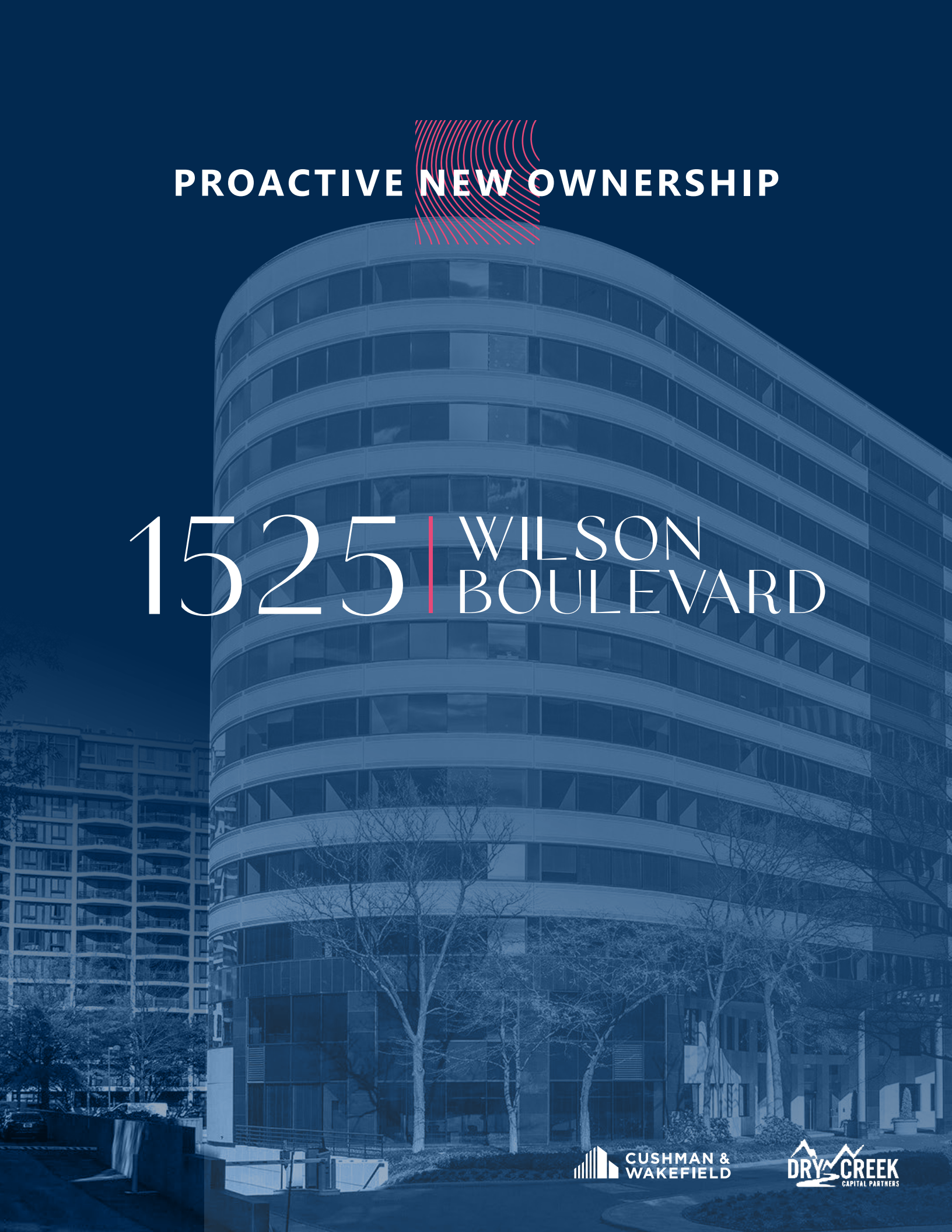




PROACTIVE NEW OWNERSHIP

1525 | WILSON
BOULEVARD



CUSHMAN &
WAKEFIELD



DRY CREEK
CAPITAL PARTNERS

TRANSCENDING THE TRADITIONAL



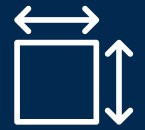
Boldly refreshed to provide tenants with an experience that transcends the traditional workplace, 1525 Wilson Boulevard is designed to reflect the unique lifestyle of Arlington's vibrant Rosslyn neighborhood. With large block and full floor availabilities, hospitality-inspired amenities and a location that delivers seamless connectivity, this class-A building offers one of Arlington's most exciting opportunities.



PROPERTY HIGHLIGHTS



Large block
availability – 100,000 SF



Top floor spec
suite – 15,000 SF



NEW Town Hall with
modern spec suites and
floor-exclusive amenities



Prominent signage
opportunity



Renovated lobby &
coffee lounge



On-site **SAFeway**
grocery store with
STARBUCKS



Dozens of walkable
restaurants & retail



Five-minute walk to
Rosslyn Metro Station

A HOSPITALITY-INSPIRED EXPERIENCE

With stylish design upgrades, elevated workspaces and amenities designed to serve the most pressing needs of today's employees, 1525 Wilson Boulevard delivers a hub for modern collaboration and efficiency.



