

 **CLICK TO  
WATCH  
VIDEO**

 **INTERACTIVE  
FLOOR PLANS  
PAGE 17**

# 1VA2 ONE VIRGINIA SQUARE



FULLY SELF-CONTAINED ENVIRONMENT

BRAND NEW WORLD-CLASS AMENITIES

FULL BUILDING, 121,208 SF AVAILABLE

 **LaSalle**  
INVESTMENT MANAGEMENT®

**CBRE**



**IVA2**

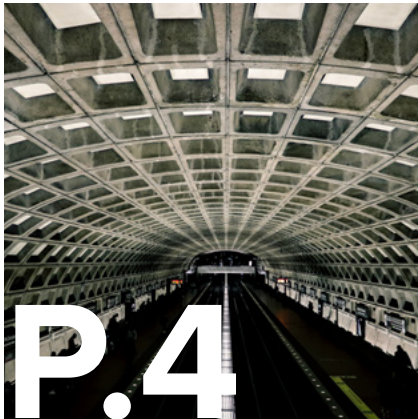
ONE  
VIRGINIA  
SQUARE



 **LaSalle**  
INVESTMENT MANAGEMENT®

# IN THIS ISSUE

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ACCESS**



**NEIGHBORHOOD+  
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**FOCUS ON  
BALLSTON QUARTER**



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AMENITIES**



**STACKING PLAN+  
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**BUILDING  
SPECS**

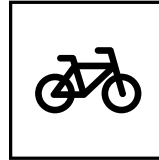




# AT VA SQUARE METRO



**ON-SITE**  
VIRGINIA SQUARE  
METRO STATION



**ON-SITE**  
BIKESHARE STATION



**EASY ACCESS TO I-66**  
RAPID CONNECTION TO  
RTE 50 & I-395



**SCOOTERS AVAILABLE**  
RIGHT AROUND THE CORNER



**EASY ACCESS TO AIRPORT**  
MINUTES TO REAGAN NATIONAL  
AIRPORT



































# VIBRANT LIFESTYLE



## A TRUE URBAN FEEL

Enjoy a true urban feel at 1VA2. Your new workplace is located within walking distance to many trendy and delicious food options. Discover new flavors and experiences everyday.

