

**A CORE CREATION
OPPORTUNITY**
IN ARLINGTON, VA

1501

&

1515

WILSON



The Offering

Jones Lang LaSalle Americas, Inc. (“JLL”), as exclusive representative for the Owner, is pleased to present for sale 100% of the Common Shares of Q BCSP 9 1501-1515 REIT, LLC, a Delaware limited liability company, which indirectly holds the fee interests in 1501 Wilson Blvd and 1515 Wilson Blvd (the “Property”), a two-building, 256,106 SF office campus in the heart of Arlington, Virginia’s amenity-rich Rosslyn neighborhood. 1501 & 1515 Wilson are the first blank canvas office opportunities available for sale in Rosslyn in over two years, providing potential investors with the premier opportunity to acquire an iconic site primed for redevelopment in the region’s most desirable submarket.

Rosslyn’s rare combination of elite demographics, incredible transit access, walkability, and diverse employment base has cemented it as an ideal submarket in which to live and work. The Property’s 96 Walk Score reflects the encyclopedic roster of amenities within walking distance: over 1.5 MSF of retail, 1,000+ businesses, and 50+ restaurants. Situated in the epicenter of Rosslyn, the Property is directly adjacent to a 15,000+ SF Safeway, directly across from a 30,000+ SF Target, and three blocks from the Rosslyn Metro Station, providing access to the Orange, Blue, and Silver lines.

Rosslyn’s multifamily fundamentals continue to outperform with market-leading rents nearing \$5.00 PSF and 4.18% projected four-year average annual rent growth. New deliveries in the Rosslyn-Ballston Corridor continue to set new high watermarks, highlighting the strength of the resident demographic and demand for high-quality trophy assets. With only 8.9% occupancy remaining by December 2027, investors have a rare opening to acquire a clear, near-term path to ideal floorplates, eight corner units per floor, and abundant natural light from four sides of glass. Additionally, the Property presents the unique opportunity to capitalize on the existing 63,000+ SF private plaza and 399-space, four-level structured parking garage.

The Property is primed for reimagination across a horizon of business plans: (1) leveraging incentive zoning provisions via Arlington County’s 4.1 adaptive reuse site plan approval process; (2) rezoning the Property and maximizing density to support new multifamily construction; or (3) capitalizing on office redevelopment optionality to redefine Rosslyn’s aging existing stock (1981 average vintage) amid a historic dearth (zero SF) of office under construction.

1501 & 1515 Wilson are, in essence, a core creation opportunity at an irreplaceable location, offering investors optionality and the chance to capitalize on exceptional fundamentals at a compelling basis.



Investment Highlights



CORE CREATION OPPORTUNITY WITH OPTIONALITY

- Two-Building, 256,106 SF Office Campus in the Heart of Rosslyn
- Panoramic, Monumental Views Atop a 63,000+ SF Private Plaza and a Four-Level, 399-Space Garage
- 1.45 Acres Zoned C-O Mixed Use Providing Optionality for Multifamily, Hotel, Office, and Other Uses



RARE BLANK ROSSLYN CANVAS WITH IDYLIC CONVERSION POTENTIAL

- Just 8.9% of RBA will Remain in Occupancy by December 2027
- Clear Path to Ideal Core Depth and Floorplate Size Supporting New-Build-Like Residential Efficiency, Eight Corner Units Per Floor, and Four Sides of Glass



MARKET-LEADING ROSSLYN MULTIFAMILY FUNDAMENTALS

- Categorical Multifamily Outperformance Characterized by Rents Nearing \$5.00 PSF and 4.18% Projected Four-Year Average Annual Rent Growth
- Rosslyn's Affluent Resident Demographic (\$179,725 Average Household Income, \$1.08 MM Average Home Value, and 91.9% White-Collar Workforce) Provides Insatiable Demand for High-Quality Assets



CHANCE TO REDEFINE ROSSLYN'S SKYLINE AT A COMPELLING BASIS

- Unobstructed Visibility and Sweeping Sightlines on All Four Sides
- Embedded Value Creation Via Either Conversion or Max-Density Ground-Up Redevelopment

