



4301 & 4401 WILSON BLVD | ARLINGTON, VA 22203



Step into WHAT'S NEXT

4301 Wilson Blvd. New Lobby Renovations



NEW



Entry
Vestibule



2 Building
Lobbies



Conference
Center



Tenant Lounge &
Conference Center

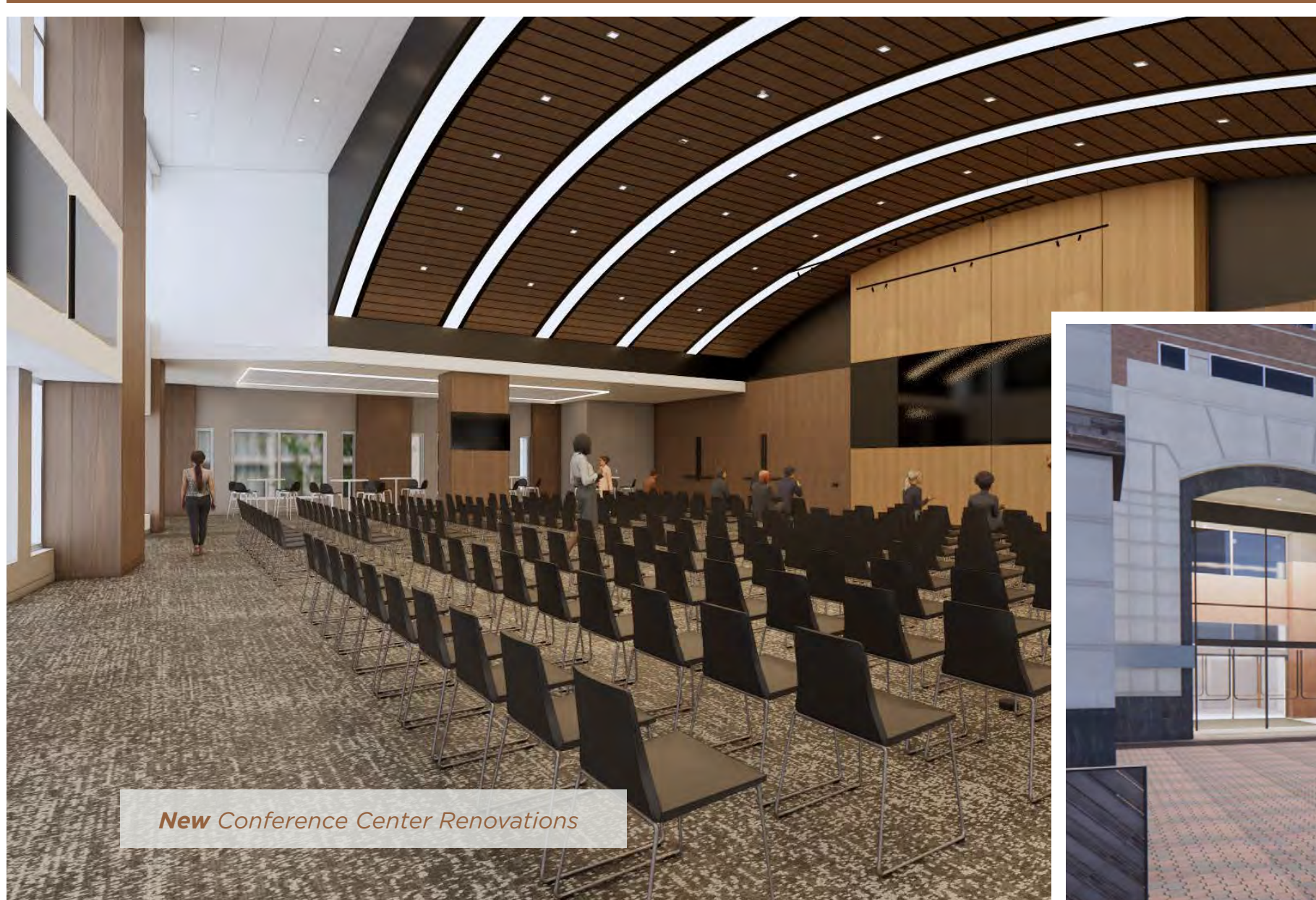


High-End
Spec Suites

A striking FIRST IMPRESSION

4401 Wilson Blvd. *New Lobby Renovations*





New Conference Center Renovations

Our modern, tech-equipped conference center accommodates up to 550 guests, offering a versatile space for meetings, presentations, and events — all designed to foster connection and collaboration.



New Building Facade Renovations

Designed to bring
PEOPLE TOGETHER



Tenant-Only Pantry Space and Breakout Rooms



Tenant-Only Lounge



Tenant-Only Large Conference Center



One block away from
Ballston Metro Station



Strong debt-free
ownership



"Walker's paradise"
with 94 walk score

Adjacent to



4401 Wilson Blvd.
LEED certified



Adjacent to





Cooperative Plaza offers direct access to the energy of Ballston, with Ballston Quarter just a short walk away. This vibrant urban destination brings together the area’s best dining, shopping, entertainment, and events. From the Quarter Market food hall and cooking classes to movies, live events, and unique indoor & outdoor spaces, Ballston Quarter serves as Northern Virginia’s true city center—all just steps from Cooperative Plaza.



