



EXTRAORDINARY DELIVERED

3101 WILSON BOULEVARD

Arlington, VA

Structured Finance

OPPORTUNITY

The Hartford Building is a 9-story, 211,450-square-foot office building located at 3101 Wilson Boulevard in the Clarendon submarket of Arlington, Virginia. The property was constructed in 2004 and is widely regarded as the first trophy office building constructed in the Rosslyn-Ballston corridor. Ninety-two percent leased, primarily to anchor tenant AECOM, the Hartford Building features 4 full sides of glass and best-in-class amenities including underground structured parking, a fitness facility, concierge service and a roof terrace with 360-degree views. The property is located adjacent to the Clarendon Metro station and is an easy walk to numerous restaurants and retailers.

SOLUTION

Transwestern's Structured Finance Team, Andrew Asbill and Trevor Campbell, was engaged by the Comstock Companies to advise on the sourcing and structuring of 95/5 joint venture recapitalization of the property.

RESULTS

Transwestern was successful in securing DivoWest for a 95% equity investment, which included a promoted interest as well as retention of property management for Comstock for a minimum of 2 years. The transaction closed in February 2020, less than 90 days after engaging with DivoWest.