



WELCOME TO ARLINGTON'S NEWEST COMMUNITY HUB

1320
NORTH COURTHOUSE



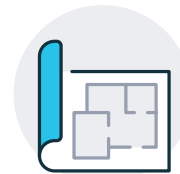
CUSHMAN &
WAKEFIELD



THE PERFECT NETWORK TO OPTIMIZE YOUR BANDWIDTH

Perfectly located in Arlington, VA with direct connections to Metro and Washington D.C., 1320 N. Courthouse blends an amenity-rich environment with customizable collaboration and office spaces that form the perfect community to innovate solutions for today and the future.

This newly renovated hub is powered by the latest in networking technology to grow connections across each of your networks. With options to collaborate indoors and out, virtually, or at walkable dining establishments, you can keep in touch locally, nationally, and globally.



9 FLOORS



355,789 SF
TOTAL BUILDING

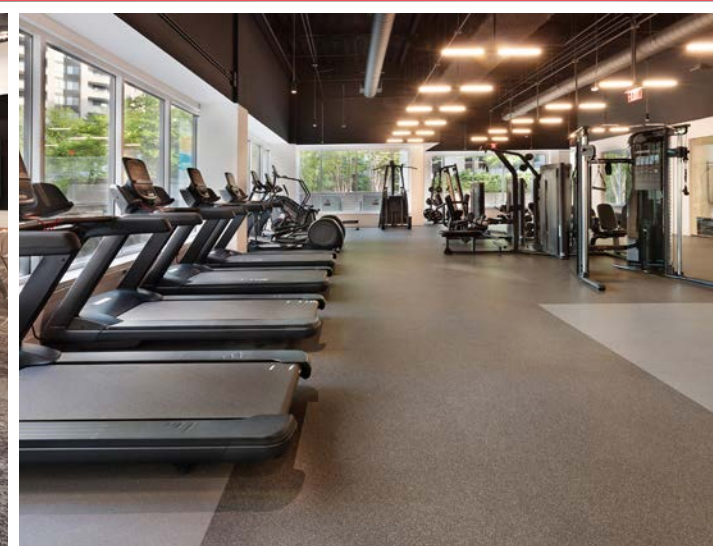


40,005 SF
TYPICAL FLOOR

COMMUNITY HIGHLIGHTS

- Freshly renovated lobby, tenant lounge, conference rooms, and fitness center
- State-of-the-art technology to drive business forward
- Spacious open plan environment with column-free floor plates
- Customizable meeting and collaboration spaces
- 55+ Walkable nearby amenities
- Inspiring panoramic Arlington and Washington D.C. views
- Environmentally Sound:
 - Energy Star Rated
 - LEED Platinum Certified
 - Fitwel Certified
- Strong Institutional Ownership

THE CENTER FOR EXCELLENT AMENITIES



55+
WALKABLE
AMENITIES



97
WALKSCORE
WALKER'S PARADISE



WHERE PEOPLE AND INNOVATIVE IDEAS THRIVE

A commitment to wellness is at the heart of every thriving community. At 1320 N. Courthouse, you will have access to all you need right at your fingertips. From on-site wellness facilities and outdoor collaboration spaces to walkable amenities and residential options, employees can easily join and build community roots.

14,000+
HOUSING UNITS IN A
1-MILE RADIUS



FITWEL

Certifies that employee wellness is a priority



LEED PLATINUM

Certifies that building is optimized to reduce environmental impact



ENERGY STAR

Building meets strict energy performance standards

WELCOME YOUR LOCAL AREA NETWORK

GRABBING A BITE, RUNNING ERRANDS, AND COORDINATING CLIENT VISITS HAVE NEVER BEEN EASIER!

