



GABLES. 12 TWENTY ONE

Exterior spaces styled for serenity, sleekly sophisticated interiors and light-speed DC access come together at this apartment community in Arlington's desirable Rosslyn neighborhood. In every way, Gables 12 Twenty One is perfectly positioned to let you have it all, in a high-style haven moments from one of the nation's most acclaimed shopping, dining and entertainment districts. You'll live even more comfortably knowing you're doing your part for the environment in Gables 12 Twenty One's eco-conscious, LEED-registered residences.

Taking Care of the Way People Live®



COMMUNITY

- Clubroom with flat-screen TV, seating areas, audio throughout, Wi-Fi access and kitchen area
- Business center with flat-screen TV, Wi-Fi access, printer/fax and conference space
- 24-hour club-quality fitness center with TV-equipped cardio equipment and free weights
- Outdoor entertainment lounge with water features, fire pit and high-end barbeque grill
- @lounge and audio throughout, adjoining the outdoor lounge for an inside-outside café experience
- Dramatic views of the Washington Monument and Jefferson Memorial
- Secure parking with additional ground-level parking available

RESIDENCES

- Spacious apartment residences in 1 and 2-bedroom styles
- Sleek kitchens featuring granite countertops and stainless steel appliance packages including glass cooktops, self-cleaning ovens and refrigerators with icemakers, along with pantries and tile backsplashes in some residences
- Modern baths featuring granite countertops and ceramic tile floors and shower surrounds
- Open floor plans emphasized by soaring 9' ceilings, with 10'6" ceilings in fourth floor residences
- Washers and dryers in all residences
- Designer track and pendant lighting
- Large walk-in closets
- Ceiling fans available in select residences



GREEN FEATURES

We are mindful of our impact on the environment and have launched a host of corporate “green initiatives” to help do our part. Our newest construction, including this community, features many green building practices advocated by the Environmental Protection Agency, US Green Building Council and local sustainable building organizations. Additionally, we continually look for ways to incorporate green practices in the ongoing operations and maintenance of our communities. LEED-registered and in the process of obtaining LEED certification, Gables 12 Twenty One is strategically located to utilize existing urban infrastructure. The Rosslyn and Court House Metro stations are nearby, along with other public transportation options that reduce commuting times, auto emissions and resident expenses.

The project’s construction utilizes 10% recycled materials and over 30% local and regional materials, with an estimated 50% of construction waste to be recycled. Some of the other features contributing to Gables 12 Twenty One’s sustainable living environment include:

- ENERGY STAR™ appliances and compact fluorescent lighting
- Energy-efficient windows and digital programmable thermostats
- Low-VOC paints and Green Seal™ certified carpeting with zero CFC/HCFC
- Preferred parking for energy-efficient vehicles
- Bicycle storage facility
- Trash chutes separating recyclables from waste
- Non-smoking building
- Green power through Gables’ purchase of energy credits

