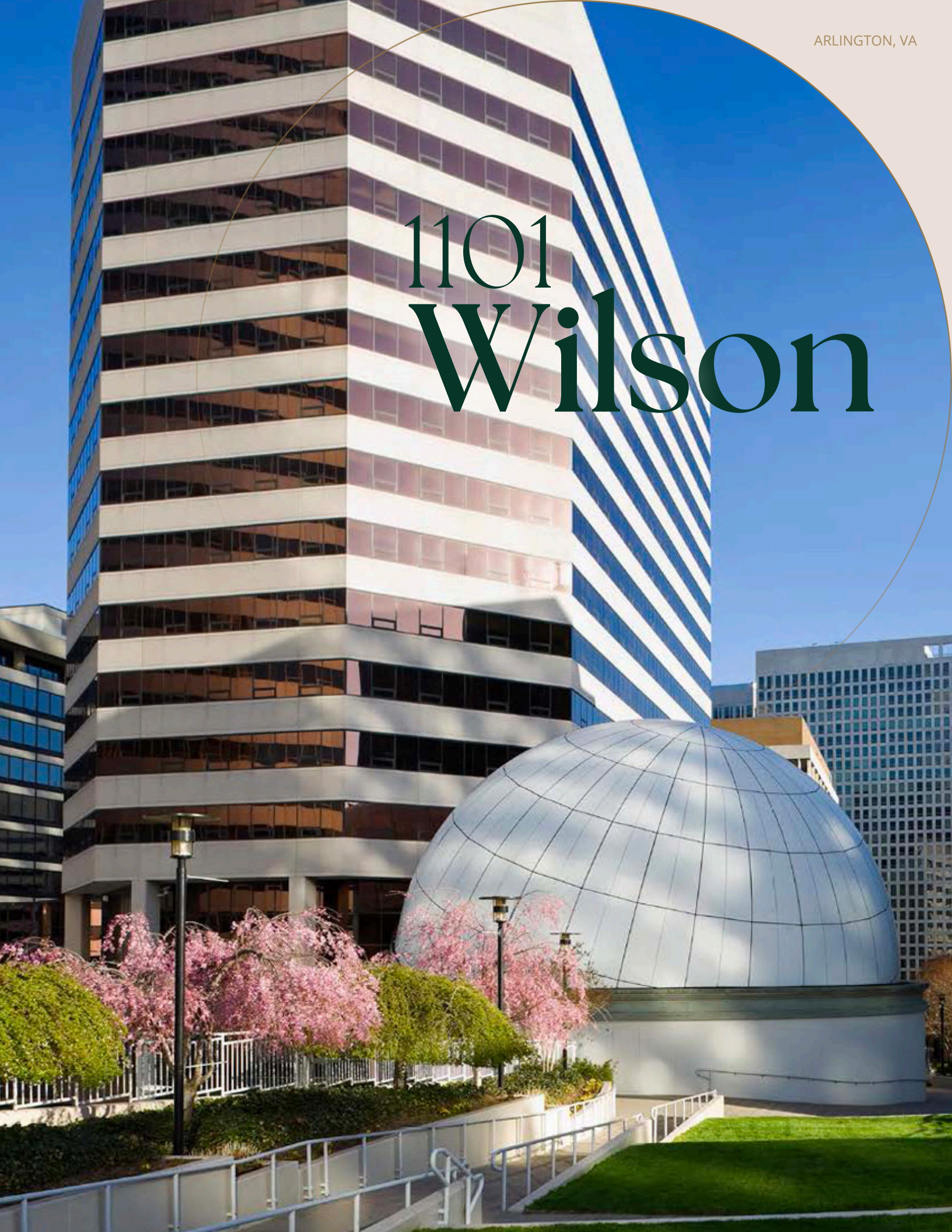


ARLINGTON, VA

# 1101 Wilson





# Reinvigorated Lobby & Arrival Experience



**WITH MORE TO COME**  
Gensler-led architectural advancements +  
amenities will forge 1101 into the future.

**Gensler**



1101 Wilson delivers premium office space with a renovated upper lobby and Spaces coworking access. The property features a tenant lounge, fitness facility, and outdoor deck, accommodating various needs from plug-and-play full floors to multi-floor configurations in an exceptional, amenity-rich environment.



Coming Soon  
New Conference Facility





# 1101 Wilson of the Future

Renovation Scope

Parking Garage  
New Lighting &  
Enhanced Wayfinding

Reinvigorated  
Lobby & Arrival  
Experience

Renovated  
Upper Lobby &  
Connection to Spaces

New  
Conference Center  
Tenant Lounge  
Fitness &  
Outdoor Deck

The Dome  
220 Seats





91

Walk Score



79

Bike Score



5







Minute Walk to  
Rosslyn Station







# Unparalleled Access

-  2 BLOCKS to Metro Station  
Orange/Blue/Silver Lines
-  4 MINUTES to K Street
-  6 MINUTES to The Pentagon
-  9 MINUTES to National Airport
-  11 MINUTES to The Capitol
-  12 MINUTES to Union Station

