

THE TOWERS

1000 AND 1100 WILSON BOULEVARD

**BRAND NEW
ROOFTOP TERRACE
NOW OPEN**

**12,000 SF ALL NEW
FITNESS CENTER
OPENS Q1 2019**

**SFOGLINA BY
FAMED CHEF
FABIO TRABOCCHI
OPENS Q2 2019**


MONDAY
PROPERTIES

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THE TOWERS

1000 AND 1100 WILSON BOULEVARD



New Rooftop Terrace with Private Meeting/Event Space for Tenants' Use

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12,000-SF New Tenants-Only
Fitness Center Opening Q1 2019

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World-Class Dining by Famed Chef
Fabio Trabocchi Coming Q2 2019

THE TOWERS

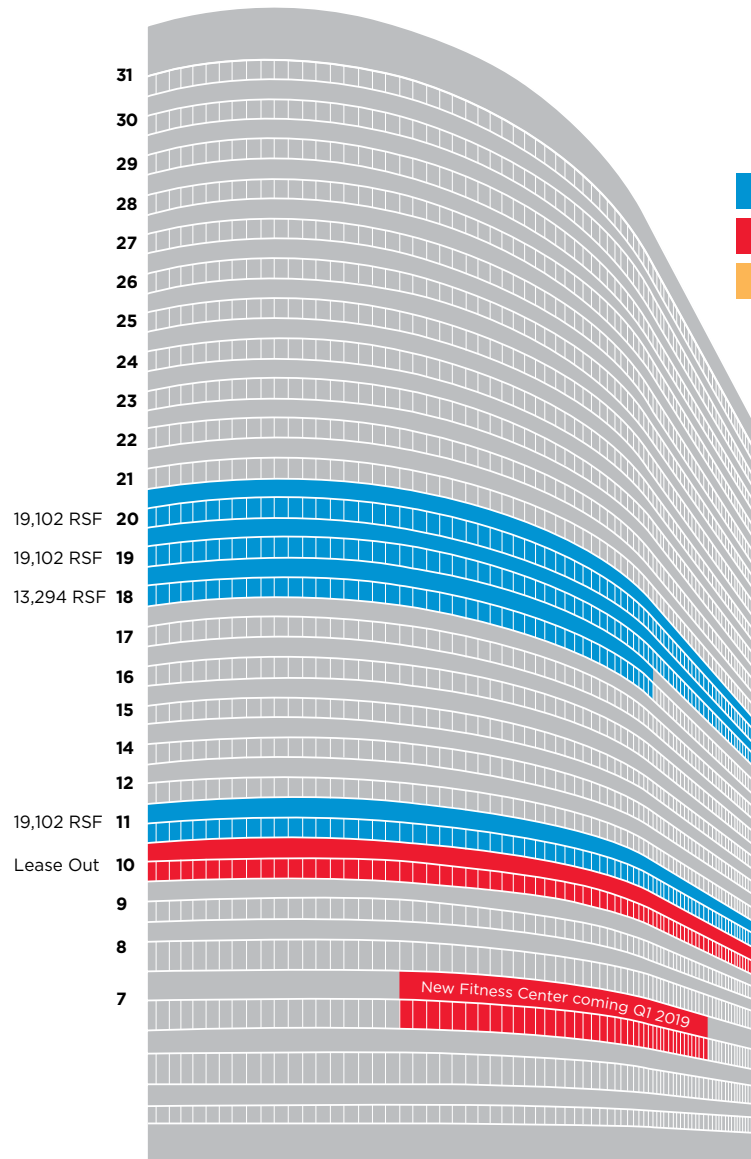
1000 AND 1100 WILSON BOULEVARD



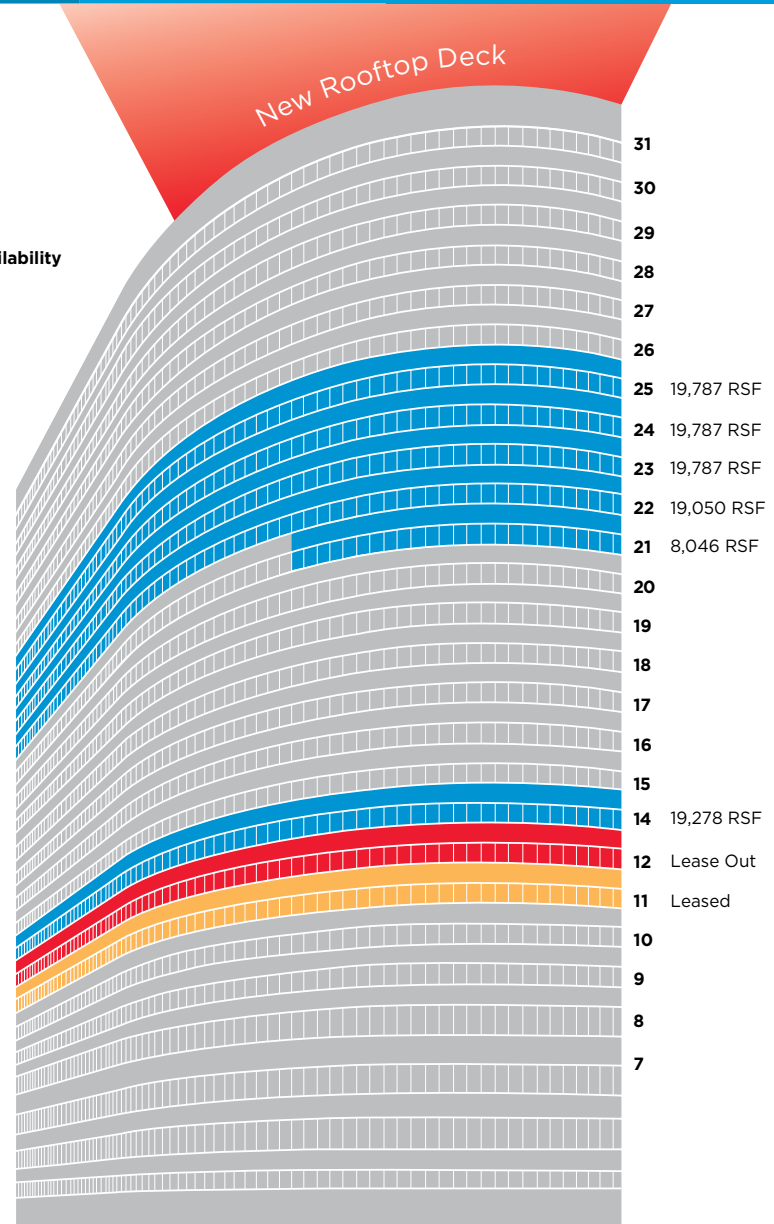
Award-Winning Freedom Park Includes Bocce Ball, Ping Pong, and Putting Green

