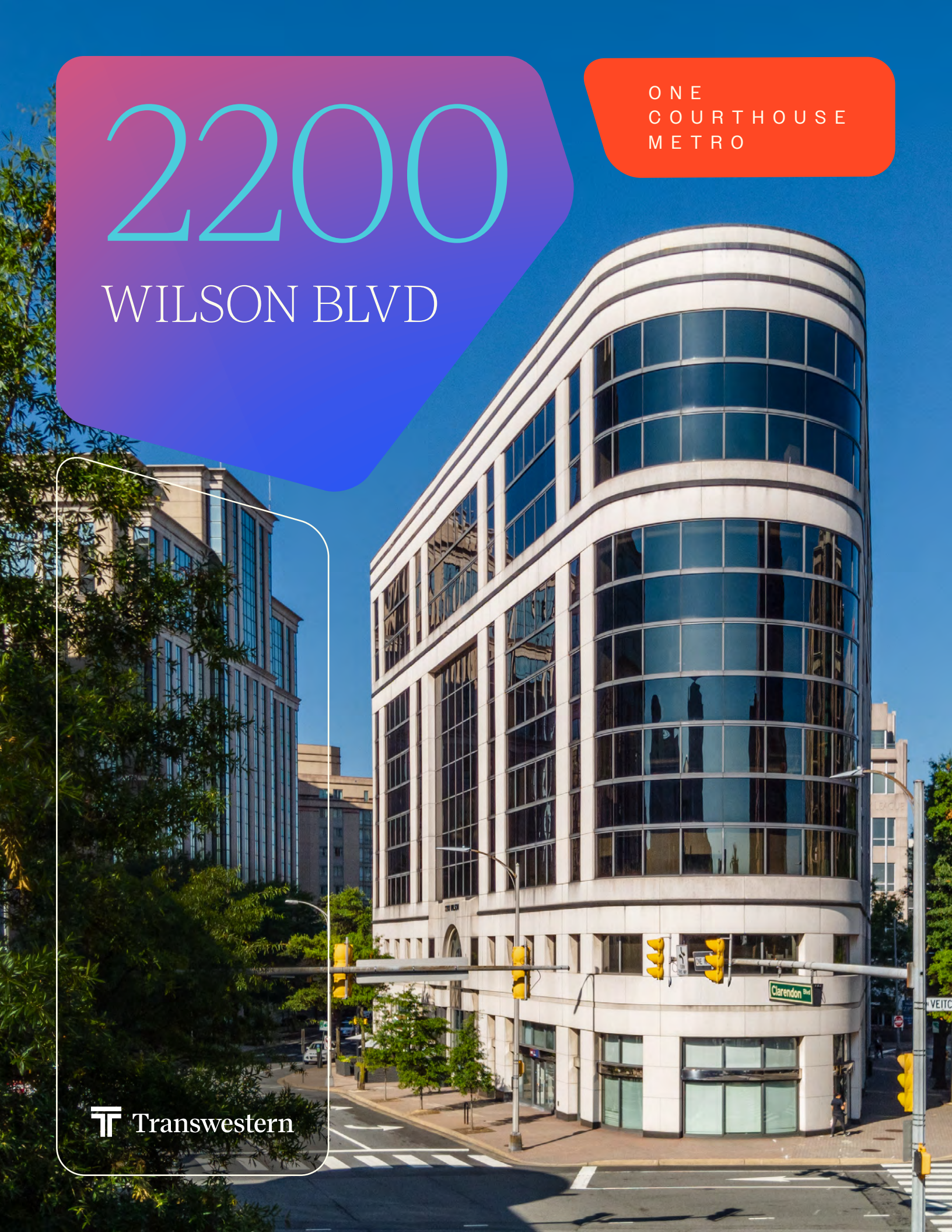


# 2200

## WILSON BLVD

ONE  
COURTHOUSE  
METRO

 Transwestern



OVERVIEW

# Elevating the Workplace Experience

2200 Wilson Blvd, also known as One Courthouse Metro, is a 102,068 SF, eight-story office building adjacent to the Courthouse Metro Station at the intersection of Wilson and Clarendon Boulevards. It offers efficient 13,000 SF floor plates, expansive window lines, unique signage opportunities, multiple move-in-ready suites, charging stations, shower facilities, excellent parking and a Sweet Leaf Cafe on-site.

