

FOR SALE

1320

N COURTHOUSE
ARLINGTON, VA

 TRANSWESTERN®

MID-ATLANTIC CAPITAL MARKETS GROUP

THE OFFERING

Transwestern's Mid-Atlantic Capital Markets Group, as the exclusive advisor, is pleased to present the opportunity to acquire 1320 N Courthouse ("The Property"), a 360,050 SF office building located within the highly sought after Rosslyn-Ballston (RB) Corridor. The Property is currently 18% leased to three tenants, offering investors a clear path to converting the Property to residential or redeveloping the site to multifamily from its current density of 4.96 FAR to a density as high as a 10 FAR.

OPTIONALITY

- **MAINTAIN AS OFFICE ASSET WITH HIGH QUALITY AMENITIES**
- **CONVERT TO RESIDENTIAL/ CONDOS/HOSPITALITY**
- **REDEVELOP TO HIGHER-DENSITY RESIDENTIAL/CONDOS/HOSPITALITY**

INVESTMENT HIGHLIGHTS

- **Opportunity to Acquire a Virtually Blank Canvas at a Historically Low Basis**
- **Irreplaceable, Transit Oriented Location**
- **By-Right Redevelopment Optionality—Up to 10 FAR with RE-GLUP**
- **Access to Unrivaled Demographic Profile**
- **Mature Market with High Barrier to Entry**

AT-A-GLANCE

Address	1320 N Courthouse, Arlington, VA
Rentable Building Area	360,050 SF
Typical Floor Plate	40,528 SF
Land Area	72,574 SF
Zoning	C-O
Current Density	4.96 FAR (Owner is in RE-GLUP process for 10 FAR)
Year Built	1990
Stories	9 above grade, 6 below grade (parking garage)
Building Heights	142'
Ceiling Heights	Floor 1: Slab-to-Slab: 20' Floors 2-9: Slab-to-Slab: 12'6"
Column Spacing	30'x44'
Parking Spaces	693 (1.92 per 1000/sf)
Occupancy	18% (clear path to vacant building)
LEED Certification	Platinum



COURTHOUSE



WASHINGTON, DC

LOCATION HIGHLIGHTS

OVERVIEW

The Property is conveniently located in the center of RB Corridor, a three-mile stretch that has become one of the most successful commercial and residential developments in the country. Elegant high-rises, national and regional corporate headquarters, upscale hotels, shopping, restaurants, and green spaces all contribute to a vibrant, pedestrian oriented live-work-play environment.

Premier Courthouse Location – situated in the heart of Courthouse, the Property offers unrivaled access to employers and amenities. 1320 N Courthouse is in position to take advantage of the development of the Courthouse Square project over the next decade, the future focal point of Arlington County.

Strong Demographics – access to populous, wealthy, highly educated, and young demographic pool that tends to rent apartments and spend freely. 70% of the population are millennials.

Multimodal Transportation – regional connectivity through DC Metrorail system, highway access, and bus stops.

Proximity to Leading Regional Employers – Arlington, VA is home to some of the most notable employers in the world. The optimal mix of federal and private companies here attract top workforce talent which results in creating a robust local economy.



ROSSLYN



COURTHOUSE



1320

WILSON BLVD

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