



# COURTHOUSE TOWER

1515 N COURTHOUSE ROAD



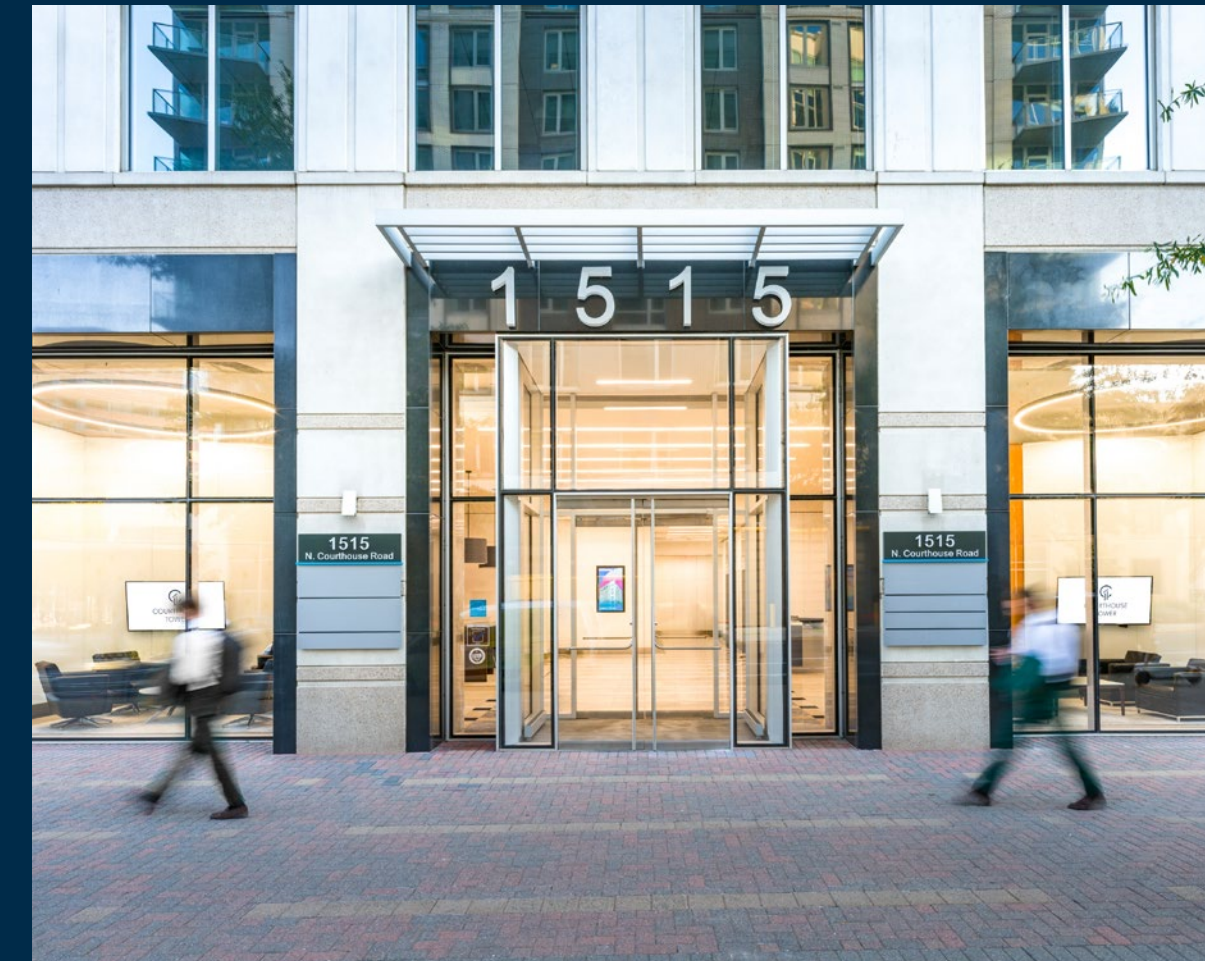


A FEEL  
GOOD  
VIBE

## Here's the Scoop

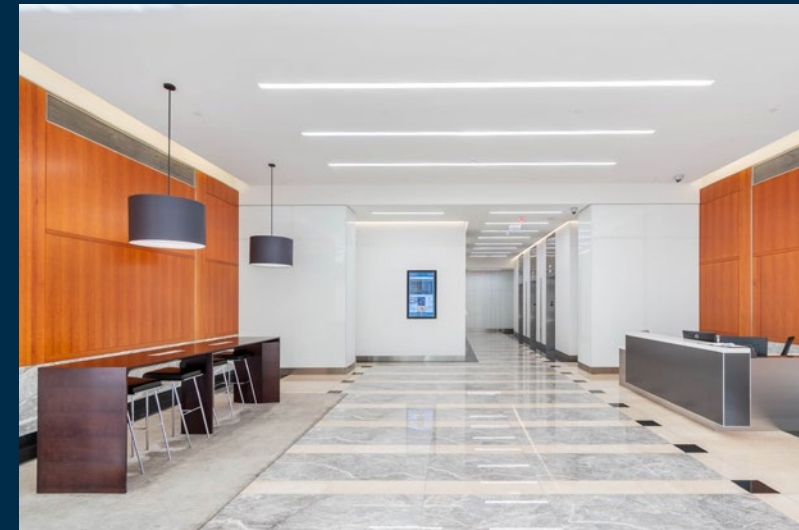
Courthouse Tower is the pinnacle of the Clarendon/Courthouse skyline and gateway to the Nation's Capital, located in Arlington's most diverse and dynamic urban community. Surrounding the project are not only countless shops and restaurants, but also bike trails, green parks, and walkable friendly neighborhoods.

Courthouse Tower's impressive new urban terrace, spacious fitness center brimming with natural light, and flexible seating conference facility were designed to offer its tenants a comprehensive amenity experience in a high quality and professional setting.



## Building Highlights

- 12-story office building totaling 253,000 square feet
- Efficient 22,000-square-foot floor plates with bands of floor-to-ceiling glass
- 9' finished ceiling heights and 40' column spacing
- 1 block walk to the Courthouse Metro Station and less than 1 mile to downtown Washington DC
- Structured garage parking at a ratio of 1.8/1,000 SF with 3 EV charging stations
- Recently completed \$3 million renovation featuring a one-of-a-kind urban terrace with shade canopies, fire pit, and outdoor games
- LEED Silver Certification



ALL IN  
A DAY'S  
WORK



## Building Amenities

### ENJOY FRESH AIR

Beautifully furnished and landscaped urban terrace equipped with AV, shade canopies, games, and a fire pit

### COLLABORATE

Flexible seating conference center to accommodate up to 90 guests with catering area, full AV, and WiFi

