

An architectural rendering of the Liberty Center in Ballston, Arlington, Virginia, shown at dusk. The image features several modern high-rise buildings with glass facades and illuminated interiors. A prominent yellow banner across the top contains the project name. The sky is a deep blue, and the city lights create a vibrant atmosphere.

# LIBERTY CENTER

Ballston, Arlington, Virginia



# Arlington - Economics

- 26 square miles
- 216,700 people (2015)
  - 15% growth since 2000
  - Greatest growth in 20 - 34 yrs segment
- 71%, age 25 or older, have B.A.; 37% have a graduate or professional degree (2013)
- Average median household income: \$106,400 (2015)
- 9 universities with total enrollment: 11,363 (2015)
- Unemployment rate: 3.4%
- Job growth (projected): 2.04%



# Rosslyn – Ballston Corridor - Economics

- 3 miles
- 26 M SF of retail and office space
- 32,000 housing units
- 3,800 hotel rooms
- Between 1990 and 2000, population increased by 107% within the quarter-mile radius of the Rosslyn-Ballston metro stations, accounting for 28% of the County's overall growth
- 70% of housing units occupied in the R/B Corridor are renters





## Liberty Center - Then

- Approximately 12 acres
  - GSA Headquarters
  - WMATA Bus Maintenance Facility
  - Shell Gas Station
  - Roy Rodgers
  - Arlington County Recycling Center
  - WMATA Parking Lot
  - Mosaic Park
- Zoning: C-O-A and C-2.5



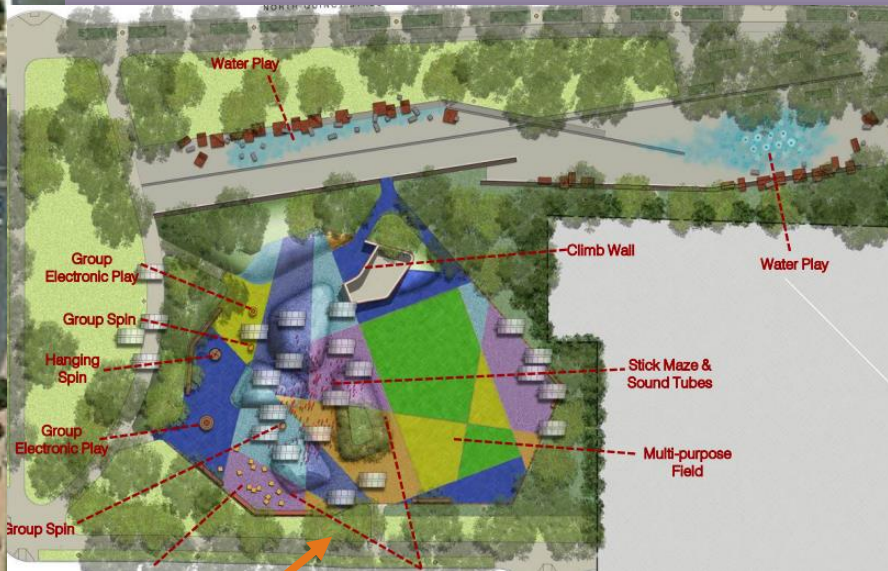
**LIBERTY  
CENTER**

## Liberty Center - Now

- 9 Buildings totaling approximately 2,400,000
- Approved FAR: 6.0
  - **Office:** 1.3 M SF (4 Buildings)
  - **Residential:** 235 Condos/ 492 Apartments (4 Buildings)
  - **Hotel:** 183 Keys (1 Building)
  - **Retail:** 44k SF (Ground Floor and 1 Single Story 8k SF Building)



