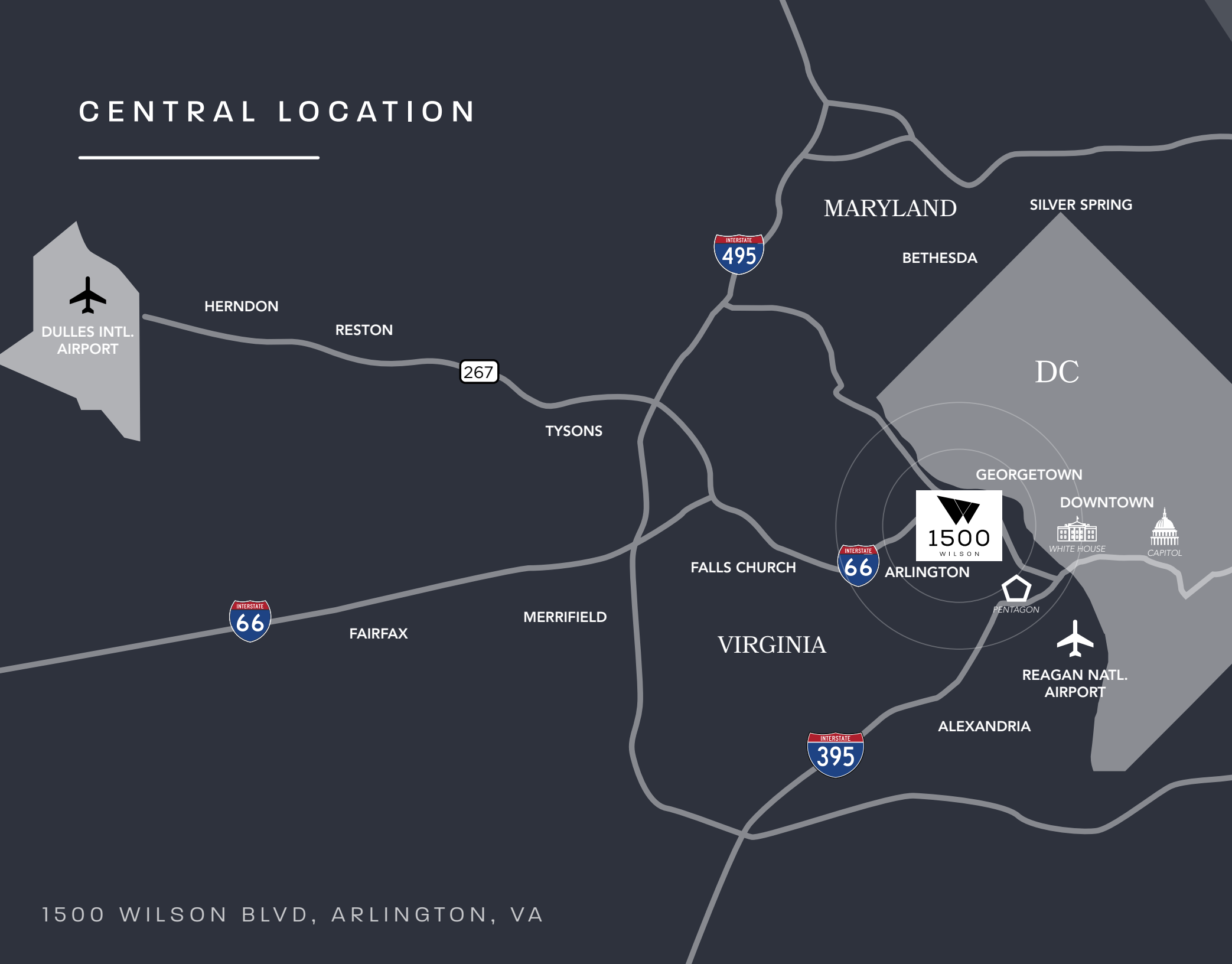



CLICK TO
WATCH
VIDEO




1500
WILSON

CENTRAL LOCATION



1500 WILSON BLVD, ARLINGTON, VA



UNMATCHED ACCESS

 **Fast Access**
to I-66

 **7 Minutes**
to the Pentagon

 **Metro Station**
within 2 blocks

 **12 Minutes**
to Reagan National Airport

 **10 Minutes**
to DC Business District

 **30 Minutes**
to Dulles International Airport



Walk Score
95



Bike Score
76





VIBRANT ON-SITE & NEARBY AMENITIES

ON-SITE



District Taco



Capriotti's



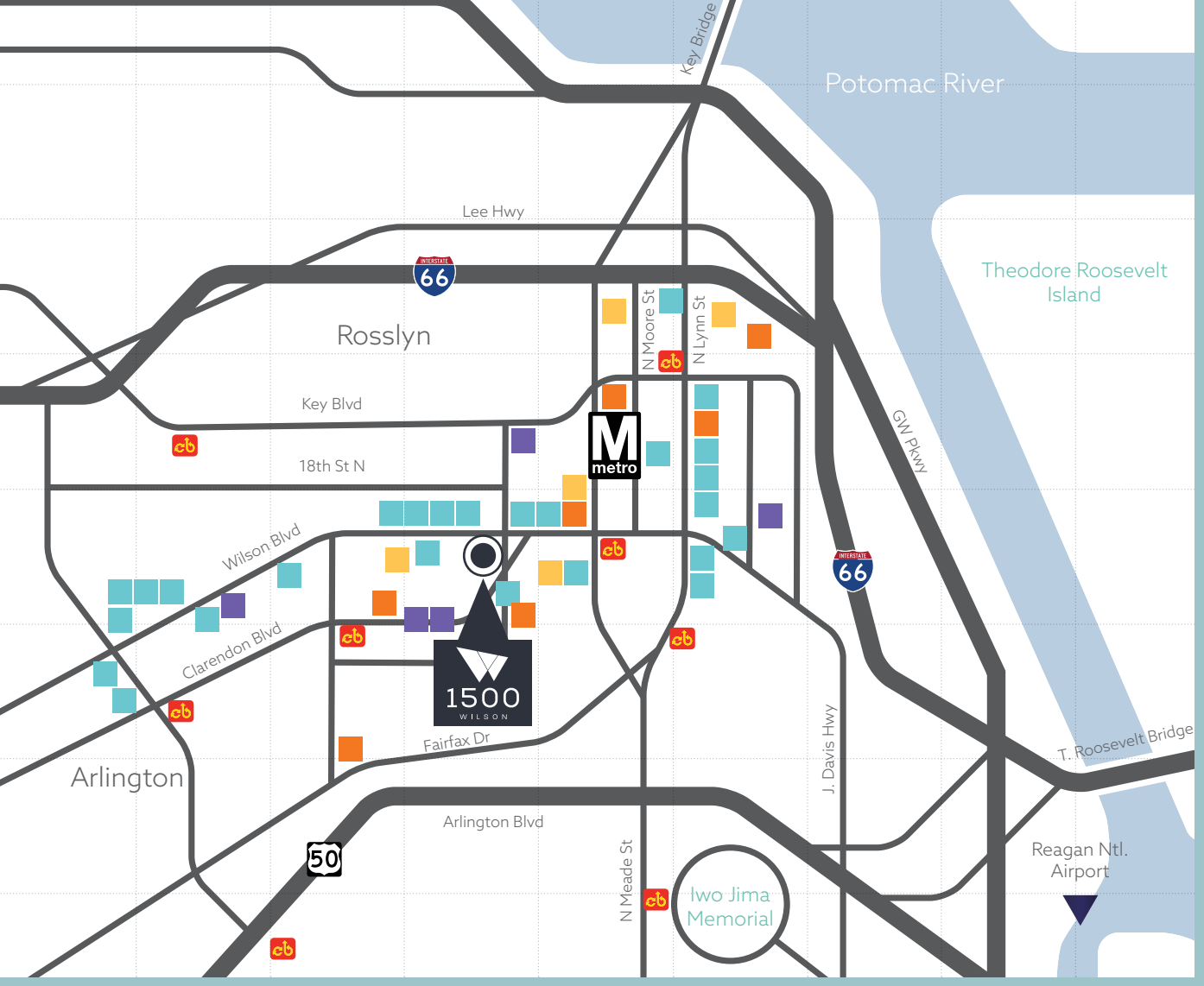
Target



Wells Fargo



1500 WILSON BLVD, ARLINGTON, VA



RETAIL & RESTAURANTS

- Starbucks
- Cityhouse
- Subway
- Barley Mac
- Mele Bistro
- Rhodeside Grill
- Il Radicchio
- Continental
- Starbucks
- Roti Mediterranean Grill
- Tom Yum District
- Bean Good
- Pho 75
- Guajillo
- McDonald's
- Cosi
- Chop't
- Chipotle
- Baja Fresh
- The Perfect Pita
- Brown Bag
- Ben's Chili Bowl
- Sweetgreen
- The Little Beet
- CAVA
- Nando's
- Compass Coffee

CONVENIENCE

- CVS
- Safeway
- 7-11
- Verizon Wireless
- Exxon
- U.S. Post Office
- Bank of America
- BB&T
- PNC Bank
- Eaglebank
- Capital One Bank