Property Overview

	1501 WILSON	1515 WILSON	TOTAL
Address	1501 Wilson Blvd, Arlington, VA 22209	1515 Wilson Blvd, Arlington, VA 22209	
Year Built/Renovated	1967 / 2011	1970 / 2011	
Rentable Area	130,237 SF	125,869 SF	256,106 SF
Floorplates	11,132 SF	11,449-11,964 SF	
Stories	Thirteen (13) above-grade stories with four (4) levels of structured parking	Twelve (12) above-grade stories with four (4) levels of structured parking	
# of Tenants <i>(as of 12/31/2027)</i>	1 (One Retail Tenant)	3 (Two Retail Tenants and One Office Tenant)	4 (Three Retail Tenants and One Office Tenant)
Parking			399-space, four-level structured garage
Slab-to-Slab Heights	+/- 10'	+/- 10'	
Column Spacing	20' x 18'	20' x 18'	
Acres	0.70 Acres	0.75 Acres	1.45 Acres
Zoning	C-O Mixed Use	C-O Mixed Use	
Building Height	152.5'	139.7'	

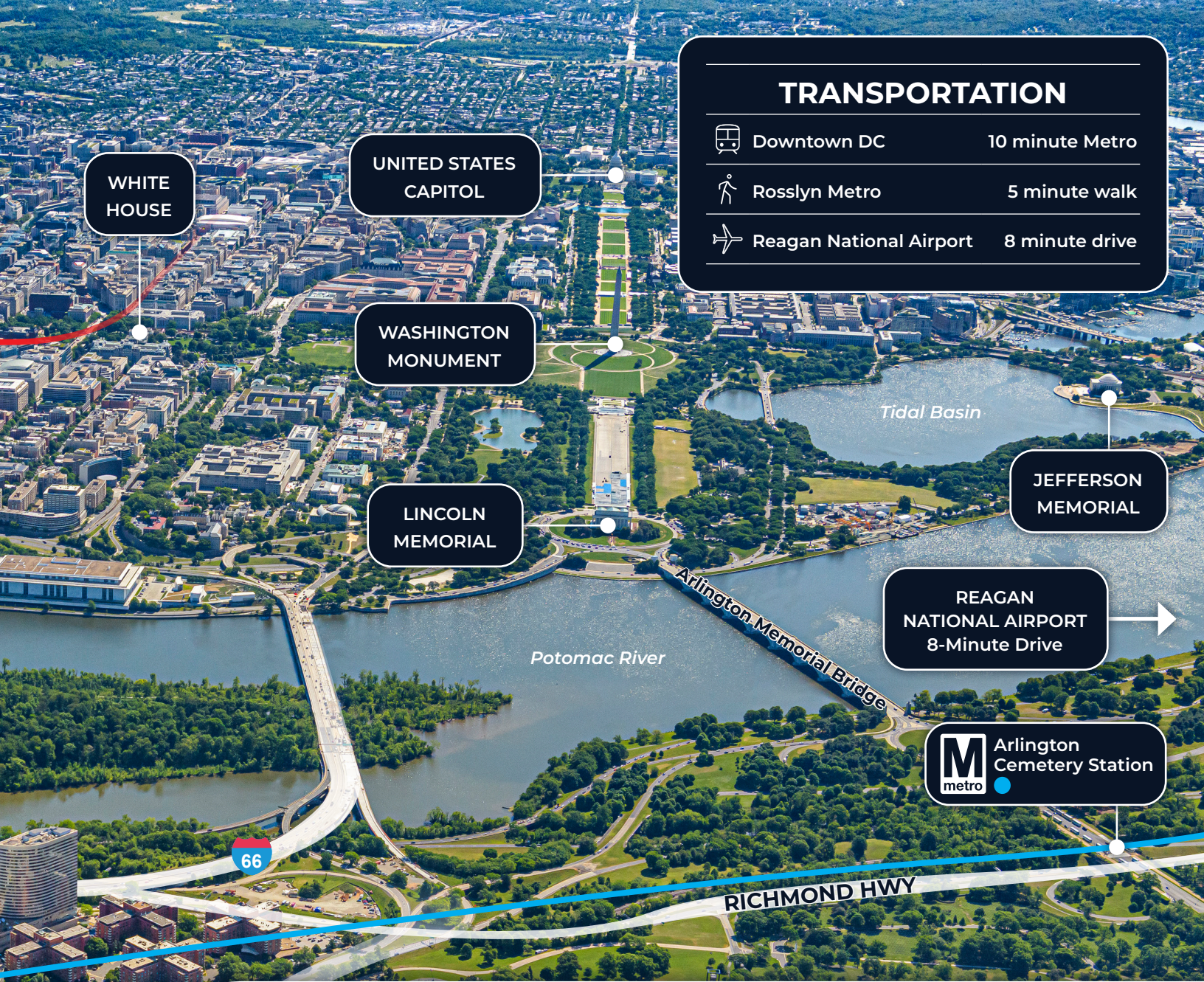
Rosslyn: Northern Virginia's Premier Live-Work-Play Community

