
	Exterior Terrace	850	
Roof			20'
	Mechanical PH	4750	
Total GSF:		88,100	

Exterior Plaza			
Level		Area (SF)	FLR to FLR Height
Grade		29,500	N/A
Total GSF:		29,500	

UPPER LEVEL



North Boro | Tyson's Corner

West Retail Building			
Level		Area (GSF)	FLR to FLR Height
Parking Garage Level C			10'
	Structural Impacts	Refer to East Bldg	
Parking Garage Level B			10'
	Structural Impacts	Refer to East Bldg	
Parking Garage Level A			10'
	Structural Impacts	Refer to East Bldg	
Grade			25'
	Building Area	5500	
	Exterior Plaza	Refer to East Bldg	
Level O2			15'
	Building Area	2750	
	Exterior Terrace	2750	
Roof			20'
	Mechanical PH	1500	
Total GSF:		12,500	

East Office Building			
Level		Area (GSF)	FLR to FLR Height
Parking Garage Level C			10'
	Core	2000	
	Structural Impacts	5500	
	Structural Impacts Outside of Existing Bldg Footprint	4000	
Parking Garage Level B			10'
	Core	2000	
	Structural Impacts	5500	
Parking Garage Level A			10'
	Core	2000	
	Structural Impacts	5500	
Grade			25'
	Office Lobby	3000	
	Retail	7800	
Level O2			15'
	Office Space	14500	
	Exterior Terrace	850	
Level O3			15'
	Office Space	14500	
	Exterior Terrace	850	
Level O4			15'
	Office Space	14500	
	Exterior Terrace	850	
Roof			20'
	Mechanical PH	4750	
Total GSF:		88,100	

Exterior Plaza			
Level		Area (SF)	FLR to FLR Height
Grade		29,500	N/A
Total GSF:		29,500	

