



THE BORO®  
TYSONS

8280  
GREENSBORO DRIVE

THE  
MERIDIAN  
GROUP

CBRE



WELCOME TO  
**8280**  
 AT THE BORO

THE  
 MERIDIAN  
 GROUP      **CBRE**

# GREENSBORO ADDRESS, *International Access*


Direct access to **International Drive** and  
 incomparable access to the **Dulles Toll Road**



RENOVATED 8280 LOBBY



# FEATURES & AMENITIES

- FITNESS CENTER WITH  PELOTON
- CONFERENCE FACILITY
- PROMINENT MONUMENT SIGNAGE AVAILABLE
- ABUNDANT GARAGE PARKING, 3.3/1,000
- CONNECTED ENVIRONMENT WITH THE COVE APP
- 5 MINUTE WALK TO GREENSBORO METRO STATION
- ENERGY STAR & LEED GOLD CERTIFIED
- WIRED CERTIFIED GOLD
- EASY ACCESS TO GREENSBORO & INTERNATIONAL DR
- TENANT-ONLY BORO AMENITIES
- ABUNDANT RESTAURANTS & RETAIL AT THE BORO
- BORO COMMUNITY EVENTS  
(SUMMER CONCERTS AND PERFORMANCES,  
HOLIDAY ACTIVATIONS AND EVENTS,  
WEEKLY FARMERS MARKETS AND MORE)
- 24/7 ACCESS TO LIVE AND A ON-DEMAND  
WELLNESS PROGRAM

## Ten Spot

Ten Spot brings you real work-life balance, through virtual experiences that make it easy to hang with your team, boost your mood and build healthy habits.



THE MERIDIAN GROUP IS OFFICIALLY CERTIFIED **WITH DISTINCTION** FOR THE FITWEL VIRAL RESPONSE MODULE WITH A SCORE OF 99.12%

The Fitwel Viral Response Module provides annual, third-party certification of policies and practices to mitigate the spread of contagious diseases within buildings

Key features of the Fitwel certification:

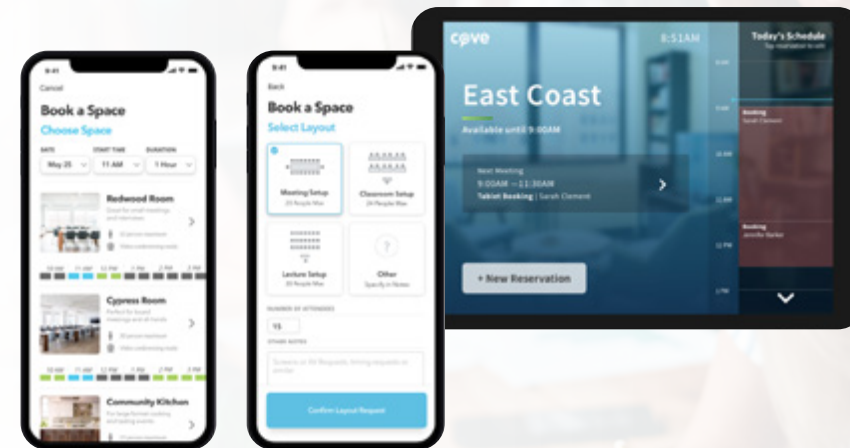
- + **Enhanced Indoor Environments**/ Indoor air quality, testing, monitoring, cleaning, green purchasing policies...
- + **Encourage Behavioral Change**/ Hand hygiene, surface hygiene, health promotional signage, PPE guidelines...
- + **Build Occupant Trust**/ Contagious disease outbreak preparedness plan, communication plans, paid sick leave...






# CONNECTED TENANT EXPERIENCE

**cpve** + **openpath**

8280 AT THE BORO IS NOW CONNECTED WITH A CUSTOM BORO DISTRICT APP THAT OFFERS TOUCHLESS MOBILE ACCESS, AMENITY AND EQUIPMENT RESERVATIONS, TENANT ONLY VISITOR AND GUEST MANAGEMENT, AND SO MUCH MORE.