HOTELS

- Le Meridien
- Holiday Inn
- Hyatt
- Residence Inn
- Courtyard

 Bikeshare Station

 Metro Station

FITNESS

- Orangetheory
- Gold's Gym
- LavaBarre
- Verve Health & Fitness
- E60 Fitness





1500 WILSON BLVD, ARLINGTON, VA

TROPHY RENOVATIONS

BUILDING RENOVATIONS INCLUDE
BUILDING ENTRANCE
ELEVATOR CABS
COMMON AREAS
RETAIL AMENITIES
RESTROOMS
HVAC

EXPANSIVE VIEWS



1500 WILSON BLVD, ARLINGTON, VA

1500 WILSON OFFERS AMAZING, UNOBSTRUCTED
VIEWS OF THE WASHINGTON DC SKYLINE AND
BEYOND FROM THE CENTER OF ROSSLYN.



UNPARALLELED VISIBILITY

PROMINENT SIGNATURE
SIGNAGE AVAILABLE



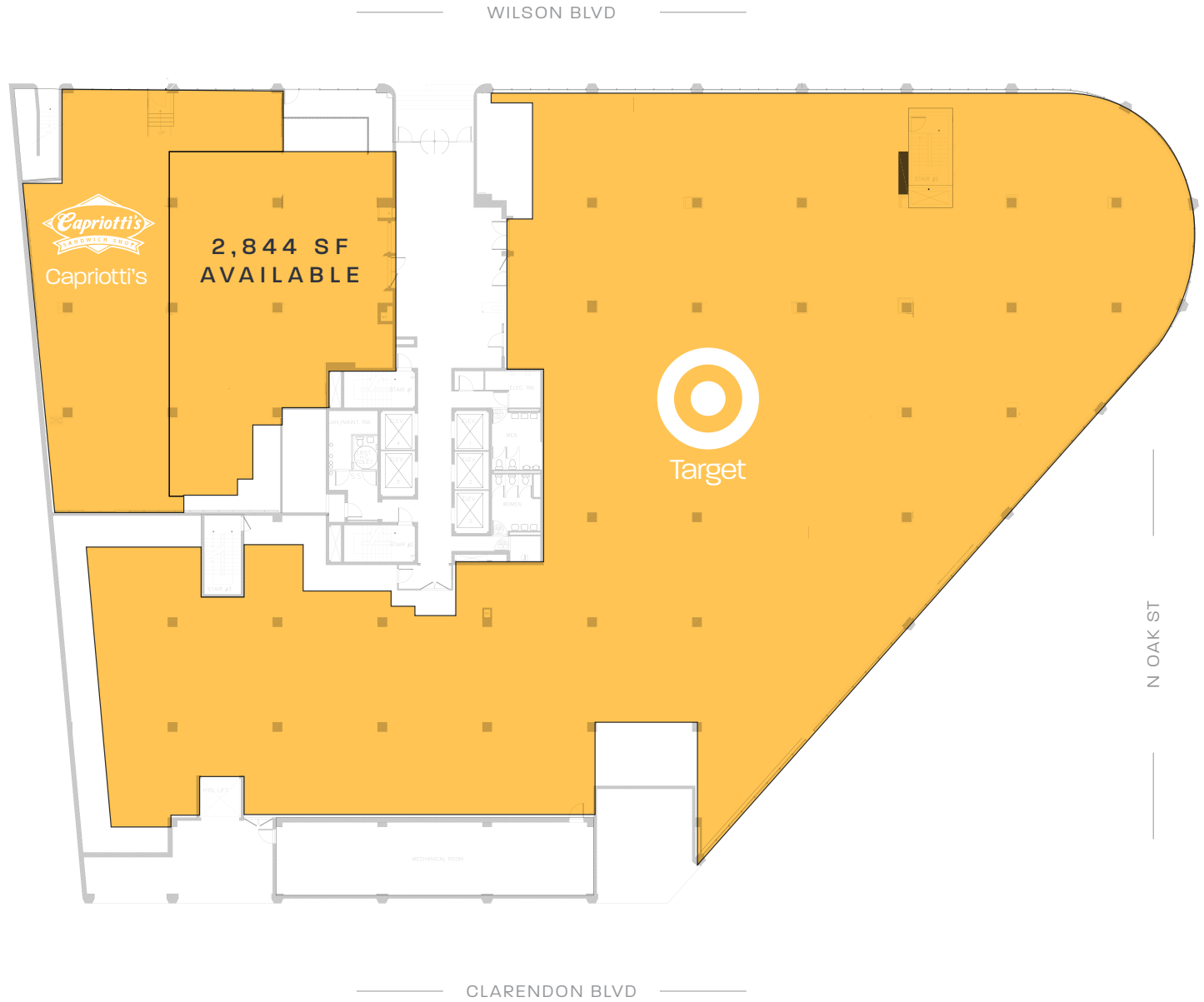
STACKING PLAN



17	LEASED	
16	LEASED	
15	LEASED	
14	13,883 SF	
13	13,883 SF	
12	13,883 SF	
11	13,883 SF	
10	13,883 SF	
9	13,883 SF	
8	13,883 SF - SPEC SUITE	
7	LEASED	
6	13,883 SF	
5	LEASED	
4	LEASED	
3	24,069 SF	
2	TARGET	2,844 SF AVAILABLE
1	TARGET	DISTRICT TACO
		WELLS FARGO