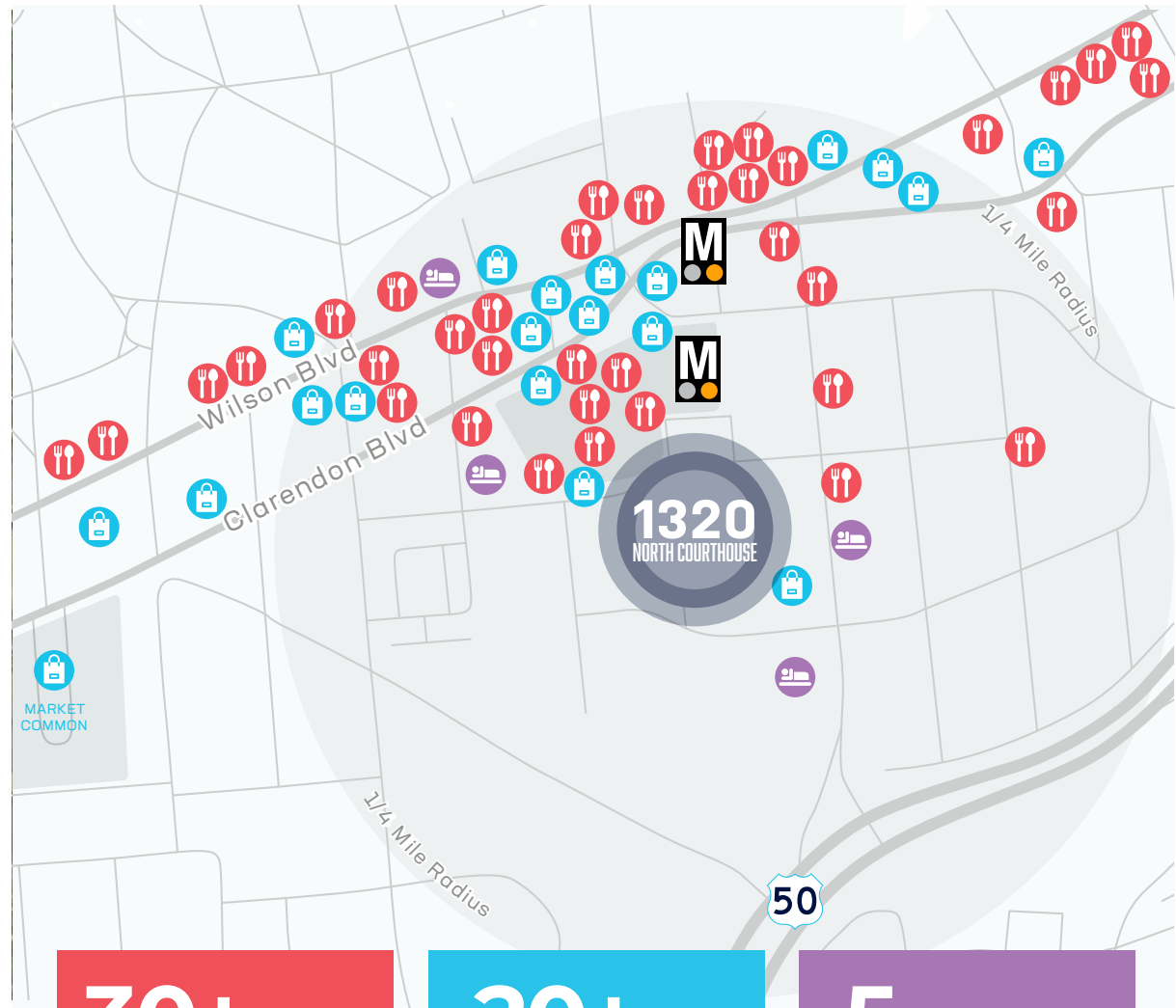
FOOD & DRINKS CONVENIENCE

Bayou Bakery
BiBiMix
Blumen Cafe
Brookly Bagel Bakery
Buuz Thai Eatery
California Tortilla
Chelsea Market & Deli
Courthaus Social
Delhi Dhaba
Earl's Sandwiches
East West Grill
Fire Works Pizza
Five Guys
Galaxy Hut
Ireland's Four Courts
MeJana Lebanese
Pho Deluxe
Ragtime
Ray's the Steaks
Rhodeside Grill
Sawatdee Thai
Starbucks
Summers Restaurant
Sushi Rock
The Java Shack
TNR Cafe
Tupelo Honey
Verre Wine Ba

7-Eleven
Apple Store
Arlington Library
Barnes & Noble
The Container Store
CorePower Yoga
CVS Pharmacy
Edge Yoga
FedEx Office
FVC Bank
Gold's Gym
Hair Cuttery
John Marshall Bank
Jos. A Bank
LOFT
National Capital Bank
PNC Bank
Silk Salon & Nails
The UPS Store
Wells Fargo Bank
Whole Foods
Young's Tailor

HOTELS

Clarion Collection
Courtyard by Marriott
Hilton Garden Inn
Hyatt Place
Residence Inn by Marriott