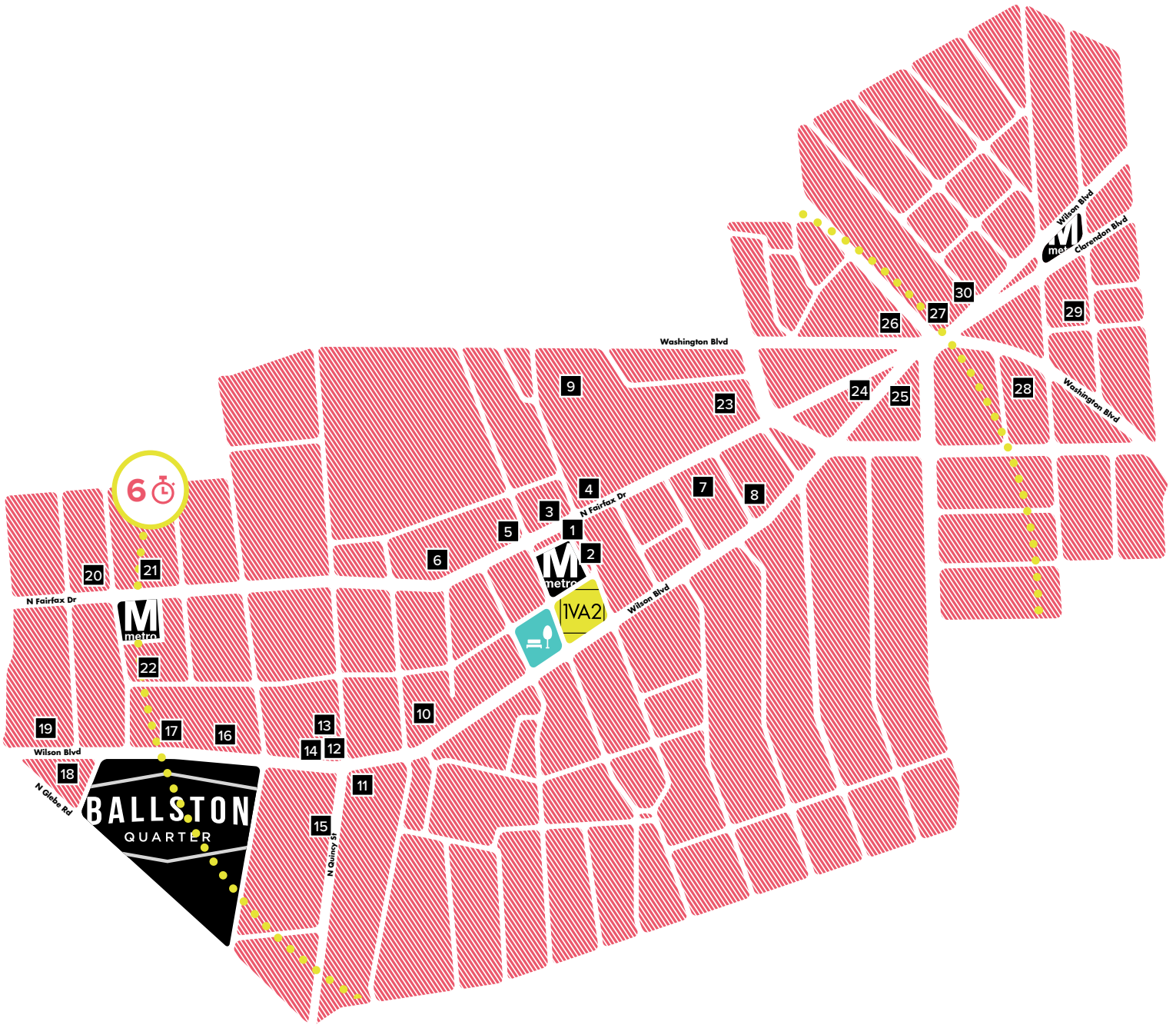
- |  |  |  |
|--|--|--|
| 1     | 11    | 21    |
| 2     | 12    | 22    |
| 3     | 13    | 23    |
| 4   | 14  | 24   |
| 5   | 15  | 25  |
| 6   | 16  | 26  |
| 7   | 17  | 27  |
| 8   | 18  | 28  |
| 9   | 19  | 29  |
| 10  | 20  | 30  |

## ATTRACT TOP TALENT

Arlington has been named one of the best cities for young professionals; with its central location, convenient access to transportation and its exciting food scene, 1VA2 will be able to attract and retain the top talent for your company.









# FOCUS ON...



## BALLSTON QUARTER

### BALLSTON QUARTER BRINGS NEW LIFE TO THE RB CORRIDOR

Within walking distance from 1VA2, Ballston Quarter is one of the D.C. area's largest entertainment hubs.

The revitalized Ballston Quarter is now your new shopping and entertainment destination. Experience dozens of gourmet restaurants, experiential retail, fitness centers, movie theaters, events and many other shops and services.







# PUNCH BOWL

FOOD | SOCIAL | DRINK

# SOCIAL

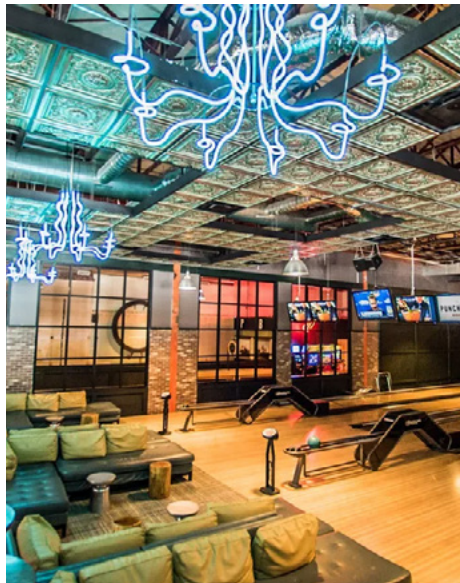
25,000 SF of entertainment including eight bowling lanes, one bocce court, three private karaoke rooms, a 360 degree bar and various lounging and gathering spots.