NEWLY RENOVATED LOBBY



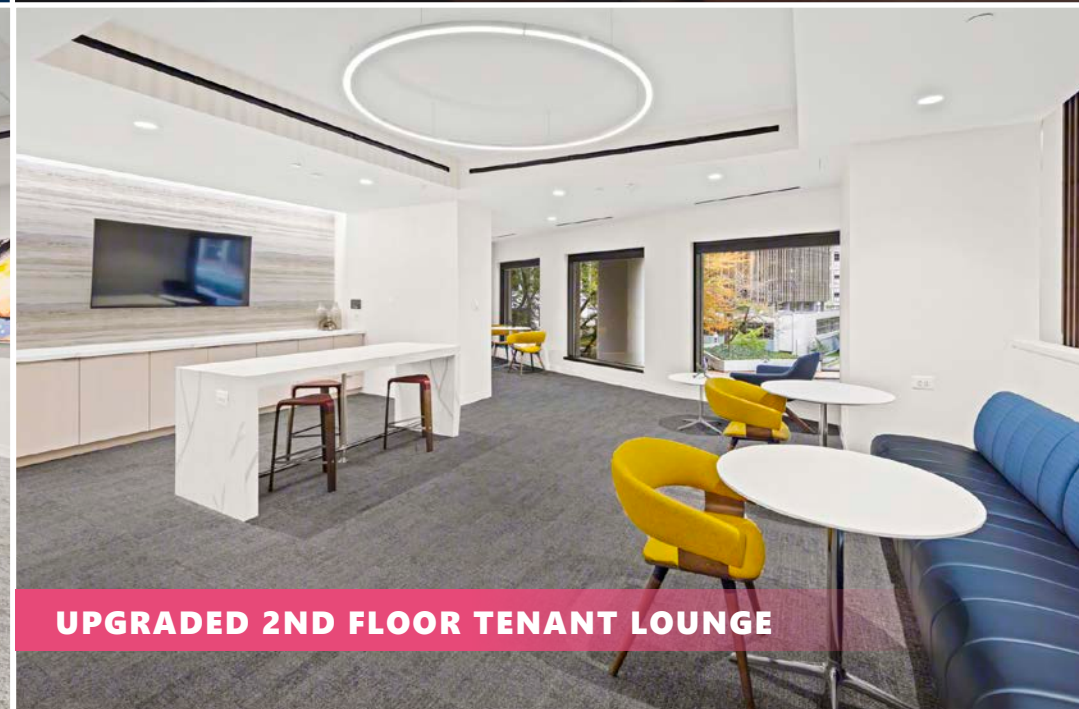
ON-SITE STARBUCKS WITHIN GROCERY



ON-SITE FITNESS CENTER



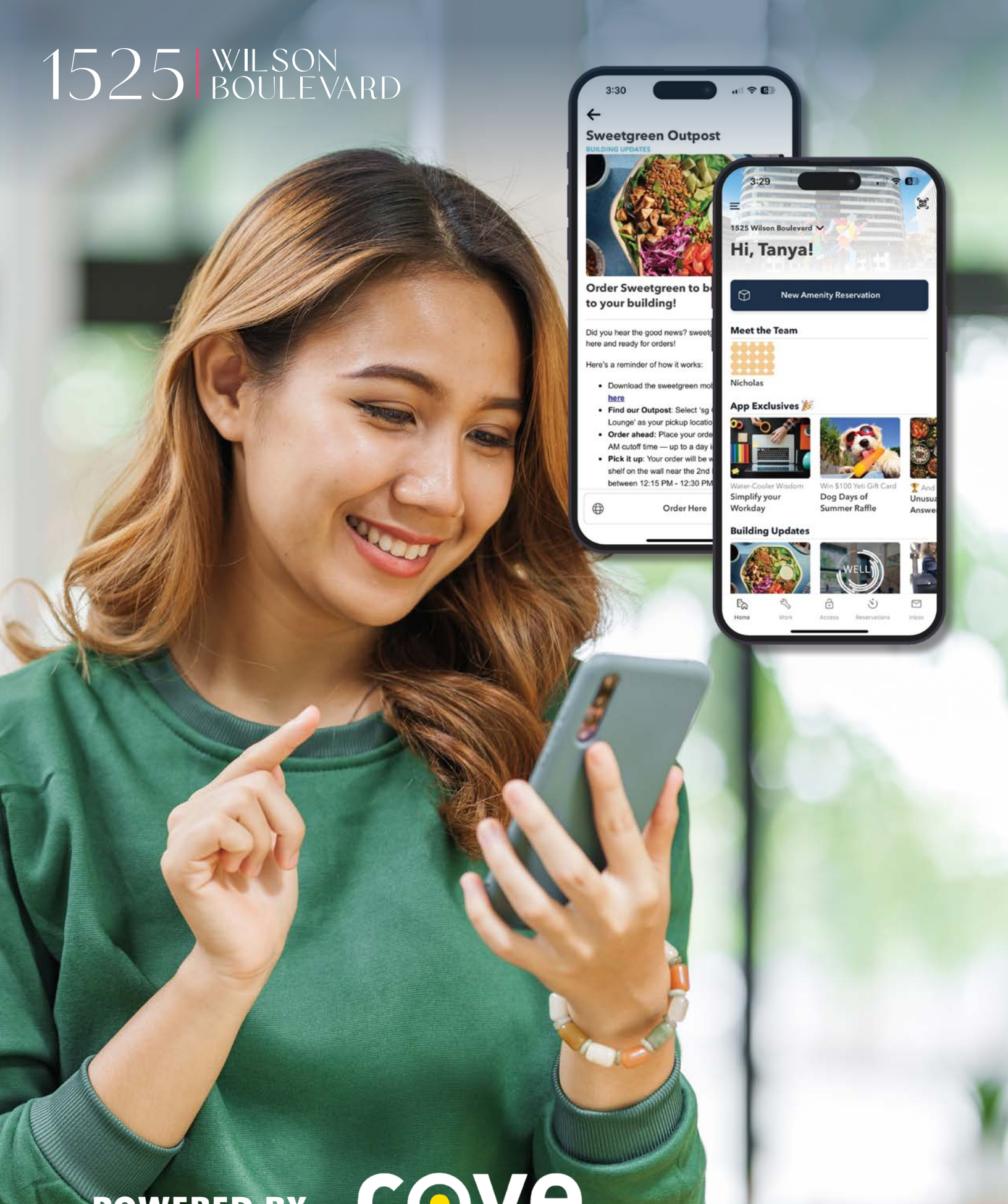
FLEXIBLE CONFERENCE FOR UP TO 75 PEOPLE



UPGRADED 2ND FLOOR TENANT LOUNGE



GROUND FLOOR GROCERY



COMMITTED TO TENANT ENGAGEMENT

1525 Wilson offers a custom building app and online dashboard, powered by Cove, for all office tenants. This platform serves as a gateway to all building updates, services, and experiences. The app features a reservation system for managing amenities, discovering and RSVPing to tenant events, accessing exclusive retail discounts and perks, staying informed about building and neighborhood updates, submitting work orders, and more!

CENTRALIZED DASHBOARD

The online dashboard provides easy access to building updates, services, and various tenant experiences.

CONVENIENT RESERVATIONS

The app includes a system for reserving amenities and managing bookings effortlessly.