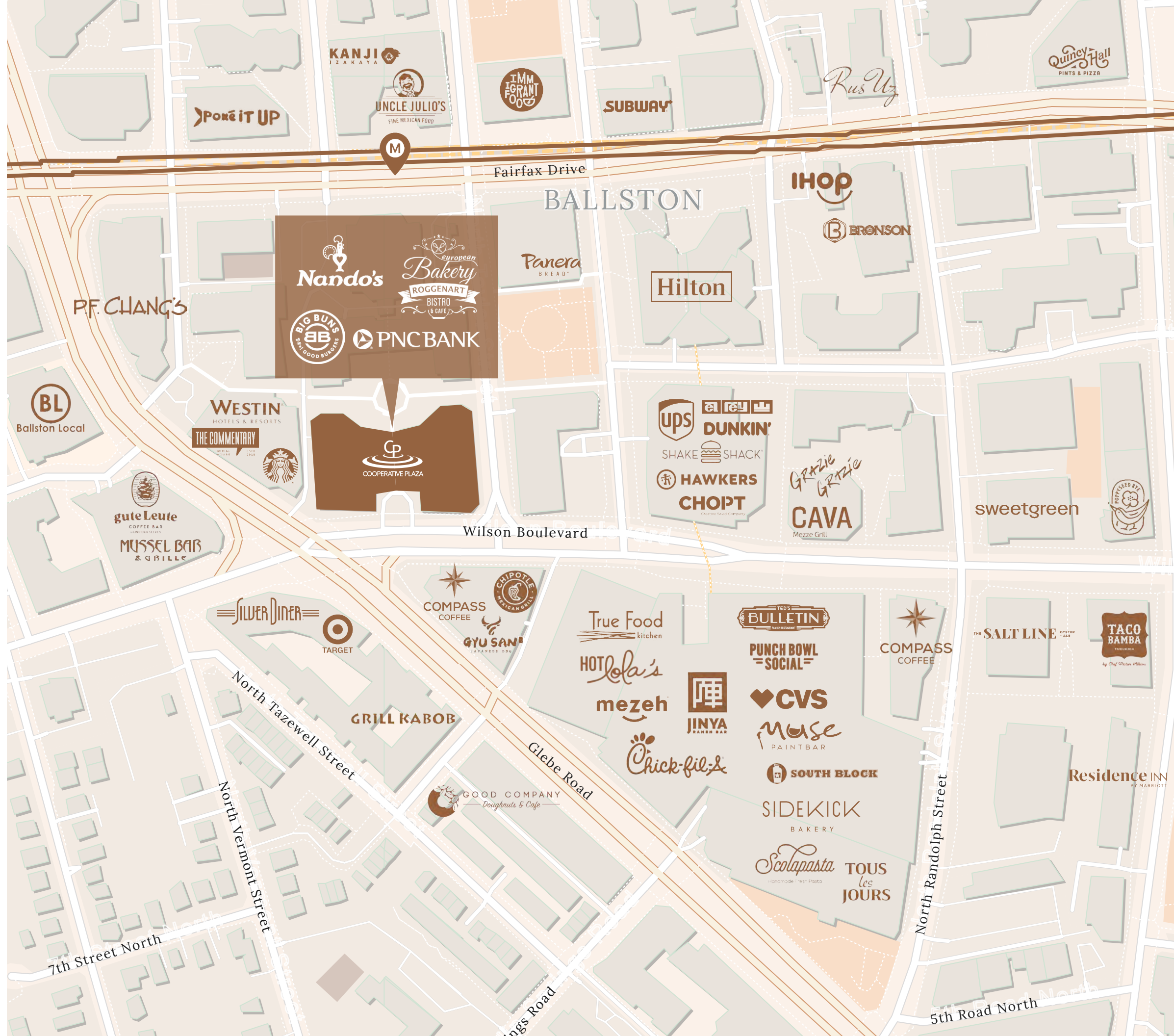
BALLSTON QUARTER



- | | | | | |
|-------------------|-----------------|----------------------------------|---------------------------------|------------------|
| Chick-fil-A | SIDEKICK BAKERY | TED'S BULLETIN FAMILY RESTAURANT | T-swirl crepe Japanese Crepe | SOUTH BLOCK |
| COMPASS COFFEE | JINYA RAMEN BAR | KUNG FU TEA 功夫茶 | UNION KITCHEN GROCERY | TIMBER PIZZA CO. |
| PUNCH BOWL SOCIAL | MUSE PAINTBAR | mezeh | jubilee | TOUS les JOURS |
| HOT Lela's | Onelife FITNESS | TOP POT HOT POT & K BBQ | True Food kitchen | CVS |
| | | | Scolapasta Handmade Fresh Pasta | |


 "A walker's paradise" with
94
 walk score





Nearby AMENITIES



The Plaza serves as a built-in amenity for the building, with onsite retail and dining that bring convenience right to the workplace. Tenants have direct access to PNC Bank, Big Buns, Nando's, and Roggenart—offering everything from daily essentials to quick lunches and after-work gatherings, all without leaving the property.

