

1525
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WELCOME



GOING FURTHER.

FEATURES

- On-site Safeway Grocery & Starbucks
- 2 blocks to Rosslyn Metro Station
- Tenant-only fitness facility with locker rooms and showers
- Short walk to Arlington's best restaurants and hotels
- Potomac River & Georgetown Views
- Concierge
- On-site property management
- Strong ownership  Equity Office

RENOVATIONS

- Expansion of main building lobby
- New modern elevators
- Executive conference facility
- New pedestrian walkway & streetscape

SPACE AVAILABLE

Suite 1200: 25,093 sf

Suite 900: 14,837 sf

Spec Suite 850: 5,281 sf

Spec Suite 750: 8,463 sf

Spec Suite 605: 3,794 sf

Suite 600: 6,952 sf

Suite 500: 8,388 sf

Spec Suites 200 A-C: 1,265 sf – 5,887 sf

Suite 150: 3,571 sf

Suite 100: 4,183 sf

10,746 sf
Contiguous



Building Specifications

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PROJECT NAME	1525 Wilson Blvd	
BUILDING ADDRESS	1525 Wilson Boulevard, Arlington, VA	
COUNTY	Arlington, VA	
PROJECT DESCRIPTION	1525 Wilson is a modern 12-story office tower in a superior submarket. Building is free standing with surrounding ribbon glass affording excellent views	
MAJOR TENANTS	GSA, Accenture, and BAE	
AMENITIES	On-site Safeway and Starbucks Rosslyn Metrorail Station is within a short walk On-site management, fitness facility and lobby attendant Ample restaurants, retail and hotels within a short walk	
SQUARE FOOTAGE	318,729 RSF	
YEAR BUILT	1987	
HVAC	System	Central with VAV boxes for distribution. Turbo core.
	Hours	8:00 AM to 6:00 PM Mon-Fri.; 9:00 AM to 1:00 PM Saturdays
	Overtime Rate	\$40.00 per hour
ELEVATORS	Number of Floors	12
	Number of Elevators	6 passenger Destination Dispatch 1 freight servicing Safeway
PARKING	1.3 spaces per 1,000 SF leased; Unreserved @ \$155/month, Reserved @ \$310/month	
SECURITY	Lobby attendant. 7:00 AM to 10:00 PM Mon-Fri; 8:00 AM to 1:00 PM Saturdays	
COMMUNICATIONS	Verizon plus additional tenant contracted T-1 providers	

Front Lobby

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Cyber Lounge

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Conference Facility

Seats up to 100

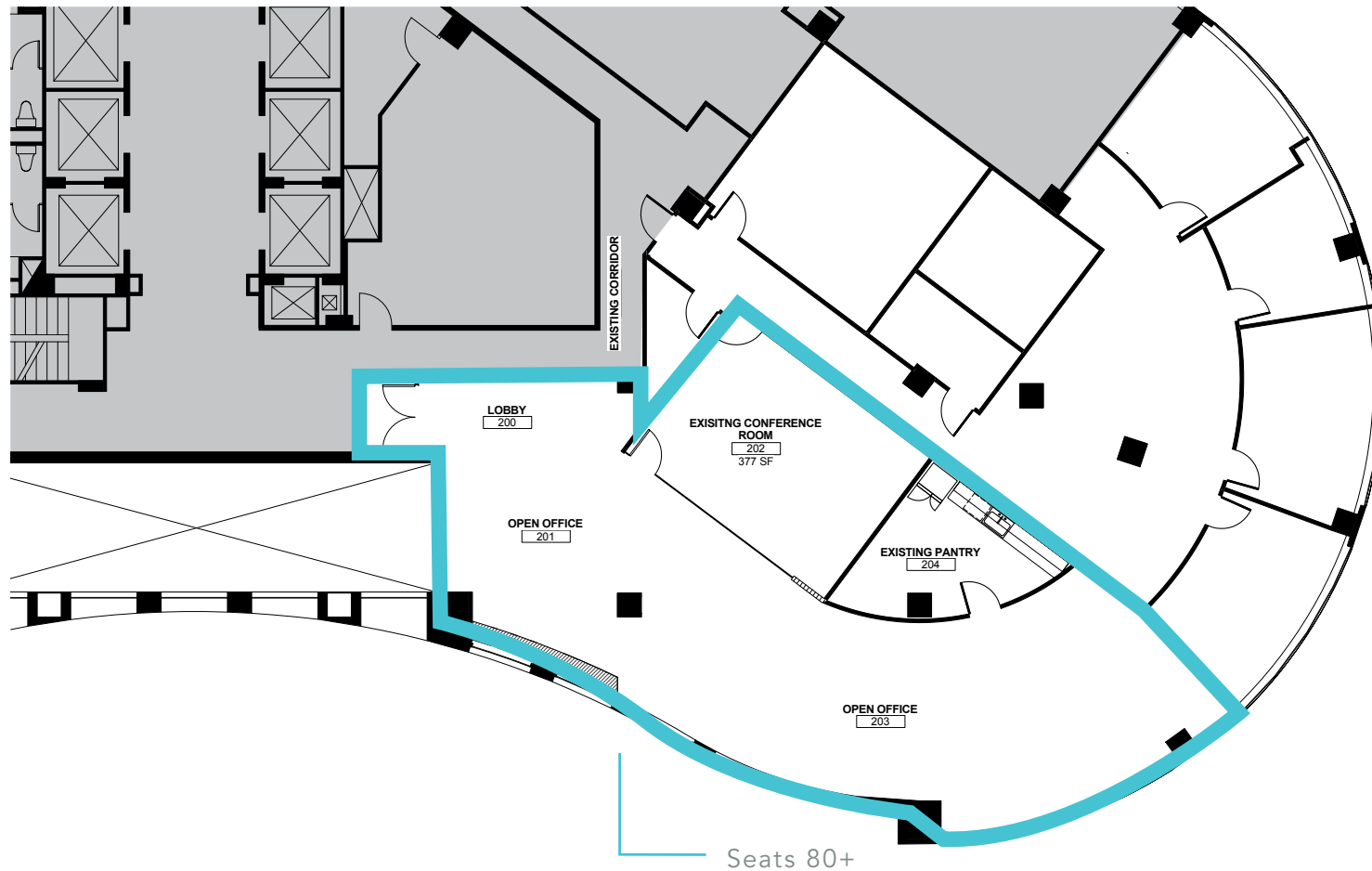
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2nd Floor: Conference Facility

