



TELLUS

A P A R T M E N T S

2009 14th st n
courthouse
arlington, va

1,807sf
available

site details

- First-of-its-kind residential mixed-use building to achieve LEED® Gold certification in Arlington, VA
- 254 luxury residences
- Two blocks from Courthouse metro station

demographics

Metro Ridership - Courthouse



7,420 Average Weekday Passenger Boardings

Walkscore®



93 - Walker's Paradise
Daily errands do not require a car

Daytime Population



.25 mi 19,717
.5 mi 48,801

Residential Population



.25 mi 7,876
.5 mi 19,678

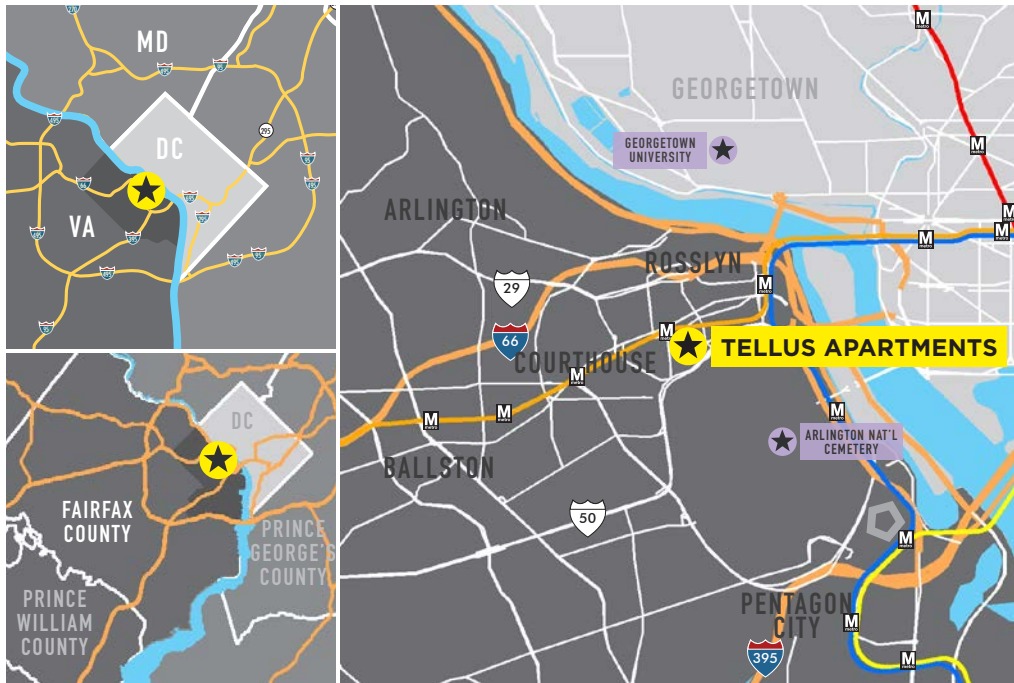
Median Household Income



.25 mi \$107,697
.5 mi \$102,001



retail/restaurant spaces available in newly constructed leed® gold building

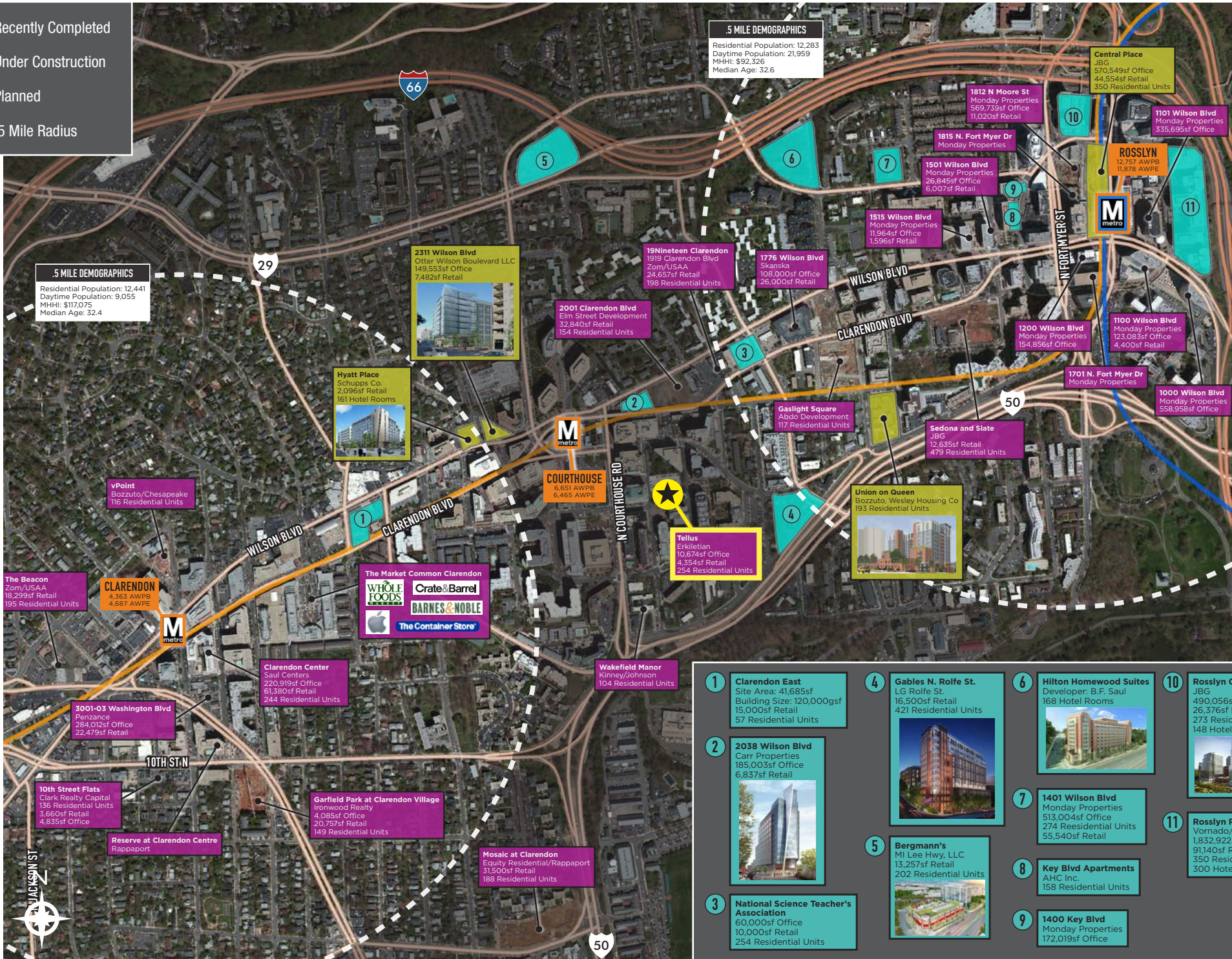


contacts

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corridor aerial

- Recently Completed
- Under Construction
- Planned
- .5 Mile Radius



.5 MILE DEMOGRAPHICS
 Residential Population: 12,441
 Daytime Population: 9,055
 MHHI: \$117,075
 Median Age: 32.4

.5 MILE DEMOGRAPHICS
 Residential Population: 12,283
 Daytime Population: 21,959
 MHHI: \$92,326
 Median Age: 32.6

The Beacon
 Zorn/USA
 18,299sf Retail
 195 Residential Units

CLARENDON
 4,363 AWPB
 4,687 AWPE

3001-03 Washington Blvd
 Penzance
 284,012sf Office
 22,479sf Retail

10th Street Flats
 Clark Realty Capital
 136 Residential Units
 3,660sf Retail
 4,835sf Office

Reserve at Clarendon Centre
 Rappaport

Clarendon Center
 Saul Centers
 220,919sf Office
 61,380sf Retail
 244 Residential Units

Garfield Park at Clarendon Village
 Ironwood Realty
 4,065sf Office
 20,787sf Retail
 149 Residential Units

Mosaic at Clarendon
 Equity Residential/Rappaport
 31,500sf Retail
 188 Residential Units

The Market Common Clarendon
 Whole Foods
 Crate & Barrel
 Barnes & Noble
 The Container Store