Work, meet & unwind at **THE PLAZA**



On-site RETAIL SHOPS

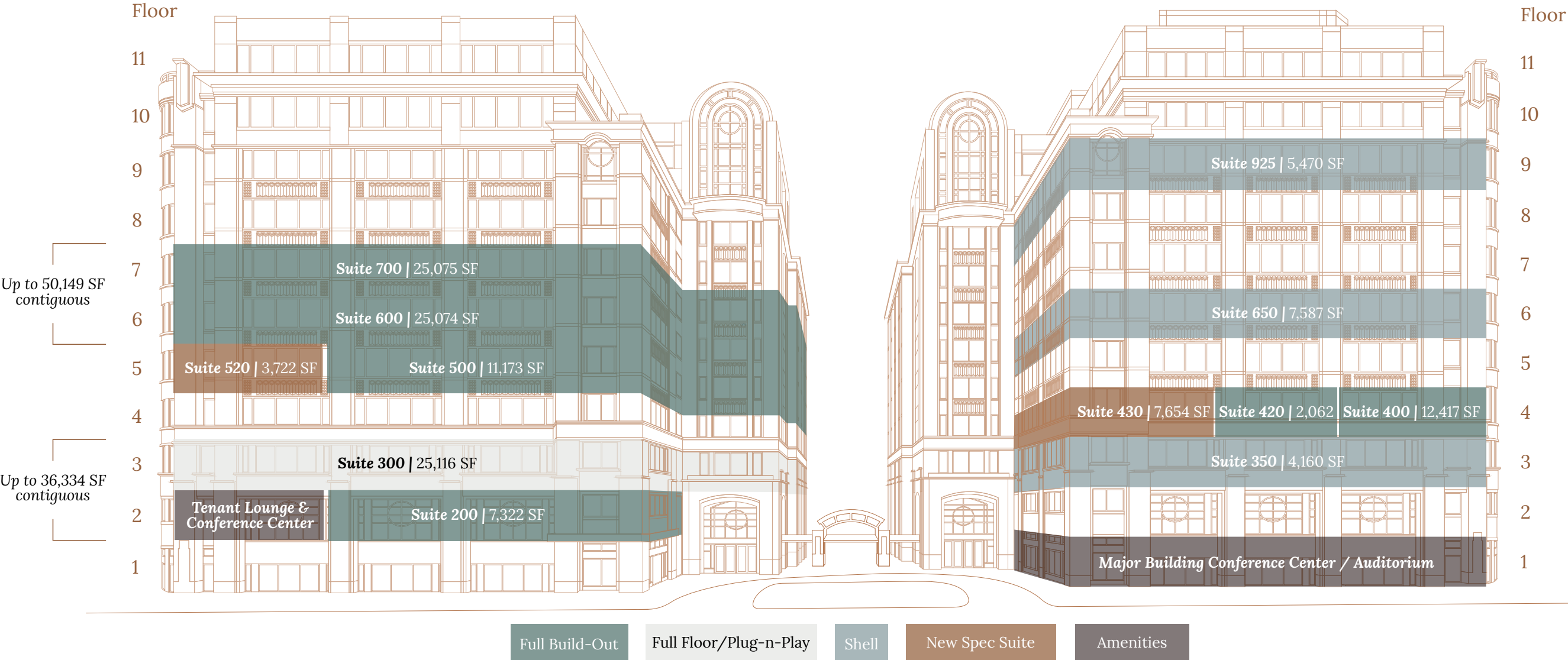


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AVAILABLE

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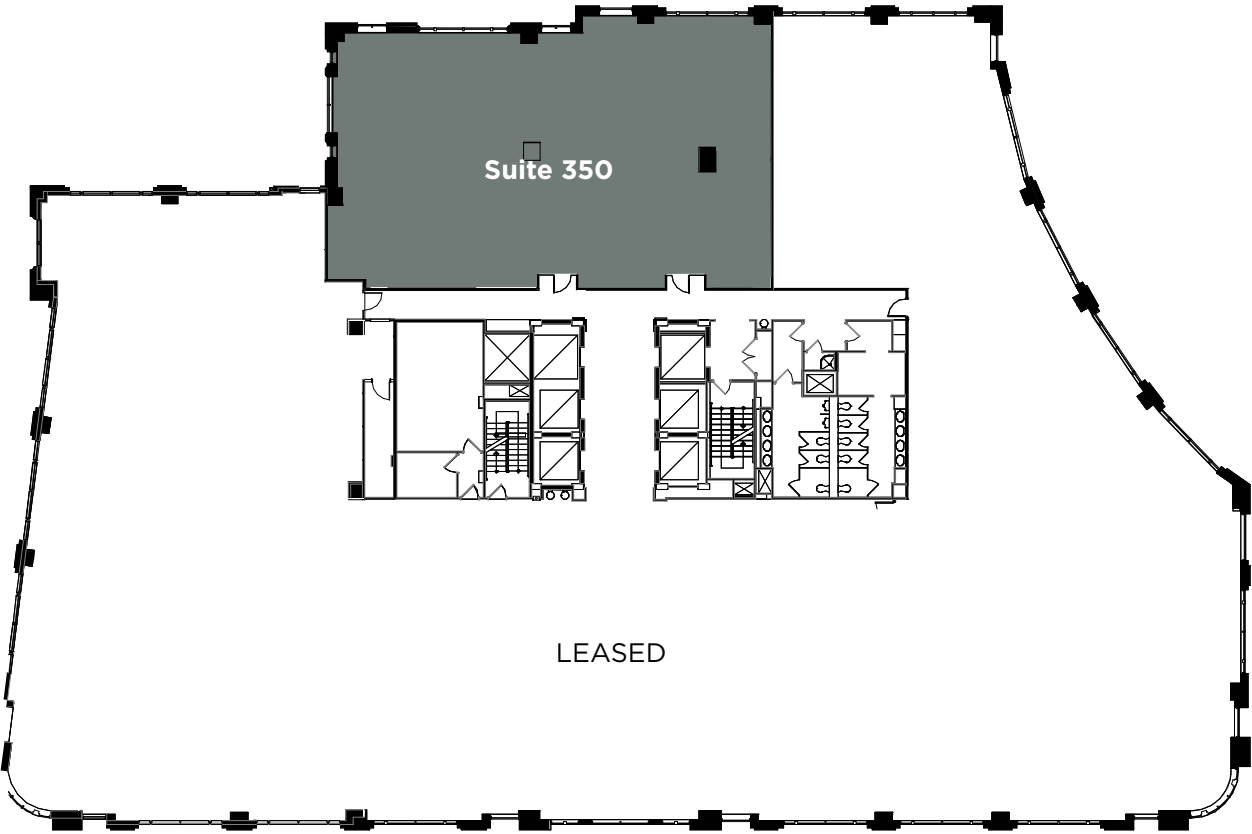
Wilson Blvd.