# 5w!Ts



A live-action entertainment venue that immerses visitors in realistic, hands-on experiences, similar to escape rooms.



# COOKOLOGY

A recreational culinary school that offers hands-on cooking classes for adults and kids. Perfect for families, date nights or corporate outings.



What goes better with paint than wine? Muse combines painting instruction with a restaurant and bar – perfect for your next group outing!



# QUARTER

• MARKET •

## BALLSTON QUARTER'S FOOD COURT



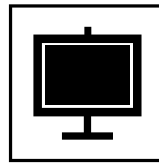
bartaco



# FEATURES & AMENITIES



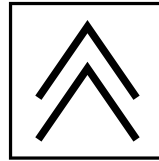
**20,000-122,000 SF**  
FULL BUILDING  
AVAILABLE



**PROMINENT SIGNAGE**  
OPPORTUNITY  
AVAILABLE



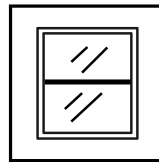
**FULLY**  
SELF-CONTAINED  
ENVIRONMENT



**12' TO 14'**  
1ST FLOOR SLAB TO SLAB  
HEIGHT



**ON-SITE**  
VIRGINIA SQUARE  
METRO STATION



**8 CORNER OFFICES**  
ON EACH  
FLOOR



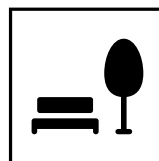
**PELOTON**  
**STUDIO**



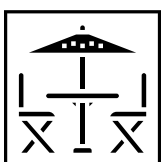
**1.8/1,000 SF RATIO**  
THREE LEVELS OF  
STRUCTURED PARKING



**CONFERENCE**  
**CENTER**



**ONE-ACRE PARK**  
ADJACENT TO  
THE BUILDING



