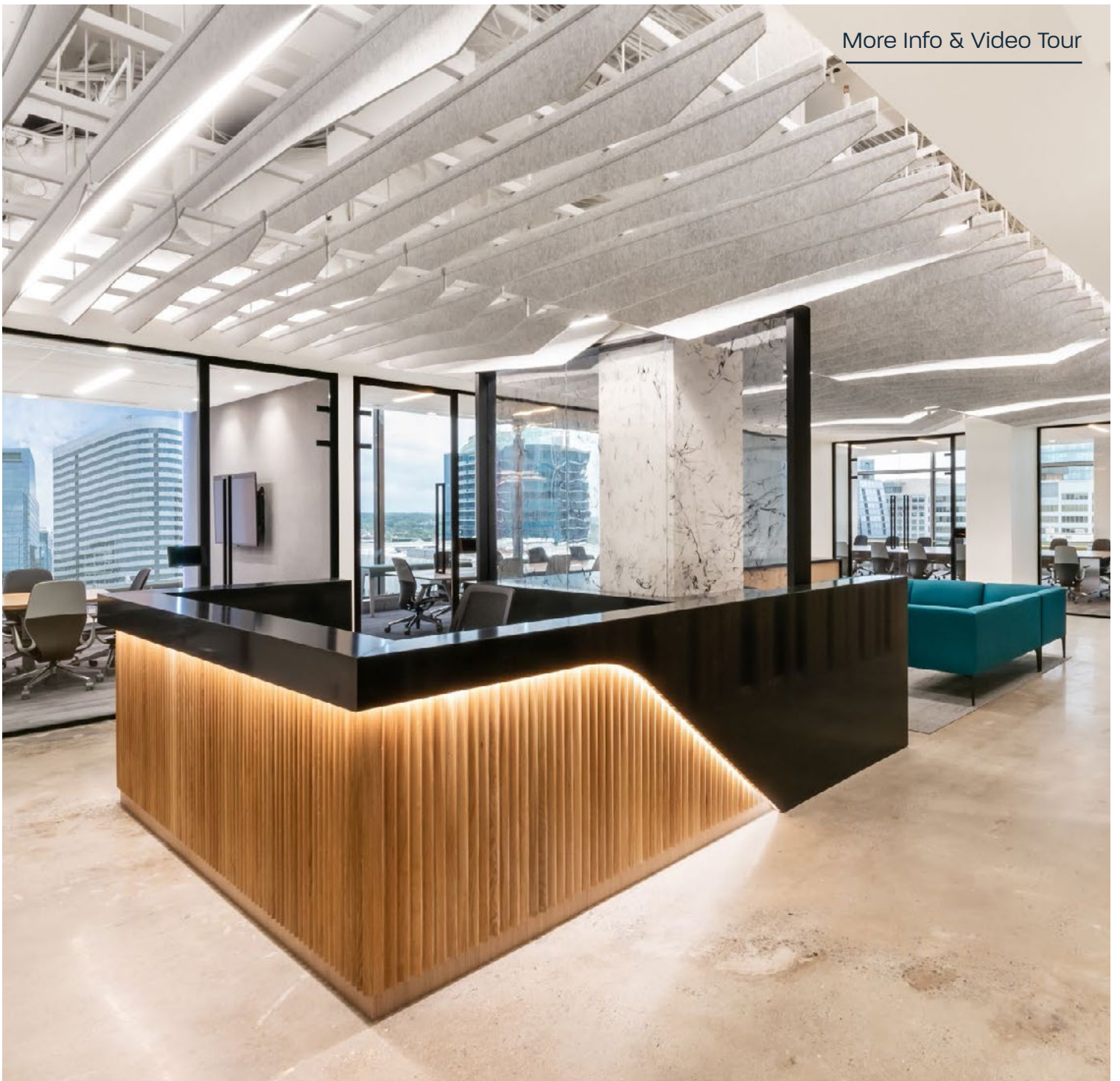


[More Info & Video Tour](#)




