



ARLINGTON TOWER

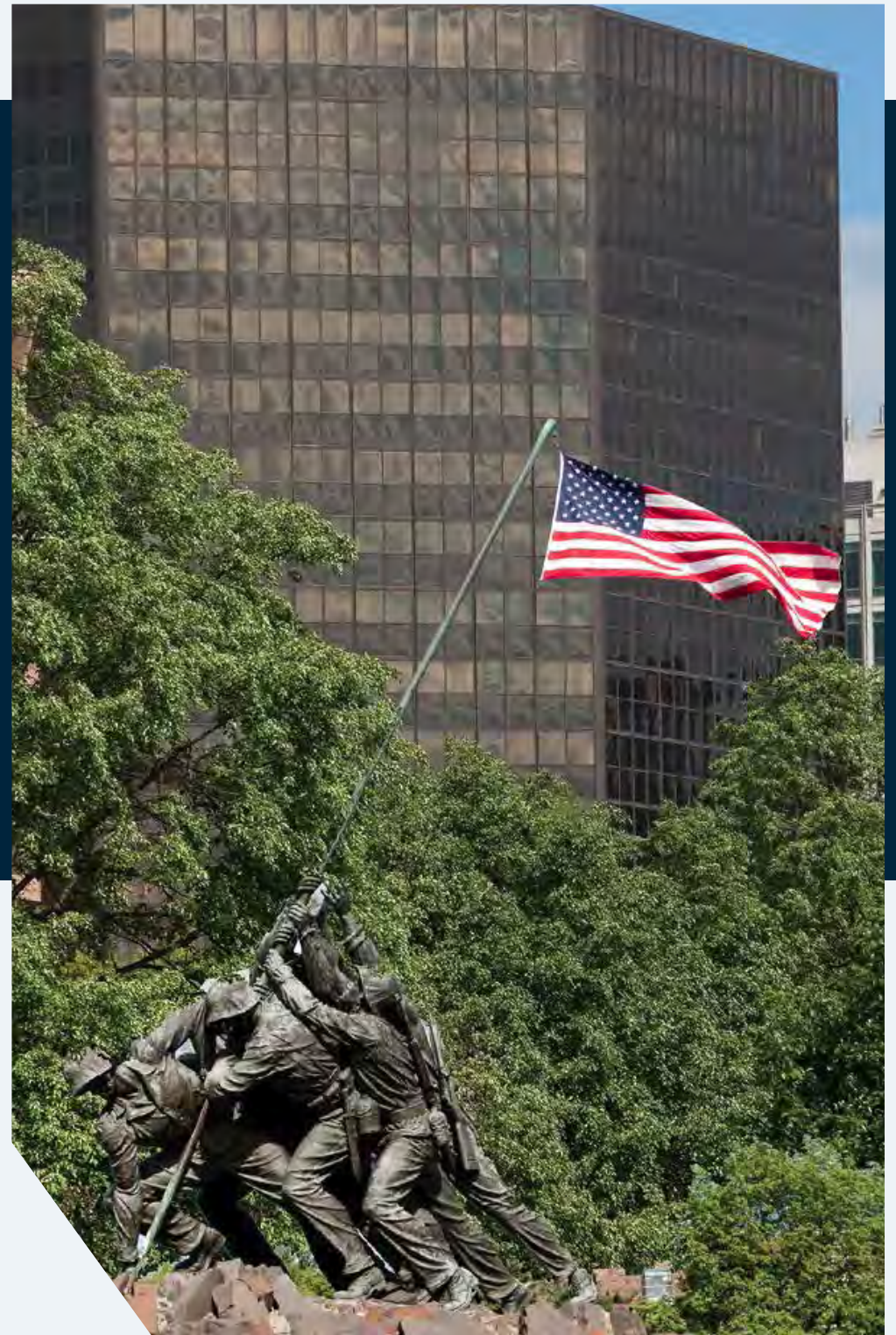
1300 N 17TH STREET



WORKSPACE THAT INSPIRES

AVAILABLE SPACES RANGING FROM 1,700 SF - 10,000 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.

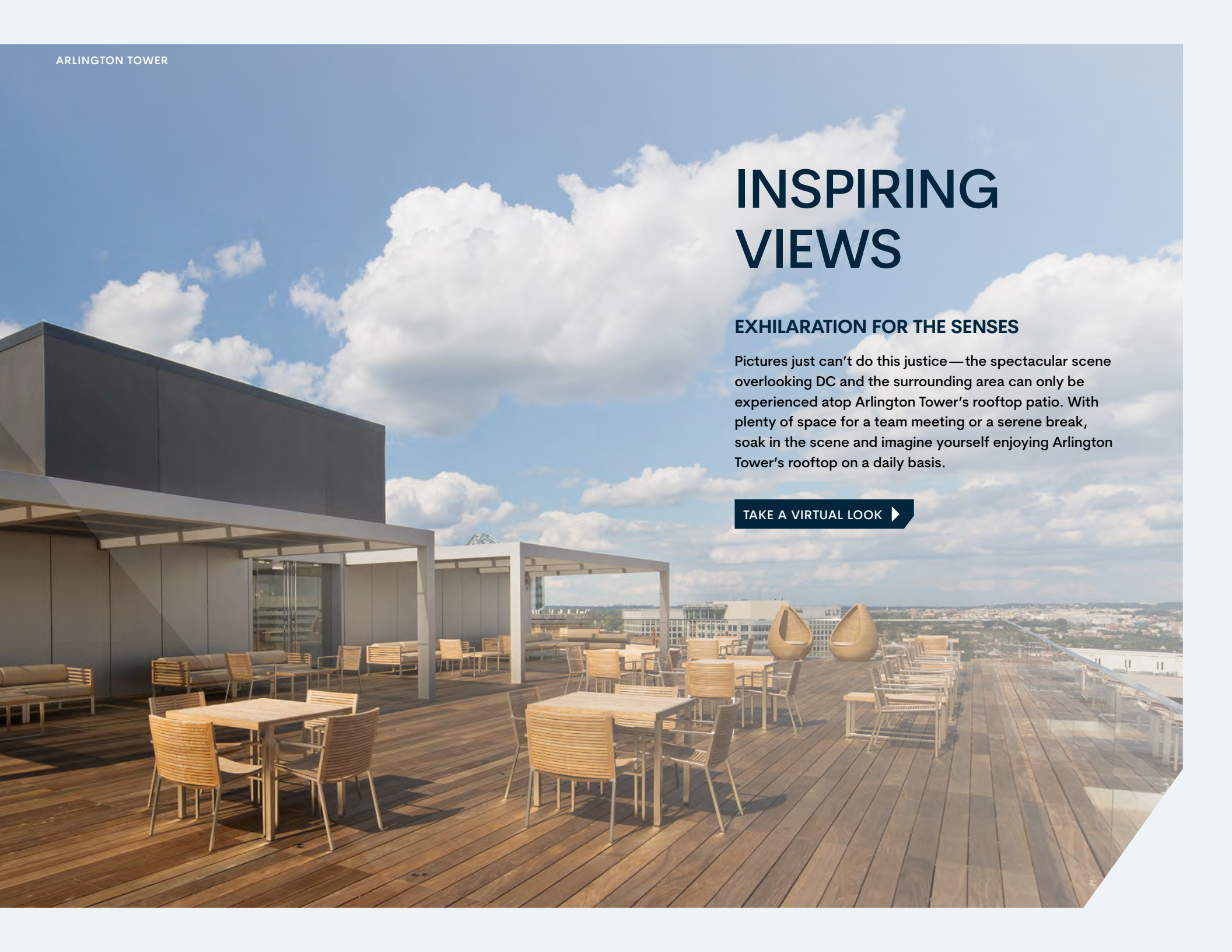


INSPIRING VIEWS

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.

TAKE A VIRTUAL LOOK ▶





SPACE+

BY BROOKFIELD PROPERTIES

EVOLVING NEEDS. READY SOLUTIONS.

From pre-built suites to move-in ready spaces, **SPACE+** responds to your current needs. All available with traditional or flexible lease terms. **SPACE+** gets you up and running on day one.

All you need to do is show up.



SPACE+ READY

Arrive Ready. Furnished and expertly designed workspaces that seamlessly transform to move-in ready space with integrated technology and more.



SPACE+

Pre-built best-in-class suites across our portfolio. Take the space as-is or use **SPACE+ SERVICES** to create your ideal turnkey office.