### STAY IN SHAPE

Spacious facility offering floor to ceiling windows, state of the art equipment, towel service, and fully equipped shower and locker facilities

### GO GREEN

Secure bike storage and 3 electric vehicle charging stations provided in a prime location in the parking garage

### GRAB & GO

Enjoy breakfast, lunch and coffee at Bayou Bakery or a meal from neighborhood favorites including Sushi Rock, Fireworks Pizza, and Tupelo Honey

# Courthouse Tower Sits Atop

**ELEVATED  
SIGHT LINES**  
PROVIDE DRAMATIC  
PANORAMIC VIEWS



One of the Highest Hills in Arlington



Thomas Jefferson Memorial  
 395  
 Reagan National Airport  
 The Pentagon

COURTHOUSE TOWER

THE Wendy  
 231 residential units | 3.5k square feet of retail

THE COMMODORE  
 423 residential units | 18.5k square feet of retail

FUTURE SQUARE

98 walker's paradise  
 74 very bikeable  
 73 excellent transit

## A Bright Future

The bustling retail scene is expanding with the addition of The Commodore and The Wendy, two adjacent residential buildings that will add 22,000 square feet of retail and tree-lined promenades to enhance the vibrancy of the Courthouse neighborhood.

Envision Courthouse Square aims to create a central hub that not only efficiently houses County government operations but also provides a significant and engaging public space designed to serve Arlingtonians for generations to come.



# COURTHOUSE TOWER:

AT THE HEART OF A VIBRANT SHOPPING, DINING, AND ENTERTAINMENT DISTRICT

## Transportation & Access

- **2 minute drive** to Route 50
- **10 minute drive** to downtown Washington DC
- **10 minute drive** to Reagan National Airport
- **2 minute walk** to Courthouse Metro platform
- **10 minute walk** to Whole Foods





