



Step into **WHAT'S NEXT**

4301 Wilson Blvd. New Lobby Renovations

NEW



Entry Vestibule



2 Building Lobbies



Conference Center



Tenant Lounge & Conference Center

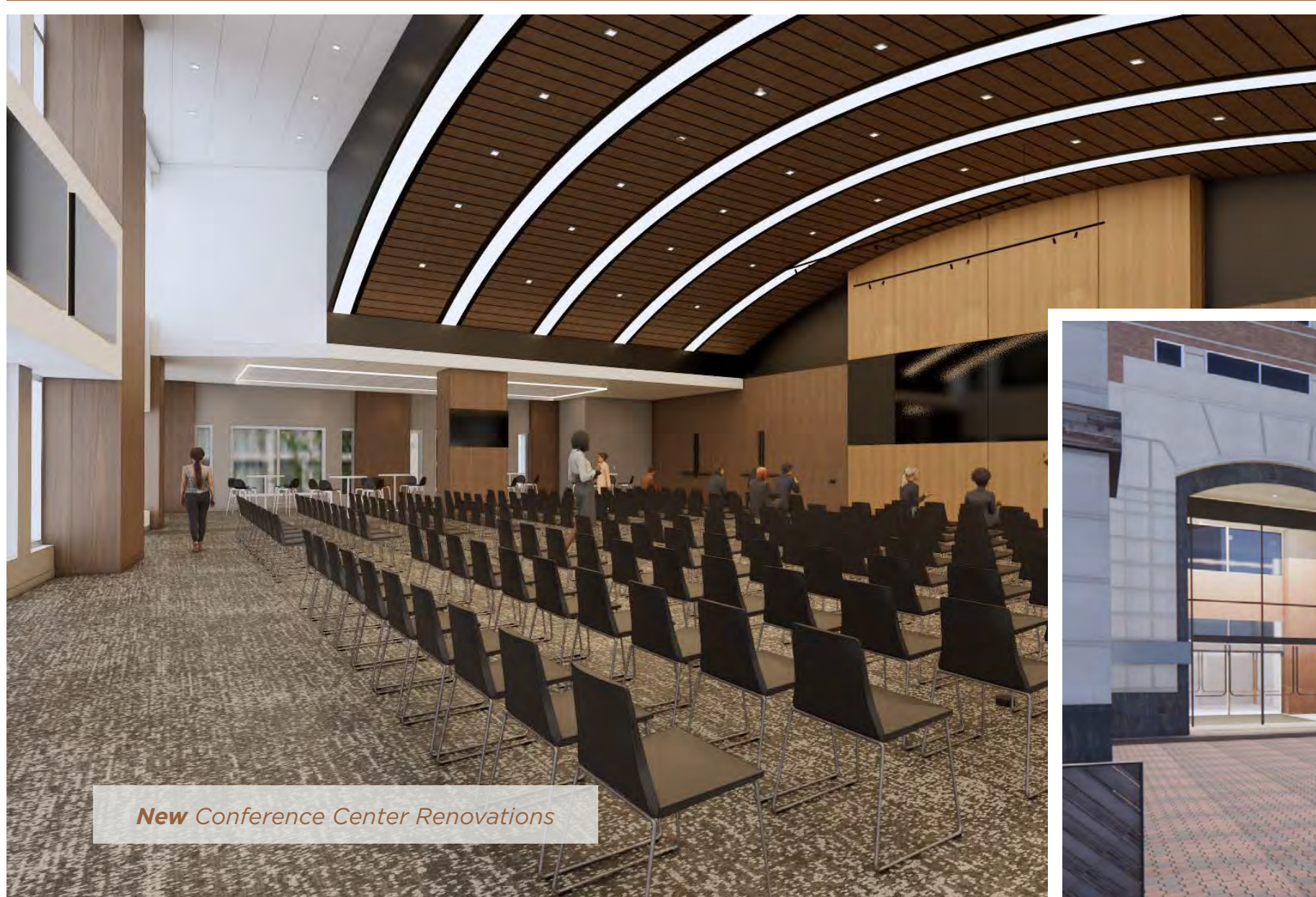


High-End Spec Suites

A striking FIRST IMPRESSION

4401 Wilson Blvd. New Lobby Renovations





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.



