



# Step into **WHAT'S NEXT**

4301 Wilson Blvd. New Lobby Renovations



## **NEW**



Entry Vestibule



2 Building Lobbies



Conference Center



Tenant Lounge & Conference Center

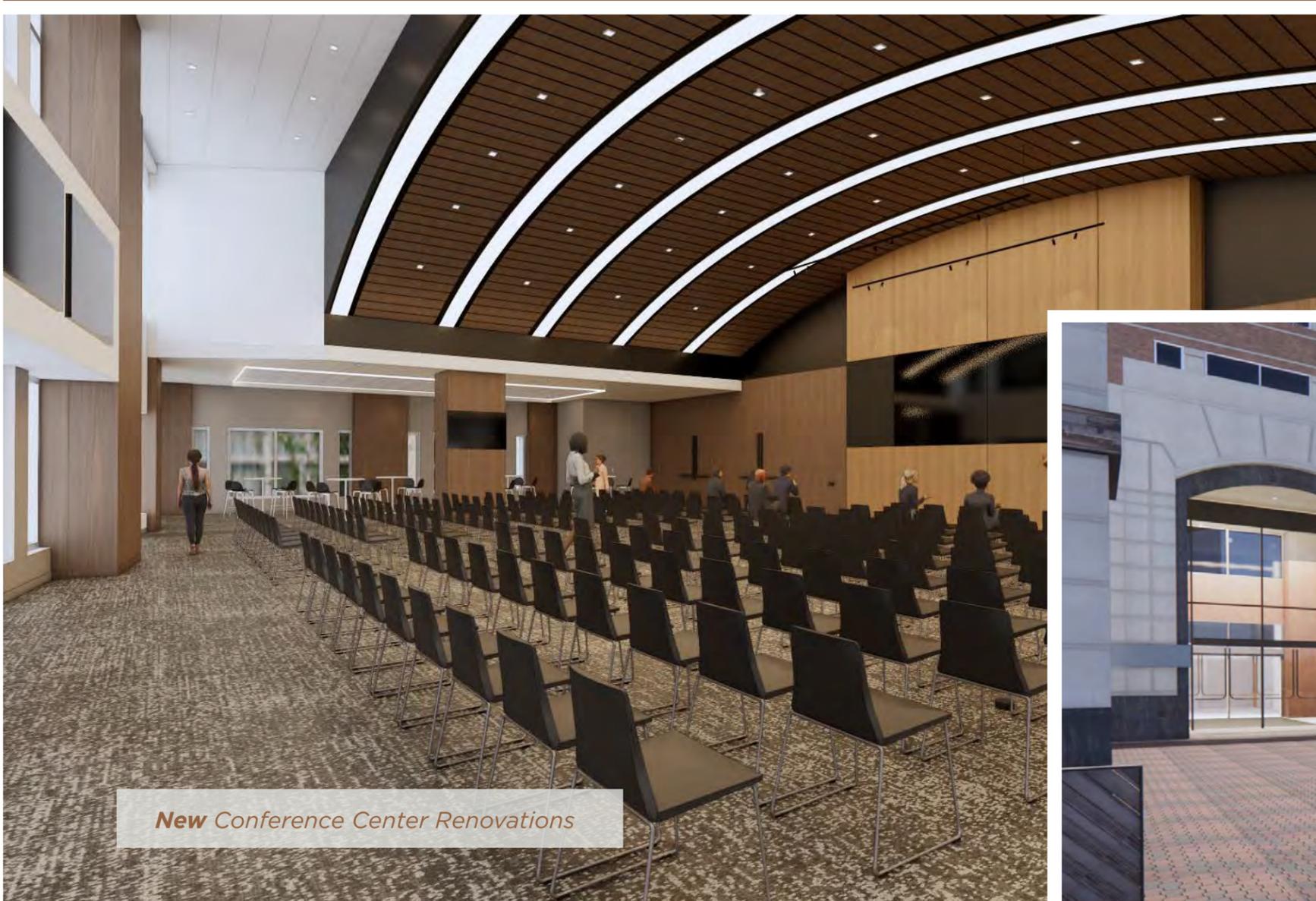


