

TKO SUITES



1550 WILSON
BLVD

WHAT'S TO LOVE ABOUT 1550 WILSON BLVD



7-story building with
22,000+ square feet to
grow into when you need it



Affordable offices,
virtual offices, & executive
conference room



Within walking distance
from Rosslyn and Court
House transit stop



~15 minutes from Reagan
National Airport
~1 hour from Washington
Dulles International Airport



Affordable
parking



Steps away from
great restaurants
and shopping



10 minutes from
Washington D.C.

NEIGHBORHOOD HIGHLIGHTS

Conveniently located near Metro Stations, local bus transportation, airports, hotels, the Dulles Toll Road and I-495.



NEARBY AMENITIES:

- White House 10 min drive
- The Pentagon 6 min drive
- US Capitol Building 15 min drive
- US Marine War Memorial 5 min drive
- Arlington National Cemetery 6 min drive
- Bonds Escape Room 9 min drive
- Netherlands Carillon 5 min drive
- Georgetown University 8 min drive
- Dark Star Park 3 min drive

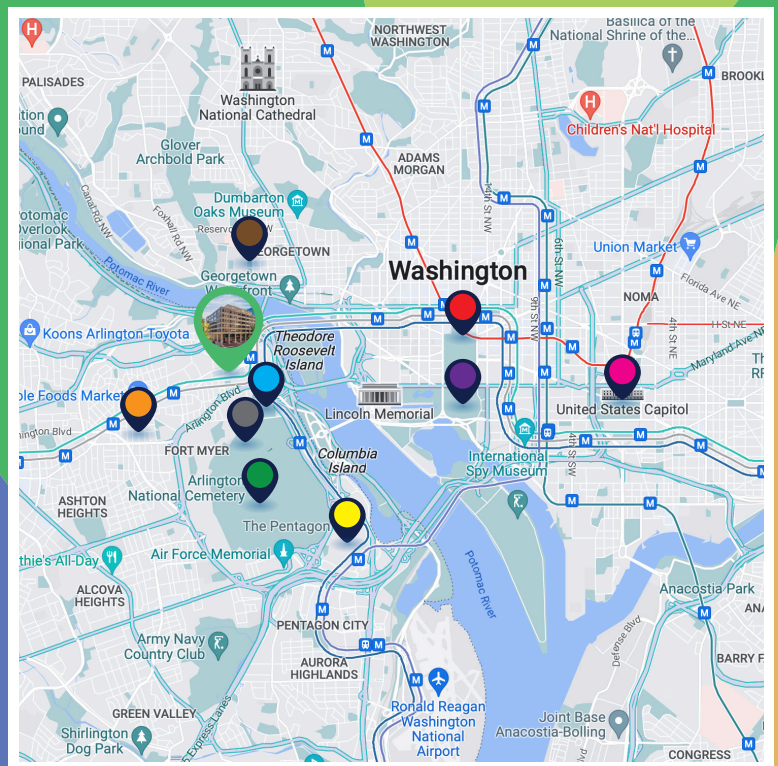
NEARBY TRANSIT:

Metro Train:

Rosslyn, 1870 N. Moore Street, 7 min walk
 Courthouse, 2100 Wilson Blvd, 4 min walk

Bus Stops:

Wilson & Pierce, 1 min walk
 Wilson & N. Quinn, 1 min walk



RESTAURANTS:

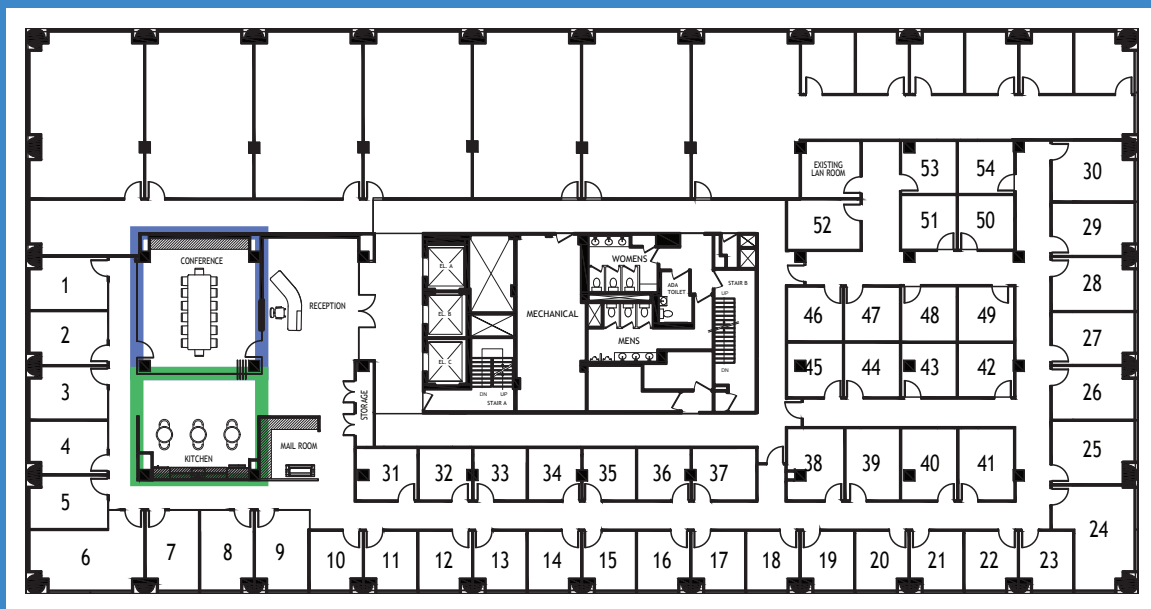
- Rhodeside Grill
- Tupalo Honey
- Southern Kitchen & Bar
- Barley Mac
- Café Sushi Garden
- District Taco (2 min drive)
- Bourbon Coffee
- Bethesda Bagels
- South Block Juice (1550 Wilson)

