



Introduction

Building Introduction

Two Liberty Center is a Class-A office building being built in a rapidly developing section of Arlington County in Virginia. The 180,000 SF of rentable office space will be housed in the second through ninth floors of the nine story building and leased per floor. Ground level space will serve as support space for office building operations, with perimeter spaces leased as high-end retail. Parking for the site will be accomplished through three and a half below grade garage levels. The architectural design for this building was modeled after the neighboring and existing Liberty Center building, with a distinguishing architectural glass tower featured at southwest corner of the building.

Client Introduction

The owner of Two Liberty Center is an investor group led by The Shooshan Company, a full service real estate developing firm from the area. This building is being kept by the owner and will be leased to multiple tenants, so the owner is more involved and has a higher focus on quality than many other developers that focus on upfront savings. These expectations by the owner are exemplified in the high level of material quality being used in construction, including an efficient but slightly more expensive mechanical system as well as the high-end finishes for the lobby and entry areas.

There are already several floors of the building under lease upon completion so there is an aggressive move-in schedule being enforced by the owner. Tenant fit-out will occur in phases by floor and will overlap with construction activities on floors above the completed floors. The potential damages that the owner would incur should the occupancy schedule be delayed are included in the contract between the owner and the contractor as liquidated damages.