High-End Spec Suites

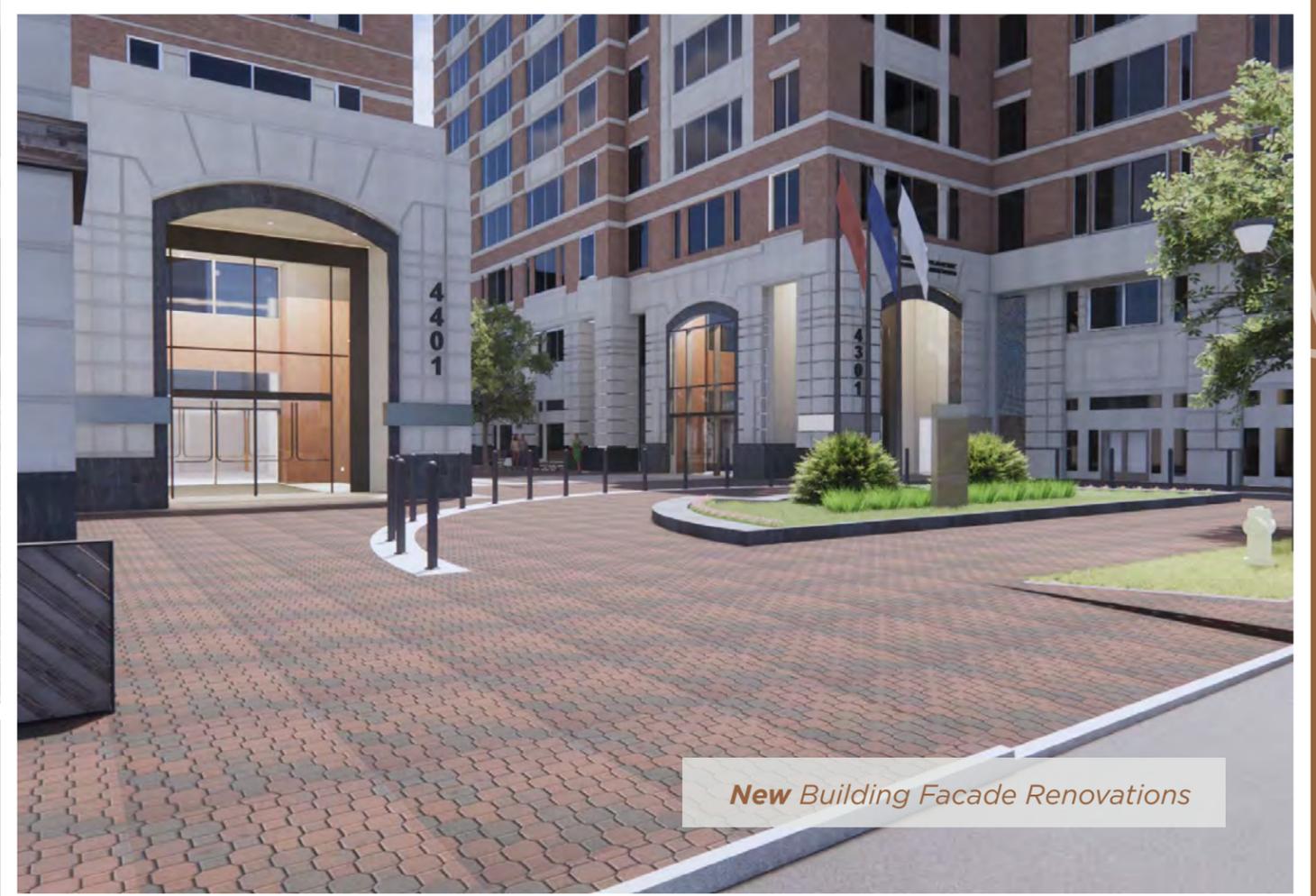
# A striking FIRST IMPRESSION

*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





# BALLSTON QUARTER



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.

