

SUMMARY OF OFFICE CONSTRUCTION

Existing Office Gross Floor Area (GFA) by Year

	Rosslyn-Ballston Corridor	Jefferson Davis Corridor	Metro Corridors Total
1920-1929	6,687	0	6,687
1930-1939	11,842	1,818	13,660
1940-1949	62,202	0	62,202
1950-1959	133,996	0	133,996
1960 - 1969	3,719,062	2,443,193	6,162,255
1970 - 1979	948,451	3,036,222	3,984,673
1980 - 1989	8,537,143	5,830,566	14,367,709
1990 - 1999	3,091,239	438,928	3,530,167
2000 - 2009	5,193,277	648,169	5,841,446
2010 - January 1, 2013	709,276	368,039	1,077,315
Total Corridor GFA	22,413,175	12,766,935	35,180,110
Under Construction			
(as of January 1, 2013)	961,481	453,422	1,414,903

Source: Arlington County Planning Division and Real Estate Assessment: Computer Assisted Mass Appraisal (CAMA) database.

Estimated Total County GFA 39,700,000

Office vacancy rate (CoStar January 2013) 16.5%

Source: CoStar Group, Inc. courtesy of Arlington Economic Development

2012 APPROVED PROJECTS

The following projects were approved by the Arlington County Board in 2012.

BALLSTON

Goodyear Site (SP#72) - 2,203 s.f. retail and 163 residential units

CLARENDON

Penzance (SP#418) - 284,012 s.f. office and 22,479 s.f. retail

COLUMBIA PIKE

Pike 3400 (FBC) - 15,443 s.f. retail and 301 residential units

The Shell (FBC) - 6,700 s.f. retail and 83 residential units

COURTHOUSE

2311 Wilson Blvd. (SP #263) - 149,553 s.f. office, 14,025 s.f. retail and 8,800 s.f. other

CRYSTAL CITY

1900 Crystal Drive (SP #421) - 719,704 s.f. office and 11,290 s.f. retail

LEE HIGHWAY

Bergmann's (SP #420) - 13,257 s.f. retail and 202 residential units

ROSSLYN

Rosslyn Gateway PDSP Phase 1 (SP #419) - 490,056 s.f. office, 18,689 s.f. retail, 133 residential units and 148 hotel rooms

Rosslyn Gateway PDSP Phase 2 (SP #419) - 7,687 s.f. retail and 140 residential units

VIRGINIA SQUARE

3901 Fairfax Drive (SP #386) - 178,131s.f. office, 3,200 s.f. retail and 12,985 s.f. other

TOTAL DEVELOPMENT APPROVED BY THE ARLINGTON COUNTY BOARD IN 2012:

1,821,456 s.f. office GFA 1,022 residential units

114,973 s.f. retail GFA 148 hotel rooms

21,785 s.f. other GFA

Quarterly reports on 2012 development are available from the Arlington County web site: www.arlingtonva.us/PRAT.