



ARLINGTON
TOWER

1300 N 17TH STREET

W O R

I K S I P E

A N C E

I N S P I R E S



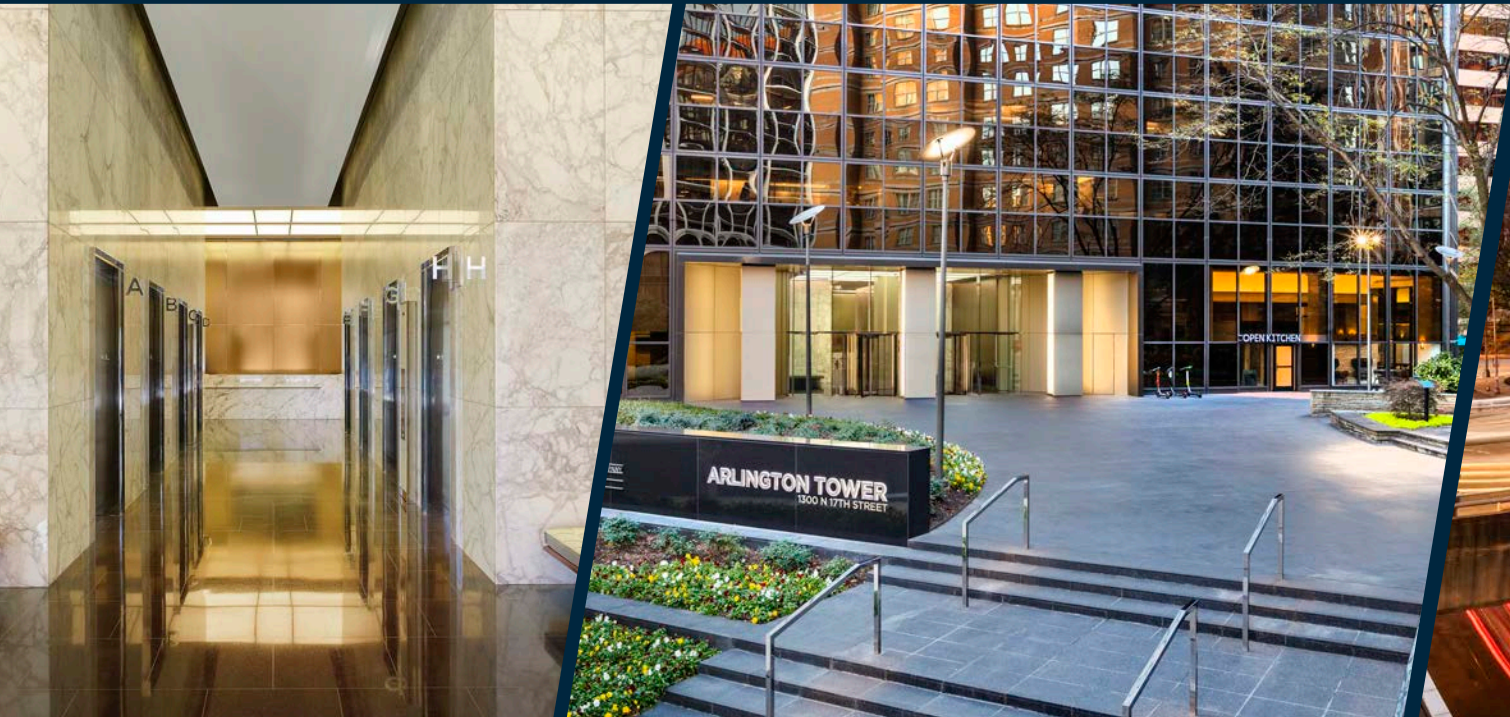
ARLINGTON TOWER

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 endless amenities. With breathtaking views of Washington, D.C. and just across the bridge from Georgetown, it offers proficient access to a roster of easy commuting options. The recently renovated 400,000 square foot office tower offers furnished Spec Suites on floors with shared amenity areas.