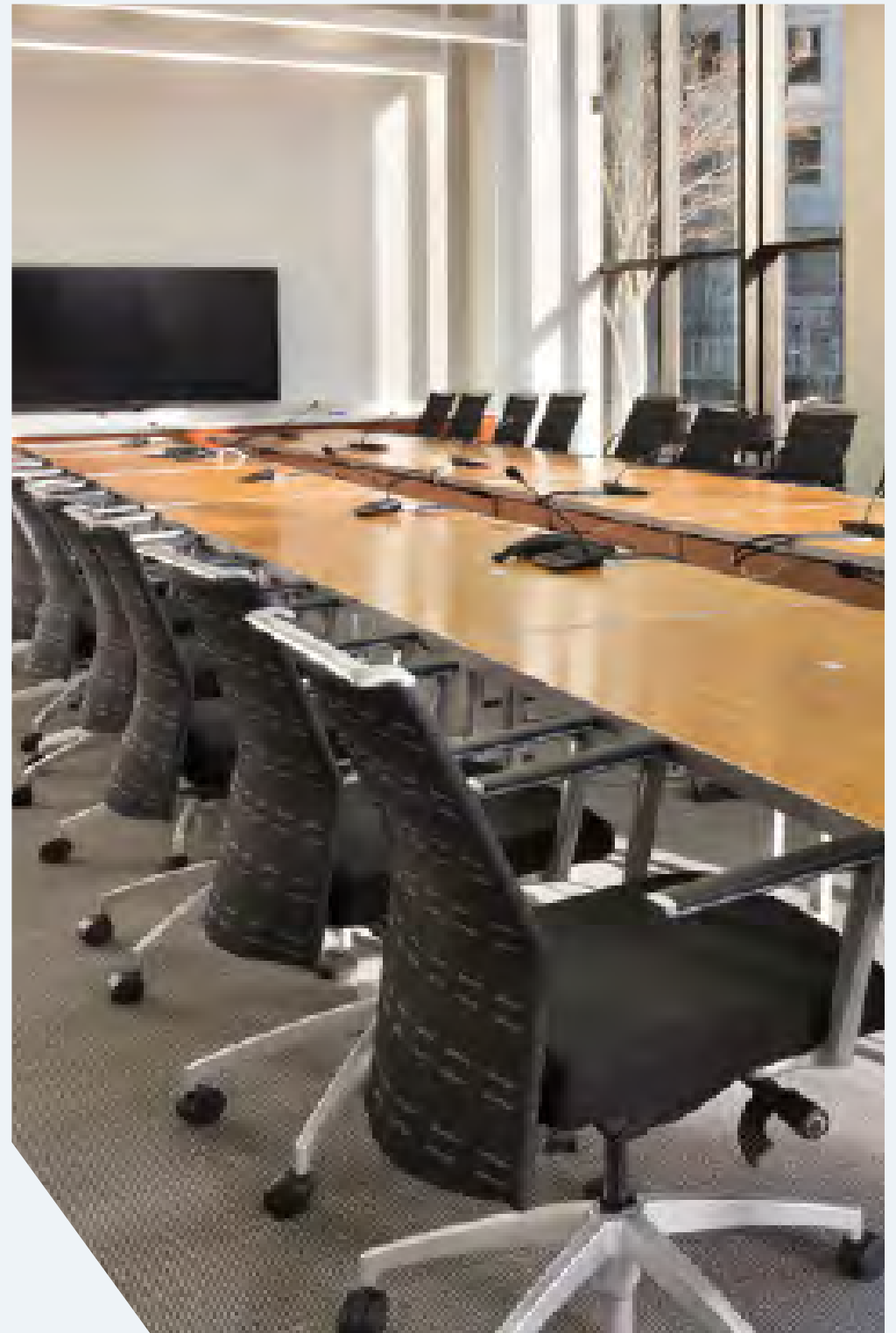
SPACE+ SERVICES

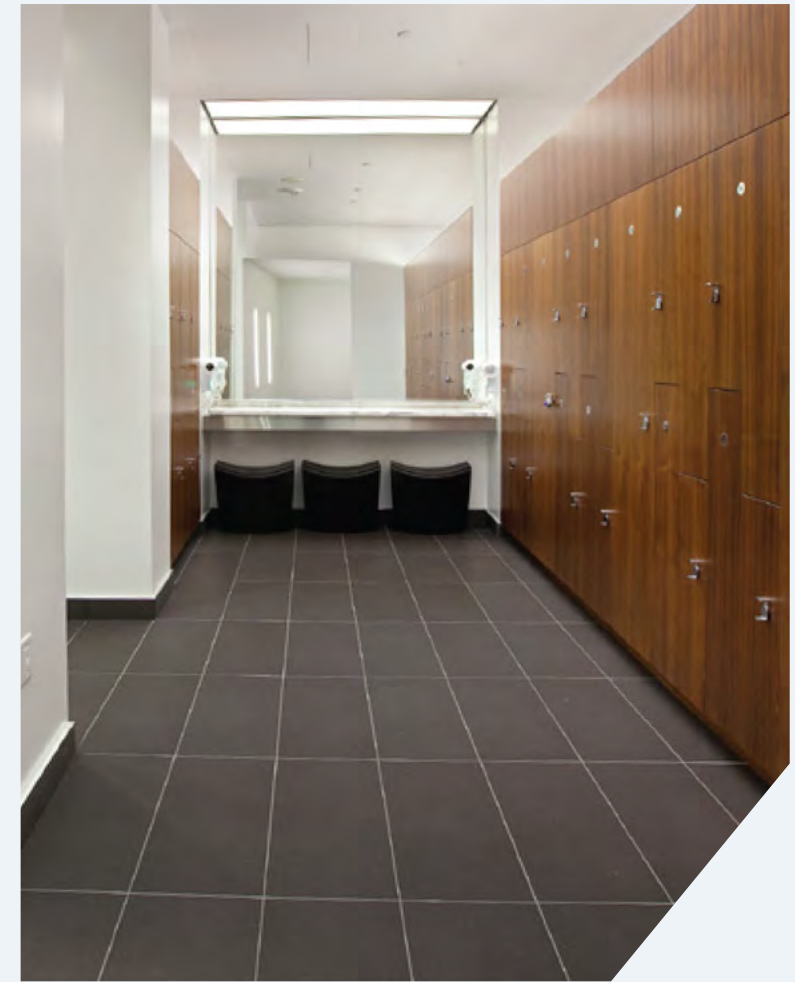
Your Office, Our Services. Add furniture, technology, or workplace solutions to meet your needs. Available anywhere in our portfolio.

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.

