



LOCATION

1000 Wilson Boulevard, Arlington, Virginia 22209

BUILDING DESCRIPTION

Known as one of the Twin Towers, this Rosslyn landmark is the pre-eminent trophy class office building in Northern Virginia. The building features commanding 360-degree views of the Potomac River, DC Monuments, and the US Capitol Building.

CONSTRUCTION DATA

Constructed: 1981
Renovated: 2002
Structural System: Steel constructed with corrugated metal decking under 8 inches concrete deck, providing column-free space inside perimeter column line.
Structural Capacity: 100 lbs per SF load capacity
• 80 lbs per SF live load
• 20 lbs per SF partition dead load

BUILDING SIZE

Number of Floors: 31
Rentable Area: 559,000 SF
30th and 31st Floors: 19,604 SF each

CEILING HEIGHTS

30th Floor Slab-to-Slab: 10' 4"
31st Floor Slab-to-Slab: 19' 9"

WINDOWS/COLUMNS

Window Mullion Spacing: 4 feet
Perimeter Column Spacing: 20 feet
Interior Column Spacing: 35 feet

MECHANICAL SYSTEM

The typical floor system consists of two air handler units (AHU) with multiple variable air volume (VAV) terminals.

Condenser water is available for tenant 24/7 supplemental HVAC requirements.

HVAC equipment controlled and monitored by an Energy Management System (EMS).

ELECTRICAL SYSTEM

Bus duct risers service both floors, which are sized for 6 watts per SF (4 watts per SF available for tenants' use and 2 watts per SF available for high voltage and lighting needs).

COMMUNICATIONS

Telecommunications: Comcast, Verizon
Cable TV: Comcast
Satellite Capacity: Available
High-Speed Internet: Comcast, Covad, Irides, Verizon
Fiber: T-1 to OC-192, SONET, Redundant

BUILDING ACCESS

Features electronic card key system for floor, garage and after-hours building access, which can be tied into tenant-installed suite access control system.

ELEVATORS

Passenger: 10
Service: 2
Parking: 2
Private Elevator: Shuttle between 30th and 31st floors
Load Capacity: 3,000 lbs. for passenger, 5,000 lbs. for freight
Speed: High speed, state-of-the-art
800 feet per minute on high rise elevators
500 feet per minute on low rise elevators

FIRE SAFETY

Microprocessor based fire detection system with 24-hour back-up monitoring. Automatic sprinkler system throughout the building with automatic recall on all elevators. Pressurized stairwells.

PARKING

Parking Ratio: 1 space per 1,000 SF

TRANSPORTATION

One block to Rosslyn Metro Station (Blue and Orange lines) and minutes from Reagan National Airport and downtown Washington, DC.



For Leasing Information Please Contact:

Tim Helmig • thelmig@mondayre.com • **703 558 7415**

John Wharton • jwharton@mondayre.com • **703 284 0216**

Rob Bowman • rbowman@mondayre.com • **703 558 7403**