Third Floor

Suite	RSF
350	4,160

Space Features

- 350 | 4,160 SF
Shell condition ready for custom buildout.



4301

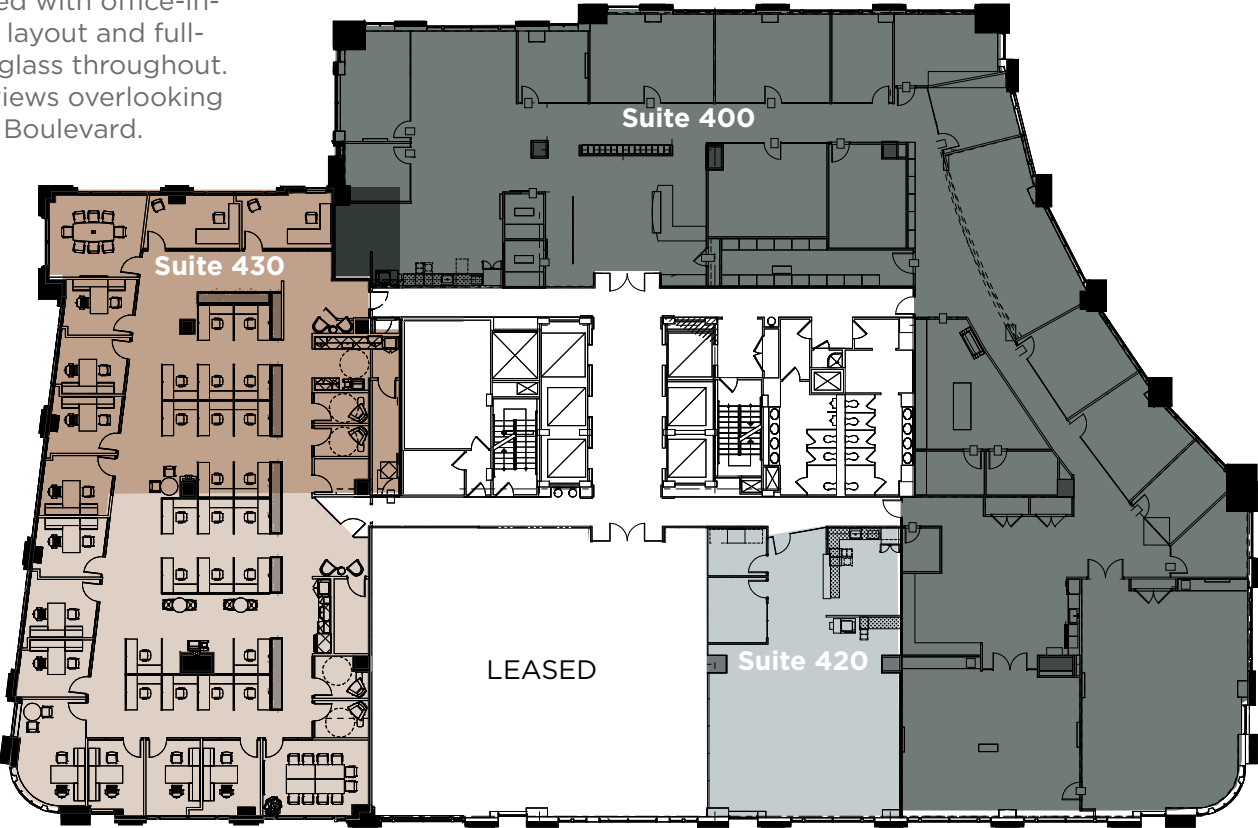
Wilson Blvd.

Fourth Floor

Suite	RSF
400	12,417
420	2,062
430	7,654

Space Features

- 400 | 12,417 SF
Modern office-intensive buildout with elevator lobby exposure and full-height glass throughout.
- 420 | 2,062 SF
Modern buildout with an open layout and lots of natural light.
- 430 | 7,654 SF
High-end spec suite just delivered with office-intensive layout and full-height glass throughout. Great views overlooking Wilson Boulevard.