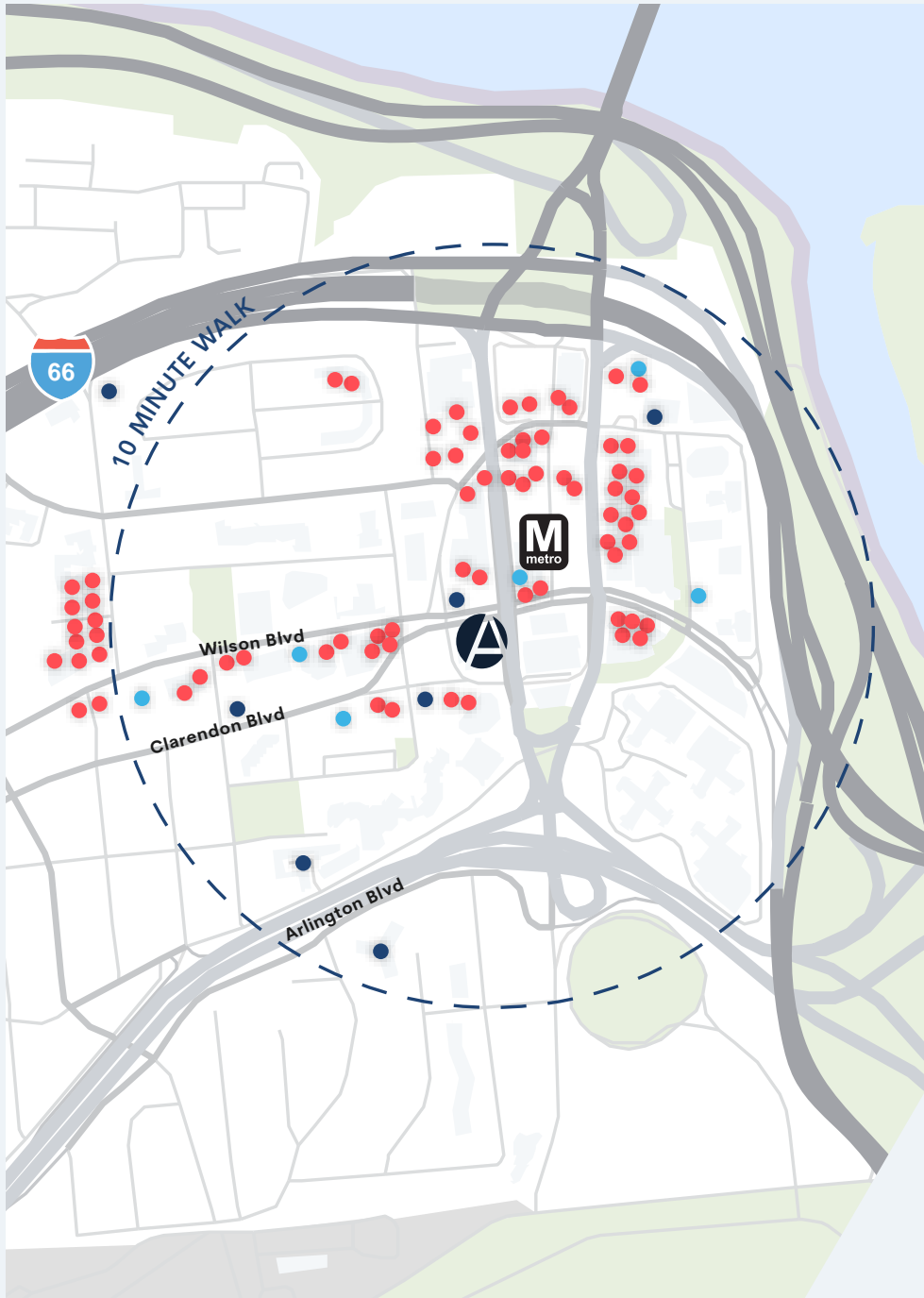




INTEGRATING WELLNESS & LIFESTYLE

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.

SUSTAINABILITY FIRST. ALWAYS.

At Brookfield Properties, we know a cleaner future can't wait. It's why we're committed to reducing waste, saving energy, and managing resources across our portfolio. It's why we build with LEED Gold Standards in mind and adhere to guidance from third-party sustainability assessors, winning awards in the process. We've integrated innovative technology into our properties that help us create more efficient structures, because when it comes to sustainability, we're all in.



Composting is utilized throughout Brookfield's full DC portfolio



To increase the bee population, 8 beehives reside on rooftops throughout Brookfield's downtown portfolio



To help grow the bee population, 8 beehives are residing on rooftops throughout Brookfield's downtown portfolio

100%
RENEWABLE

Virginia portfolio GHG Scope 2 emissions reduced by one-third

8%
REDUCTION

in energy use, and a 25% carbon reduction since 2015

5
ROOFTOPS

have solar field installation and producing alternative energy

96%
OF ASSETS

owned and managed by Brookfield are LEED certified

100% OF THE ELECTRICITY REQUIREMENTS FOR THE WASHINGTON, DC REGION OFFICE PORTFOLIO SUPPLIED THROUGH NUCLEAR POWER BY 2024.



BROOKFIELD PROPERTIES

ESG

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 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.

WE WILL ACHIEVE THIS IN 2 WAYS

1

Through procurement of **Emissions Free Energy Credits** (EFECs) from zero-emissions energy.

2

A power purchase agreement from a Westinghouse-supplied nuclear power plant.

Brookfield Properties | Real estate, reimaged.



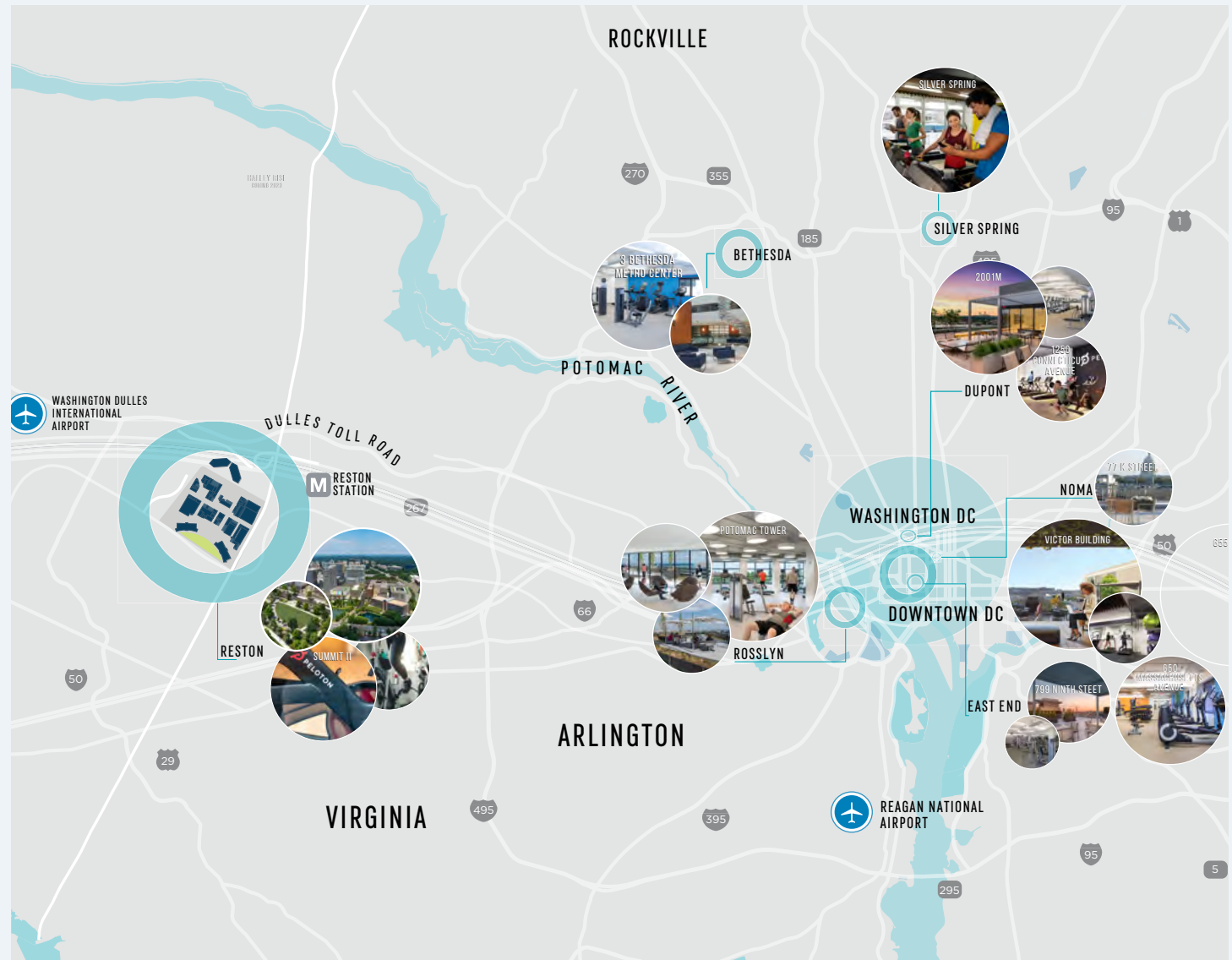
brookfieldproperties.com

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.