**PRIVATE BALCONIES**  
WITH MONUMENT  
VIEWS



**LOADING AREA**  
PRIVATE &  
SECURE









CONFERENCE CENTER



LOUNGE & BREAKOUT AREAS





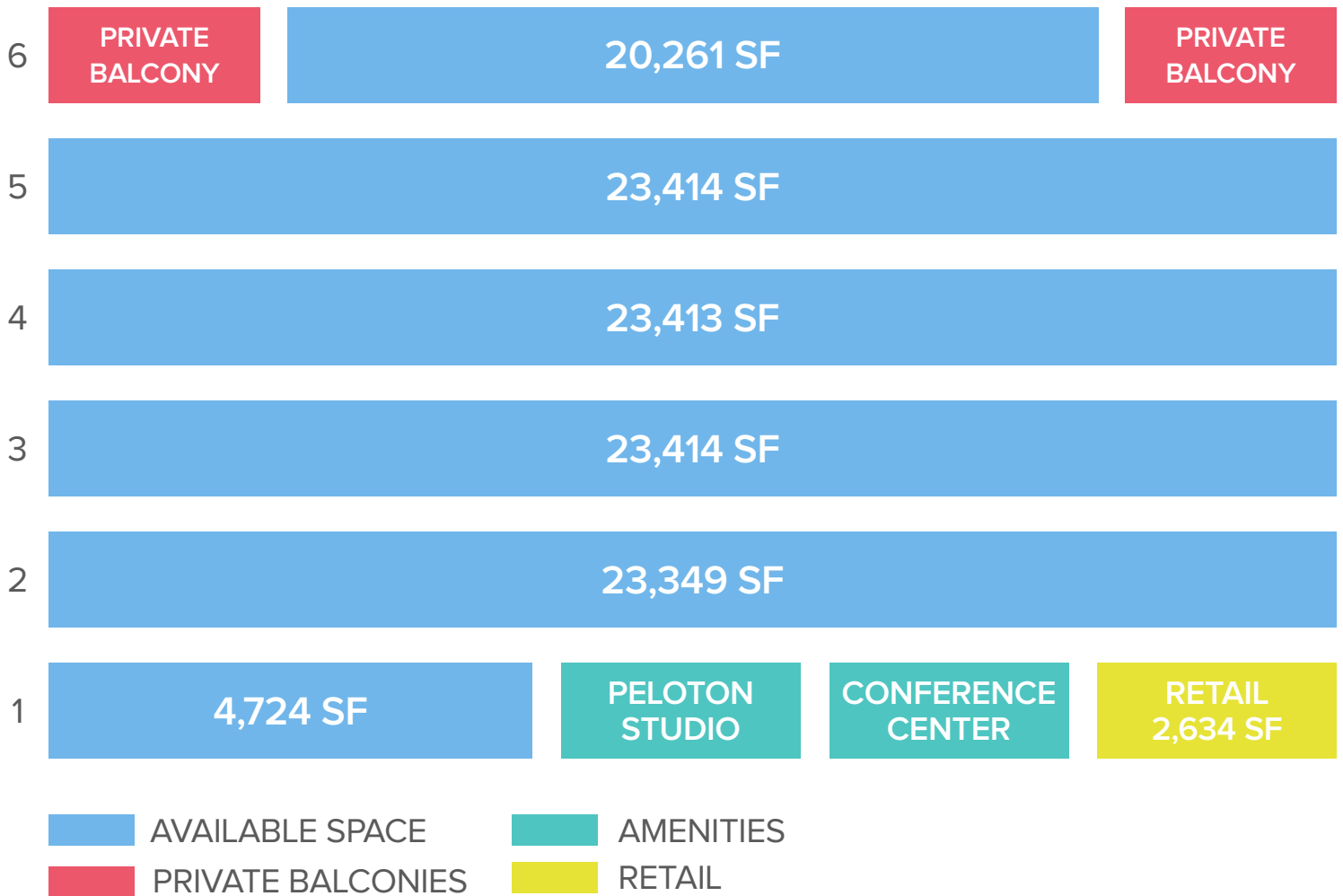
LOUNGE & BREAKOUT AREAS



RENOVATED LOBBY & COMMON AREAS

# STACKING PLAN

**FULL BUILDING AVAILABLE  
UP TO 121,208 SF CONTIGUOUS**





# FLOOR PLANS

**1VA2** ONE VIRGINIA SQUARE

**TYPICAL FLOOR 2-5**  
**23,414 SF**



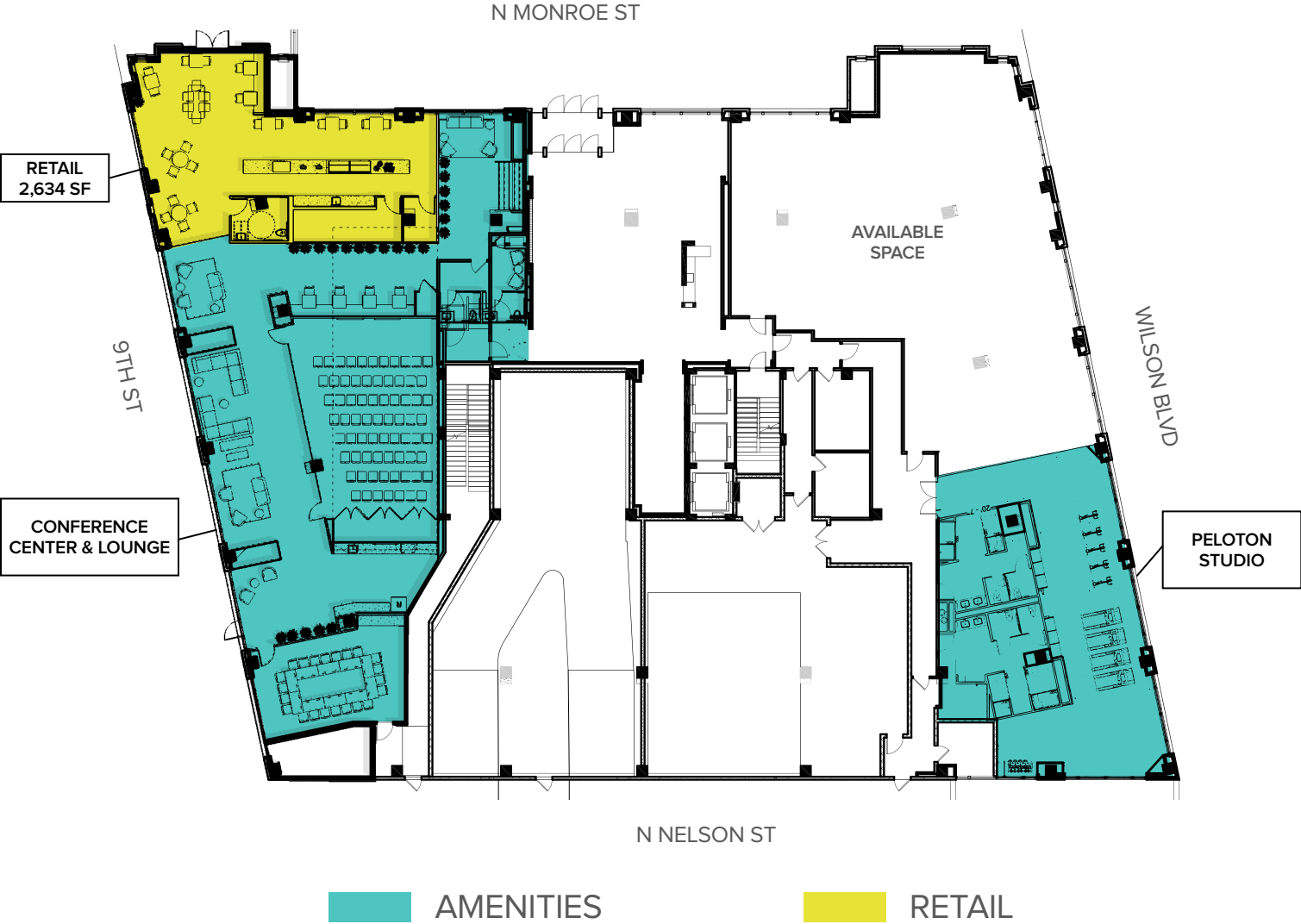
## POTENTIAL TEST-FIT

- ▶ 30 offices
- ▶ 92 workstations
- ▶ 4 conference rooms



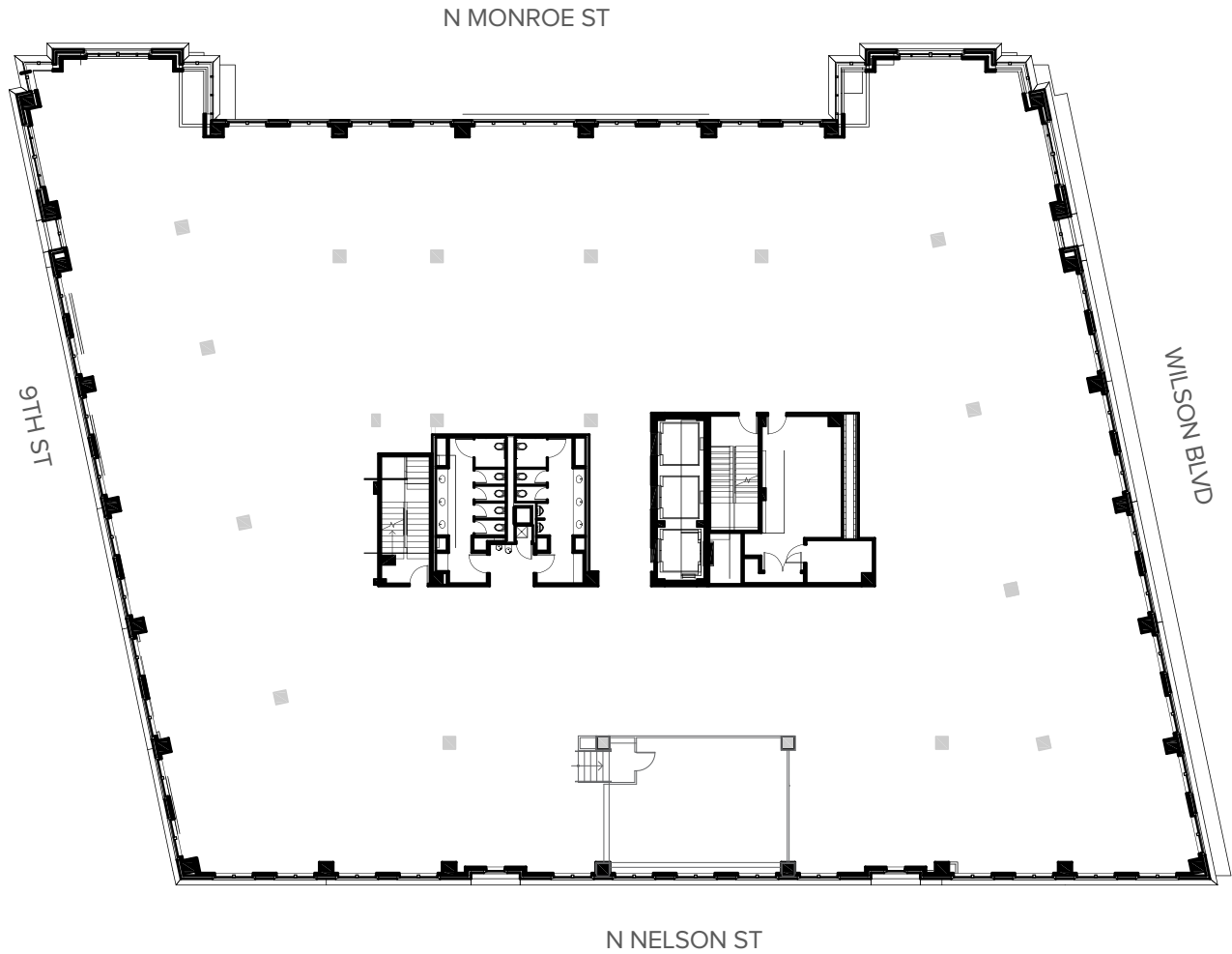
