



RO



ROSSLYN OVERLOOK

1616 N FORT MYER DRIVE

ARLINGTON, VIRGINIA

A LIMITLESS VIEW ON BUSINESS

BUILDING FEATURES

19 STORY | 302,816 SF | CLASS A BUILDING

Prime location in the heart of Rosslyn

Outstanding views of DC + Arlington Skyline

On-site renovated fitness center + deli

Outdoor plazas with seating

Renovations Completed:

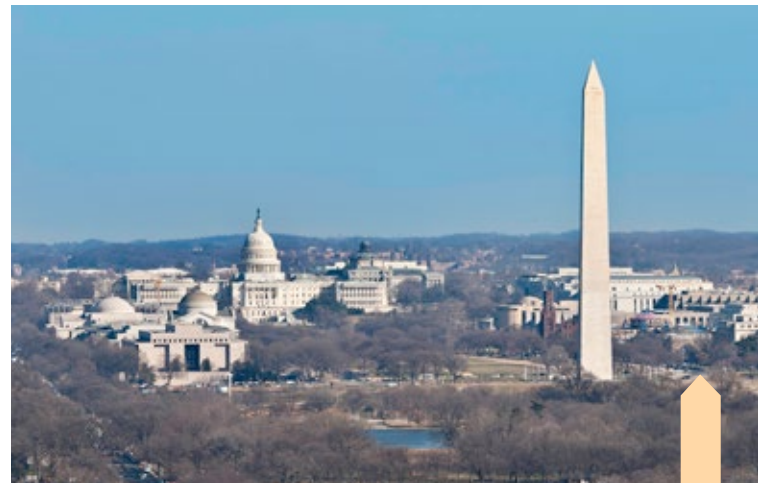
Self-service car care center

5th Floor entrance

Main lobby

5th, 7th + 11th floor elevator corridors

7th + 11th floor restrooms



VIEW FROM
ROSSLYN OVERLOOK

8 MINUTE DRIVE TO
REAGAN NATIONAL AIRPORT

BUILDING AVAILABILITIES

10th Floor

- 16,916 SF

13th Floor

- 19,409 SF

11th Floor

- 3,519 SF Spec Suite
- 4,258 SF Future Spec Suite
- 4,471 SF Future Spec Suite

14th Floor

- 15,849 SF

12th Floor

- 19,409 SF



MONUMENTAL VIEWS FROM
ROSSLYN OVERLOOK

BUILDING SPECS

BUILDING

Owner	TH Real Estate
Architect/Structural	Robert Calhoul Smith
Year Built	1974

BUILDING SIZE

Total Rentable Office Area	303,082 SF
Number of Floors	16 (Office) 3 (Parking)
Typical Floor Plate	19,322 SF

BUILDING STRUCTURE

Average Single-Tenant Office Core Factor	1.12
Average Multi-Tenant Office Core Factor	1.18
Site Area	1.35 acres
Lobby	Dark green slate flooring; swiss pear wood wall with brushed stainless steel accents and updated decorative lighting
Site Area	C-O
Typical Floor Bay Size	40 foot bay depths
Curtain Wall	Facade consists of brick veneer with glazed vision panels
Floor Loads	80 lbs/sf live load + 20 lbs/sf partition load
Roof + Penthouse System	Flat built-up membrane with PVC. The roof warranty runs through 2024 with Stevens Roofing Systems

ELEVATORS

(5X) Passenger	3,500 lb
(1X) Passenger/Service	3,500 lb
(2X) Garge	3,000 lb

Parking

Six-level parking garage, with one level below grade, improved with approximately 550 parking spaces with 4 marked handicapped stalls, of which 1 is van-accessible. The property provides parking at a ratio of approximately 1.82 spaces per 1,000 square feet of office space. 2013 rates: \$165 unreserved, \$330

BUILDING SPECS

HVAC

The base building HVAC system, except for conditioning of Floors 6, 8, 18 and 19, consists of a central chiller plant comprised of 2-600 ton centrifugal chillers and a 3-cell induced draft cooling tower with VFD's on the tower fans. Chilled water is supplied to 4 main air handling units are variable air volume and serve the building perimeter areas and 2 air handling units are constant volume and serve the core areas. All 4 air handling units have economizer controls. Perimeter spaces throughout the building are served by a medium-pressure air distribution system with VAV boxes and associated electric reheat coils for temperature control; core spaces are served by a low-pressure, constant volume air distribution system with electric reheat coils for temperature control. Concrete shafts serve as the supply and return air risers feeding the building floors from the 4 main air handling units. The concrete shafts run the vertical length of the building from the basement to the roof level. The perimeter and core areas of the 6th and 8th floors are separately conditioned by a central station package air handling units on each floor. The core areas of the 18th and 19th floors are separately conditioned by packaged rooftop air handling units.