102,068 SF

BUILDING SIZE

2.2/  
1,000 SF

PARKING  
RATIO

8

STORIES

13,375 SF

TYPICAL FLOOR



LOCATION

# Where You Want to Be

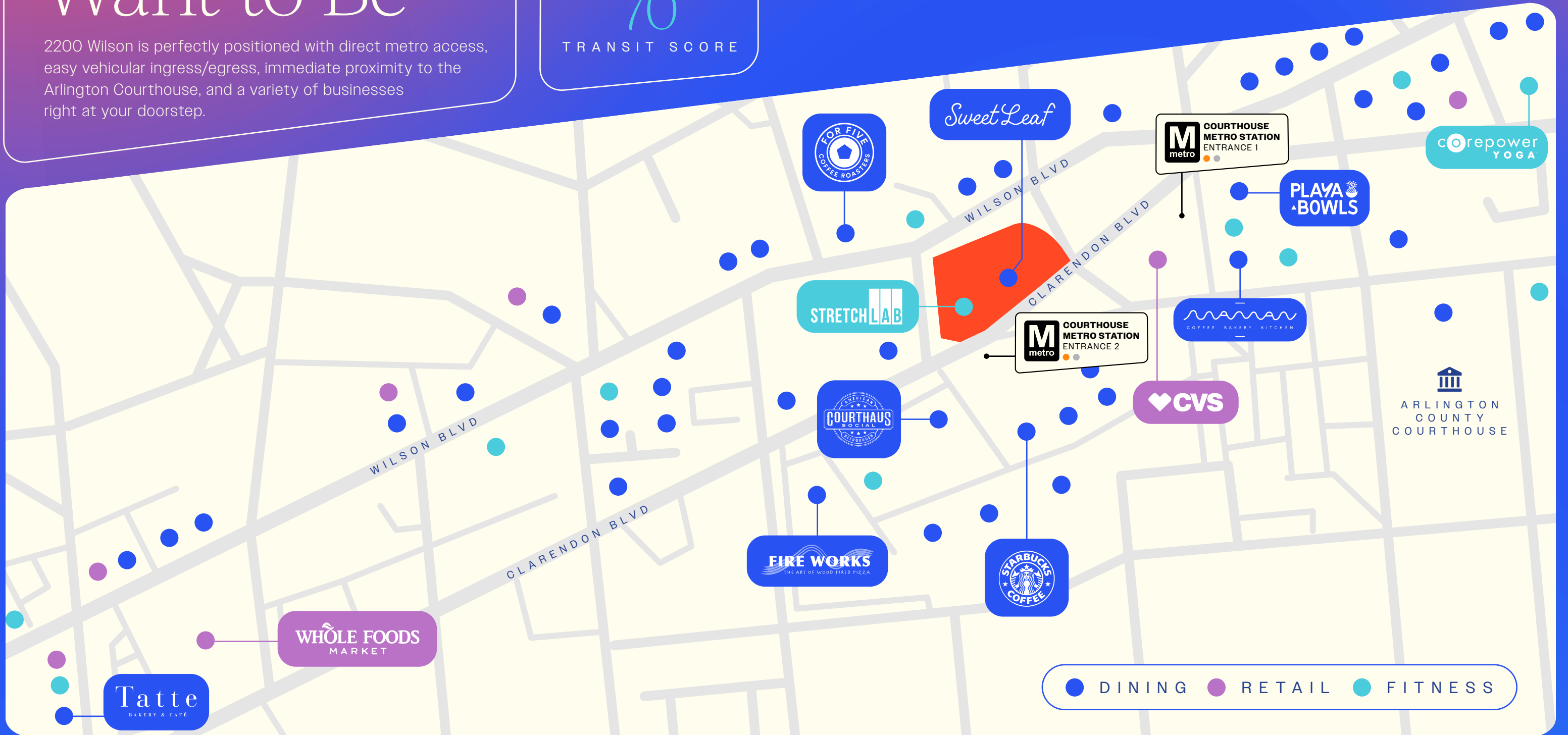
2200 Wilson is perfectly positioned with direct metro access, easy vehicular ingress/egress, immediate proximity to the Arlington Courthouse, and a variety of businesses right at your doorstep.