## MOSAIC PARK



## Approval Timeline

- **1960s:** Ballston Center Site Plan Approval (SP#20)
- **November 2001:** Liberty Center North Site Plan and GLUP Approval (SP #20 Amendment of original Ballston Center)
- **July 2008:** Founders Square (now known as Liberty Center South) Site Plan Approval ( SP #413)
- **January 2011:** Liberty Center South Site Plan Amendment
  - Convert south residential building to hotel
  - Transfer Development Rights (TDR) from Mosaic Park
    - First approved TDR in Arlington County
    - Added 109,212 SF of to the north office building (5 additional floors)
    - Added 12 units to the north residential building



## Secure Office – One Liberty Center

- Completed 2005
- Built-to-Suit 100% Leased to GSA
- 13 stories (170' to roof)
- Energy Star Certified
- 316,000 GSF
- 7.0 FAR
- 569 parking spaces
- ISC Level III Security Standards
- 2006 Award for Excellence by The Architectural Precast Association



## Private Office – Two Liberty Center

- Completed November 2007
- 98% Leased
- 9 stories (136' to main roof)
- Energy Star Certified
- 180,000 GSF
- 3.8 FAR
- 396 parking spaces
- Rooftop Terrace
- Retail: HSBC Bank, Rustico, Sweetgreen
- 2010 Award for Excellence by the Architectural Precast Association
- 2009 Saving Arlington's Valuable Resources Award







## The Residences at Liberty Center - Condominiums

- Completed 2008
- 5.6 FAR
- 233 Units (260,569 GSF)
- 22 Stories (219' to roof)
- 239 parking spaces
- Recognized by Delta Associates in 2010 for the “Highest Sale Pace for a Mid-Atlantic Luxury Condominium Community.”



## Liberty Tower - Apartments

- Completed 2008
- 9.8 FAR
- 235 Units (268,594 GSF)
- 22 Stories (219' to roof)
- 248 parking spaces
- Retail: Bruegger's Bagels, Buzz Bakery
- 95% Leased (avg. rent \$2.90 PSF)
- Sold in October of 2010 for the highest per/SF sales price of an apartment building in Arlington County history



## Secure Office – 675 N. Randolph

- Completed January 2012
- Built-to-Suit 100% Leased to GSA
- 13 stories (155' to roof)
- 355,530 GSF
- 4.2 FAR
- 515 parking spaces
- LEED Gold Certification
- LEED Platinum – Commercial Interiors
- NAIOP Award of Merit 2013 for the GSA “Leased Government Building at Liberty Center South” – Interiors Tenant Space – 50,000 SF and Above
- ISC Level IV Security





## Retail - 550 N. Quincy

- Completed June 2011
- 100% Leased
- Retail: Sandy Springs Bank, Super Pollo, and Jimmy John's
- Single Story (18' to roof)
- LEED SILVER
- 8,000 GSF
- 18 parking spaces



## The Residence Inn Marriott

- Completed June 2013
- 4.4 FAR
- 11 stories (approved 13)
- 134' to roof (approved 145')
- 154,380 GSF (approved 190,985)
- 183 keys (116 apartments)
- 111 parking spaces
- Retail: SweetLeaf
- LEED Silver



## The View - Apartments

- Completed January 2014
- 7.5 FAR
- 238,060 GSF (approved 251,960)
- 257 Units (approved 198)
- 9,035 GSF of Retail (approved 8,900)
- LEED Silver
- 280 parking spaces (approved 244)
- 90% Leased (avg. rent \$3.30/SF)
- Retail: Taylor Gourmet and 3 restaurant concepts by Mike Isabella: Kapnos, Yona & Pepita



## 4040 Wilson Blvd – Pre-Leasing

- Parking Garage completed May 2015
- 20 stories – Incorporates full Mosaic Park density allocation
- 249' to main roof (approved 188')
- 427,500 GSF (approved 312,660)
  - 7.3 FAR
  - 413,000 SF office
  - 9,500 SF retail (approved 8,000)
- 544 parking spaces (approved 485)
- LEED Gold



## Public Plazas

- 27,000 SF Total
- 2 Pocket Parks and 17,000 SF Pedestrian Easement



# Liberty Center Design and Engineering Team



Mendoza, Ribas, Farinas and Associates