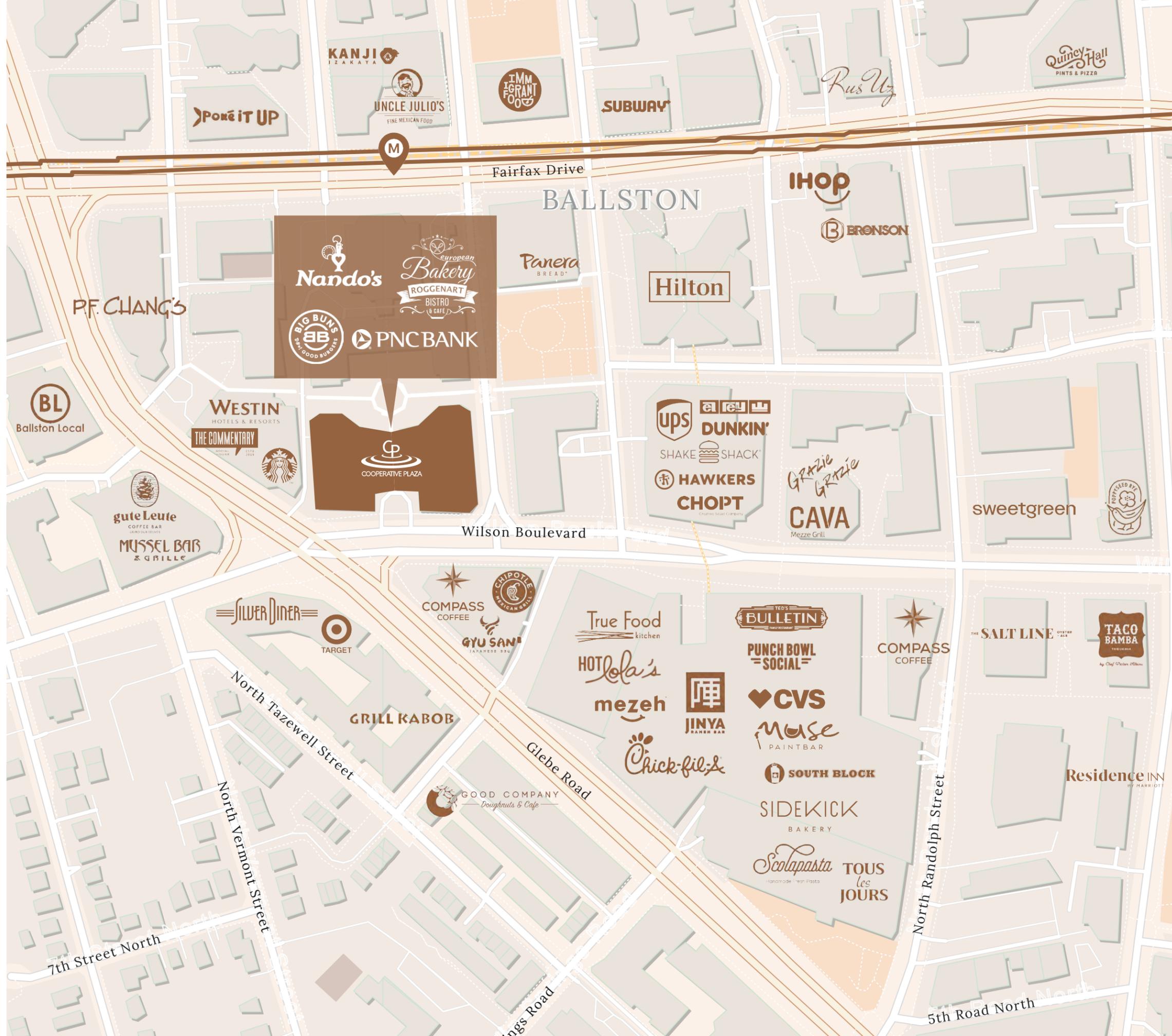


COOPERATIVE PLAZA



"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

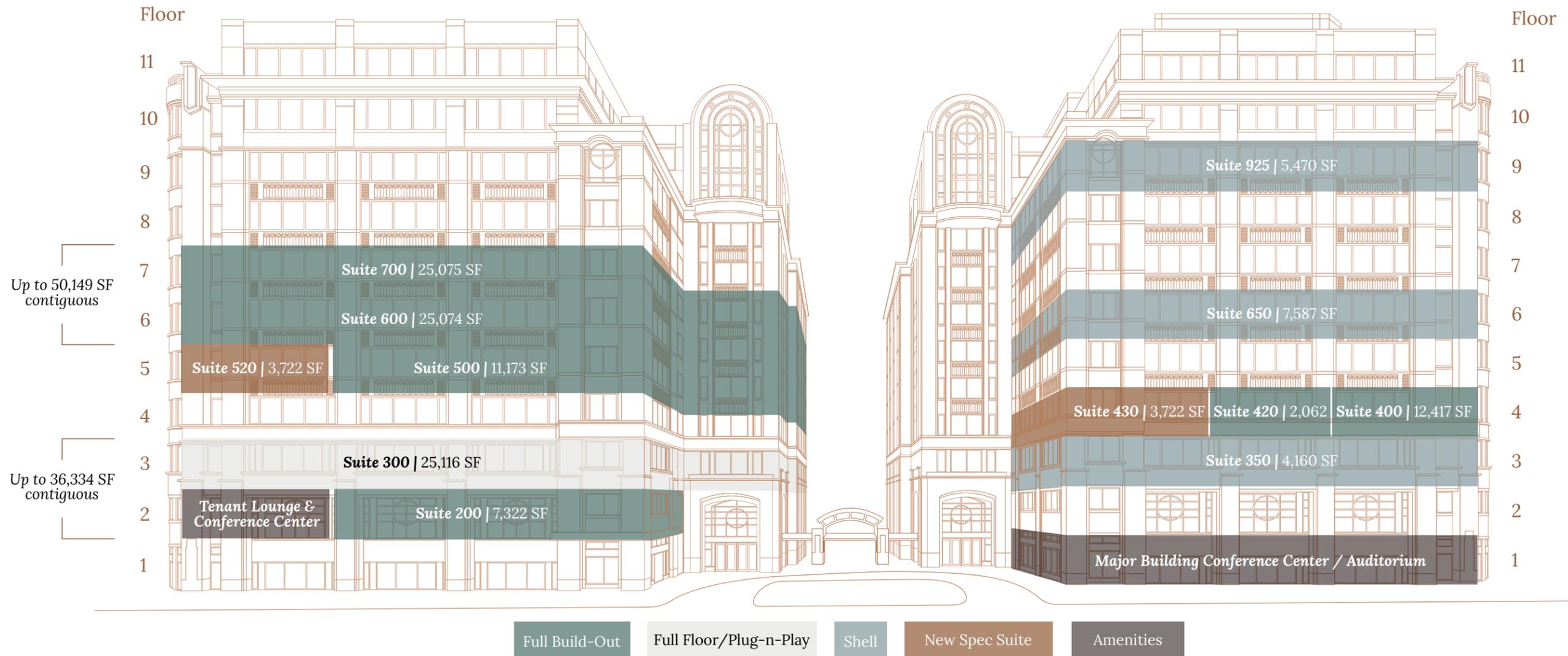