Brand new SPEC SUITE

4301
Wilson Blvd.

Click or scan
to view the space



Space Features

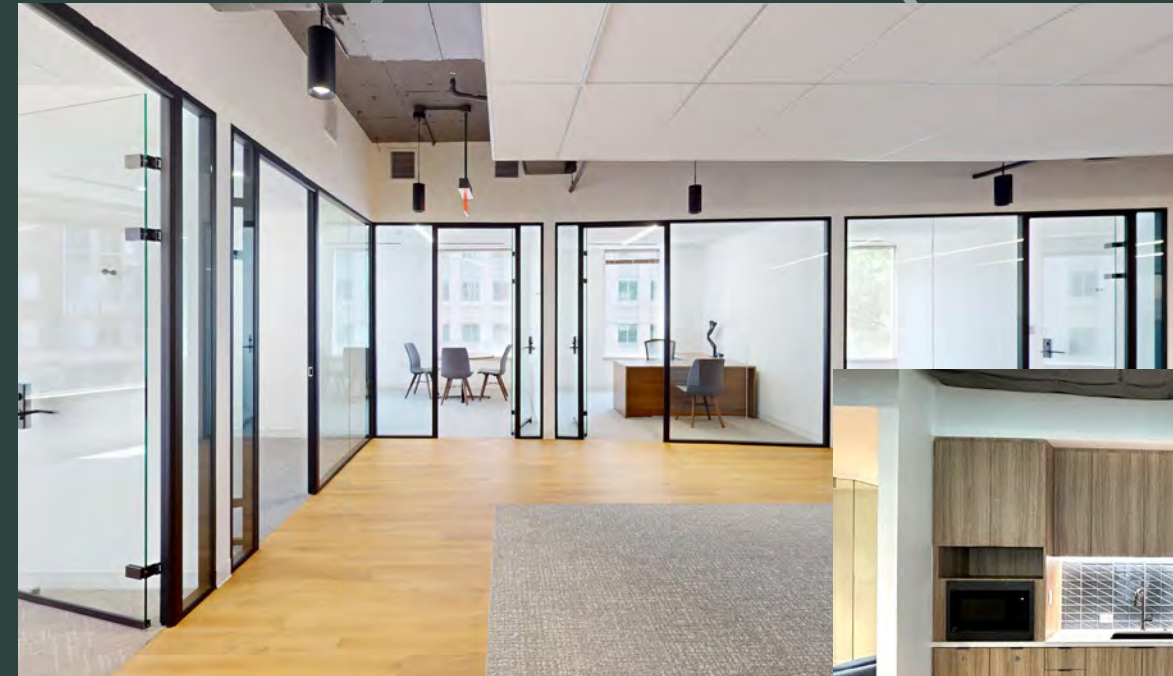
430 | 7,654 SF

Demisable into

■ 3,722 SF

■ 4,146 SF

High-end spec suite just delivered with office-intensive layout and full-height glass throughout. Great views overlooking Wilson Boulevard.



4301

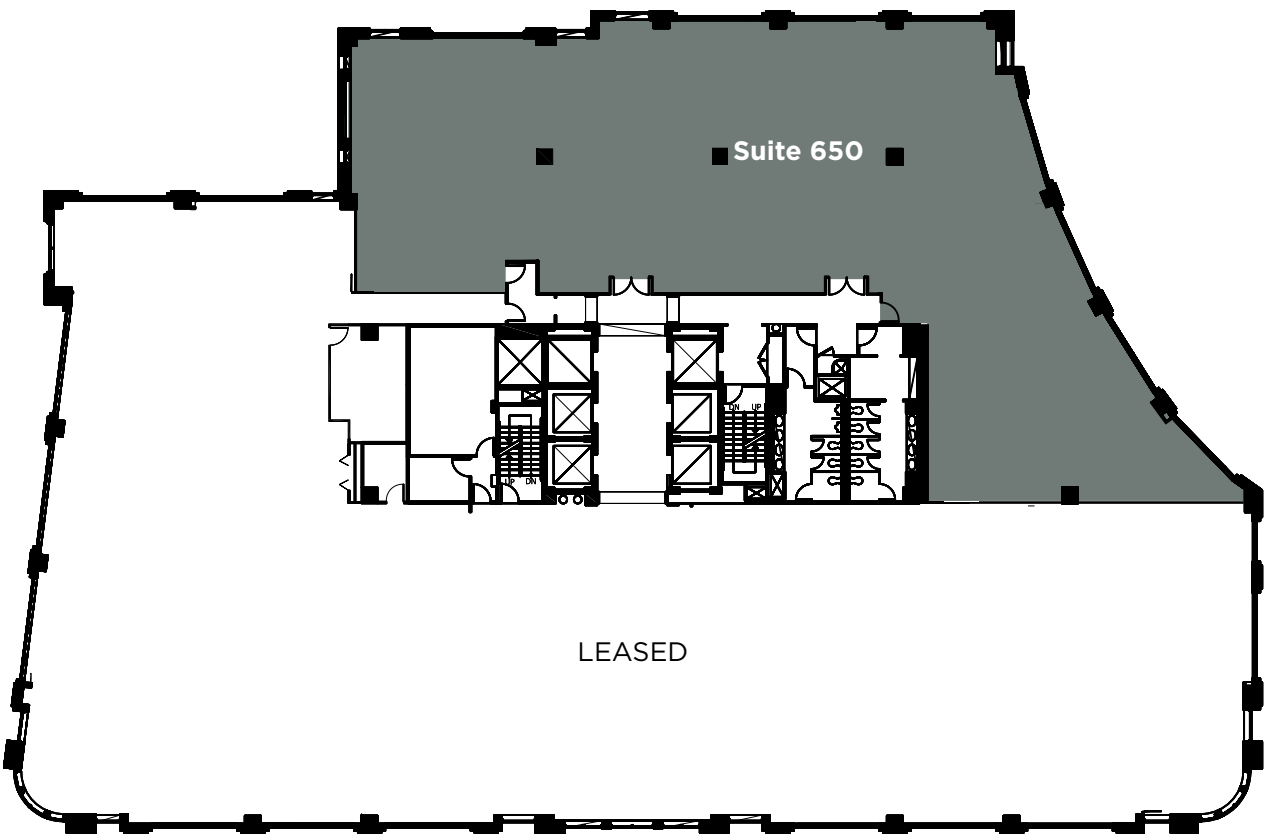
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Sixth Floor

Suite	RSF
650	7,587

Space Features

- 650 | 7,587 SF
Shell condition ready for custom buildout with great courtyard views.