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.
- TOUS les JOURS
- PUNCH BOWL SOCIAL
- MUSE PAINTBAR
- mezeh
- jubilee
- CVS
- HOT Lola's
- Onelife FITNESS
- TOP POT HOT POT & K BBQ
- True Food kitchen
- 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

Onsite RETAIL SHOPS

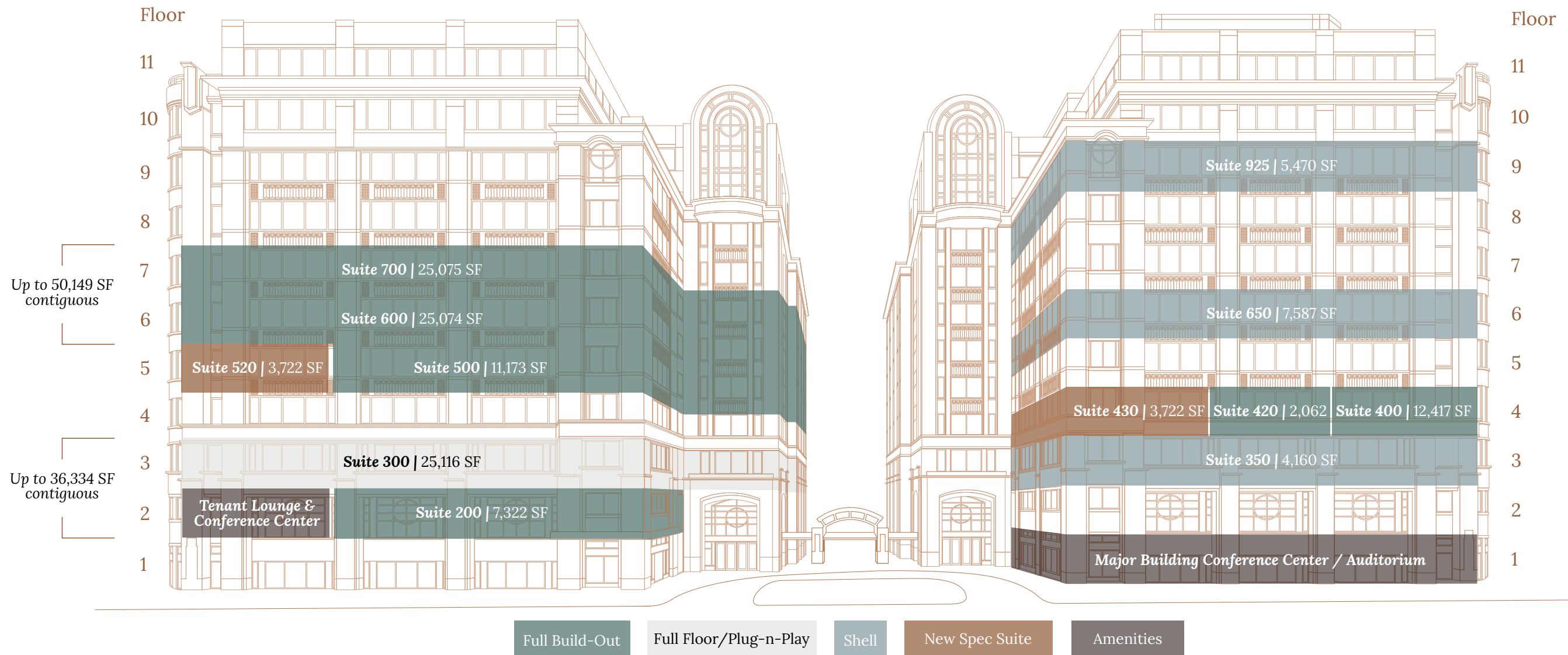


4401

Wilson Blvd.

4301

Wilson Blvd.



AVAILABLE

4301

Wilson Blvd.

Space Features

■ 350 | 4,160 SF

Shell condition ready for custom buildout.

Third Floor

Suite	RSF
350	4,160



4301

Wilson Blvd.