INSPIRED

ROOFTOP

VIEWS



EXHILARATION FOR THE SENSES

Pictures just don't do the view from atop Arlington Tower justice. The spectacular scene overlooking Washington, D.C. and the surrounding area needs to be experienced in person. Come soak in the scene and imagine yourself working and playing in this amazing rooftop space.

[Click to View the Rooftop and Panorama](#)



WIDE OPEN SPACES FOR WORK + PLAY

These spaces were built to suit you - from the high-end rooftop terrace, recently renovated networking lounge and updated café, Arlington Tower provides any accommodation you can dream of in order to get the job done.

250'
HEIGHT

19
FLOORS

WORK + PLAY



IMPACTFUL



FURNISHED
SUITES



COMMON
AMENITY
SPACE



STUNNING
VIEWS



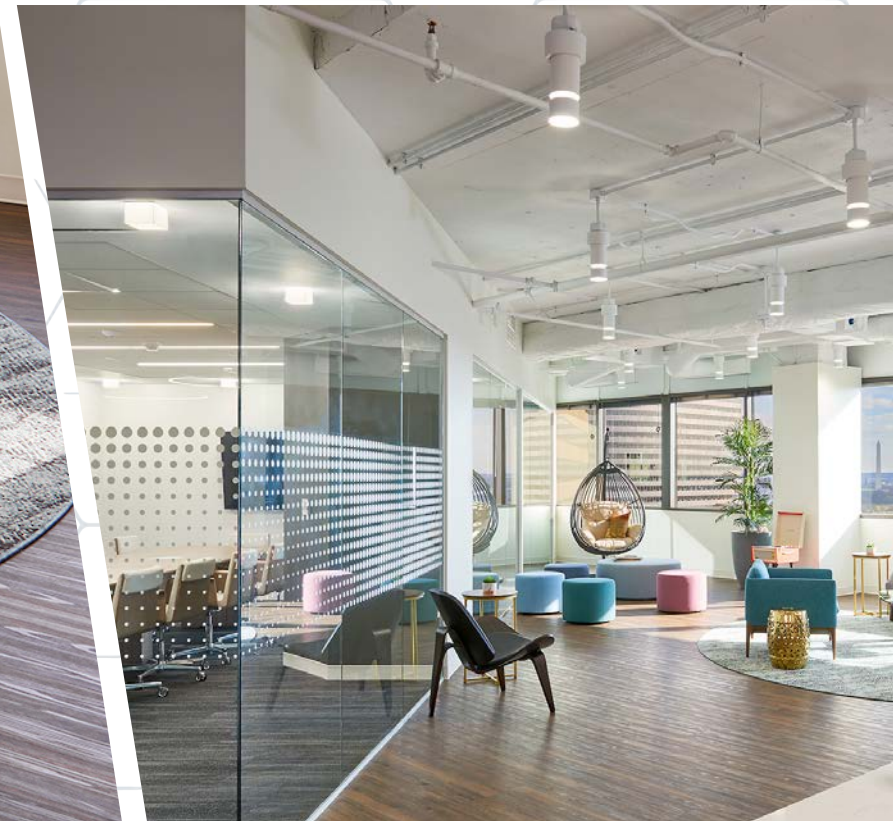
QUICK
MOVE-INS



SHORT-TERM
FLEXIBLE
LEASES



YOUR SPACE:
YOUR CULTURE



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 your best both at work and at home. The spa-quality fitness center is an exclusive, tenant-only perk with refreshing 16' floor-to-ceiling windows, spacious locker rooms, showers and towel service.





A WEALTH OF

AMENITIES

JUST STEPS AWAY





FOOD AND DRINK OF MANY FLAVORS

Don't get the lunch & learn blues. Arlington Tower offers a trove of delectable meal options that are perfect for any time of day. Whether you're doing a bagel run, squeezing in a salad between meetings or need to infuse your dinner with some international flavor, Arlington Tower has you covered.