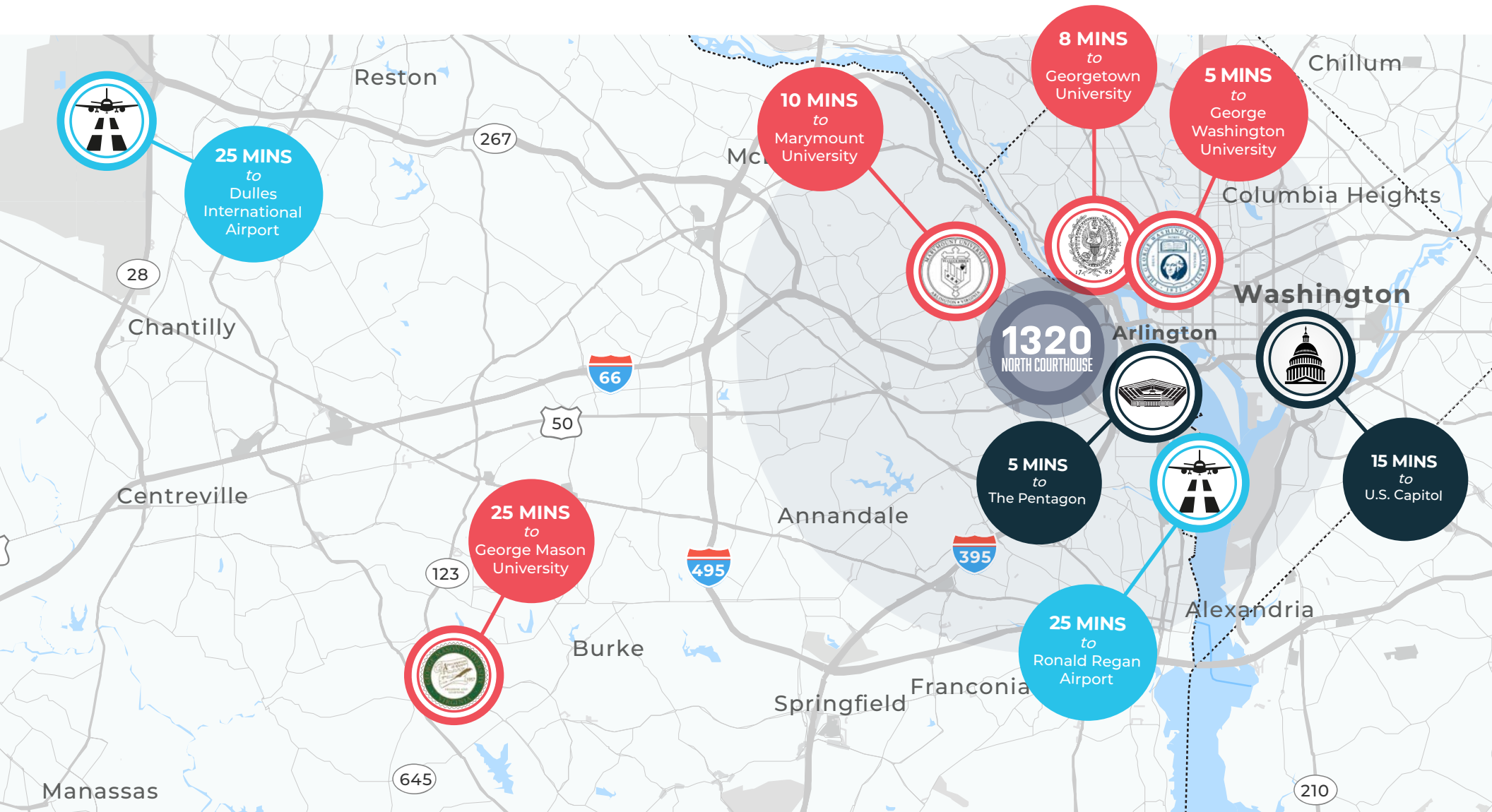
30+
WALKABLE
DINING OPTIONS

20+
RETAILERS
AND SERVICES

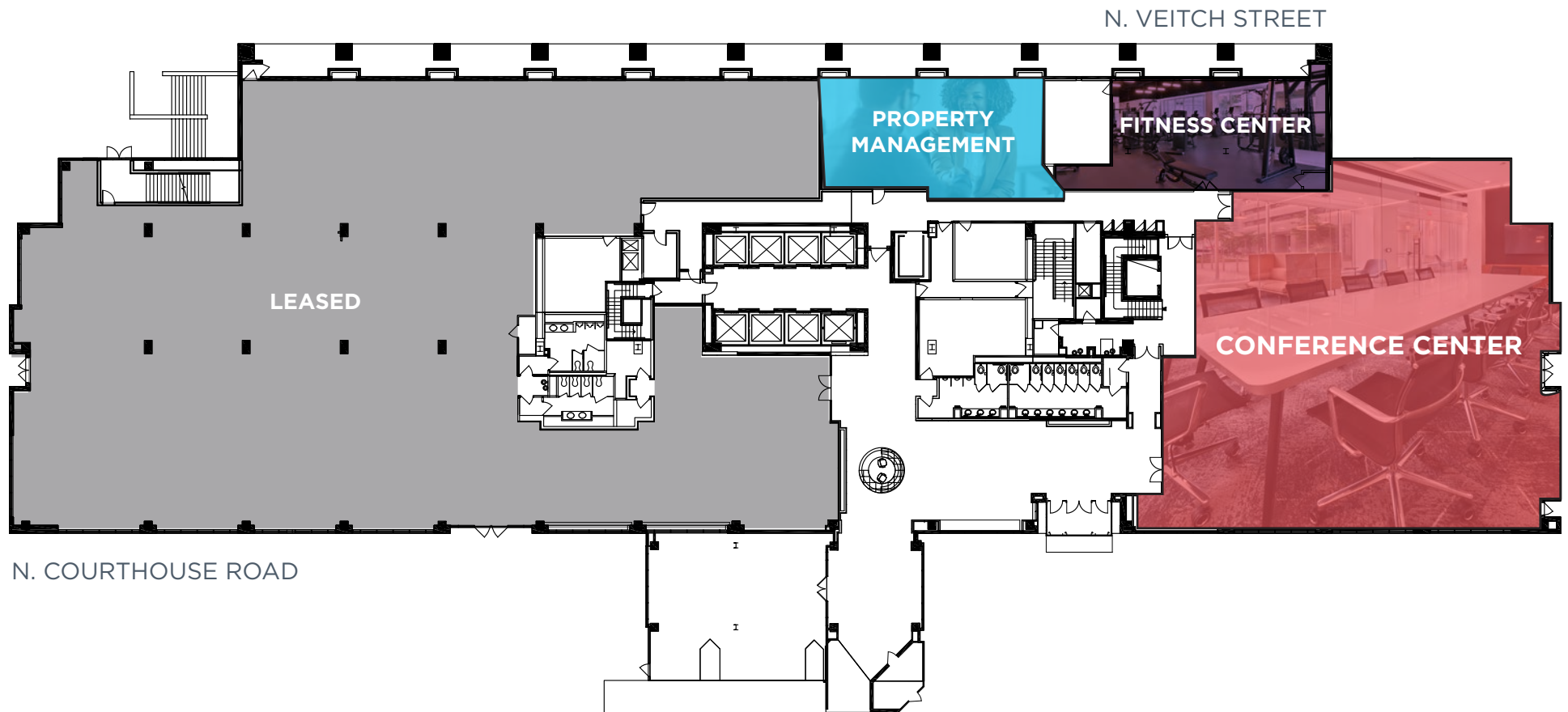
5
WALKABLE
HOTELS

BUILD YOUR WIDE AREA NETWORK

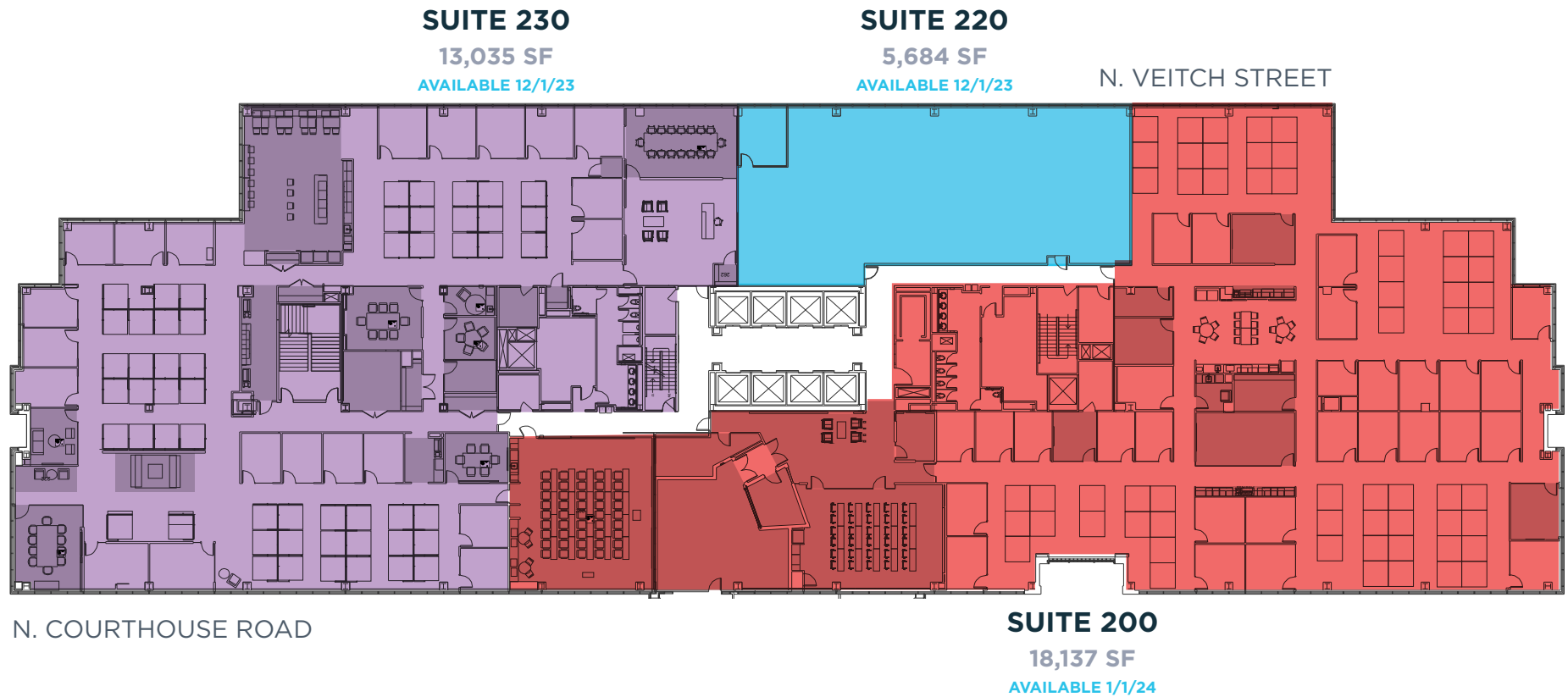
Consistently ranked as a best place to live in the U.S. and with the highest growth rate for tech-savvy and well-educated professionals, Arlington is at the center of work/life balance. Arlington offers easy access to national government entities, airports, and prestigious universities to recruit top talent.



