



ARLINGTON TOWER

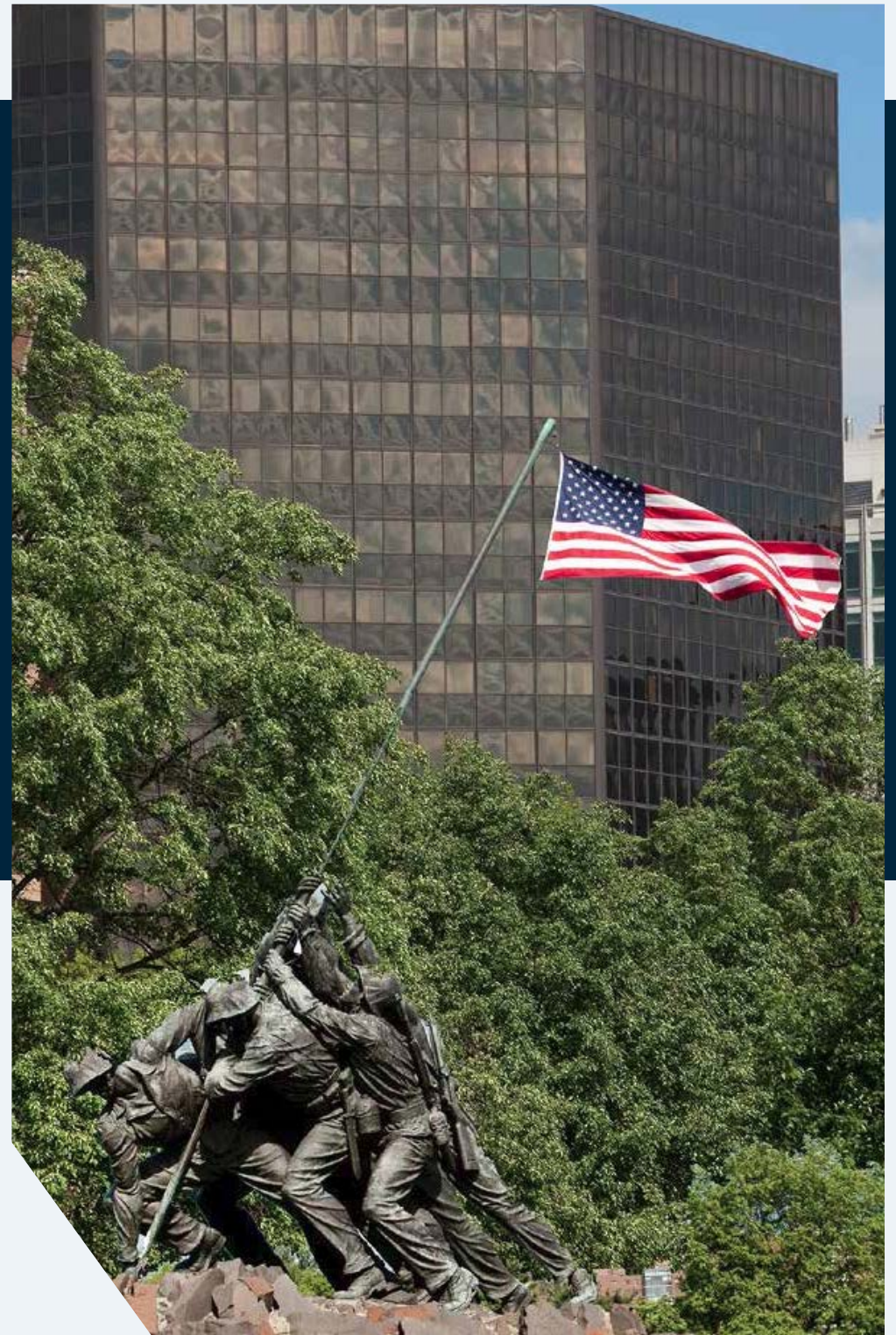
1300 N 17TH STREET



WORKSPACE THAT INSPIRES

**AVAILABLE SPACES RANGING
FROM 3,300 SF - 22,000 SF**

Positioned perfectly in the heart of Rosslyn, Arlington Tower boasts the best of both worlds—prime location and high-end amenities. With breathtaking views of Washington, D.C. and just across the bridge from Georgetown, Arlington Tower offers proficient access to a roster of easy commuting options. The 400,000 square foot office tower offers SPACE+ suites on floors with shared amenity areas.



INSPIRING VIEWS

EXHILARATION FOR THE SENSES

Pictures just can't do this justice—the spectacular scene overlooking DC and the surrounding area can only be experienced atop Arlington Tower's rooftop patio. With plenty of space for a team meeting or a serene break, soak in the scene and imagine yourself enjoying Arlington Tower's rooftop on a daily basis.





SPACE+

BY BROOKFIELD PROPERTIES

EVOLVING NEEDS. READY SOLUTIONS.

Expertly designed pre-built suites and move-in ready workspaces. Available with traditional or flexible lease terms.

Transform any space across our portfolio with furniture, integrated technology and more using **SPACE+ SERVICES**.

All you need to do is show up.

YOUR OFFICE. OUR SERVICES.

Transform any space across our portfolio by adding furniture, technology, or workplace solutions.



FURNITURE

High-quality solutions designed for your team.

- + Meeting rooms
- + Lounge spaces
- + Work areas
- + Art & accessories

TECHNOLOGY

Enterprise technologies installed, managed, and maintained by our expert team.

- + High-speed networks
- + Seamless AV solutions
- + Best-in-class digital security

WORKPLACE

Let us manage the details.