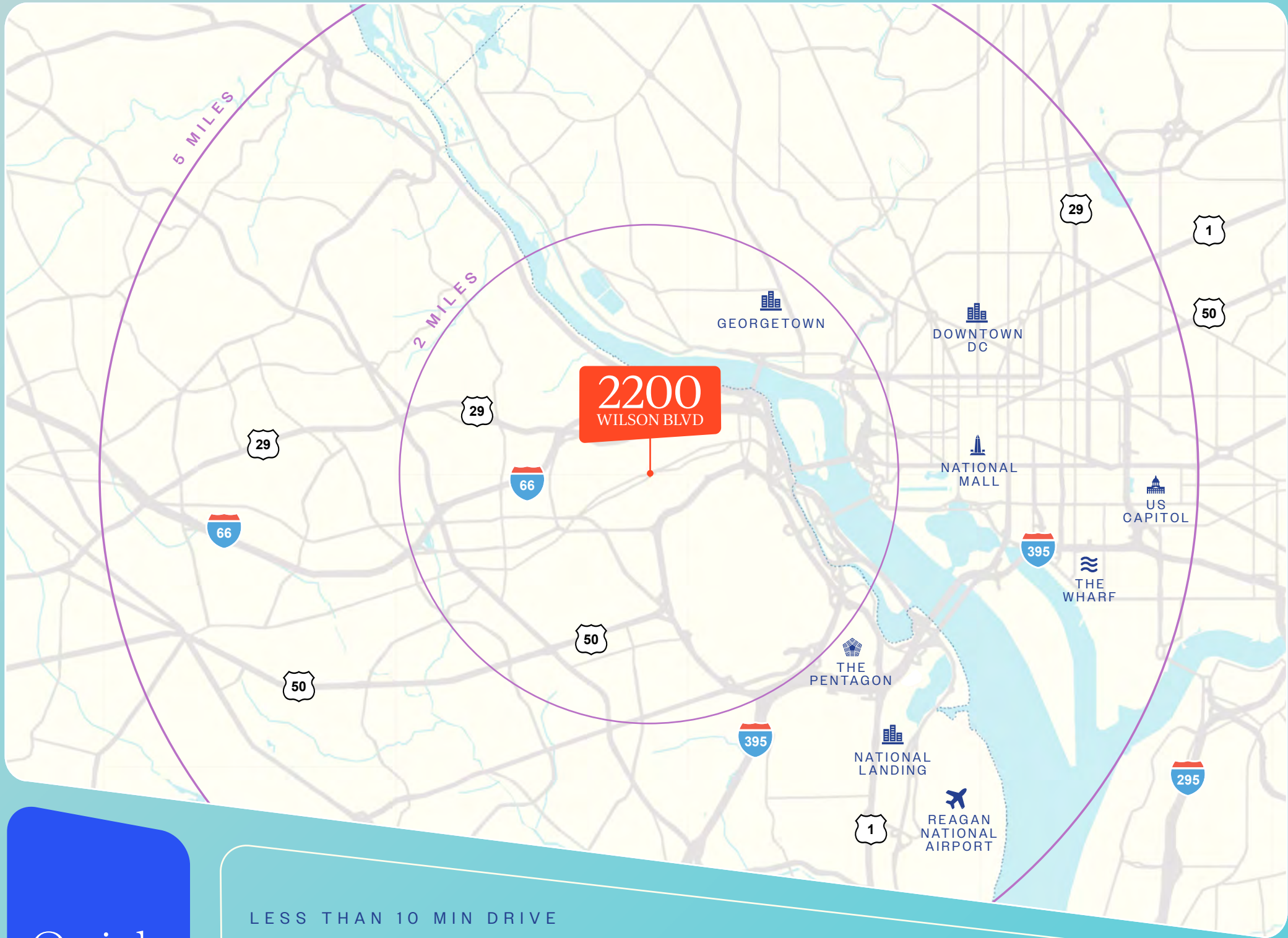
Walker's Paradise

98  
WALK SCORE

Excellent Transit

70  
TRANSIT SCORE





DEMOGRAPHICS

# Connected to the Best of the DMV

Offering access to the greater DMV, 2200 Wilson Blvd is surrounded by dense population, strong incomes, and a large daytime presence.