EXCLUSIVE PERKS

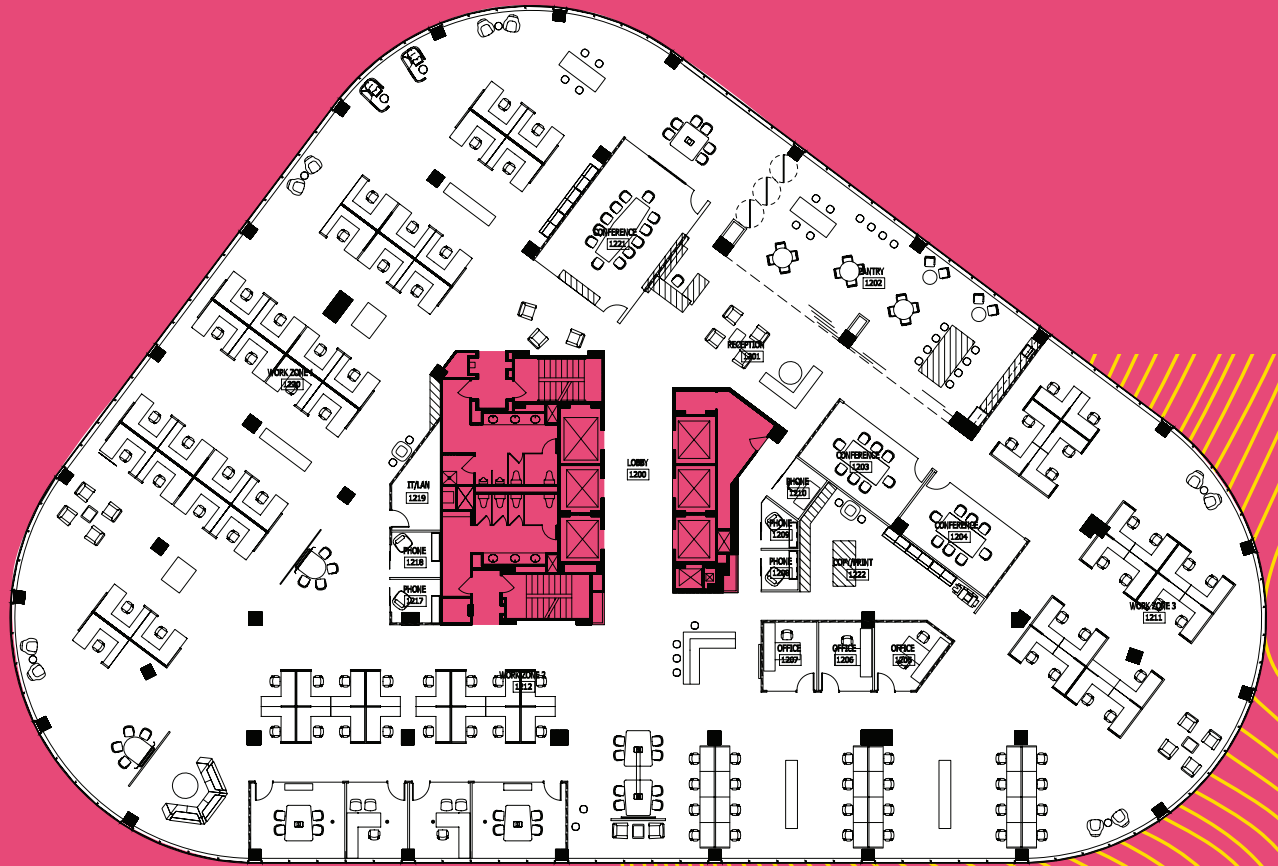
Tenants can discover and RSVP to events, access special retail discounts, and enjoy exclusive perks through the app.

STREAMLINED WORK ORDERS

The platform allows for quick and easy submission of work orders, enhancing efficiency for tenants.

ROSSLYN'S LARGEST SPEC SUITE

 TAKE VIRTUAL TOUR

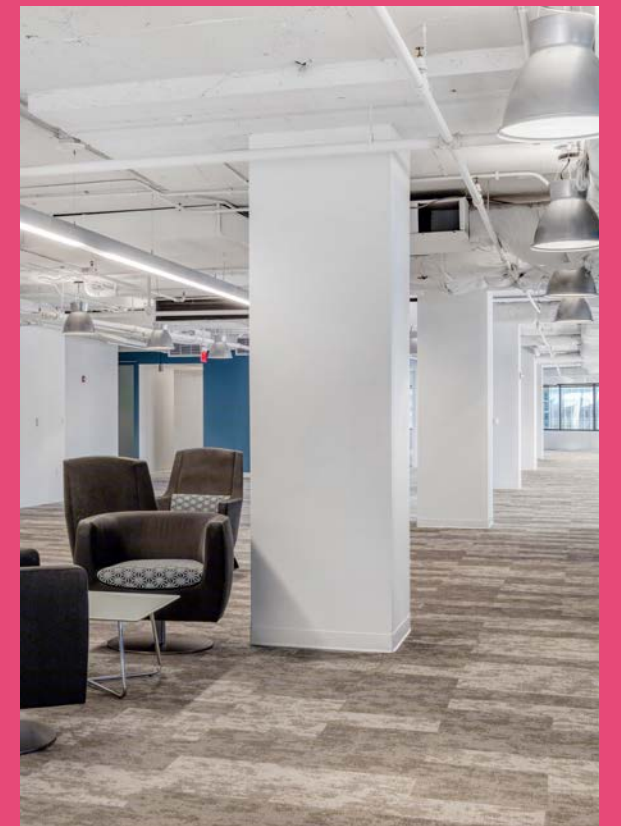
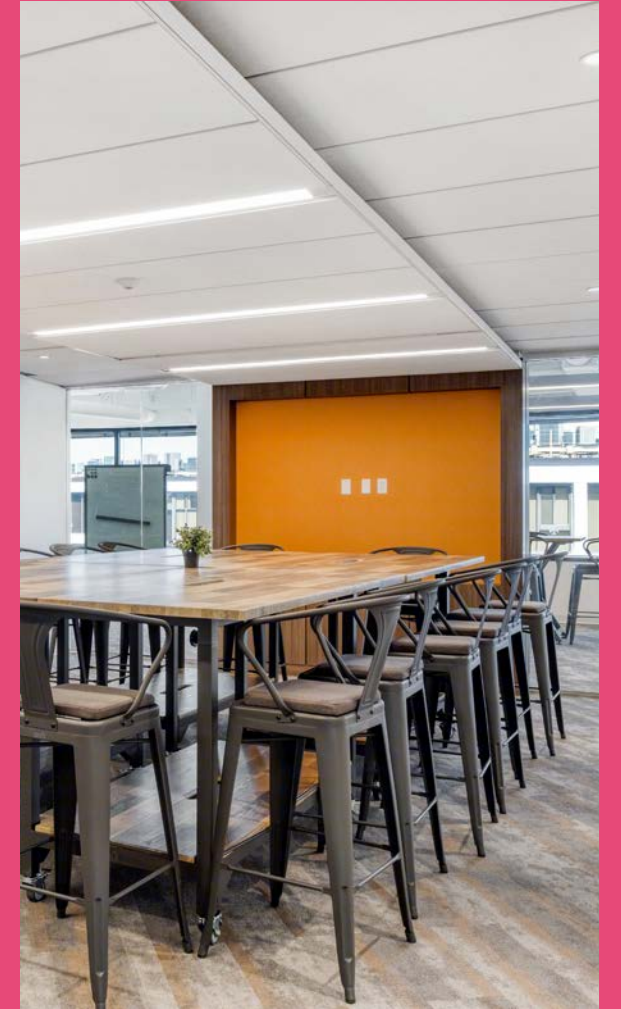