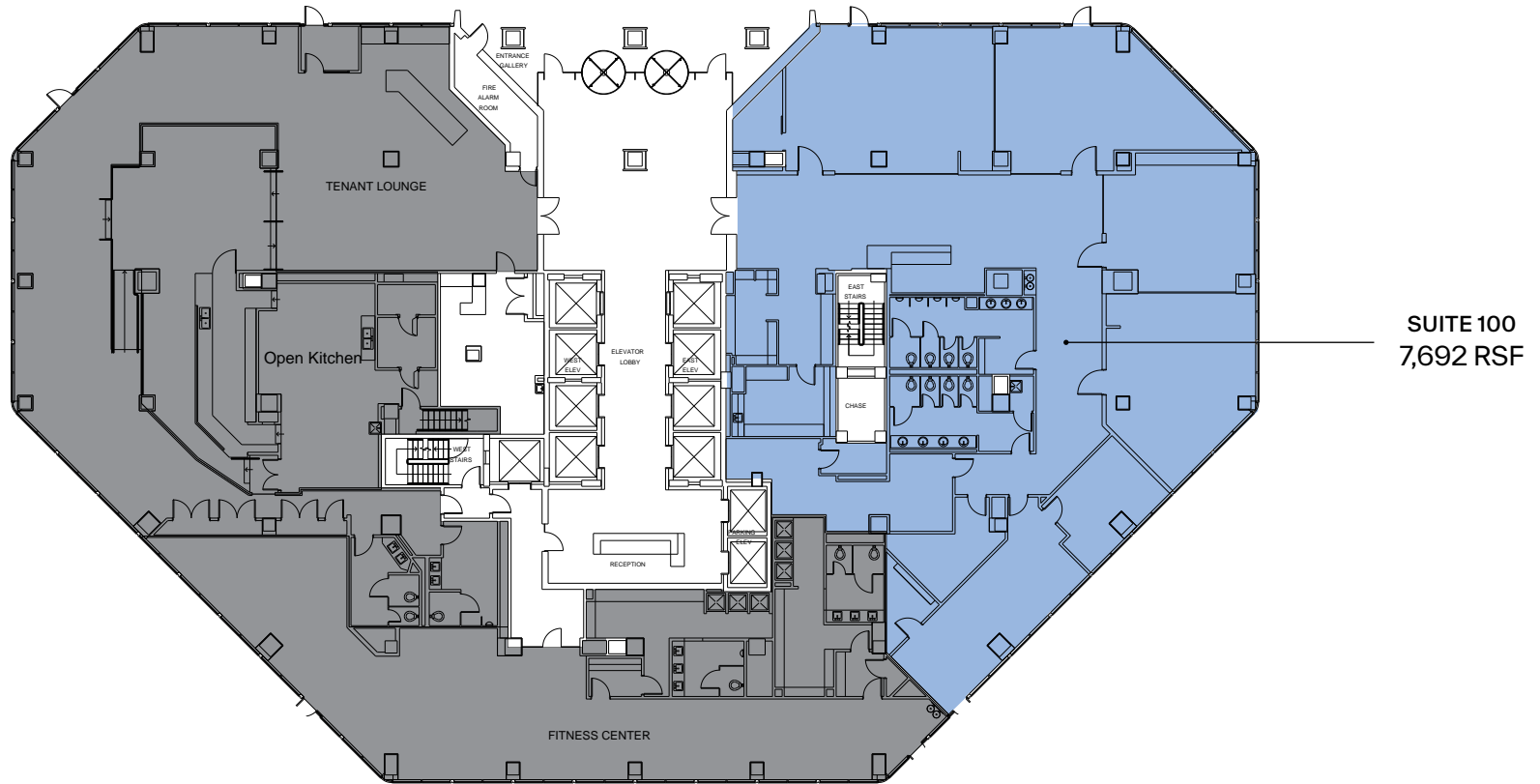
Activated by Brookfield Properties is our dynamic engagement platform that brings curated and elevated experiences to our tenants and the community. Being a Brookfield Properties tenant unlocks an entire network of connections.