DELICIOUS

72+

OPTIONS FOR
FOOD & DRINK

27

OPTIONS FOR
OUTDOOR SEATING

30+

OPTIONS FOR
HAPPY HOUR



LOCATION THAT MATTERS



RESTAURANTS & BARS

- 1 Continental Beer Garden
- 2 Central Coffee
- 3 Bourbon Coffee
- 4 The Yard
- 5 Amuse
- 6 The Little Beet
- 7 NY Pizza
- 8 Poke Bowl
- 9 Kanpai
- 10 Salt
- 11 Open Road
- 12 Gallery Market & Café
- 13 Open Kitchen
- 14 Ahra Café
- 15 Fresh Chop Chop
- 16 Thai Select
- 17 Barley Mac
- 18 Ben's Chili Bowl
- 19 Cosi
- 20 Sweetgreen
- 21 Starbucks
- 22 Chopt
- 23 Potbelly
- 24 Nandos
- 25 Bethesda Bagels
- 26 McDonalds
- 27 Panera
- 28 Cava
- 29 Chipotle
- 30 Compass Coffee
- 31 Sfoglina
- 32 Taco Rock
- 33 Tom Yum District
- 34 Vitality Bowls
- 35 District Taco
- 36 Capriotti
- 37 South Block

- 38 Gong Cha
- 39 Quinns on the Corner
- 40 The Simple Greek
- 41 Pho 75

FITNESS

- 42 Anytime Fitness
- 43 Crossfit
- 44 Verve
- 45 Golds Gym
- 46 Lava Barre
- 47 E60 Fitness
- 48 Bash
- 49 Orange Theory
- 50 Good Sweat

HOTELS

- 51 Courtyard by Marriott
- 52 Homewood Suites by Hilton
- 53 Hyatt Centric
- 54 Key Bridge Marriott
- 55 Residence inn
- 56 Le Meridien
- 57 Red Lion
- 58 Days Inn by Wyndham Arlington

RETAIL

- 59 Target
- 60 Safeway
- 61 CVS

WHAT'S GOING ON IN



URBAN | ACTIVE | CONNECTED

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, assorted dining options, green public spaces and retailers.

ACCESS THAT MATTERS



4 MINUTE WALK
TO ROSSLYN METRO



STEPS FROM CAPITAL
BIKESHARE STATIONS



EASY ACCESS TO I-66,
1-395, RT. 50 & GW PKWY



7 MINUTE DRIVE TO DCA



30+ HAPPY HOUR SPOTS



25+ OUTDOOR
SEATING OPTIONS



ONE METRO STOP AWAY
FROM WASHINGTON DC



15 MINUTE DRIVE TO
CAPITAL HILL

SUSTAINABILITY FIRST. ALWAYS.

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.

And it's why we integrate innovative technology into our properties that help us create more efficient structures. Because when it comes to sustainability, we're all in.

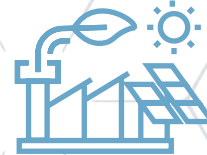


100%
RENEWABLE

Virginia portfolio GHG Scope 2 emissions reduced by one-third

96%
OF ASSETS

owned and managed by Brookfield are LEED certified



Reduced energy by 8% and carbon by 25% since 2015



Rooftop gardens at 4 of our properties is a sustainable amenity for our tenants and the local community



Composting at all properties in DC portfolio



To help grow the bee population, 8 beehives are residing on rooftops throughout our downtown portfolio.



Ocean Seabins have been installed in the marina at The Yards in Washington, D.C. They collect floating debris in the water so that it never makes its way to the ocean.



5 office rooftops have installed solar fields and are producing alternative energy.