Open Kitchen & Lounge Seating
with Top Floor Views.

Dedicated conference room

Furnished, move-in ready space

Views of DC, Georgetown,
& The National Cathedral



BLURRING THE LINES OF WORK & PLAY

From breaking a morning sweat to winding down with coworkers over happy hour drinks and everything in between, 1525 Wilson Boulevard puts you squarely at the center of a walkable Rosslyn neighborhood that offers a destination for any occasion.



Walk Score
94



Transit Score
76



Bike Score
77



Washington D.C.
2 miles



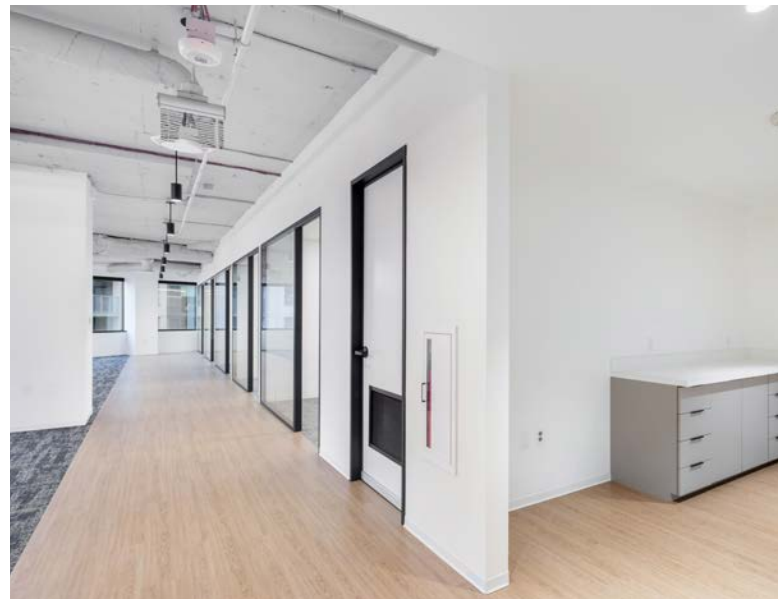
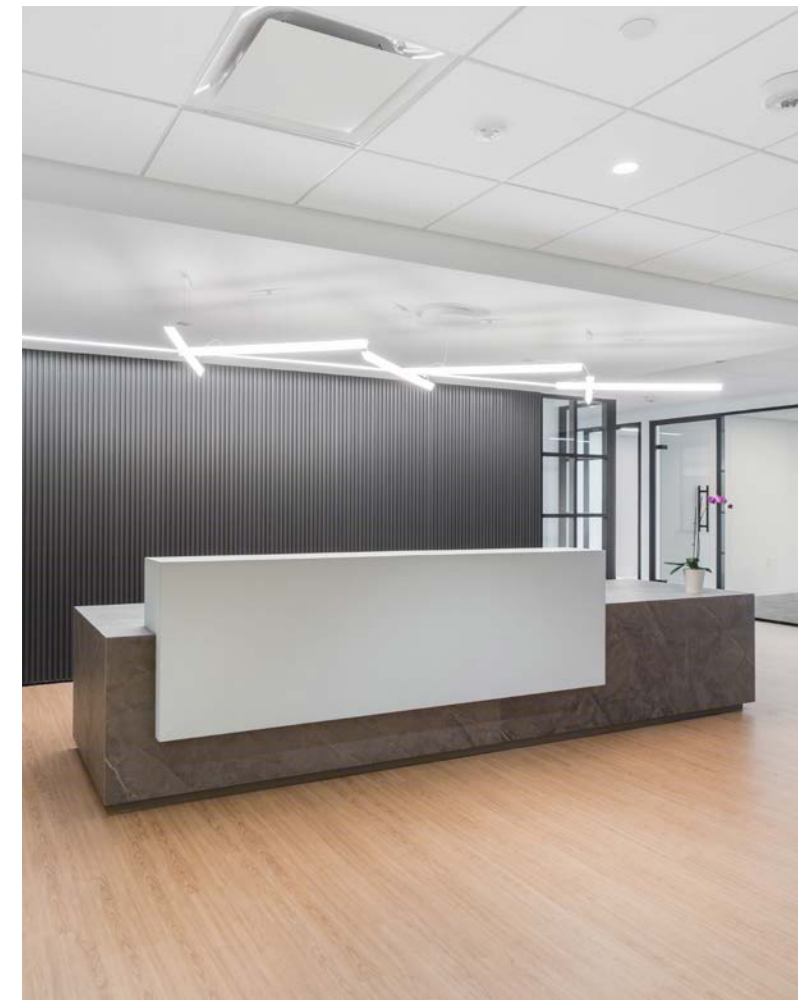
DCA Airport
4 miles



