

Brookfield

1560 WILSON BOULEVARD

General Description	Part of an office community situated in a park-like system of brick paths and landscaped plazas, 1560 Wilson Boulevard feels like the suburbs right in Arlington, Virginia just minutes from Downtown Washington, DC. The building, standing 12 stories and built in 1986, is designed with a glass curtain wall system. The powerful two story rotunda lobby utilizes elegant architecture with extensive use of marble throughout. 12,000 square foot floor plates allow for a full floor presence for the smaller office tenant. A below grade, three level parking garage serves both tenants and visitors of the building.
Design Architect	Weihe Black Jeffries Strassman and Dove
General Contractor	McCarthy Construction Inc.
Mechanical Engineer	PKP Engineers, PC
Structural Engineer	KCE Structural Engineers, PC
Completion Date	1986
Building Height	12 stories
Design Load	Typical floor = 80 psf (pounds per square foot) + 20 psf partitions
Rentable Area	Approximately 138,889 SF
Typical Floor Area	Approximately 12,000 SF
Ceiling Heights	Slab-to-slab heights on office floors average 10'6" Standard floor to ceiling height is 8'3"
Mullion Spacing	N/A
Interior Column Spacing	Generally every 10-20 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 Air Conditioning	Heat is supplied by VAV boxes and electric elements. Elements range from 1kw to 1.5 kw. 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	5 elevators organized into 2 banks: Floors 1-12 Floors B3-1
Elevator Capacity	3,500 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	6'7" long, 5'4" wide, 10'4" high
BUILDING AMENITIES	<ul style="list-style-type: none">• Enterprise Rent-A-Car;• Fresh Chop Chop, offering coffee and beverages, breakfast and deli sandwiches;• 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.