Learn more at
brookfieldproperties.com/activated

FLOOR 1



ARLINGTON
TOWER
1300 N 17TH STREET



TONY WOMACK
703.328.1929

BERNIE MCKEEVER JR.
703.919.6750

SPENCER STOFFER
703.216.9090

MEGAN REARDEN
703.299.6363



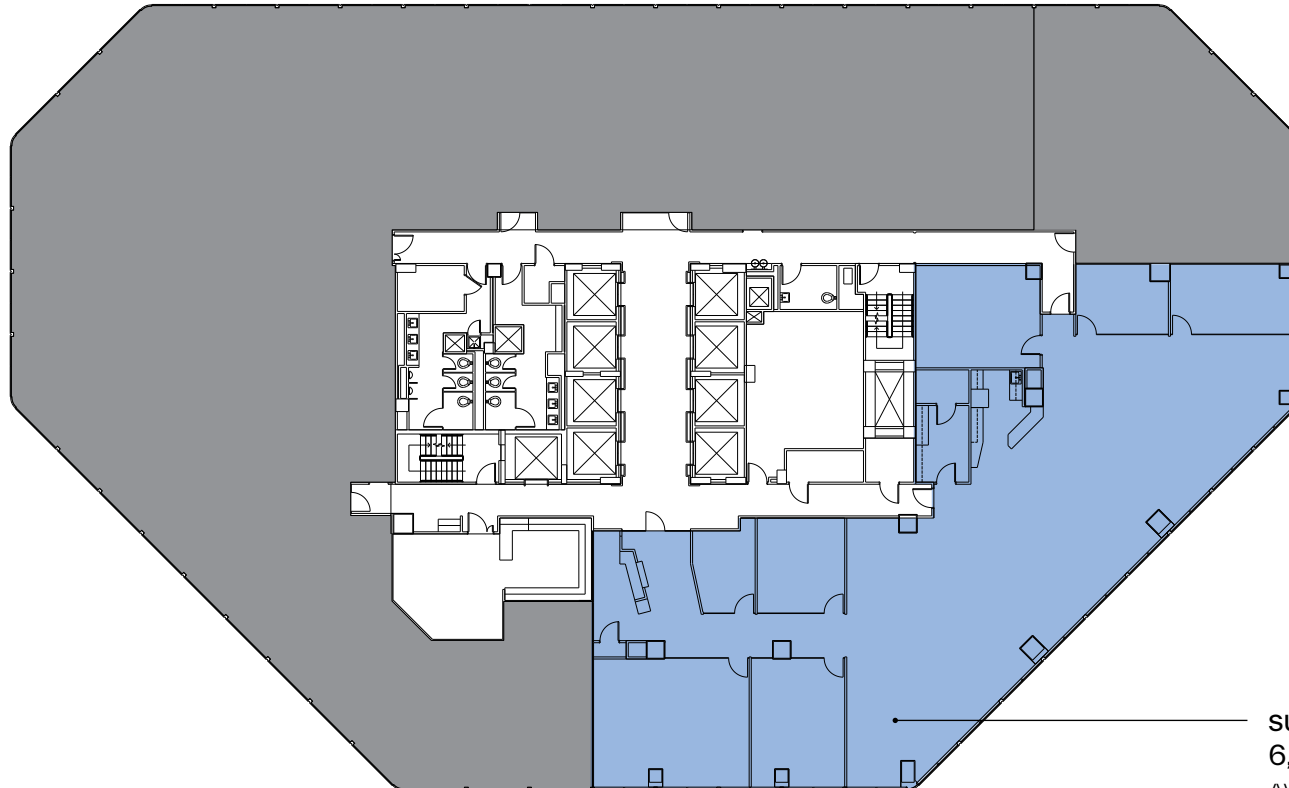
TRANSWESTERN

Brookfield
Properties

FLOOR 2



ARLINGTON
TOWER
1300 N 17TH STREET



SUITE 250
6,910 RSF
AVAILABLE 6/1/25

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703.328.1929

BERNIE MCKEEVER JR.
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MEGAN REARDEN
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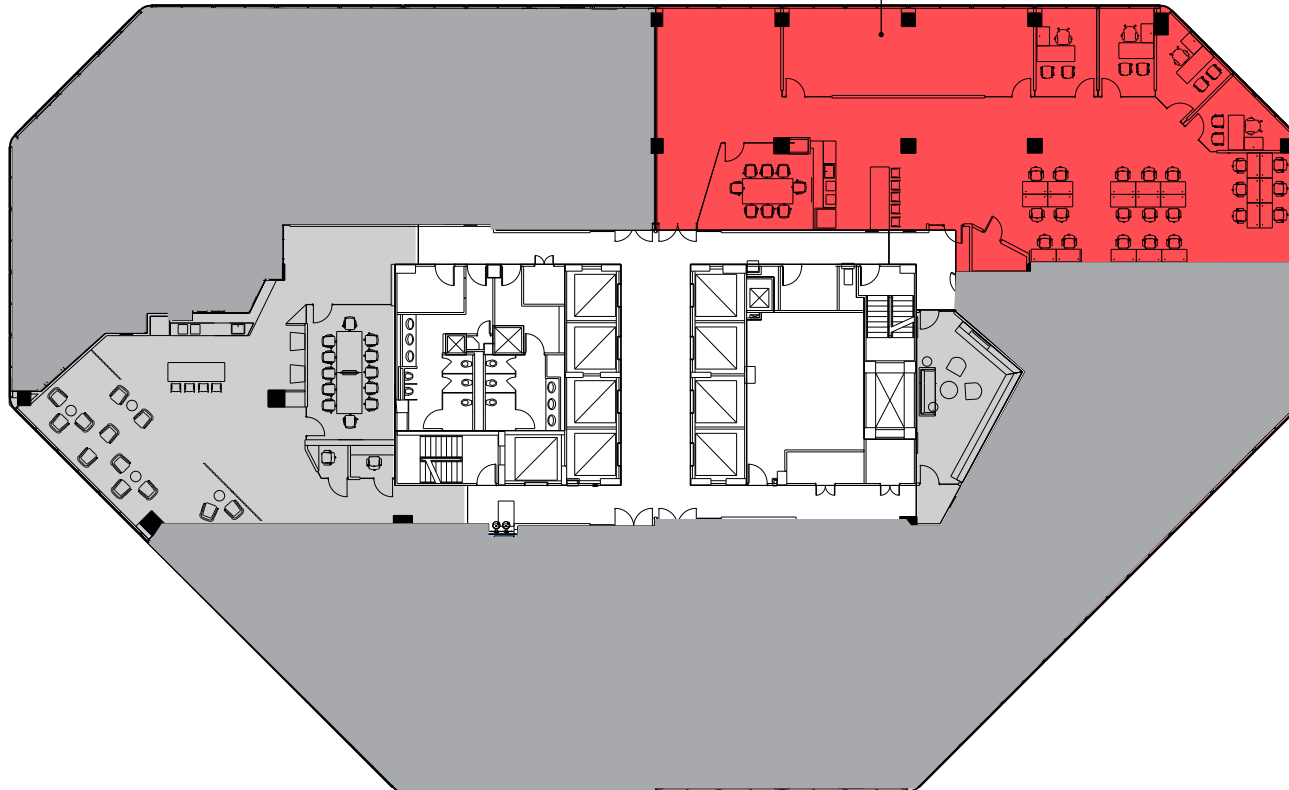
TRANSWESTERN

Brookfield
Properties

1300 17TH STREET N

ONE SUITE | FLOOR 3

SUITE 320



SUITES INCLUDE

 Hub

 Furnished

■ HUB
2,701 RSF

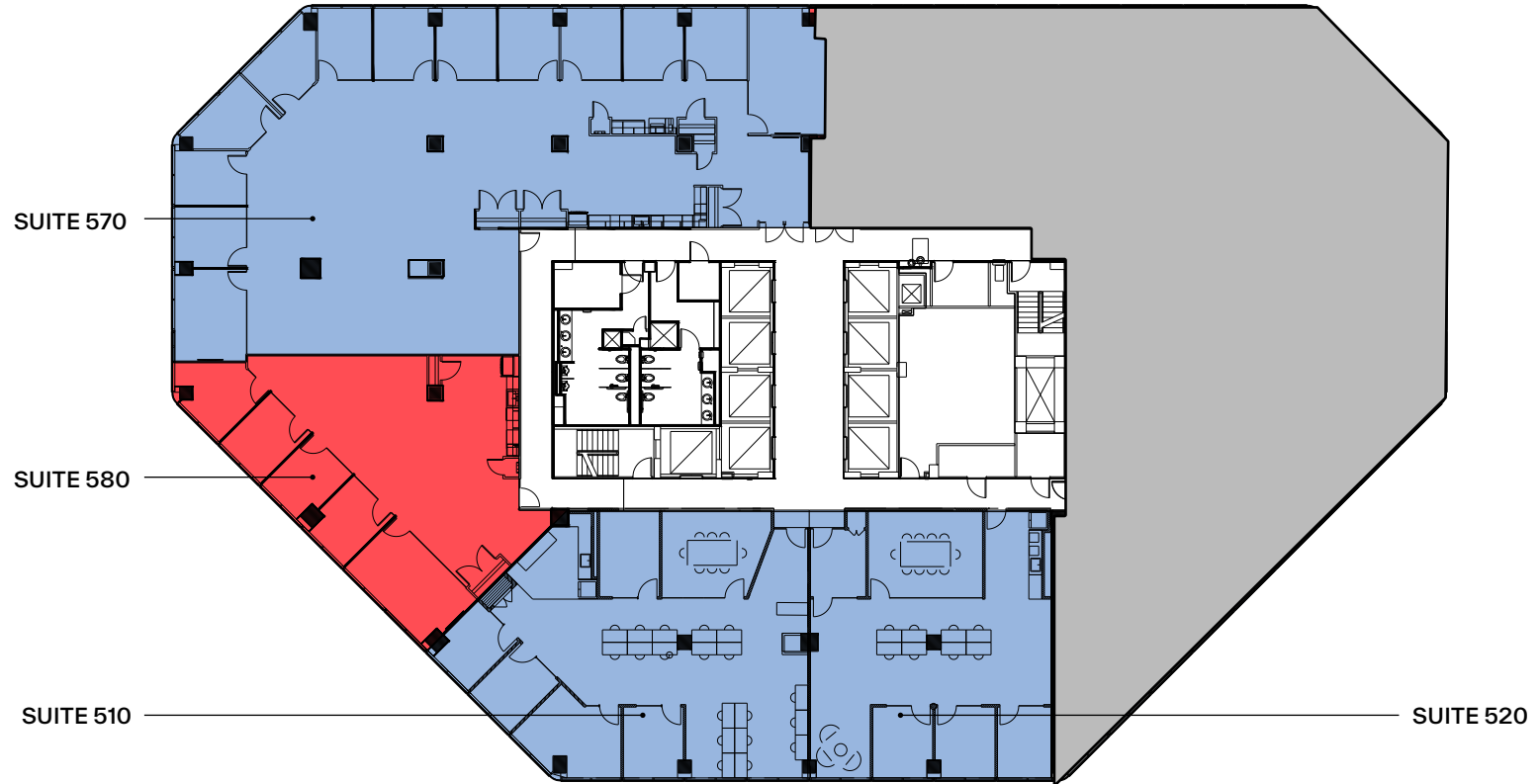


■ SUITE 320
5,385 RSF



1300 17TH STREET N

FOUR SUITES | FLOOR 5

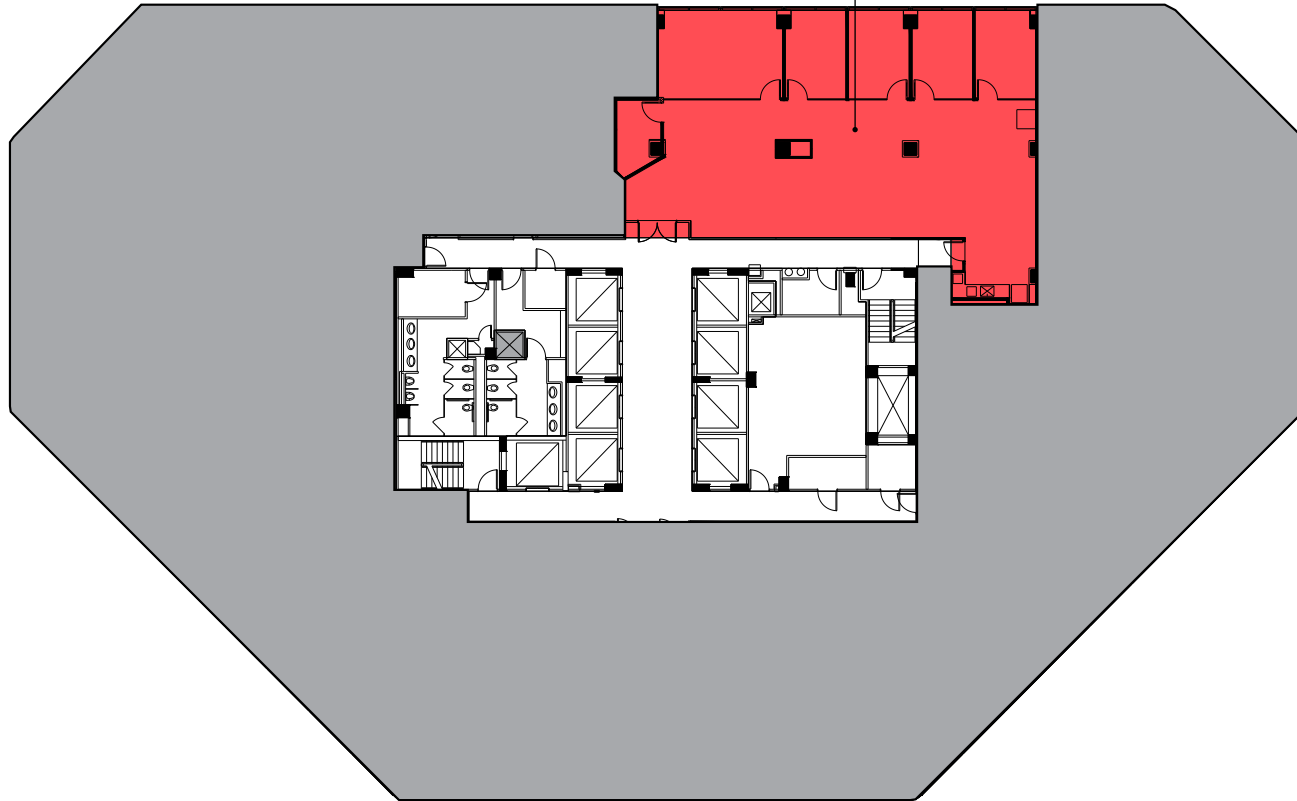


■ SUITE 510 2,780 RSF Avail. 5/1/25	■ SUITE 520 2,156 RSF Avail. 11/1/25	■ SUITE 570 5,844 RSF	■ SUITE 580 2,181 RSF
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1300 17TH STREET N

