



THE BORO

TYSONS

OPENING
SUMMER 2019



WHOLE FOODS MARKET

HR
RETAIL
A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

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

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.

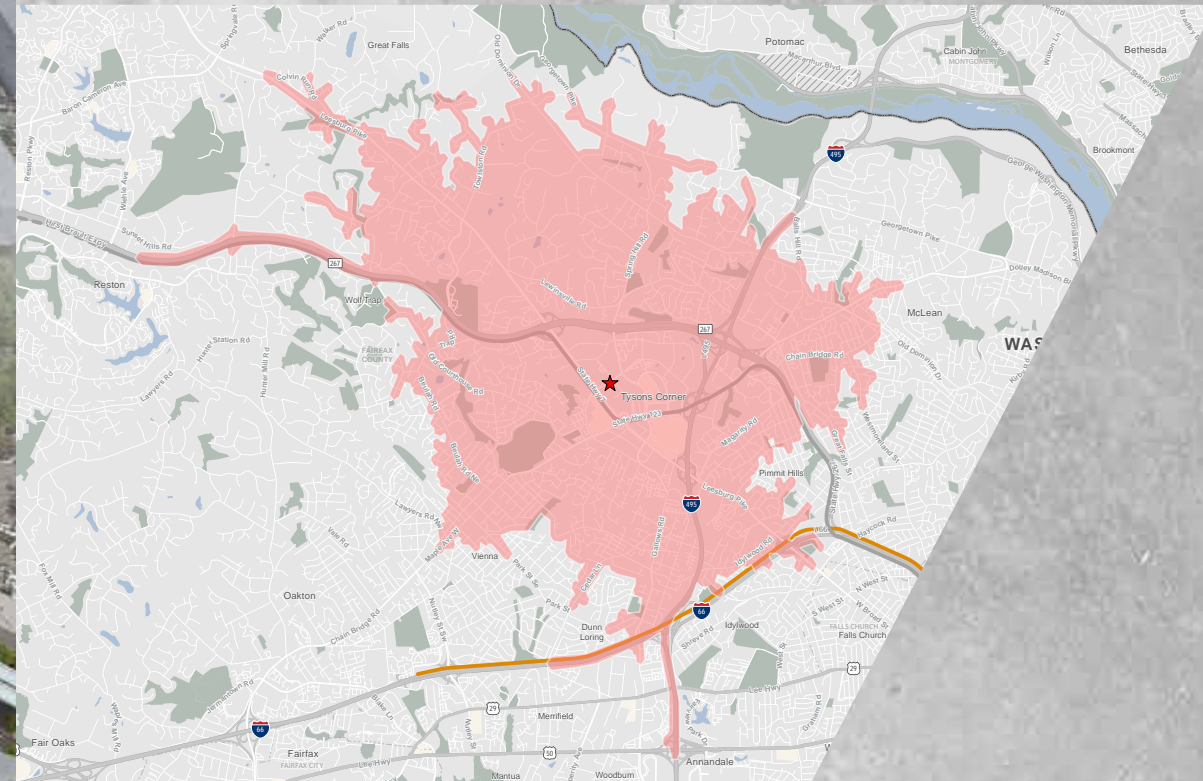


THE BORO

TYSONS



10-minute **UBER** ride





247,435
people within 5 miles
POPULATION


71,115
people within 10 min uber ride
POPULATION


209,478
workers within 5 miles
DAYTIME POPULATION


113,769
workers within 10 min uber ride
DAYTIME POPULATION