AVAILABLE	SPEC SUITE	LEASED	AMENITIES
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2ND FLOOR

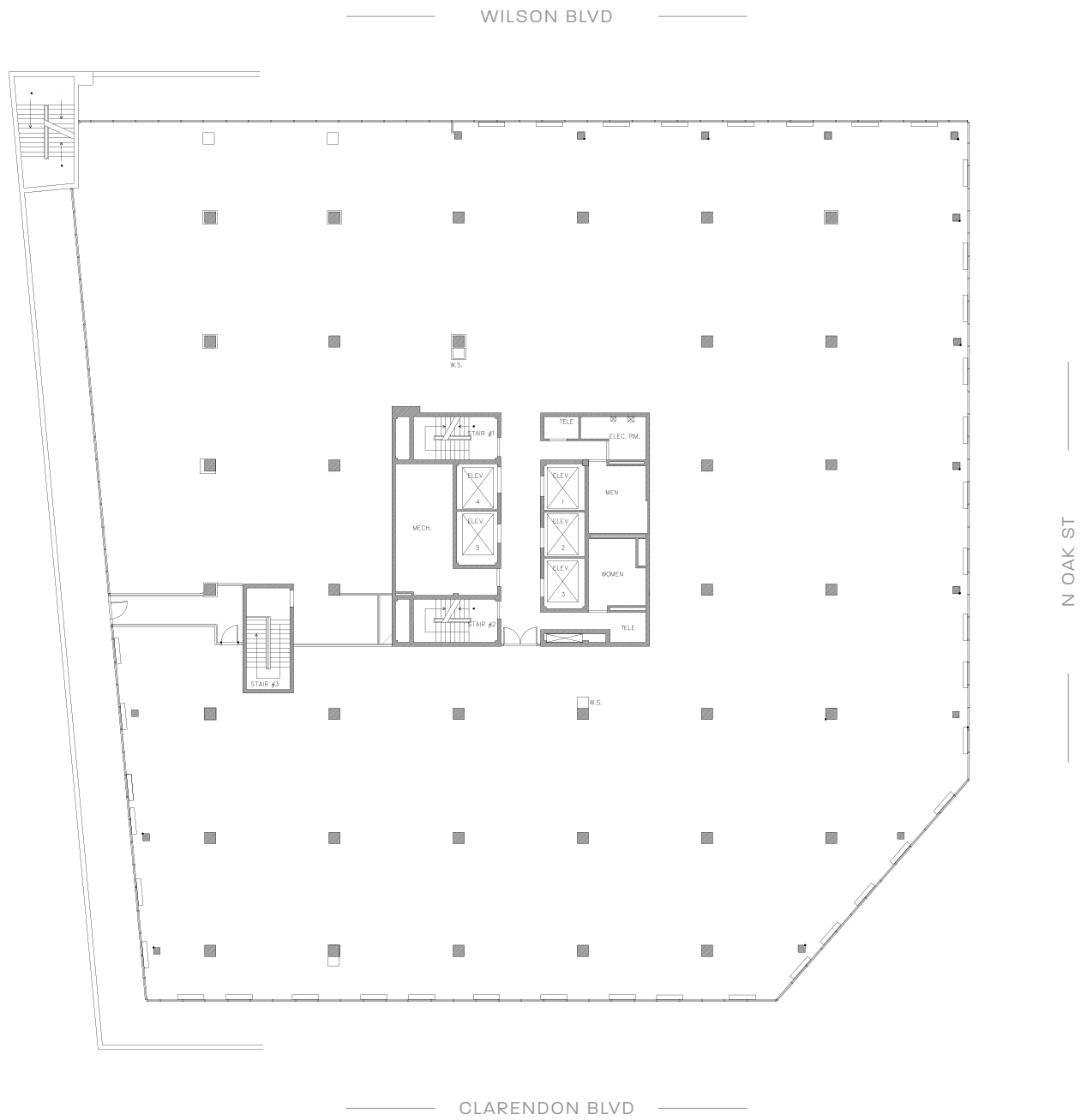


1500 WILSON BLVD, ARLINGTON, VA



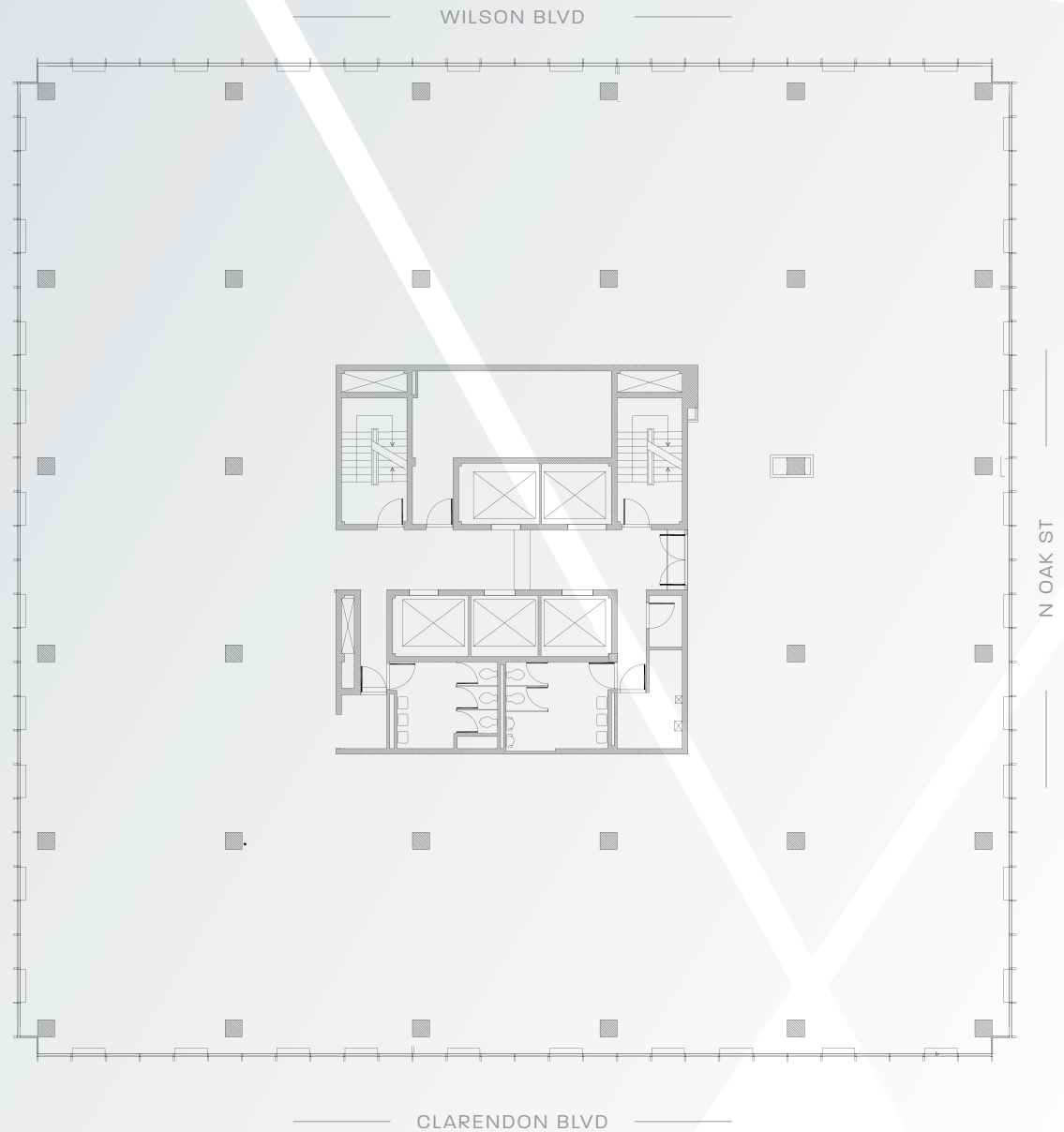
3RD FLOOR

24,069 SF



TYPICAL FLOOR

13,883 SF



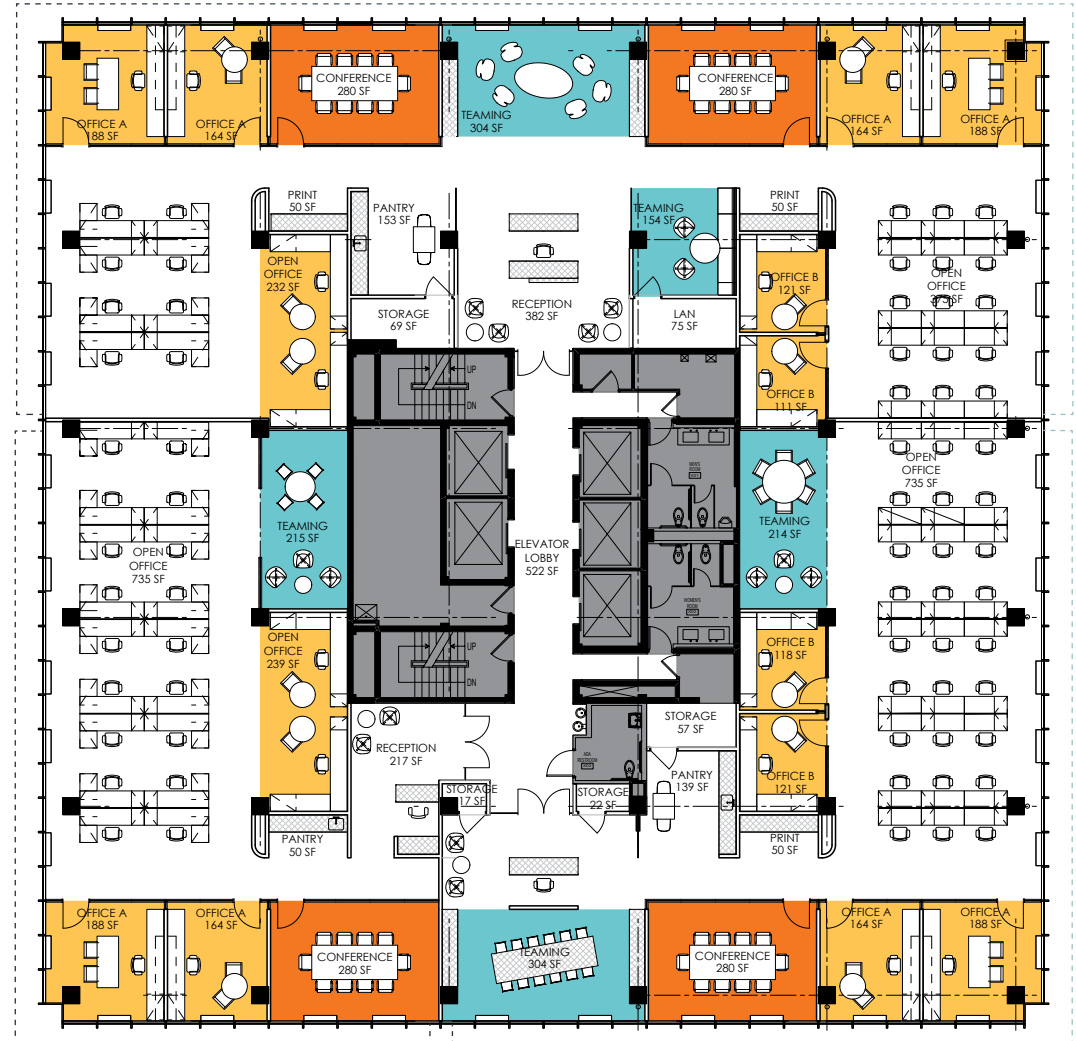
8TH FLOOR SPEC SUITE

13,883 SF

AVAILABLE IMMEDIATELY



PROPOSED DEMISED





8TH FLOOR SPEC SUITE



1500 WILSON BLVD, ARLINGTON, VA



FACT SHEET

Address	1500 Wilson Boulevard, Arlington, VA, 22209
Building Square Footage	261,360
Number of Floors	17, plus 1 below grade
Year Built	1971
Telecommunications	Verizon
Construction	Steel reinforced concrete with glass curtain wall