1.5 MSF OF RETAIL IN A 1-MILE RADIUS



1,000+ BUSINESSES
AND 25,000+ EMPLOYEES
ROSSLYN BID





TRANSPORTATION

- Downtown DC 10 minute Metro
- Rosslyn Metro 5 minute walk
- Reagan National Airport 8 minute drive

WHITE HOUSE

UNITED STATES CAPITOL

WASHINGTON MONUMENT

LINCOLN MEMORIAL

Tidal Basin

JEFFERSON MEMORIAL

REAGAN NATIONAL AIRPORT
8-Minute Drive

Potomac River

Arlington Memorial Bridge

Arlington Cemetery Station

66

RICHMOND HWY



INCREDIBLE LIVE-WORK-PLAY ENVIRONMENT:

Within the Rosslyn BID Alone, There are 100+ Retailers, 50+ Restaurants, 1,000+ Businesses, 16,000+ Residents, and 25,000+ Employees, Drawing 4.5 MM Annual Visitors

FORTUNE 1000

PROMINENT FORTUNE 1000 HQ HUB:

Rosslyn is Home to Four Fortune 1000 Headquarters:

- RTX
- CoStar™
- VENTURE GLOBAL
- GH GRAHAM HOLDINGS

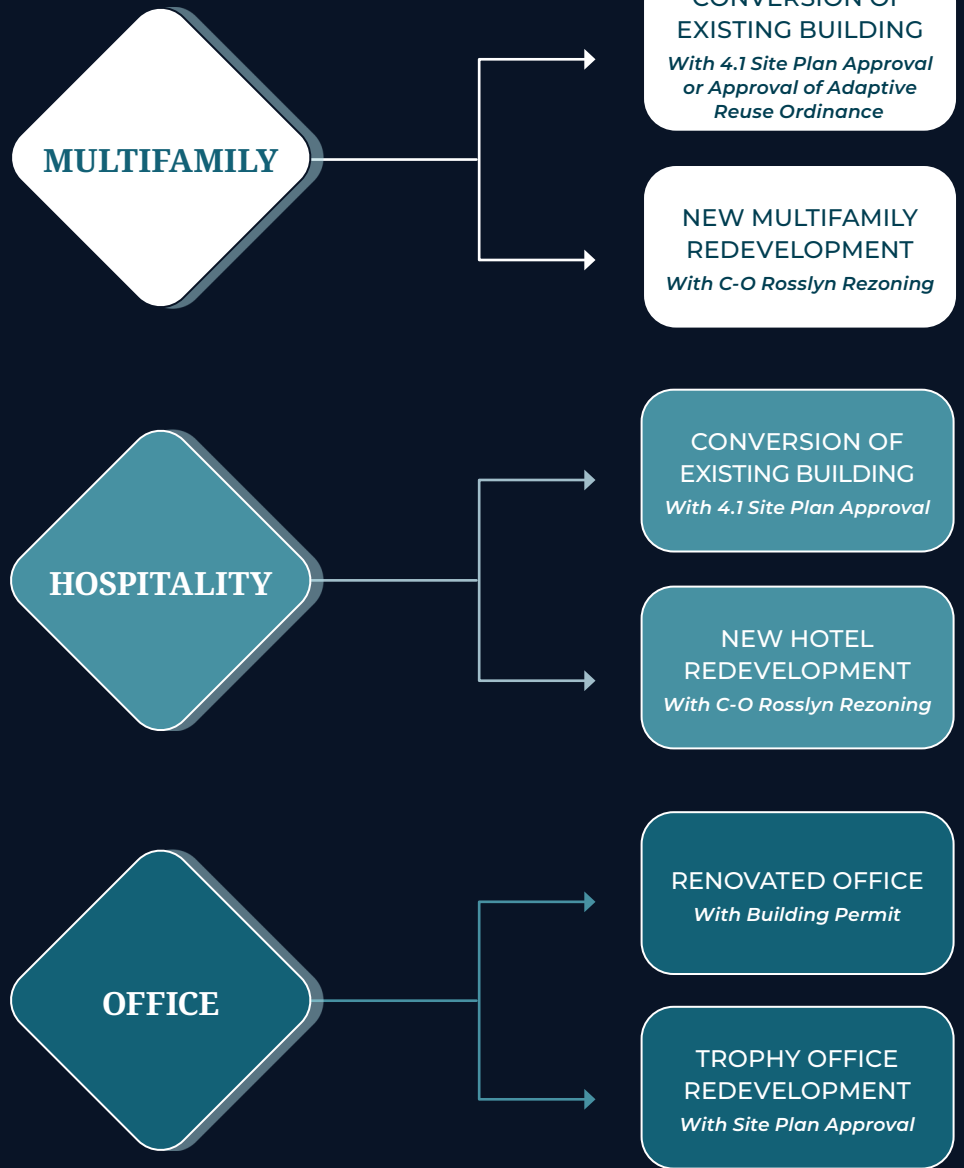


UNMATCHED ACCESSIBILITY:

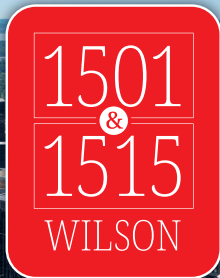
Within Three Blocks of Three Metro Lines via Rosslyn Metro Station (15,000+ Average Daily Riders) and a 5-Minute Drive From Downtown DC

Unbeatable Location Provides Business Plan Optionality & Zoning Flexibility

1501 & 1515 Wilson provide a combined 1.45 acres zoned C-O Mixed Use with prominent street-level retail in the epicenter of Rosslyn. The Property's perfect walkability, elite amenitization, and blank canvas status (8.9% remaining occupancy by December 2027) provide an unmatched opportunity for reimagined product. Investors can pursue multiple avenues to value creation including multifamily, hospitality, and office executions.



SWEEPING VIEWS OF WASHINGTON, DC



Property Zoning: C-O

Arlington County's C-O Mixed Use zoning designation encourages high-rise office, hotel, or multifamily uses near Metro stations. Through the 4.1 Site Plan process, the C-O Mixed Use zoning permits a variety of uses including, but not limited to, multifamily, hotel, and office.

4.1 Site Plan Process

Arlington County's Administrative Regulation 4.1 governs the submission and review of special exception site plans that enable property owners to leverage Arlington's incentive zoning provisions and expedited timelines for adaptive reuse.

The anticipated duration of the 4.1 Site Plan approval process for 1501 & 1515 Wilson is approximately 6 months for multifamily adaptive reuse.

GENERATIONAL OPPORTUNITY
TO REDEFINE DC'S SKYLINE

1501
&
1515
WILSON



**Additional Density Would
Provide Unobstructed
Sightlines from All Four Sides**



Ideal Floorplates For Conversion Supporting New-Build-Like Residential Efficiency...

Conversion Study – OTJ Architects



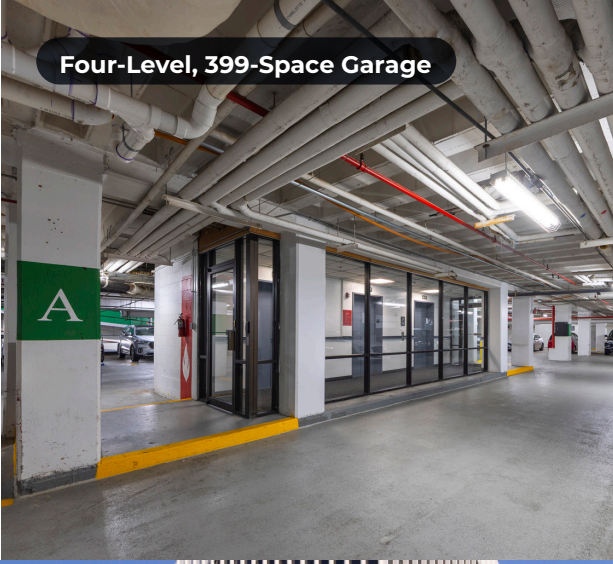
Eastern Views Towards the Washington Monument and Potomac River