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

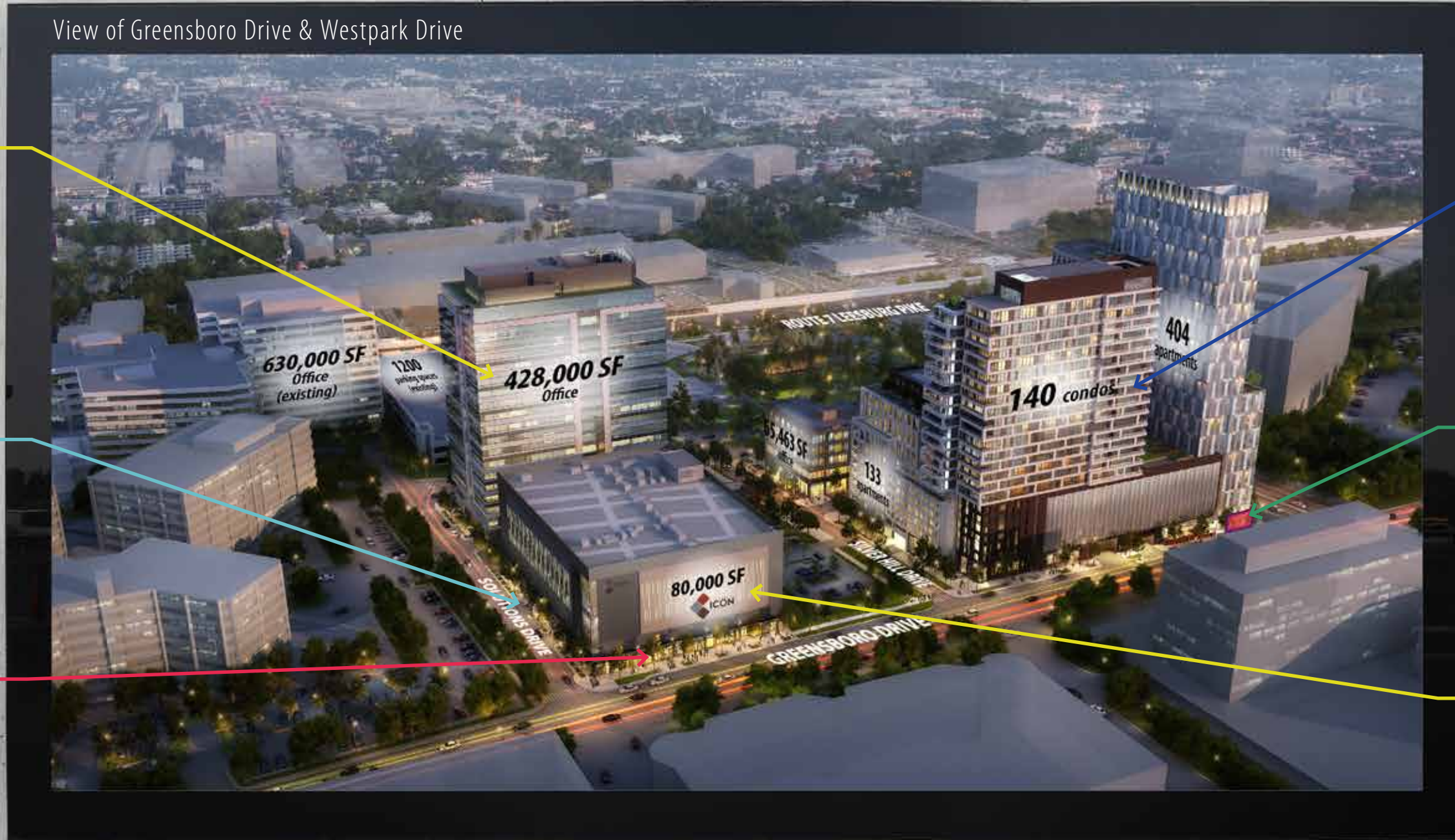

\$178,530
average household income within 10 min uber ride
STRONG INCOME

View of Greensboro Drive & Westpark Drive

1.13M SF
OFFICE

4,317
PARKING

255K SF
RETAIL



677 units
RESIDENTIAL

69,000 SF



80,000 SF

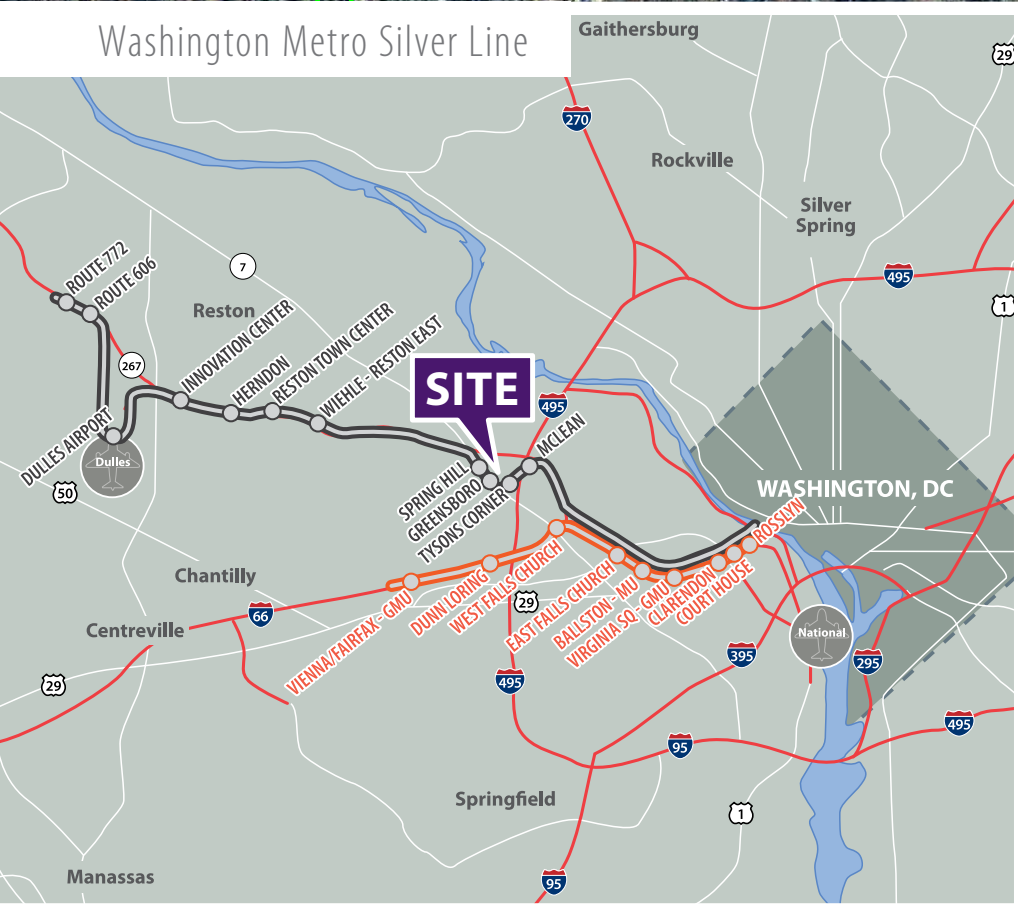


The Boro

Mixed-use development located on Leesburg Pike and Westpark Drive at the entrance to the Greensboro Metro Station of the Silver Line.

Established Retail

Washington Metro Silver Line



TYSONS WEST
 24 FITNESS
 Walmart

BEST BUY
 The Container Store
 COMING SOON

PIKE 7 PLAZA
 STAPLES
 TJ-maxx
 DSW
 ORVIS

TYSONS SQUARE
 Marshalls
 HomeGoods
 Pier 1 Imports

BED BATH & BEYOND

PETSMART

FAIRFAX SQUARE
 TIFFANY & CO.
 CHEF GEOFF'S
 EQUINOX

rack

petco

TYSONS STATION
 TRADER JOE'S

IDYLWOOD PLAZA
 Whole Foods

GLYNDON S/C
 petco

VIENNA S/C
 Giant
 Michaels

DANOR PLAZA
 THE FRESH MARKET

WHOLE FOODS

THE GALLERIA AT TYSONS II
 macy's
 Neiman Marcus
 Saks Fifth Avenue
 Cerule
 ISABELLA
 EATERY

