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THE LOFT

1640

THE LOFT
1640 BORO PLACE

THE LOFT

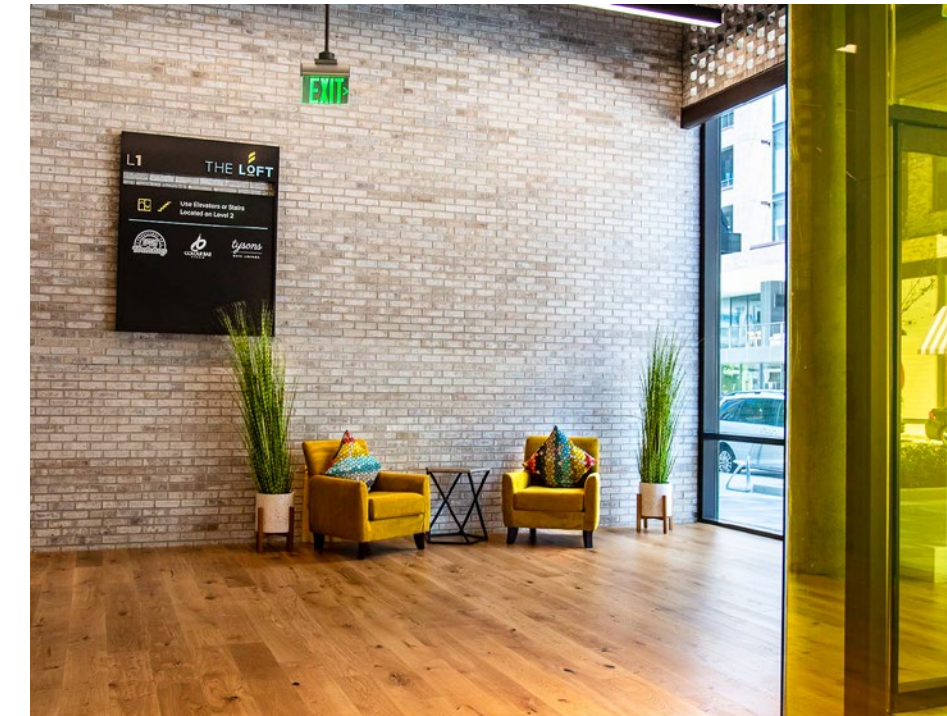
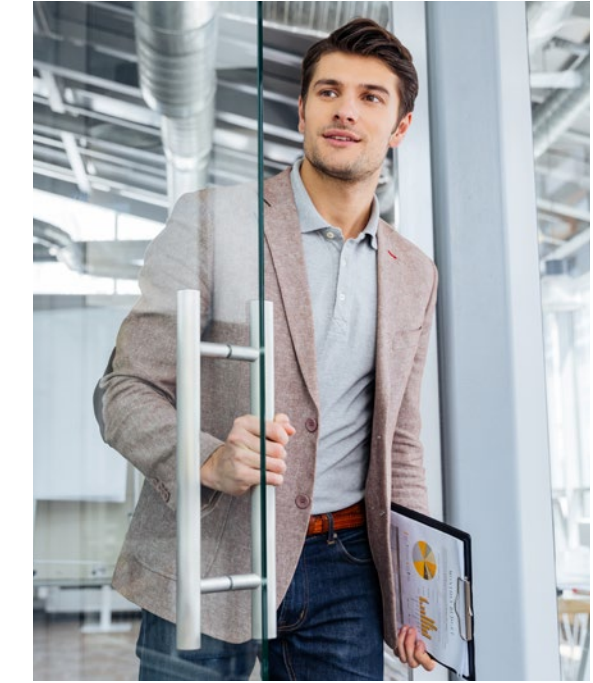
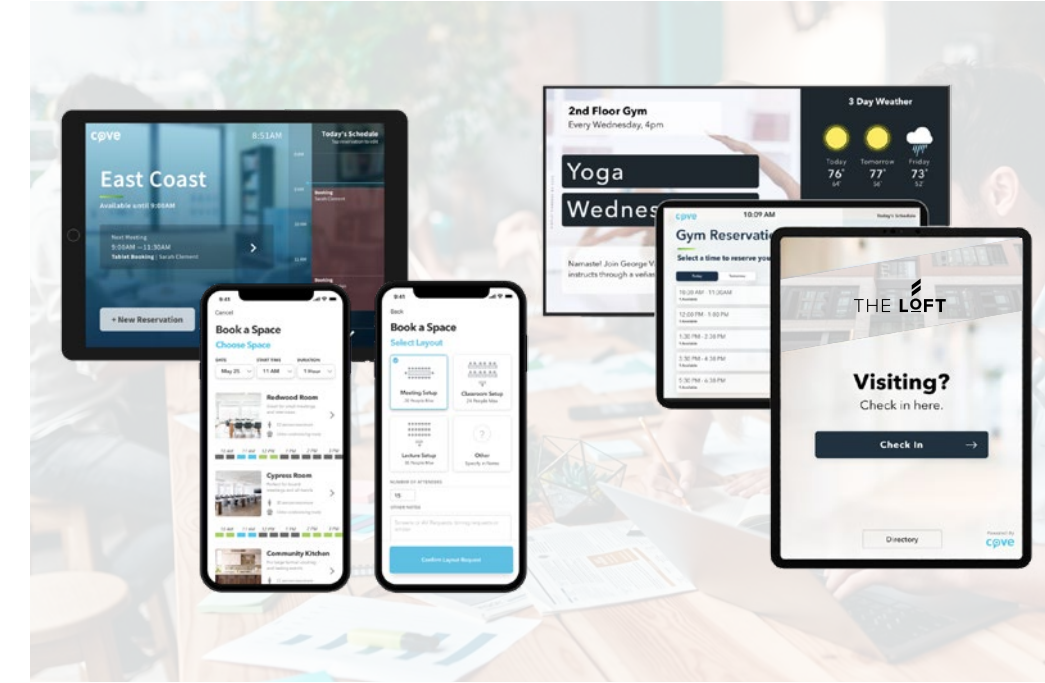
Unique and energizing loft office space situated just above street level that offers an **INTERACTIVE VIEW** of The Boro's **ACTIVE LIFESTYLE**.