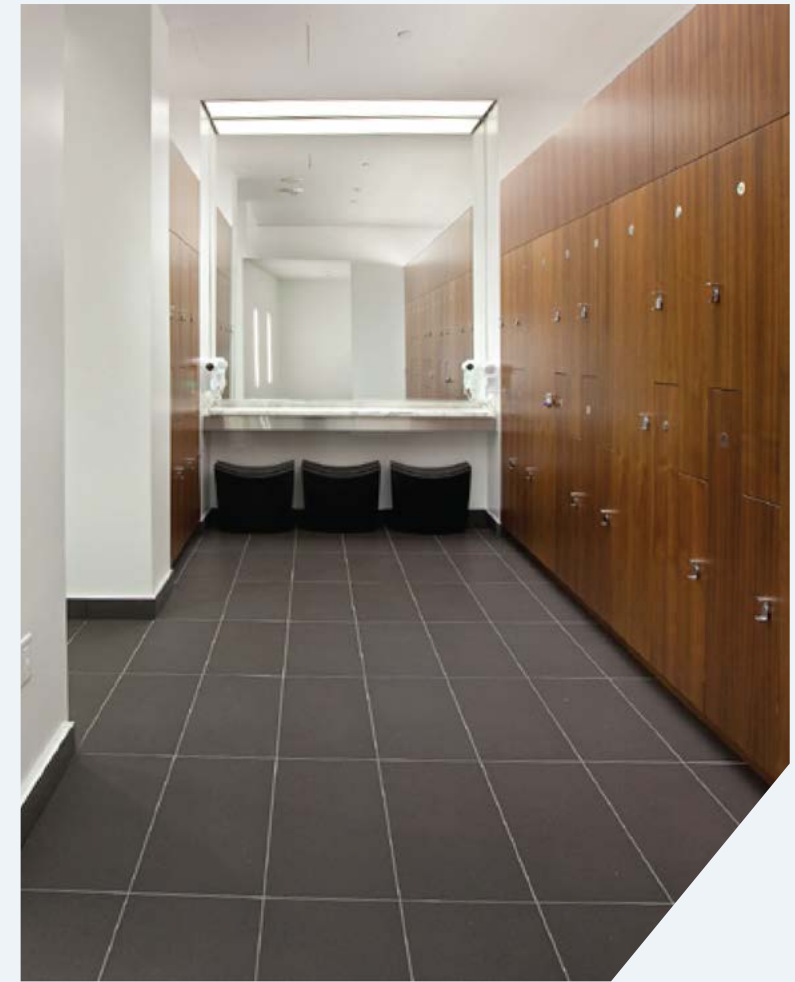
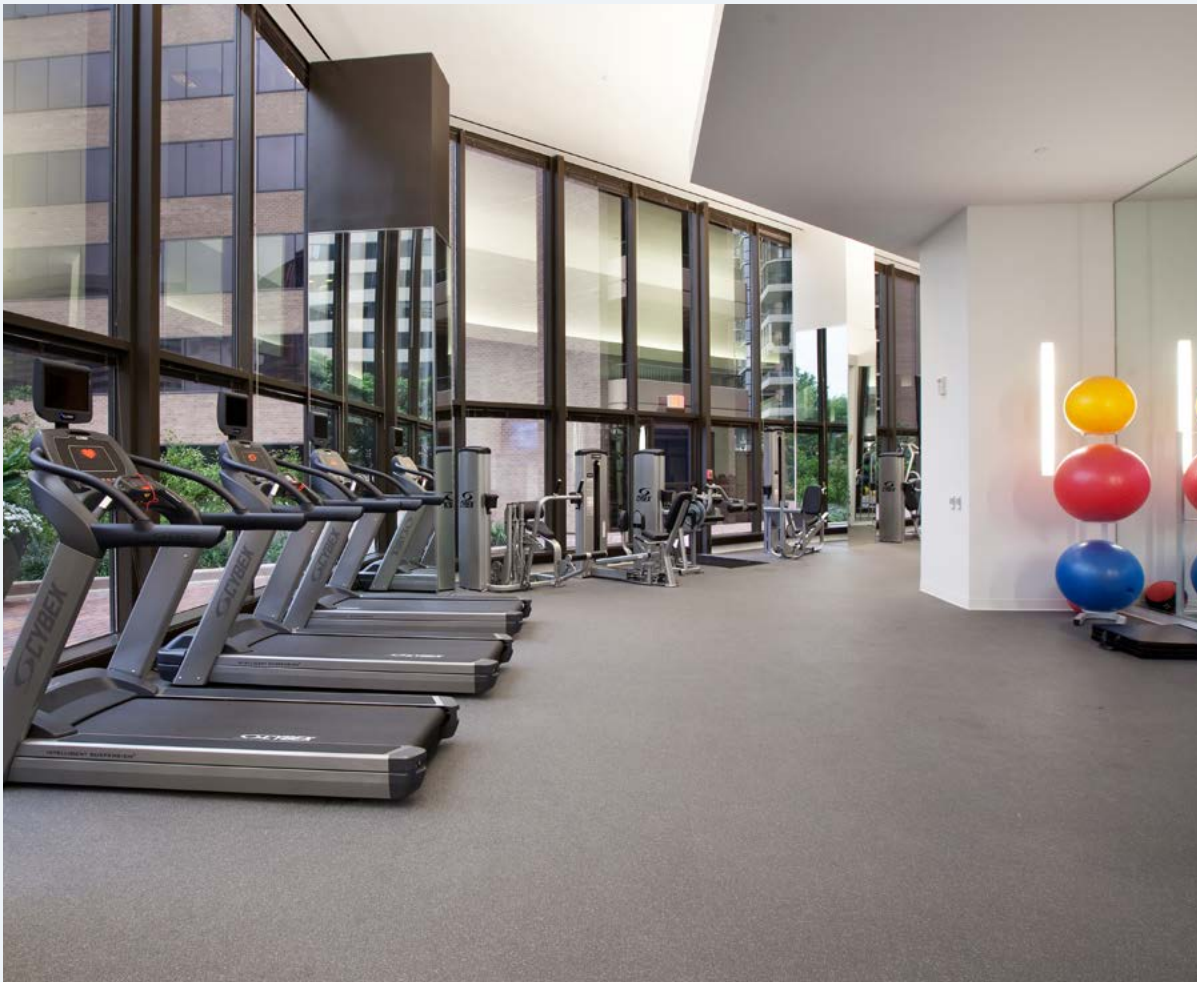
- + Custom refreshment programs
- + Vendor management
- + Continued support

GATHER YOUR COLLECTIVE

FUNCTIONAL | NETWORKED | VISUAL

Arlington Tower's four large meeting rooms provide ample space for any work or conference function. Configurations for up to 40+ seats allow for creative meeting spaces tailored to specific styles and functions. 90" screen displays offer high-quality, easily visible options, while A/V device connectivity provides multitudes for staying connected for the modern workforce. An integrated phone system allows users ease of access and connectivity to ensure maximum productivity.