FLEXIBLE & UNIQUELY CURATED SPACES



ARLINGTON
TOWER
1300 N 17TH STREET

SUITE 320 | 5,437 SF

SPEC SUITE



TONY WOMACK
703.328.1929

ALEX HANCOCK
202.999.8175

BERNIE MCKEEVER JR.
703.919.6750

 **TRANSWESTERN**[®]

Brookfield
Properties

FLEXIBLE & UNIQUELY CURATED SPACES



ARLINGTON
TOWER
1300 N 17TH STREET

SUITE 550 | 2,147 SF

SPEC SUITE



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 **TRANSWESTERN®**

Brookfield
Properties

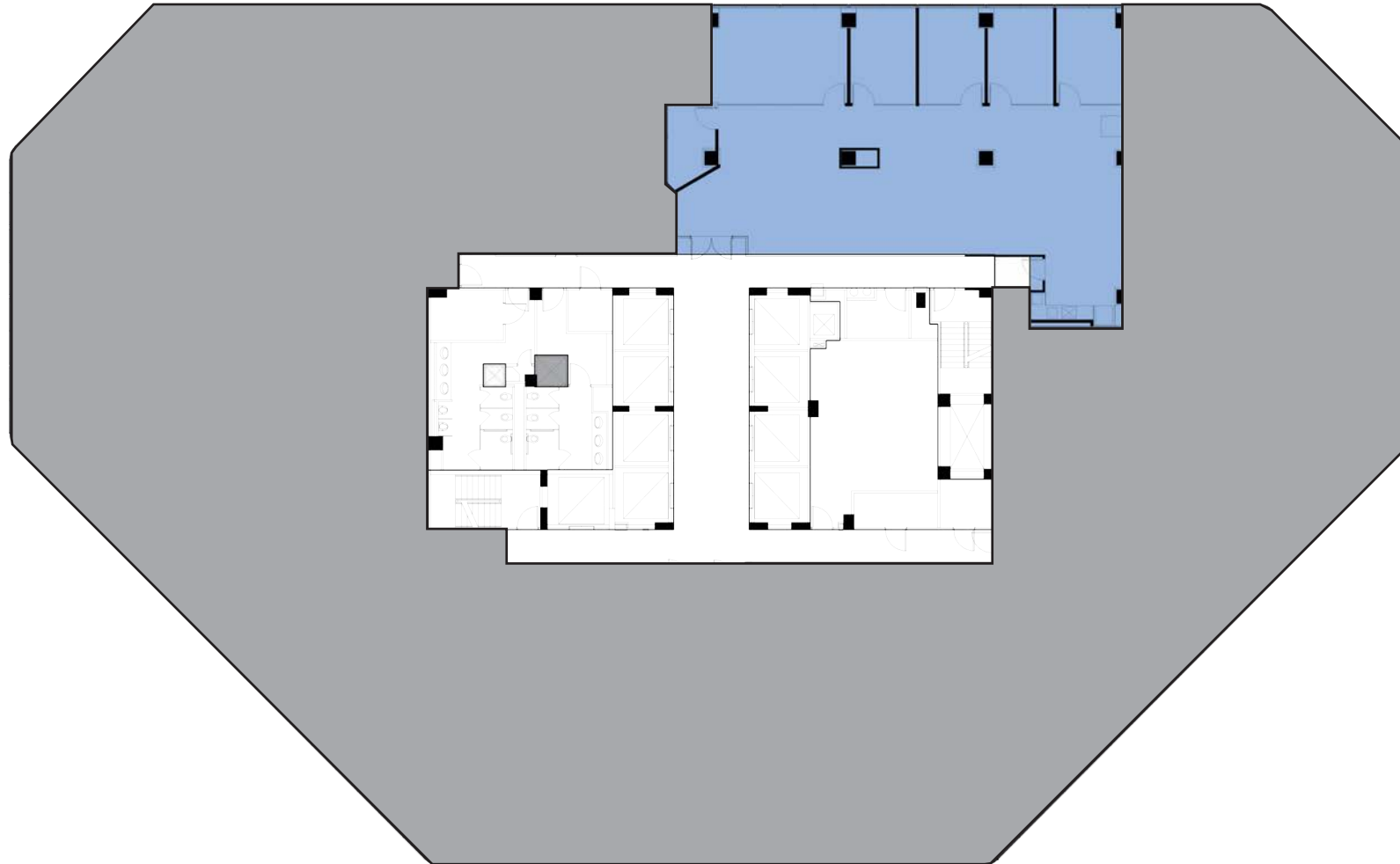
FLEXIBLE & UNIQUELY CURATED SPACES



ARLINGTON
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SUITE 710 | 3,031 SF