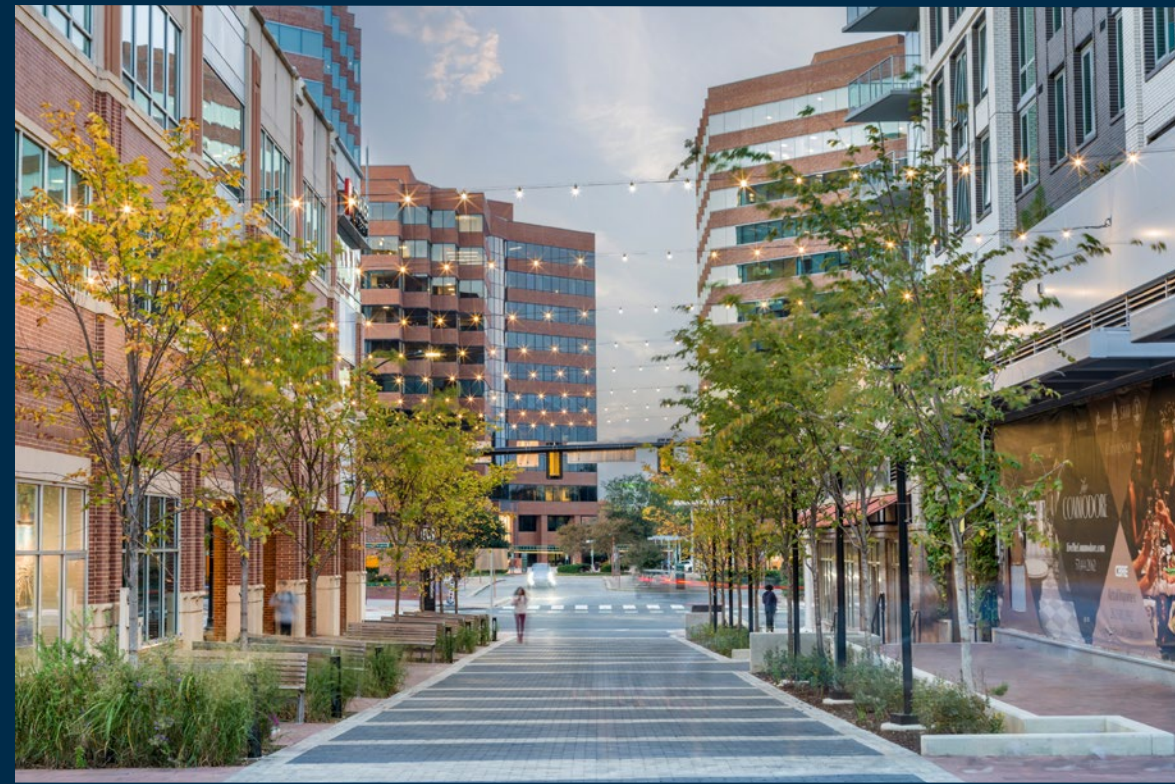
## Neighborhood Charm

Courthouse blends vibrant urban energy with the tranquil charm of a neighborhood. With its convenient Metro access and lively streetscape filled with bars and restaurants, Courthouse is a prime destination for new homeowners and professionals working in Arlington.



## Strong Sense of Community

Center to the Arlington community, Courthouse supports an active social calendar. Cherished events include: the weekly Farmer's Market of over 38 local vendors, Clarendon Day with an annual attendance which exceeds 25,000 people, and the Arlington Festival of the Arts, an impressive display of local artisans and crafters.