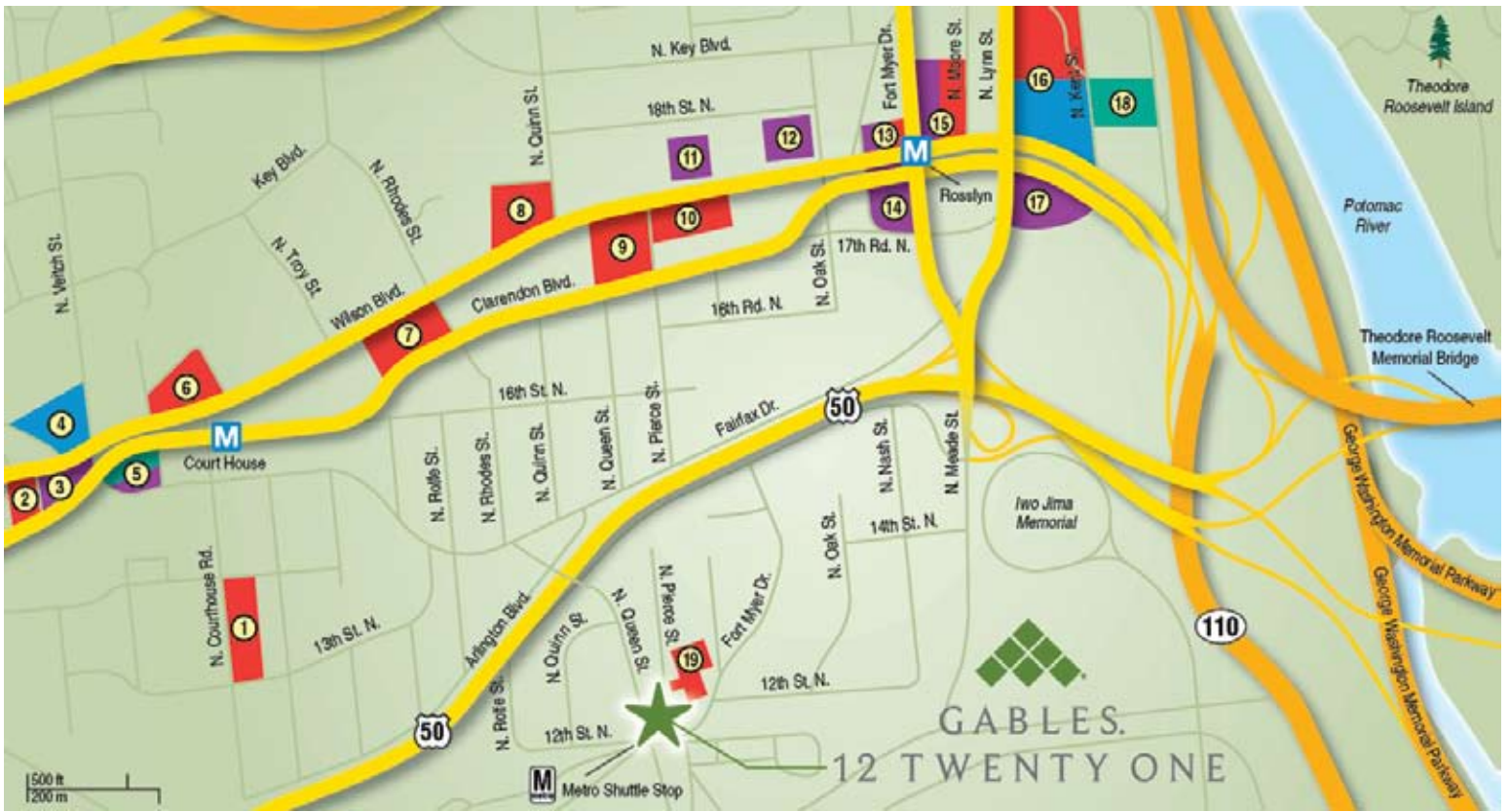
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AREA

- Walking distance to Rosslyn and Court House Metro stations
- Minutes to Rosslyn, Courthouse and Ballston for nightlife, dining and shopping
- Easy access to employment at the Pentagon, Ft. Myer and other DC centers
- Moments from the Potomac riverfront's gorgeous views of downtown DC
- The excitement and energy of living steps from the Wilson Boulevard-Clarendon Boulevard corridor, named one of 10 "Great Streets" in the US by the American Planning Association in 2008



WALKING MAP

- | | | | |
|--|---|--|------------------------------|
| 1 Ragtime | 6 Ireland's Four Courts
Brooklyn Bagel Bakery | 11 CVS/Pharmacy | 16 Rosslyn Market
Cosi |
| 2 Ray's the Steaks | 7 Rhodeside Grill
Il Radicchio | 12 Rosslyn Shoe Repair & Dry Cleaning | 17 Chevy Chase Bank |
| 3 The UPS Store | 8 Village Bistro
Ray's Hell Burger | 13 Hyatt Arlington
Cityhouse | 18 Rosslyn Spectrum Theatre |
| 4 Euro Market/Cafe | 9 Red Hot & Blue | 14 Wachovia Bank | 19 Quarterdeck Restaurant |
| 5 AMC Courthouse 8
CVS/Pharmacy
SunTrust Bank | 10 Piola
Café Asia | 15 Bank of America
Tivoli Restaurant | |

LEGEND	
Services	Shopping
Restaurants	Entertainment





GABLES.
12 TWENTY ONE

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For more information, visit us at

GABLES.COM/12TWENTYONE

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