# FLOOR PLANS

**1ST FLOOR**  
**4,724 SF**



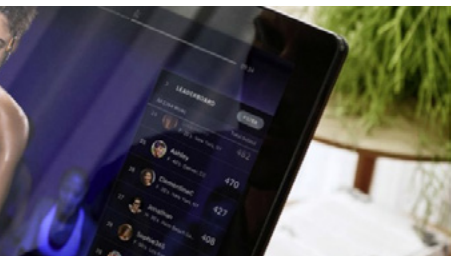


**2ND FLOOR**  
**23,349 SF**



**PLANS by CBRE** | **CLICK BELOW TO EDIT FLOOR PLAN**

FLOOR TEMPLATES **OPEN** **MIXED** **OFFICE INTENSIVE**



# FLOOR PLANS

**3RD FLOOR**  
**23,414 SF**



- ▶ 60 offices
- ▶ 3 conference rooms
- ▶ 2 kitchens

**PLANS by CBRE | CLICK BELOW TO EDIT FLOOR PLAN**

FLOOR TEMPLATES **OPEN** MIXED OFFICE INTENSIVE







ONE VIRGINIA SQUARE

4TH FLOOR  
23,413 SF



- ▶ 38 offices
- ▶ 4 open areas
- ▶ 7 conference rooms
- ▶ 3 kitchens

PLANS by CBRE | [CLICK BELOW TO EDIT FLOOR PLAN](#)

