



1310 N. Courthouse Road

Building Benefits



CENTRAL LOCATION

Numerous restaurants are located within a few blocks of 1310 N. Courthouse, including Bayou Bakery, Starbucks, Fire Works Pizza, Ragtime, Corner Bakery, Cosi, Ray's The Steaks, and more. Additionally, The Market Commons Clarendon, located four blocks from the property, contains retailers such as Pottery Barn, Crate & Barrel, Apple, The Container Store, Williams Sonoma, Barnes & Noble, Lululemon, and Whole Foods Market. 1310 N. Courthouse is just two blocks from Courthouse Metro.

IMMEDIATE ACCESS TO MAJOR ROUTES

Located right off Route 50 with easy access to Wilson Blvd., I-66, Washington, D.C., The Pentagon, Reagan National Airport and more.

5-FLOOR UNDERGROUND PARKING GARAGE

Finished elevator lobbies on each level and a parking ratio of 1.8/1,000.

TREE-LINED PLAZA

Lush landscaping includes site lighting, benches and tables for an eye-catching entrance and an enjoyable outdoor environment.

ON-SITE GOLD'S GYM

Featuring a knowledgeable staff, state-of-the-art fitness equipment, men's and women's locker rooms and more.

EVERYDAY CONVENIENCE STORE

Located on the property, shop for daily conveniences, groceries, dry cleaning and more.

ENERGY EFFICIENCY

ENERGY STAR® Certified and LEED GOLD (EB).

380,000 SQUARE FEET

One of the larger spaces available in the Rosslyn/Ballston corridor, featuring a renovated two-story lobby, common areas and restrooms on each level.



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1310 N. Courthouse Road

Building Specifications

ADDRESS

1310 North Courthouse Road,
Arlington, VA 22201

ARCHITECT

Morgan Gick McBeath & Associates, P.C.
(Renovation)

YEAR BUILT

1983

RENOVATED

2009

NET RENTABLE AREA

380,752 square feet (BOMA)

TYPICAL FLOOR PLATE

35,772 square feet (BOMA)

STORIES

11 stories

PARKING

661 parking spaces on five levels,
1.8 per 1,000

LOADING DOCK

Two loading docks accessible
from 13th Street

FINISHED CEILING HEIGHT

- 25'-0" on floor 1
- 8'-6" for suites on floors 3-11
- 10'-0" for elevator lobbies
on the office floors

COLUMN SPACING

Set on a regular grid of
approximately 25' x 25'

HVAC

Primary HVAC system serving building is VAV (variable air volume) system with self-contained, water-cooled direct expansion air conditioning units (SCU's) on floors 1-11, while the basement utilizes independent split systems. These primary 24 SCU's were replaced in 2009 with new equipment except on floors 4/5. All VAV boxes were replaced in 2009 with modern Trane VAV's with DDC controls and new internet based EMS system. Condenser water is supplied to SCU's using two 500-ton and one 150-ton cooling towers.

FIRE/LIFE SAFETY

Property is fully protected by wet and dry fire-protection sprinkler systems. All above grade floors are served by wet pipe system. A new fire alarm system was completely updated to include the replacement of the fire alarm panel and all devices in 2009.



ENERGY EFFICIENCY

- ENERGY STAR® Rating of 92
- LEED GOLD (EB)

ELEVATORS

Eight high-speed elevators service parking garage and all floors

ELECTRICAL SERVICE

- Building standard is 3 watts/SF for Tenant receptacles and equipment and 5 watts/SF for Tenant's lighting.
- Dominion Electric provides building power through an underground 13.7 kV high voltage utility service.
- Main electrical room switches include two 4,000-amp and one 3,000-amp switch. Service power is provided by 480/277-volt, 3-phase, 4-wire equipment. Dry-type transformers provide 208/120 volt, 3-phase, 4-wire reduced voltage for tenant power and general service.
- Electrical service capacity is approximately 30-watts/SF

EMERGENCY POWER

Diesel emergency generator located in the below-grade garage with a second backup generator installed on the roof

ACCESS CONTROL

Perimeter access control system includes:

- Proximity reader access and visitor telephone at each garage level lobby entrance
- Proximity reader access and visitor telephone at main lobby doors
- Floor-by-floor lockout capability in 6 elevators
- Monitoring of exterior stair entrances at office levels (door prop and forced entry)



