The Virginia Center development plan features a 14-story office tower with an adjacent wooded plaza, a three-acre lake, highrise residential units, quality shops and restaurants, and on-site day care facilities.

Skidmore, Owings & Merrill, a leading national architectural firm, has designed the office building—an octagonal structure that will contain 364,000 square feet of office and retail space, as well as a ground floor restaurant.

The architects have produced a sophisticated design that emphasizes the verticality of the 14-story tower. The building contains elements of classical architecture in its division into a base, middle, and top as well as in the rich articulation of its exterior, where the windows and spandrels are recessed to give the wall surface substance and depth.

The building features a two-story rose colored granite base, with a combination of precast concrete and rose granite on its upper floors. Clear glass is used at the building entrance. Gray tinted glass is used elsewhere.

In the lobby and retail spaces, the spirit of Virginia Center’s exterior is brought inside. The floors are finished in patterned marble with walls trimmed in mahogany. The Virginia Center Cafe, a 5,000-square-foot ground floor restaurant, will provide a full American-fare menu, private dining rooms, and catering within the building.

The basement level contains a fully-equipped exercise facility and can accommodate a 125-seat auditorium, as well as space for storage, computer functions, cafeteria, and other supporting uses.

Tenant spaces at Virginia Center contain a number of outstanding features, including nine-foot finished ceilings, parabolic lights, 2' x 2' tegular ceiling tiles with fineline grid, and full height, solid core mahogany stained interior doors. A central plant variable-air-volume HVAC system, with floor-by-floor fan rooms, provides extremely low operating costs.

Parking for the building is contained in a six-level structure, which has four levels above grade. It also houses 6,000 square feet of restaurant and retail space facing Virginia Center Boulevard. The top level of the parking deck is screened by a trellis with planters.
Virginia Center is located on I-66 at Nutley Street, approximately 14 miles west of Washington, D.C. The mixed-use development adjoins the Vienna Metro Station, which is the terminus of the Metro Orange Line in Fairfax County.

By virtue of its location, Virginia Center offers unparalleled access to both highway and public transportation.

Companies with offices at Virginia Center can provide their employees with a working environment that's a mere two block walk from the Vienna Metro Station. Employees who depend on public transportation can make the move to Virginia Center with a minimum of disruption to their schedules.

In addition to Metro transportation, two complete interchanges on I-66 make Virginia Center readily accessible to commuter traffic. Access to the site is currently available from east and west using parts of both interchanges. Full construction of the remaining loops will be completed in 1989.
Virginia Center
Gross Building
387,000 Sq. Ft.

Rentable Area
364,000 square feet of office and retail space

Building Height
14 floors

Typical Floor Size
Approximately 25,000 Sq. Ft.

Structural System
Structural steel frame, concrete floor on composite deck

Floor Load
100 pounds per square foot

Typical Column Spacing
30' x 38'

Exterior Wall
Granite, precast concrete, and insulating glass

Mechanical System
Variable air volume with central plant

Parking
Six-story reinforced concrete parking garage with entry into office tower lobby. 3.6 spaces per 1,000 square feet of gross building area.

Finished Ceiling Height
9' in offices
10' in retail

Life Safety System
Automatic sprinkler system throughout. Fire alarm, firefighter's public address system, smoke evacuation system, and other life safety systems as required by code.

Roof
Membrane with stone ballast
Development Team

**Developer**
Hazel/Peterson Companies

**Architect**
Skidmore, Owings & Merrill

**Civil Engineer**
Dewberry & Davis

**Mechanical/Electrical Engineer**
Dewberry & Davis

**Structural Engineer**
Skidmore, Owings & Merrill

**General Contractor**
Omni Construction, Inc.

**Zoning**
PDH-20

**Occupancy Date**
1990
Typical Floor
levels 3-12
25,400 Sq. Ft.
Thirteenth Floor

18,400 Sq. Ft.
Fourteenth Floor
18,400 Sq. Ft.