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AVAILABLE

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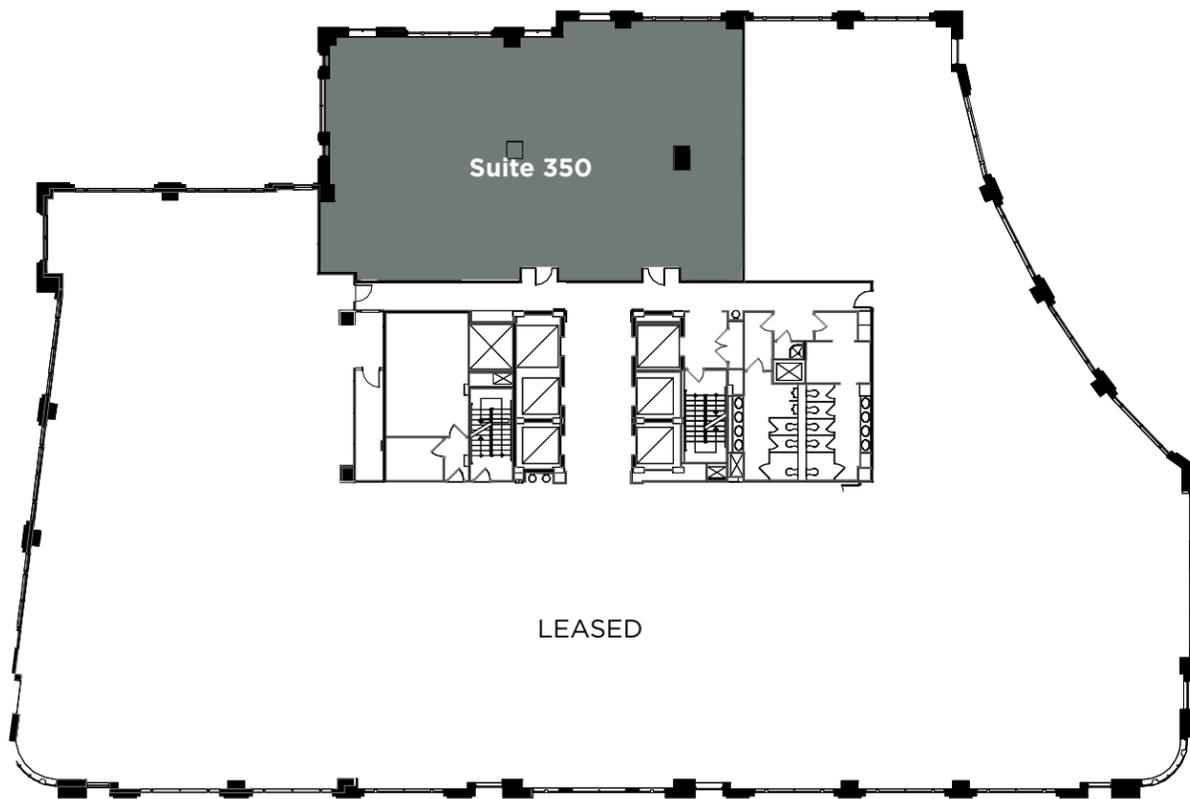
## Space Features

