

**OFFICE SPACE  
FOR LEASE**

**NEWLY RENOVATED  
LOBBY**



# 2200 Wilson Blvd

ONE COURTHOUSE METRO

**Class A Office Space  
Adjacent to  
Courthouse  
Metro Station**



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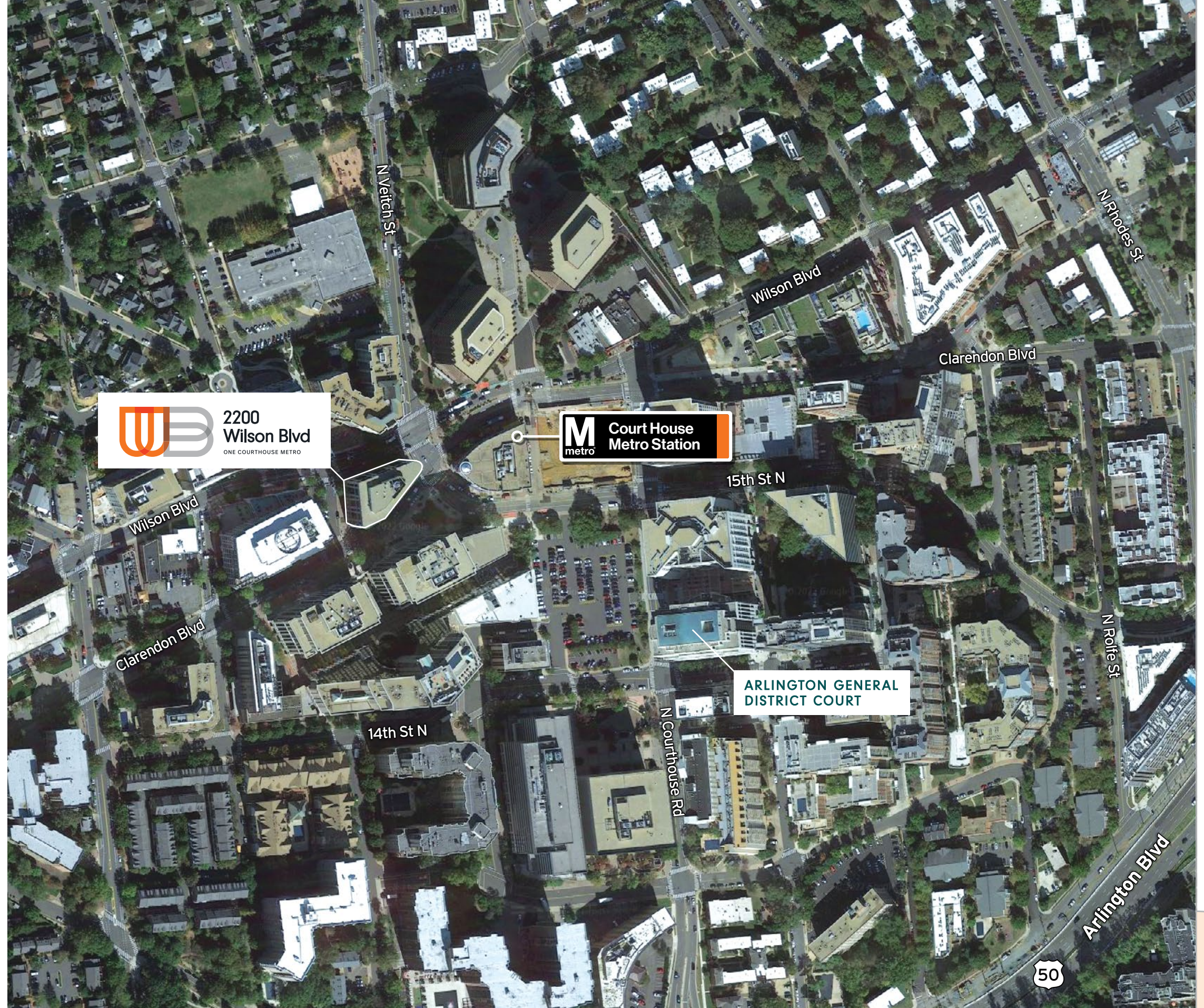
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## AT THE HUB OF THE COURTHOUSE, ARLINGTON, VA

2200 Wilson Blvd, also known as One Courthouse Metro, is a 100,568 RSF office building adjacent to the Courthouse Metro Station. Strategically located at the apex of Wilson and Clarendon Boulevards, 2200 Wilson Blvd features an abundance of eateries, coffee shops, drugstores, theaters, and banks - all within one block from the building.