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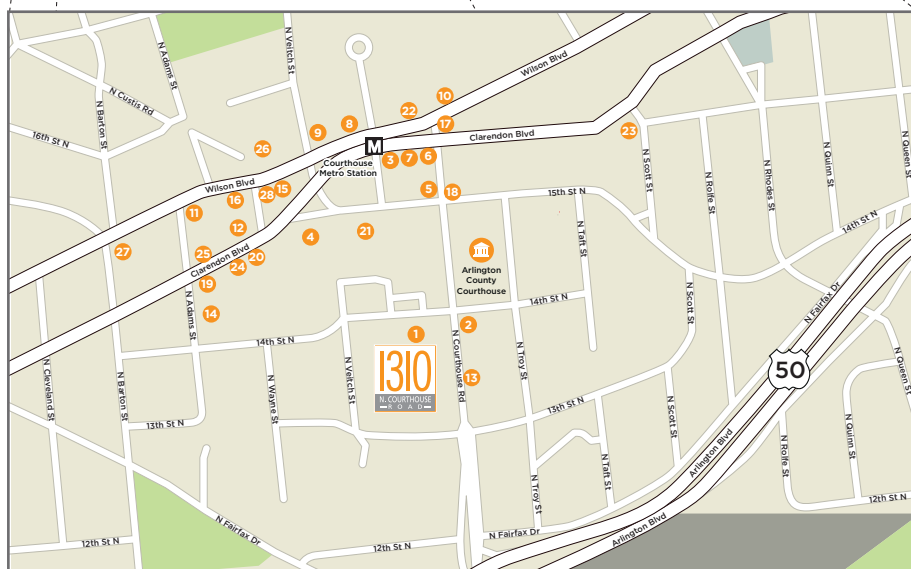
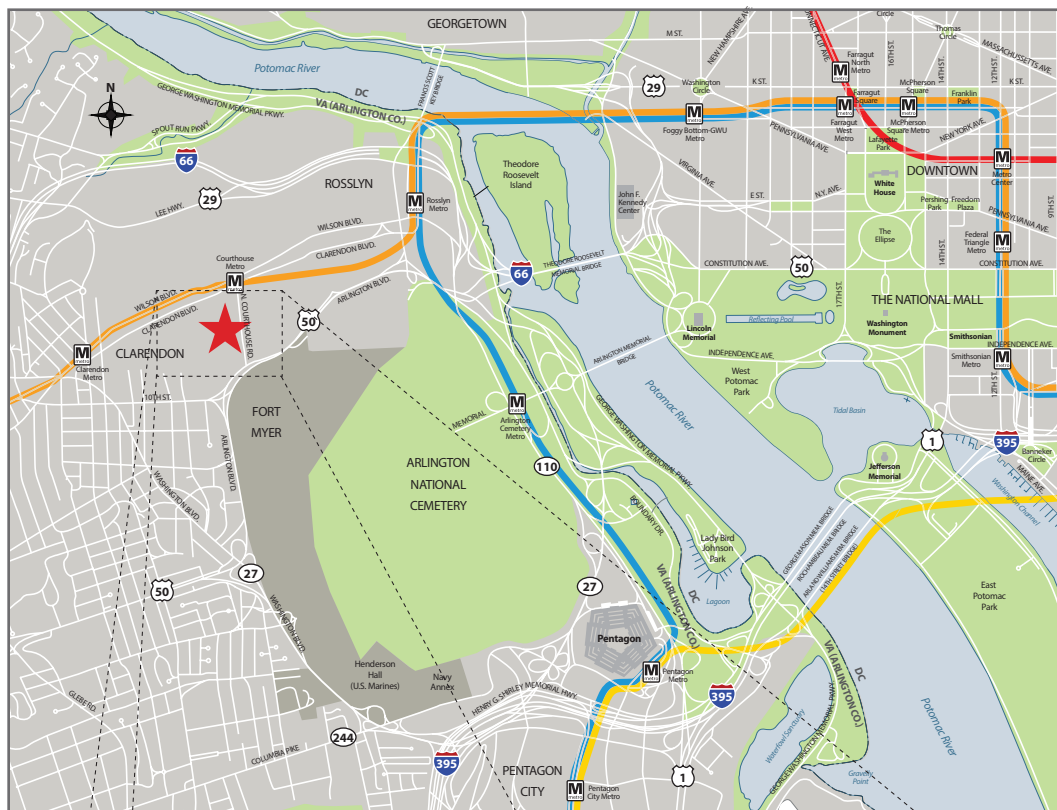


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Accessibility and Amenities



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|------------------------|-------------------------|---------------------|--------------------|
| 1. Gold's Gym | 8. Corner Bakery | 15. BB&T | 22. Brooklyn Bagel |
| 2. Ragtime | 9. Bank of America | 16. UPS Store | 23. Sushi Rock |
| 3. Cosi | 10. Ireland Four Courts | 17. Wendy's | 24. Toscana Grill |
| 4. Starbucks | 11. Five Guys | 18. Bayou Bakery | 25. Me Jana |
| 5. Jerry's Subs | 12. Ray's the Steaks | 19. Fireworks Pizza | 26. Dunkin Donuts |
| 6. Summer's Restaurant | 13. Hilton Garden Inn | 20. Velocity 5 | 27. Papa John's |
| 7. Boston Market | 14. Residence Inn | 21. AMC Theaters | 28. Sweet Leaf |



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