FLOOR TEMPLATES

OPEN

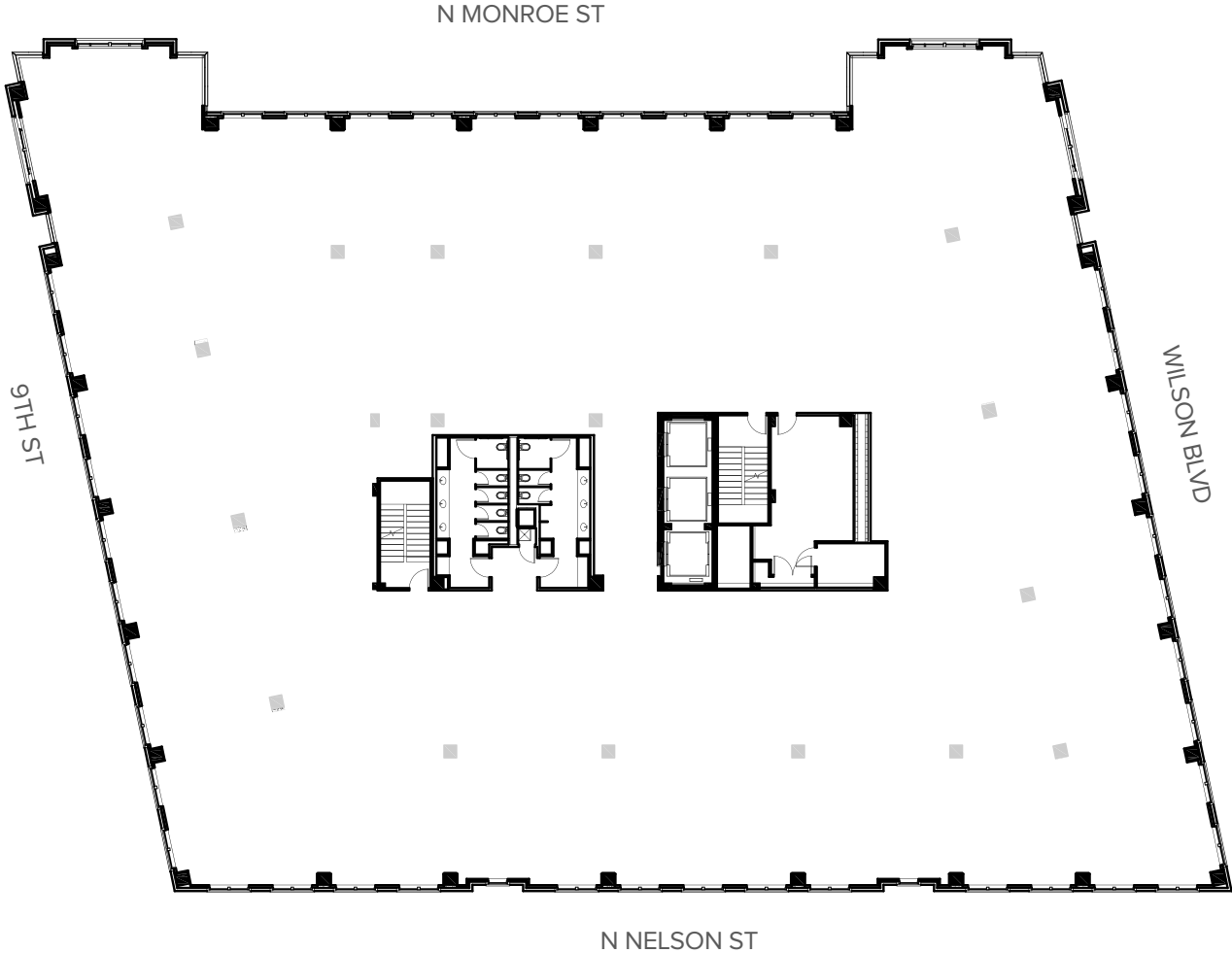
MIXED

OFFICE INTENSIVE



# FLOOR PLANS

5TH FLOOR  
23,414 SF



PLANS by CBRE | [CLICK BELOW TO EDIT FLOOR PLAN](#)