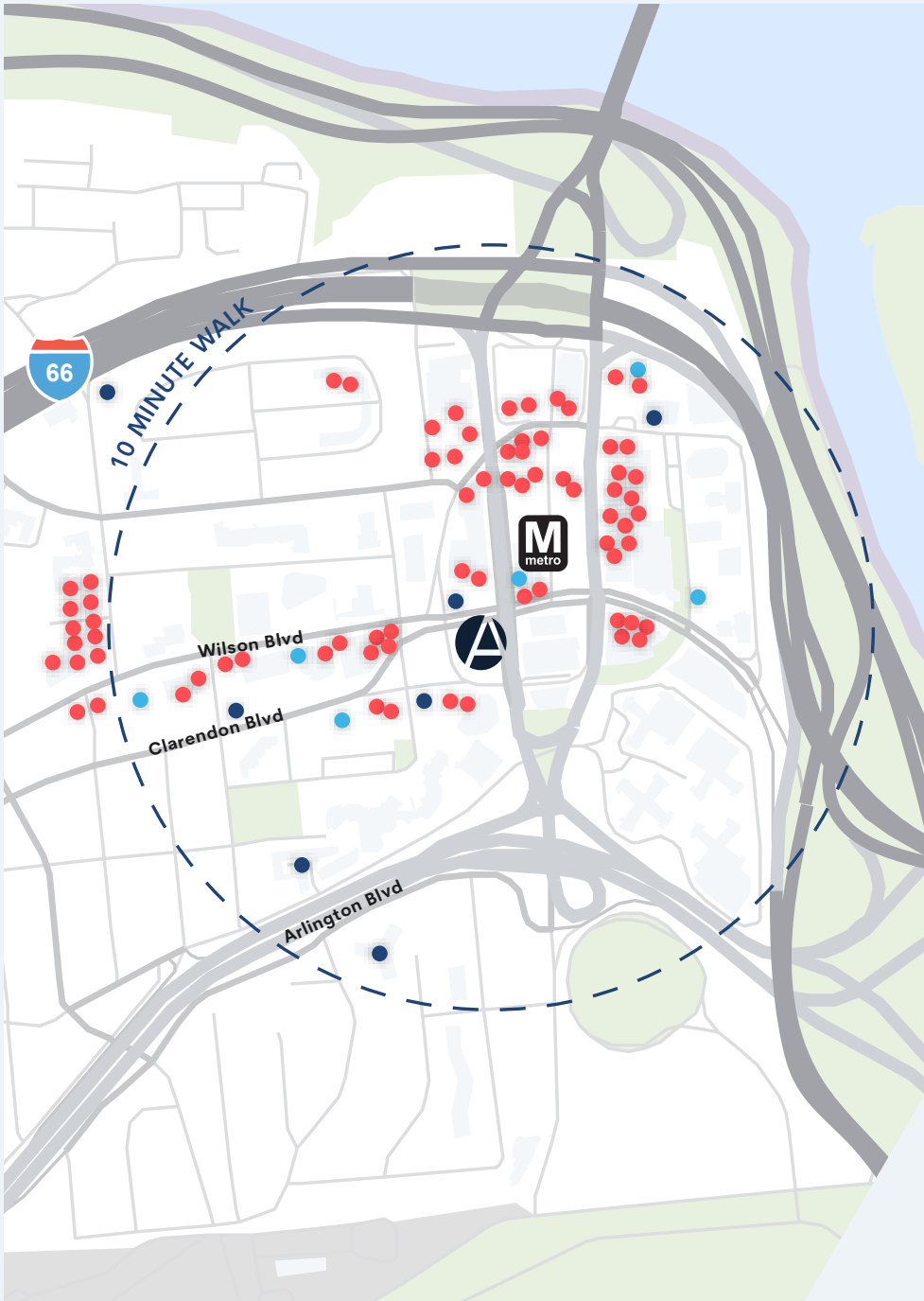




INTEGRATING WELLNESS & LIFESTYLE

EVERYTHING YOU NEED TO GET UP AND MOVING

Arlington Tower has all the fitness amenities you may need in order to feel yourbest both at work and at home. The spa-quality fitness center is an exclusive amenity with elite equipment, including Peloton bikes, 16' floor-to-ceiling windows, spacious locker rooms and showers, and towel service.



LOCATION MATTERS

Arlington Tower offers more than modern space—explore Rosslyn where you can walk to your favorite restaurants, get a workout in, and explore the nightlife, all in walking distance.


WITHIN A 10 MINUTE WALK:

-  **30+**
RESTAURANTS
-  **10+**
GYMS & FITNESS
BOUTIQUES
-  **5+**
HOTELS

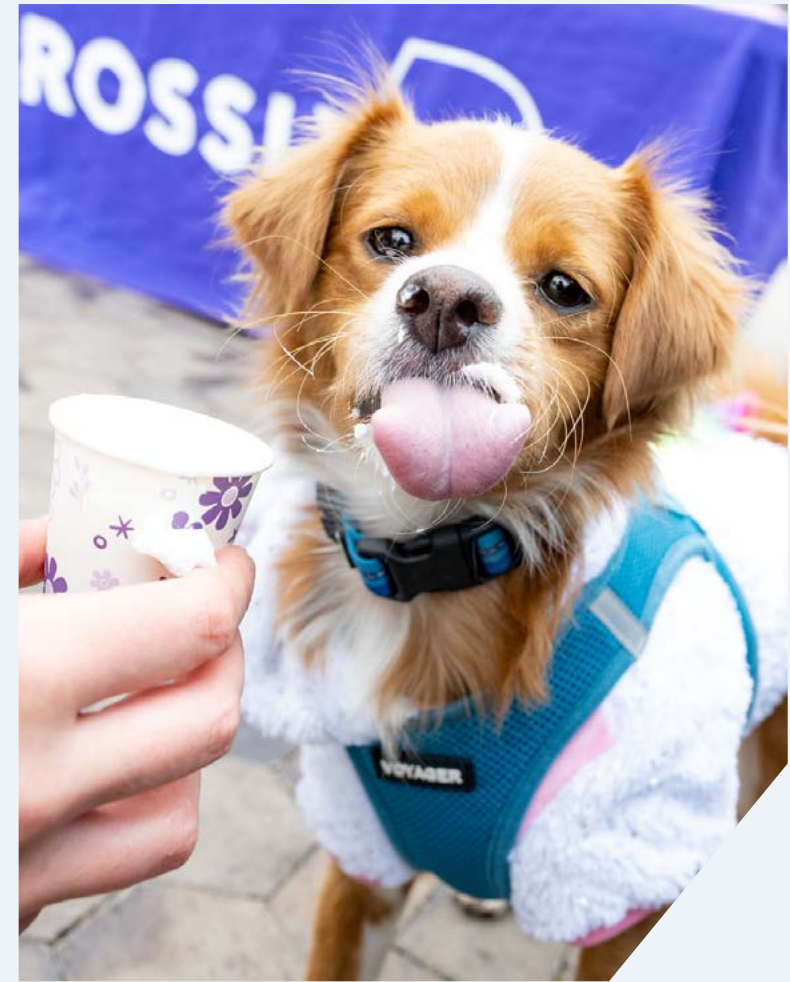
Need to get out of town? Our access points are quick, close, and can bring you inside downtown DC or on your way out west in a matter of minutes:

 **4 MIN**
From Rosslyn Metro

 **10 MIN**
From Downtown DC

 **5-7 MIN**
Drive from I-66, I-395,
Rt. 50 & GW Pky

 **7 MIN**
Drive to Ronald Reagan
International Airport



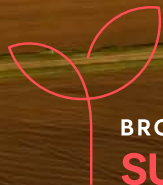
WHAT'S GOING ON IN ROSSLYN

ALWAYS SOMETHING TO DO, DAY OR NIGHT

As a vibrant, connected community, Rosslyn is home to numerous businesses, retailers and residents. By leveraging new, mixed-use residential options, diverse restaurants and food halls, abundant transit options, and public spaces and robust programming from the Rosslyn BID, the neighborhood routinely attracts and retains a high caliber of talented professionals. Rosslyn possesses the most public art in Arlington which helps maintain its lively streets, beer gardens, dining options, green public spaces, and retailers.

THIS BUILDING IS POWERED BY 100% NUCLEAR ELECTRICITY

In a **FIRST-OF-ITS-KIND TRANSACTION FOR THE COMMERCIAL REAL ESTATE INDUSTRY**, Brookfield Properties has transitioned its Mid-Atlantic Office portfolio to nuclear power, **REDUCING GREENHOUSE GAS EMISSIONS** from purchased energy by over 85%.



BROOKFIELD PROPERTIES
SUSTAINABILITY

BENEFITS TO TENANTS



INCREASES demand for finite zero emissions electricity supply, incentivizing new development and improving the mix of in-state clean energy sources.



LEVERAGING Brookfield's scale by contracting where possible with nuclear power plants containing equipment from and supplied by Westinghouse, a Brookfield portfolio company.



24/7 CARBON-FREE ENERGY, ensuring contracted zero emissions electricity is flowing into the grid at the same time power is being drawn from the grid at each property.

EACH YEAR WE WILL AVOID THE EQUIVALENT OF APPROXIMATELY

45,945,989 pounds of coal burned (that's 229 rail cars' worth) or

8,228 homes' electricity use for one year or

4,691,164 gallons of gasoline consumed.