1ST FLOOR



2ND FLOOR

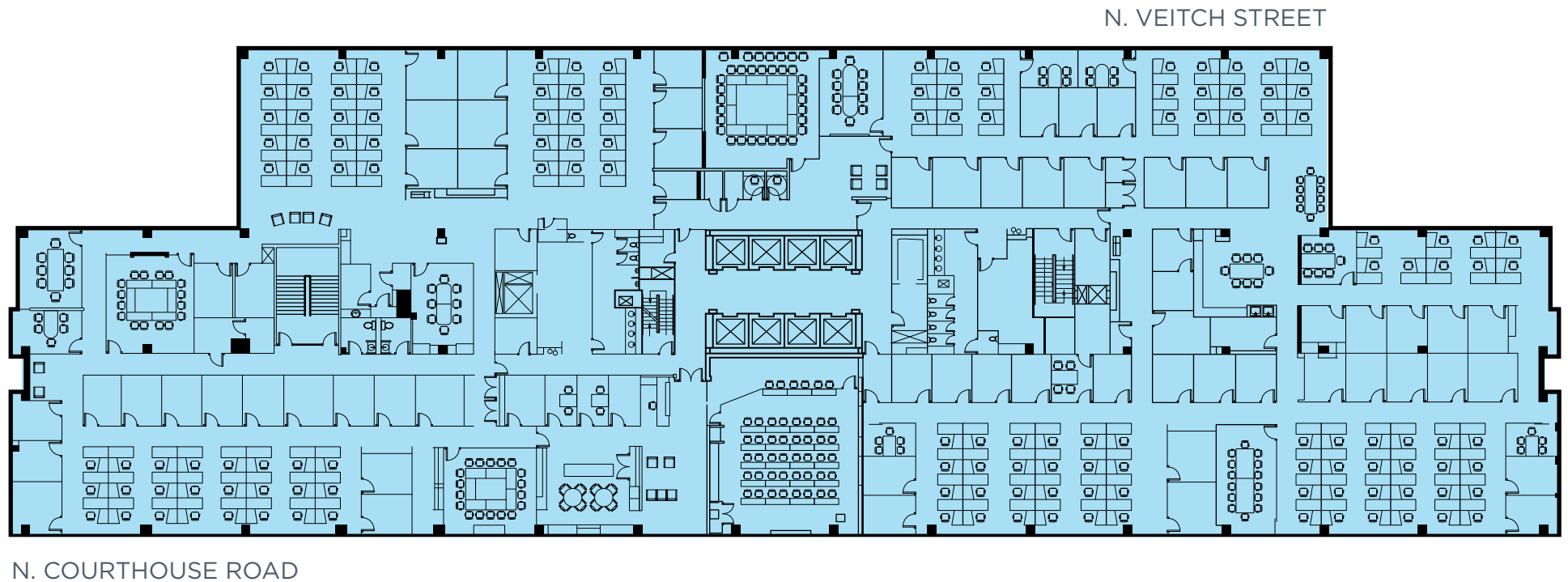


FULL FLOOR AVAILABILITY

3RD FLOOR

40,314 SF

AVAILABLE 12/1/2023



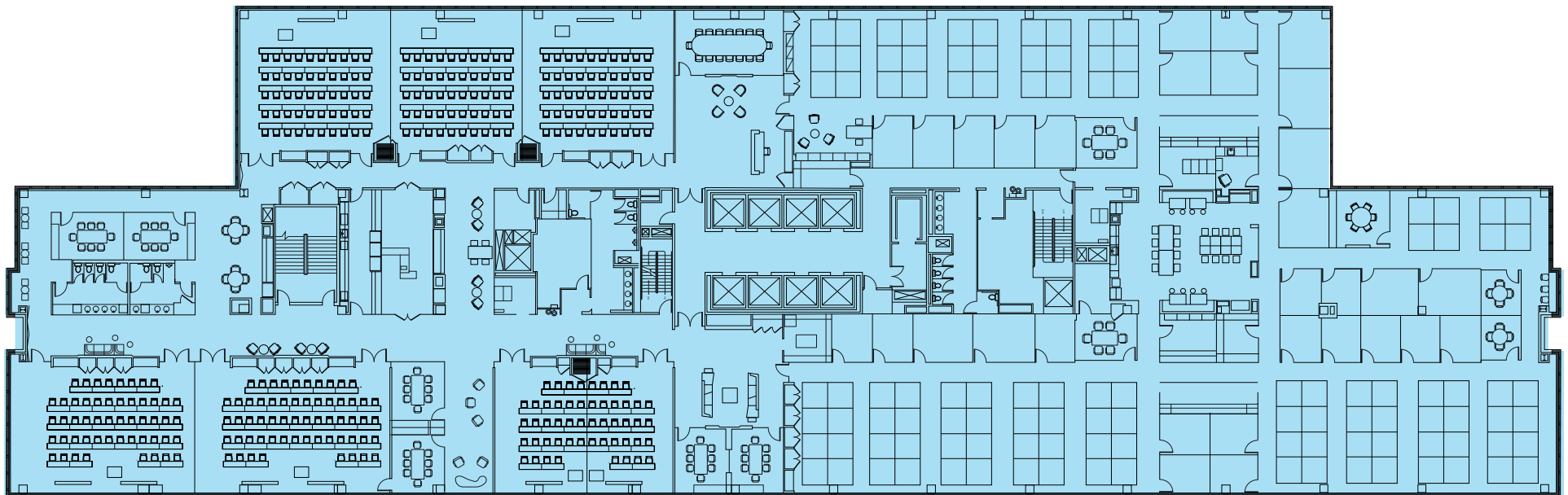
FULL FLOOR AVAILABILITY

4TH FLOOR

40,314 SF

AVAILABLE 12/1/2023

N. VEITCH STREET



N. COURTHOUSE ROAD

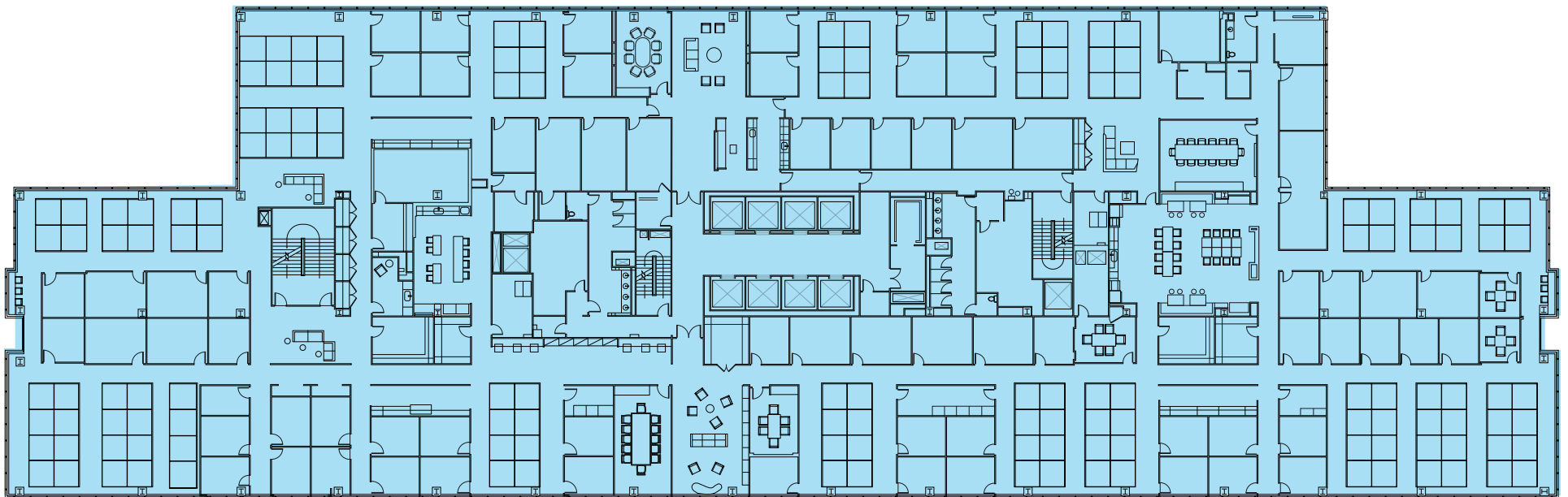
FULL FLOOR AVAILABILITY

5TH FLOOR

40,314 SF

AVAILABLE 12/1/2023

N. VEITCH STREET



N. COURTHOUSE ROAD

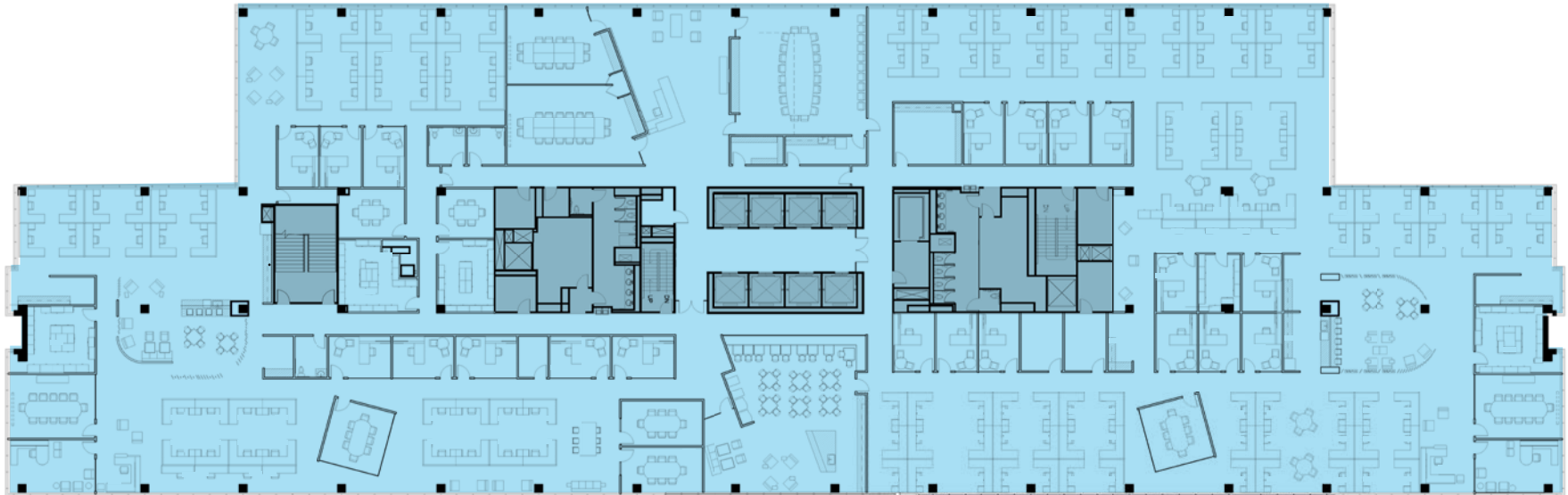
FULL FLOOR AVAILABILITY

8TH FLOOR

41,130 SF

AS-BUILT AVAILABLE NOW

N. VEITCH STREET



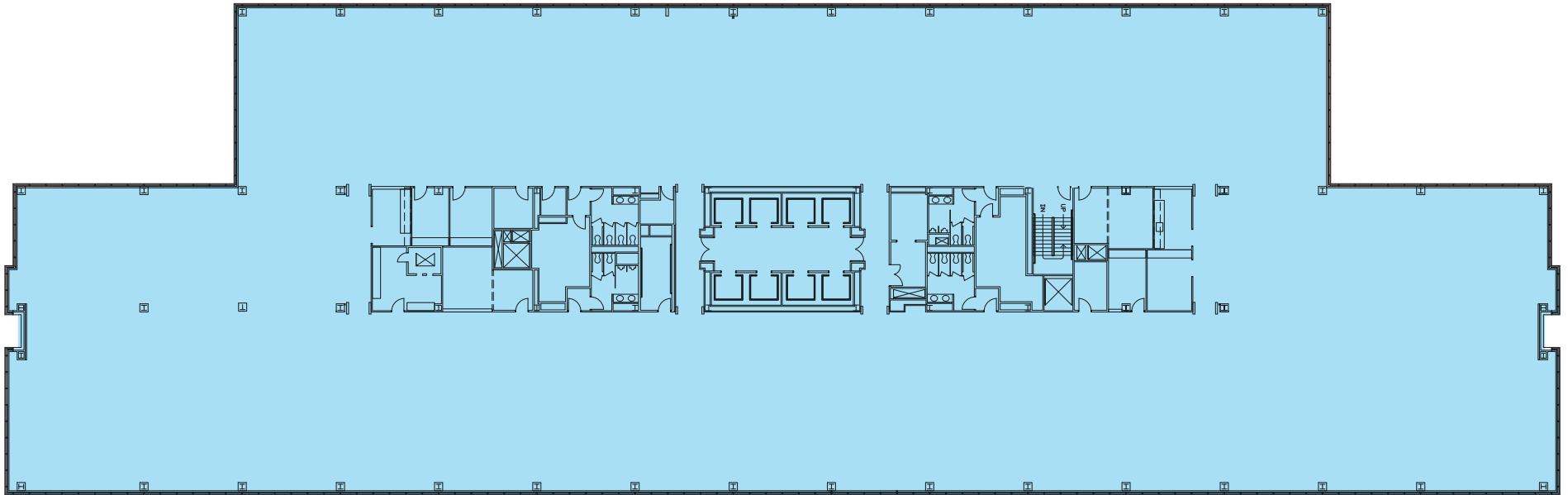
N. COURTHOUSE ROAD

FULL FLOOR AVAILABILITY

9TH FLOOR

41,138 SF

N. VEITCH STREET



N. COURTHOUSE ROAD

SPECIFICATIONS

BUILDING INFORMATION

Owner	METLIFE
Developer	SIGAL Construction
Architect/ Structural	HELLMUTH, OBATA & KASSABAUM, P.C.
Year Built	1990
Zoning	C- O
Use & OCC	
Classification	High rise, use group- B, A-3, S-2
Manager	Cushman & Wakefield
Leasing Broker	Cushman & Wakefield

BUILDING SIZE

Total Rentable Area	360,050 RSF
Number of Floors	9 - office floors, 6 - parking levels, total 15 Stories
Typical Floor Plate	40,528 RSF
Core Factor	0.9

FINISHES

LOBBY	Feature flooring titles in main lobby areas with glass walls and air-conditioned vestibule double doors entry system, drywall finished ceiling with LED lighting, side walls are accent finished with marble stone, glass, and wood wall panels.