2200 Wilson Blvd, developed and owned by Guardian Realty, consists of eight stories and features intimate 13,000 SF floorplates, expansive window lines, views of the Washington Monument, garage parking, highly visible signage opportunities, ready-to-go spec suites, first floor retail, secure space built to ICD 705 standards, and access to Arlington's dark fiber.





# Property Overview

## BUILDING

Address	2200 Wilson Blvd Arlington, VA 22201
Type	Class A Office Building
Center Location	Courthouse Metro Urban
RBA	120,375 SF
Stories	8
Typical Floor	13,375 SF
Year Built	1988
Tenancy	Multi
Owner Occup	No
Elevators	3
Sprinklers	Yes
Property Mix	Office 87,440 SF / 72.6% Retail 9,325 SF / 7.7%
Walk Score®	Walker's Paradise (96)
Transit Score®	Excellent Transit (70)
Parking Ratio	2.20/1,000 SF

## LAND

Land Acres	0.51 AC (22,216 SF)
Bldg FAR	5.42
Zoning	C-O

## FEATURES

Banking	Restaurant
Dry Cleaner	On-Site Engineer

### NEWLY DELIVERED

New Tenant-only Conference Room

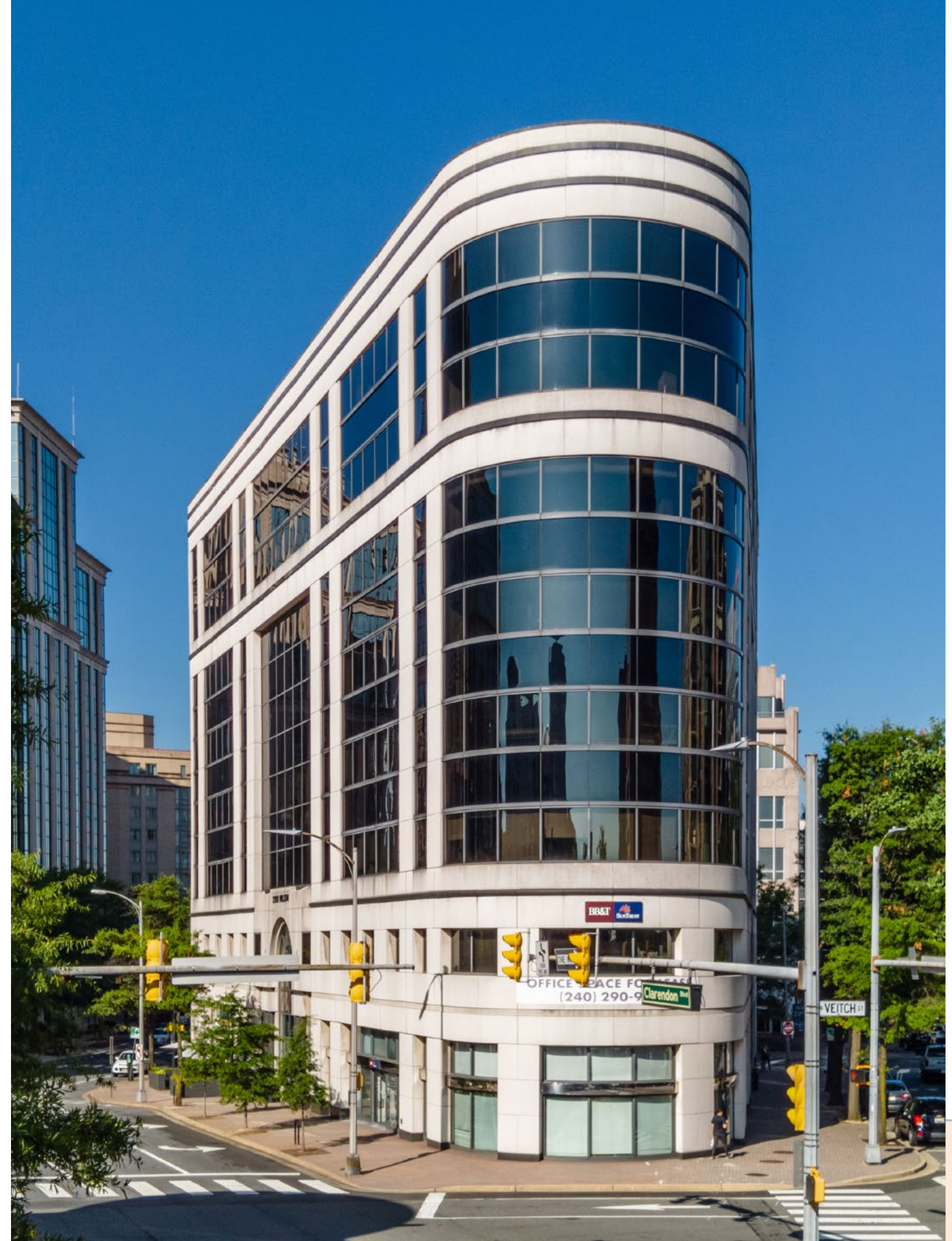
Wired Certified Gold

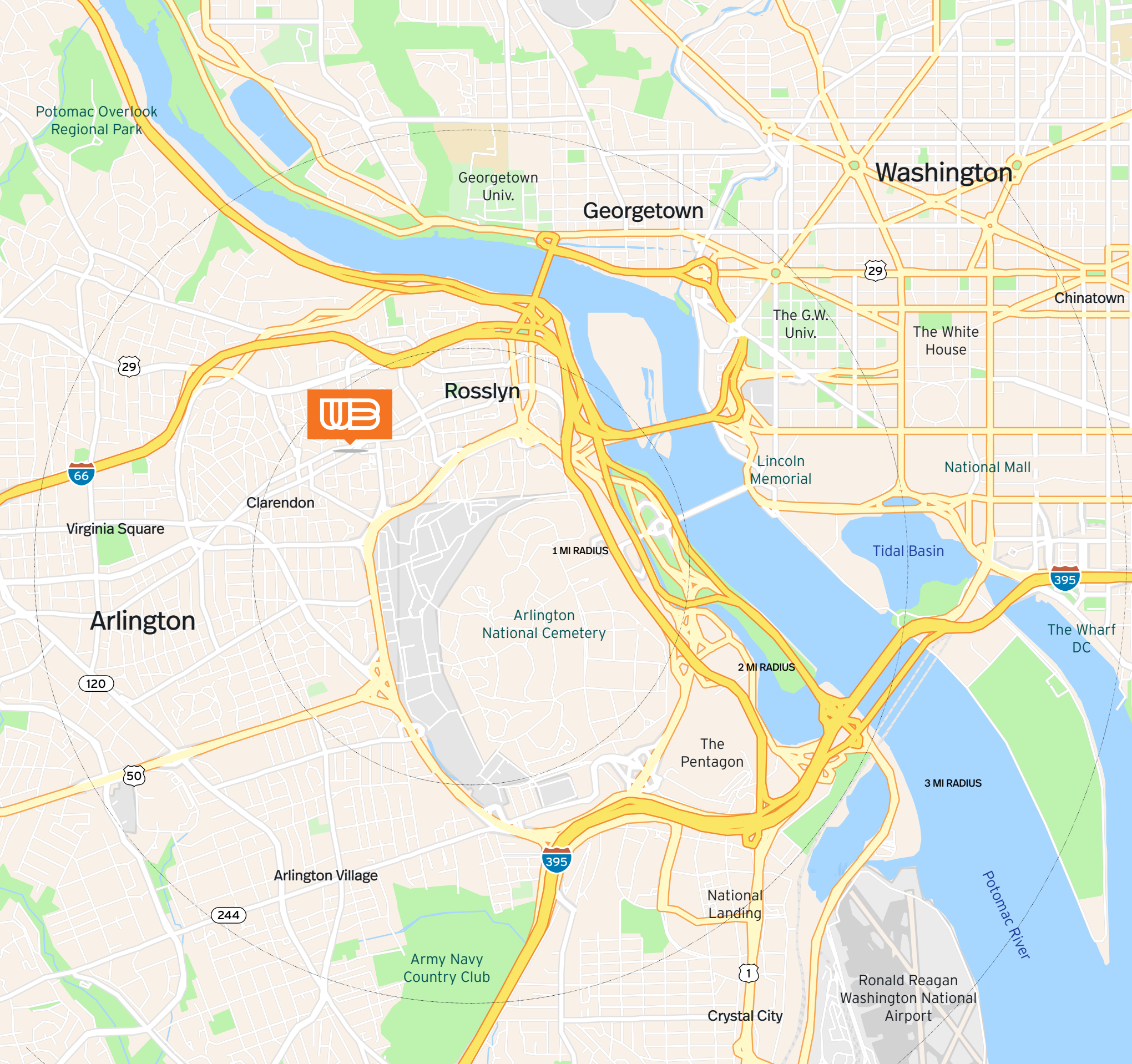
High Speed Internet Access

Service Providers: Comcast-Coaxial  
Verizon-Fiber  
Century Link-Fiber  
Verizon-Copper