2,098 sf

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Fitness Facility

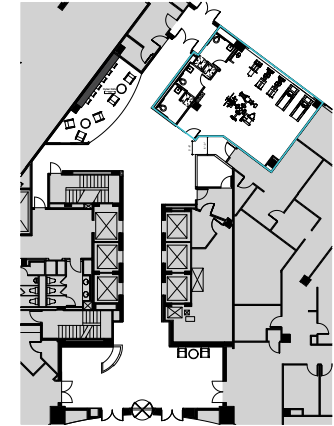
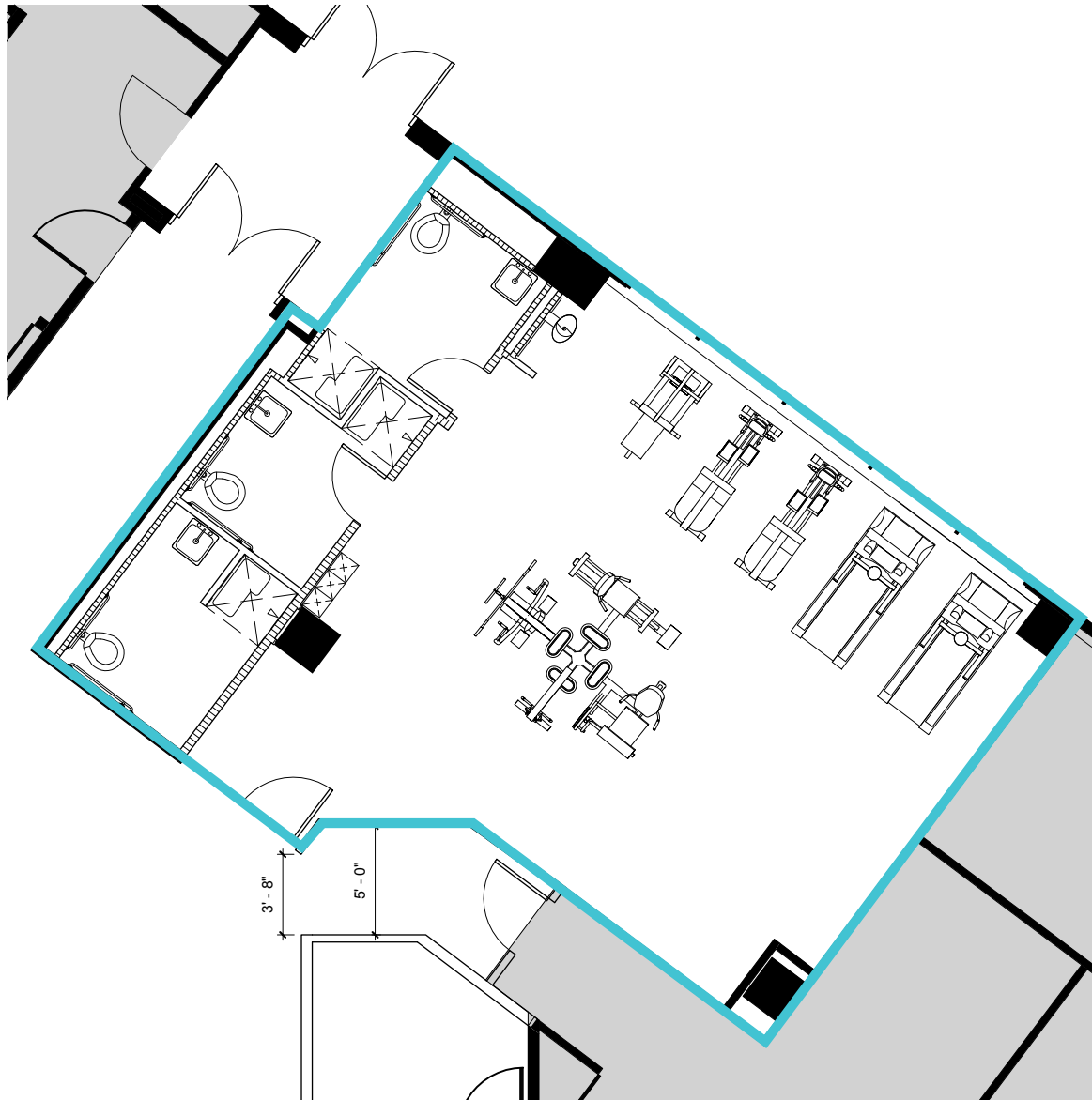
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Locker
and
Shower Facility