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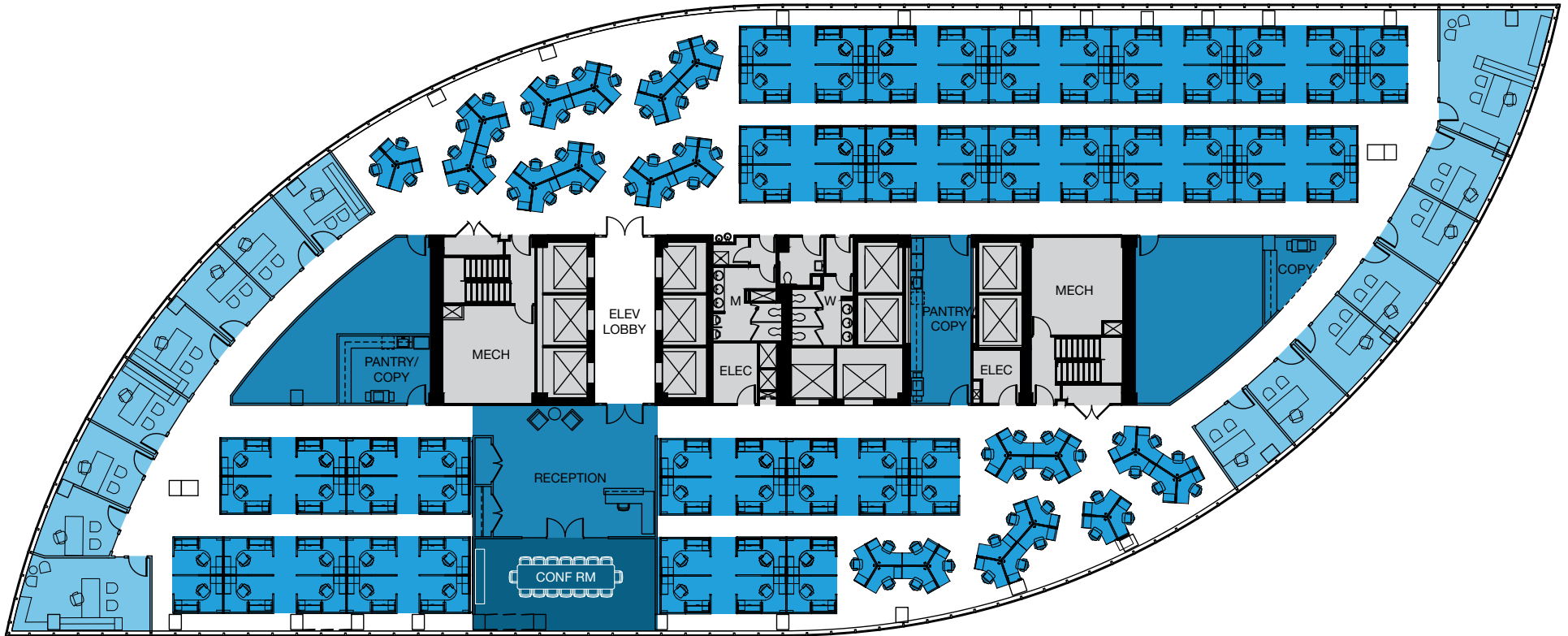
1000 WILSON



1100 WILSON

THE TOWERS

1000 AND 1100 WILSON BOULEVARD



TYPICAL FLOOR - 19,278 SF, PROPOSED LAYOUT

1100 WILSON

Private Offices	15
Workstations	136
Conference Rooms	1
Total Headcount	152
RSF/Employee	127

THE TOWERS

1000 AND 1100 WILSON BOULEVARD

EXTRAORDINARY OPPORTUNITY:

Distinctive headquarter office space.

WORLD-CLASS ADDRESS:

Trophy building, with iconic presence on the Potomac River.

VIEWS THAT SIGNIFY:

Unobstructed views of Washington, DC providing a remarkable panorama year-round.

CELEBRATED ARCHITECTURE:

600 linear feet of perimeter window line, providing an abundance of natural light.

FLEXIBLE EFFICIENCIES:

Unique floor plate provides ideal setting to maximize workspace utilization.

CUTTING EDGE:

LEED Gold and Wired Certified Platinum building, with state-of-the-art infrastructure.



DYNAMIC AMENITIES:

55,000 SF of shops and restaurants directly on site. Rooftop terrace with private meeting/event space.

WORK IT OUT:

Brand new 12,000 SF fitness center coming Q1 2019.

UNPARALLELED PROMINENCE:

The epicenter of public transit, retail, restaurants, hospitality and residential neighborhoods.

CENTRALLY LOCATED:

Steps from the Rosslyn Metro and at the crossroads of 5 major highways and 3 bridges.