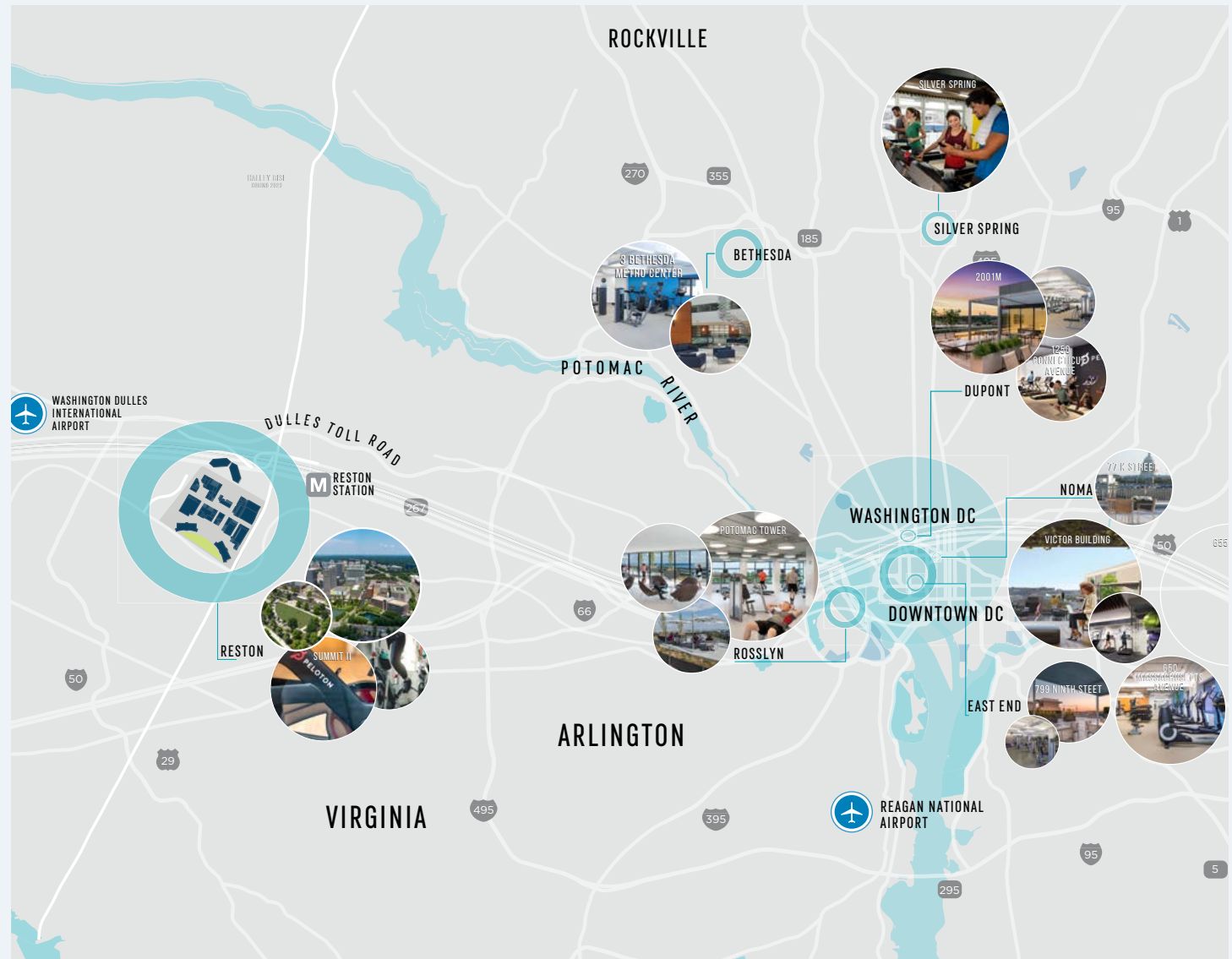
[source: EPA Greenhouse Gas Equivalencies calculator, using an annual volume of 100,000,000 kWh across DMV]

Activated

BY BROOKFIELD PROPERTIES

Unlimited and
free access to
50+ amenity
spaces

19 FITNESS CENTERS
09 CONFERENCE CENTERS
09 ROOFTOP TERRACES
10 LOUNGES
01 GOLF SIMULATOR



We activated our office buildings.

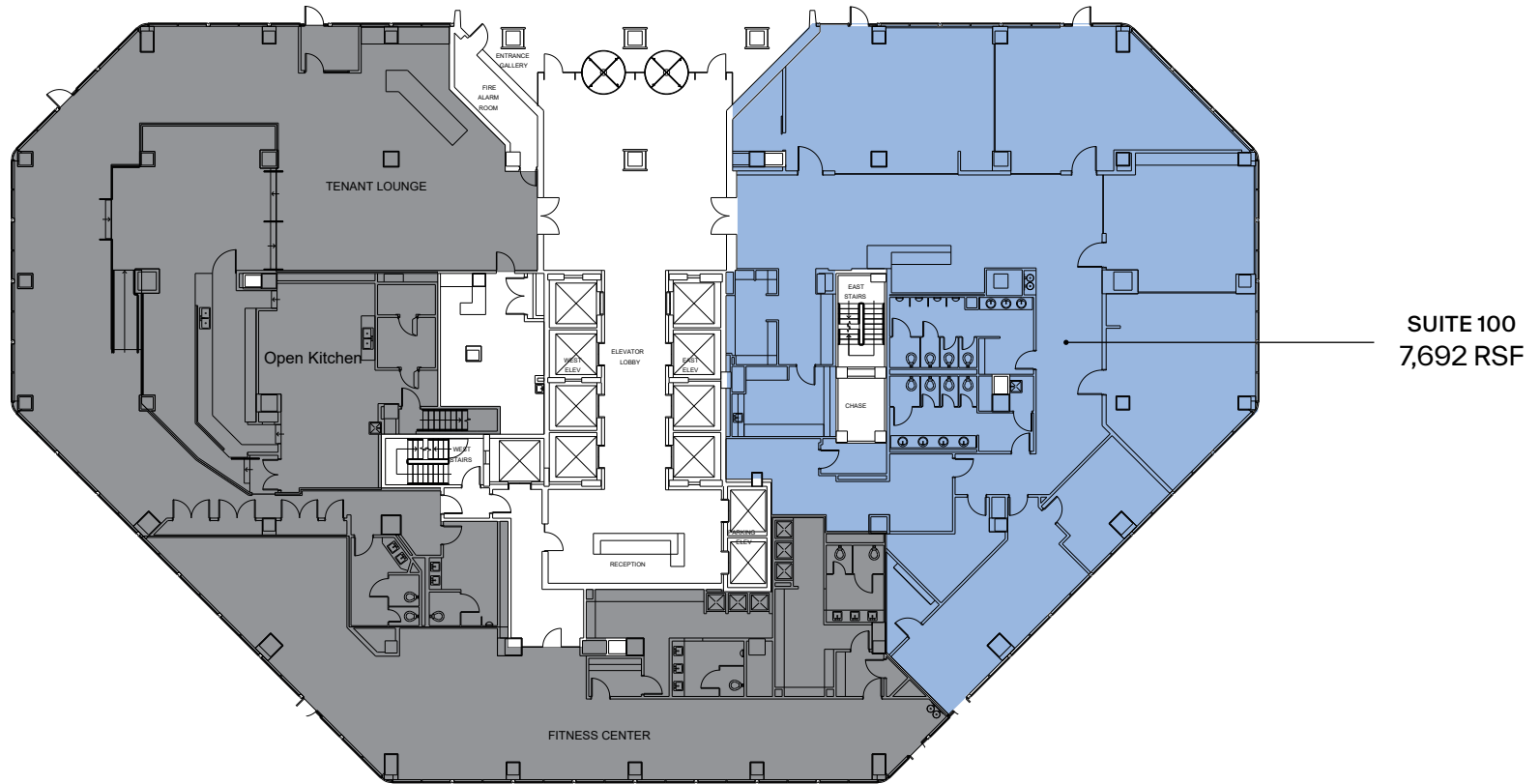
Activated by Brookfield Properties is our dynamic engagement platform that brings curated and elevated experiences to our tenants and the community. Being a Brookfield Properties tenant unlocks an entire network of connections.