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 | 3,722 SF

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

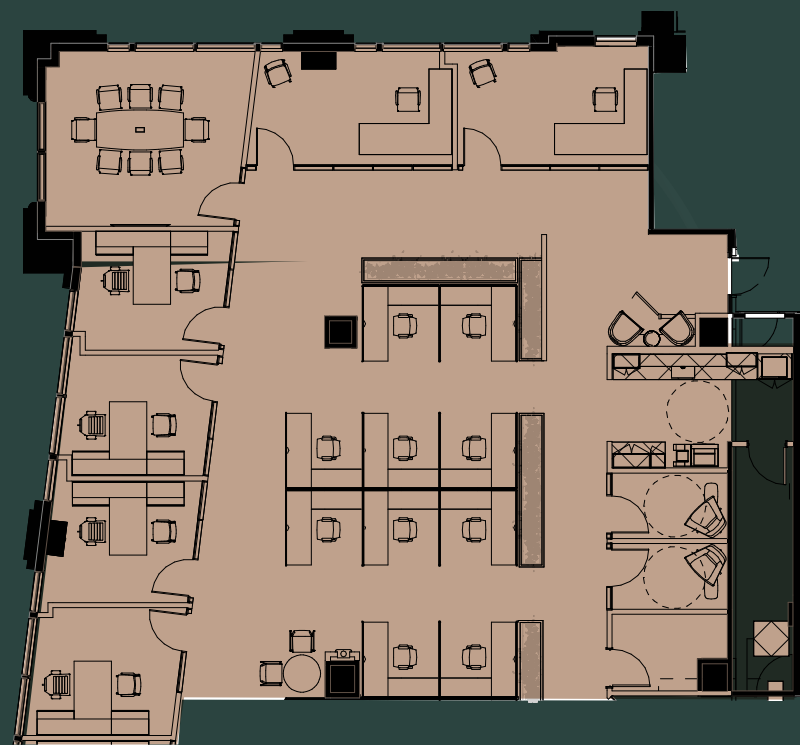
Fourth Floor

Suite	RSF
400	12,417
420	2,062
430	3,722



Brand new SPEC SUITE

4301
Wilson Blvd.



Click or scan
to view the space



Space Features

■ 430 | 3,722 SF

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



4301

Wilson Blvd.

Space Features

■ 650 | 7,587 SF

Shell condition ready for custom buildout with great courtyard views.

Sixth Floor

Suite	RSF
650	7,587

4301

Wilson Blvd.