Fitness Facility

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KEY

On-Site Amenities

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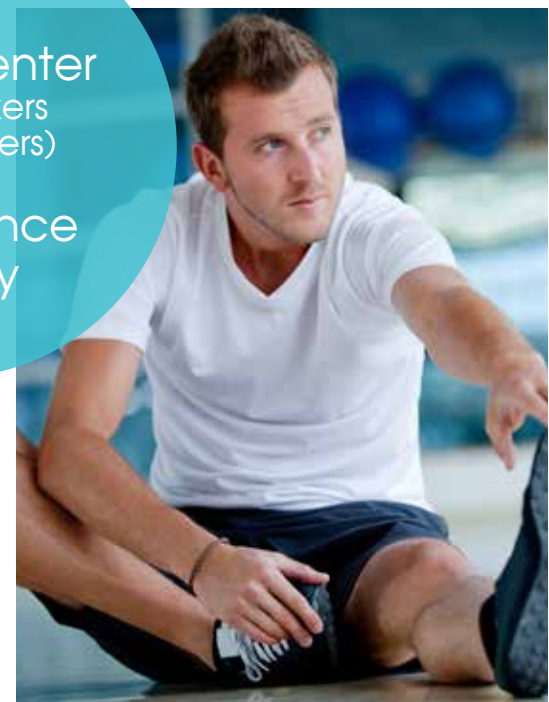


Safeway
Starbucks
Suntrust ATM



Fitness Center
(with lockers
and showers)

Conference
Facility



Prime Location

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Walk Score
91



DINING

- | | |
|-------------------|-----------------------------|
| 1 Butcher Burgers | 11 Ray's The Steaks |
| 2 Bayou Bakery | 12 Red Hot and Blue |
| 3 Chipotle | 13 Roti Mediterranean Grill |
| 4 Chop't Salad | 14 Ruby Tuesday |
| 5 City House | 15 Safeway |
| 6 Guajillo | 16 Starbucks |
| 7 Kanpai | 17 Subway |
| 8 Minh's | 18 Sushi Rock |
| 9 Piola | 19 Tom Yum District |
| 10 Quizno's Subs | 20 Vantage Point |



HOTELS

- 1 Courtyard Arlington Rosslyn
- 2 Holiday Inn Rosslyn at Key Bridge
- 3 Hyatt Arlington
- 4 Le Méridien Arlington
- 5 Residence Inn Arlington Rosslyn



SHOPPING




- 1 CVS Pharmacy
- 2 Elim Boutique
- 3 Malena Ladies Boutique
- 4 M & J Jewelers
- 5 Twin Towers Florist

Access Map

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DRIVE TIMES

-  6 minutes to George Washington Memorial Parkway and Key Bridge
-  5 minutes to Route 66
-  3 minutes to Route 50



WALK TIMES

-  2 minutes to Rosslyn Station

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