Rosslyn Metro
5 min walk



 A MODERN TOWN HALL
HAS ARRIVED AT 1525





1st Floor
3,571 SF

1525 | WILSON BOULEVARD



Suite 150
3,571 SF

WILSON BOULEVARD



2nd Floor
1,265 - 14,013 SF

1525 | WILSON BOULEVARD



Suite 200
10,591 SF

Spec Suite 250
1,265 SF

Suite 275
2,157 SF

SHARED BUILDING AMENITY
Conference Center/Tenant Lounge

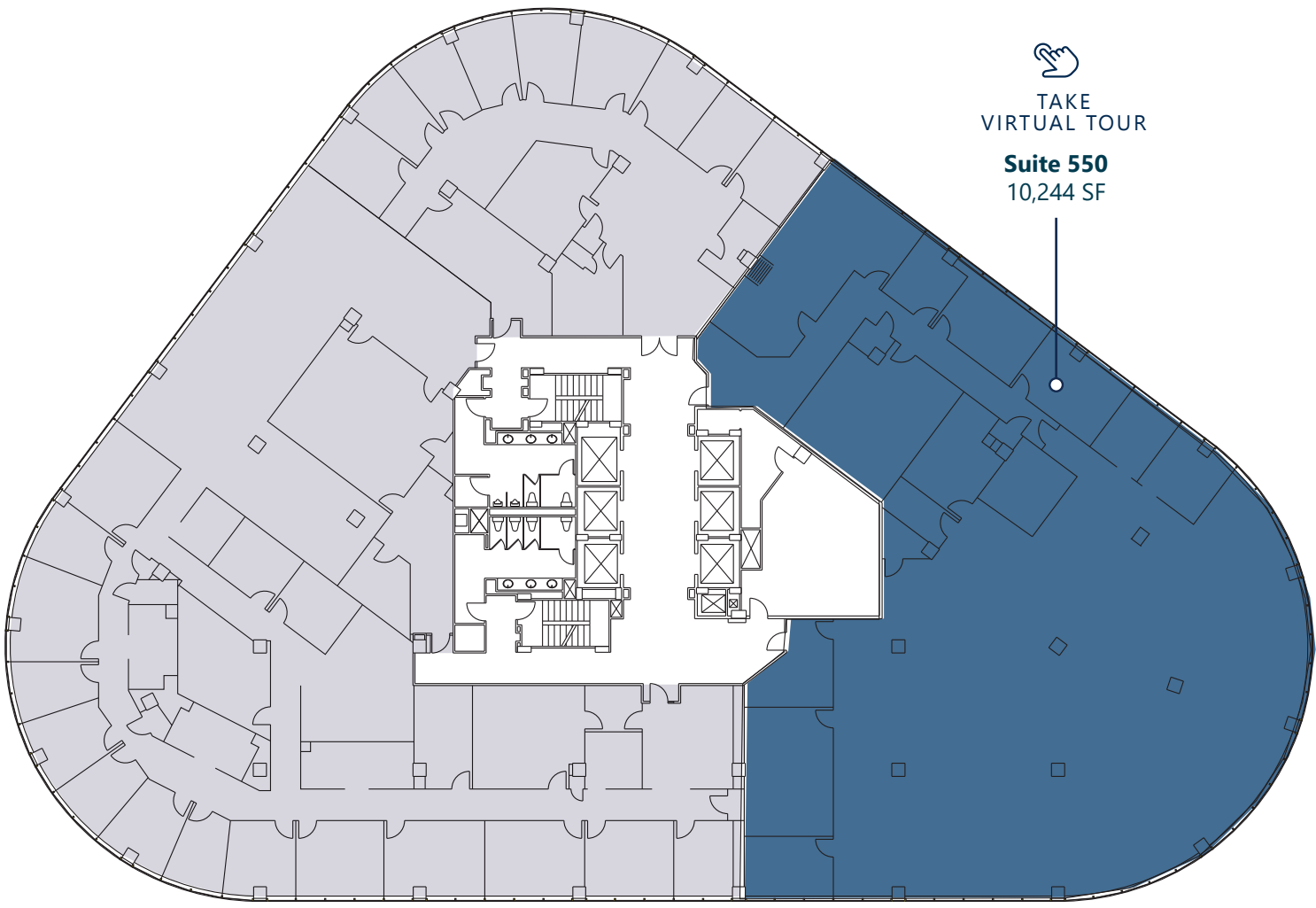
WILSON BOULEVARD





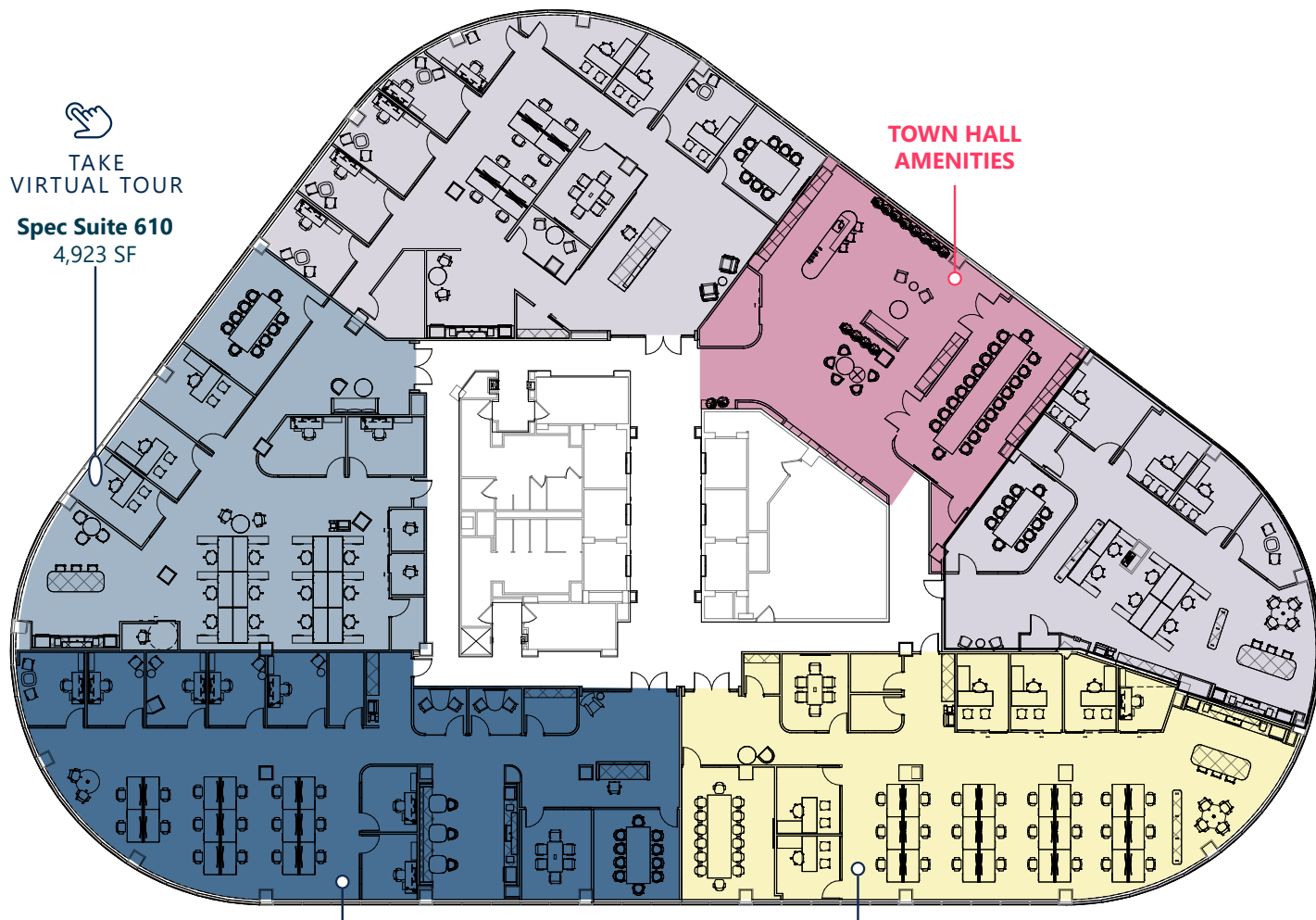
5th Floor
10,244 SF

1525 | WILSON BOULEVARD



6th Floor
Town Hall

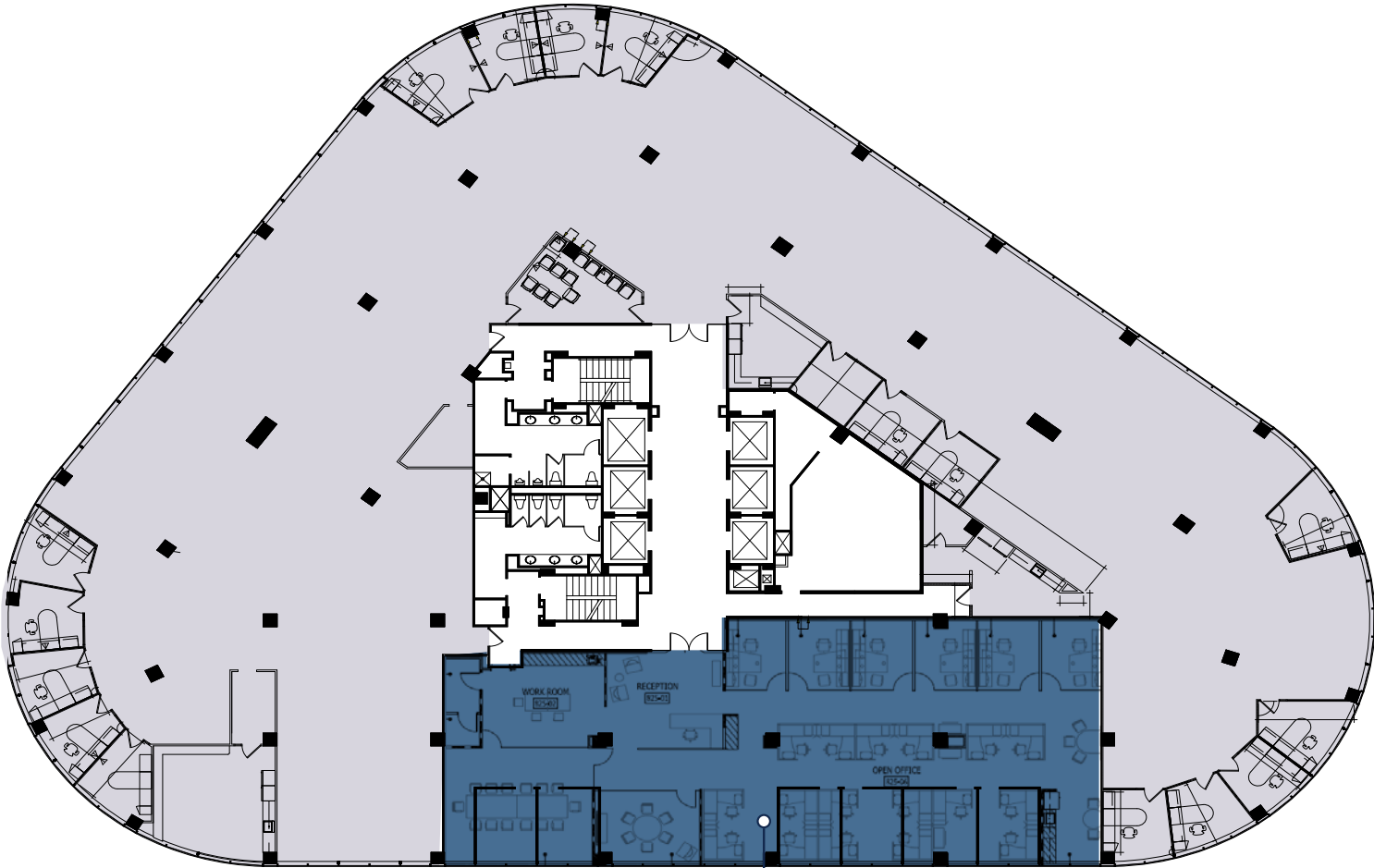
1525 | WILSON BOULEVARD





8th Floor
5,281 SF

1525 WILSON BOULEVARD



Spec Suite 825