ELECTRICAL

Main Building Power | 6,000 amp service 277/480 volt 3 phase

FIRE + LIFE SAFETY

Central alarm panel, strobe light alarms, illuminated exits signs, battery back-up light fixtures, and hard wired smoke detectors. Wet pipe, automatic sprinkler system with flow switches, pull stations and alarm horns. Fire extinguishers are located throughout the property and have been routinely maintained.

ACCESS CONTROL SYSTEM

Tenant and perimeter access doors controlled by Datawatch Systems

EXISTING LIGHTING

Ceiling mounted fixtures internally and pole & wall mounted fixtures outside

TELECOMMUNICATIONS PROVIDERS

Verizon

Comcast

Allied Telecom

BUILDING OWNERSHIP

TH Real Estate, an affiliate of Nuveen, the investment manager of TIAA, is one of the largest real estate investment managers in the world with \$107BN in AUM. Managing a suite of funds and mandates spanning both debt and equity across diverse geographies, sectors, investment styles and vehicle types, we provide access to every aspect of real estate investing. With over 80 years of investing experience, and more than 500 real estate professionals located in over 20 cities throughout the US, Europe and Asia-Pacific, the platform offers unparalleled geographic reach, which is married with deep sector expertise. Our investment, asset management and corporate strategies grow from a deep understanding of the structural trends that we believe will shape the future of real estate and responsible investing beyond market cycles. This 'Tomorrow's World' approach sits at the core of our investment process and business operations, informing our long-term view of real estate investments for the enduring benefit of both clients and society. Commentary is suitable for investment professionals only and is not advice.

PROPERTY MANAGEMENT

Cushman & Wakefield is a global leader in commercial real estate services, helping clients transform the way people work, shop, and live. The firm's 43,000 employees in more than 60 countries provide deep local and global insights that create significant value for occupiers and investors around the world. Cushman & Wakefield is among the largest commercial real estate services firms with revenues of \$5 billion across core services of agency leasing, asset services, capital markets, facility services (branded C&W Services), global occupier services, investment management (branded DTZ Investors), project & development services, tenant representation and valuation & advisory.

To learn more, visit www.cushmanwakefield.com or follow @CushWake on Twitter.

SPEC SUITES



WHY ROSSLYN?



100+

Events a Year



100+

Restaurants + Retailers



One of the most
**INTERNATIONALLY
DIVERSE**

Areas in the County



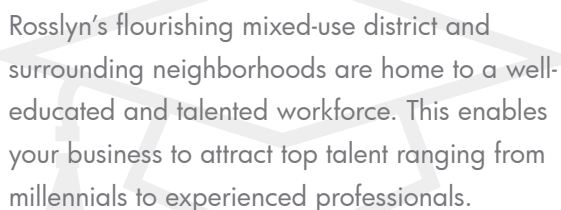
38th

Arlington Public School



6,000+

Residential Units



Rosslyn's flourishing mixed-use district and surrounding neighborhoods are home to a well-educated and talented workforce. This enables your business to attract top talent ranging from millennials to experienced professionals.

