



# ARLINGTON TOWER

1300 N 17TH STREET

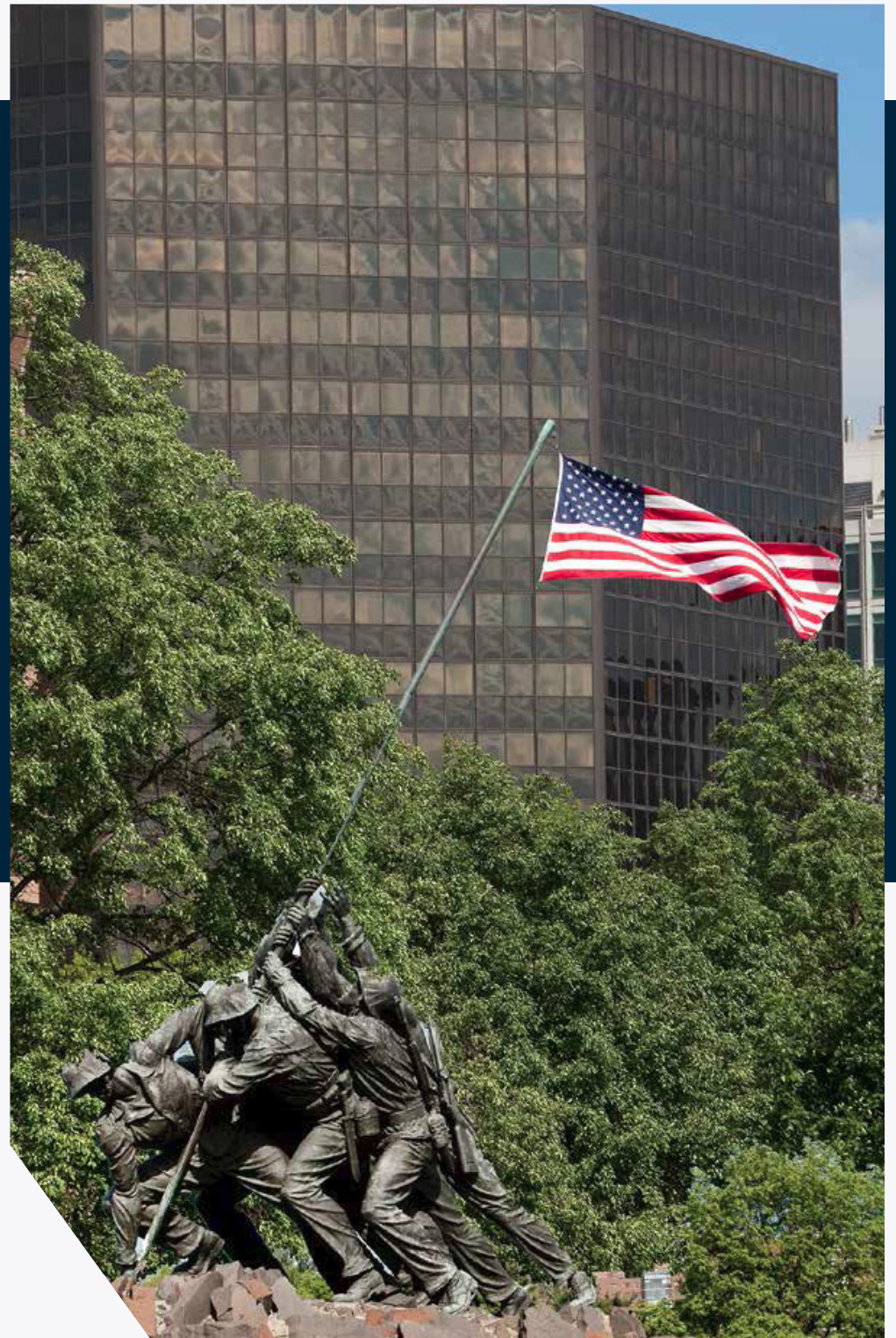




# WORKSPACE THAT INSPIRES

## 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.







# 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.

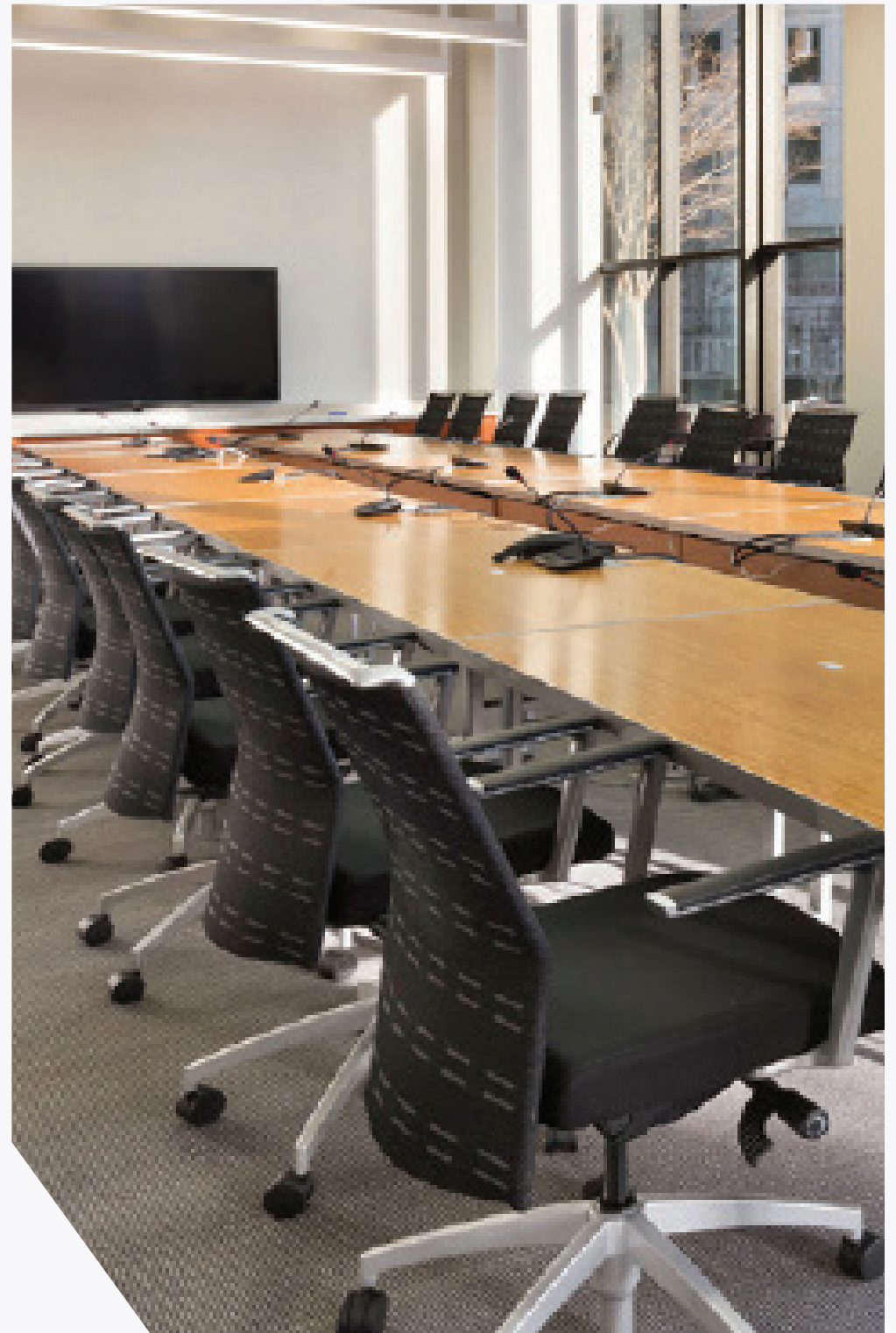
- + Custom refreshment programs
- + Vendor management
- + Continued support