ONE SUITE | FLOOR 7

SUITE 710



SUITES INCLUDE

 Hub

 Furnished

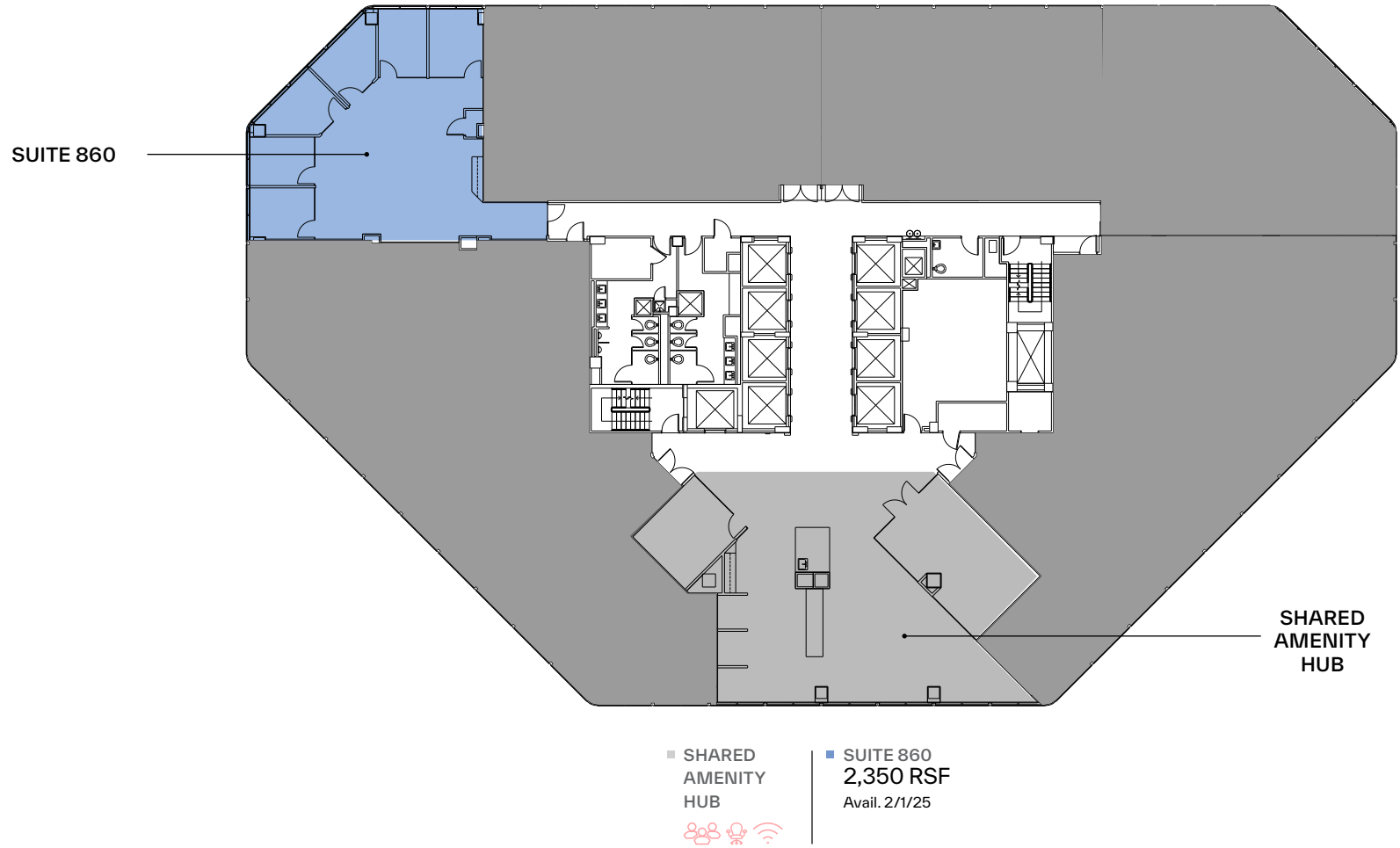
■ SUITE 710
3,040 RSF

[VIRTUAL TOUR](#)



1300 17TH STREET N

ONE SUITE | FLOOR 8



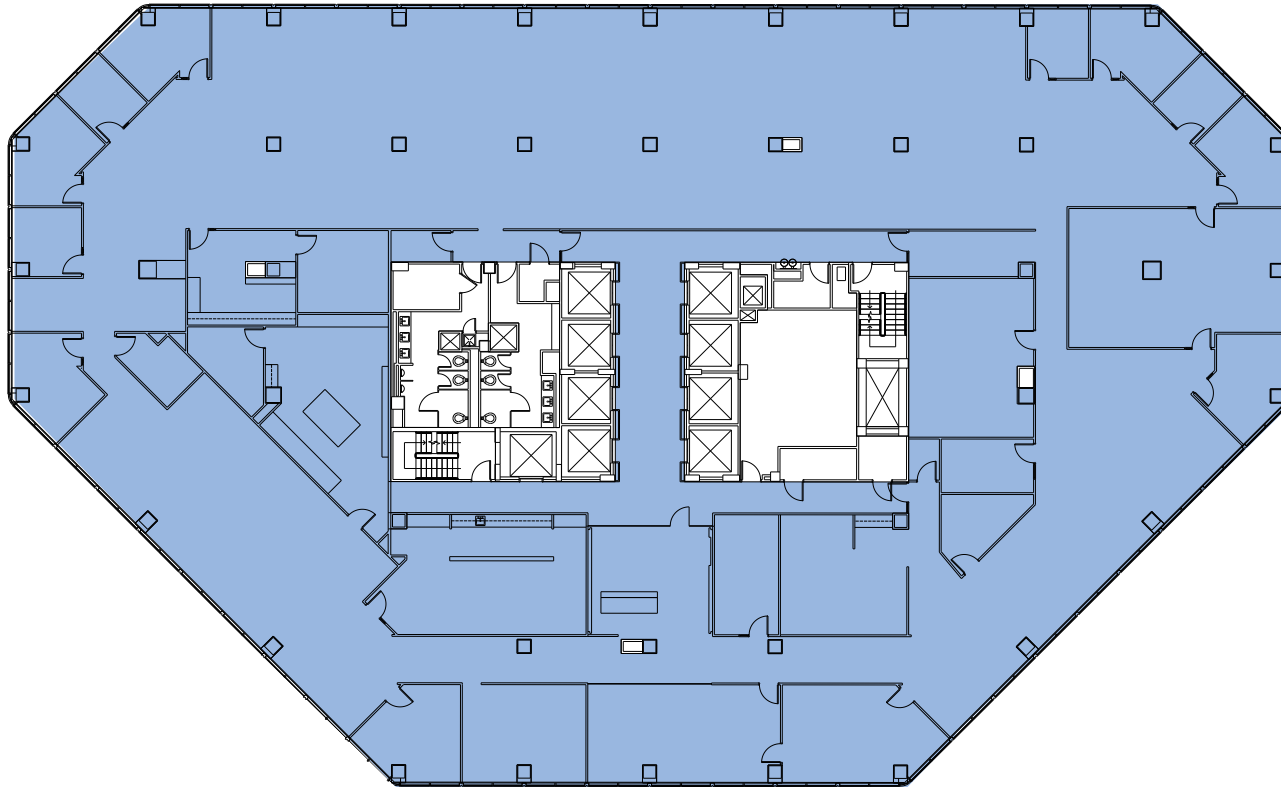
FLOOR 9



ARLINGTON
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1300 N 17TH STREET