5,281 SF
Available 10/1/2026

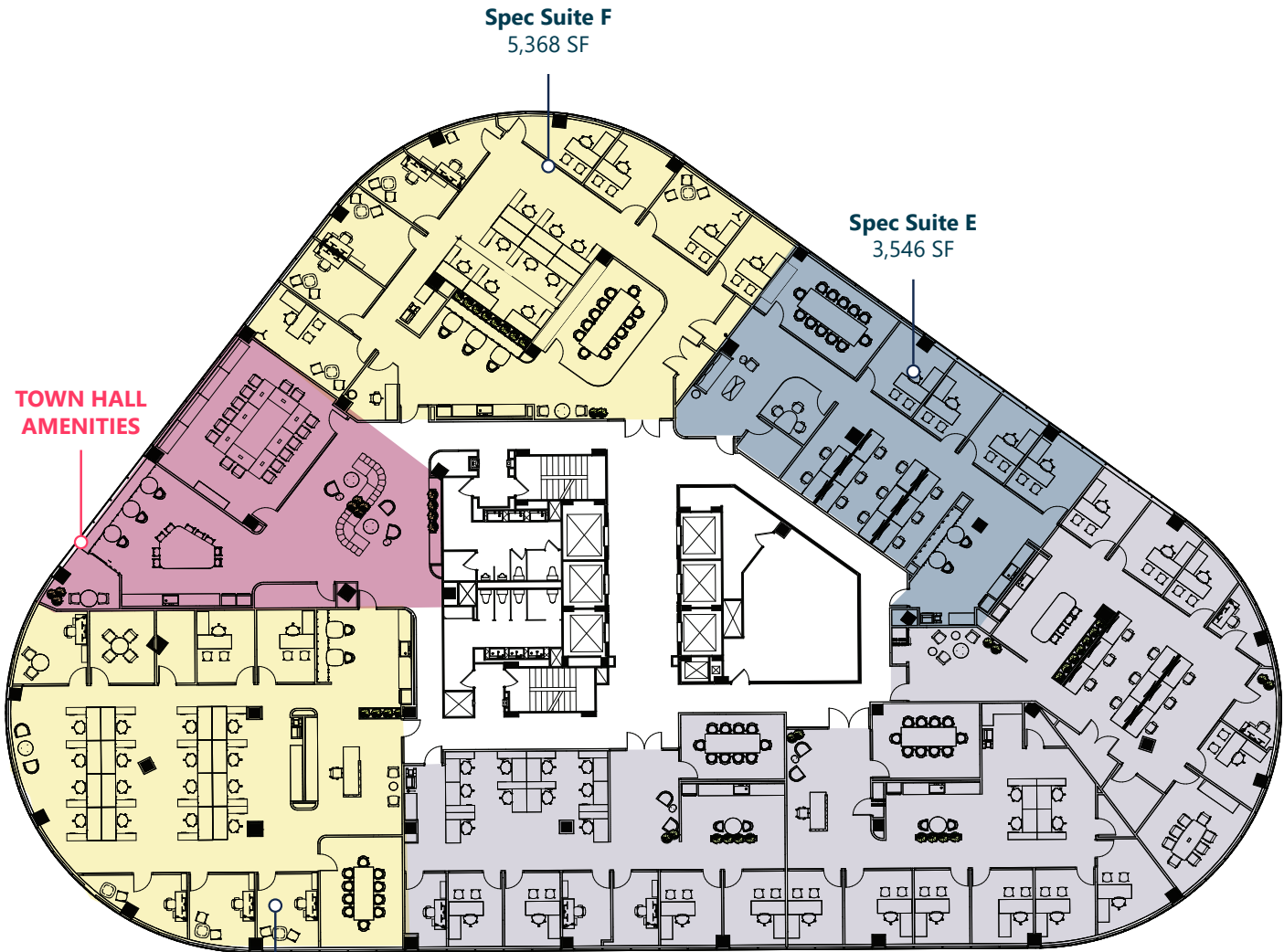


WILSON BOULEVARD



9th Floor
Town Hall
Coming Soon

1525 WILSON BOULEVARD



Spec Suite A
5,603 SF

Spec Suite F
5,368 SF

Spec Suite E
3,546 SF



WILSON BOULEVARD

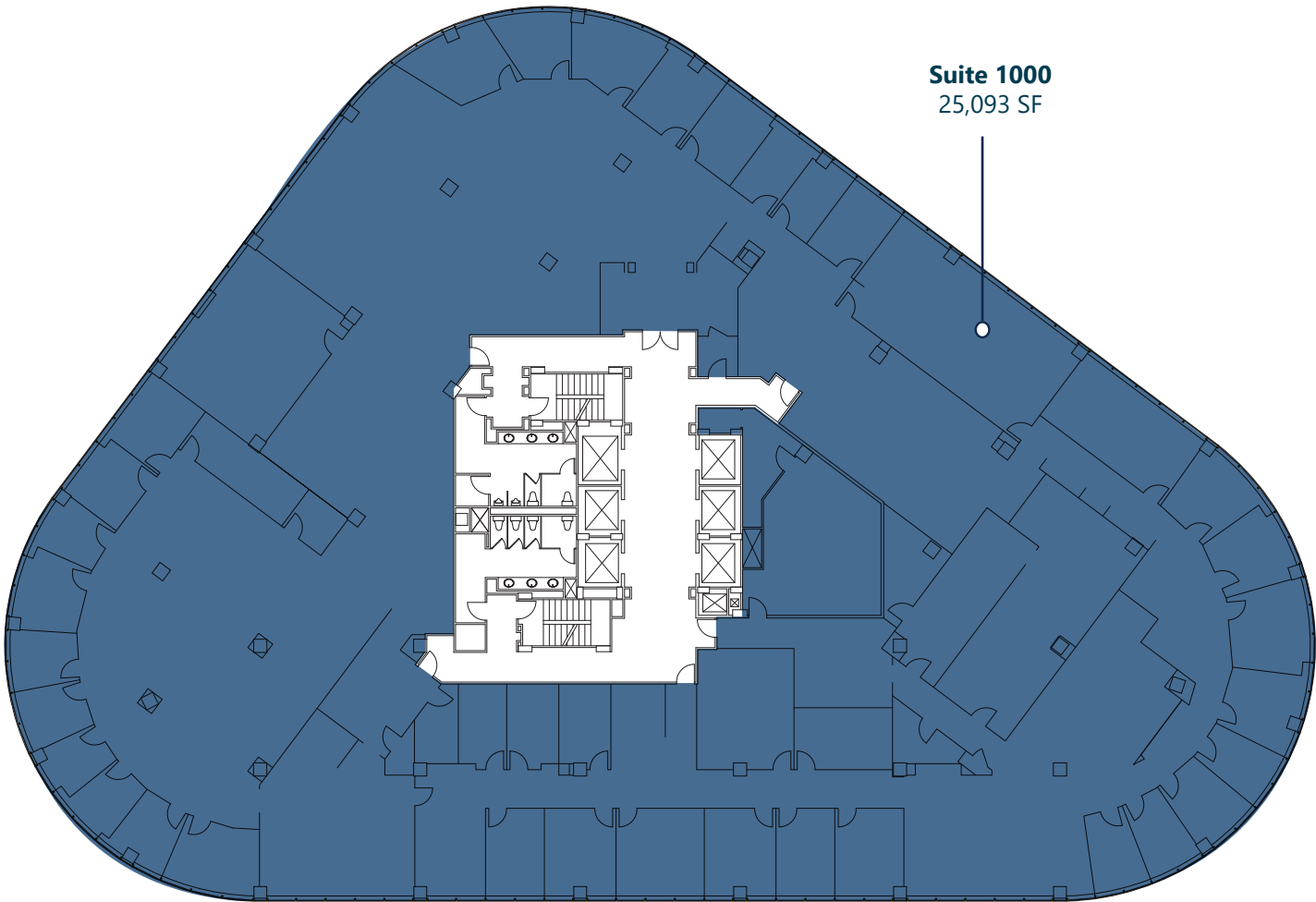




10th Floor
25,093 SF

Contiguous up to 90,409 SF