# 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.





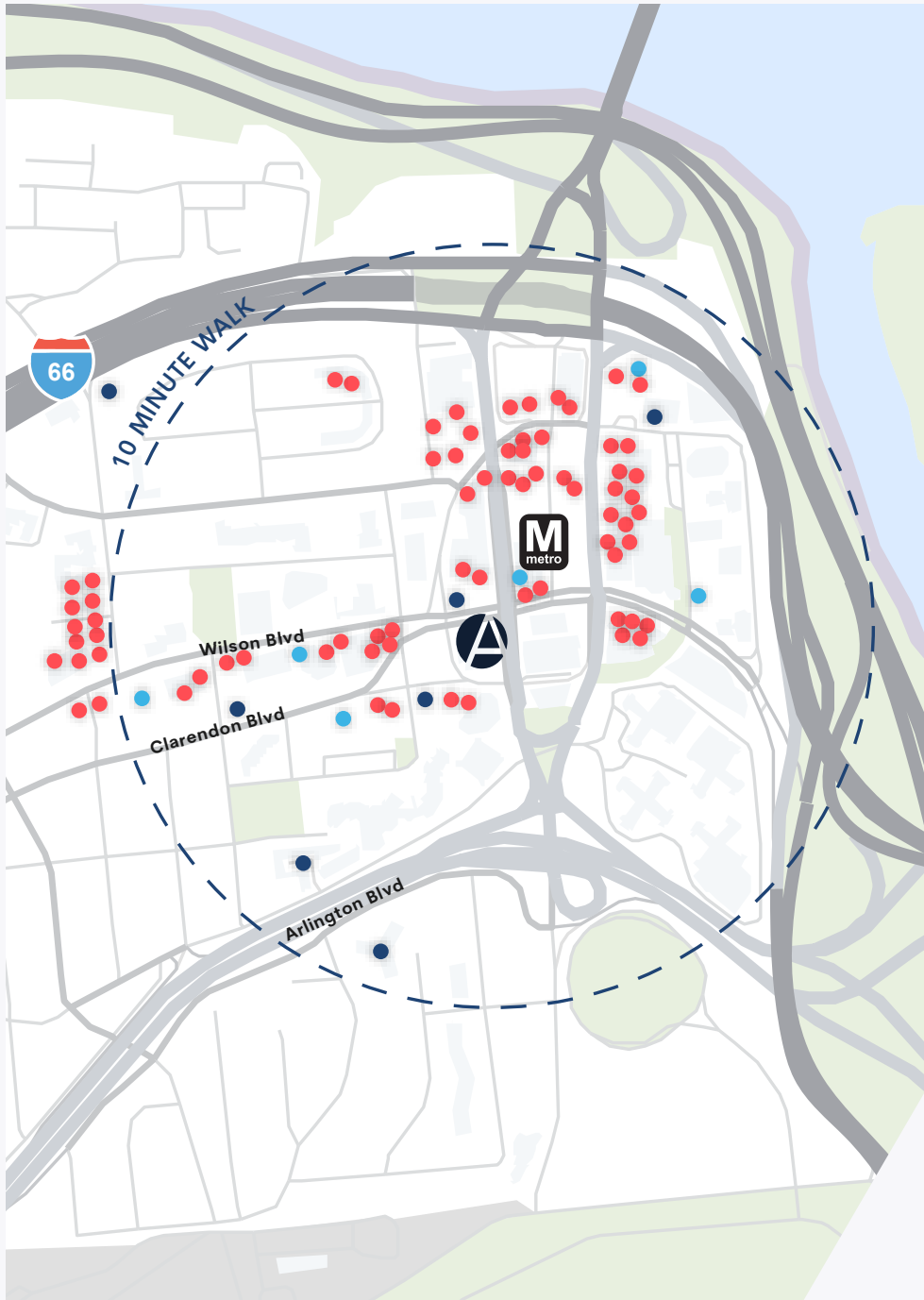


# INTEGRATING WELLNESS & LIFESTYLE

## 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]



brookfieldproperties.com