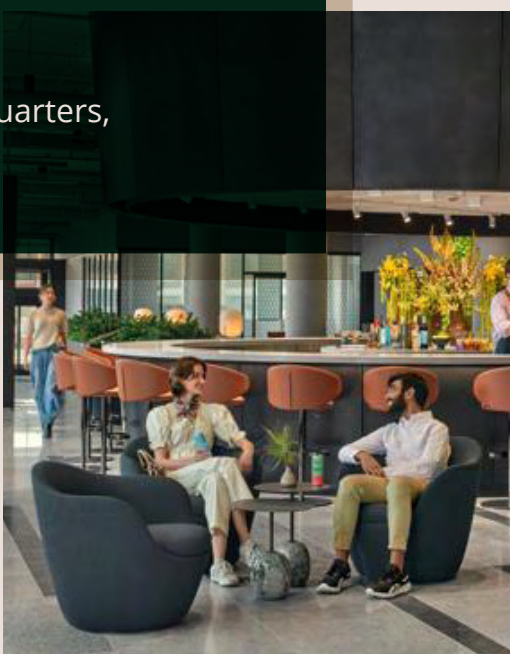
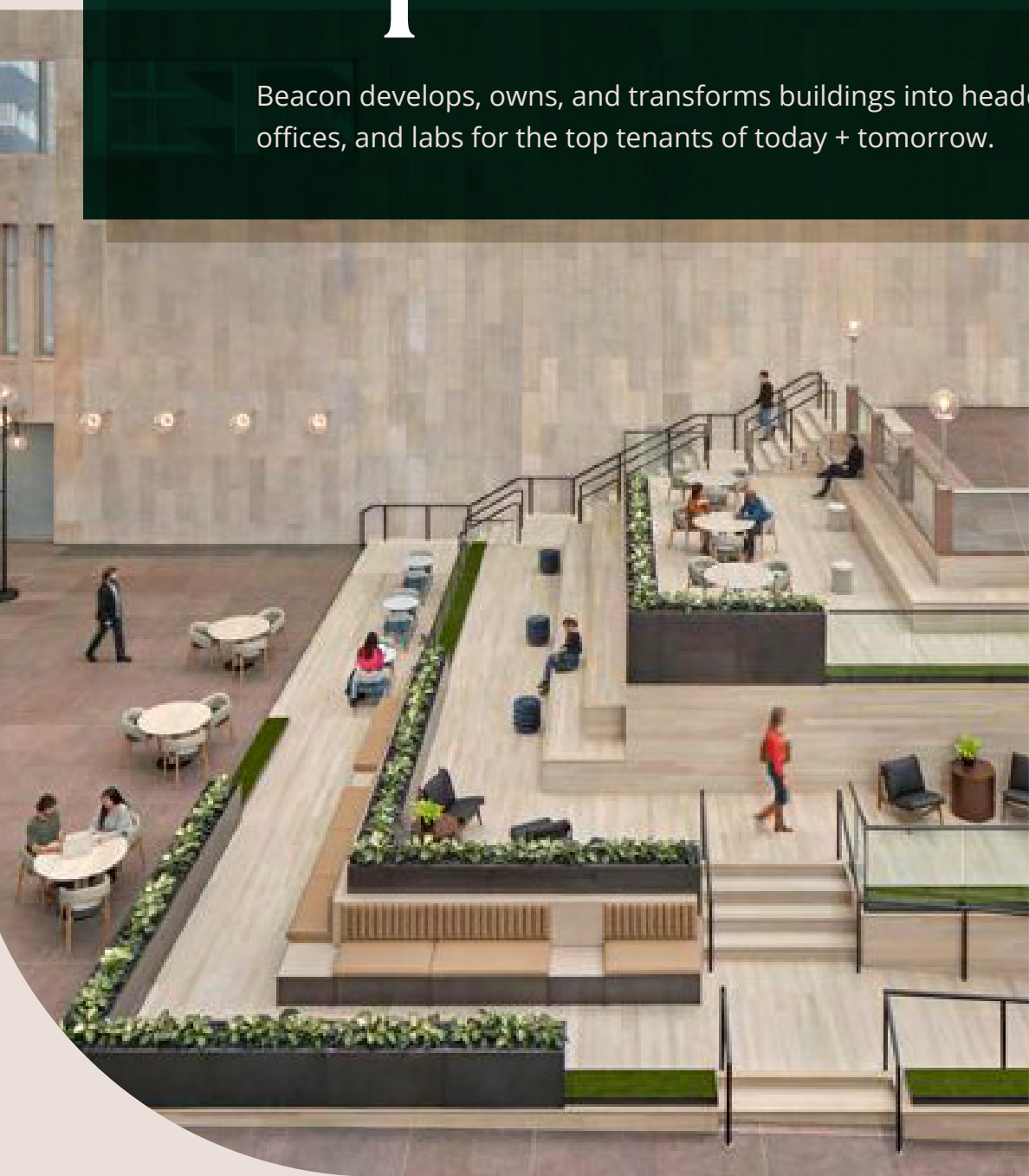




BEACON  
CAPITAL PARTNERS

Spaces That  
**Inspire** Your Best Work

Beacon develops, owns, and transforms buildings into headquarters, offices, and labs for the top tenants of today + tomorrow.



Healthy Buildings  
**Built on  
Science**

9 Foundations offers strategic advising and custom healthy buildings solutions to improve the indoor environment and its impact on health and performance.