Potential Unit Yield Summary

	1501 WILSON	1515 WILSON	TOTAL
Residential Gross SF	124,382	125,344	249,726
Residential Net SF	100,895	100,770	201,665
Residential Efficiency	81%	80%	81%
Unit Count	119	118	237
Average Unit Size	847	853	850
Lobby/Amenity SF	7,945	6,490	14,435
Retail SF	11,100	8,830	19,930

Source: OTJ Architects Conversion Study

Four-Level, 399-Space Garage



Directly Adjacent 15,000+ SF Safeway at 1525 Wilson Blvd and Directly Across From 30,000+ SF Target at 1500 Wilson Blvd



63,000+ SF Private Plaza Renovated in 2011



Fitness Center Delivered in 2011



Amenity Space Delivered in 2019



Conference Center Delivered in 2019

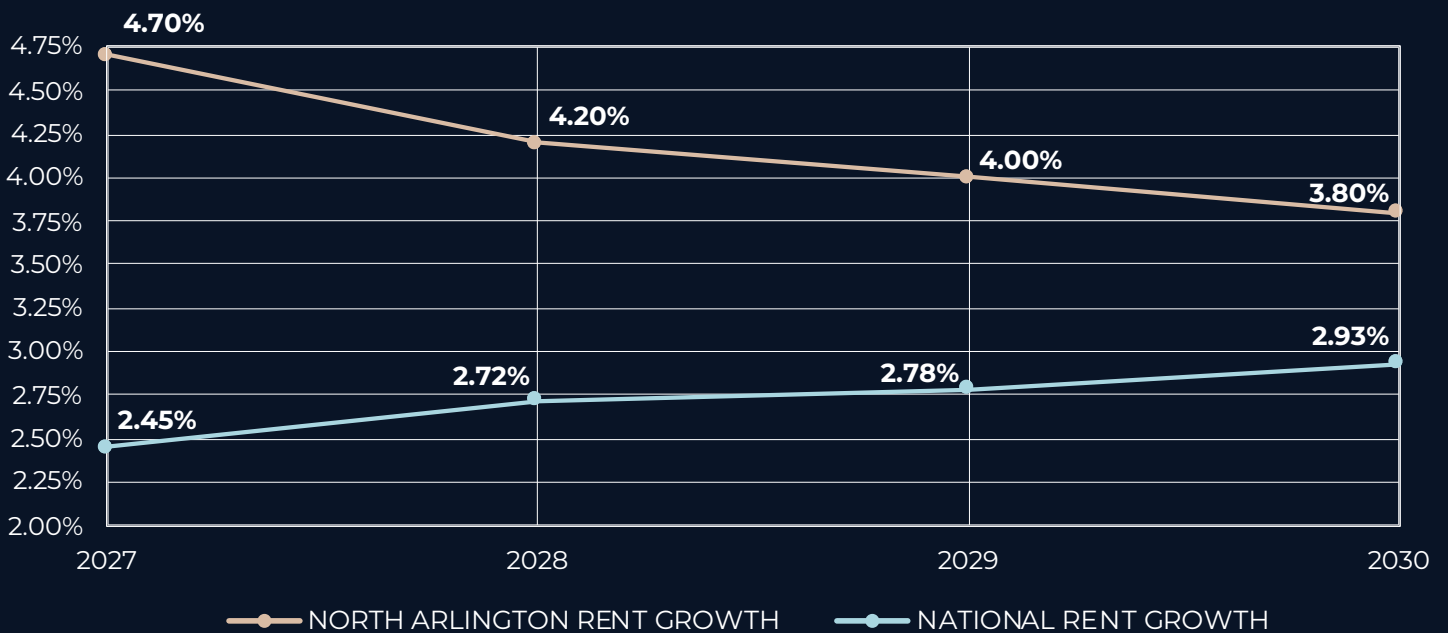


... Paired With An Extensive, High-Quality In-Place Amenity Base

Compelling Fundamentals Support Rosslyn Growth Story



NORTH ARLINGTON PROJECTED RENT GROWTH



ROSSLYN DEMOGRAPHIC SNAPSHOT

WITHIN A 1-MILE RADIUS OF 1501 & 1515 WILSON

\$179,725