1500 WILSON

CBRE TMG

Unmatched Access



 **Fast Access**
to I-66

 **7 Minutes**
to the Pentagon

 **Metro Station**
within 2 blocks

 **12 Minutes**
to Reagan National Airport

 **10 Minutes**
to DC Business District

 **30 Minutes**
to Dulles International Airport



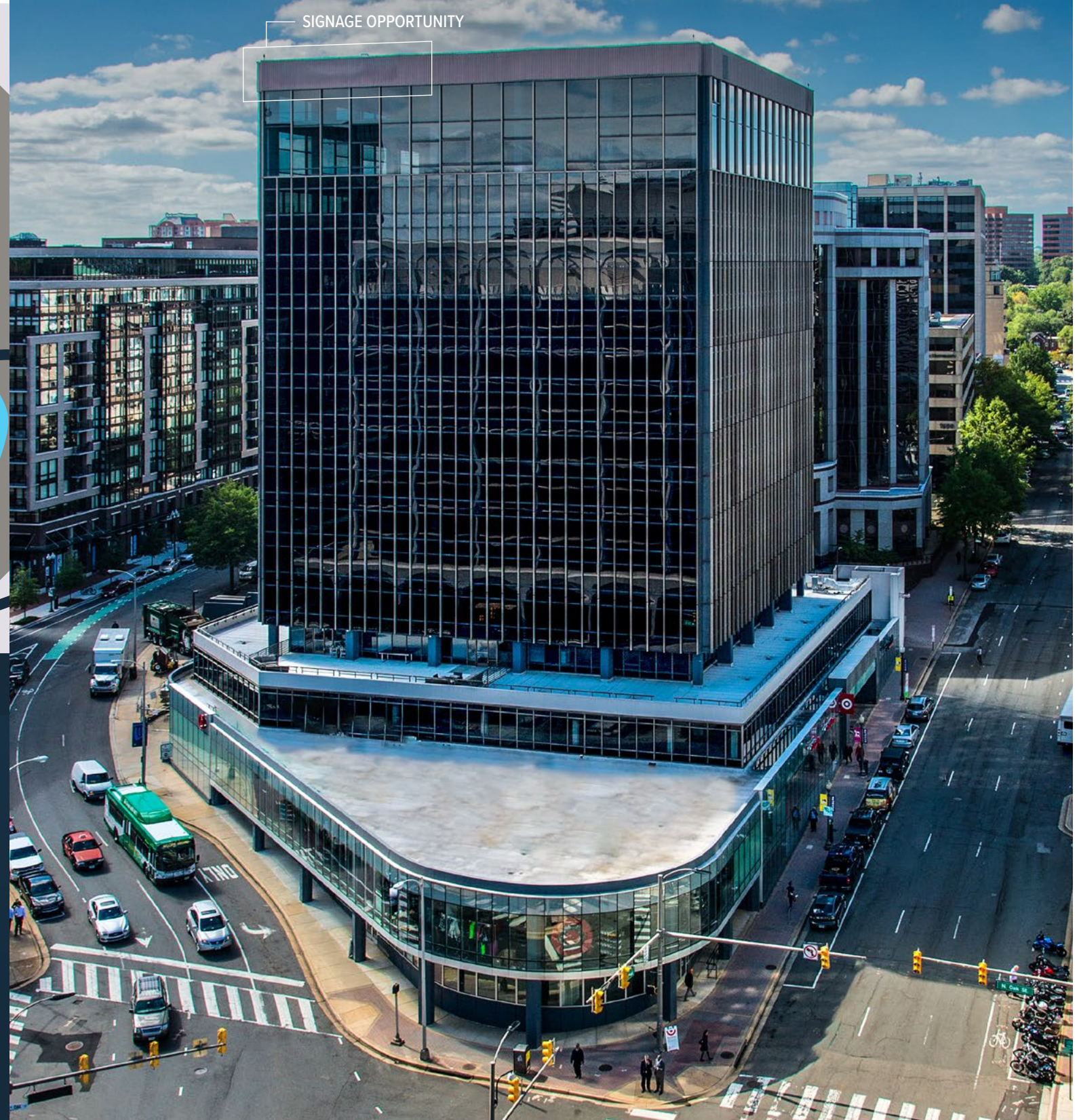
Walk Score
95



Bike Score
76

Unparalleled Visibility

Prominent top-of-building signage available