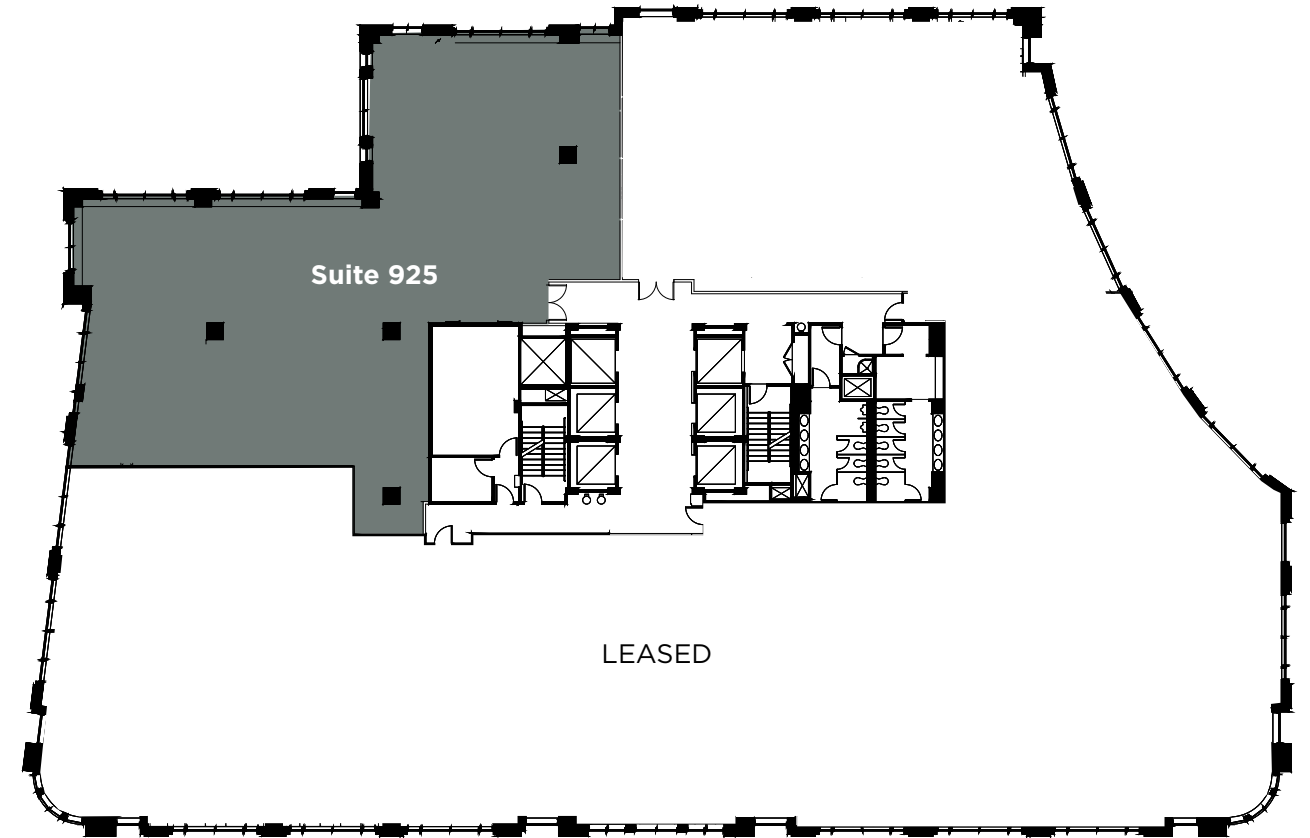
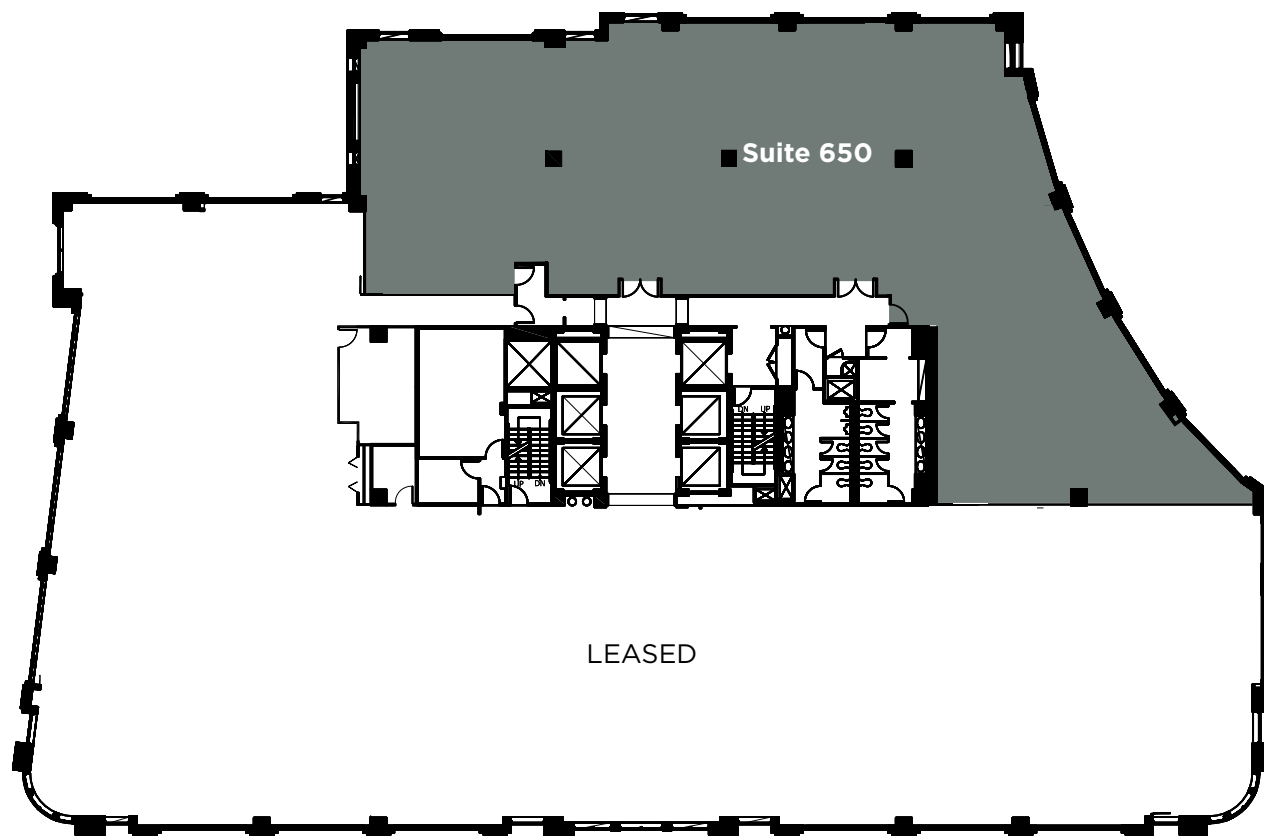
Space Features

■ 925 | 5,470 SF

Shell condition ready for custom buildout.