COURTHOUSE
 6,651 AWPB
 6,465 AWPE

Tellus
 Erikelation
 10,674sf Office
 4,354sf Retail
 254 Residential Units

Wakefield Manor
 Kinney/Johnson
 104 Residential Units

2311 Wilson Blvd
 Otter Wilson Boulevard LLC
 149,553sf Office
 7,482sf Retail

Hyatt Place
 Schuppis Co.
 2,036sf Retail
 161 Hotel Rooms

2001 Clarendon Blvd
 Elm Street Development
 32,840sf Retail
 154 Residential Units

19Nineteen Clarendon
 1919 Clarendon Blvd
 Zorn/USA
 24,657sf Retail
 198 Residential Units

1776 Wilson Blvd
 Skanska
 108,000sf Office
 26,000sf Retail

Gaslight Square
 Abdo Development
 117 Residential Units

Sedona and Slate
 JBG
 12,635sf Retail
 479 Residential Units

Union on Queen
 Bozzuto, Wesley Housing Co
 193 Residential Units

1515 Wilson Blvd
 Monday Properties
 11,964sf Office
 1,596sf Retail

1501 Wilson Blvd
 Monday Properties
 26,845sf Office
 6,007sf Retail

1815 N. Fort Myer Dr
 Monday Properties

Central Place
 JBG
 570,549sf Office
 44,554sf Retail
 350 Residential Units

ROSSLYN
 12,757 AWPB
 11,878 AWPE

1101 Wilson Blvd
 Monday Properties
 335,695sf Office

1200 Wilson Blvd
 Monday Properties
 154,856sf Office

1100 Wilson Blvd
 Monday Properties
 123,083sf Office
 4,400sf Retail

1701 N. Fort Myer Dr
 Monday Properties

1000 Wilson Blvd
 Monday Properties
 558,958sf Office

1 Clarendon East
 Site Area: 41,685sf
 Building Size: 120,000qsf
 15,000sf Retail
 57 Residential Units

2 2038 Wilson Blvd
 Carr Properties
 185,003sf Office
 6,837sf Retail

3 National Science Teacher's Association
 60,000sf Office
 10,000sf Retail
 254 Residential Units

4 Gables N. Rolfe St.