Vibrant On-site & Nearby Amenities



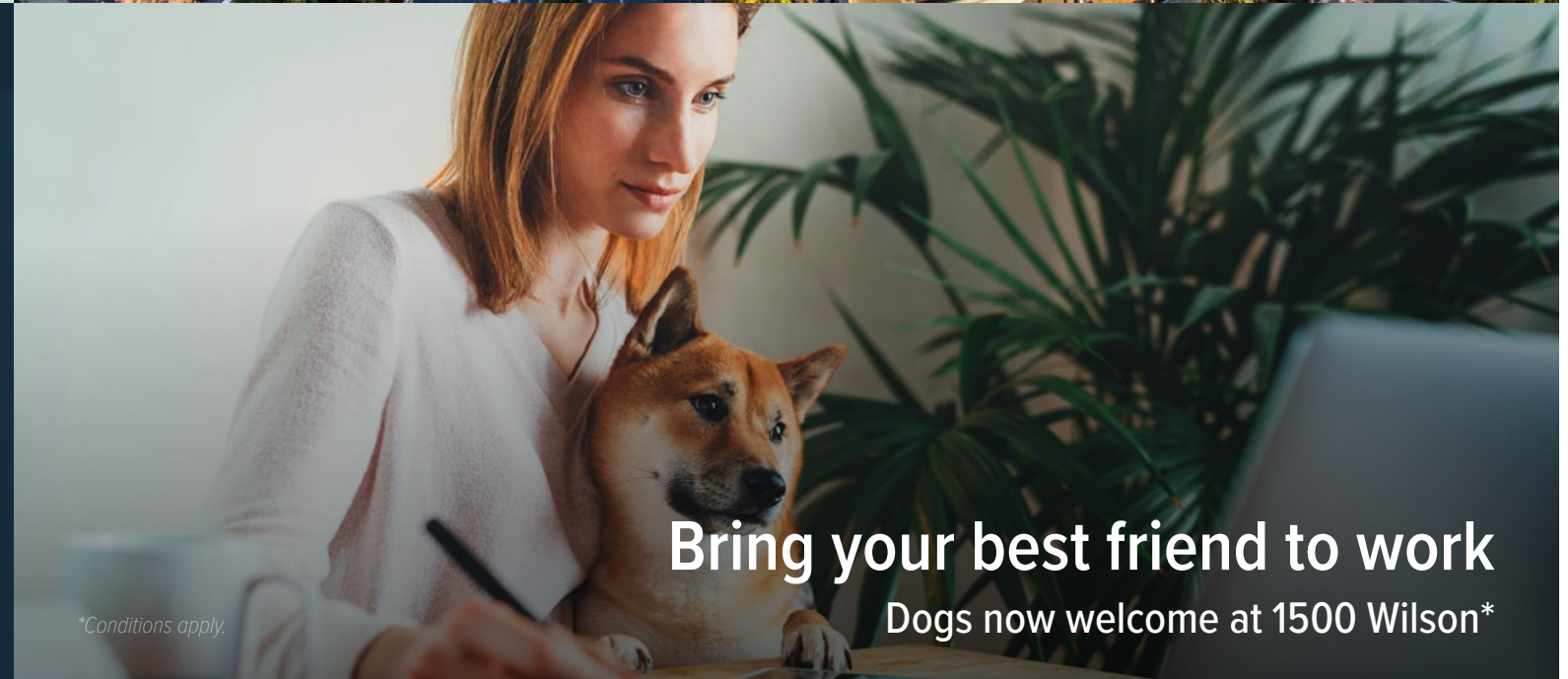
Expansive Views

1500 Wilson offers amazing, unobstructed views of the Washington DC skyline and beyond from the center of Rosslyn



Features & Amenities

- | | |
|---|---|
|  Conference Center |  District Taco |
|  Tenant Lounge |  Ravenna Roman-Style Pizza |
|  Fitness Center |  Training Ground |
|  Target |  Wells Fargo |