Ninth Floor

Suite	RSF
925	5,470





4401

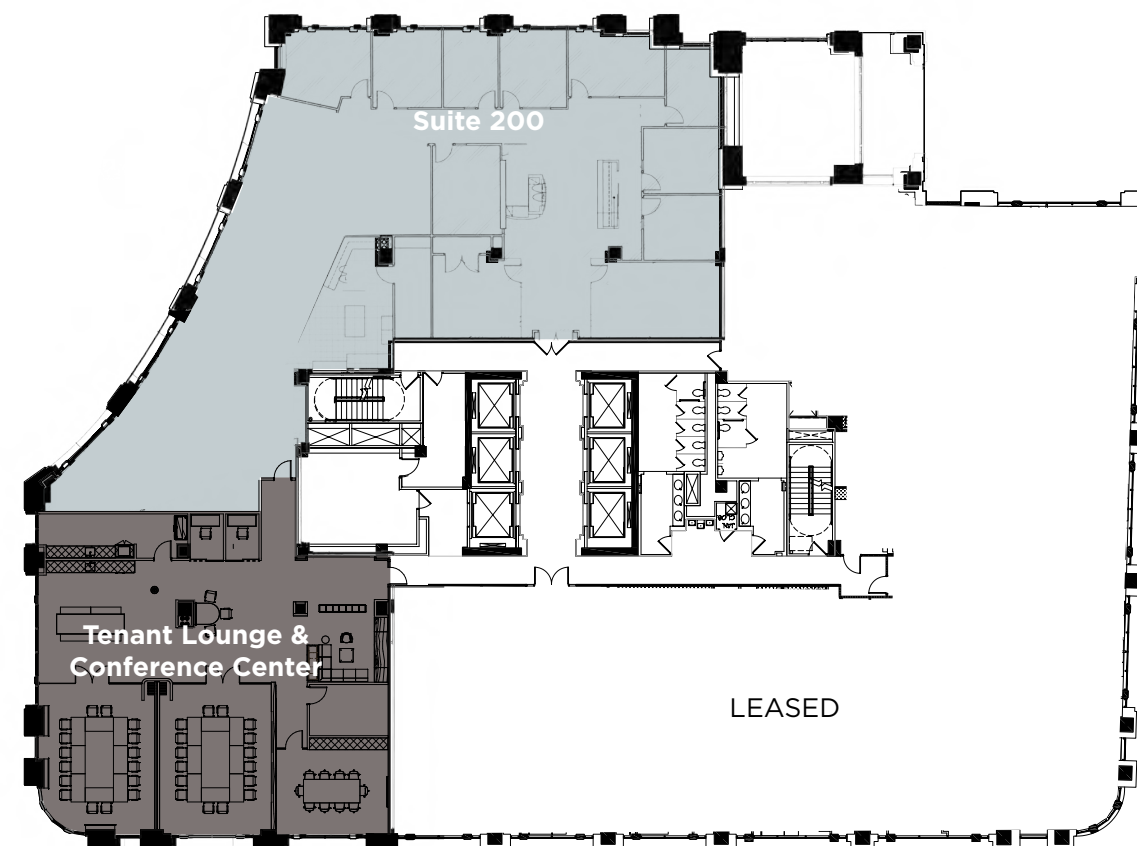
Wilson Blvd.

Second Floor

Suite	RSF
200	7,322

Space Features

- **200 | 7,322 SF**
Office intensive layout with courtyard views.
- **Tenant Lounge & Conference Center**



4401

Wilson Blvd.

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

Click or scan to view the space



4401

Wilson Blvd.