Breaking The Mold

A tapestry of unconventional textures welcomes tenants on the ground floor lobby. A dark open ceiling with drop lights contrasts a white oak floor and rugged brick walls. Handsome elevator cabs with 9-foot ceilings stand ready along a concrete wall and the option of open stairs wait in the wing. The striking finishes of the lobby continue throughout the common spaces and floors above. Perched atop two stories of diverse retail sit three floors of efficient loft office space with the unique feature of operable windows.

- 77,000 SF / 3 stories of office
- 14' ceiling heights
- Operable 5' and 8' windows on floors 3 through 5
- Distinct column drops
- Opportunity for a private terrace on third floor
- Open stairs engineered in a perforated metal screen
- 100% below grade parking



TMG Tech Powered by cove

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

THE BORO

As Tysons' most sought-after **DINING** and **ENTERTAINMENT SCENE**, The Boro provides a foundation for a great workplace experience.

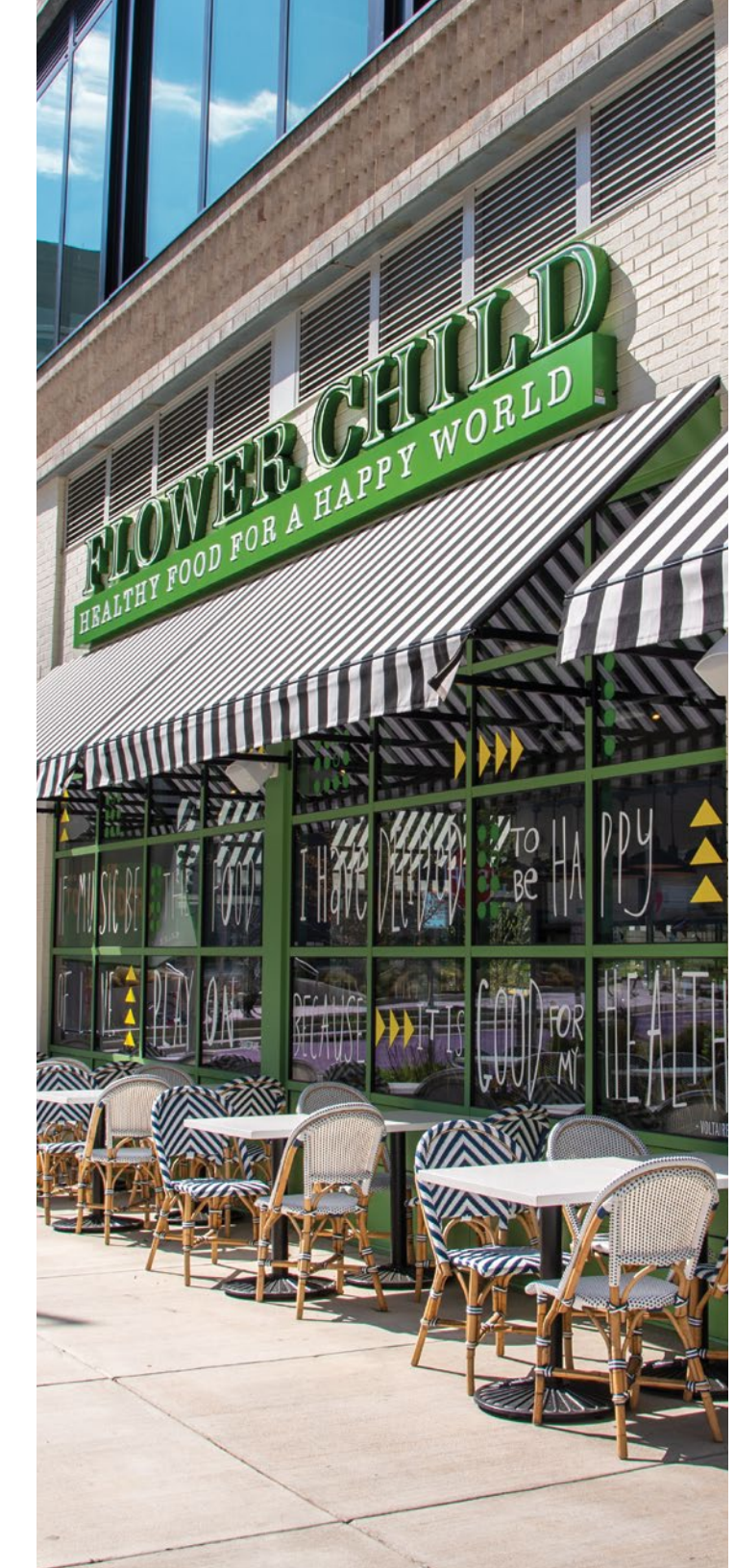




Tyson's New Urban District

The Loft at The Boro offers a prime location, one block from the Greensboro Station metro. With unprecedented character, The Loft fronts The Boro's vibrant main retail street directly across from a flagship Whole Foods.

- 1.7 million SF – 260,000 SF of retail/entertainment, 677 residential units and 438,000 SF of office.
- Placed on a grid system, The Boro is the “urban core” of Tysons.
- A luxury, 14-screen LOOK Cinema and a 70,000 SF Whole Foods Market, largest in the DC area, anchor this exciting destination.
- Streetscapes, pedestrian-friendly roadways, public green spaces and first-class entertainment, dining and shopping create a walkable mixed-use community with a true downtown experience.