ELEVATOR	Interior cab finishes include stainless steel doors, special vinyl laminated wood panel, LED ceiling lighting, and stainless rails. Elevator cab flooring is imported marble.
RESTROOM	Ceramic tile floors and walls, stone (granite) counter tops and stainless-steel ceiling hung toilet partitions.

BUILDING STRUCTURE

STRUCTURAL SYSTEM	Reinforced Steel Beams and columns supporting upper floors and roofs.
STRUCTURAL CAPACITY (LIVE LOAD)	Office Areas: 80 #psf Garage: 50 #psf Roof: 30 #psf Penthouse Roof: 30 #psf

COLUMN SPACING	P-6 through P-1 Parking Levels have 18'x28'-2", 24'x43'-8" grids 1st Floor through Penthouse have 24'x28'-8", 30'x43'-8", 30'x28'-8" grids
EXTERIOR	Building sidewalls are constructed of pre-cast concrete panels and windows installed in ribbon fenestrations. Architectural stainless metal panels and Glass window walls are installed as accent panels at the building entry façade on 1st floor. The rooftop mechanical and elevator equipment rooms and HVAC equipment screen are constructed of pre-cast concrete panels on all four elevations.
ROOF	The building employed a ballasted Inverted Roof Membrane Assembly (IRMA) roof. This roof system was composed of a hot fluid membrane applied directly to the concrete roof deck. Polystyrene insulation is then installed over the membrane. And finally, a filter fabric and application of river rock ballast. The building utilizes a low-level system of parapets surrounding the roofs and formed by the extension of the building dunnage pre-cast sidewalls above the roof line. The parapets are flashed to the roofs by the respective roof membranes and are protected with an aluminum coping. There is a penthouse roof of the same construction over the mechanical and the elevator machine room. Constructed with the same IRMA membrane material.
WALLS	Level I gypsum finish ready for tenant finish.
FLOORS	Concrete poured metal decks from 2nd Fl through penthouse and Hard concrete with leveler ready for tenant finish.
GLAZING	Punched glass window system consisting of fixed windows with tampered double-pane glass in aluminum frames.
WINDOW	Windows at the property are typically anodized aluminum frame with insulated non-operable windows. The windows are installed in ribbon fenestrations. Window coverings standard mini blind systems are included.
SLAB TO SLAB HEIGHT	Penthouse Roof 20', 9th floor 14', 2nd through 8th Typical 12'-6", 1st floor 20', P-1 level 15', and Parking garage high 9' and low 6'.8"
CEILING HEIGHT	8'-6" Typical.