4301

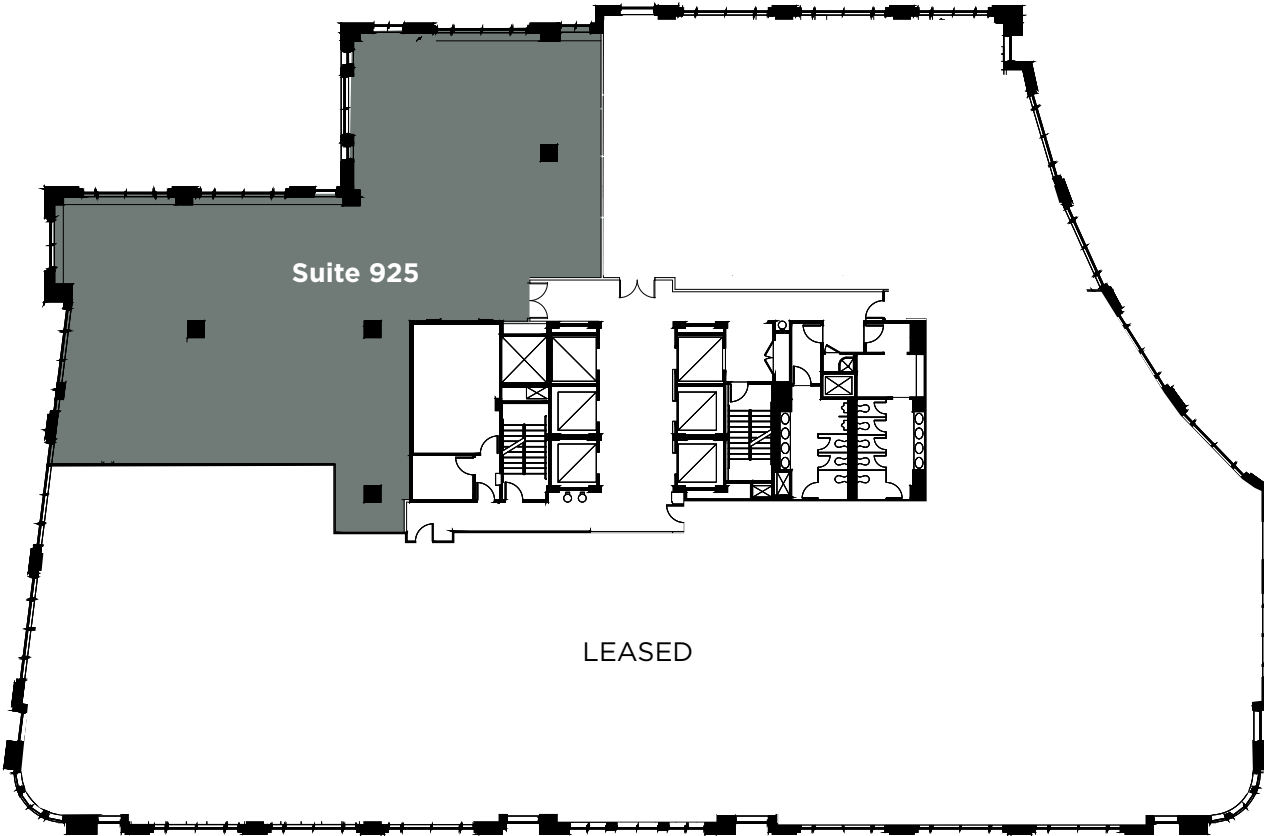
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Ninth Floor

Suite	RSF
925	5,470

Space Features

- 925 | 5,470 SF
Shell condition ready for custom buildout.





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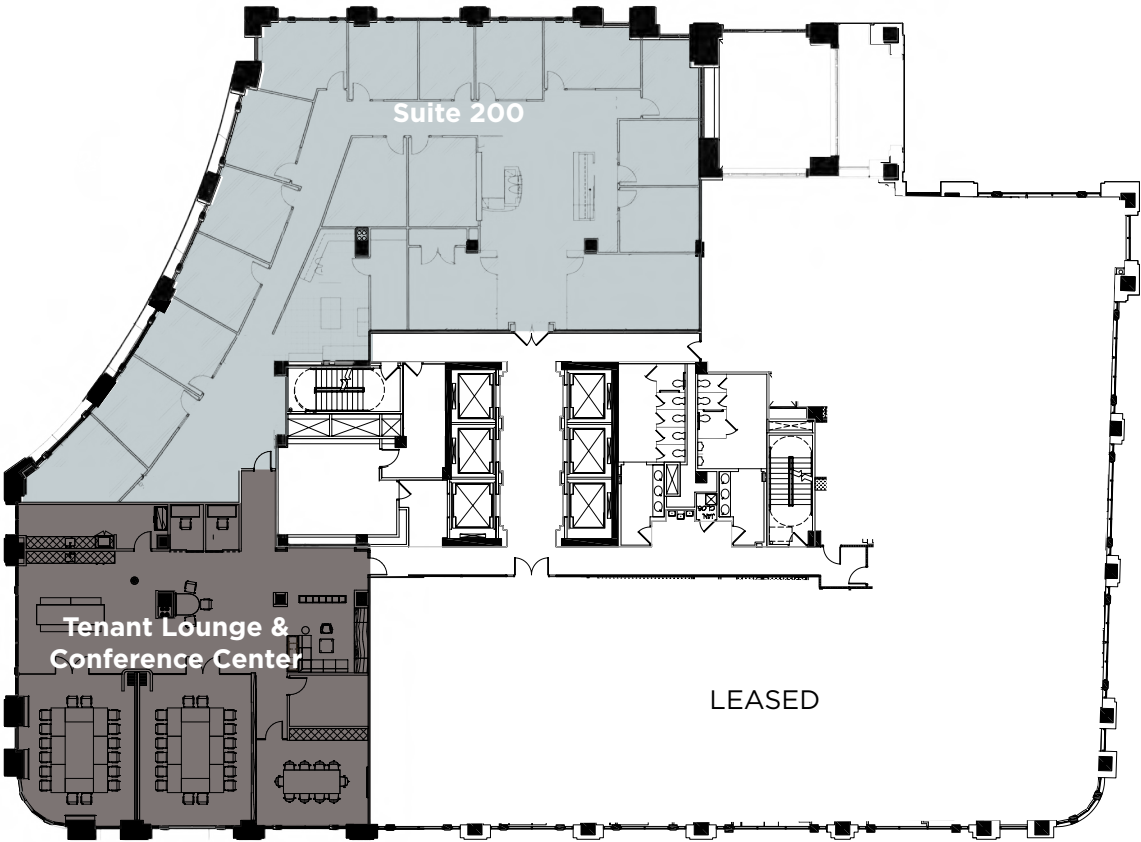
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Second Floor

Suite	RSF
200	7,322

Space Features

- 200 | 7,322 SF
Shell condition ready for custom buildout with great courtyard views.
- Tenant Lounge & Conference Center



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Third Floor

Suite	RSF
300	25,116

Space Features

■ 300 | 25,116 SF

Plug and play option fully furnished with efficient layout.