SPEC SUITE



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Brookfield
Properties

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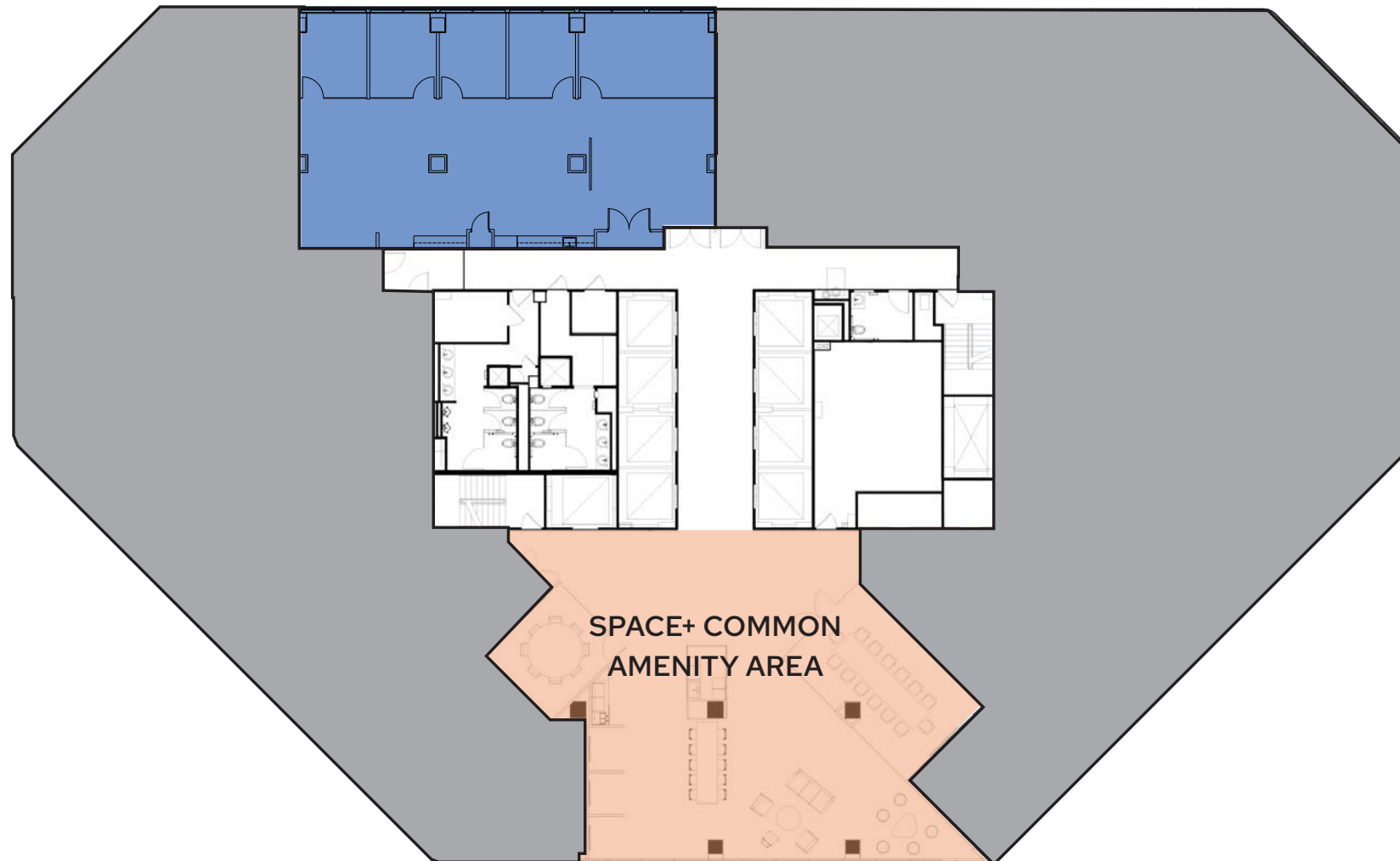