HVAC SYSTEM

Heating and air conditioning is provided by two (2) dedicated AHUs on each floor. The building HVAC system is equipped with Energy Management control system capable of monitoring the HVAC system and equipment. This system is composed of an EVAPCO four cell cooling towers, Heat exchangers, Trane made water sourced Self-contained AHUs, electric resistance preheat sections located in the supply air ductwork, outside fresh air supply Fans, Exhaust air fans, open and closed loop condenser water pumps. This system provides conditioned air to each floor which feed internal, and perimeter variable air volume (VAV) units located throughout the tenant spaces. The perimeter VAV units typically utilize electric resistant heat sections. The building VAV system is controlled by Direct digital control (DDC) system. Building exhaust system includes toilet, Electric, and Phone closets. Building HVAC system equipped with water side free cooling system as well which contributes a great energy conservation.

SPECIFICATIONS

ELECTRICAL SYSTEM

SERVICE AND METERING	The building is served by three (3) independent 4,000 Amp, 277/480 Volt, 3 phase, 4 wire electric service feeds. The main electric room and meters are in P-1 parking garage level. Step-down transformers located in an electric room on each floor.
FLOOR DISTRIBUTION	Two separate electric closets are available on each floor 1st through 9th Floors. Distribution is by copper wiring in metallic conduit. High and Low voltage floor distribution panels are available in each closet. North wing- riser 277/480, 3 Phase, 4 Wire, and 120/208, 3 Phase, 4 Wire, South wing-riser 277/480, 3 Phase, 4 Wire, and 120/208, 3 phase, 4 Wire A separate Bus extended from the main electric room to penthouse MCC station for the machine plant room equipment.
GENERATOR	The building is served by a CAT 1,750KVA diesel generator located at penthouse. A 2,500 Gallon diesel storage tank is also located in the P-5 garage level. The generator serves the building life safety systems and emergency elevator service. The generator has been fully tested and maintained on a regular basis.

PLUMBING SYSTEM

SUPPLY AND DRAINAGE PIPING	Water distribution throughout the building is by copper piping. Drainage is by cast iron or PVC piping depending upon application, i.e., roof drainage, sewage line, etc.
STORM DRAINAGE SYSTEM	The roofs are drained by a system of surface drains. The surface drains collect storm water from the roof and direct it to the lowest level of the garage via internal drain leaders. In the garage, the rainwater from the roof is fed first to a sand and oil separator or interceptor pit then to a sump basin/duplex pump system which forces the water to the municipal storm water system.
SEWER DRAINAGE SYSTEM	Building has a gravity flow with vent stack system. Building sewage lines are directed to the lowest level of the garage to the underground 1200-gallon pit duplex pump system which forces the waste to the municipal wastewater system.
CORE AREA DESCRIPTION	Two (2) 10HP each VFD driven Domestic water pumps provide water throughout the building. Two (2) 20 gallons electric water heater per floors for building restrooms, and janitor's closets on each floor through penthouse. One (1) 120 gallons water heater supplying hot water to Fitness center locker rooms and showers. Two (2) wet stacks containing Cold domestic water risers are available on floor mechanical room for tenant future connections on each floor.

ELEVATORS

The building is provided eight (8) each 3,500 Lbs. at 500 ft/sec passenger Schindler made TXR-5 traction type modern elevators from P-5 parking garage level to 9th floor and one (1) 6,000Lbs. at 150 ft/sec freight Schindler made TXR-5 traction elevator from building P-4 parking level to 9th floor. Additional one (1) 3,000 Lbs. at 350 ft/sec hydraulic elevator from P-5 parking level to 1st Fl main lobby is available. The elevators each provide emergency communication equipment and shunt trips.

FIRE & LIFE SAFETY SYSTEM

FIRE PROTECTION	The building is fully sprinklered with a wet pipe system driven by a 100HP electric motor with 1000 GPM fire pump capacity. The sprinkler systems are flow and tamper monitored by the Honeywell addressable fire alarm system. The parking garages utilizes fully sprinklered with a dry pipe sprinkler system.
FIRE COMMAND	The building has an addressable building fire alarm & communication system. Consisting of a Honeywell Notifier Fire Alarm Panel, one main annunciator panel in 1st floor lobby entrance, smoke detectors, strobes, and speakers in common areas - elevator lobbies, electrical rooms, phone closets, mechanical rooms, pull stations, sprinkler flow switches and Firemen's Service I & II - elevator recall and fire fighter operations. Floor distribution NAC booster panels are located inside electrical rooms throughout the building floors.

PARKING

Six (6) subgrade level parking garages fully sprinklered, CO monitored and controlled with fresh air supply and exhaust systems directly below building are available. Entrance and exit to and from the Garage is on Veitch Street NW. Based on 360,050 total rentable square feet and 693 existing subgrade parking spaces are available. The property provides a parking ratio of 1.9 parking spaces per 1,000 square feet. As ADA guideline for handicapped parking requirement, building provides 13 ADA spaces in subgrade level lots.

SECURITY-ACCESS CONTROL

Base building perimeter (entrance) electronic access control and monitored by security team with the aid of CCTV systems 24 x 7. Fire Command Center monitored 24 x 7 by Data watch. Tenant access monitoring available by Datawatch security.

PHONE - DATA - CABLE

Providers - Verizon, Comcast
Riser Management - Concert Technologies: Riser SAFE, I.M.G.

BUILDING AMENITIES

Fitness Center
Men's and Women's Locker Rooms
Multi-purpose Conference rooms
Bike Storage Room

1320

NORTH COURTHOUSE

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