# Availabilities

## Floors 18-21

Large Block Availability  
80K+ SF with Trophy Views

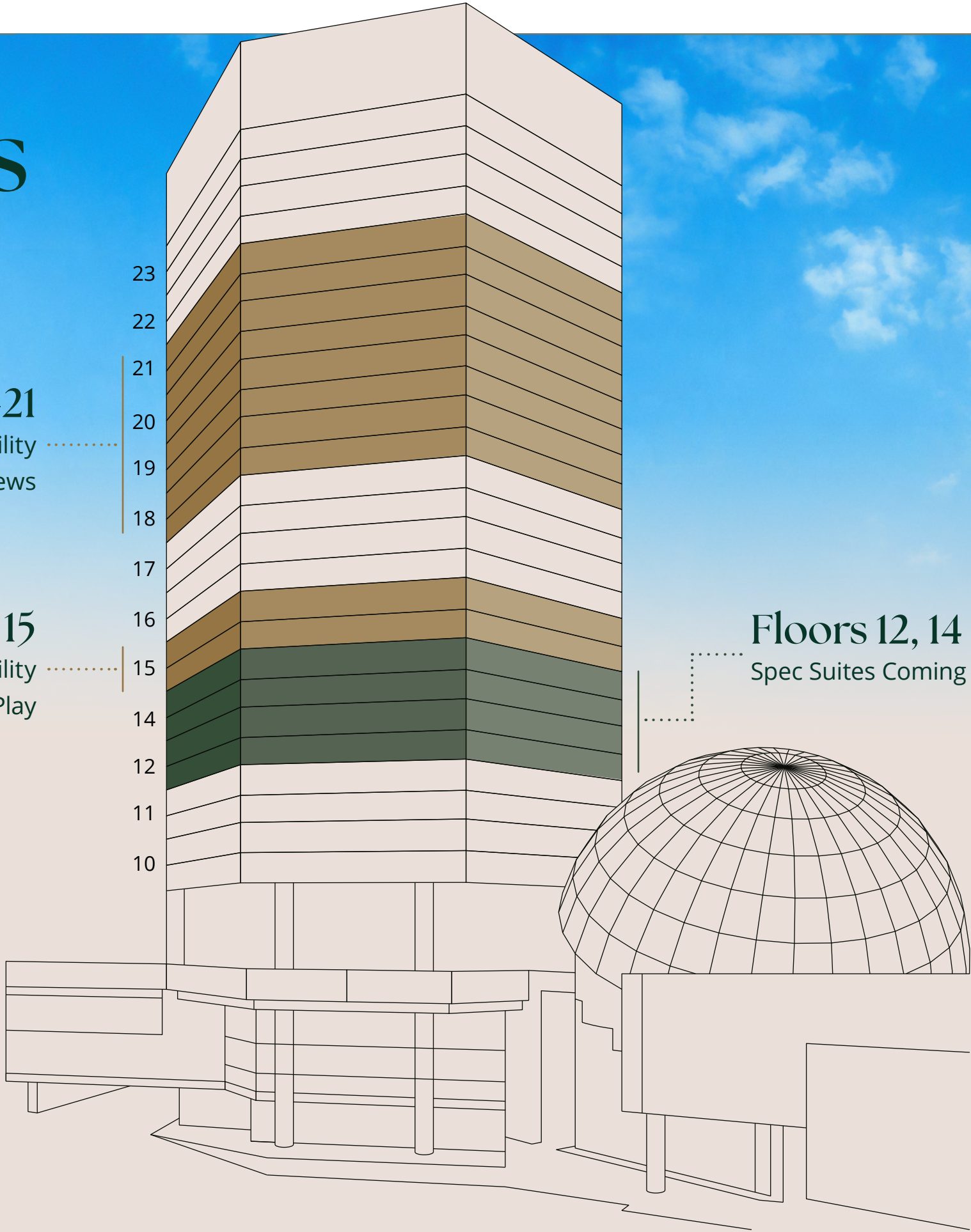
## Floor 15

Full Floor Availability  
Plug & Play

## Floors 12, 14

Spec Suites Coming Soon

1101  
Wilson

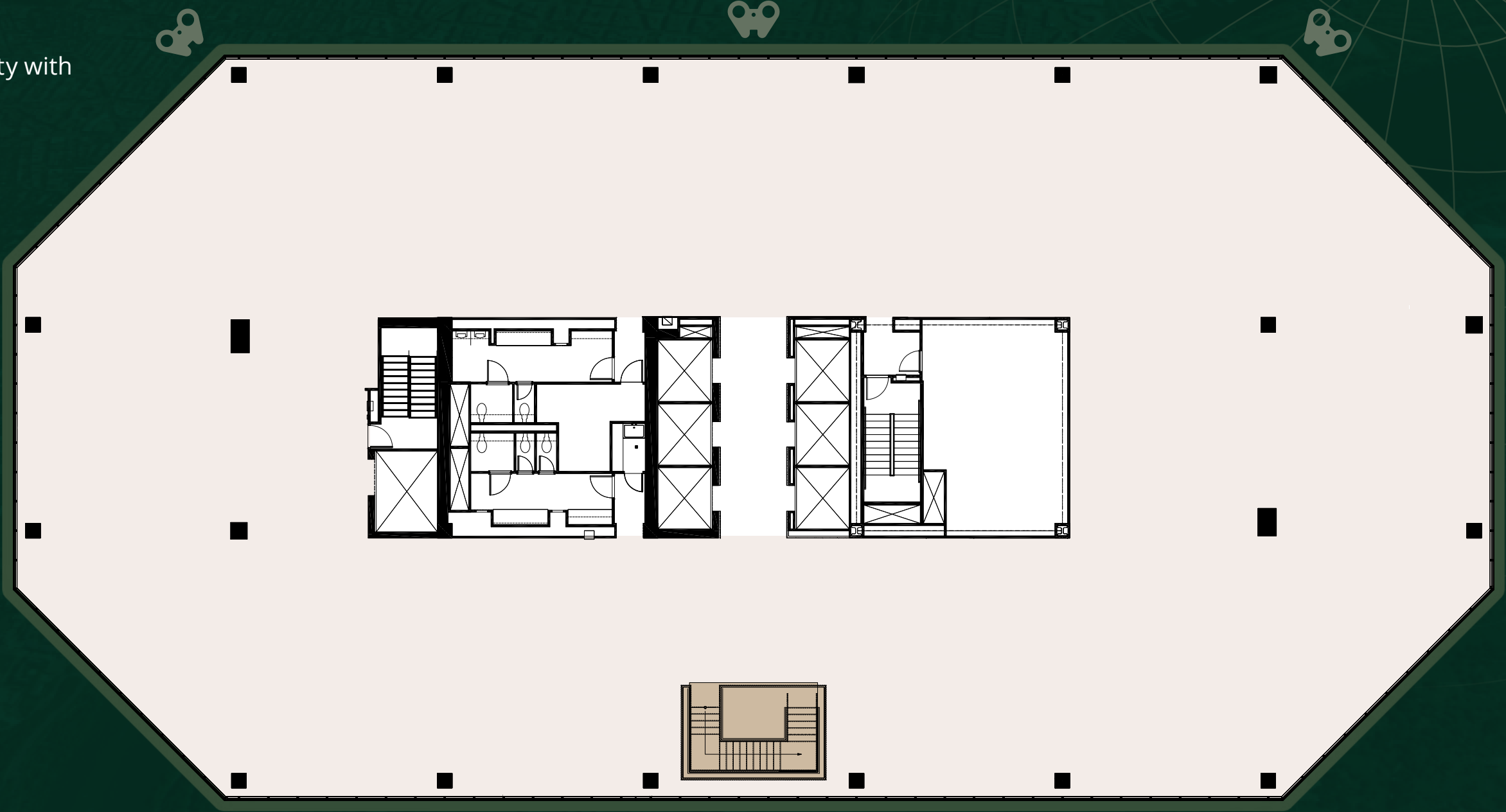




# 21st floor

Suite 2100 – Shell Condition  
20,150 SF  
Large block availability with trophy views

