



# Virginia Tech Research Facility

900 North Glebe Road, Arlington, Virginia

The Virginia Tech Research Center at 900 N. Glebe Road is part of a larger master plan that transformed an abandoned car dealership and a Staples retail store into a diverse urban development that includes 613,000 sf of office, retail, affordable housing, town houses and below-grade parking. The design challenge was to create a building that responded to the diverse urban context which included single family homes to the west and a high density commercial district to the east. The building needed to meet the programmatic requirements of Virginia Tech but also operate efficiently as a speculative office building. The process involved a highly collaborative effort with many stakeholders including Virginia Tech, The JBG Companies, Arlington County and neighborhood groups. The result was the seven-floor, 144,000 square foot Virginia Tech Research Center that is seeking U.S. Green Building Council LEED-Gold rating and was awarded the NAIOP Northern Virginia 2011 Speculative Office (4 stories and above) Building of the Year.

144,000 sf Speculative Office and Retail Building

\$1,355 per square foot (based on total office gross floor area of 132,505 sf)

Energy Use Intensity (EUI): 189 kBtu/sf/yr

Percent CO2 Reduction: 46%

ENERGY STAR Design Rating: 95

Annual Savings Statistics (compared to an average building EPA rating of 50)

Energy Savings: 21,122,097 kBtu

CO2 Savings: 946 Metric Tons CO2/yr

Ground water, rain water and condensate used for irrigation

Enthalpy-based heat recovery outside air handling unit

High-efficiency series-counter-flow chilled water central plant

Low emitting fuel vehicle parking with chargers for electric vehicles and ride share program

Water reduction of 40% achieved through low flow fixtures and waterless urinals.



DESIGNED  
TO EARN THE  
ENERGY STAR

The estimated energy performance for this design meets US EPA criteria. The building will be eligible for ENERGY STAR after maintaining superior performance for one year.

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