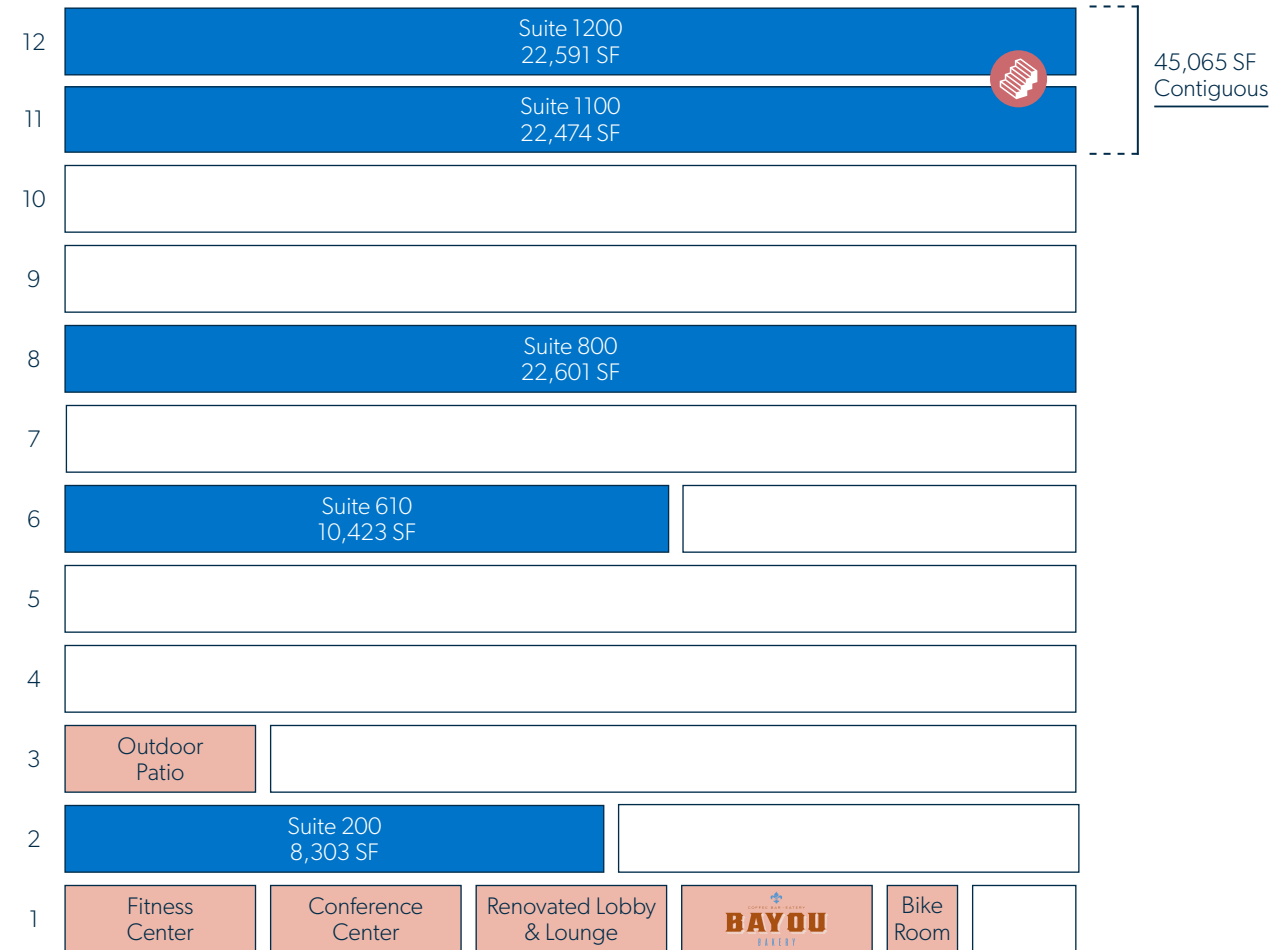
## Urban Amenities

Courthouse provides a rich and diverse retail and restaurant experience. A representative sample of retailers include:



# COURTHOUSE: ARLINGTON'S MOST DIVERSE URBAN COMMUNITY

### AVAILABILITY



■ Available  
 ■ Amenity  
  Leased  
 ■ Internal Stairwell

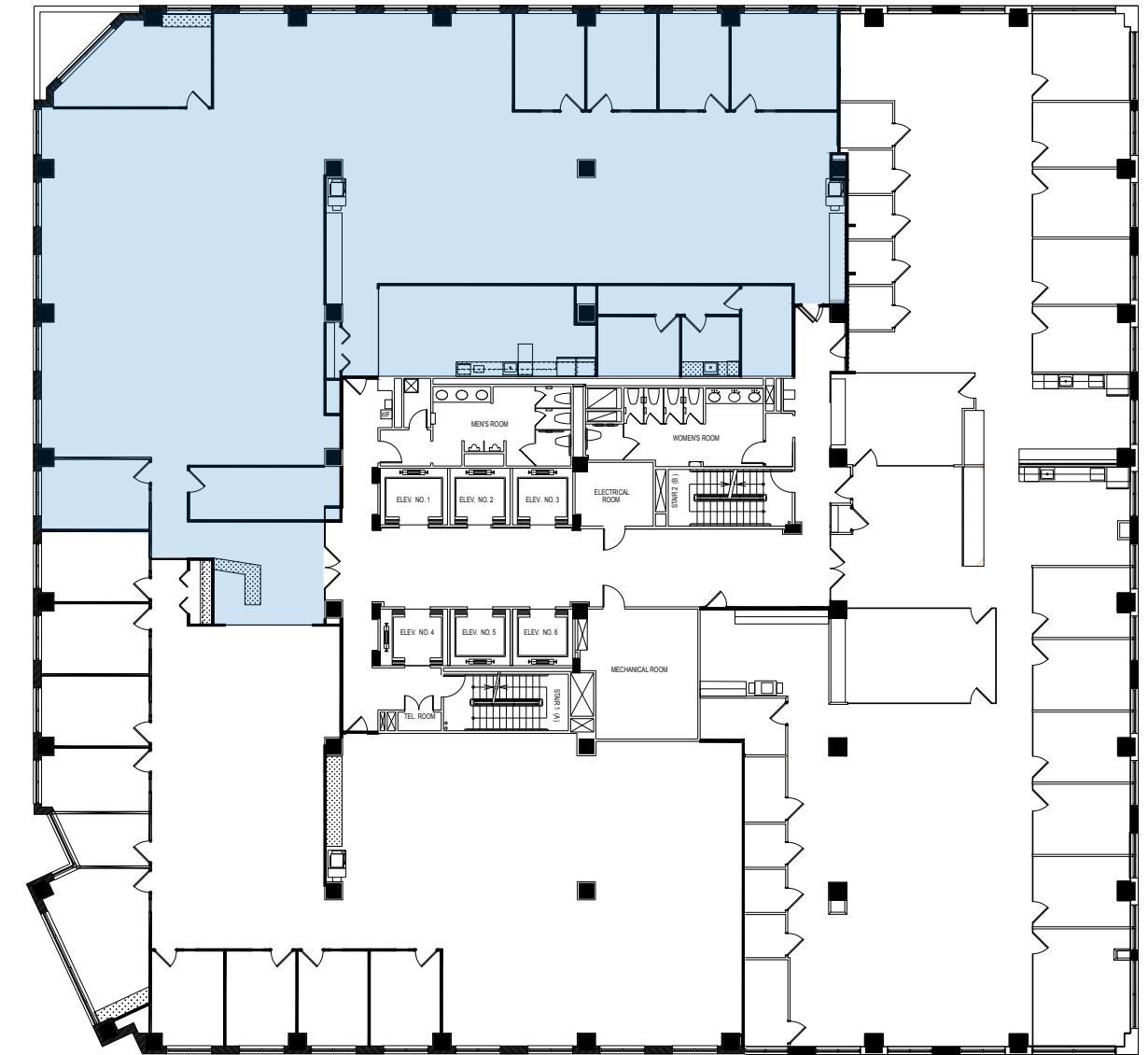


### SECOND FLOOR

1515 N COURTHOUSE ROAD

EXPLORE IN 3D

**SUITE 200**  
8,303 SF

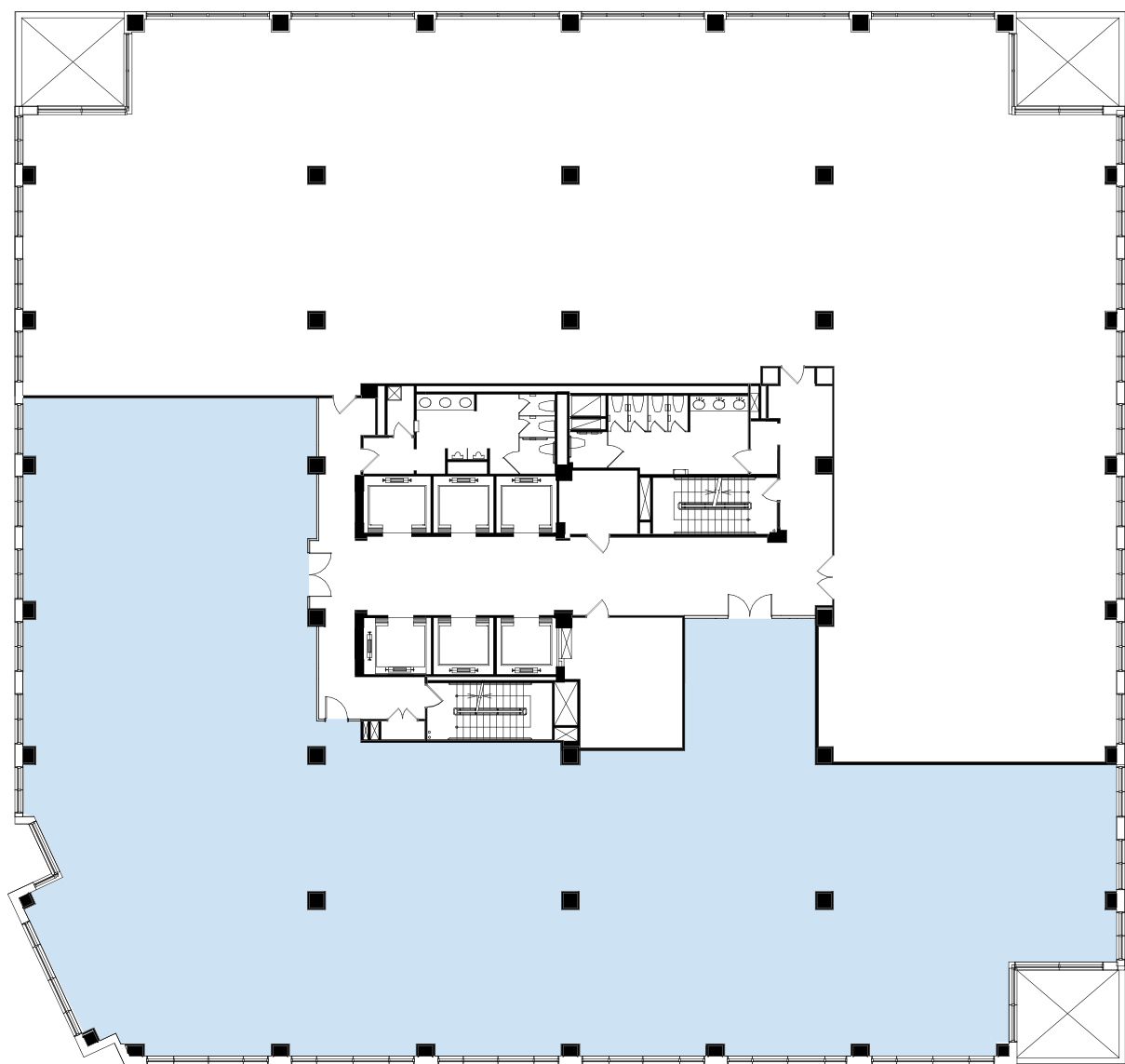




COURTHOUSE  
TOWER

**SIXTH FLOOR**

AVAILABLE IMMEDIATELY



**SUITE 610**  
10,423 SF

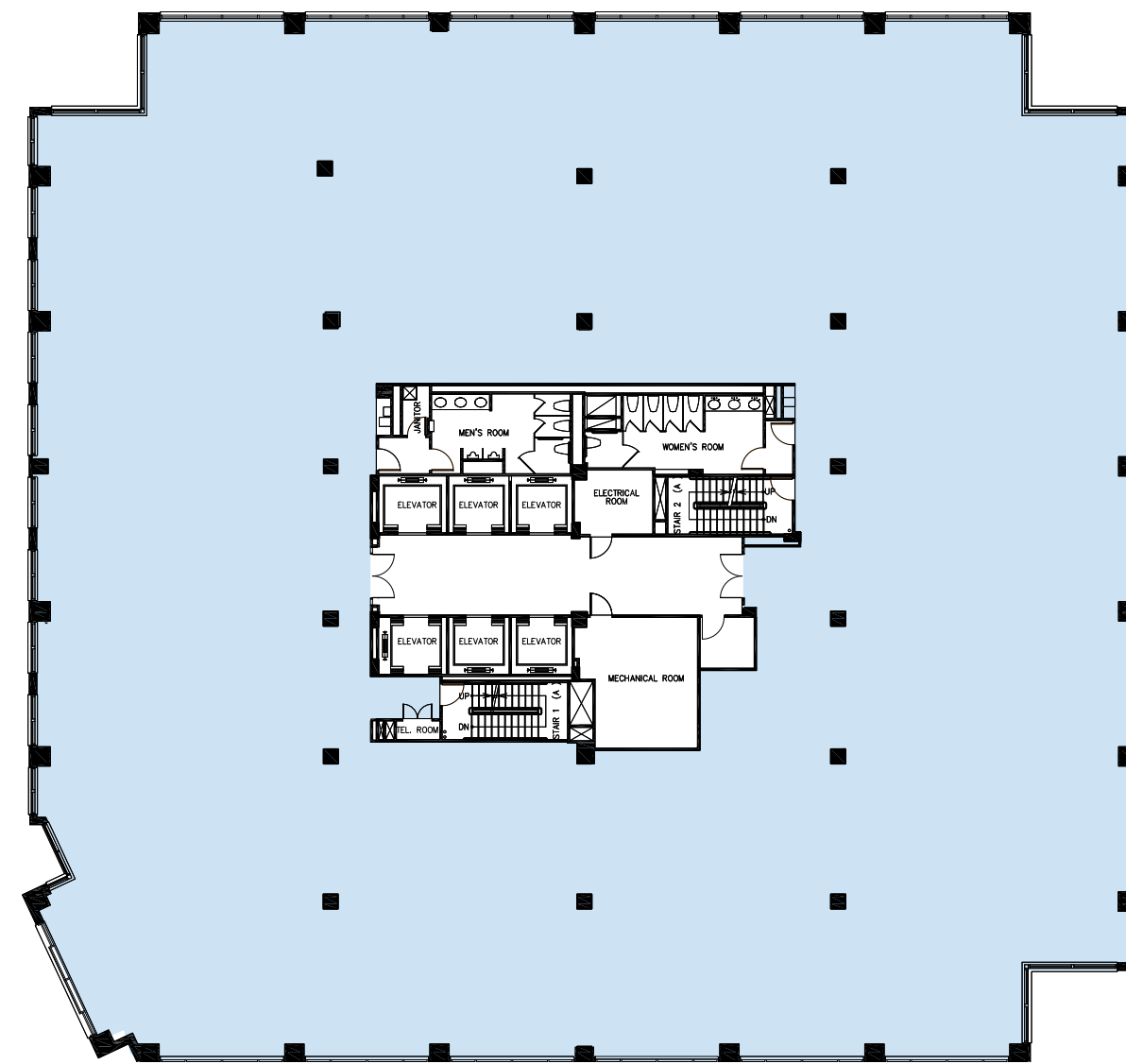
1515 N COURTHOUSE ROAD



COURTHOUSE  
TOWER

**EIGHTH FLOOR**

AVAILABLE IMMEDIATELY



**SUITE 800**  
22,601 SF

1515 N COURTHOUSE ROAD

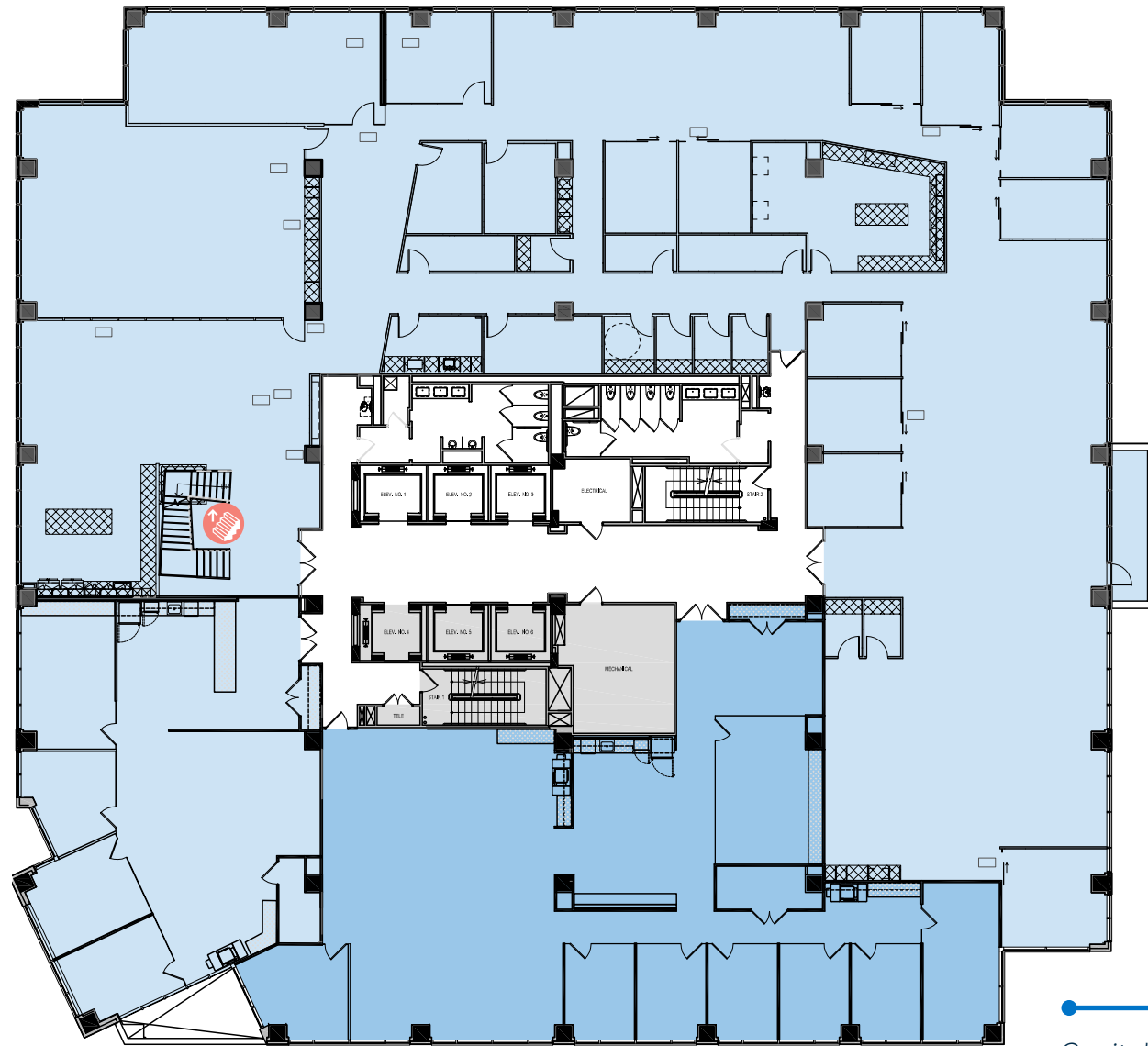