RADIUS	2 MILES	5 MILES	10 MILES
POPULATION	122,228	725,219	2,010,871
HOUSEHOLDS	60,218	344,367	846,472
AVG. SIZE	1.9	2	2.3
AVG. INCOME	\$156,935	\$150,061	\$138,208
TOTAL CONSUMER SPENDING	\$2.2B	\$12.4B	\$29.9B
TOTAL BUSINESSES	9,940	66,064	139,426
DAYTIME EMPLOYEES	112,442	778,526	1,416,793

## Quick Trips

LESS THAN 10 MIN DRIVE		LESS THAN 15 MIN DRIVE	
Georgetown	^ 2.1 MI	Downtown D.C.	> 3.5 MI
National Mall	> 2.7 MI	The Wharf	> 4.6 MI
The Pentagon	✓ 3.0 MI	US Capitol	> 5 MI
Reagan National Airport	✓ 4.4 MI		
National Landing	✓ 4.8 MI		

## 2nd Floor – 2,171 SF



Suite 215  
2,171 SF

Suite 205  
1,782 SF  
AVAILABLE 1/1/2027

## 3rd Floor – 5,791 SF



Suite 310  
5,791 SF

# 4th Floor

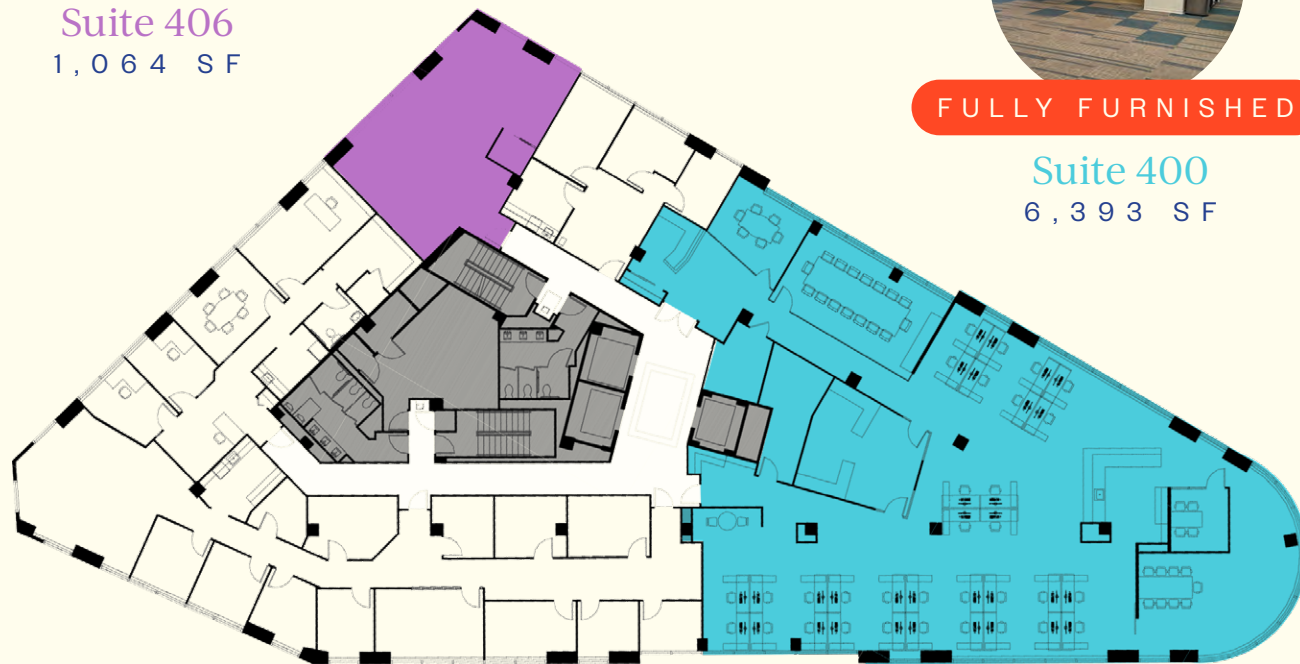
# 5th Floor – 7,420 SF

Suite 406  
1,064 SF



FULLY FURNISHED

Suite 400  
6,393 SF



SECURE ROOM

Suite 500  
7,420 SF



# 6th Floor – 10,808 SF Contiguous

*Signage Opportunity Available*

# 8th Floor – 1,942 SF

**Suite 650**  
2,576 SF

**Suite 600**  
6,783 SF

**Suite 601**  
1,449 SF

**FULLY FURNISHED**

**CONFERENCE ROOM WITH PANORAMIC VIEWS**

**Suite 850**  
1,942 SF

# Prime Location, Endless Possibilities

2200 Wilson Blvd combines unmatched convenience with versatile office spaces designed for productivity and growth. From direct metro access to on-site amenities and move-in-ready suites, everything is at your fingertips in the heart of Courthouse.



ONE  
COURTHOUSE  
METRO

# 2200

## WILSON BLVD



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