TYSONS CORNER CENTER
 macy's
 Lord + Taylor
 bloomingdales
 Nordstrom
 BARNES & NOBLE
 AMC THEATRES

BORO STATION
 Starbucks

TYSONS 3 CENTER S/C
 ETHAN ALLEN

The Container Store
 RELOCATING

PARK CREST
 Harris Teeter

Established Retail

TYSONS WEST

SPRING HILL
1,145 AWP



TYSONS 3 CENTER S/C

The Container Store
 RELOCATING

BEST BUY
The Container Store
 COMING SOON

PIKE 7 PLAZA

TYSONS SQUARE

GREENSBORO
1,083 AWP

BORO STATION

THE BORO TYSONS

PARK CREST

THE GALLERIA AT TYSONS II
 ANTHROPOLOGIE
 PRADA
 VERSACE
 LOUIS VUITTON
 RALPH LAUREN
 Ermenegildo Zegna
 Salvatore Ferragamo
 vineyard vines
 ISABELLA EATERY

TYSONS CORNER CENTER
 POTTERY BARN
 RH ZARA
 west elm
 bloomingdales
 macy's
 NORDSTROM
 GUCCI
 BARNES & NOBLE
 L.L.Bean
 American Girl

TYSONS CORNER
3,204 AWP

Phase 1: Retail Plan

Tenants shown are for discussion purposes only.