1525 | WILSON BOULEVARD



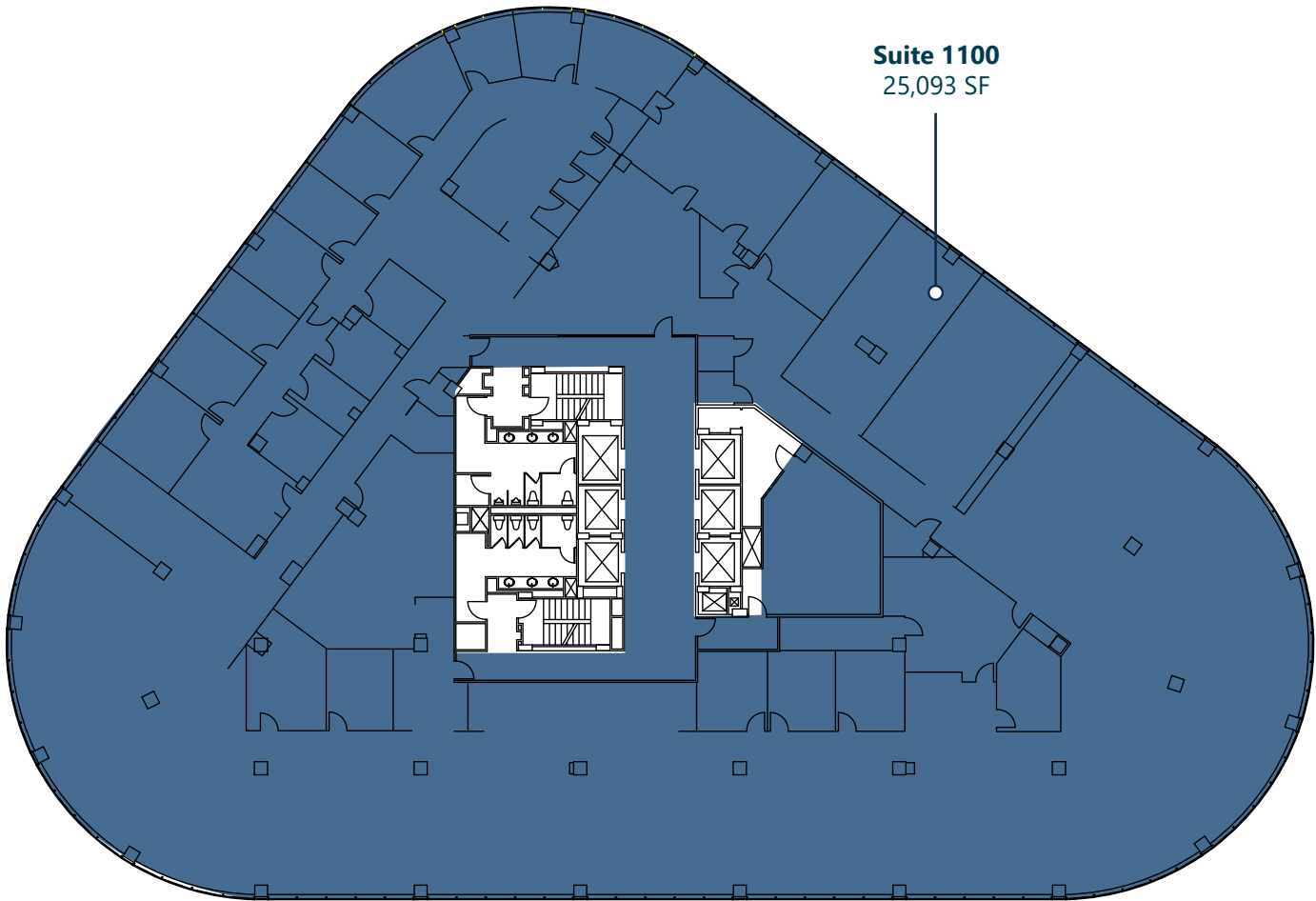
WILSON BOULEVARD



11th Floor
25,093 SF

Contiguous up to 90,409 SF

1525 | WILSON BOULEVARD



WILSON BOULEVARD



1525 | WILSON
BOULEVARD



1525 | WILSON BOULEVARD

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**CUSHMAN &
WAKEFIELD**