-  Check availability and book conference rooms
-  Unlock doors with your phone
-  Seamless guest registration

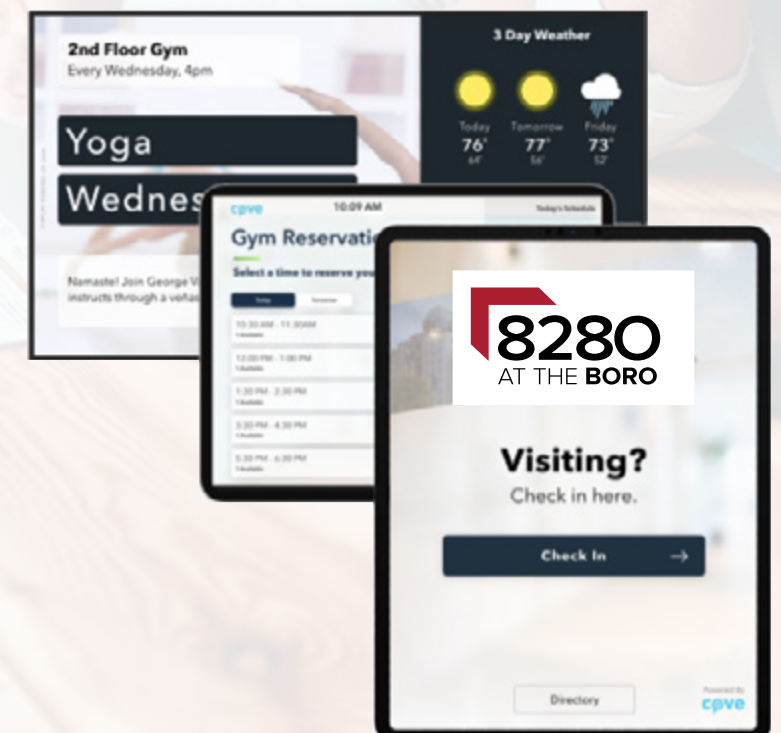
Sign up for fitness classes and community events



Receive the latest news from the Boro



Multi-channel announcements



# SHARED AMENITIES

**8280**  
AT THE BORO

- + Fitness center
- + Conference facility

**EASTBORO**

- + Rooftop sport court
- + Conference facility
- + Rooftop lounge
- + Lounge
- + Ban Ban Fusion Eatery
- + Greensboro Café