Conference Center & Lounge

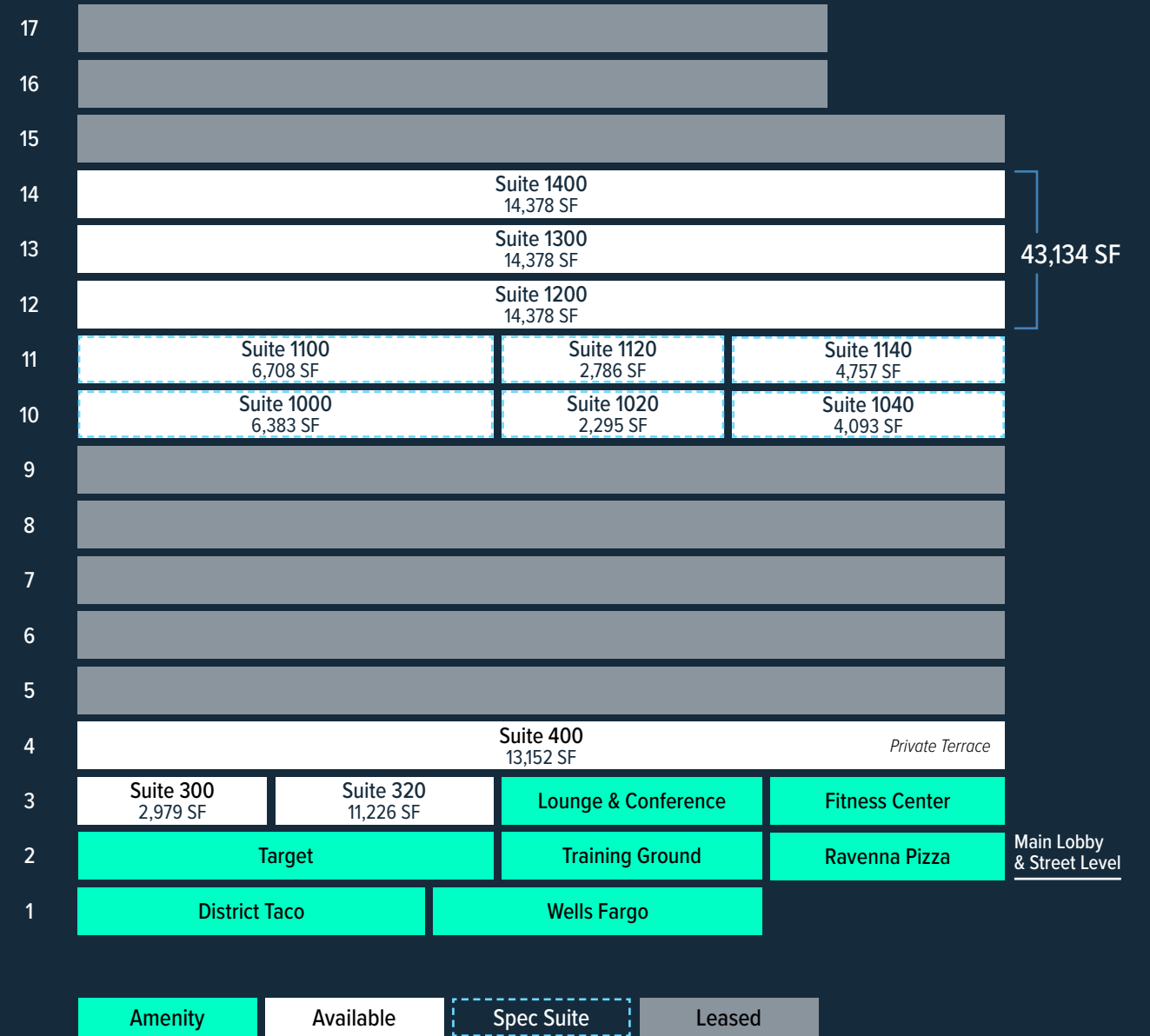
- Divisible Conference Room
- 2 Zoom Rooms
- Booths, Lounge, Breakout Areas
- 2 Huddle Rooms
- 3 Private Call Rooms
- Kitchen, Catering Area