One block from Arlington County Courthouse

Adjacent to Courthouse Metro





# Location Overview

## DEMOGRAPHICS

Radius	1 mi.	2 mi.	3 mi.
Population	50,054	130,867	270,481
Households	26,530	64,980	132,863
Avg. Size	1.8	1.9	1.9
Avg. Income	\$147,418	\$150,755	\$147,821
Total Consumer Spending	\$970.7M	\$2.4B	\$5B
Total Businesses	2,687	8,113	25,219
Daytime Employees	57,742	119,387	341,484

## PROXIMITY TO NOTABLE AREAS & LANDMARKS

	DISTANCE	DRIVE
The Pentagon	3.0 mi	6 min
Ronald Reagan Washington National Airport	4.4 mi	7 min
United States Capitol	6.7 mi	13 min
Georgetown	2.1 mi	7 min
National Landing	4.8 mi	9 min
The Wharf DC	5.8 mi	11 min
Downtown, Washington, D.C.	3.5 mi	12 min





# Floor Plan

## 2<sup>ND</sup> Floor



4,671 SF CONTIGUOUS

**SUITE 215**

2,171 SF

**SUITE 210**

2,500 SF

## 3<sup>RD</sup> Floor

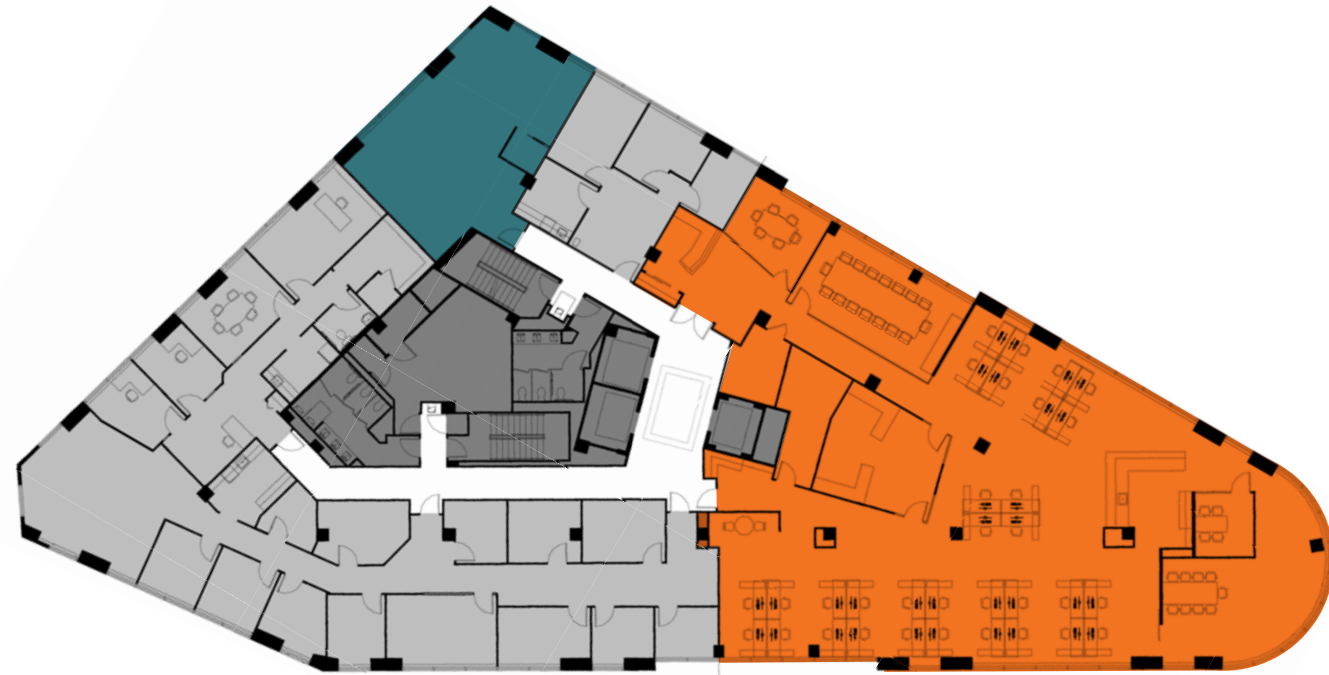


**NEWLY DELIVERED  
TENANT-ONLY  
CONFERENCE ROOM**



# Floor Plan

## 4<sup>TH</sup> Floor



**SUITE 406**  
1,064 SF

**SUITE 400**  
6,393 SF - FULLY FURNISHED  
[CLICK HERE FOR A VIDEO](#)

## 5<sup>TH</sup> Floor



**SUITE 500**  
7,420 SF



# Floor Plan

## 6<sup>TH</sup> Floor



9,359 SF CONTIGUOUS

**SUITE 650**

2,576 SF

**SUITE 600**

6,783 SF  
Modern Finishes, Open Ceilings

[CLICK HERE FOR A VIDEO](#)

