



EXPECT THE **EXCEPTIONAL.**



4301 & 4401 WILSON BLVD. ARLINGTON, VA 22203



COOPERATIVE PLAZA. LOCATED RIGHT
IN THE HEART OF ARLINGTON, VA

Building Features

- 10,000 SF state-of-the-art Event & Conference Center, which can accommodate groups up to 550 people.
- Concierge, Fitness Center & Bike Cages in both buildings.
- Parking ratio 1.7/1,000 SF.
- 1 block to Metro (Ballston: Orange/Silver).
- Adjacent to the Westin Hotel and Ballston Quarter.
- Wi-Fi in courtyard provided by Ballston BID.
- Retail amenities nearby including PNC Bank, Big Buns, Grand Cru Wine Bar & Bistro, Nando's, Roggenart, and Starbucks.
- 4301 Wilson is partially owner-occupied.
- 4401 Wilson is LEED Certified.



Expect the *Exceptional*



Availabilities

4 3 0 1 W I L S O N B L V D

3rd Floor	4,160 SF	Shell
4th Floor	2,062 SF	Spec Suite
4th Floor	7,654 SF	Full Build-Out
6th Floor	7,587 SF	Shell
9th Floor	5,470 SF	Shell

4 4 0 1 W I L S O N B L V D

UP TO 36,334 SF CONTIGUOUS

2nd Floor	11,218 SF	Full Build-Out
3rd Floor	25,116 SF	Full Floor/Plug-n-Play
5th Floor	15,173 SF	Full Build-Out
6th Floor	18,475 SF	Full Build-Out

In the Heart of *Ballston*

4301 & 4401 Wilson Boulevard are located within walking distance of Ballston Quarter, the Ballston Metro Station and a multitude of restaurants, retailers and hotels. With a 94 Walk Score, Cooperative Plaza is a 'walker's paradise'.



BIKE STATIONS WITHIN A HALF MILE



RATED A 'WALKER'S PARADISE'



FULL AND QUICK SERVICE RESTAURANTS WITHIN A HALF MILE



BLOCK TO ORANGE AND SILVER LINES VIA BALLSTON METRO





Area Amenities



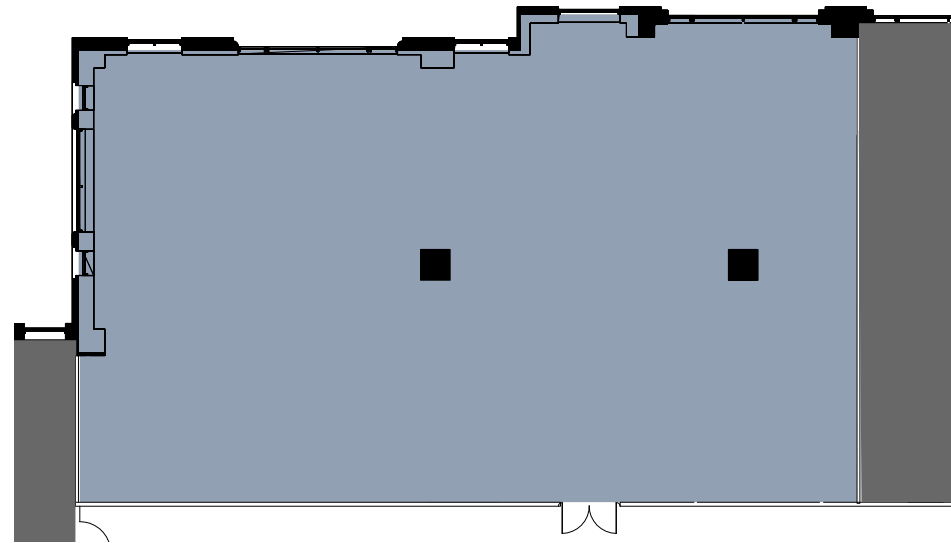
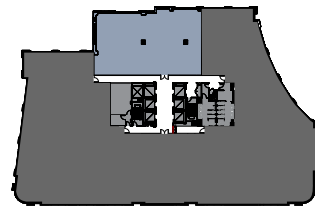
Available *Floorplans*