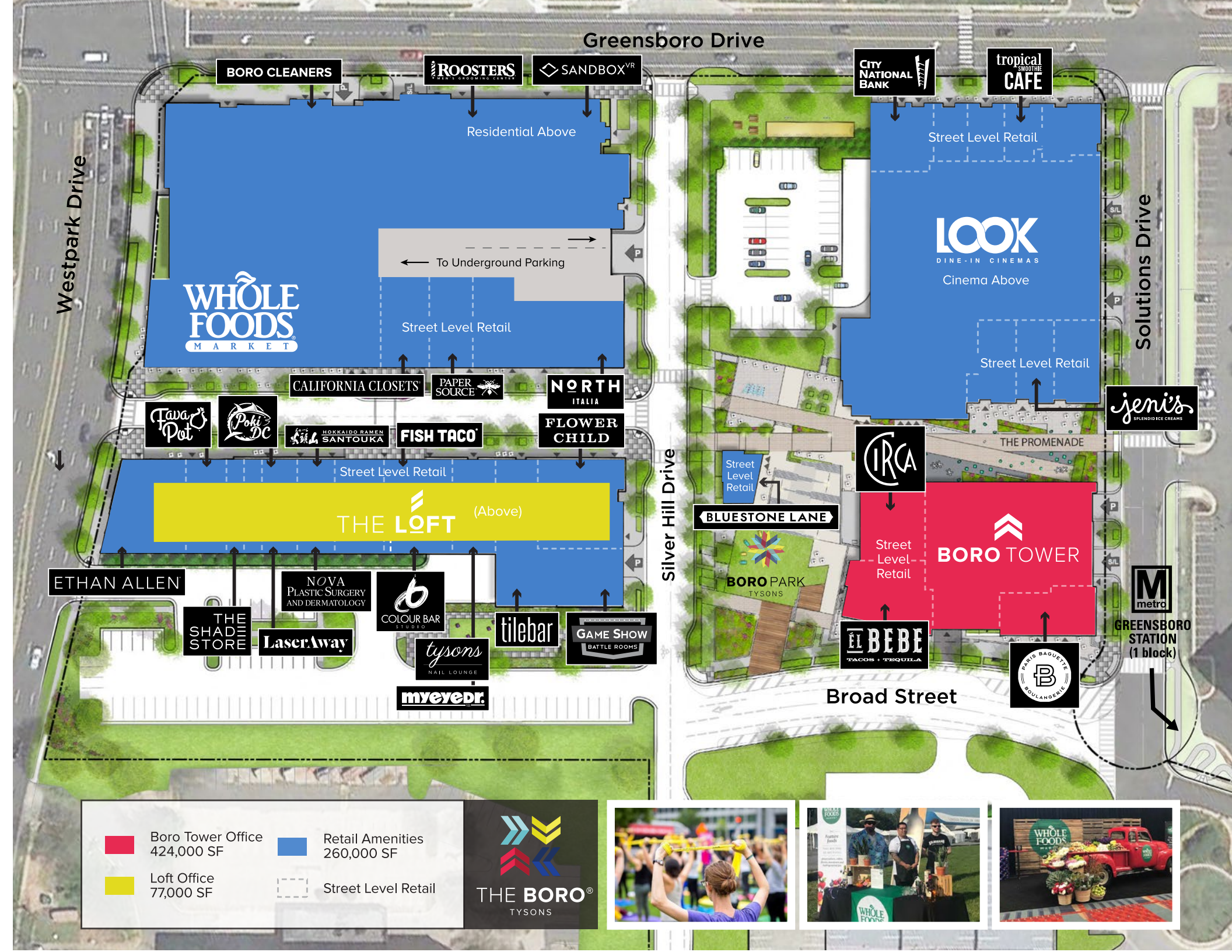


Destination Retail

The Loft is the perfect environment for forward thinking companies to interact with the energy of their surroundings. At The Boro, 260,000 SF of curated retail and entertainment includes:

- 10 – 15 prime restaurants/eateries;
- A 14-screen LOOK Cinema with state-of-the-art cinematic technology, luxury recliner seats and delectable dining;
- A 70,000 SF flagship Whole Foods Market, the largest in the DC area, incorporates a two-level balcony/mezzanine area that overlooks an on-site food hall;
- 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, 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.

Flagship Whole Foods Market offers an exceptional experience at The Boro through its premier café concepts and outdoor seating.



	Boro Tower Office 424,000 SF		Retail Amenities 260,000 SF
	Loft Office 77,000 SF		Street Level Retail