**BORO STATION**

- + 180-person conference facility
- + Starbucks

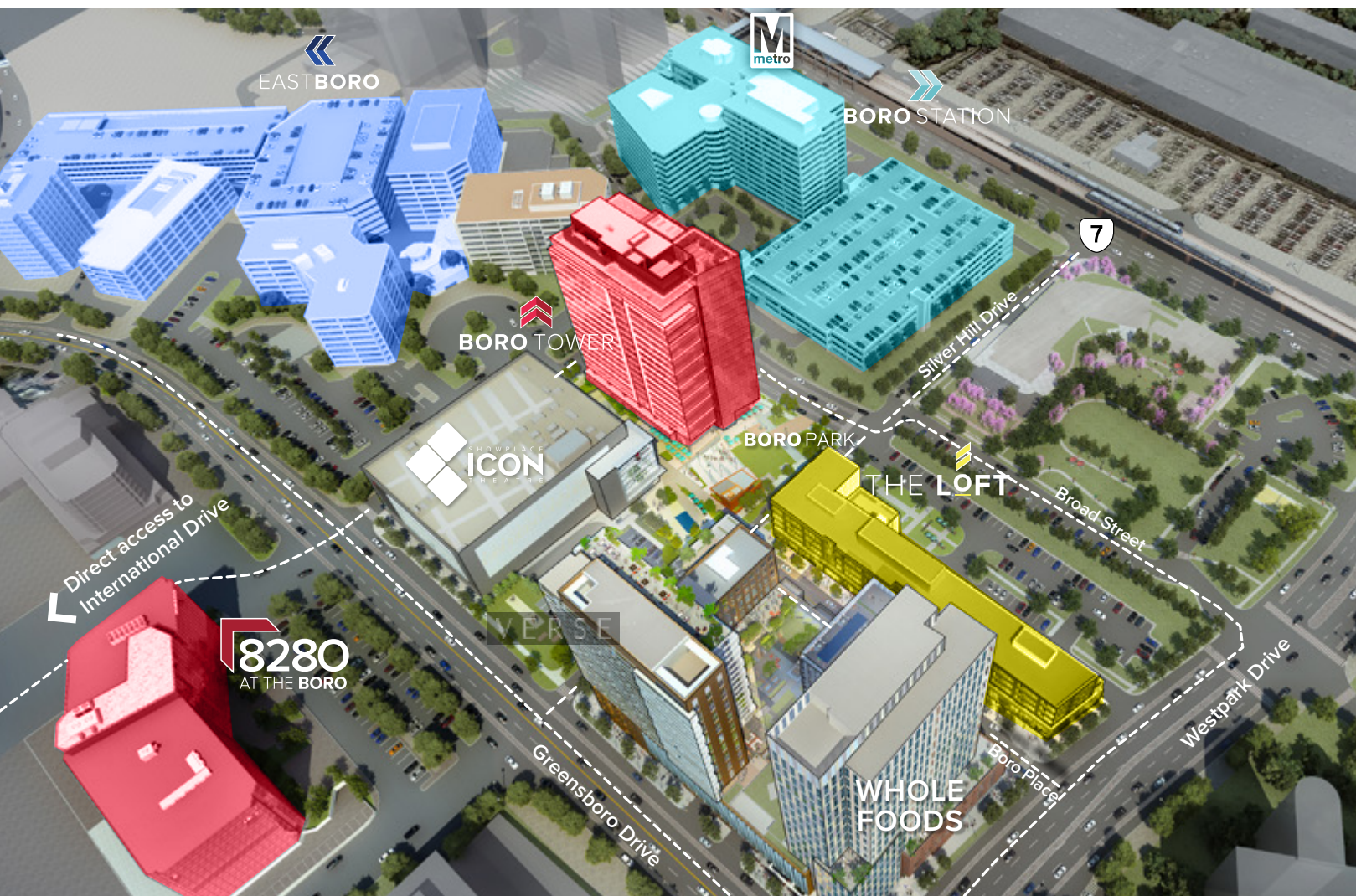
SHARED 180-PERSON CONFERENCE FACILITY AT BORO STATION



# TYSONS' NEW URBAN DISTRICT

The Boro captures the spirit of a true downtown experience. Enjoy a high quality, amenity-rich, pedestrian-friendly environment, including a flagship Whole Foods Market and a ShowPlace ICON Theatre.

**8280 IS WALKABLE TO:**



## BORO DISTRICT MAP

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

# AVAILABLE SPACE

9	LEASED			
8	LEASED			
7	SUITE 710 3,094 SF	LEASED		
6	LEASED			
5	LEASED			
4	LEASED			
3	LEASED			
2	SUITE 200 - WHITE BOX 3,000 - 8,714 SF	SPEC SUITE 210 4,440 SF	SUITE 250 - WHITE BOX 2,725 SF	LEASED
1	FITNESS CENTER	CONFERENCE FACILITY	SUITE 140 2,872 SF	LEASED
			SUITE 150 1,252 SF	LEASED