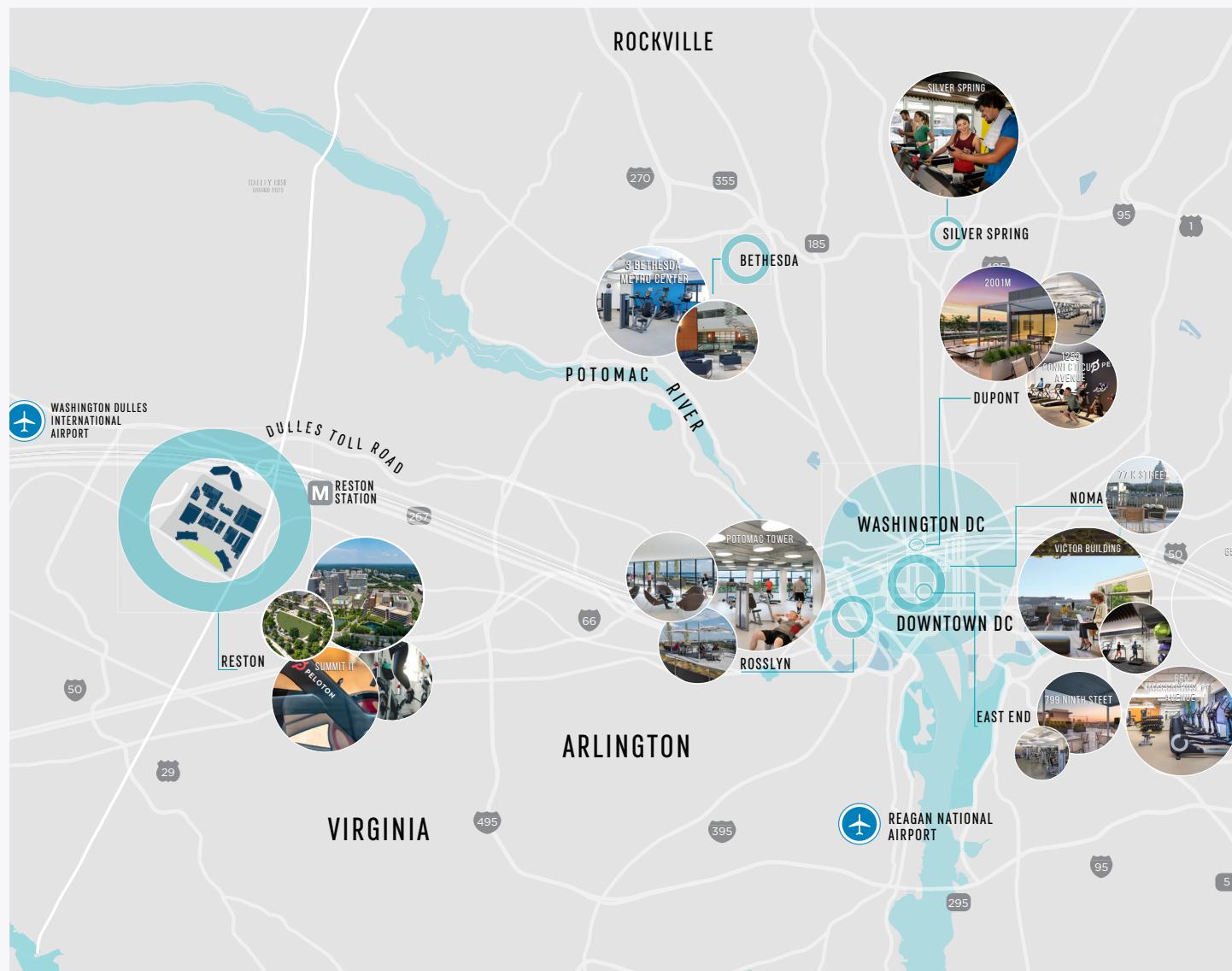


# Activated

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



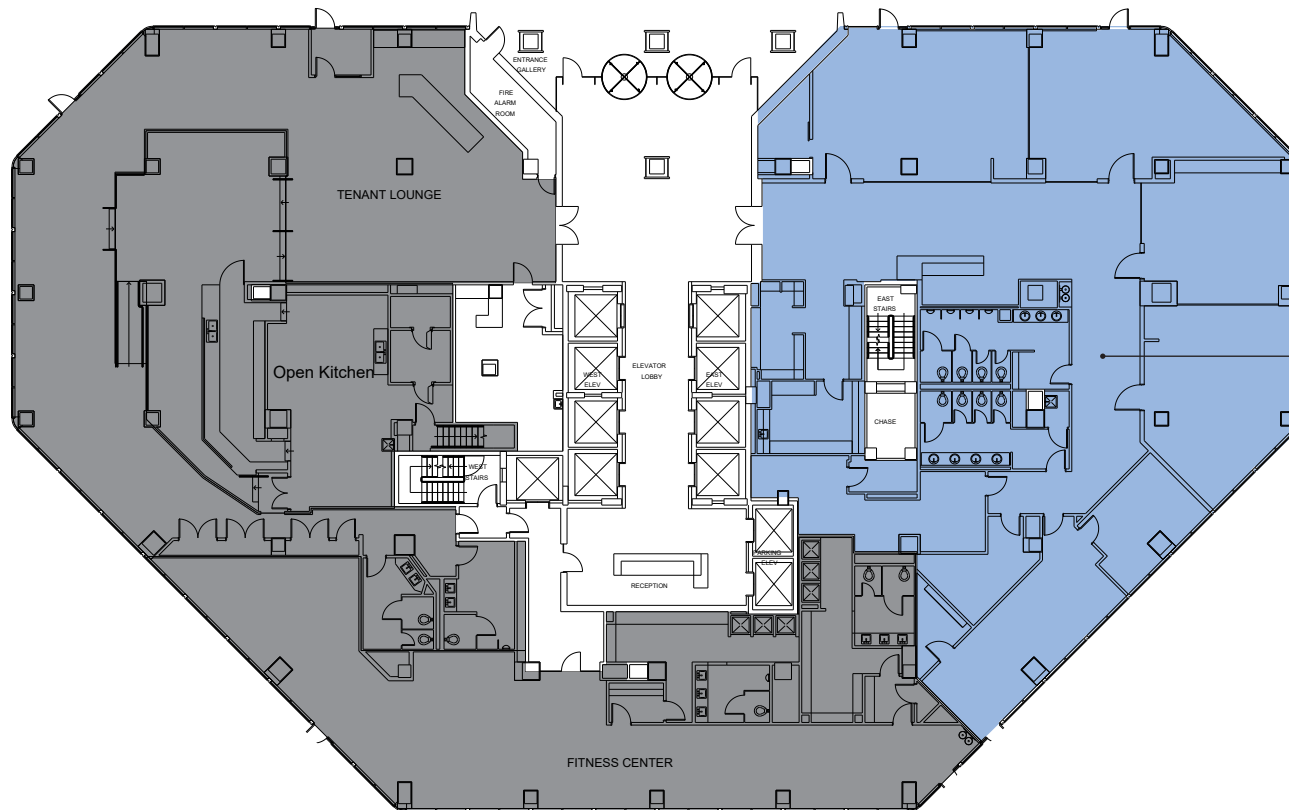
## We activated our office buildings.