Learn more at
brookfieldproperties.com/activated

FLOOR 1



ARLINGTON
TOWER
1300 N 17TH STREET

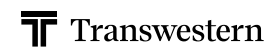


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BERNIE MCKEEVER JR.
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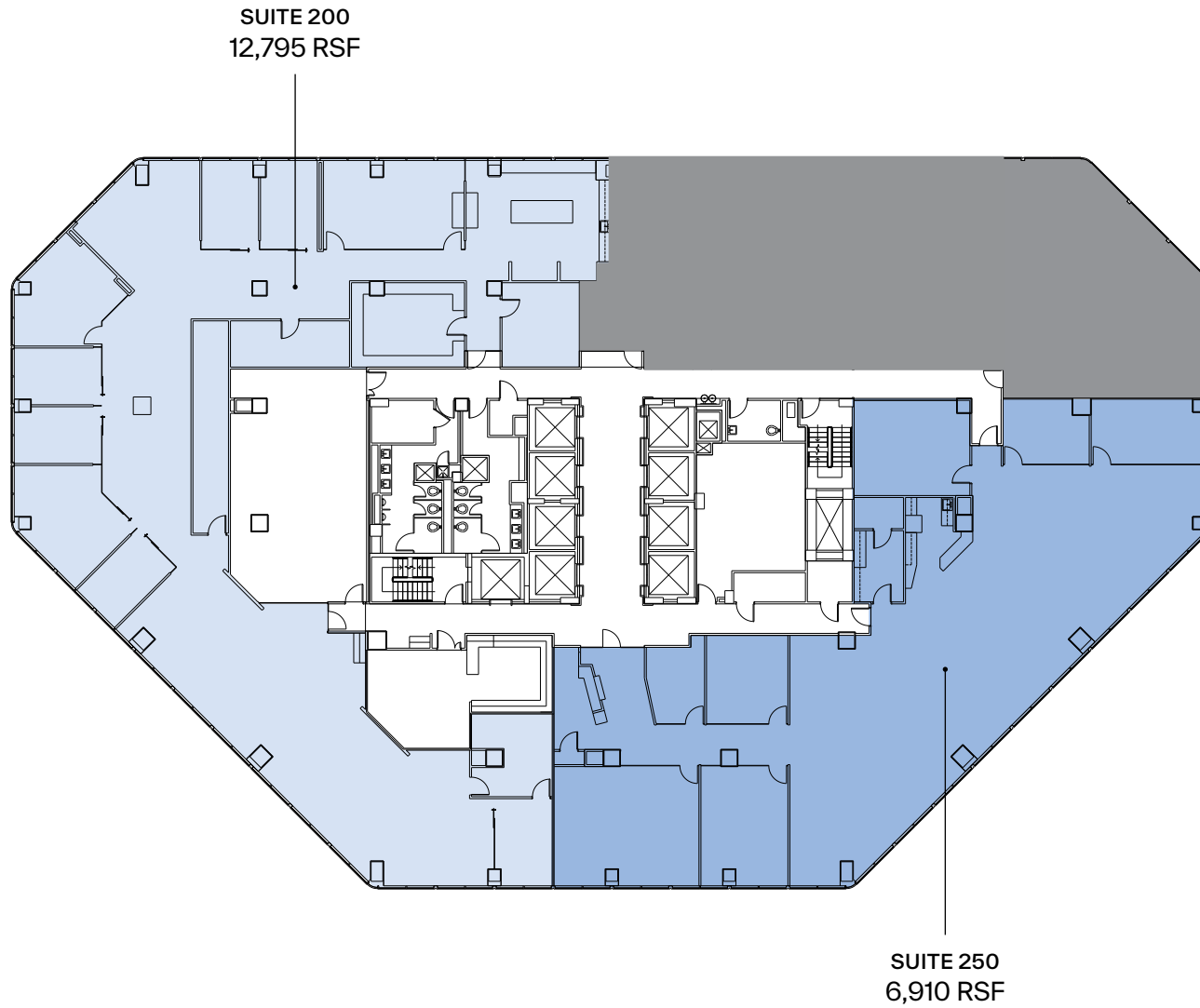
SPENCER STOFFER
703.216.9090