EXPANSIVE DC AND MONUMENT VIEWS



INTERNAL STAIRCASE



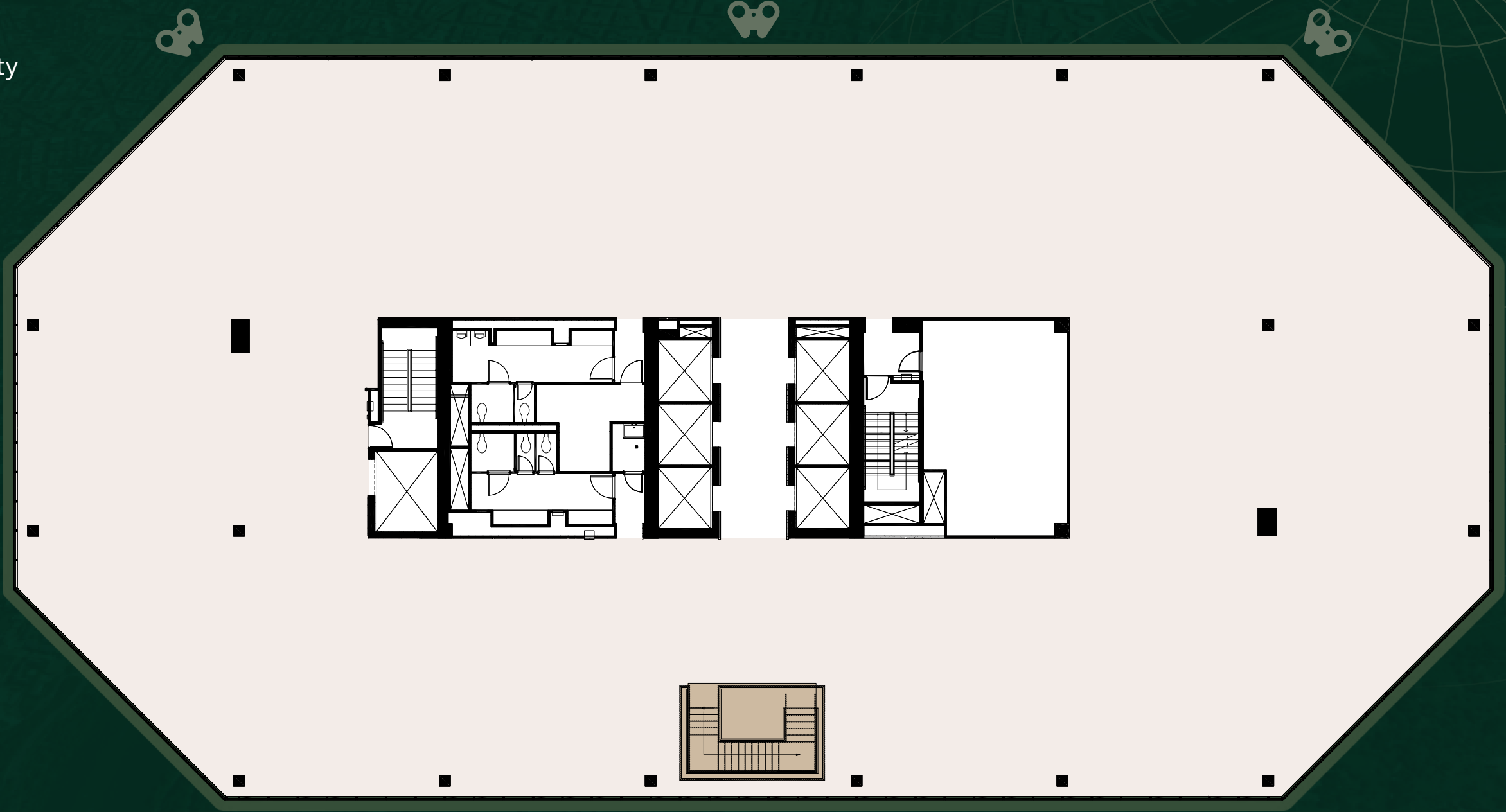
# 20th floor

Suite 2000 – Shell Condition

20,150 SF

Large block availability  
with trophy views

EXPANSIVE DC AND MONUMENT VIEWS



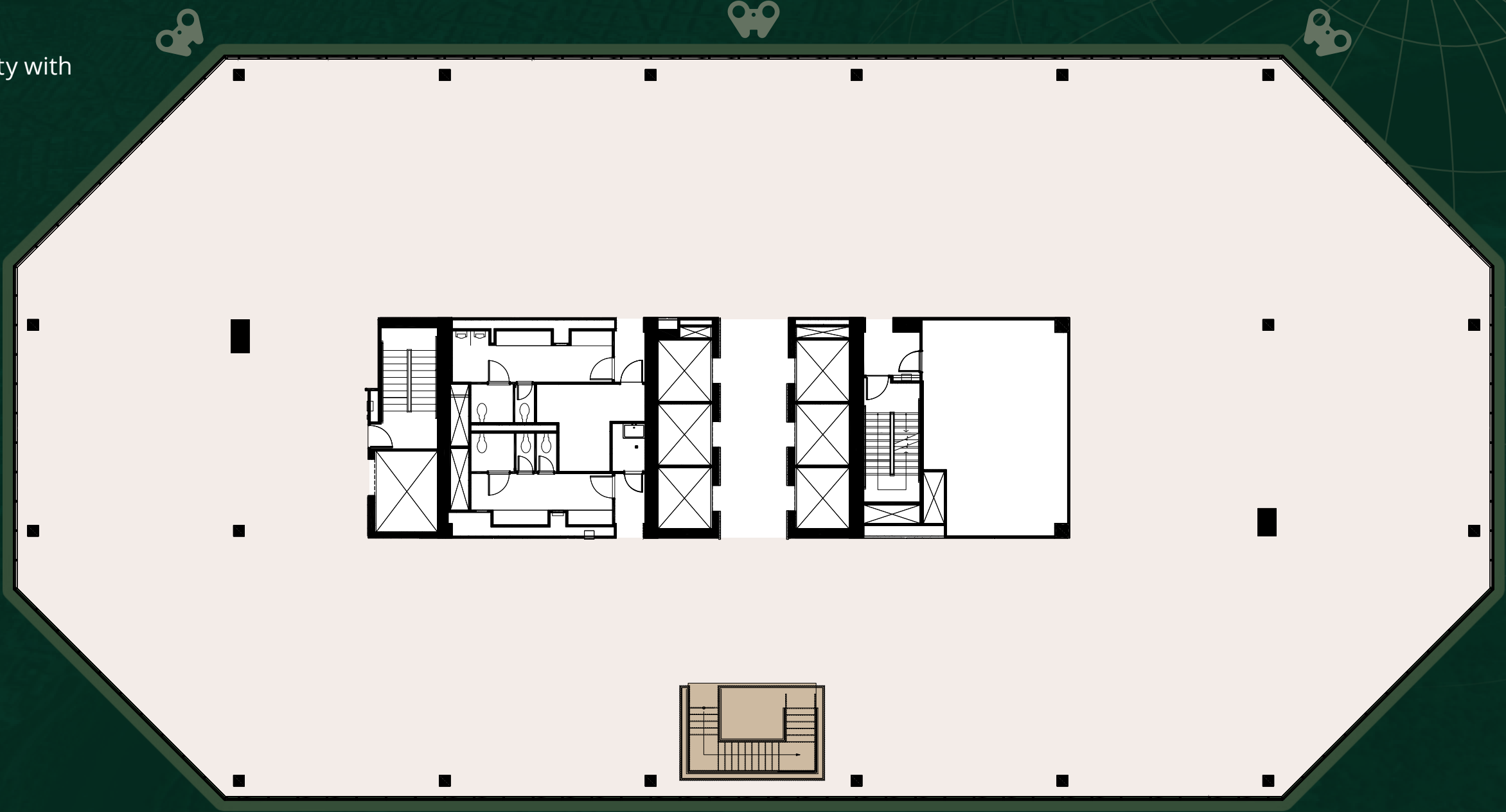
INTERNAL STAIRCASE



# 19th floor

Suite 1900 – Shell Condition  
20,150 SF  
Large block availability with trophy views