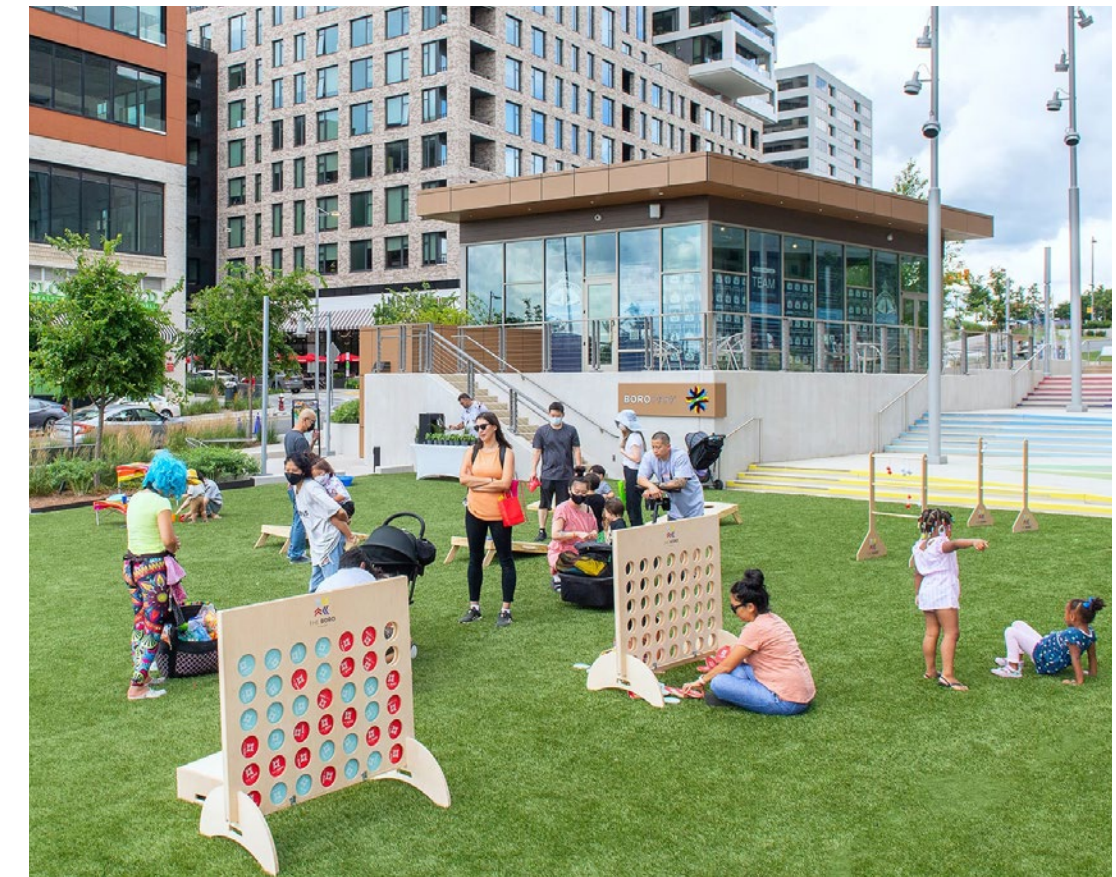
THE BORO
TYSONS



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!