Currently Unfurnished



COURTHOUSE  
TOWER

EXPLORE IN 3D

**SUITE 1100**  
17,334 SF



Capitol &  
Washington  
Monument Views!

**SUITE 1120**  
5,140 SF

EXPLORE IN 3D

Contiguous to 45,065 SF

Internal Stairwell to 12th Floor

**ELEVENTH FLOOR**  
AVAILABLE IMMEDIATELY

1515 N COURTHOUSE ROAD

Currently Unfurnished



COURTHOUSE  
TOWER

**TWELFTH FLOOR**  
AVAILABLE IMMEDIATELY



**SUITE 1200**  
22,591 SF

EXPLORE IN 3D

Contiguous to 45,064 SF

Internal Stairwell to 11th Floor

1515 N COURTHOUSE ROAD

# ABOUT BGO

BGO is a leading, global real estate investment management advisor, real estate lender, and a globally recognized provider of real estate services. BGO serves the interests of more than 750 institutional clients with expertise in the asset management of office, industrial, multi-residential, retail and hospitality property across the globe. BGO has offices in 25 cities across twelve countries with deep, local knowledge, experience, and extensive networks in the regions where we invest in and manage real estate assets on behalf of our clients in primary, secondary and co-investment markets. BGO is a part of SLC Management, the institutional alternatives and traditional asset management business of Sun Life.