MEGAN REARDEN
703.299.6363



Brookfield
Properties

FLOOR 2



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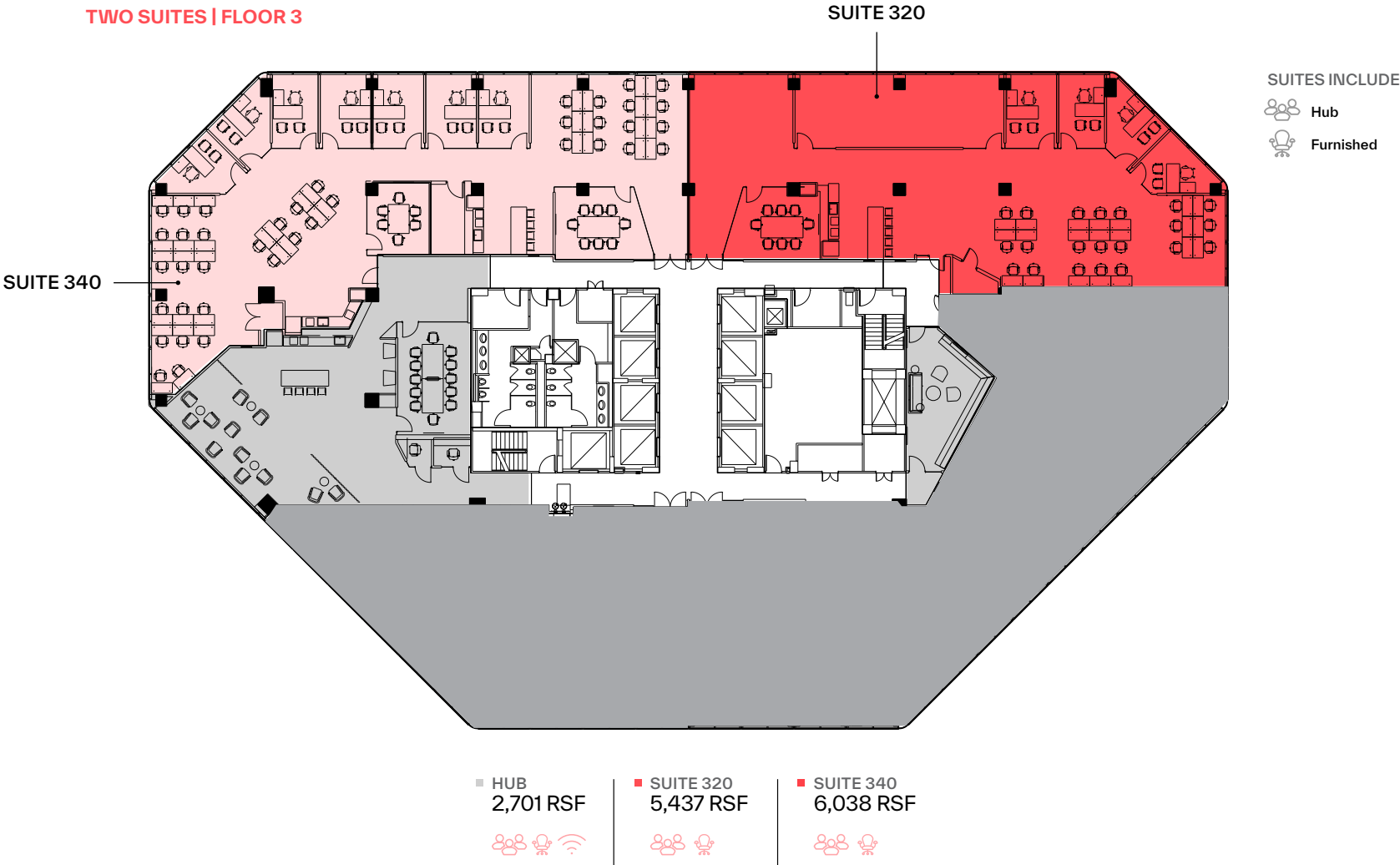
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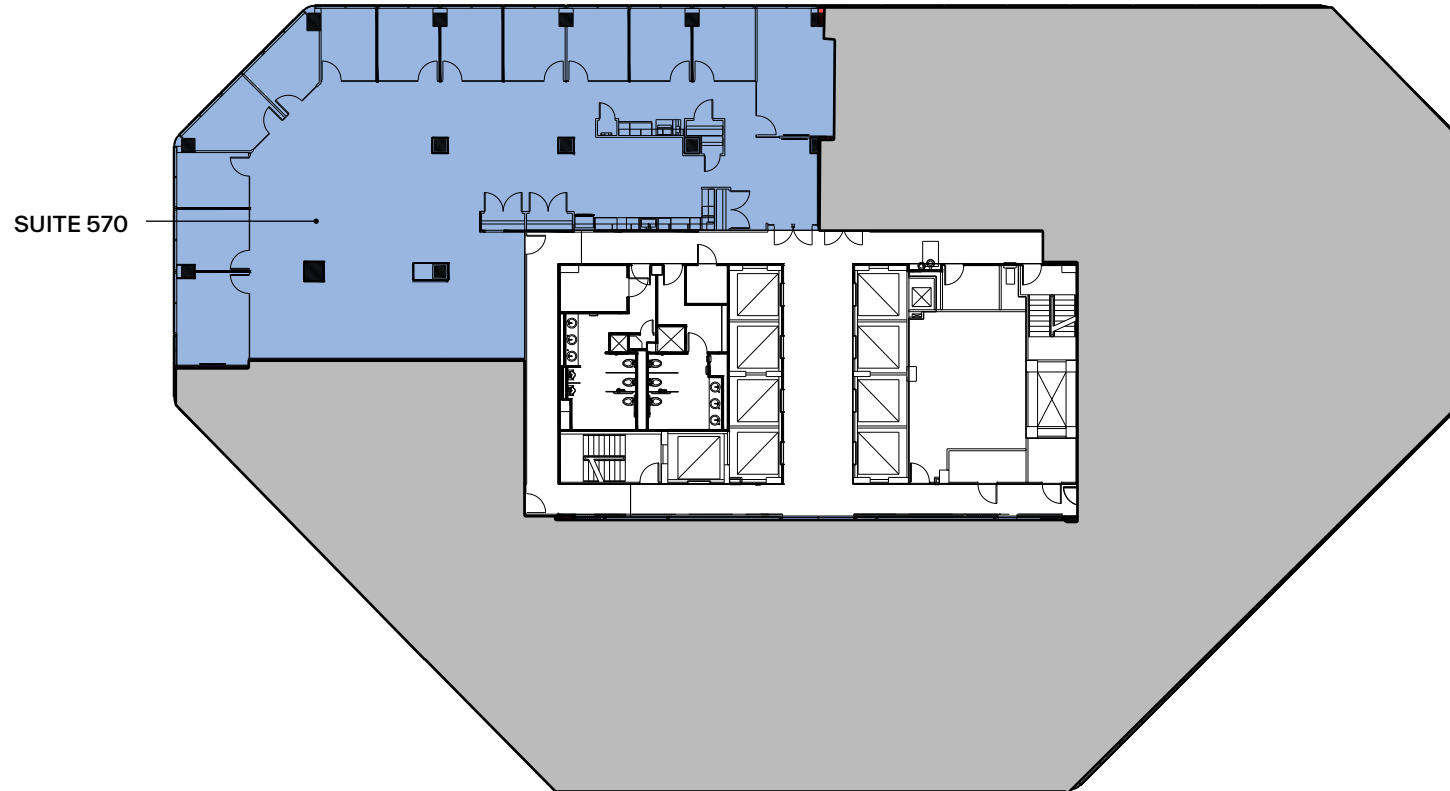
1300 17TH STREET N

TWO SUITES | FLOOR 3



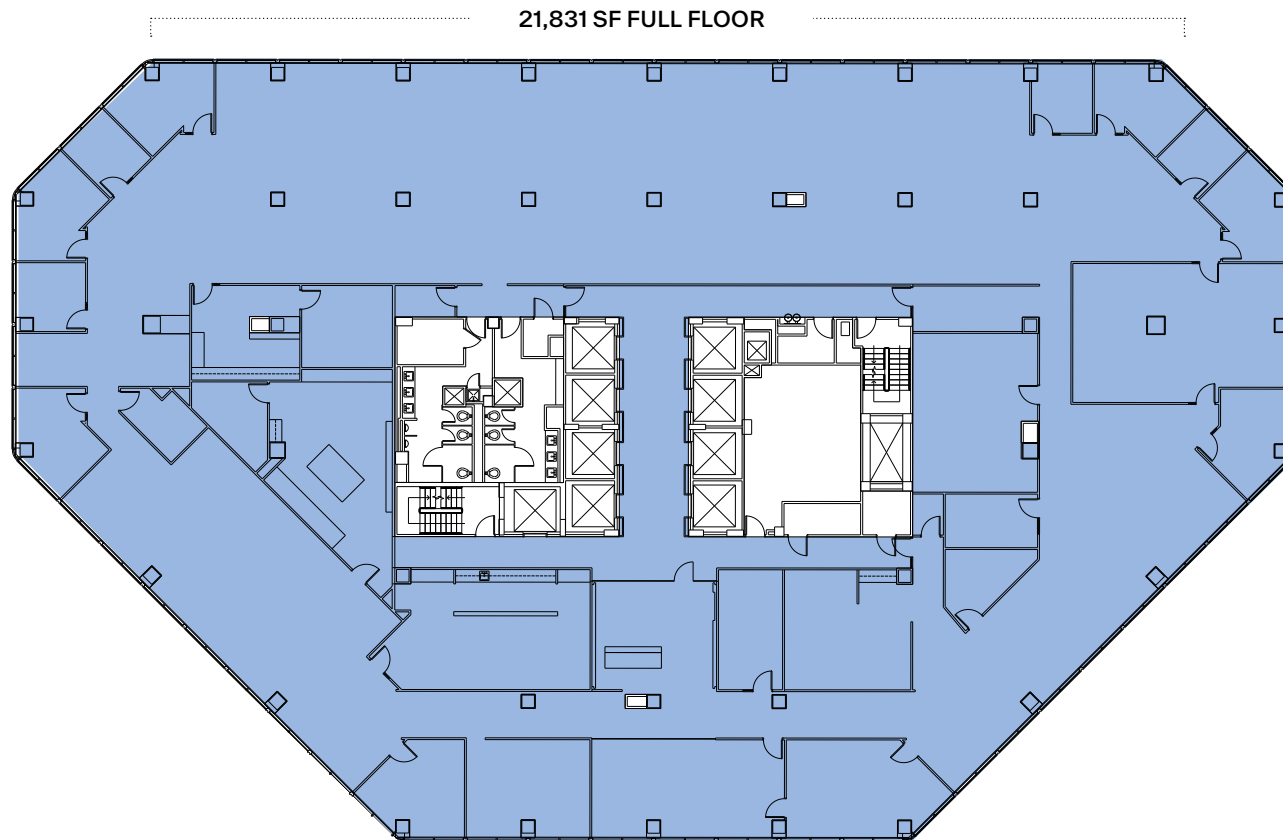
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ONE SUITE | FLOOR 5