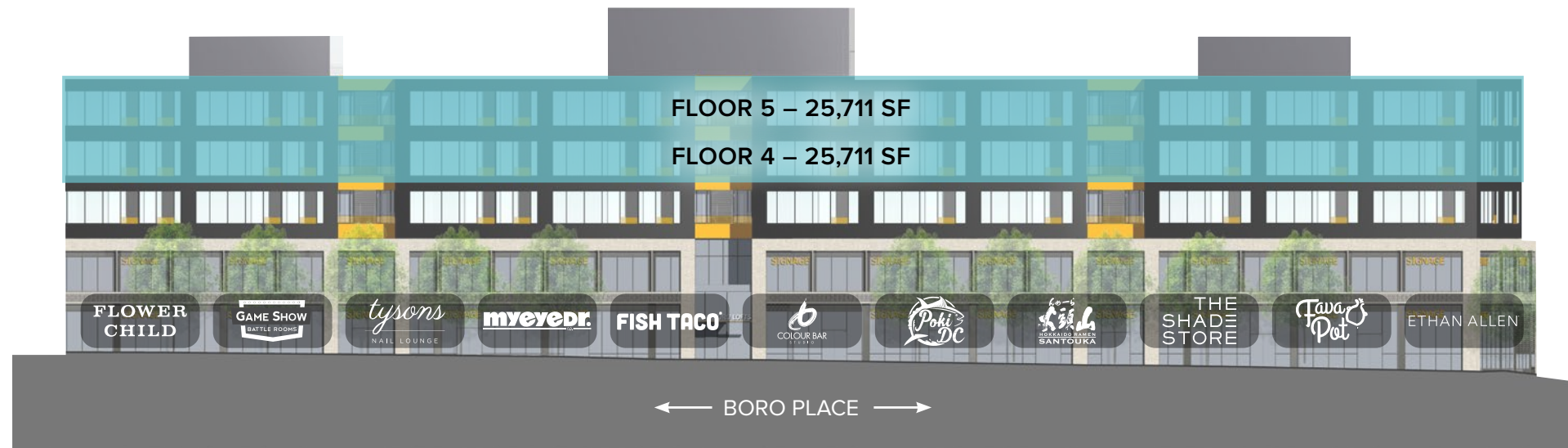


FLOOR PLANS

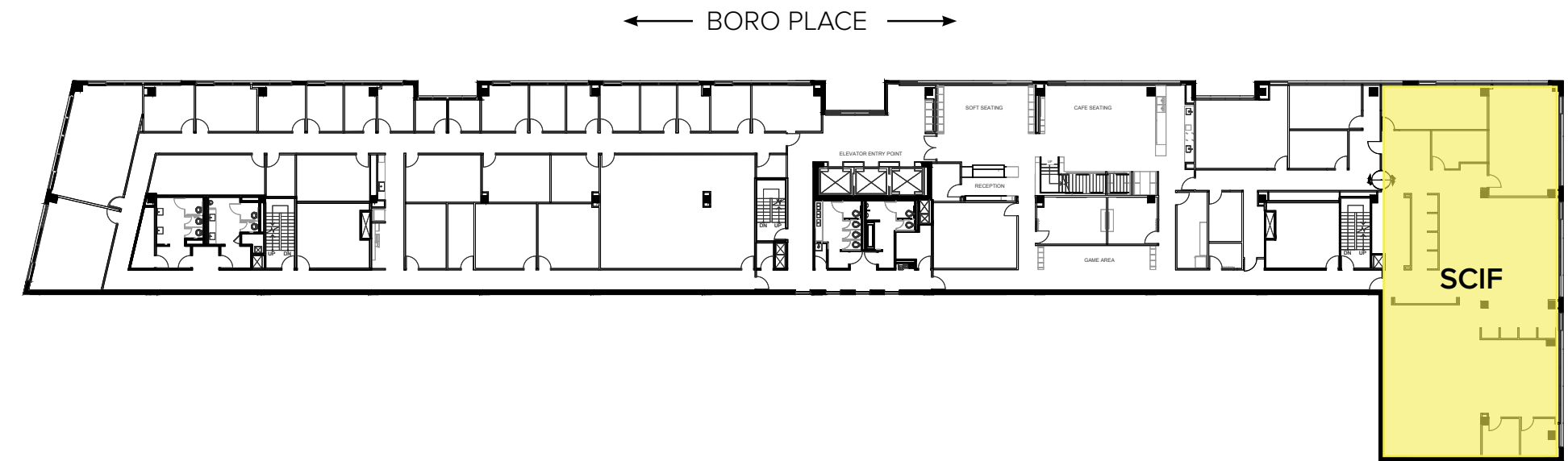
The Loft offers three floors of efficient loft office space with **UNIQUE** and **ATTRACTIVE FEATURES**.