RETAIL & SERVICES:

- Court Cleaners**
(1560 Wilson – in same building)
- Skyline Wellness Center**
(1600 Wilson Blvd – across the street)
- BASH Boxing**
(Ste. 102 1550 Wilson)
- Arlington Transportation Partners**
(1501 Wilson)
- Fashion Centre at Pentagon City**
(8 min drive)

PROPERTY FLOOR PLAN

7TH FLOOR



PRIVATE OFFICES

Highly professional private offices for individuals and teams that are flexible and scaled for growth.

MEETING ROOMS

Spacious, well-appointed meeting rooms with on-site administrative support. Available for an hour, day or longer.

VIRTUAL OFFICES

Establish a business presence with mail handling, phone answering or meeting room time.

INCLUDING EVERYTHING IT TAKES TO RUN AN OFFICE



Our private office suites come complete with tons of great amenities.



PRIME
LOCATION

22K

SQ. FT.

54

SUITES



RECEPTIONIST



ELECTRIC/HEATING
& COOLING



*PHONE
SERVICE



CONFERENCE
ROOM



OFFICE
FURNITURE



*1 GIG-SPEED
INTERNET / WIFI



DAILY
CLEANING



KITCHEN



PRINTER/SCAN/FAX
CAPABILITY



PARKING
\$155/MONTH



CAR CHARGING
STATION



DRY CLEANING
ON SITE



MAIL HANDLING



MAINTENANCE



BIKE STORAGE



SHOWER FACILITIES

ONLY PAY FOR WHAT YOU NEED WITH OPTIONAL ADD-ONS



LIVE
RECEPTION
ANSWERING



LOCAL PHONE
NUMBER CALL
FORWARDING



CONFERENCE
ROOM USAGE



CLERICAL
SUPPORT

WHY CHOOSE OFFICE SUITES OVER TRADITIONAL OFFICE SPACE?

TRADITIONAL OFFICE SPACES

TKO SUITES

STARTUP COSTS

- Architect and contractor fees
- Building materials like sheetrock, carpeting, paint, and lighting
- Construction labor
- Heating and air-conditioning systems
- Networking infrastructure, including telecom cabling
- Furniture
- Office personnel (secretary, IT, etc.)
- Upgrades and maintenance
- Large security deposit
- Increase in real estate taxes and operational expenses
- Time to build out new suites

Starts at:

\$50,000

One-Month
Security Deposit
+ One Small Fee

Starts at:

\$1,500

MONTHLY COSTS

- High rent
- Real estate taxes
- Utility bills (electricity, gas/air conditioning, phone, water)
- Internet connection and phone service
- Salaries (secretary, IT, security, etc.)
- Ongoing upgrades, cleaning, and maintenance

Starts at:

\$5,000

One all-inclusive
payment:
no surprises

Starts at:

\$750

COMMITMENT

3 to 15 years

1 day to 5 years

**NO RISK WITH
GREAT REWARDS!**

As you grow, we grow with you: easily add more space when you need it.

WHY TKO SUITES?



Our fully serviced private office suites give your business a professional environment to **Focus and grow your business.**

We offer private office suites, virtual office plans, and hourly and daily meeting room rentals.

READY-TO-WORK

Forget the hassle of building an office from scratch, or waiting on hold to set up internet. Fully furnished and equipped, we're ready when you are. Just bring your laptop and can-do spirit.



PERSONALIZE

Don't just work in any space—work in your space. As long as you leave the office in its original condition, you can personalize the look and feel of your workspace, exactly as YOU like it. If you want, we can do it for you!



DEDICATED

Unlike other shared workspaces, you won't be disrupted by any paper-thin or glass walls here. Our suites give you the privacy, peace, and quiet you deserve.



MINIMAL RISK

With a variety of flexible agreement terms and options, from an hour to years, lower your overhead by solely paying for what you use. Flat fees mean there are no surprise charges, ever.





WE'RE HERE FOR YOU

Choosing a workspace, even in the short term, is an important decision that affects the success of your business.

We're here to answer any questions you may have to make sure you get the most out of your space, or finalize your agreement at your convenience, when you're ready.

Thank you for considering TKO!

Sandy Rabatin
Office Manager

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tkosuites.com

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