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](https://brookfieldproperties.com/activated)



# FLOOR 1



**SUITE 100**  
**7,692 RSF**

**TONY WOMACK**  
703.328.1929

**BERNIE MCKEEVER JR.**  
703.919.6750

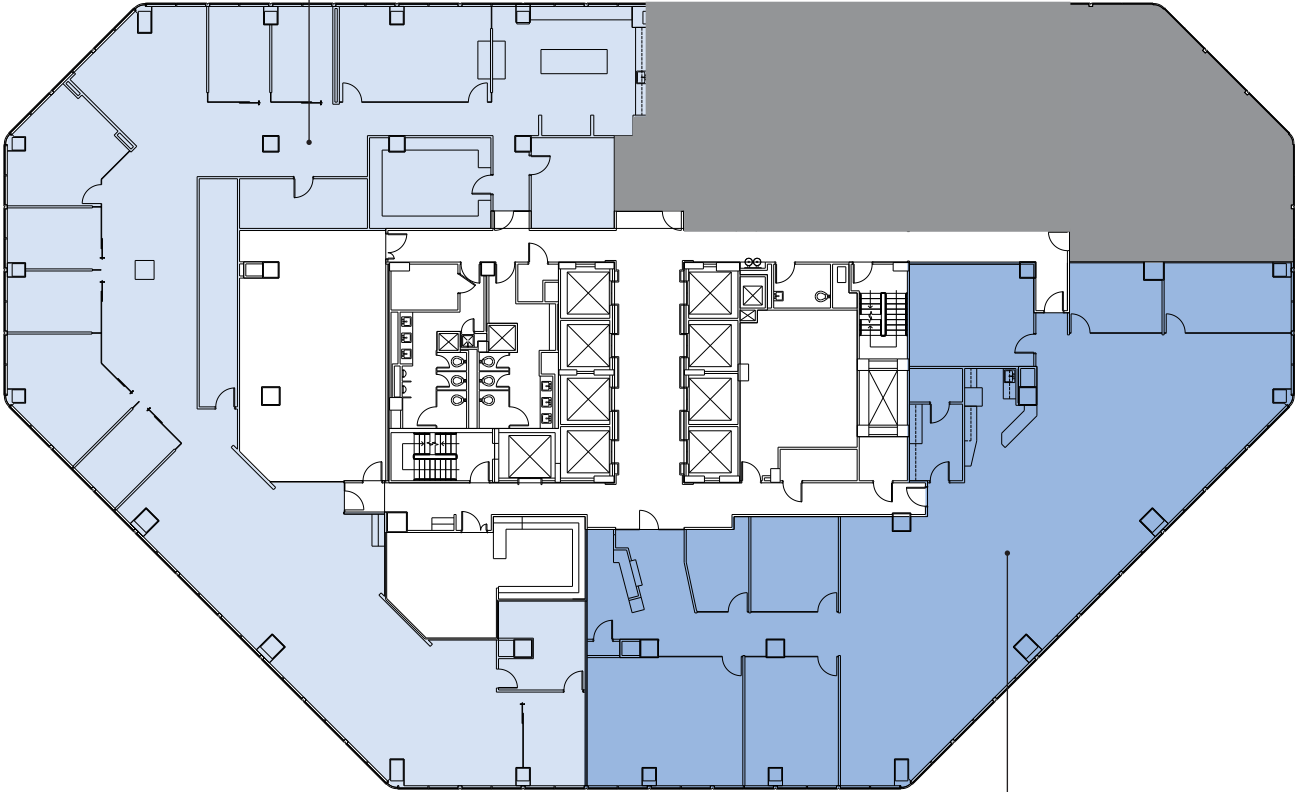
**SPENCER STOFFER**  
703.216.9090

**MEGAN REARDEN**  
703.299.6363



FLOOR 2

SUITE 200  
12,795 RSF  
Avail. 2/1/26



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703.328.1929

BERNIE MCKEEVER JR.  
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SPENCER STOUFFER  
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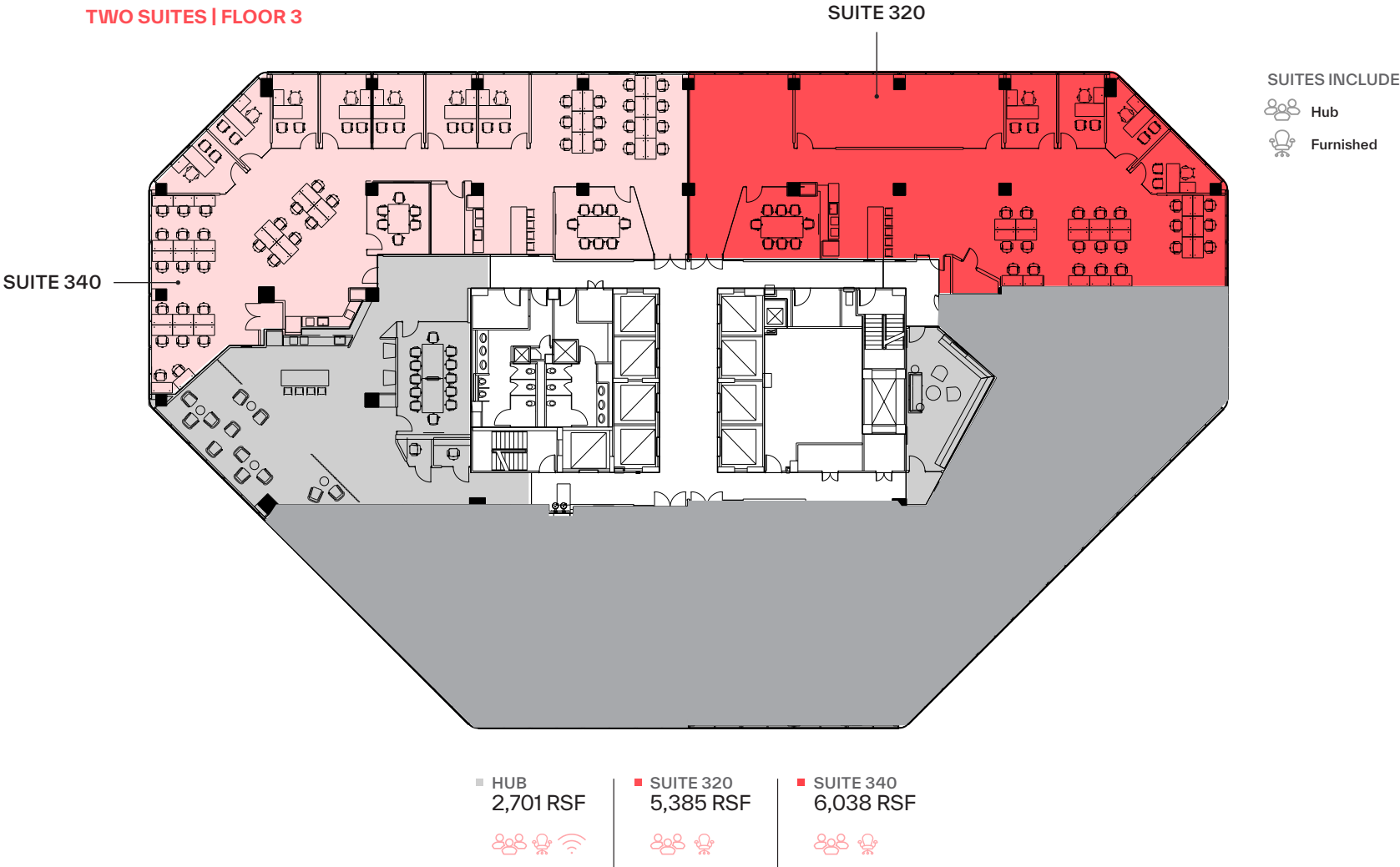
MEGAN REARDEN  
703.299.6363