EXPANSIVE DC AND MONUMENT VIEWS



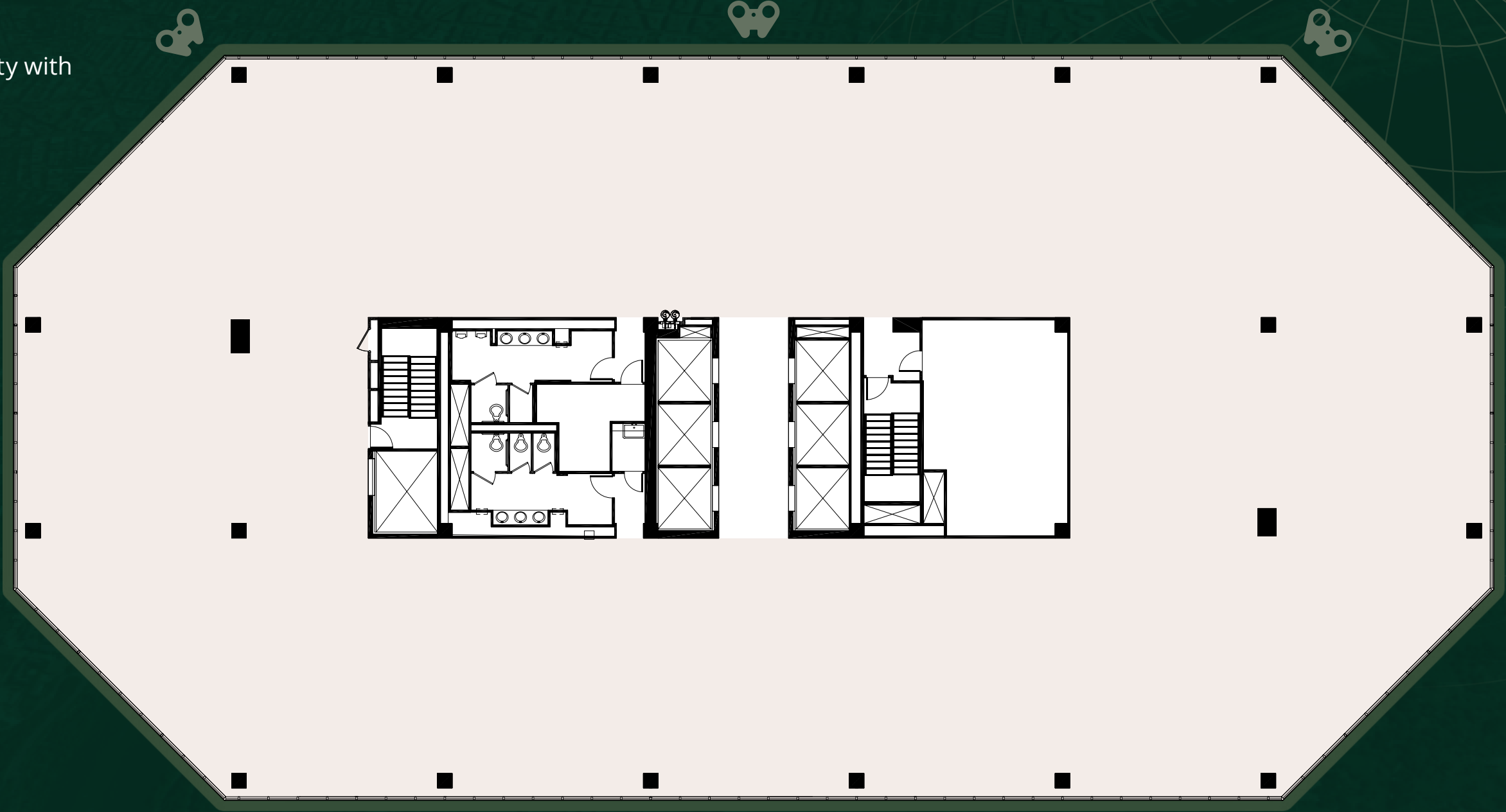
INTERNAL STAIRCASE



# 18th floor

Suite 1800 – Shell Condition  
20,150 SF  
Large block availability with trophy views

