

Brookfield

1550 WILSON BOULEVARD

General Description

Part of an office community situated in a park-like system of brick paths and landscaped plazas, 1550 Wilson Boulevard feels like the suburbs right in Arlington, Virginia just minutes from Downtown Washington, DC. The building is a 7-story pre-cast concrete building built in 1984 with efficient 20,000 square foot floor plates. The lobby was upgraded in 2001 with an earth-tone marble floor and light wood accents on the walls. A below grade, four level parking garage serves both tenants and visitors of the building.

Design Architect

Weihe Black Jeffries Strassman and Dove

General Contractor

Salus Corporation

Mechanical Engineer

General Engineering Associates

Structural Engineer

KCE Structural Engineers

Completion Date

1984

Building Height

7 stories

Design Load

Typical floor = 80 psf (pounds per square foot) + 20 psf partitions

Rentable Area

Approximately 143,821 SF

Typical Floor Area

Approximately 22,000 SF

Ceiling Heights

Slab-to-slab heights on office floors average 9'6"
Standard floor to ceiling height is 8'3"

Mullion Spacing

14 feet 9 inches

Interior Column Spacing

Generally every 16-20 feet

HEATING, VENTILATION AND AIR CONDITIONING

The building is equipped with Trane self contained units which consist of water cooled condensers, one per floor, and a capacity ranging from 20 to 50 tons. The Building Automation and Energy Management System is primarily Andover equipment. In addition to equipment operation and control, the system performs demand and load shedding functions.

Design Criteria

The building's HVAC systems are designed to meet or exceed Arlington County Building Code requirements. Design conditions are based upon occupancy of not more than one person per 100 usable square feet.

Heat

Heat is supplied by VAV boxes and electric elements. Elements range from 1kw to 1.5 kw.

Air Conditioning

Cooling is provided by package units with water cooled condensers.

Supplemental HVAC is available 24 hours a day.

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Standard Hours of HVAC Operation	8:00 AM to 6:00 PM, Monday through Friday 8:00 AM to 1:00 PM, Saturday
ELECTRICITY	
General	Building-standard power consists of 5 watts per usable square foot, connected load, provided by Dominion Virginia Power. Additional power is available based upon demonstrated need.
Electric Closet	1 per floor
Telephone Closet	1 per floor
PASSENGER ELEVATORS	
Number of Elevators	4 elevators organized into 2 banks: Floors B1-7/B1-PH Floors B4-1
Elevator Capacity	3,000 lbs. depending on elevator bank
Elevator Speed	350 FPM (ft. per minute), depending on bank
SERVICE ELEVATORS	
Number of Elevators	1
Elevator Capacity	3,500 lbs.
Elevator Size	6'6" long, 4'4" wide, 8'3" high
BUILDING AMENITIES	<ul style="list-style-type: none">• Enterprise Rent-A-Car;• Fresh Chop Chop, offering coffee and beverages, breakfast and deli sandwiches at the 1560 building;• Court Cleaning for your dry cleaning needs;• Mailing Services to include FedEx drop boxes;• Piola, specializing in real Italian pizza and served in a lively and contemporary environment;• Self park garage offering monthly and daily parking, managed by Impark Parking;• Onsite Management and Engineering;• Close access to two metro stations (Rosslyn and Courthouse);• Close access to Reagan National Airport;• Close access to major interstates: I395, I66, George Washington Parkway, Rt50.• Electric charging station located at B2 level of the parking Garage;• Amenity bay located at B2 level of parking Garage, which includes vacuum, air pump and recycling stations.