21,831 SF FULL FLOOR

AVAILABLE 1/1/25



TONY WOMACK
703.328.1929

BERNIE MCKEEVER JR.
703.919.6750

SPENCER STOFFER
703.216.9090

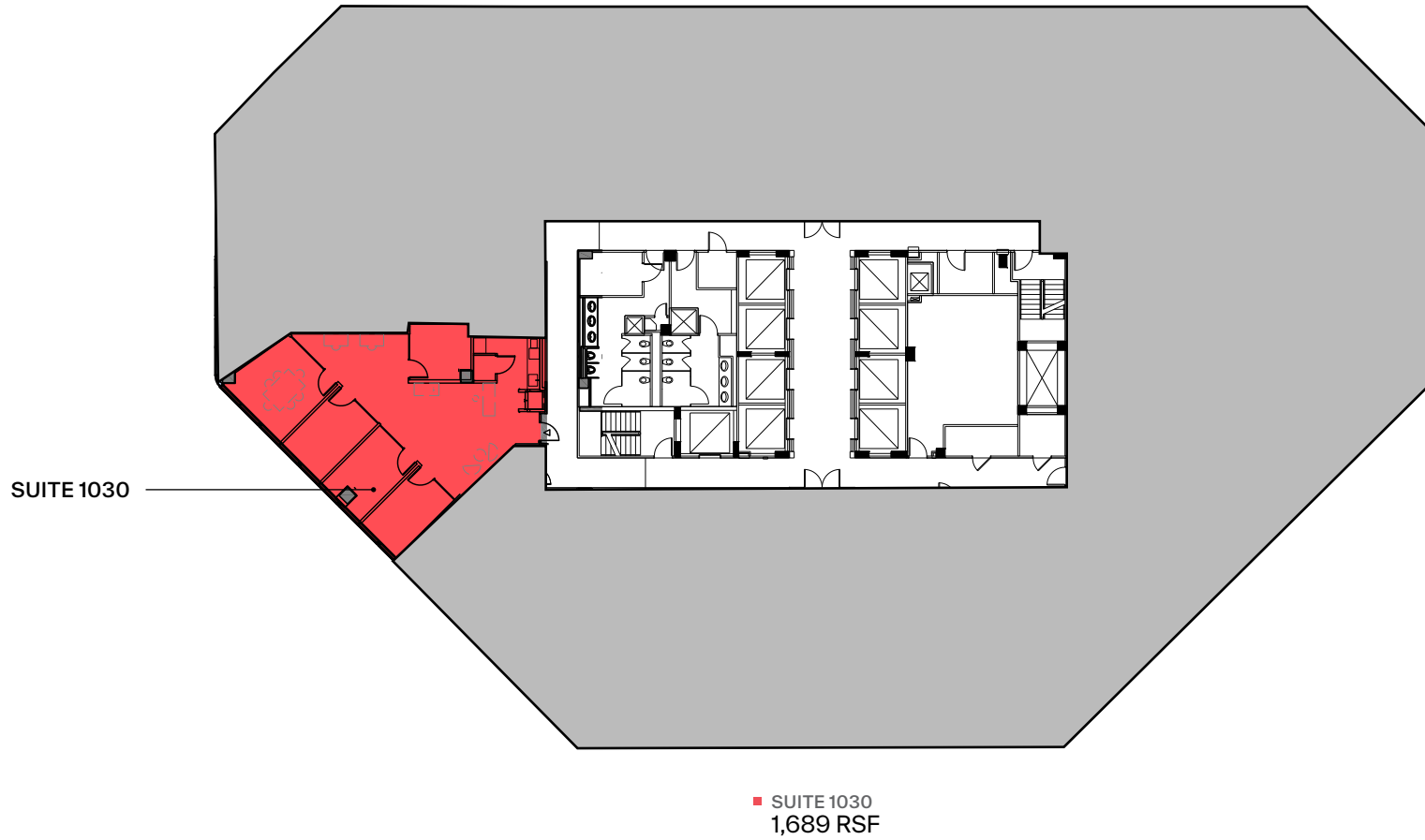
MEGAN REARDEN
703.299.6363

 **TRANSWESTERN**

Brookfield
Properties

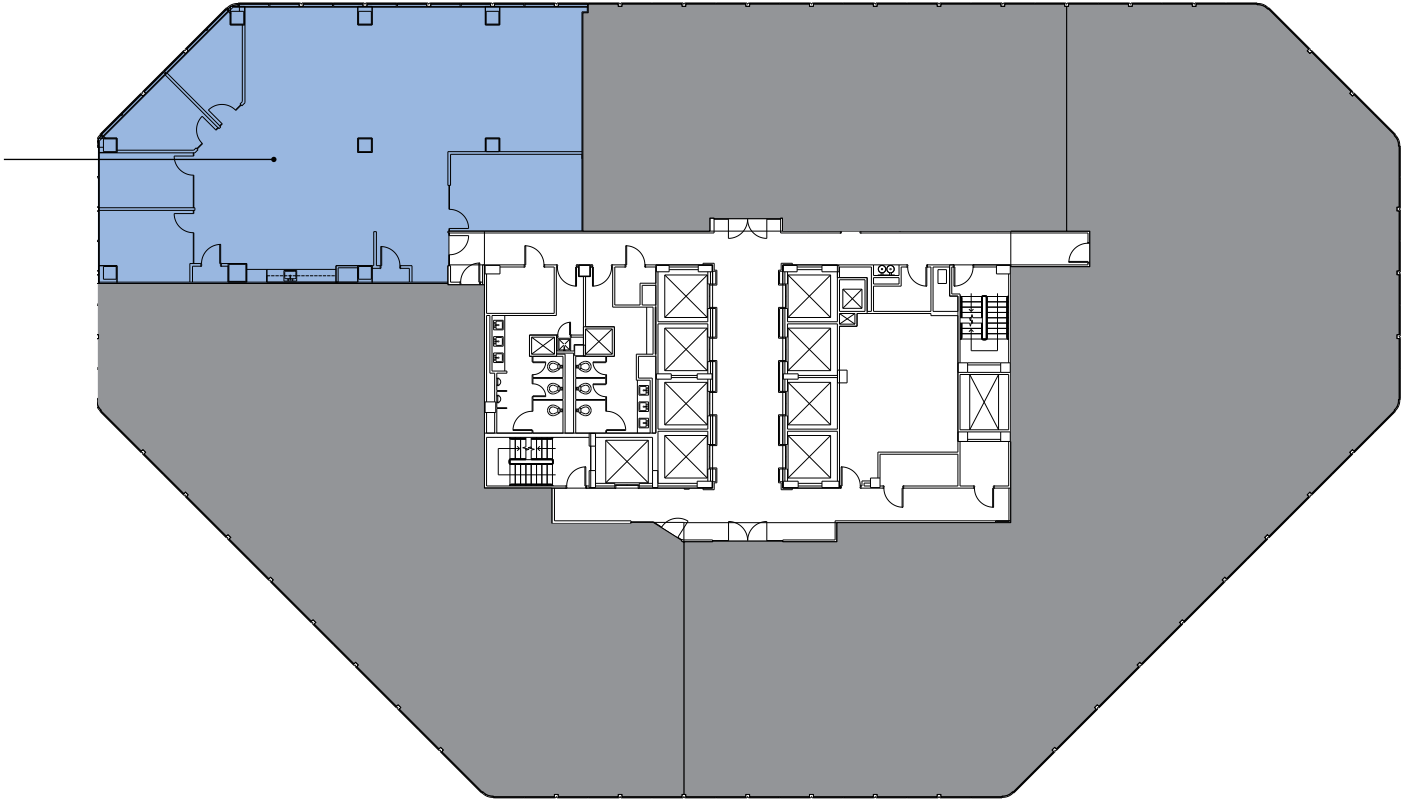
1300 17TH STREET N

ONE SUITE | FLOOR 10



FLOOR 12

SUITE 1260
3,712 RSF



TONY WOMACK
703.328.1929

BERNIE MCKEEVER JR.
703.919.6750

SPENCER STOFFER
703.216.9090

MEGAN REARDEN
703.299.6363

FLOOR 16

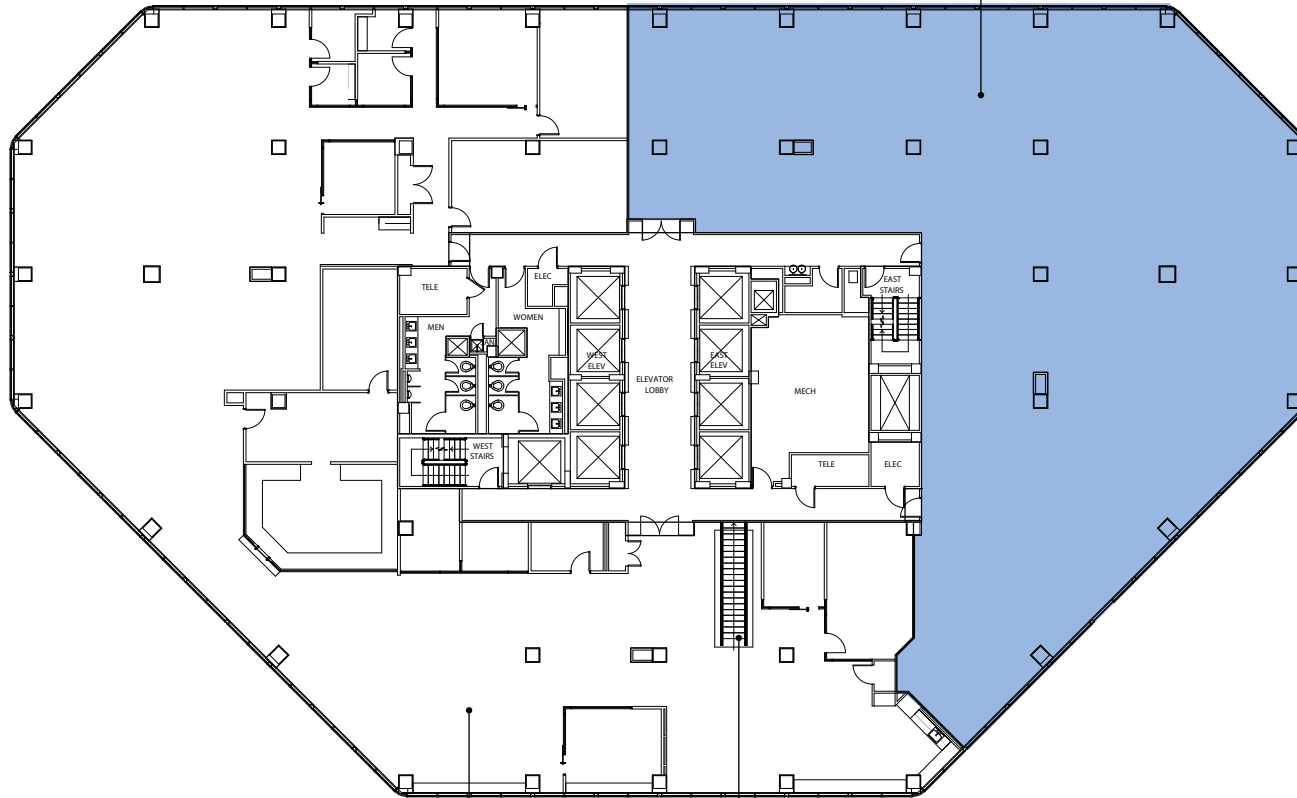


**ARLINGTON
TOWER**
1300 N 17TH STREET

SUITE 1600
8,873 RSF

WHITE BOX
CONDITION

21,833 SF FULL FLOOR
AVAILABLE



SUITE 1600
8,873 RSF

WHITE BOX
CONDITION

SUITE 1650
12,960 RSF

INTERNAL STAIRWELL
TO SUITE 1650

SUITE 1650 & 1700
CONTIGUOUS FOR
34,801 RSF

TONY WOMACK
703.328.1929

BERNIE MCKEEVER JR.
703.919.6750

