

Ballston Exchange

4121 WILSON BOULEVARD BUILDING SPECS

BUILDING ADDRESS

4121 Wilson Boulevard
Arlington, VA 22203

BUILDING HOURS

- Monday-Friday: 8 AM - 6 PM
- Saturday: 8 AM - 1 PM

ELEVATORS

Passenger Elevators (4); speed: 350 FPM

FLOOR TO UNDERSIDE OF SLAB HEIGHTS

- Level 1: 14'-1" (general); areas below column drop heads and reinforcement ranges from 13'-6 ½" to 13'-8 ½"
- Levels 2-11: 10'-10" (general); areas below column drop heads and reinforcement ranges from 10'-2 ½" to 10'-4 ½"

LIVE DESIGN LOADS

80 psf + 20 psf partition allowance (general)

COLUMN SPACING

20 x 30' to 30 x 30' bays (general)

PARKING

308 spaces

MECHANICAL SYSTEM AND HVAC

- Provides cooling at 275 square feet per ton
- Office VAVs with Energy Management System interface
- Additional 24-hour cooling capacity on each floor for tenant supplemental HVAC systems
- Available 24-hour condenser water capacity averages 5-tons per floor

ELECTRICAL

- 7 watts/RSF for office use available at electrical room on each floor (2 watt/RSF for localized tenant lighting capacity and 5 watts/RSF localized capacity)
- 120/208 panels will be provided

LIFE SAFETY

- 350 kW / 438 KVA Emergency generator for base building
- Code compliant fire alarm and evacuation systems

FIRE PROTECTION

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



Ballston Exchange

4121 WILSON BOULEVARD BUILDING SPECS

DATA & TELECOM

- Wired Certified Silver
- Riser closets on each floor
- Multiple sources of high-speed fiber connectivity
- DAS on each office floor

SECURITY

- Roaming Security Guard during garage operating hours
- Card Access System
- Surveillance Cameras
- Emergency Call Stations

ARCHITECTURAL DESIGN AND IMPROVEMENTS

- New storefront and design concepts along Wilson Blvd retail frontage and the Paseo
- Indoor and outdoor dining experience along the Paseo between 4201 and 4121 buildings
- Complete refurbishment of restrooms on six floors
- Upgraded office elevator lobbies on six floors
- Complete demolition of office space on five and a half floors to a shell office condition