THE LOFT



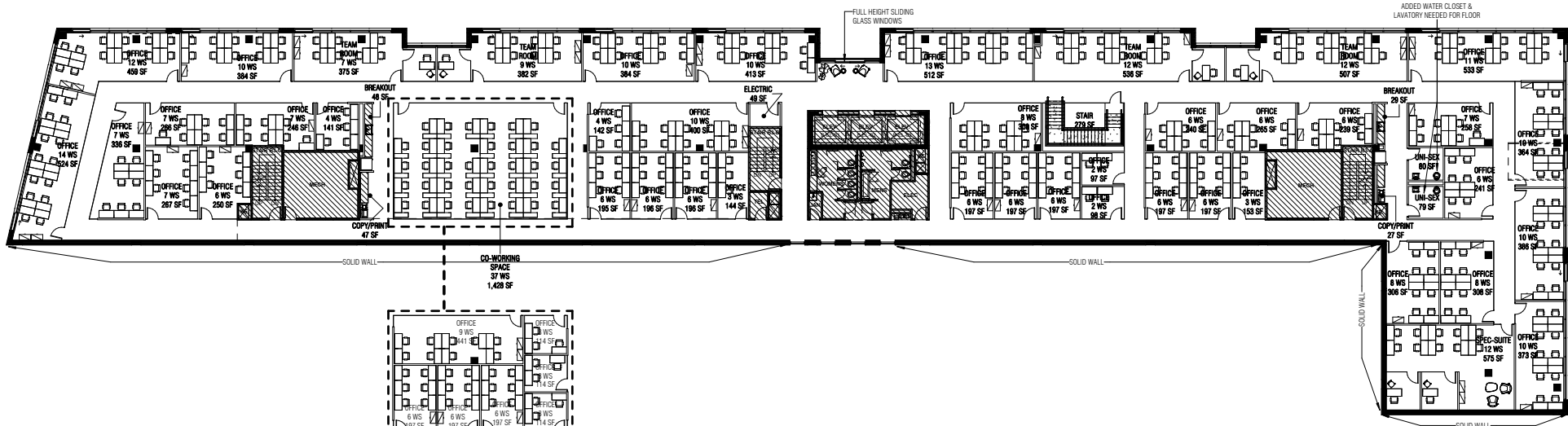
THE LOFT



-  25,711 SF
Available Immediately
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THE LOFT