Average Household Income

14% Estimated 5 Year HHI Growth

\$1,081,316

Average Home Value

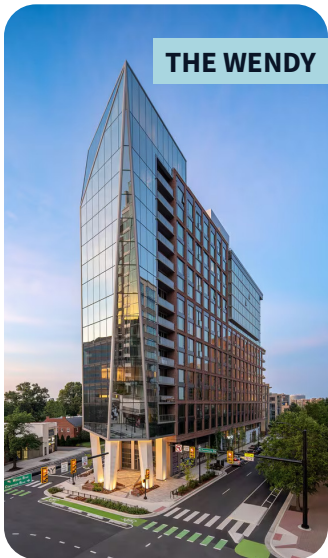
91.9%

White Collar Workforce

2.8%

Unemployment Rate

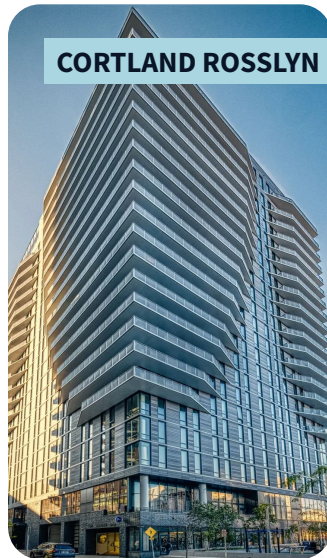
R-B Corridor New Deliveries Continue To Outperform



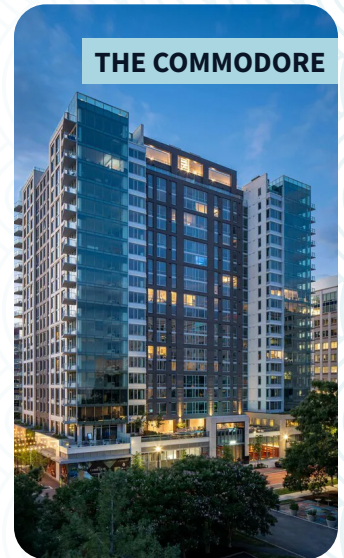
THE WENDY



CENTRAL PLACE



CORTLAND ROSSLYN



THE COMMODORE



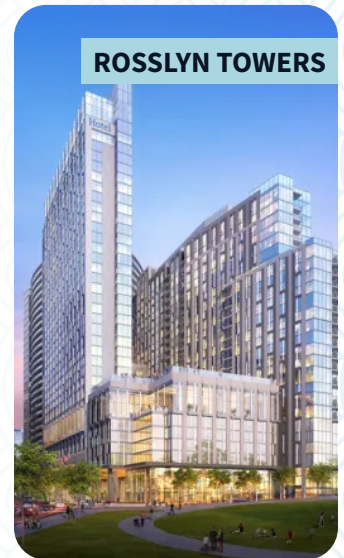
THE EARL



FITZROY



J SOL



ROSSLYN TOWERS

Property Name	Year Built	Units	Avg. SF	Rent	\$/SF	Occupancy
The Wendy	2025	231	915	\$4,375	\$4.78	98.7%
Rosslyn Towers	2025	514	771	\$3,748	\$4.86	99.4%
The Commodore	2024	423	739	\$3,608	\$4.88	93.6%
Fitzroy	2024	267	748	\$3,196	\$4.27	94.4%
Cortland Rosslyn	2021	786	1,057	\$3,960	\$3.75	94.0%
The Earl	2021	333	833	\$3,296	\$3.96	99.1%
J Sol	2020	326	764	\$3,088	\$4.04	93.3%
Central Place	2017	377	1,053	\$4,363	\$4.14	95.0%

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