SPENCER STOFFER
703.216.9090

MEGAN REARDEN
703.299.6363

 **TRANSWESTERN**

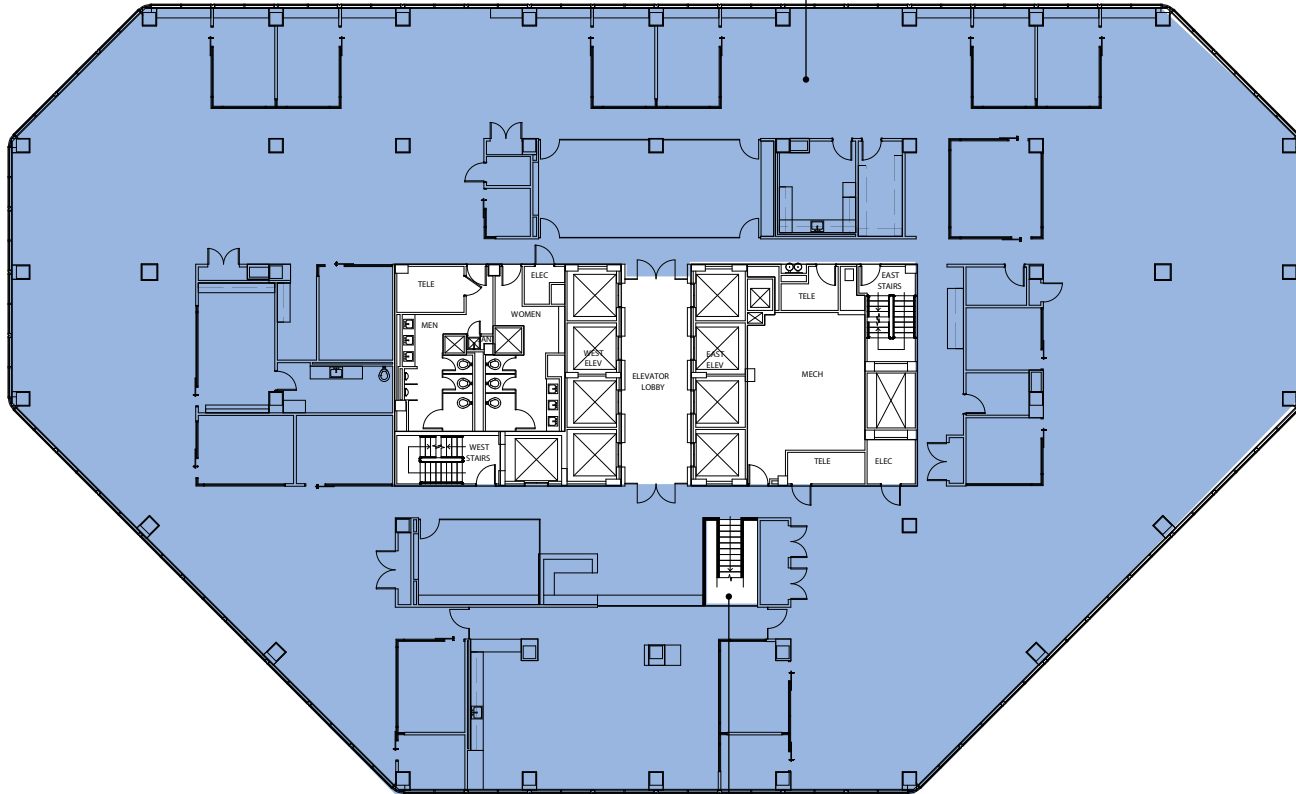
Brookfield
Properties

FLOOR 17



ARLINGTON
TOWER
1300 N 17TH STREET

SUITE 1700
21,841 RSF



INTERNAL STAIRWELL
TO SUITE 1650

SUITE 1650 & 1700
CONTIGUOUS FOR
34,801 RSF

TONY WOMACK
703.328.1929

BERNIE MCKEEVER JR.
703.919.6750

SPENCER STOFFER
703.216.9090

MEGAN REARDEN
703.299.6363

 TRANSWESTERN

Brookfield
Properties



TONY WOMACK
703.328.1929
tony.womack@transwestern.com

BERNIE MCKEEVER JR.
703.919.6750
bernard.mckeever@transwestern.com

SPENCER STOUFFER
703.216.9090
spencer.stouffer@transwestern.com

MEGAN REARDEN
703.299.6363
megan.rearden@transwestern.com

[VIEW AVAILABLE LISTINGS](#)

8444 Westpark Drive
Suite 850
McLean, VA 22102

703.821.0040
transwestern.com



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