■ Exhaust

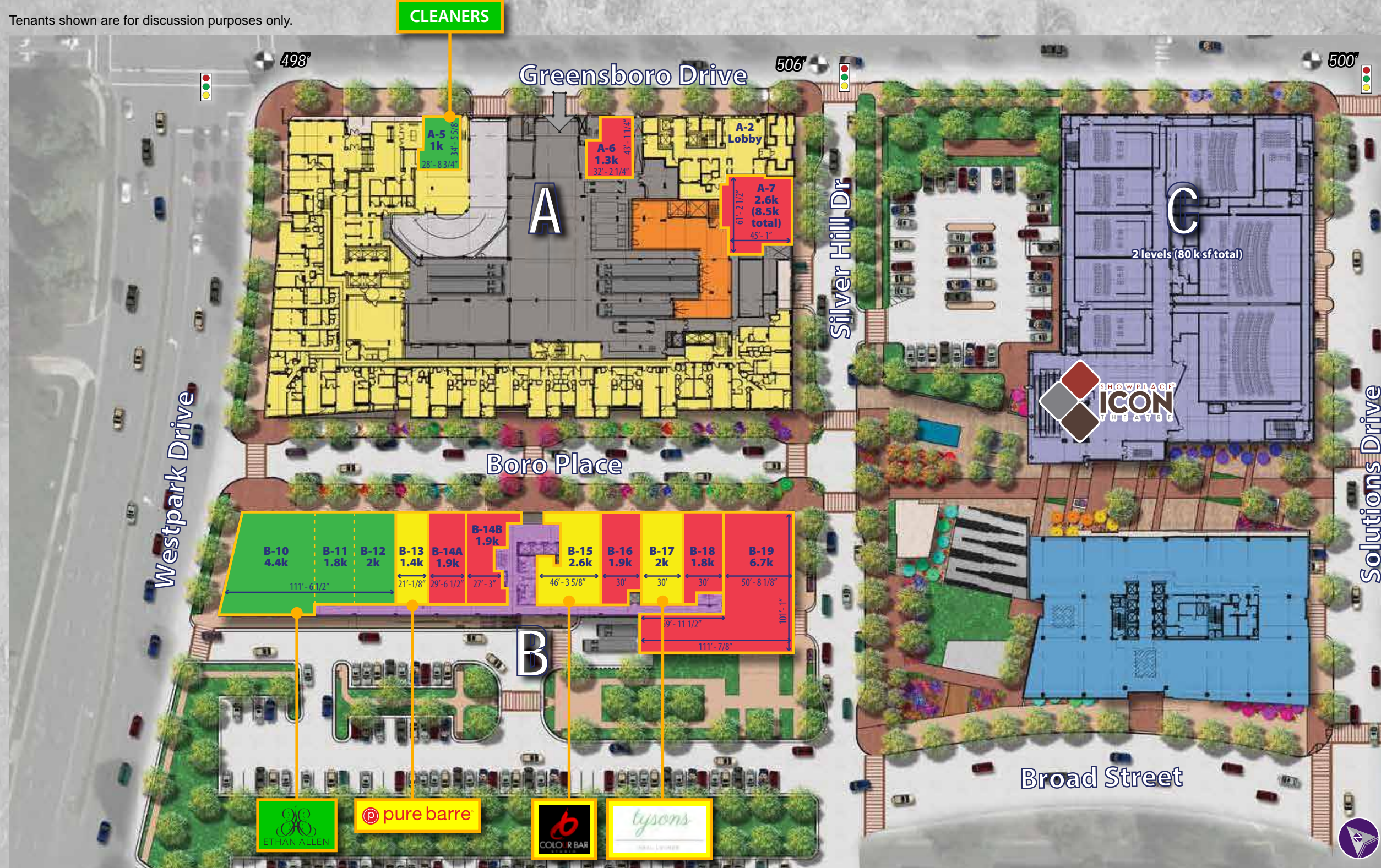


Program - Phase 1	
Retail (includes cinema)	255k SF
Residential	677 du
Office (including existing)	1.13M SF
Total	2,380,000 SF

Program - Full Build Out	
Retail (includes cinema)	330k SF
Residential	1,400 du
Office (including existing)	2.65M SF
Hotel	250 keys
Total	4,000,000 SF

Legend	
■	SIGNED LEASE
■	AT LEASE
■	AVAILABLE

Tenants shown are for discussion purposes only.



Program - Phase 1	
Retail (includes cinema)	255k SF
Residential	677 du
Office (including existing)	1.13M SF
Total	2,380,000 SF

Program - Full Build Out	
Retail (includes cinema)	330k SF
Residential	1,400 du
Office (including existing)	2.65M SF
Hotel	250 keys
Total	4,000,000 SF