SUITE 250  
6,910 RSF



1300 17TH STREET N

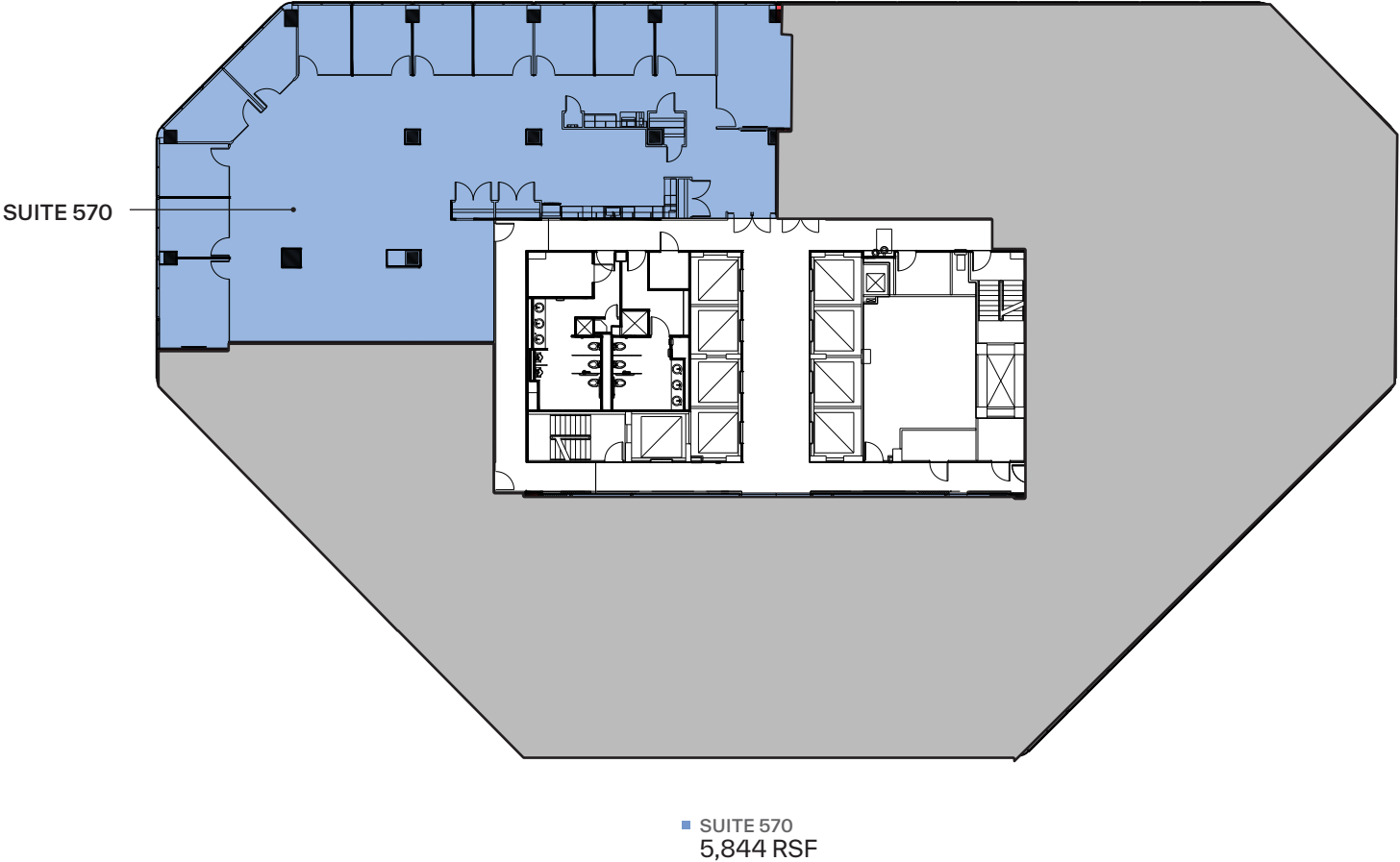
TWO SUITES | FLOOR 3



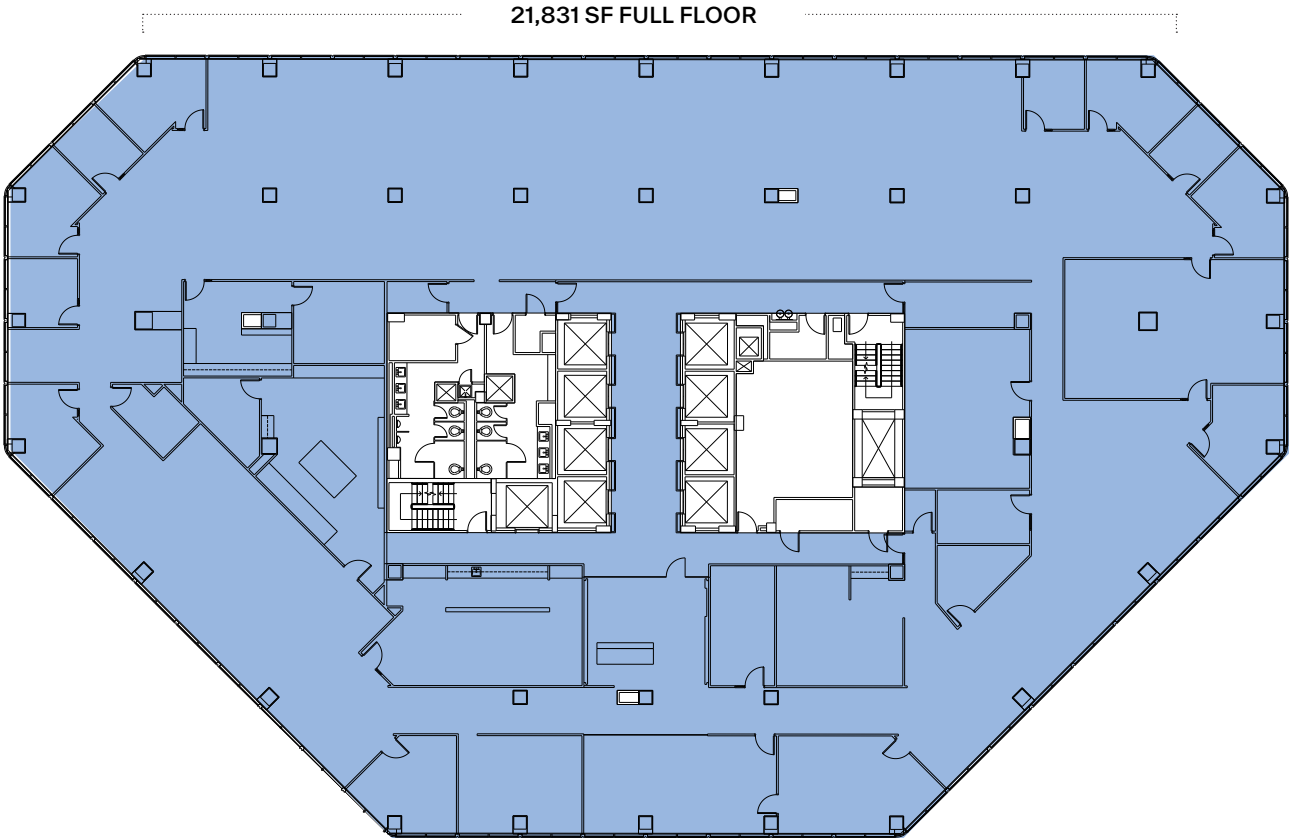


1300 17TH STREET N

ONE SUITE | FLOOR 5



FLOOR 9