4301 WILSON

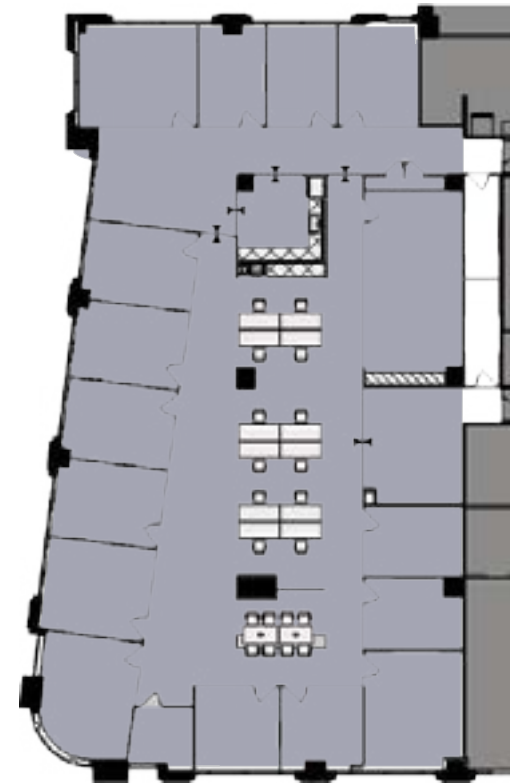
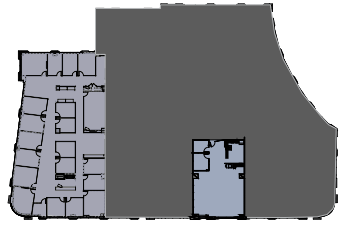
3RD FLOOR | 4,160 SF

Shell condition ready for custom buildout.



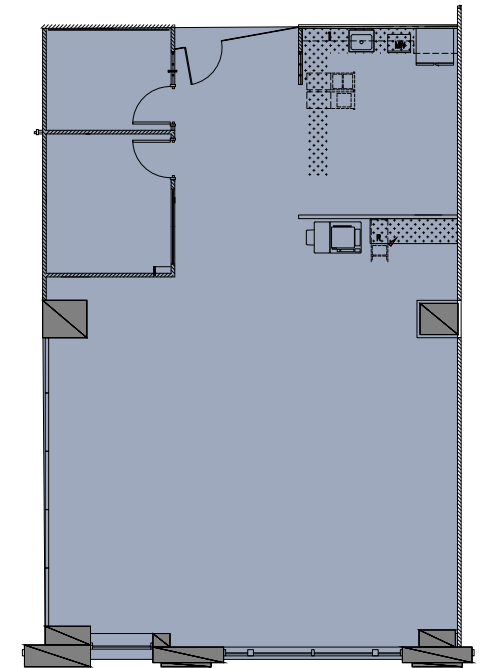
4301 WILSON

4TH FLOOR



High-end buildout with office-intensive layout and full-height glass throughout. Great views overlooking Wilson Boulevard.

Suite 475 | 7,654 SF



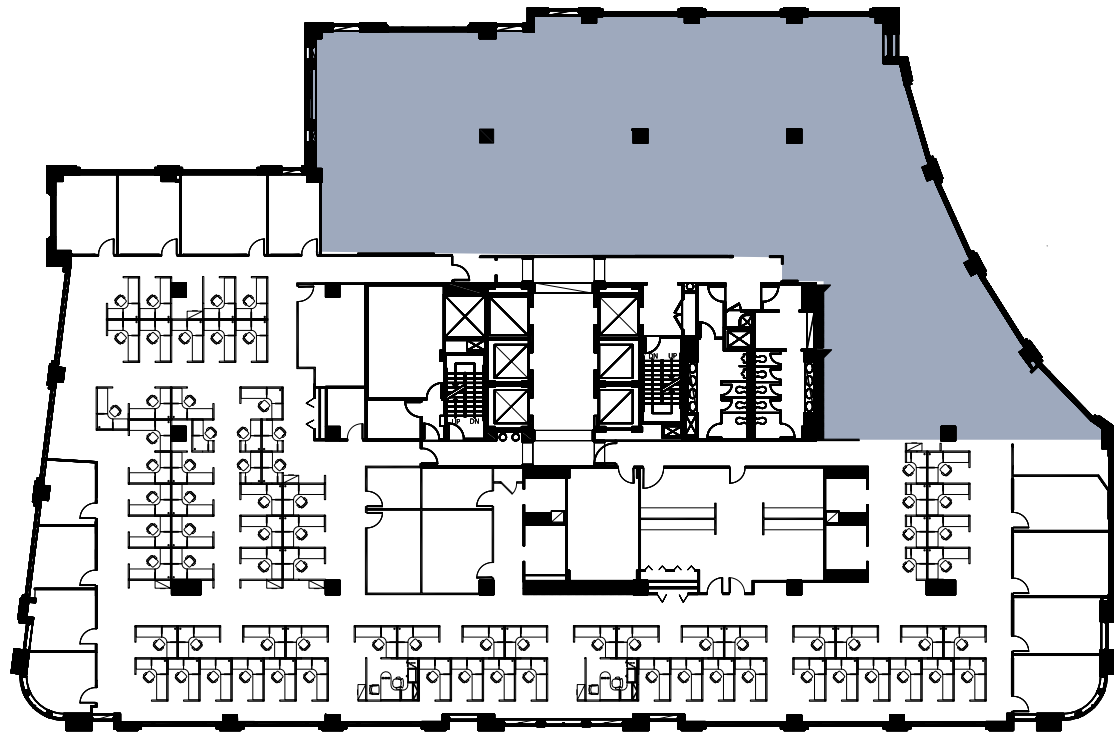
Spec Suite. Modern buildout with an open layout and lots of natural light.

