

Ballston Exchange

4201 WILSON BOULEVARD BUILDING SPECS

BUILDING ADDRESS

4201 Wilson Boulevard
Arlington, VA 22203

PARKING

869 spaces

BUILDING HOURS

- Monday-Friday: 8 AM - 6 PM
- Saturday: 7 AM - 12 PM

ATRIUM HOURS

- Monday-Thursday: 8 AM - 12 AM
- Friday: 8 AM - 1:30 AM
- Saturday: 6:30 AM - 1:30 AM
- Sunday: 6 AM - 12 AM

ELEVATORS

- Passenger Elevators (14); speed: 450FPM
- Freight Elevators (2); 6,000 lb. capacity, 8'3" high; 6'7" wide 8'4" deep
- All elevator cabs controls and drives modernized in 2018

FLOOR TO UNDERSIDE OF SLAB HEIGHTS

- Level 1: Ranges from 13'-8 1/2" to 14'-3" (general)
- Levels 2-12: 11'-3" (general)
 - Areas under column drop heads 10'-9 1/2"
 - Areas below terraces 10'-7 1/2" on Levels 9 and 10

LIVE DESIGN LOADS

50 psf + 20 psf of partition allowance

COLUMN SPACING

30' x 30' bays (general)

MECHANICAL SYSTEM AND HVAC

Building mechanical system replacement and upgrades include:

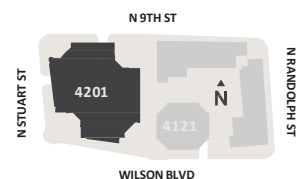
- Addition of chillers for the office floors and a new condenser water system for retail areas
- New office VAVs with Energy Management System interface
- Four (4) chilled water air handling units per office floor
- Provides cooling at 330 square feet per ton
- New outdoor air ventilation provision compliant with ASHRAE 62.1-2010 and current code
- Available supplemental chilled water capacity of 10-tons per floor. Available 24-hour condenser water capacity averages 10-tons per floor

ELECTRICAL

- 240 KVA of 120/208 volt service available on office floors providing 5 watts/RSF for office use (1 watt/RSF for localized tenant lighting capacity and 4 watts/RSF localized capacity)
- 120/208 panels will be provided
- 10,000 KVA Building Capacity at Utility Transformers

LIFE SAFETY

- 600 kW / 750 KVA emergency generator for base building
- Code compliant fire alarm and evacuation systems



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FIRE PROTECTION

Fully sprinklered wet system provided with fire pumps and standpipes with hose connections

DATA & TELECOM

- Wired Certified Platinum
- Public WiFi in all common areas
- Two riser closets on each floor
- Fixed wireless connectivity from rooftop to provide independent service (redundancy)
- Multiple sources of high-speed fiber connectivity
- DAS on each office floor to provide seamless, reliable cellular coverage within the building

SECURITY

- 24/7 Roaming Security Guard
- Card Access System to parking deck and building
- Surveillance Cameras at parking deck, building and exterior
- Emergency Call Stations in parking deck

PLANNING

- Over 500,000 SF of contiguous premises available with opportunities for horizontal and vertical connections
- Large floor plates with interior and exterior daylighting

ARCHITECTURAL DESIGN AND IMPROVEMENTS

- Addition of a two story retail extension at the corner of Wilson and Stuart Streets to create new retail frontage and entry to the building
- New storefront and design concepts along Wilson Blvd retail frontage
- Indoor and outdoor dining experience along the Paseo between 4201 and 4121 Ballston Exchange buildings. Includes new walkway, landscape, seating and overhead lighting
- Repositioning of office space on floors one and two to retail/restaurant/conferencing
- Complete refurbishment of all restrooms, public and office
- Upgraded public and office elevator lobbies.
- Redesign and activation of the atrium lobby through new design concepts and furnishings
- Secured Bicycle Facility located on Garage Level 2
- Men and Women's locker and shower facility located on Parking Garage level 1
- 2,238 USF Building Fitness Center with projected completion date of 12/31/19
- 12,774 RSF Conference Center with projected completion date of 12/31/19
- LEED certification
- Pursuing Fitwel Certification