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BERNIE MCKEEVER JR.  
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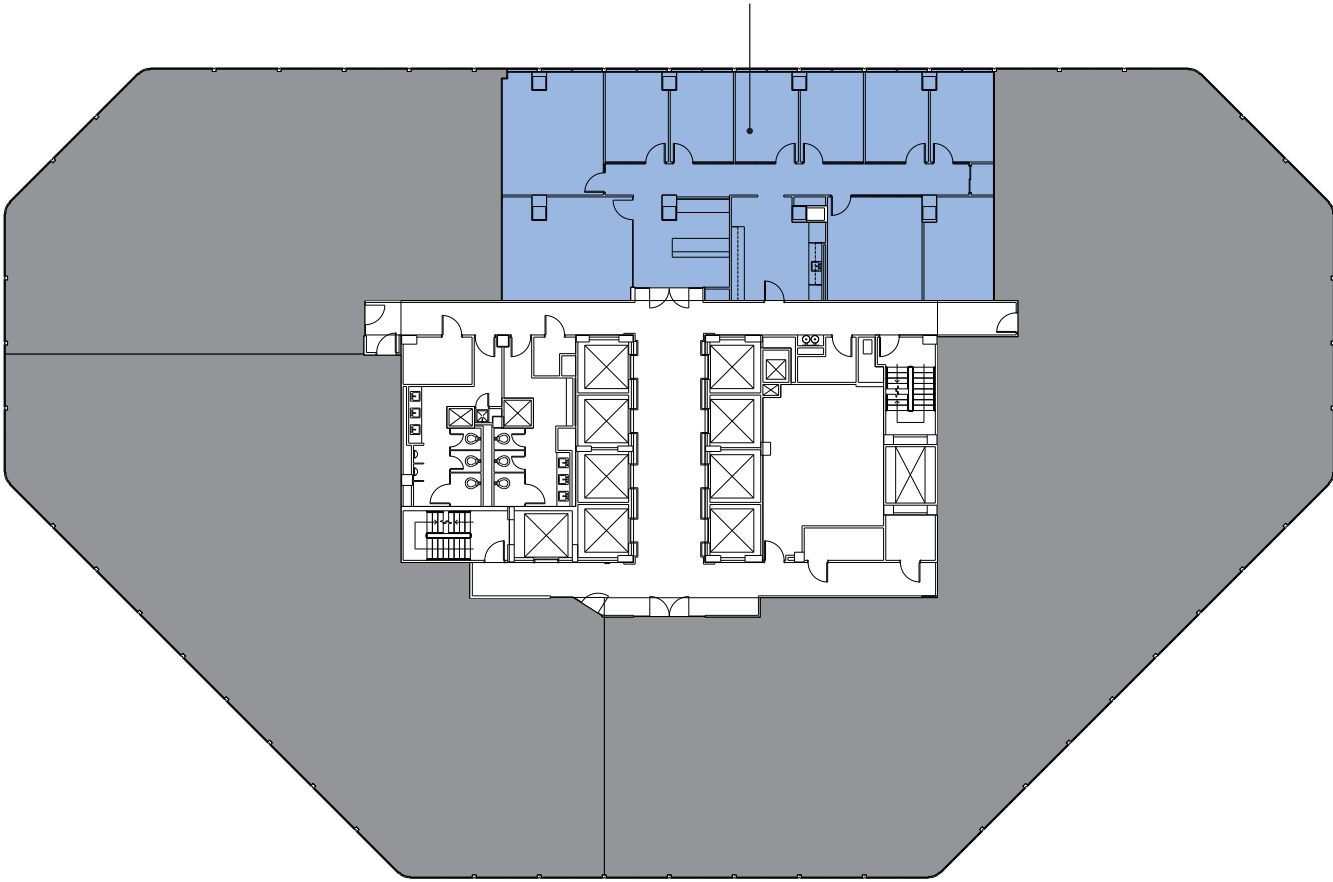
SPENCER STOUFFER  
703.216.9090