■ SUITE 570
5,844 RSF

FLOOR 9



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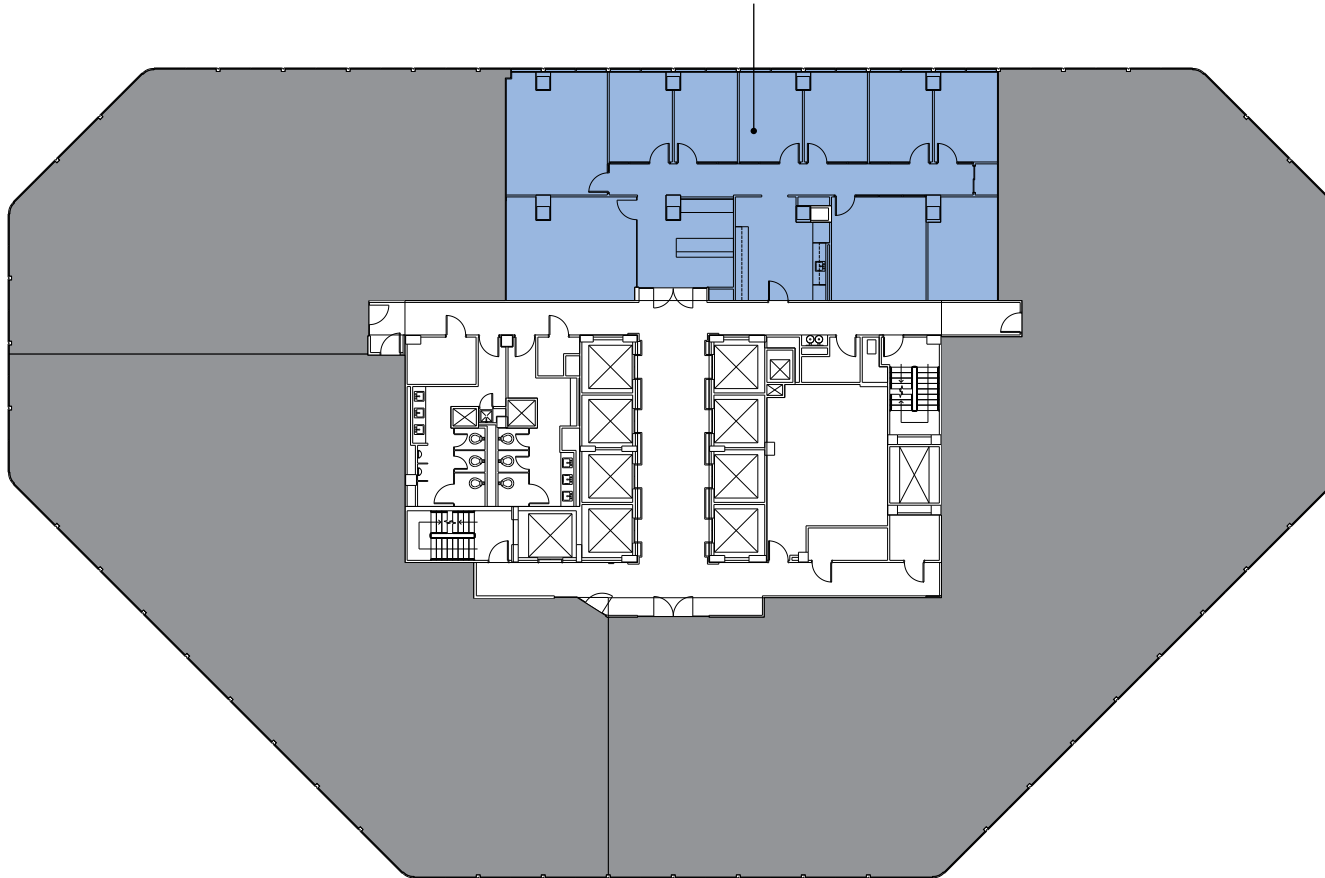
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FLOOR 12



ARLINGTON
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SUITE 1275
3,377 RSF




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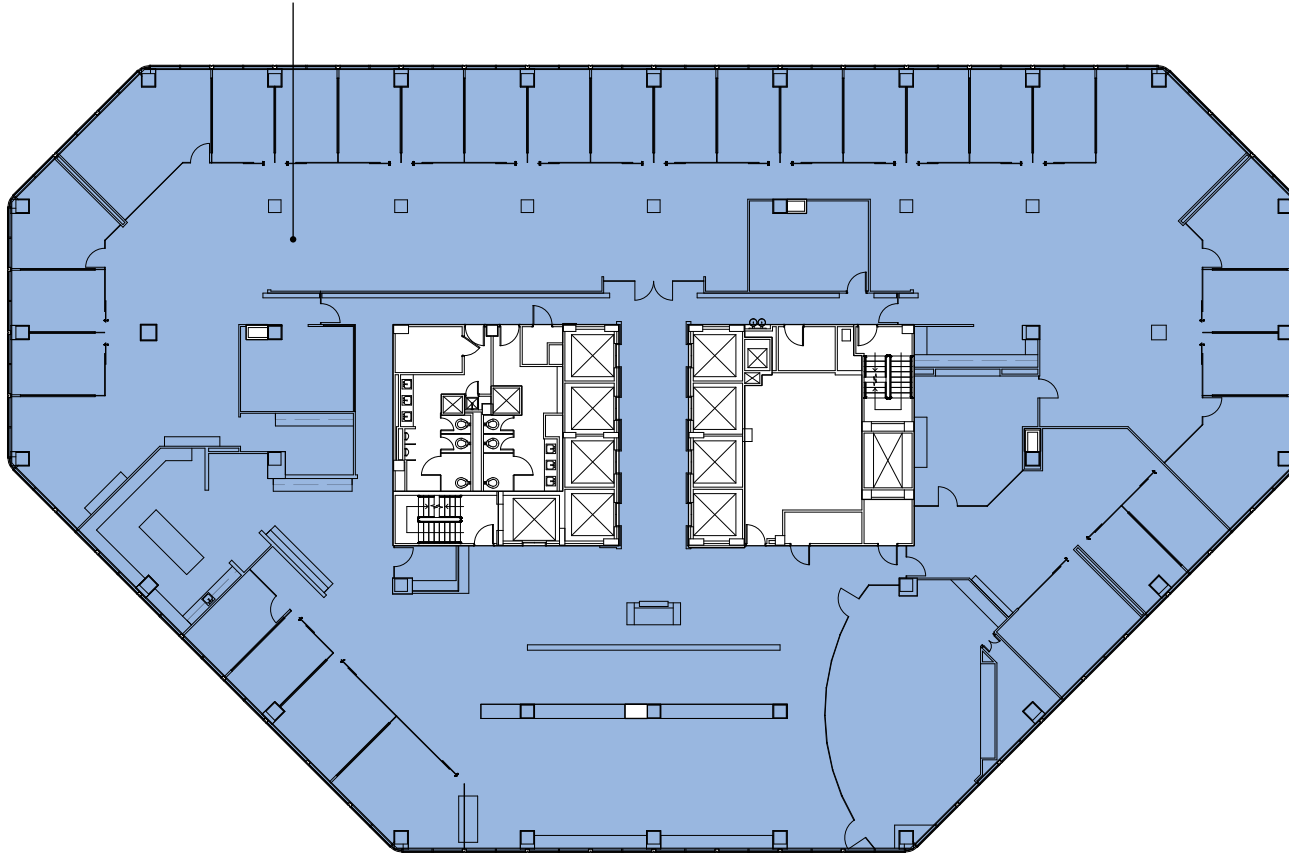
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 Transwestern