ARLINGTON
TOWER
1300 N 17TH STREET

SUITE 850 | 2,977 SF

SPACE+ SPEC SUITE

AVAILABLE 3/1/2023



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Brookfield
Properties

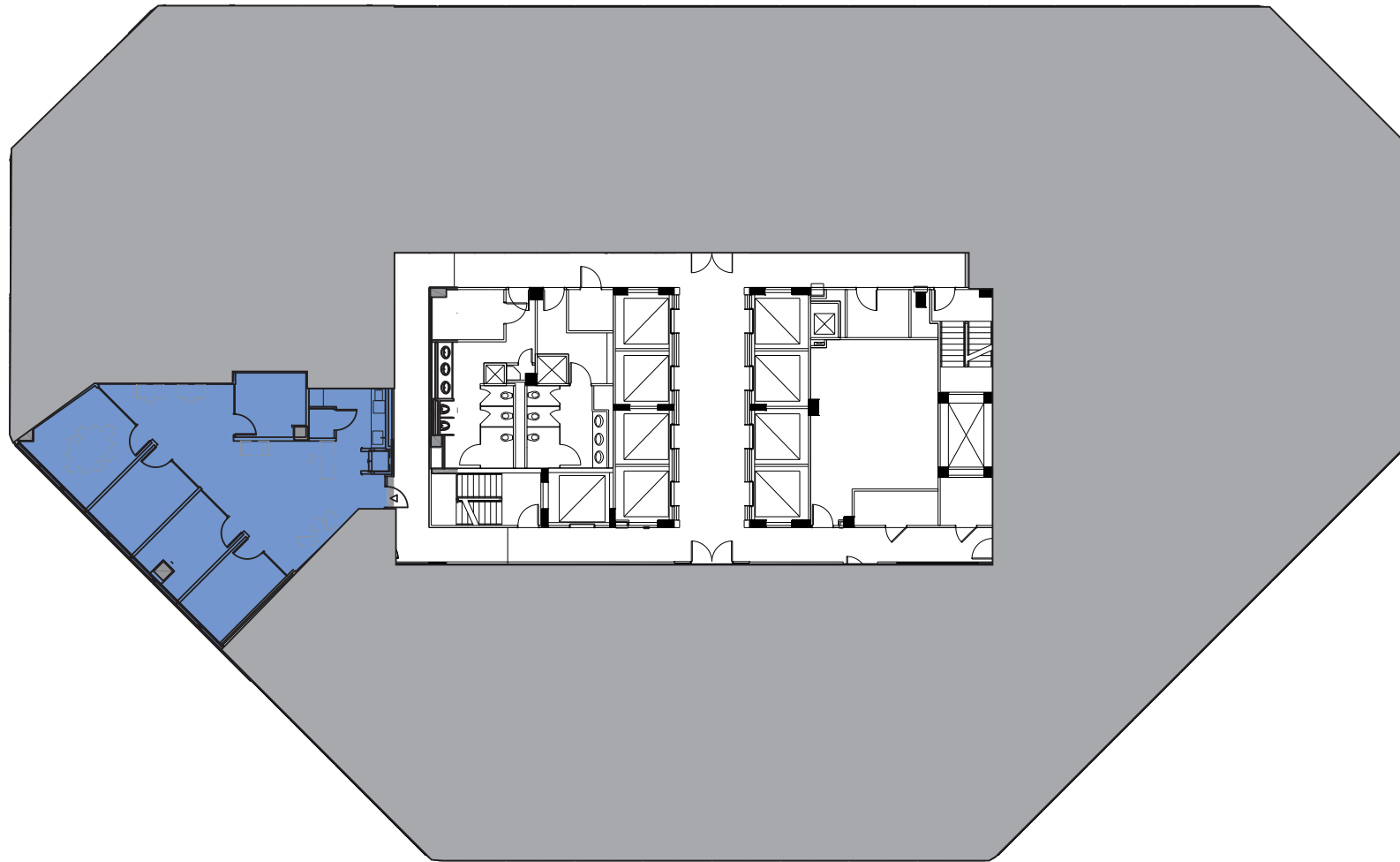
FLEXIBLE & UNIQUELY CURATED SPACES



ARLINGTON
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SUITE 1030 | 1,722 SF