- 147 Workstations
- 34 Offices
- 9 Phone Booths
- 3 Huddle Rooms
- 1 Conference Room
- 1 Kitchen
- 1 Kitchenette



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Fifth Floor

Suite	RSF
500	11,173
520	3,722

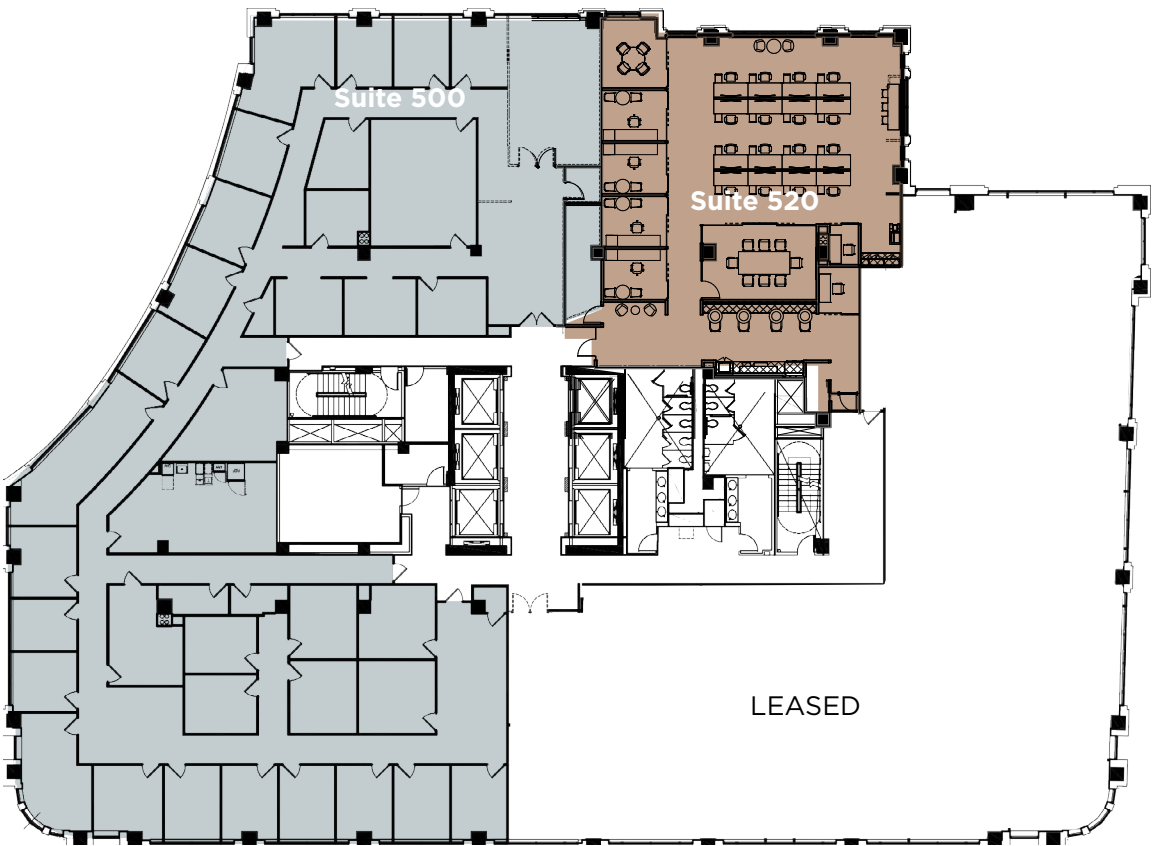
Space Features

■ 500 | 11,173 SF

Office intensive layout with courtyard views.

