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1655 N Fort Myer Dr - Park Place



Location: **Park Place**  
**R-B Corridor Cluster**  
**Rosslyn Submarket**  
**Arlington County**  
**Arlington, VA 22209**

Building Type: **Class A Office**

Status: **Built 1983**

Stories: **13**

RBA: **179,407 SF**

Typical Floor: **13,801 SF**

Total Avail: **26,091 SF**

% Leased: **95.5%**

Developer: **Vornado / Charles E. Smith**  
 Management: **Tishman Speyer**  
 Recorded Owner: **1655 N. Fort Myer, L.P.**

Expenses: **1996 Tax @ \$1.05/sf**  
 Parcel Number: **17-002-004**  
 Parking: **Covered Spaces @ \$165.00/mo; Reserved Spaces @ \$330.00/mo; Ratio of 1.00/1,000 SF**  
 Amenities: **Balconies, Food Service**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 8th	2,200	2,200	2,200	\$25.00/fs	Vacant	2 yrs	Sublet

Great views. Space ready for immediate occupancy.

**Building Notes**

3/1996: TA Associates Realty purchased building from Lenar for \$23.4 million. Barnes, Morris, Pardoe & Foster negotiated the sale.

2/1995: Lenar Central VA OA LP purchased the building from Park Place Associates for \$9 million.



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## 1655 N Fort Myer Dr - Park Place(cont'd)

Variable Air Volume HVAC system with zoned and individual floor-by-floor controls.  
Unique trapezoidal design maximizes view.  
Balcony areas on each floor.  
Four high speed elevators.  
Three levels of underground parking.  
Conveniently located at N. Fort Myer Drive & Route 50.  
1 1/2 blocks to Rosslyn Metro.  
Exceptional views of the Potomac, Iwo Jima Memorial, and D.C./Virginia bridges. Adjacent to the Dark Star park.