Fifth Floor

Suite	RSF
500	11,173
520	3,722

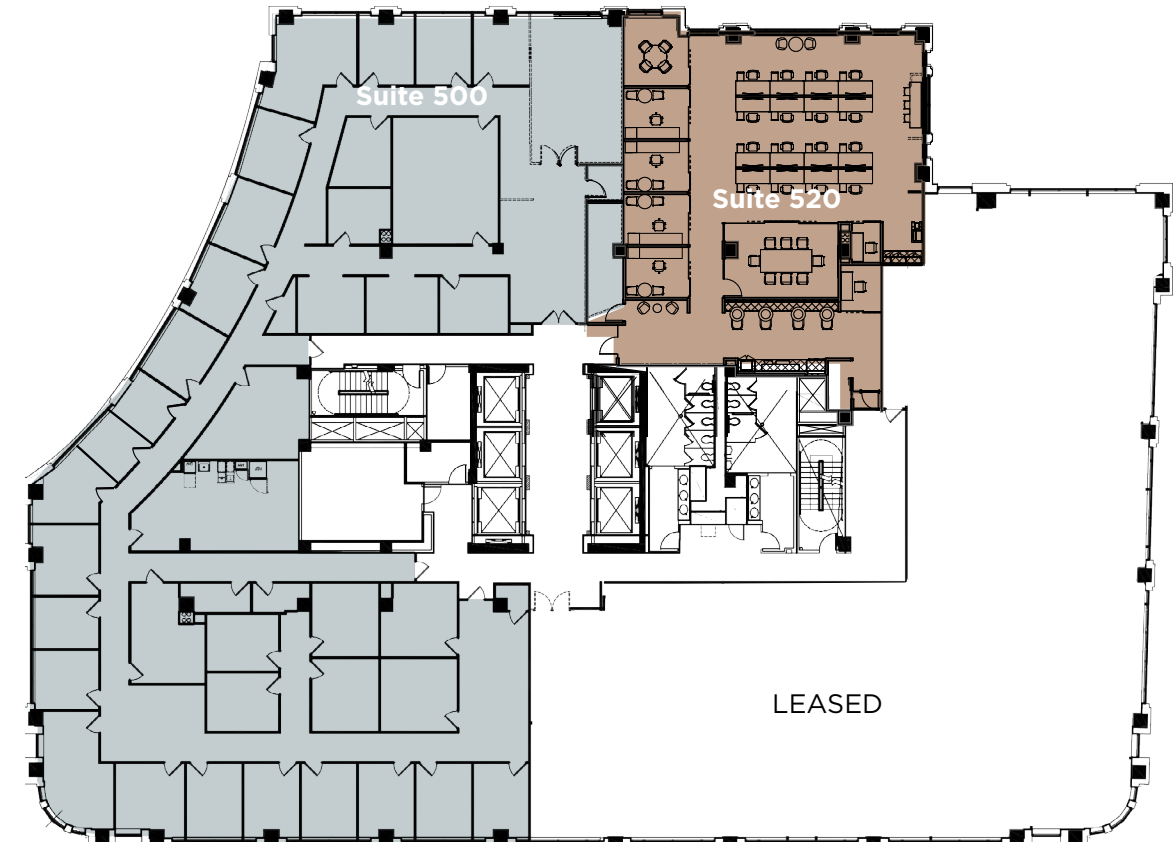
Space Features

■ 500 | 11,173 SF

Office intensive layout with courtyard views.

■ 520 | 3,722 SF

High-end spec suite just delivered with efficient office & mix of open workspace. Full-height glass throughout the suite.