Fitness Center



Availability



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3rd Floor



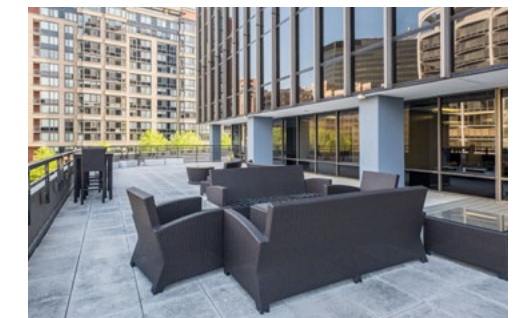
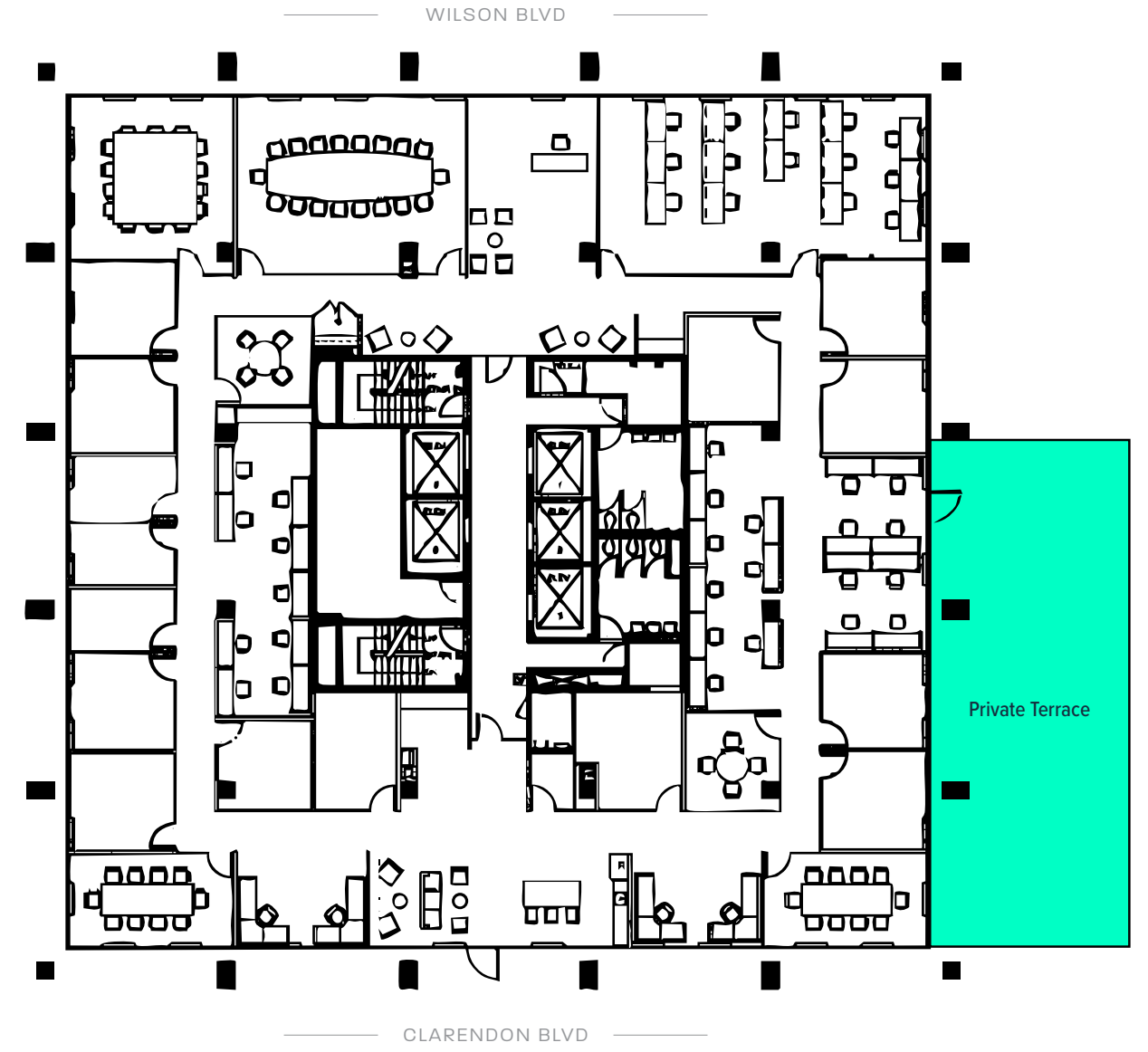
Amenity Center
Future Spec Suites