MEGAN REARDEN  
703.299.6363



FLOOR 12

SUITE 1275  
3,377 RSF



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703.328.1929

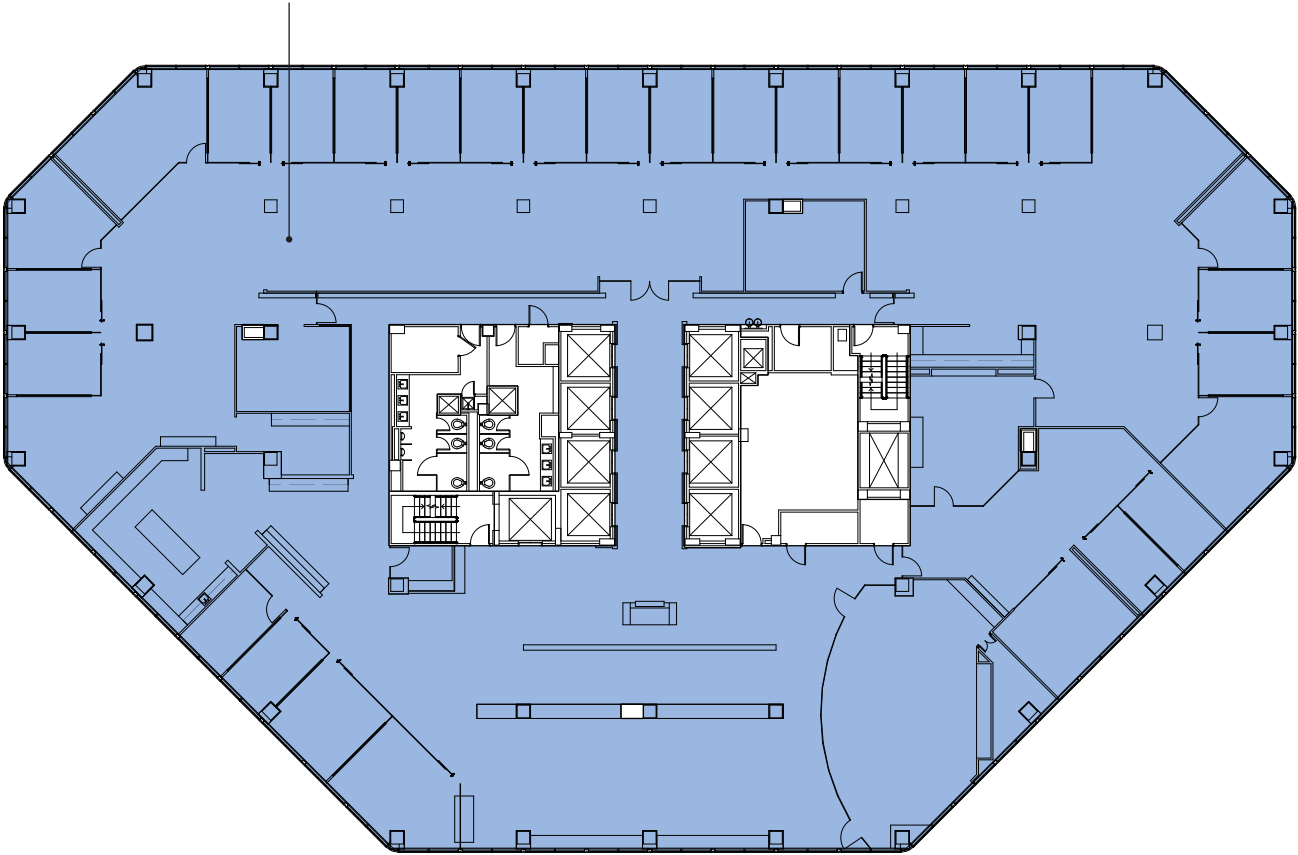
BERNIE MCKEEVER JR.  
703.919.6750

SPENCER STOFFER  
703.216.9090

MEGAN REARDEN  
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FLOOR 13

SUITE 1300  
22,448 RSF  
Avail. 2/1/26



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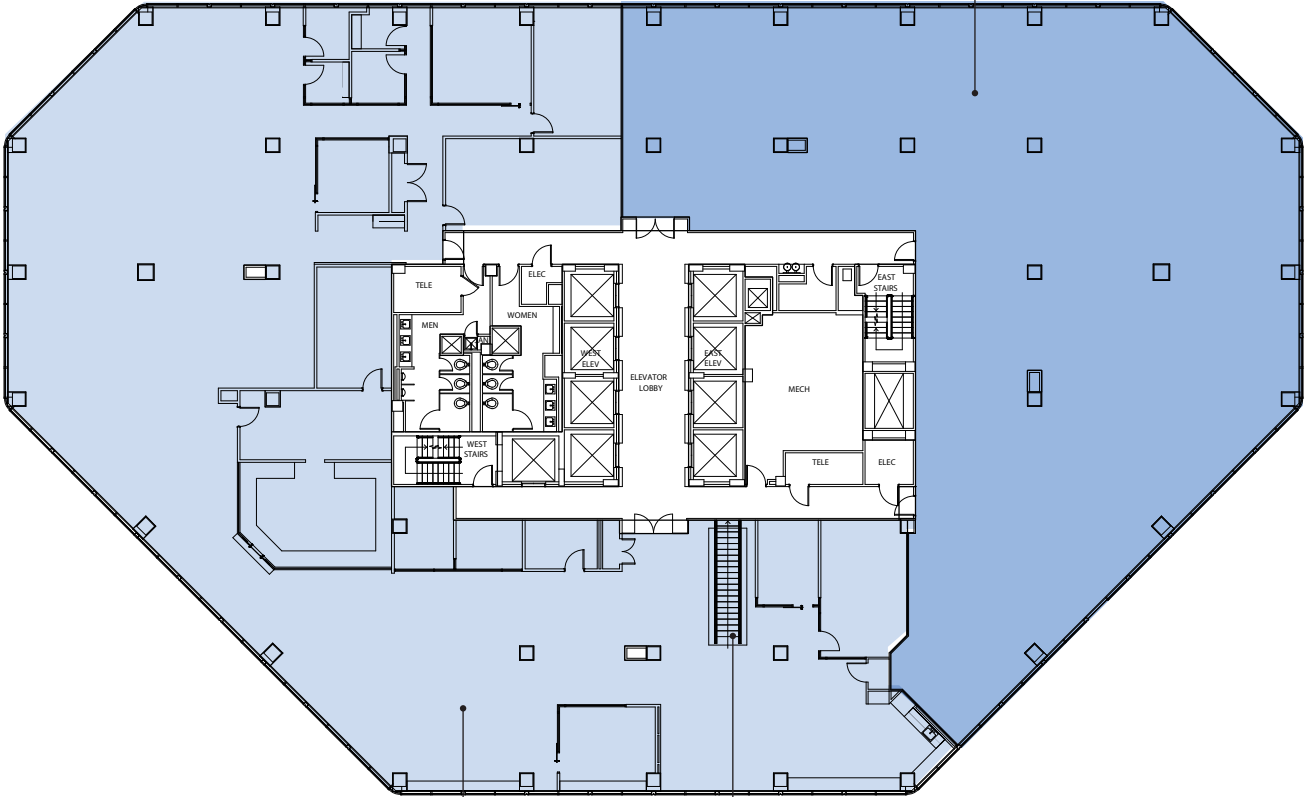
MEGAN REARDEN  
703.299.6363



FLOOR 16

SUITE 1600  
8,873 RSF  
  
WHITE BOX  
CONDITION

21,833 SF FULL FLOOR