SPEC SUITE



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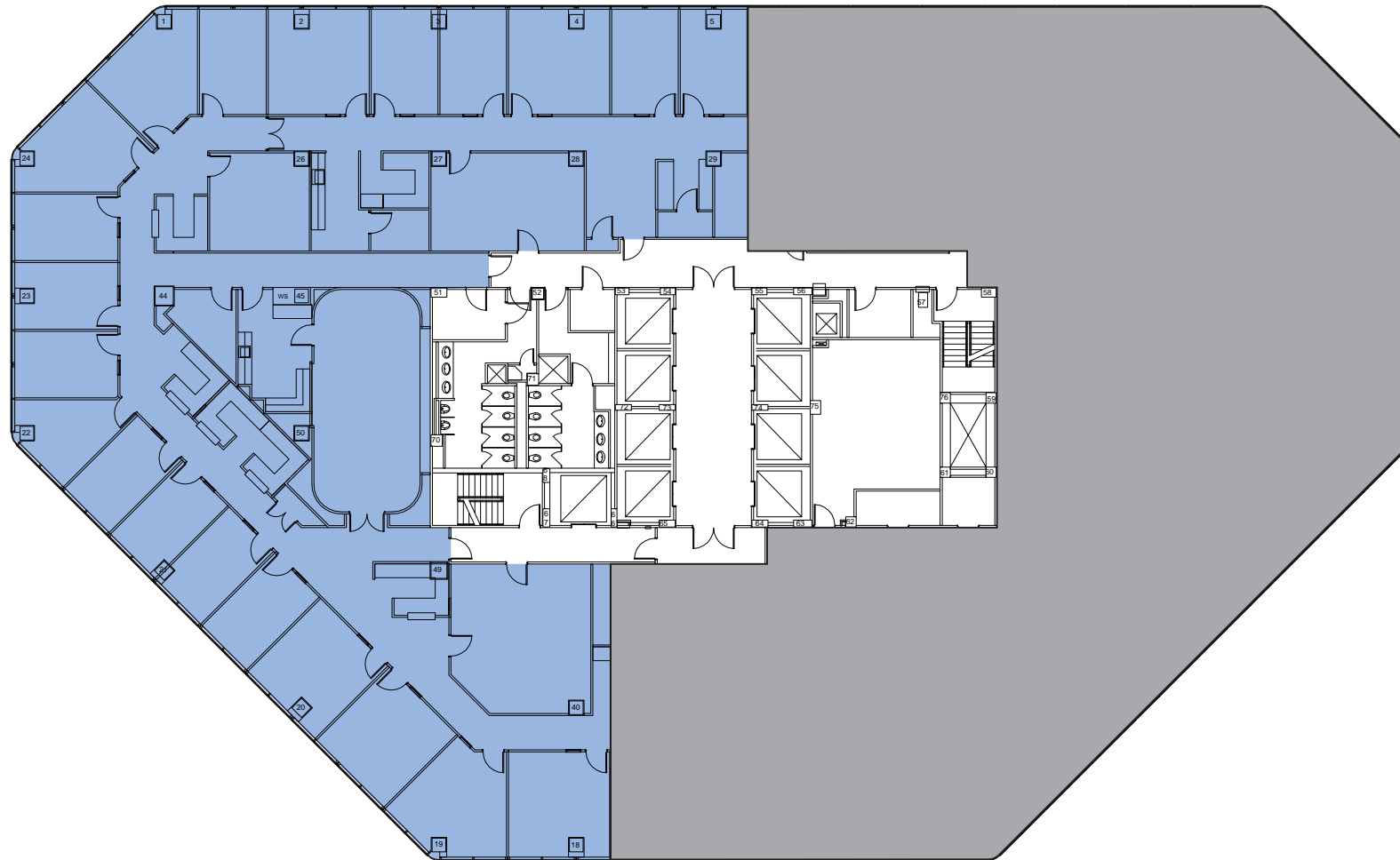
Brookfield
Properties

FLEXIBLE & UNIQUELY CURATED SPACES



ARLINGTON
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1300 N 17TH STREET