## 8<sup>TH</sup> Floor



9,599 SF CONTIGUOUS

**SUITE 850**

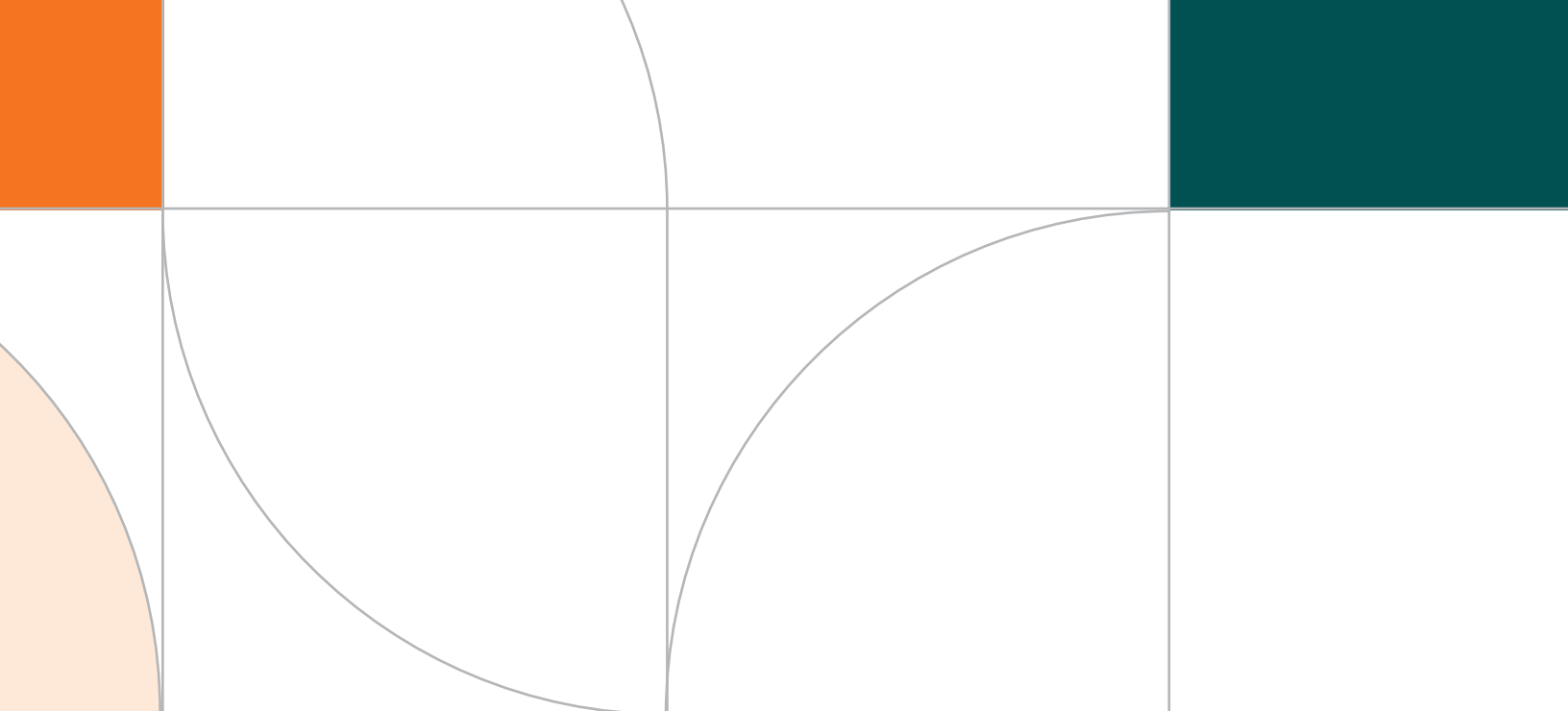
1,942

**SUITE 800**

7,657 SF

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