PARKING PLAN

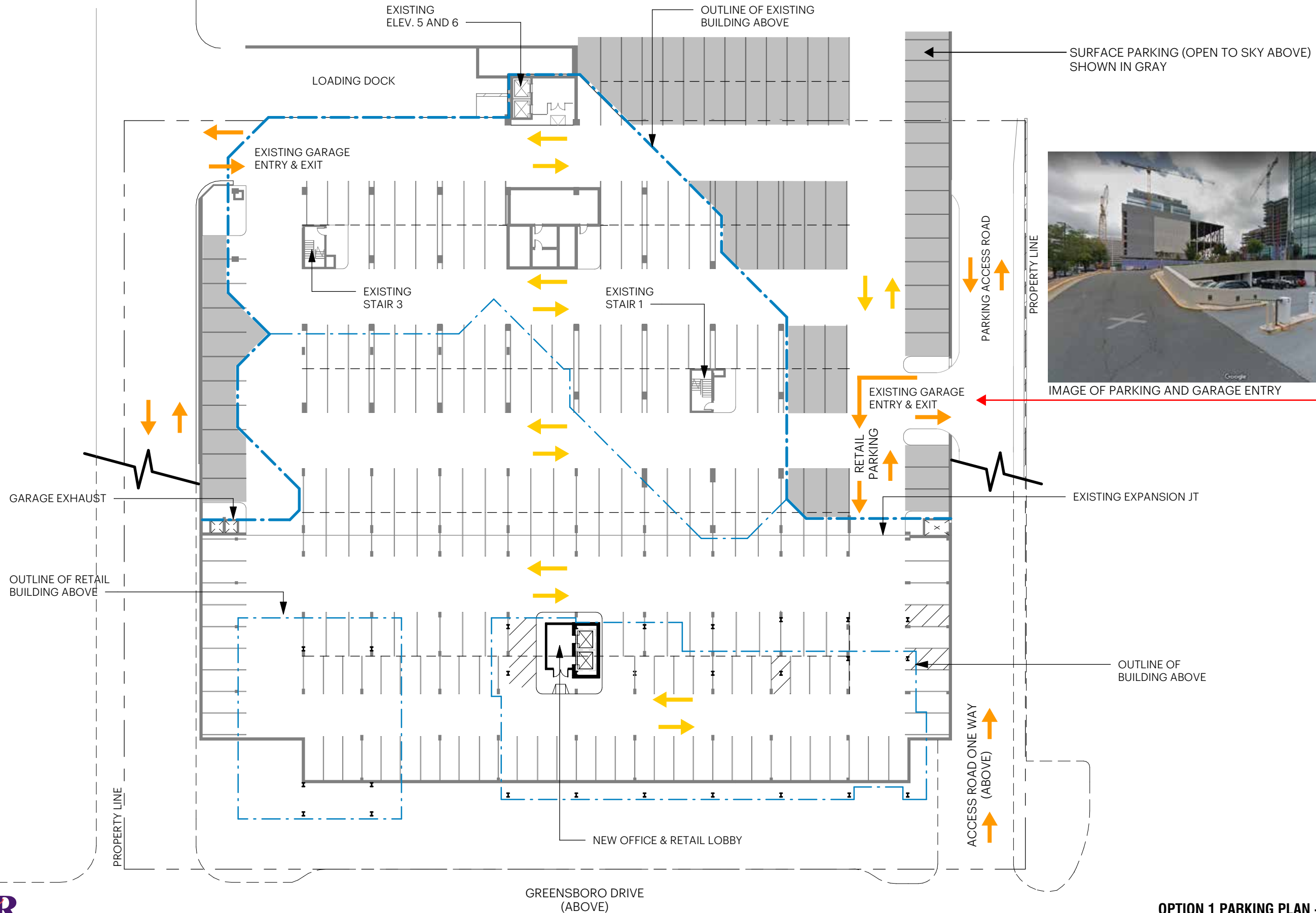


IMAGE OF PARKING AND GARAGE ENTRY

SOUTHWEST VIEW



SOUTH PASS THROUGH



DEMOGRAPHIC PROFILE

1 MILE 3 MILES 5 MILES

POPULATION

2000 Total Population	8,476	77,397	207,340
2010 Total Population	9,596	85,618	228,337
2018 Total Population	13,648	93,502	247,435
2023 Total Population	16,702	99,013	259,409
2010-2018 Annual Rate	4.12%	1.15%	0.95%
2018-2023 Annual Rate	1.21%	0.70%	0.86%
Median Age	38.8	40.7	40.1

HOUSEHOLDS

2000 Households	4,336	30,380	78,731
2010 Households	4,716	32,938	86,002
2018 Households	6,926	36,333	93,871
2023 Households	8,540	38,761	98,706
2018 Average Household Size	2.85	3.15	3.17

INCOME

2018 Average Household Income	\$139,896	\$184,929	\$180,817
2018 Median Household Income	\$104,115	\$132,124	\$128,601
2018 Per Capita Income	\$71,056	\$72,132	\$68,713