4th Floor



4th Floor
13,152 SF
Full Floor
Private Outdoor Space
Furniture Available



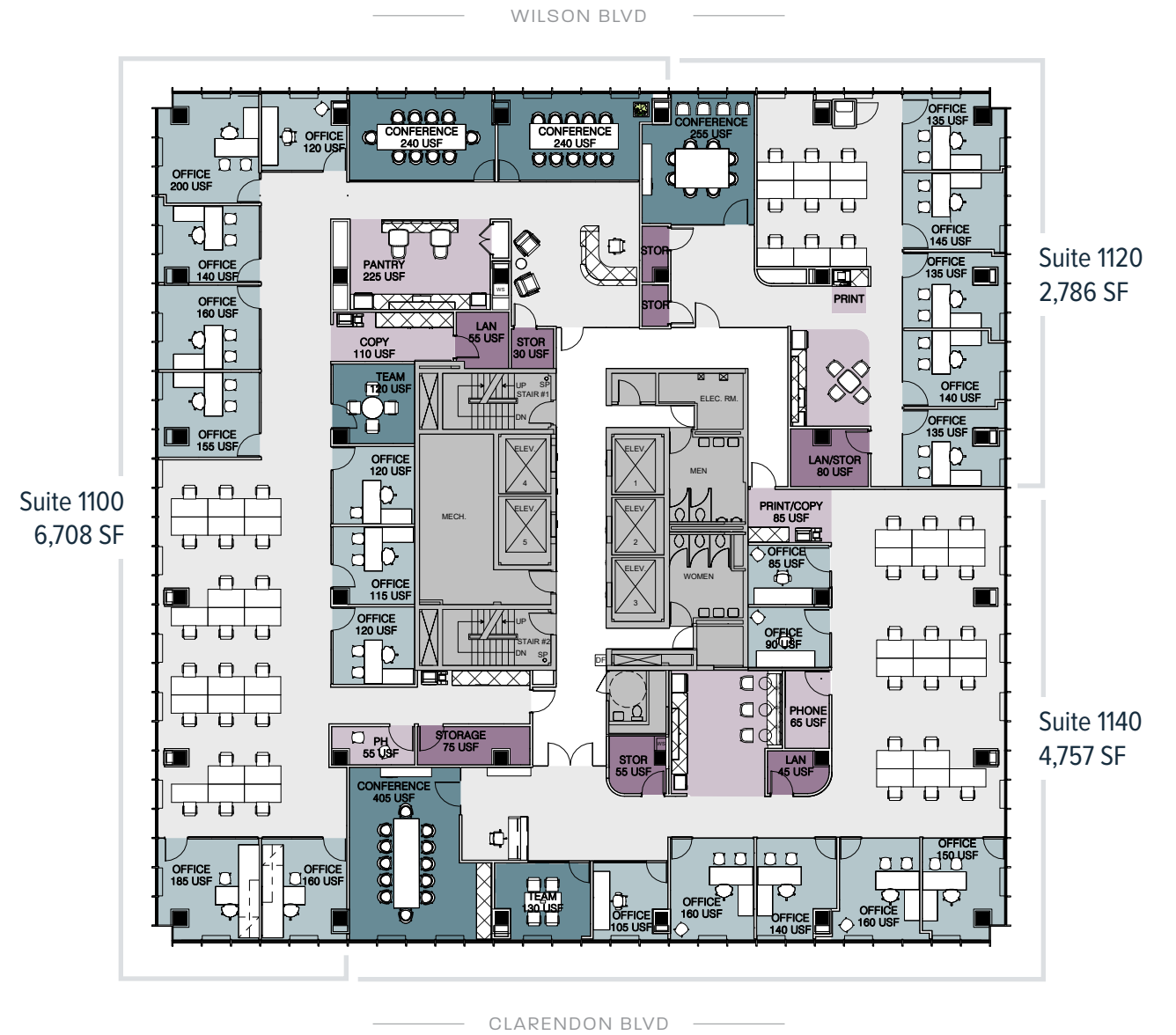
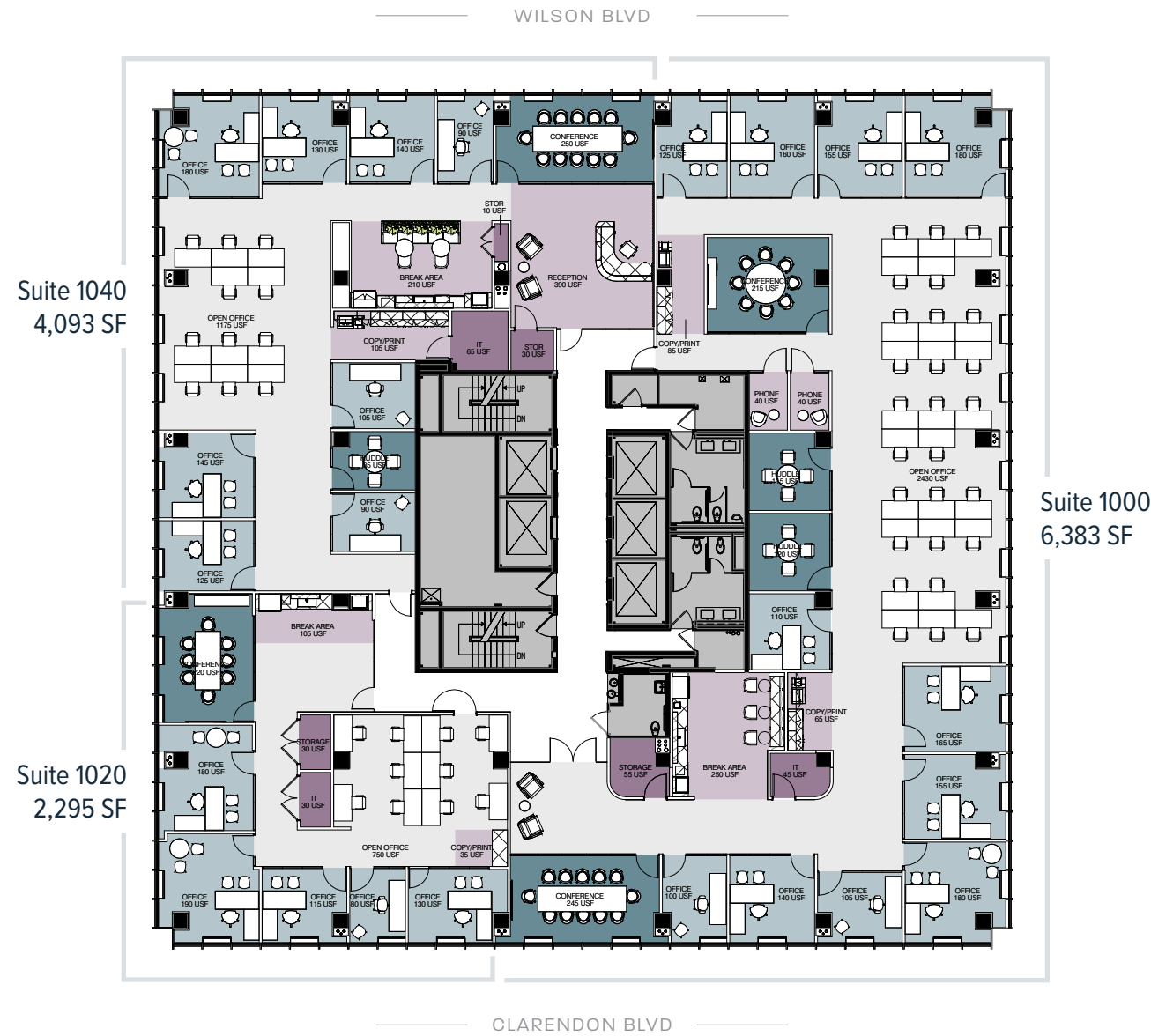
10th Floor