EXPANSIVE DC AND MONUMENT VIEWS





# 17th floor

Suite 1700 – 2nd Gen Spec Suite  
4,110 SF

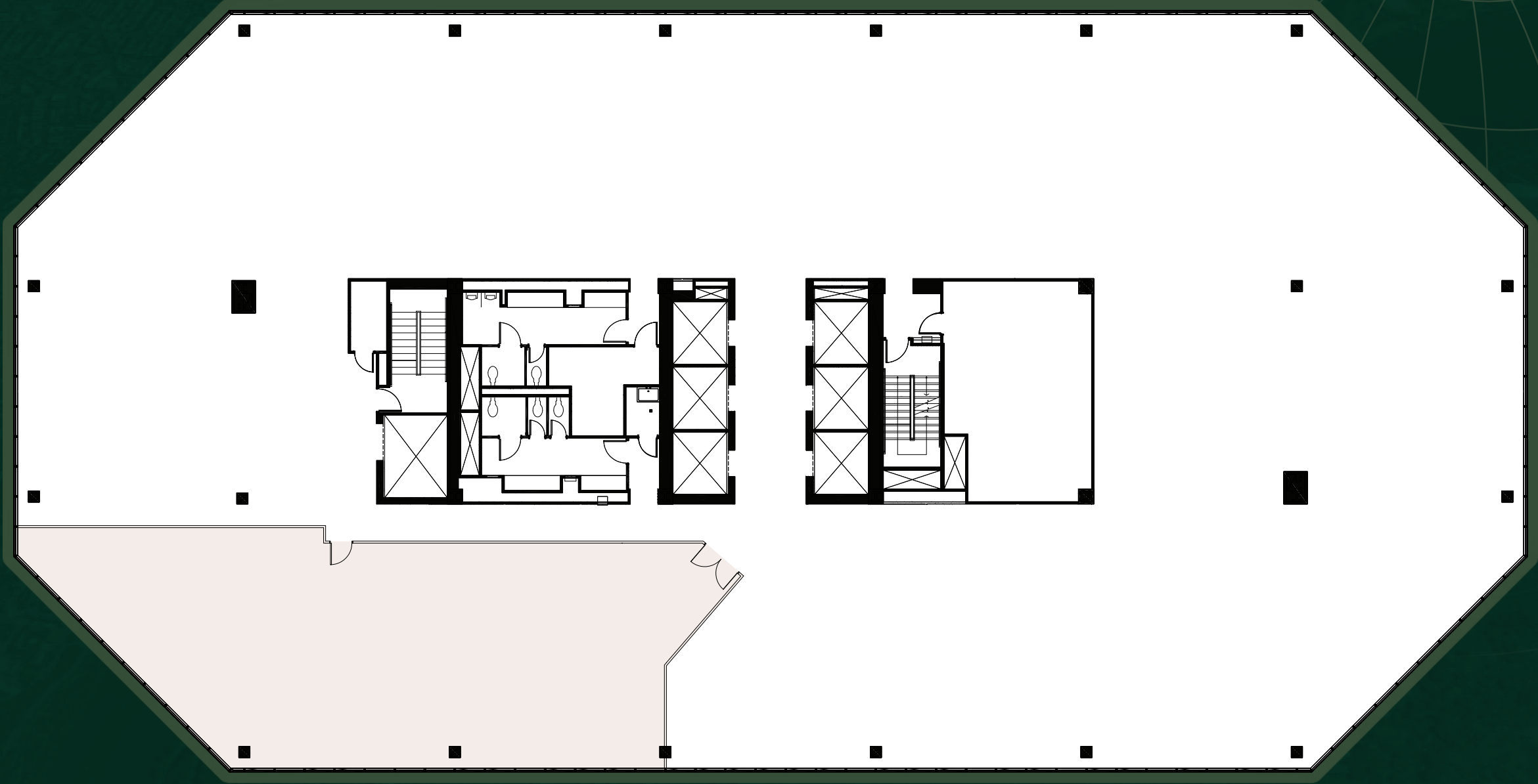




# 16th floor

Suite 1603

3,388 SF