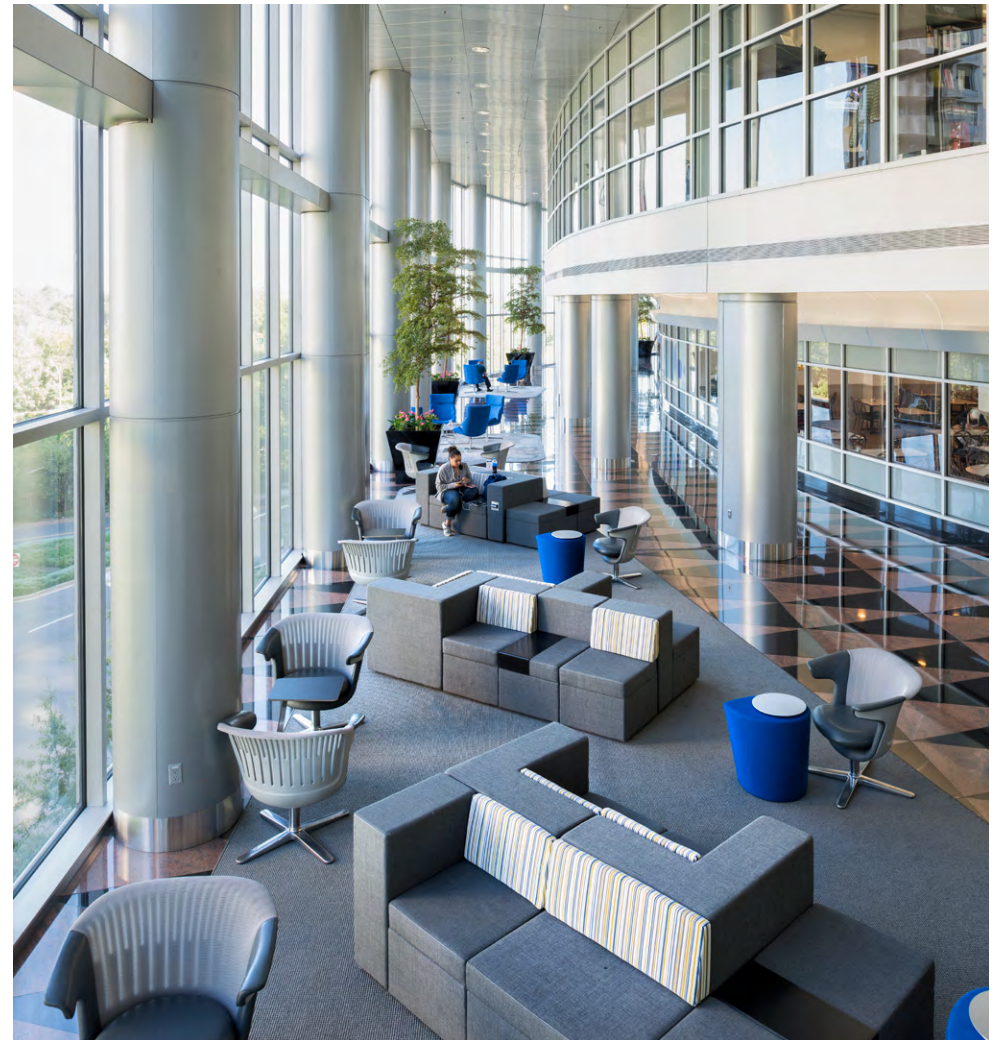


THE TOWERS

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ADDITIONAL IMPROVEMENTS

- » Rooftop Terrace with Indoor/Outdoor Entertaining and Meeting Space
- » Active GreenWall Continuously Purifies Air at a Capacity of Nearly 900 Cubic Feet of Air per Minute or 53K Cubic Feet per Hour
- » Renovation of Building Lobbies
- » Renovation of 1000 Wilson Main Entrance
- » Brand New 12,000 SF Fitness Center Coming Q1 2019
- » New Restrooms and Common Corridors
- » Garage Renovation and New Coating
- » Elevator Mechanical Modernization
- » Escalator Replacement and Modernization
- » LEED Operational Enhancements
- » Installation of New Electric Bus Duct Risers
- » Carbon Dioxide and Humidity Sensors in Tenant Spaces
- » Installation of Chilled and Condenser Water Systems
- » Security Upgrades (Loading Dock, Visitor Link, 24/7 Manned Stations)
- » More than 50 CCTV Cameras in Each Building
- » Fire Alarm Panel Replacement