 LG Rolfe St.
 16,500sf Retail
 421 Residential Units

5 Bergmann's
 MI Lee Hwy, LLC
 13,257sf Retail
 202 Residential Units

9 1400 Key Blvd
 Monday Properties
 172,019sf Office

6 Hilton Homewood Suites
 Developer: B.F. Saul
 168 Hotel Rooms

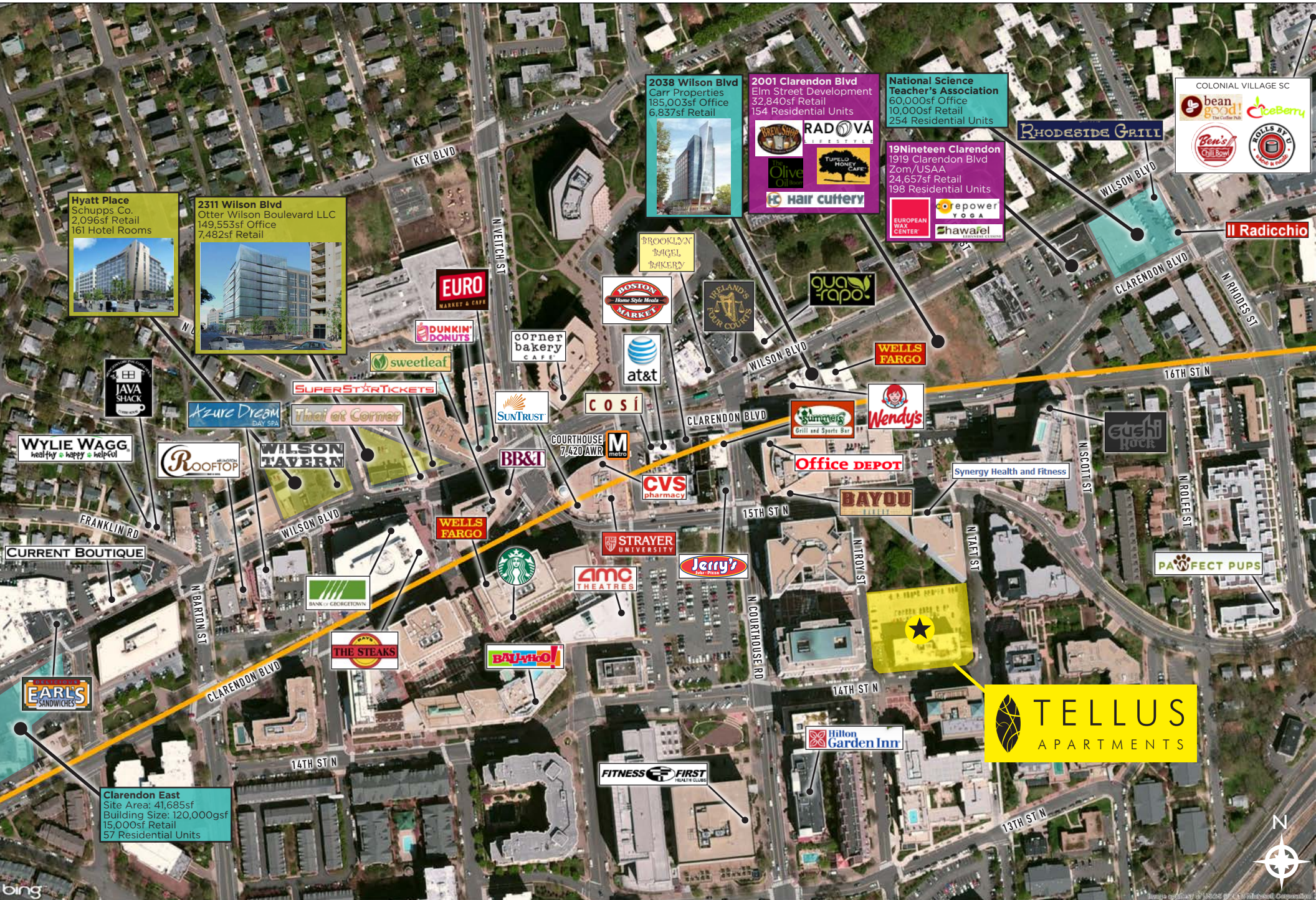
7 1401 Wilson Blvd
 Monday Properties
 513,004sf Office
 274 Residential Units
 55,540sf Retail

8 Key Blvd Apartments
 AHC Inc.
 158 Residential Units


10 Rosslyn Gateway
 JBG
 490,056sf Office
 26,376sf Retail
 273 Residential Units
 148 Hotel Rooms

11 Rosslyn Plaza
 Vornado/Gould
 1,832,922sf Office
 91,140sf Retail
 350 Residential Units
 300 Hotel Rooms

courthouse aerial




Hyatt Place
Schupps Co.
2,096sf Retail
161 Hotel Rooms




2311 Wilson Blvd
Otter Wilson Boulevard LLC
149,553sf Office
7,482sf Retail



2038 Wilson Blvd
Carr Properties
185,003sf Office
6,837sf Retail



2001 Clarendon Blvd
Elm Street Development
32,840sf Retail
154 Residential Units



National Science Teacher's Association
60,000sf Office
10,000sf Retail
254 Residential Units

19Nineteen Clarendon
1919 Clarendon Blvd
Zom/USAA
24,657sf Retail
198 Residential Units



COLONIAL VILLAGE SC



WYLIE WAGG
healthy • happy • helpful

ROOFTOP

WILSON TAVERN

BB&T

COURTHOUSE
7,420 AWR

CVS pharmacy

Office DEPOT

BAYOU

Synergy Health and Fitness

CURRENT BOUTIQUE

WYLLIE WAGG

WILSON BLVD

WELLS FARGO

STARBUCKS

AMC THEATRES

Jerry's

Office DEPOT

BAYOU

Synergy Health and Fitness

EARL'S SANDWICHES

Clarendon East
Site Area: 41,685sf
Building Size: 120,000gsf
15,000sf Retail
57 Residential Units

TELLUS APARTMENTS