Brookfield
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FLOOR 13

SUITE 1300
21,257 RSF



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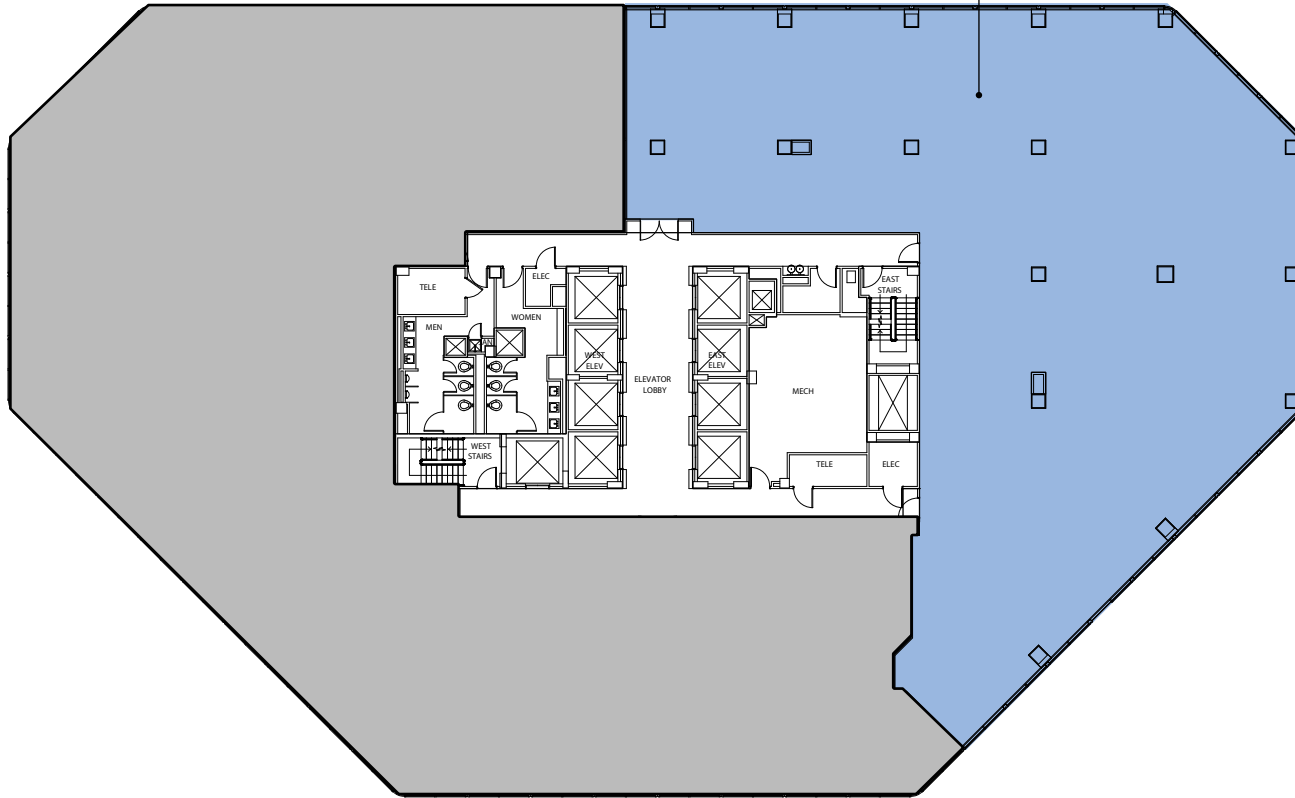
FLOOR 16



ARLINGTON
TOWER
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SUITE 1600
8,873 RSF

WHITE BOX
CONDITION




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 Transwestern

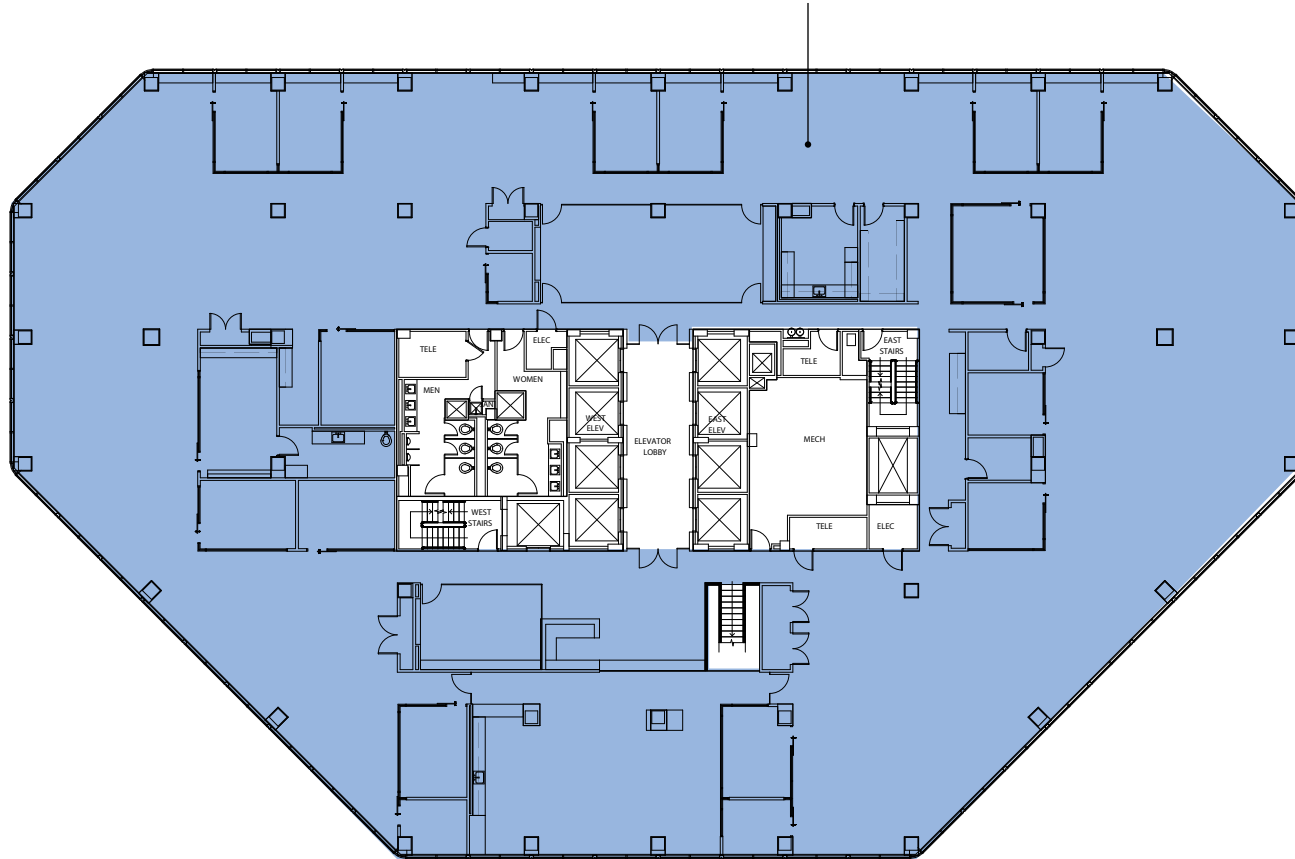
Brookfield
Properties

FLOOR 17



ARLINGTON
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SUITE 1700
21,841 RSF

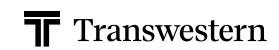


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Transwestern

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