Suite 420 | 2,062 SF

4301 WILSON

6TH FLOOR | 7,587 SF

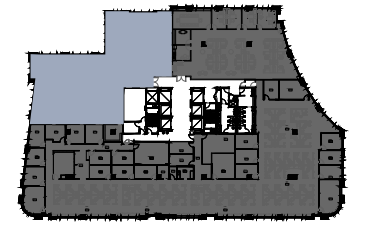
Shell condition ready for custom buildout with great courtyard views.



4301 WILSON

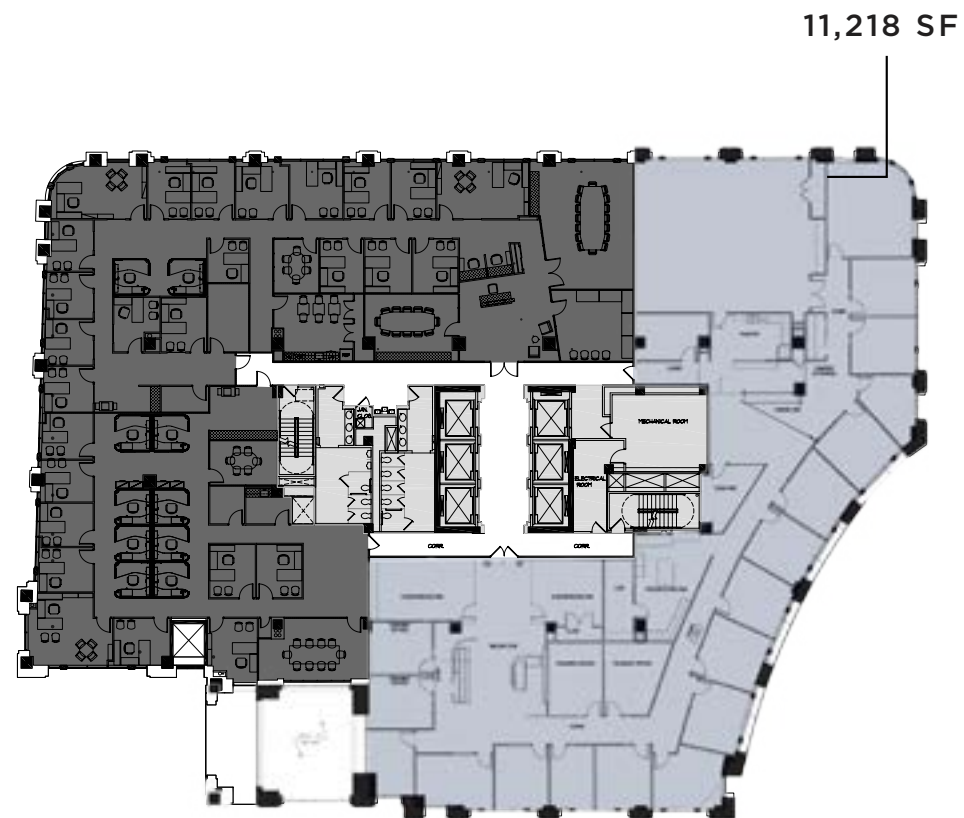
9TH FLOOR | 5,470 SF

Shell condition ready for custom buildout with terrific views overlooking Wilson Blvd.



4401 WILSON

2ND FLOOR | 11,218 SF



4401 WILSON

3RD FLOOR | 25,116 SF

Plug and play option
fully furnished with effi-
cient layout.



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4401 WILSON

5TH FLOOR



New Spec Suite
to be delivered
4,000 SF

Office intensive layout
with courtyard views.
11,173 SF

4401 WILSON

6TH FLOOR | 18,475 SF

High-end existing build-out ready for occupancy.



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More than Just a Name. *A Purpose*

FOR MORE INFORMATION

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