SUITE 1120 | 10,255 SF
SHELL CONDITION



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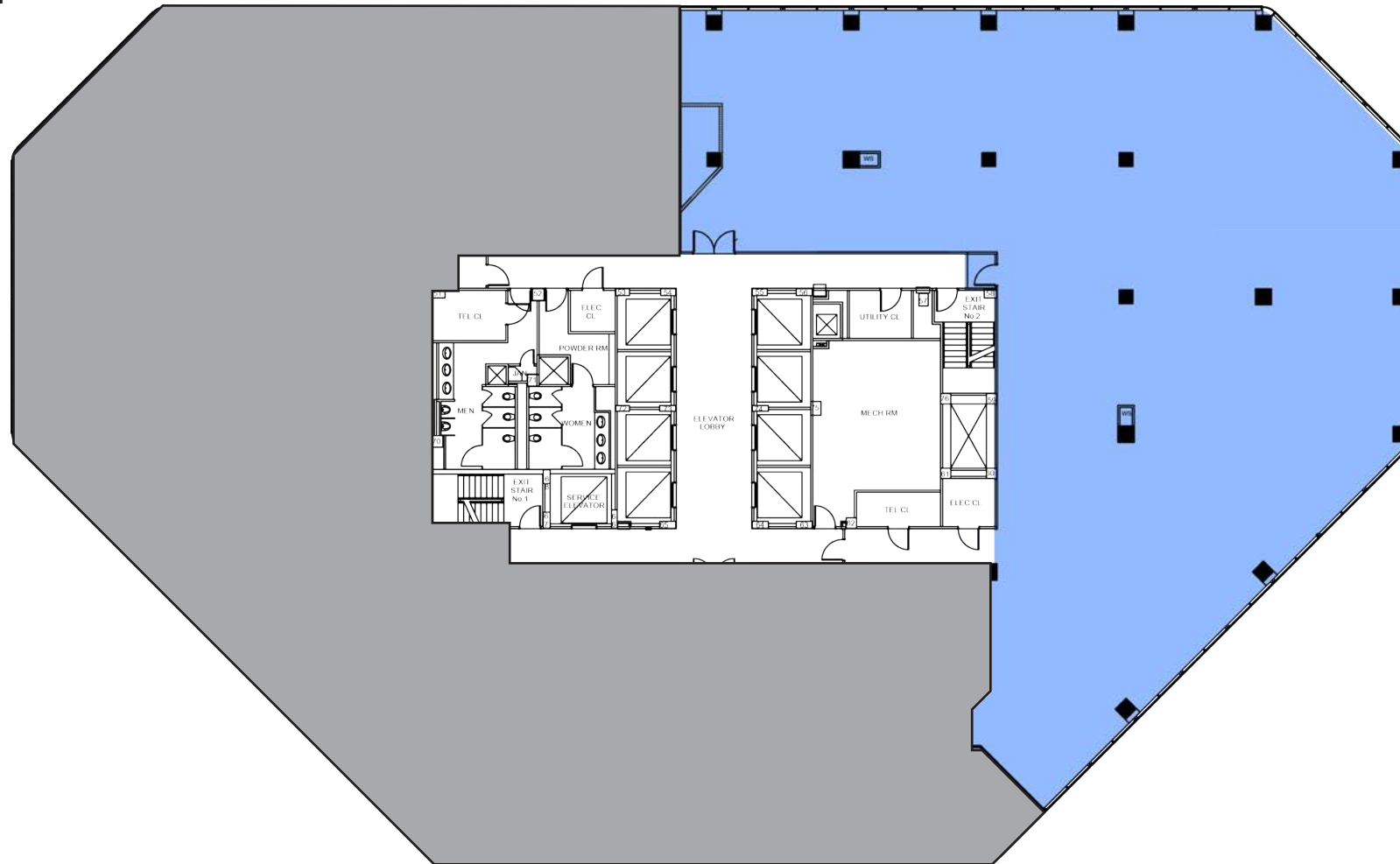
FLEXIBLE & UNIQUELY CURATED SPACES



ARLINGTON
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SUITE 1600 | 8,867 SF

MOVE-IN READY



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Brookfield
Properties



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