Recently delivered SPEC SUITE

4401
Wilson Blvd.

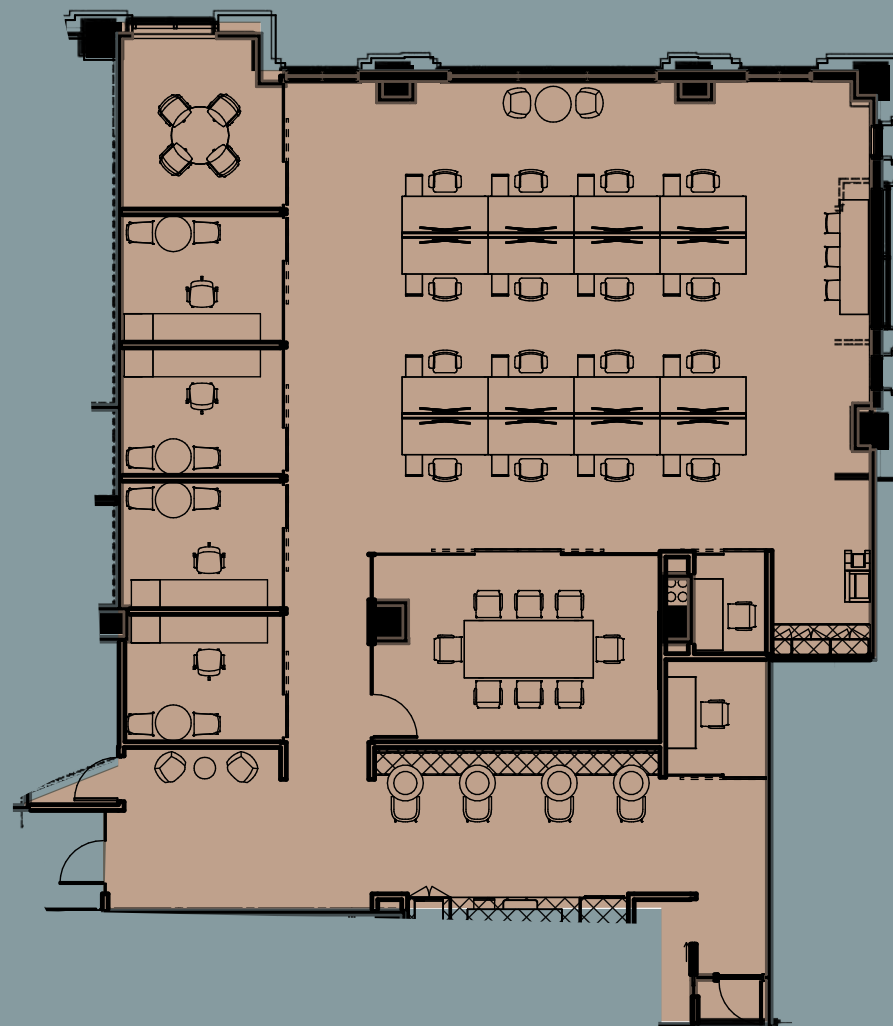
Click or scan
to view the space



Space Features

520 | 3,722 SF

High-end spec suite just delivered with efficient office & mix of open workspace. Full-height glass throughout the suite.



4401

Wilson Blvd.

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.



Building SPECS

OWNER / MASTER DEVELOPER: National Rural Electric Cooperative Association (NRECA)
DEVELOPMENT MANAGER: NRECA
ARCHITECT: WDG
EXCLUSIVE LEASING AGENT: Stream Realty Partners
SITE: Building is located at prime location on Wilson Blvd one block from Metro and Ballston Common Mall and is next to the Westin Hotel with 4 other hotels nearby.

DELIVERY: 1995

	4301 Wilson Blvd	4401 Wilson Blvd
SCOPE:	11 stories / 260,538 RSF	11 stories / 267,150 RSF
TYPICAL FLOOR:	24,337 SF	24,286 SF
CEILING HEIGHT:	9'	9'
TYPICAL COLUMN SPACING:	45' between core + perimeter	45' between core + perimeter
ELEVATORS:	6 high-speed passenger / 2 parking level shuttle	
PARKING:	Covered - 476	Covered - 390
SECURITY:	General Access Control System which monitors and controls entries; Elevator Access Control System	
CERTIFICATIONS:	Certified LEED Silver	

- OTHER FEATURES:**
- Prime location on Wilson Blvd one block from the metro and Ballston Commons Mall and next to the Westin Hotel with 4 other hotels nearby
 - Dramatic setting with richly landscaped Ellipse as its centerpiece featuring a fountain, mature trees and outdoor seating areas
 - 30' x 40' bay sizes providing complete space planning flexibility
 - Typical floors of 24,000 SF that are virtually column free
 - 10,000 SF state-of-the art conference center, which seats 500
 - Onsite food service and catering
 - Onsite travel agency
 - Onsite ownership and management
 - Fitness facility complete with locker rooms, showers, workout areas & exercise equipment





FOR MORE INFORMATION

ERIK MCLAUGHLIN

Managing Director
703.439.1137
erik.mclaughlin@streamrealty.com

CARTER BYRNES

Executive Vice President
703.439.1096
carter.byrnese@streamrealty.com

NICOLE POTOCKI

Associate
703.657.7816
nicole.potocki@streamrealty.com

Copyright © 2025 Stream Realty Partners, All rights reserved.

The information contained herein was obtained from sources believed reliable; however, Stream Realty Partners, L.P. make no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, change of price, or conditions, prior sale or lease, or withdrawal without notice.