Legend	
■	SIGNED LEASE
■	AT LEASE
■	AVAILABLE





Phase 1: Boro Park from Verse condos





Phase 1: Block B3 Street View



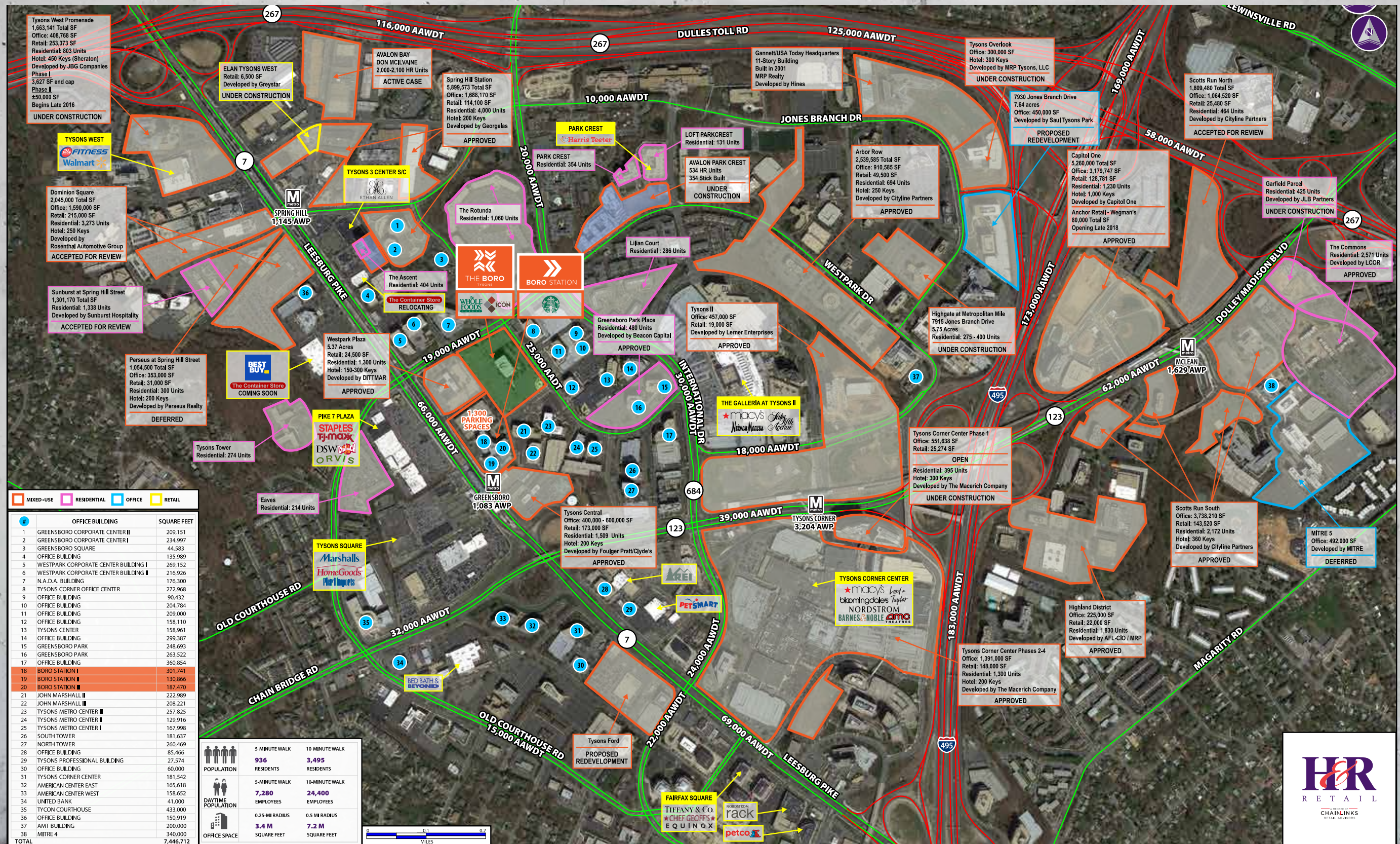


Phase 1: Block C: Lower: Retail Space C-14 & Showplace Icon Theatre



Phase 1: Block C: Boro Park & Bluestone Lane





OFFICE BUILDING	SQUARE FEET
1 GREENSBORO CORPORATE CENTER II	209,151
2 GREENSBORO CORPORATE CENTER I	234,997
3 GREENSBORO SQUARE	44,583
4 OFFICE BUILDING	135,989
5 WESTPARK CORPORATE CENTER BUILDING I	269,152
6 WESTPARK CORPORATE CENTER BUILDING II	216,926
7 N.A.D.A. BUILDING	176,300
8 TYSONS CORNER OFFICE CENTER	272,968
9 OFFICE BUILDING	90,432
10 OFFICE BUILDING	204,784
11 OFFICE BUILDING	209,000
12 OFFICE BUILDING	158,110
13 TYSONS CENTER	158,961
14 OFFICE BUILDING	299,387
15 GREENSBORO PARK	248,693
16 GREENSBORO PARK	263,522
17 OFFICE BUILDING	360,854
18 BORO STATION I	301,741
19 BORO STATION II	130,866
20 BORO STATION III	187,470
21 JOHN MARSHALL II	222,989
22 JOHN MARSHALL III	208,221
23 TYSONS METRO CENTER I	257,825
24 TYSONS METRO CENTER II	129,916
25 TYSONS METRO CENTER III	167,998
26 SOUTH TOWER	181,637
27 NORTH TOWER	260,469
28 OFFICE BUILDING	85,466
29 TYSONS PROFESSIONAL BUILDING	27,574
30 OFFICE BUILDING	60,000
31 TYSONS CORNER CENTER	181,542
32 AMERICAN CENTER EAST	165,618
33 AMERICAN CENTER WEST	158,652
34 UNITED BANK	41,000
35 TYCON COURTHOUSE	433,000
36 OFFICE BUILDING	150,919
37 AMT BUILDING	200,000
38 MITRE 4	340,000
TOTAL	7,446,712