FLOOR TEMPLATES [OPEN](#) [MIXED](#) [OFFICE INTENSIVE](#)



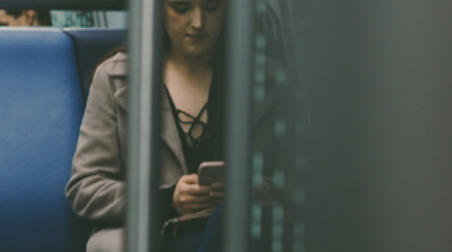


6TH FLOOR  
20,261 SF



PLANS by CBRE | [CLICK BELOW TO EDIT FLOOR PLAN](#)

FLOOR TEMPLATES  OPEN  MIXED  OFFICE INTENSIVE



# BUILDING SPECS

LOCATION	3601 Wilson Boulevard, Arlington, Virginia
YEAR COMPLETED	1999
TOTAL RENTABLE AREA	121,208 SF
NUMBER OF FLOORS	6
TYPICAL FLOOR SIZE	23,414 SF
BUILDING HEIGHT	Approximately 78 feet
CLOSE PROXIMITY TO BUILDING	Adjacent to Virginia Square Metro Station, within walking distance to numerous restaurants, hotels and retail. Easy access to Washington, D.C. & Reagan National Airport, thru I-66, Route 50 & I-395
STRUCTURAL SYSTEM	Concrete frame, conventionally reinforced
PARKING	3 Level underground parking garage
PARKING RATIO	1.8/1,000 SF, 209 parking spaces
SLAB-TO-SLAB HEIGHTS	Typically 11'-6" floor-to-floor; first floor is 13'-6" floor-to-floor
ROOF	The roof assembly consists of an Inverted Roof Membrane Assembly (IRMA). A built-up modified bitumen membrane is installed adjacent to the concrete roof slab, followed by apparent 3 to 4 inch rigid foam insulation, a filter fabric, and river stone roof ballast
STAIRS	Two egress stairs; 50% of the egress capacity exits through the lobby, 50% exists via a fire-rated exit discharge passageway to the North Nelson Street elevation
HVAC	The primary HVAC systems serving this 6-story commercial office building are multiple self-contained packaged variable air volume (VAV) air conditioning units with water cooled compressors feeding numerous single duct cooling-only, and fan-powered VAV boxes with terminal electric reheat on each occupied floor. In addition to these central units, there are supplemental tenant HVAC units and water source heat pumps serving the first floor tenant spaces which utilize the condenser water available from the two BAC cooling towers on the roof. There is also a dedicated air handling unit in the mechanical penthouse with an integral gas-fired furnace which supplies outside make-up air to each self-contained package HVAC unit on floors 2 through 6
ELECTRICAL	Electrical service is provided by Virginia Dominion Power from high voltage transformers located in an underground vault adjacent to the rear of the building under the sidewalk. The transformer feeding this office building provides 480/277 volt, 3 phase, 4 wire electrical service to a General Electric Spectrum Series 3,000-ampere switchboard which handles the building mechanical systems, busway riser through the building for tenant needs within leased spaces and other owner requirements. Incoming electrical services are located in the main electrical room on the uppermost parking level P1. A 250 KW diesel powered Generac emergency generator is installed for the needs of the tenant, owner and all life safety systems within the building
ELEVATORS	The vertical transportation equipment includes three passenger elevators; one also serves as a swing elevator for use as a service elevator. The elevators were installed by Otis Elevator







3601 Wilson Boulevard Arlington VA



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