For more information, please visit: [www.bgo.com](http://www.bgo.com)



BGO set out to deliver a concept that would address the evolving needs of our customers. The result is MIRO - Move In Ready Offices. Thoughtful design created in partnership with best-in-class architecture and design firms, from an operator that's experienced, responsive and trusted with over 100 years' institutional experience.



**TURNKEY & TECH-ENABLED:** MIRO's fully furnished and fully wired designs allow for immediate move-ins.



**CUSTOMIZABLE:** Make your MIRO suite your own with the help of BGO's in-house construction & development team.



**ROOM TO GROW:** We know space needs can change fast. With MIRO, tenants have the versatility to scale accordingly.



**IDEAL LOCATIONS:** In the heart of it all. We're conveniently located in prime locations within the largest cities in the United States.



**HYBRID WORK ENABLED:** MIRO meets the needs of full-time, hybrid and remote employees, with video conferencing for dispersed teams, and lockers for hybrid employees' personal belongings.



**BIOPHILIC DESIGN:** Weaving greenery and natural light throughout every space, maximizing wellness in the workplace.



**MIX OF SPACES:** Some of the best ideas are sparked in those spontaneous encounters. That's why MIRO includes a mix of spaces for focus and collaborative work.



**BGO PARTNERSHIP:** We see our tenants as valued partners, carefully considering their unique objectives.

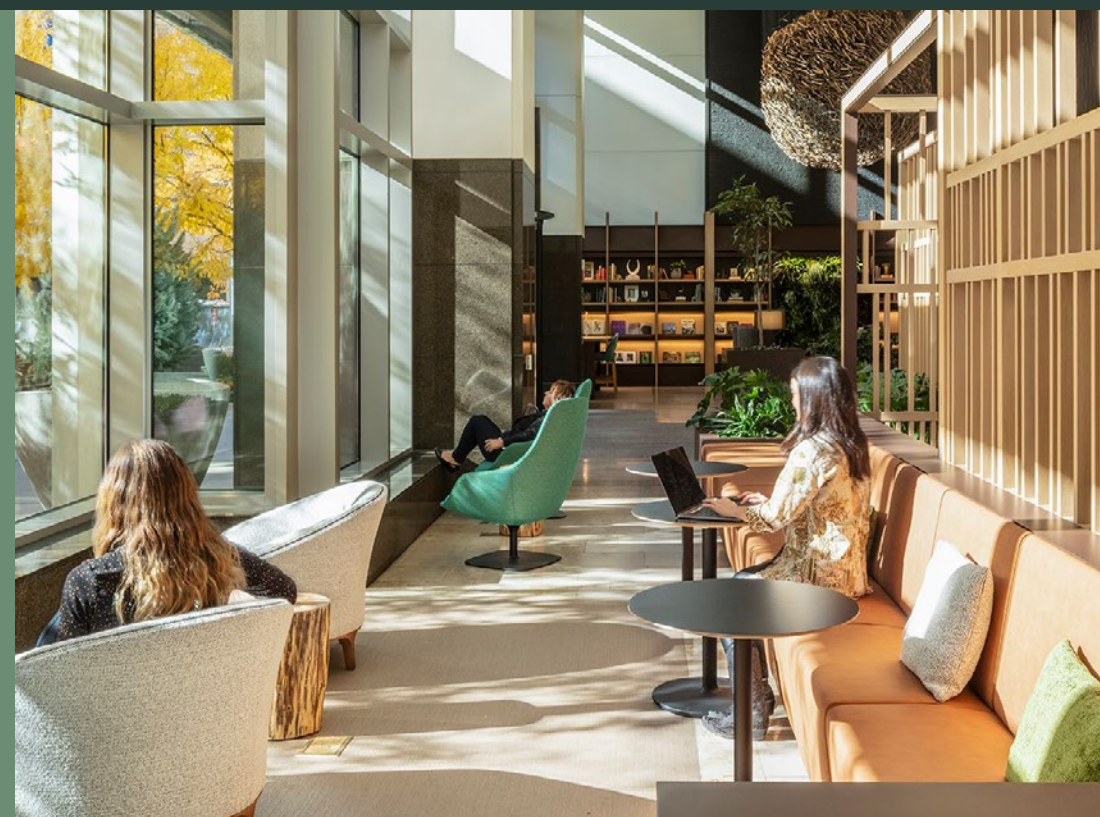


## RTO by BGO

BGO supports Tenants' efforts to attract their employees to Return-To-Office by creating vibrant, amenity-rich workplaces. As part of this partnership, Tenants of BGO properties enjoy

- Access to any BGO Office Amenity Center
- An annual credit towards BGO-owned Amenity Centers and BGO-owned and affiliated hotels and retailers\*
- A \$1,000 rent credit and waived amenity fee for the first year in any BGO Residential Community

*\* Applicable to all new leases and renewals*





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