2018 POPULATION BY RACE/ETHNICITY

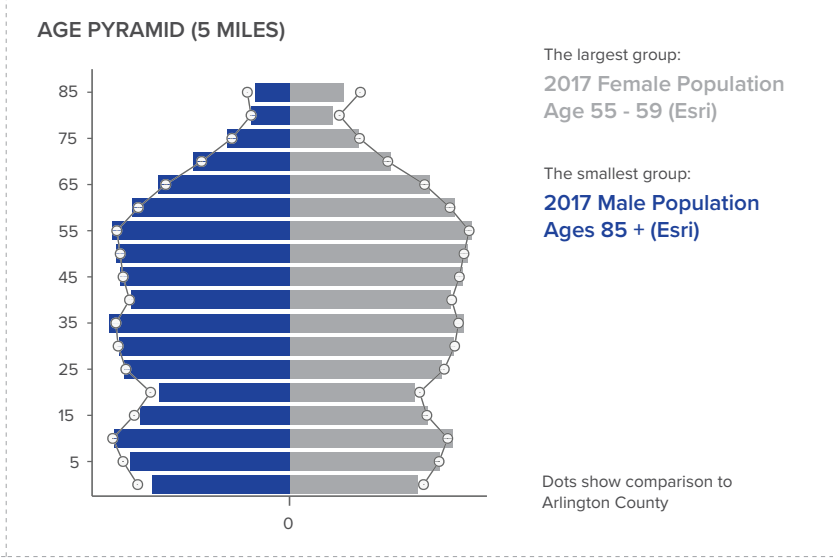
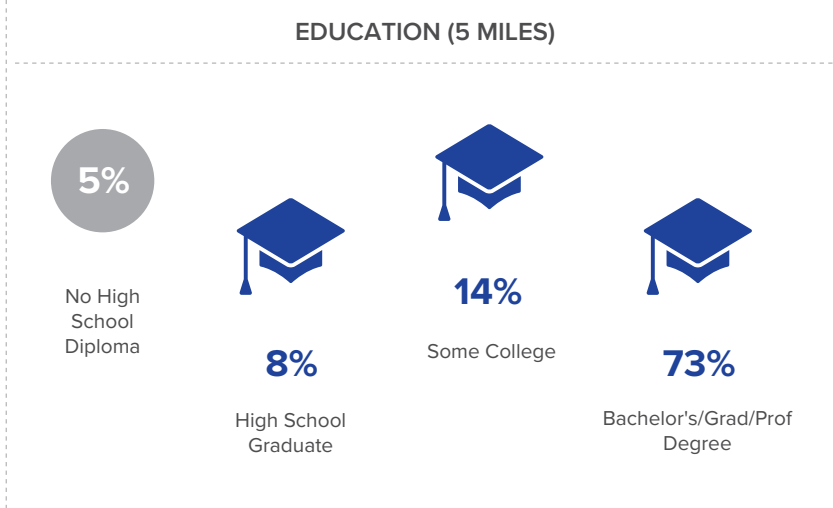
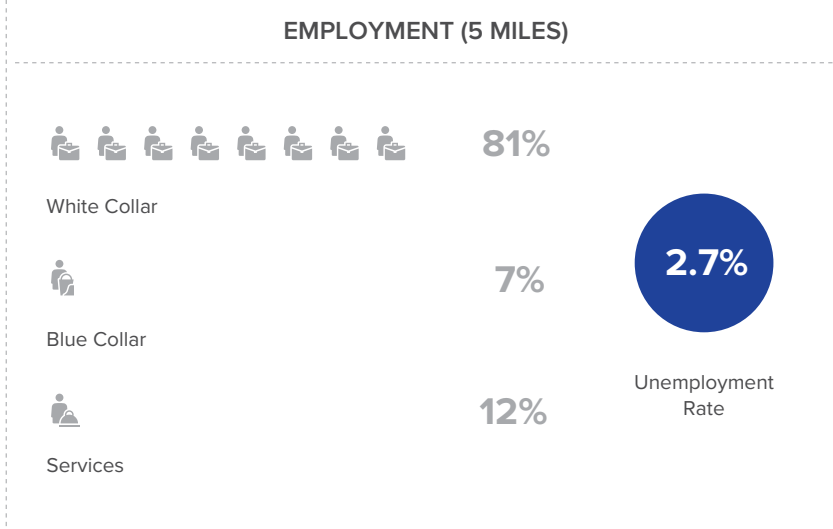
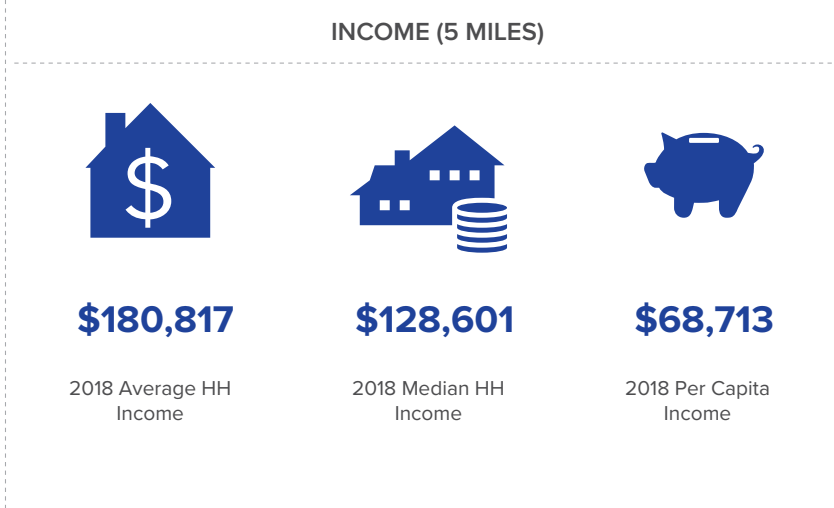
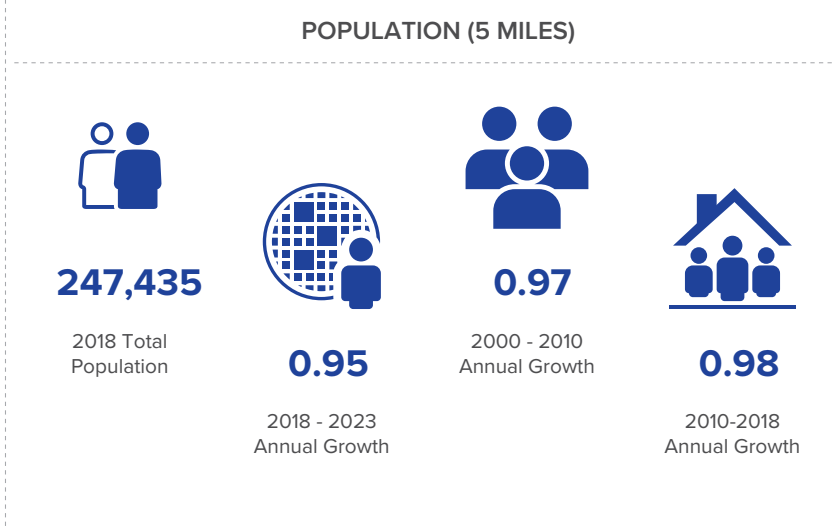
White Alone	60.1%	65.6%	64.8%
Black Alone	4.1%	3.7%	4.3%
American Indian/ Alaskan Native Alone	0.1%	0.2%	0.3%
Asian Alone	29.5%	22.9%	21.6%
Pacific Islander Alone	0.1%	0.1%	0.1%
Other Race	1.3%	3.1%	4.7%
Two or More Races	4.9%	4.4%	4.3%
Hispanic Origin (Any Race)	6.8%	10.0%	13.0%