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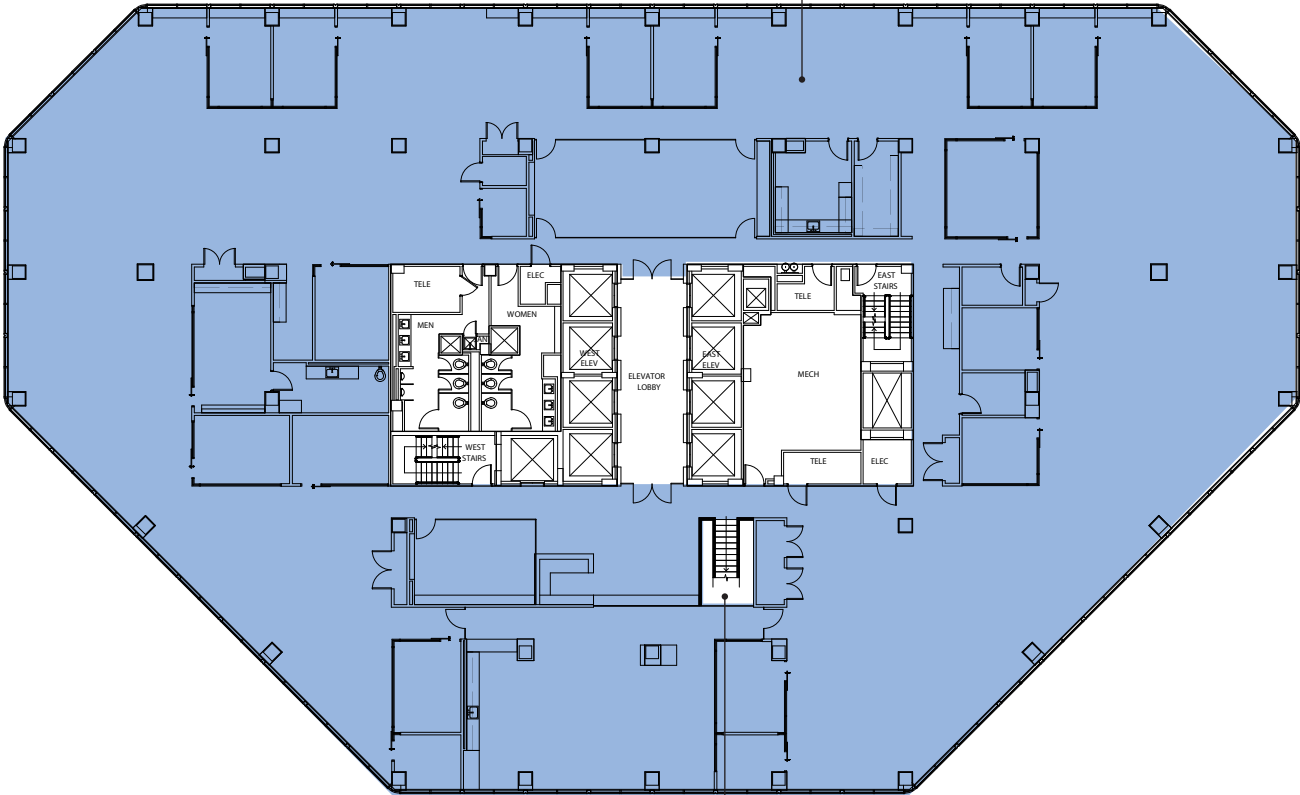
MEGAN REARDEN  
703.299.6363

SUITE 1650  
12,960 RSF

INTERNAL STAIRWELL  
TO SUITE 1650  
  
SUITE 1650 & 1700  
CONTIGUOUS FOR  
34,801 RSF

FLOOR 17

SUITE 1700  
21,841 RSF



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INTERNAL STAIRWELL  
TO SUITE 1650

SUITE 1650 & 1700  
CONTIGUOUS FOR  
34,801 RSF





**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

8444 Westpark Drive  
Suite 850  
McLean, VA 22102

703.821.0040  
transwestern.com



**Brookfield**  
Properties

