

# A piece of Arbor Row in Tysons is being offered for sale

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A piece of the planned 2.5-million-square-foot Arbor Row mixed-use development in Tysons is being offered for sale as its owners seek to capitalize on the momentum growing through other recently completed or planned projects in the area.

CBRE Group Inc. (NYSE: CBRE) began marketing a 5.2-acre slice of the planned community earlier this week on behalf of Lone Star Funds. The site, being developed on Westpark Drive just north of Tysons Galleria, is approved for nearly 700 for-sale and rental residential units.

"The selling point, primarily, is that a lot of positive things have happened in Tysons Corner over the past several years," said CBRE Senior Vice President John Sheridan, who is part of the team marketing the site. Sheridan cited the recent completion of Capital One's new headquarters and the amenity-packed The Boro slated to open later this year as potential demand drivers for new residential space in the area.



CITYLINE PARTNERS

CBRE Group Inc. recently began marketing a piece of the Arbor Row planned development in Tysons to interested buyers.

Sheridan said the offer is open-ended at this point, with no set deadline to submit offers. He declined to estimate how much the site could sell for.

Cityline Partners took the larger Arbor Row project through Fairfax County's entitlement process, and Home Properties was tapped to develop what's known as Parcel A there. But Home never followed through with its plans and was later acquired by an affiliate of Lone Star Funds in 2015.

The site being offered through CBRE, at the corner of Westpark and Westbranch drives, is slated to include 476 wood-frame units and 218 concrete units along with 8,000 square feet of street-level retail in the project's first phase.

Arbor Row is a work in progress as Cityline continues to advance or seek buyers for pieces of it.

Evanston, Illinois-based Mather LifeWays is expected to acquire and develop one lot as The Mather, featuring as 300 independent living units, 78 assisted living, memory support and skilled nursing beds and more than 18,000 square feet of retail and restaurants. Renaissance Centro plans Monarch, a 25-story condominium building. And City View, a 200,000-square-foot office building, is planned for 7901 Westpark Drive.

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