**Total Capital Spent in Excess of \$60 MILLION,
Providing a Superior Tenant Experience**

THE TOWERS

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» 55,000 SF on-site retail and restaurants

AHRA Cafe

Allure Hair Salon

Capital One Bank

Clarence Shoe Shine

CVS

Dry Cleaners

Rosslyn Dental Arts Center

Sfoglina

Twin Towers Florist

Towers Fitness



» Brand New 12,000 SF fitness center coming Q1 2019

» Freedom Plaza with bocce, ping pong and a putting green

» Rooftop terrace with private meeting/ event space for tenants' use



THE TOWERS

1000 AND 1100 WILSON BOULEVARD



sweetgreen



COMPASS
COFFEE

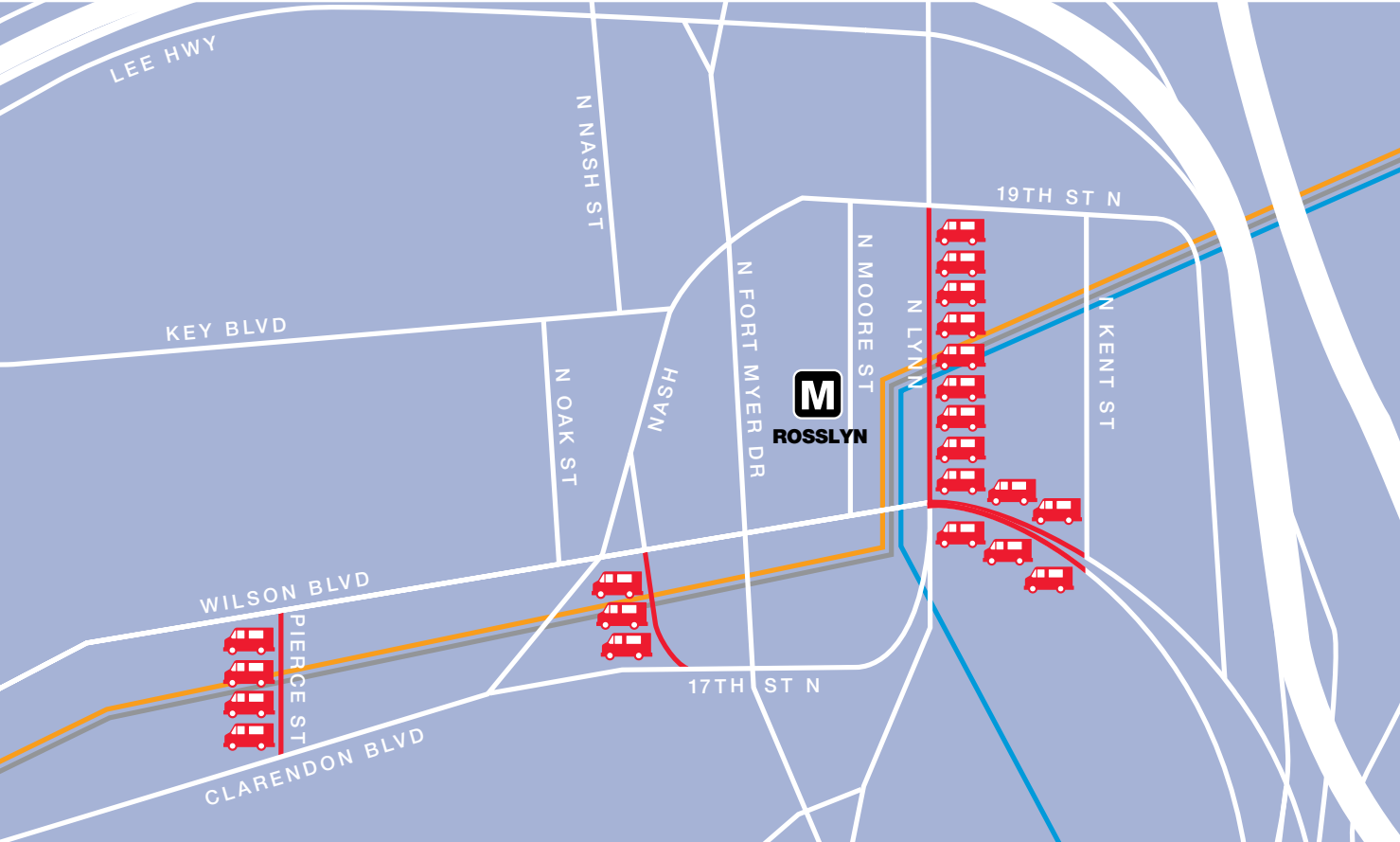


OPEN
ROAD



THE TOWERS

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Rosslyn Food Trucks Include:

- Red Hook Lobster
- Captain Cookie
- Big Cheese
- Mama's Donut Bites
- Rocklands BBQ
- Lemongrass Truck
- Chix N' Stix
- Felfela
- Fava Pot
- Kool Zone
- Arepa Zone
- Peruvian Brothers
- Astro Doughnuts
- Holy Crepes
- Kimchi Korean Grill
- What the Pho?
- BONMi
- And More!*

THE TOWERS

1000 AND 1100 WILSON BOULEVARD

WORK POPULATION:

25,000



20



PARKS &
PUBLIC
SPACES

40,000



TRANSIT TRIPS
PER DAY

OVER 100



RETAILERS &
RESTAURANTS

ROSSLYN WALK SCORE OF
86



2,000 PEDESTRIANS
PER PEAK HOUR



400,000 SF
OF RETAIL
BUILT
& PLANNED



MORE THAN
2,600
HOTEL ROOMS

THE TOWERS

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UNPARALLELED ACCESS

- » 2 Blocks to Metro Station - Orange/Blue/Silver Lines
- » 4 Minutes To K Street
- » 6 Minutes To The Pentagon