# 15th floor

Suite 1500 – Full Floor Plug & Play

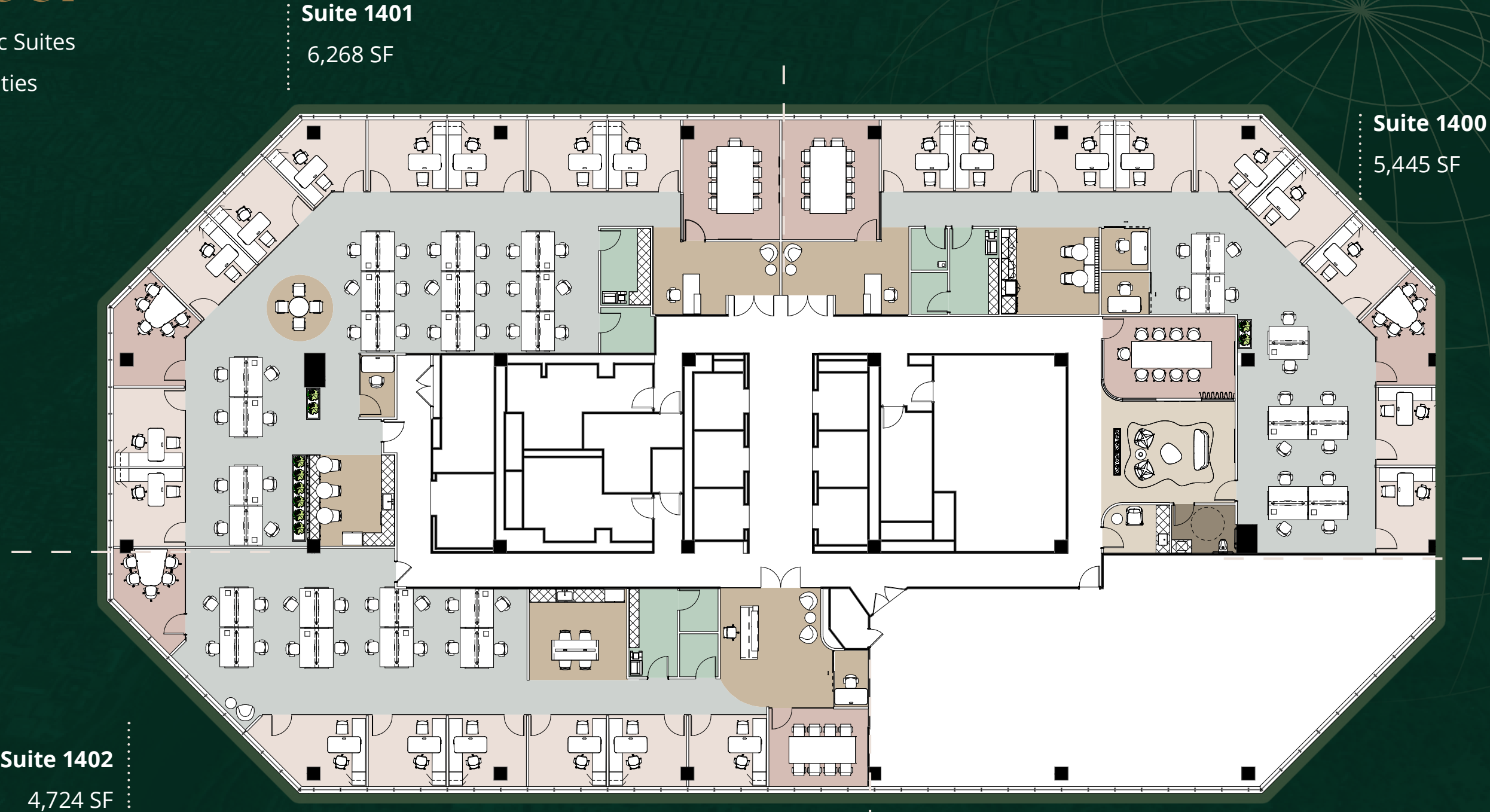
20,150 SF





# 14th floor

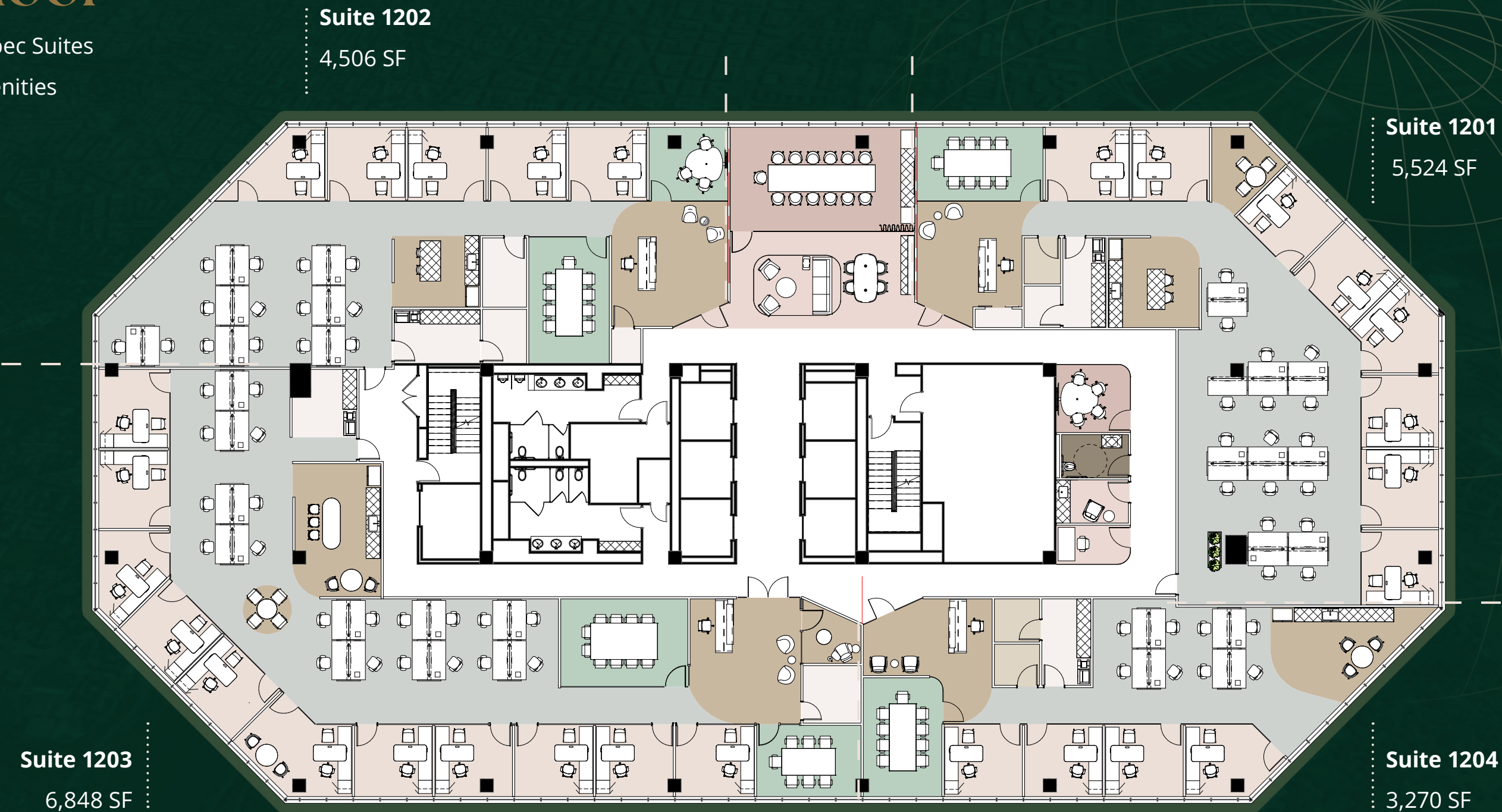
Suite 1400 – Spec Suites  
Town Hall Amenities