POPULATION	5-MINUTE WALK	10-MINUTE WALK
RESIDENTS	936	3,495
EMPLOYEES	7,280	24,400

DAYTIME POPULATION	0.25-MI RADIUS	0.5 MI RADIUS
OFFICE SPACE	3.4 M	7.2 M
SQUARE FEET	SQUARE FEET	SQUARE FEET



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

POPULATION (5 MILES)



EMPLOYMENT (5 MILES)



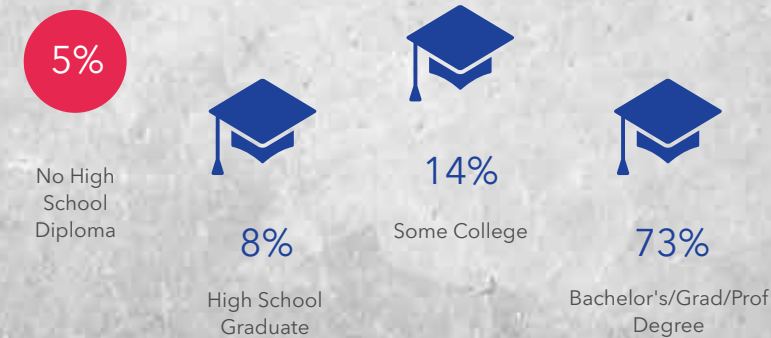
Tapestry Segments (5 MILES)

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

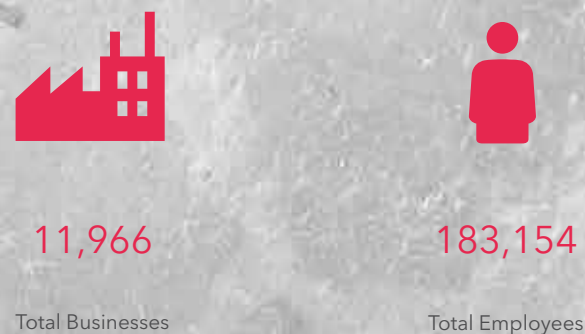
INCOME (5 MILES)



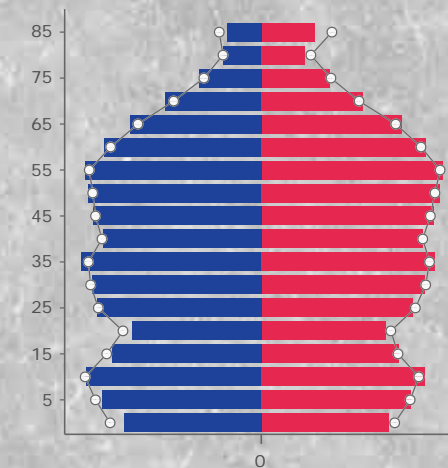
EDUCATION (5 MILES)



BUSINESS (5 MILES)



Age Pyramid (5 MILES)



The largest group:
2017 Female Population Age 55-59 (Esri)

The smallest group:
2017 Male Population Age 85+ (Esri)

Dots show comparison to
Arlington County

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 salons, 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 large metro areas. 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.



THE BORO

TYSONS

PLEASE CONTACT:

David A. Ward

240.482.3617

dward@hrretail.com

Geoffrey L. Mackler

240.482.3616

gmackler@hrretail.com

BETHESDA, MD

7201 Wisconsin Avenue

Suite 600

Bethesda, MD 20814

Telephone: 301.656.3030

BALTIMORE, MD

2800 Quarry Lake Drive

Suite 320

Baltimore, MD 21209

Telephone: 410.308.0800

092718

Information herein has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. Independent confirmation of its accuracy and completeness is your responsibility, H&R Retail, Inc.