Future Spec Suites



11th Floor

Future Spec Suites



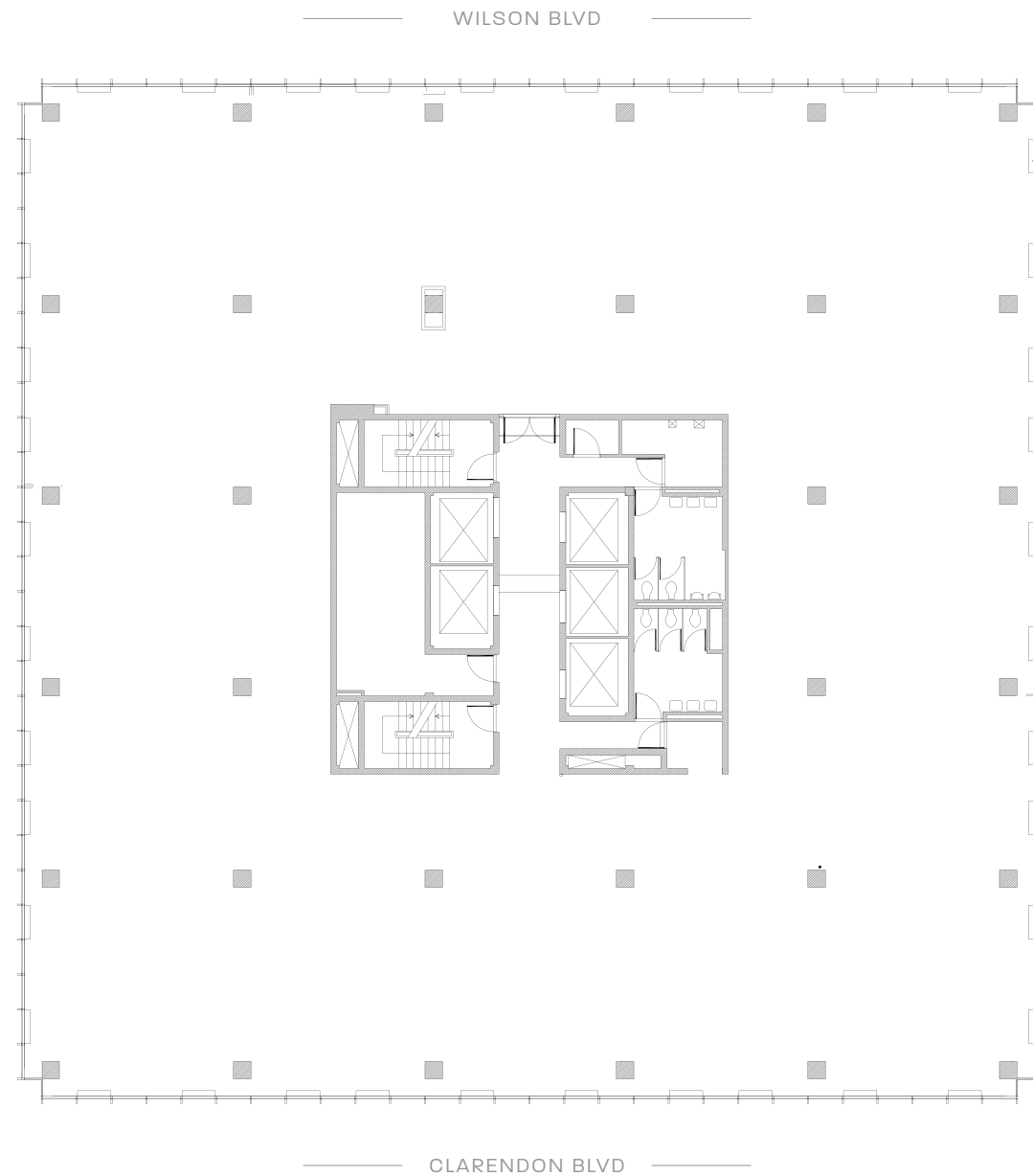
12th-14th Floors

1500 WILSON

12th-14th Floors [📄](#)

14,378 SF

Shell Condition



Building Specs

1500 WILSON

Address	1500 Wilson Boulevard, Arlington, VA, 22209
Building Square Footage	261,360
Number of Floors	17, plus 1 below grade
Year Built	1971
Telecommunications	Verizon
Construction	Steel reinforced concrete with glass curtain wall
Windows	94.25x72.25 - 1/2 Grey float glass single pane
Slab-to-Slab Heights	1st Floor - 11' / 2nd Floor - 13' / 3rd Floor - 11' 4th - 14th Floors - 10' / 15th Floor - 11' / 16th & 17th Floors - 14'
Column Spacing	Approximately 20' by 20'
Typical Floor Size	13,883 SF
Parking	1.29/1000 SF, 3-level below grade
Loading Dock	One (1)
HVAC	Heating and conditioning are generated by a closed condenser water loop feeding condenser water to perimeter heat pumps. A Honeywell EMS controls the HVAC
HVAC Schedule	7am - 7pm M-F
OT HVAC Pricing	\$65.00 (subject to market increases)
Sprinklers	Fully sprinklered with exception of engineers office and partial 1st floor
Electrical	P-2 switchboard: 400 amps, 265/460 volts, and two bus duct mains of 1600 amps each supplying power through floor 15. 16th fl switchboard: 3,000 amps supplying power to 16-17th floors
Elevators	5 passenger, 1 freight
Fire and Life Safety	Gamewell Zaus 4000 fire control system

1500wilson.com

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