81%

with a college degree
or higher

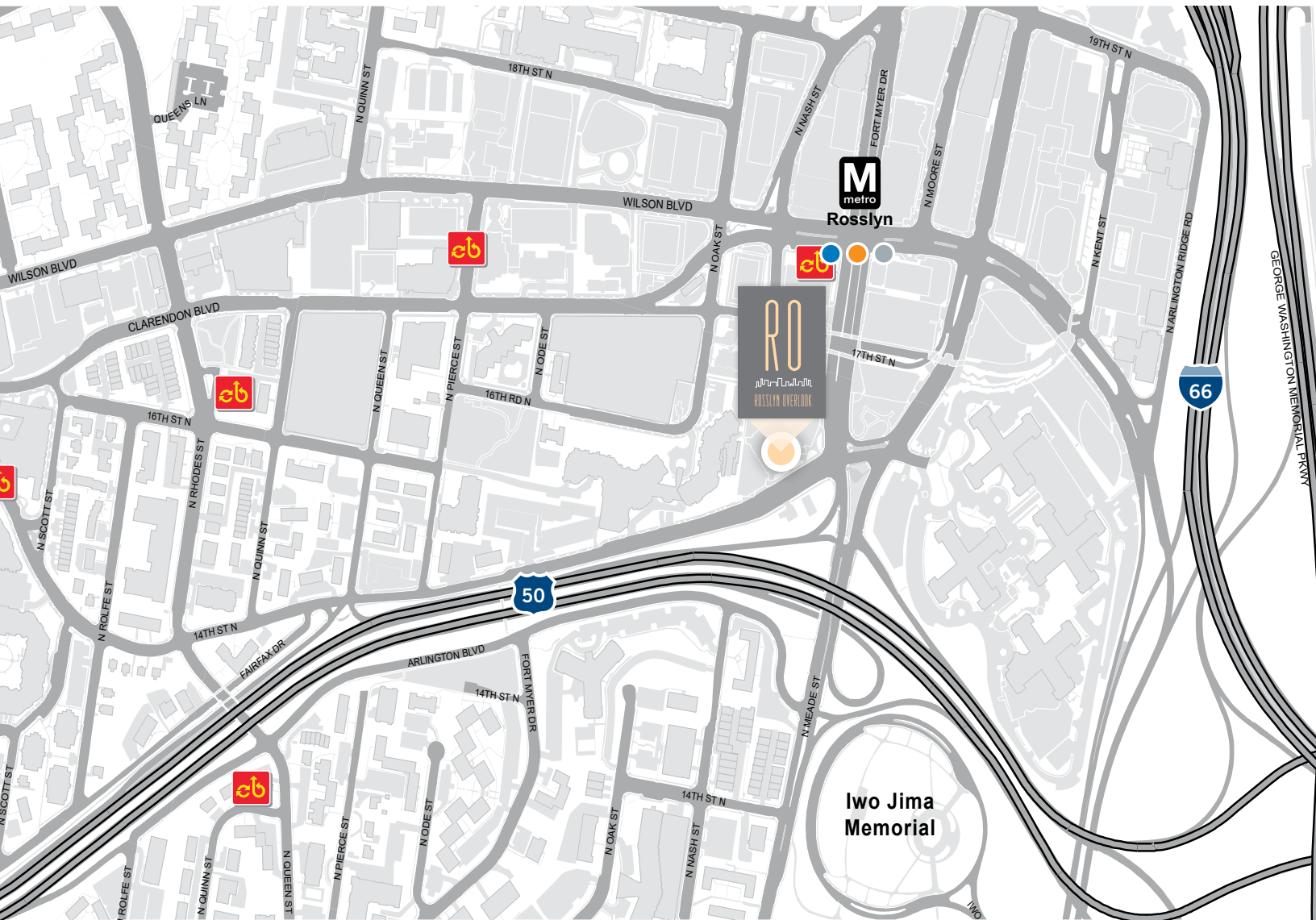
41%

between
25-34 years old

87%

white collar
professionals

ACCESS



10 MINUTE DRIVE TO

K STREET

15 MINUTE DRIVE TO

CAPITOL HILL



3 Metro Lines
One Block Away



3 Bus Systems
Around the Corner



5 Major Roadways
Minutes Away

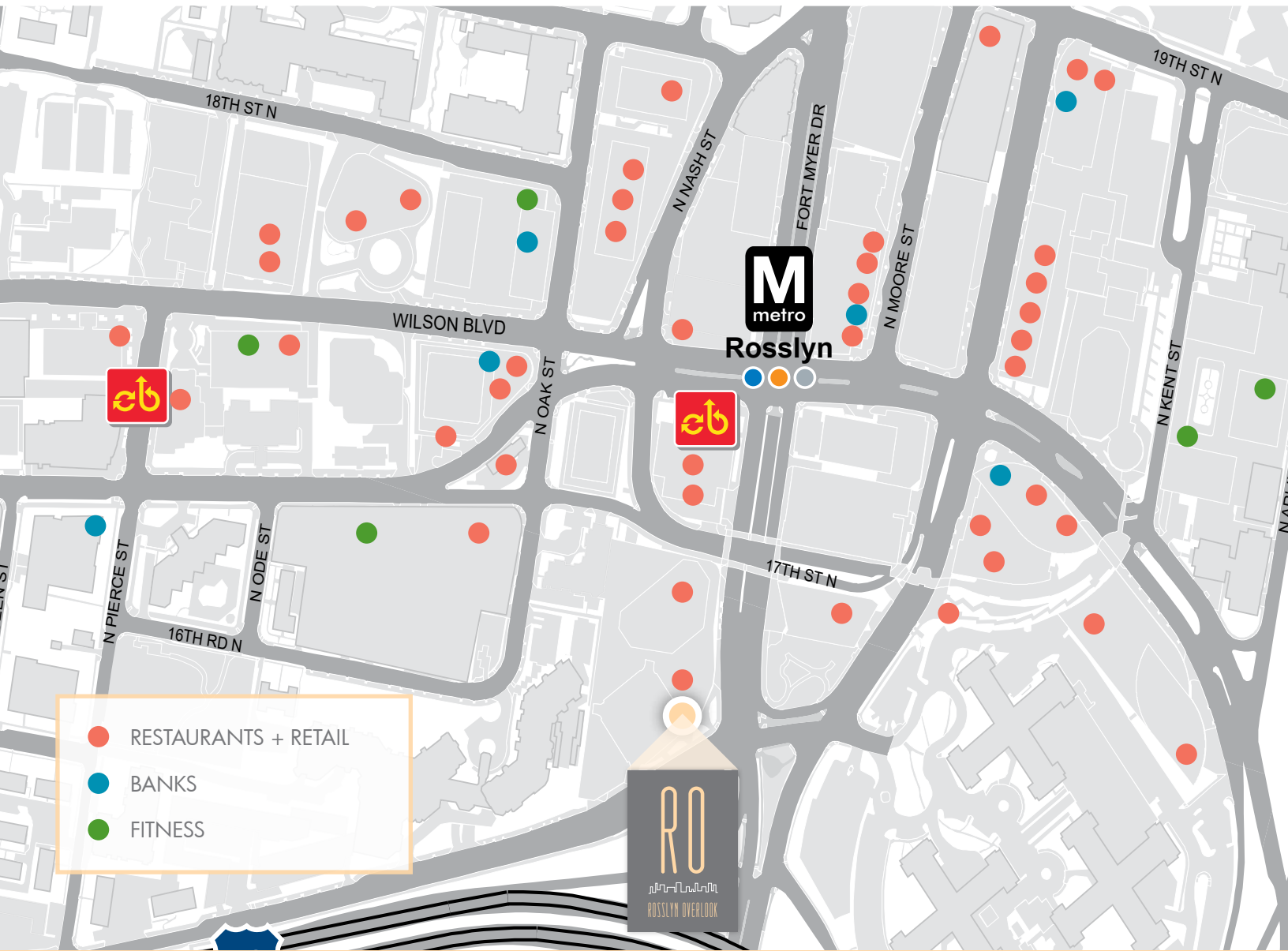


Ronald Reagan
International Airport
3 Miles Away



Extensive Network
of Bike Trails
Adjacent to the Office

AMENITIES



sweetgreen®



CHOP'T®



ON-SITE AMENITIES



OUTDOOR PLAZAS WITH SEATING



CAFÉ



CAR CHARGING
STATION



FITNESS CENTER

SUSTAINABILITY

BEE HIVES ON THE ROOF

TH Real Estate is committed to sustainability and pleased to partner with The Best Bees Company to support its research by being one of the first institutional property owners to introduce this program on a national level.



FACTS ABOUT HONEY BEES + OUR BEE HIVES

- On average, four gallons of honey will be produced per year
- Hives are becoming very popular in many U.S. cities
- Bees pollinate more than 130 crops which we rely on to survive
- We plan to share the honey produced in the hives with the building tenants



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