■ AVAILABLE   
 ■ LEASED   
 ■ AMENITIES

## 1ST FLOOR



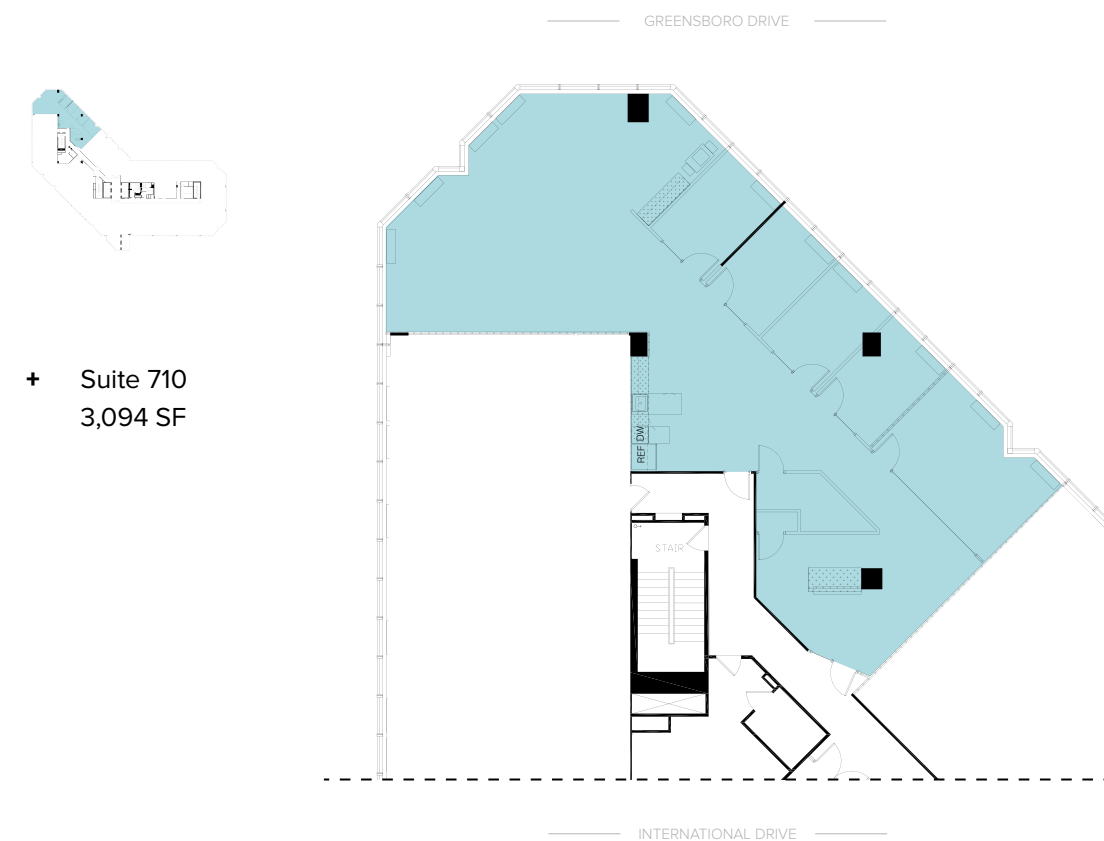
- + Suite 140  
2,872 SF
- + Suite 150  
1,252 SF

## 2ND FLOOR



- + Suite 200 - White box  
8,714 SF
- + Spec Suite 210  
4,440 SF
- + Suite 250 - White box  
2,725 SF
- ..... Potential demise

## 7TH FLOOR



- + Suite 710  
3,094 SF

# SPEC SUITE 210



RECEPTION



CONFERENCE ROOM



OPEN AREA



KITCHEN



# 8280 AT THE BORO



THE  
MERIDIAN  
GROUP

CBRE

[THEBOROTYSONS.COM](http://THEBOROTYSONS.COM)

## LEASING INFORMATION:

**TERRY REILEY**  
+1 703 905 0236  
[terry.reiley@cbre.com](mailto:terry.reiley@cbre.com)

**BRETT SCHWEITZER**  
+1 703 905 0253  
[brett.schweitzer@cbre.com](mailto:brett.schweitzer@cbre.com)

**ROSANNE RICHARDS**  
+1 703 905 0207  
[rosanne.richards@cbre.com](mailto:rosanne.richards@cbre.com)

**QUINN REILEY**  
+1 703 905 0211  
[quinn.reiley@cbre.com](mailto:quinn.reiley@cbre.com)

© 2022 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Any projections, opinions, or estimates are subject to uncertainty. The information may not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. 04-28-22