2018 POPULATION 25+ BY EDUCATIONAL ATTAINMENT

Total	10,380	66,382	174,341
Less than 9th Grade	0.4%	2.1%	3.0%
9th - 12th Grade, No Diploma	1.1%	1.6%	2.4%
High School Graduate	4.7%	6.8%	7.2%
GED/Alternative Credential	0.4%	0.7%	0.7%
Some College, No Degree	8.6%	8.8%	9.7%
Associate Degree	5.8%	4.2%	4.2%
Bachelor's Degree	35.3%	33.3%	32.6%
Graduate/Professional Degree	43.7%	42.6%	40.3%

BUSINESS

Total Business	2,853	6,252	11,966
Total Employees	59,694	101,120	183,154
Employee/Residential Population Ratio	4.370:1	1.080:1	0.740:1



TAPESTRY SEGMENTS (5 MILES)

1A Top Tier	34,516 households	37% of Households
2D Enterprising Professionals	18,082 households	19% of Households
2A Urban Chic	9,881 households	11% of Households

Top Tier

The residents of the wealthiest Tapestry market, Top Tier, earn more than three times the US household income. They have the purchasing power to indulge any choice, but what do their hearts' desire? Aside from the obvious expense for the upkeep of their lavish homes, consumers select upscale salon, spas and fitness centers for their personal well-being and shop at high-end retailers for their personal effects. Whether short or long, domestic or foreign, their frequent vacations spare no expense. Residents fill their weekends and evenings with opera, classical music concerts, charity dinners, and shopping. These highly educated professionals have reached their corporate career goals. With an accumulated average net worth of over 1.5 million dollars and income from a strong investment portfolio, many of these older residents have moved into consulting roles or operate their own businesses.

Enterprising Professionals

Enterprising Professionals residents are well educated and climbing the ladder in STEM (science, technology, engineering, and mathematics) occupations. They change jobs often and therefore choose to live in condos, town homes, or apartments; many still rent their homes. The market is fast-growing, located in lower density neighborhoods of larger metro area. Enterprising Professionals residents are diverse, with Asians making up over one-fifth of the population. This young market makes over one and a half times more income than the US median, supplementing their income with high-risk investments. At home, they enjoy the Internet and TV on high-speed connections with premier channels and services.

Urban Chic

Urban Chic residents are professionals that live a sophisticated, exclusive lifestyle. Half of all households are occupied by married-couple families and about 30% are singles. These are busy, well-connected, and well-educated consumers-avid readers and moviegoers, environmentally active, and financially stable. This market is a bit older, with a median age of 43 years, and growing slowly, but steadily.

2018 and 2023 Esri Forecasts. Converted Census 2000 data into 2010 geography
Lat/Lon: 38.92383/-77.23303

www.hrretail.com



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