← BORO PLACE →

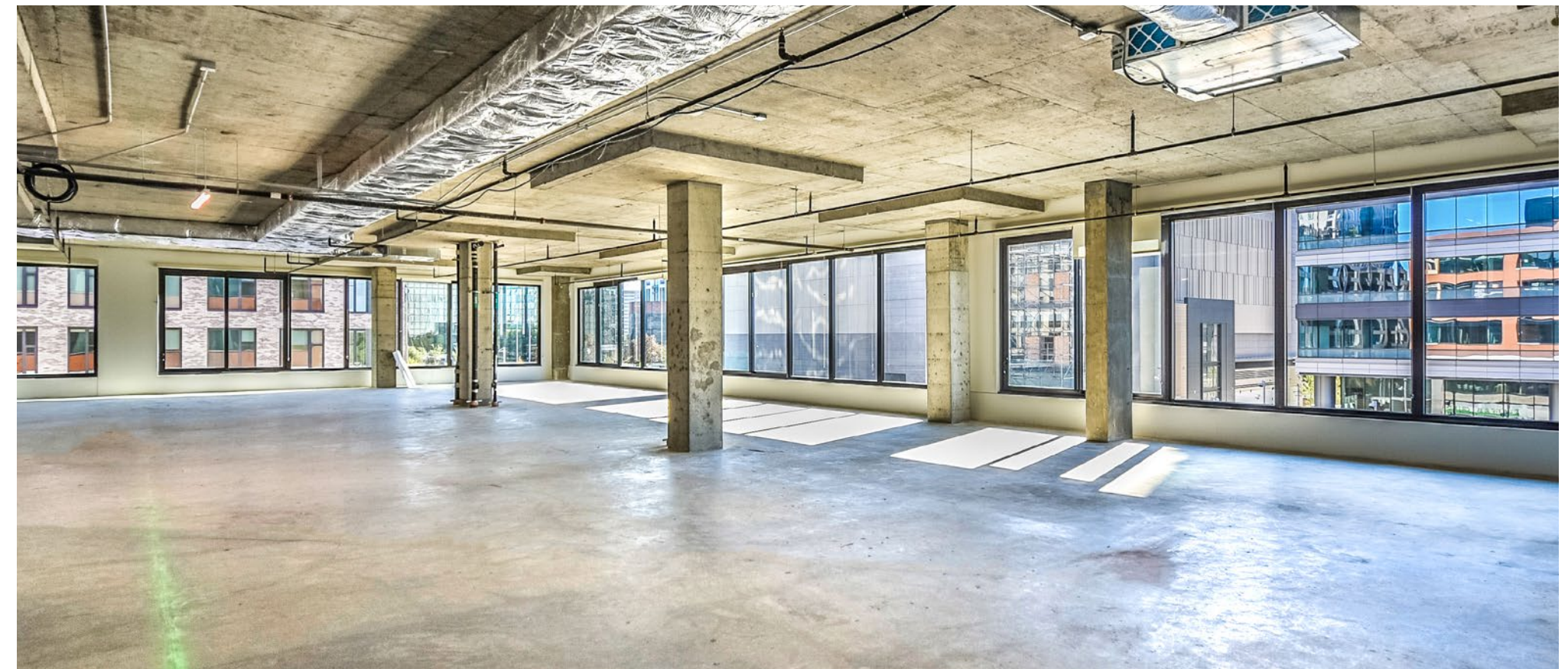


 **25,711 SF**
Available Immediately

 05 ALTERNATE LAYOUT
1/16" = 1'-0"

1640 BORO PLACE | 5TH FLOOR

-  WEB PAGE
-  3D TOUR
-  VIDEO TOUR



Incredible 14' ceiling heights allow for maximum natural light exposure which elevates your mood and mindset.

@theborotysons



theborotysons.com



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