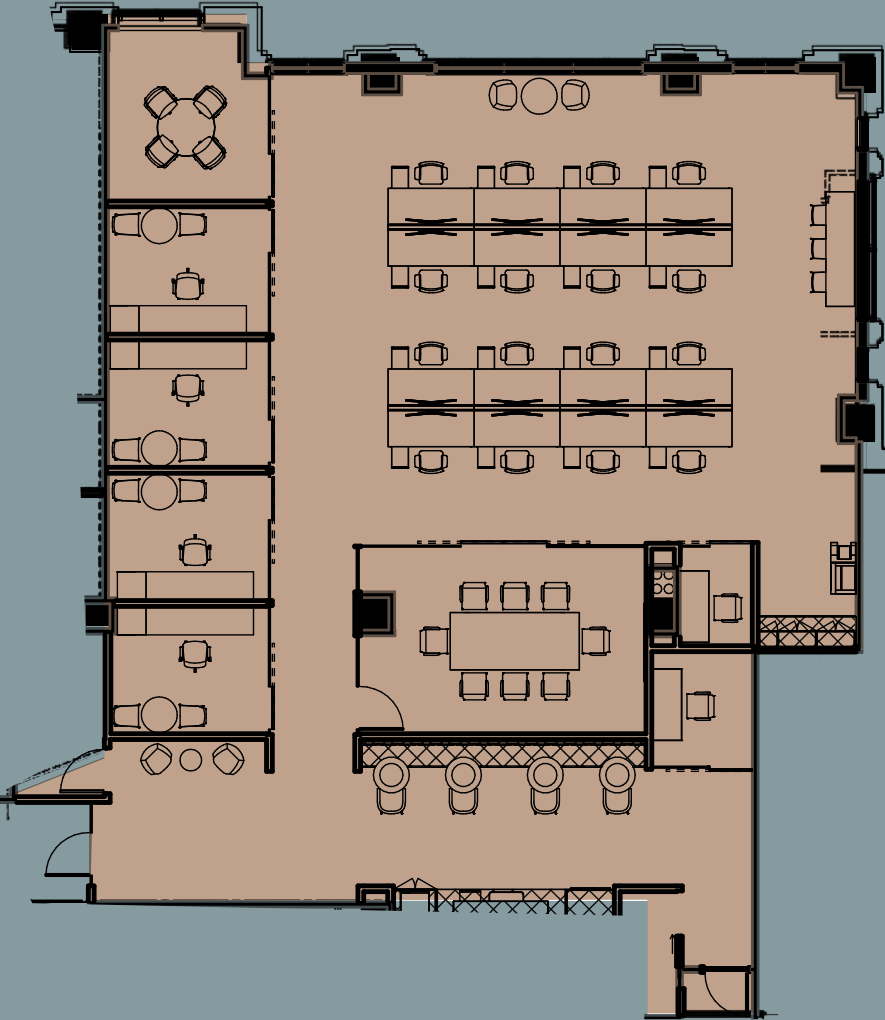
■ 520 | 3,722 SF

New spec suite to be delivered in November.



Soon to be delivered SPEC SUITE

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Space Features

520 | 3,722 SF

High-end spec suite coming soon with office-intensive layout and full-height glass throughout. Great views overlooking Wilson Boulevard.



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Sixth Floor

Suite	RSF
600	25,074

Space Features

■ 600 | 25,074 SF

High-end existing buildout ready for occupancy. 6th and 7th floors combined offer 50,149 SF of contiguous space.

Click or scan to view the space



4401

Wilson Blvd.

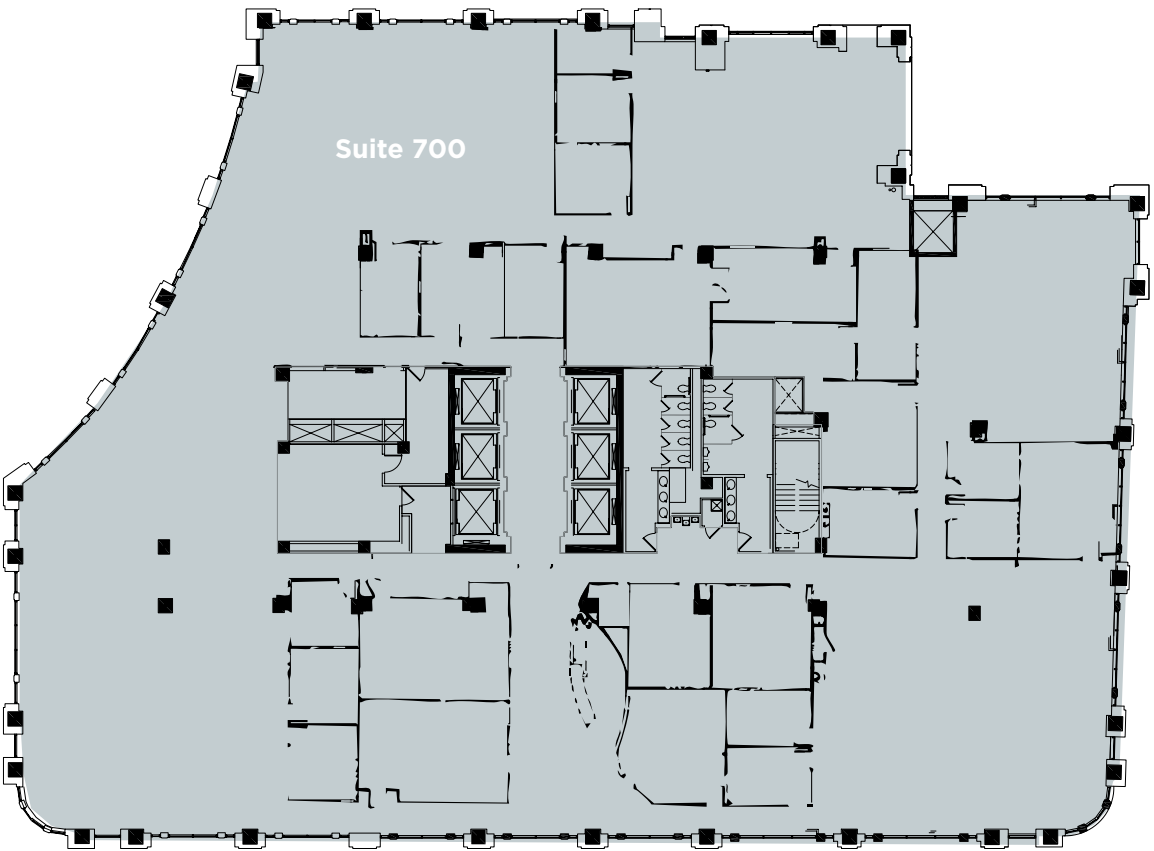
Seventh Floor

Suite	RSF
700	25,075

Space Features

■ 700 | 25,075 SF

6th and 7th floors combined offer 50,149 SF of contiguous space.







FOR MORE INFORMATION

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