- » 9 Minutes To National Airport
- » 11 Minutes To The Capitol
- » 12 Minutes To Union Station



THE TOWERS

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SCORECARD

MECHANICAL AND ENERGY SYSTEMS

- » LEED Gold certified building
- » New Energy Management System (EMS) allows tenants to remotely monitor temperature as well as limited set point control
- » Replacement of air handlers
- » Replacement of VAV terminals with direct digital controls tied into The Towers' new EMS
- » 24/7 supplemental condenser water riser system
- » High efficiency chiller replacement
- » Enhanced electrical capacity making 6 watts psf available

ON-SITE AMENITIES

- » Brand new rooftop terrace
- » 55,000 SF of on-site retail amenities
- » Brand new 12,000 SF fitness center coming Q1 2019
- » New lobby seating area with free Wi-Fi
- » New world-class restaurant coming Q2 2019: Sfoglina by chef Fabio Trabocchi
- » Upgraded outdoor park/recreational space at Freedom Park with bocce, ping pong and putting green
- » Active GreenWall continuously purifying the buildings' air

PARKING

- » Private electric car charging stations
- » Car wash, detailing and free vacuuming, jump starts and tire inflation
- » Secured bike storage
- » 24/7 reserved spaces for hybrid vehicles
- » Zipcars on site

METRO ACCESSIBILITY

- » Walking distance to Metro [Silver, Blue, Orange]

TWIN TOWERS

DARE TO COMPARE





4,000,000 SF | OWNER • OPERATOR • DEVELOPER | ONSITE MANAGEMENT

mondayre.com • 703.284.0200

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