Windows	94 1/4 x72 1/4 ---1/2 Grey float glass single pane
Slab-to-Slab Heights	1st Floor – 11' / 2nd Floor – 13' / 3rd Floor – 11' 4th – 14th Floors – 10' / 15th Floor – 11' / 16th & 17th Floors – 14'
Column Spacing	Approximately 20' by 20'
Typical Floor Size	13,883 SF
Parking	1.29/1000 SF, 3-level below grade
Loading Dock	One (1)
HVAC	Heating and conditioning are generated by a closed condenser water loop feeding condenser water to perimeter heat pumps. A Honeywell EMS controls the HVAC
HVAC Schedule	7am - 7pm M-F
OT HVAC Pricing	\$65.00 (subject to market increases)
Sprinklers	Fully sprinklered with exception of engineers office and partial 1st floor
Electrical	P-2 switchboard: 400 amps, 265/460 volts, and two bus duct mains of 1600 amps each supplying power through floor 15. 16th fl switchboard: 3,000 amps supplying power to 16-17th floors
Elevators	5 passenger, 1 freight
Fire and Life Safety	Gamewell Zaus4000 fire control system





CBRE  PENZANCE

RUBY-TUESDAY



1500 WILSON BLVD, ARLINGTON, VA



With a focus on investment grade real estate opportunities in the Washington, DC metropolitan area, Penzance is one of the region's premier owners, operators and developers of commercial properties. Since its founding in 1996, Penzance has been involved in many of the area's most identifiable office spaces, earning a reputation for attention to detail and focused, active management.



CBRE is the world's largest commercial real estate services and investment firm offering strategic advice and execution for property sales and leasing; corporate services; property, facilities and project management; mortgage banking; appraisal and valuation; development services; investment management; and research and consulting. The Company has more than 70,000 employees (excluding affiliates), and serves real estate owners, investors and occupiers through more than 400 offices worldwide.



1500
WILSON



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