# 12th floor

Suite 1200 – Spec Suites  
Town Hall Amenities

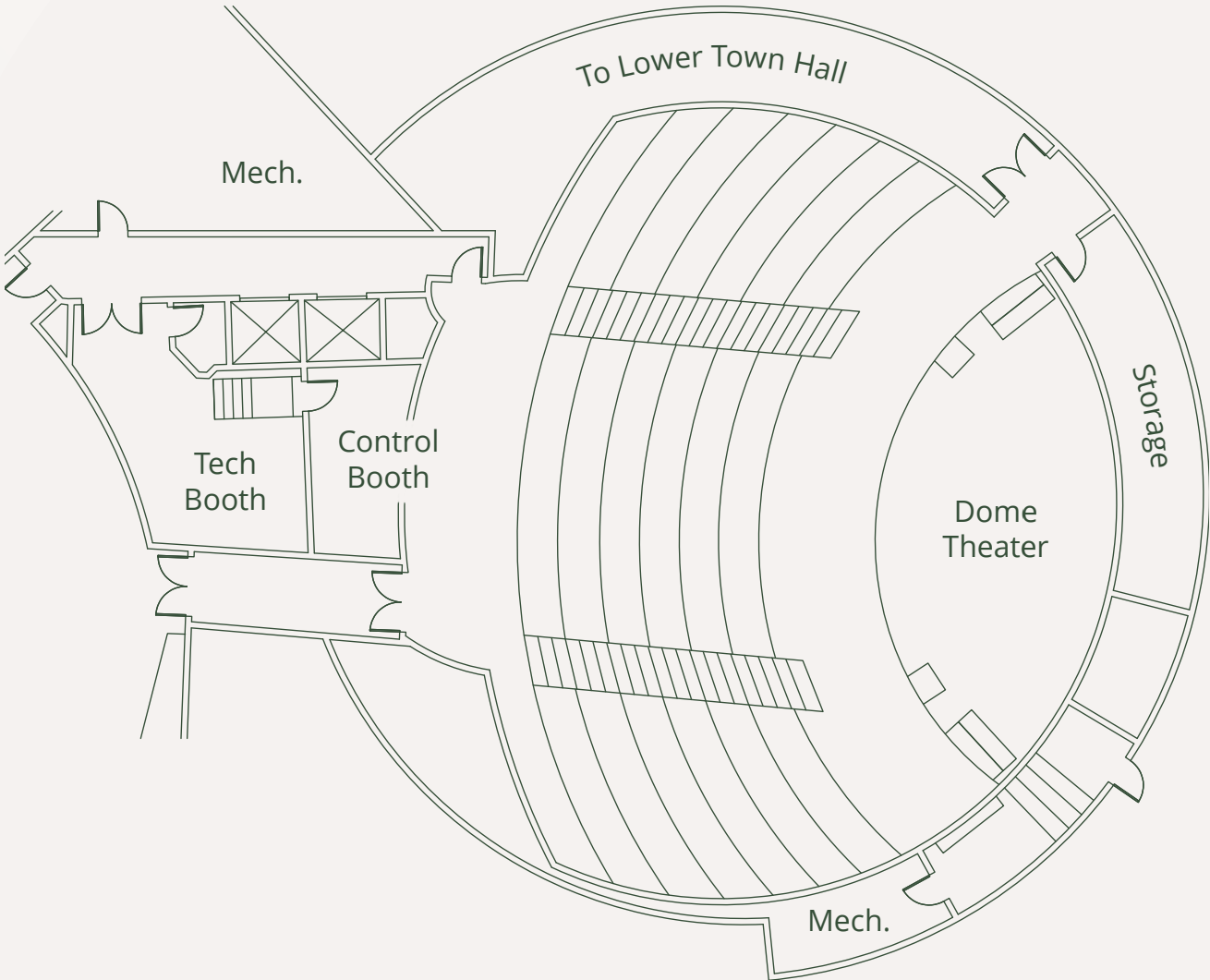






# The Dome

220 Seats  
5,779 SF  
9th Floor Access  
Direct access to Freedom Park







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CAPITAL PARTNERS

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