### ■ 350 | 4,160 SF

Shell condition ready for custom buildout.

## Third Floor

Suite	RSF
350	4,160



# 4301

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## Space Features

### ■ 400 | 12,417 SF

Modern office-intensive buildout with elevator lobby exposure and full-height glass throughout.

### ■ 420 | 2,062 SF

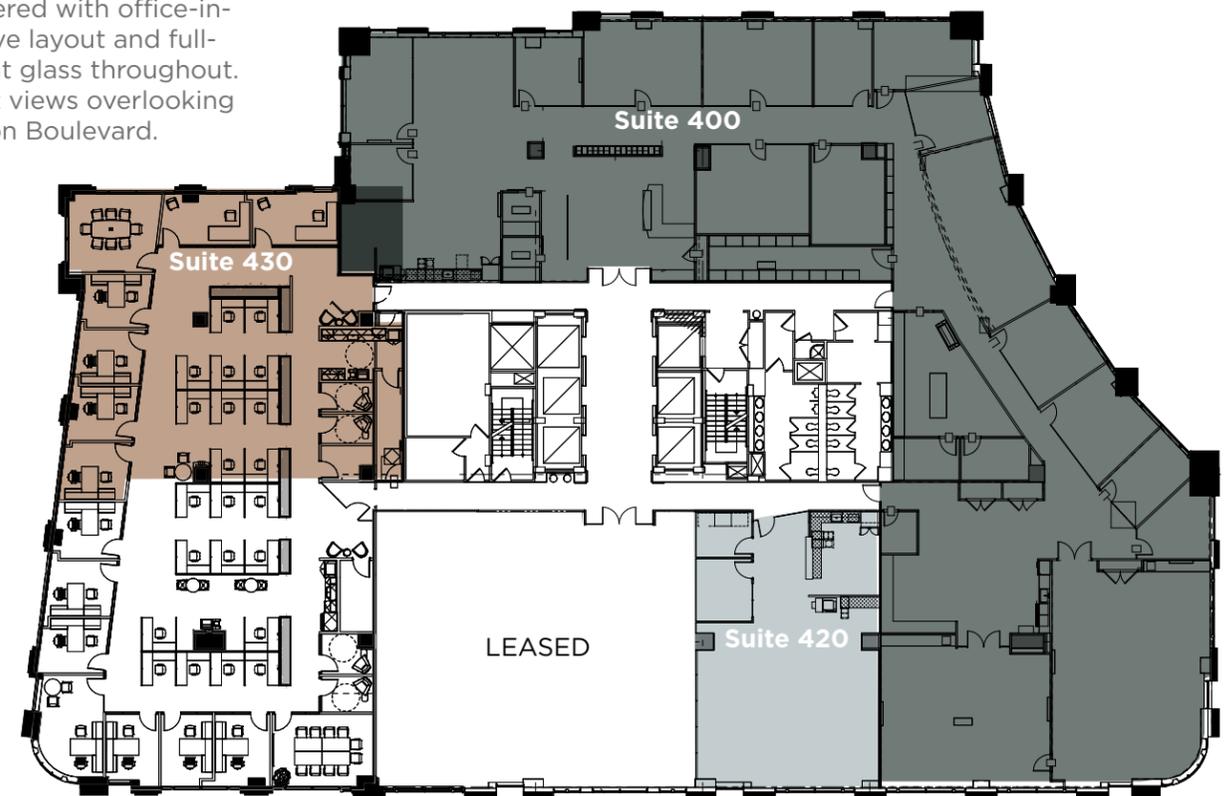
Modern buildout with an open layout and lots of natural light.

### ■ 430 | 3,722 SF

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

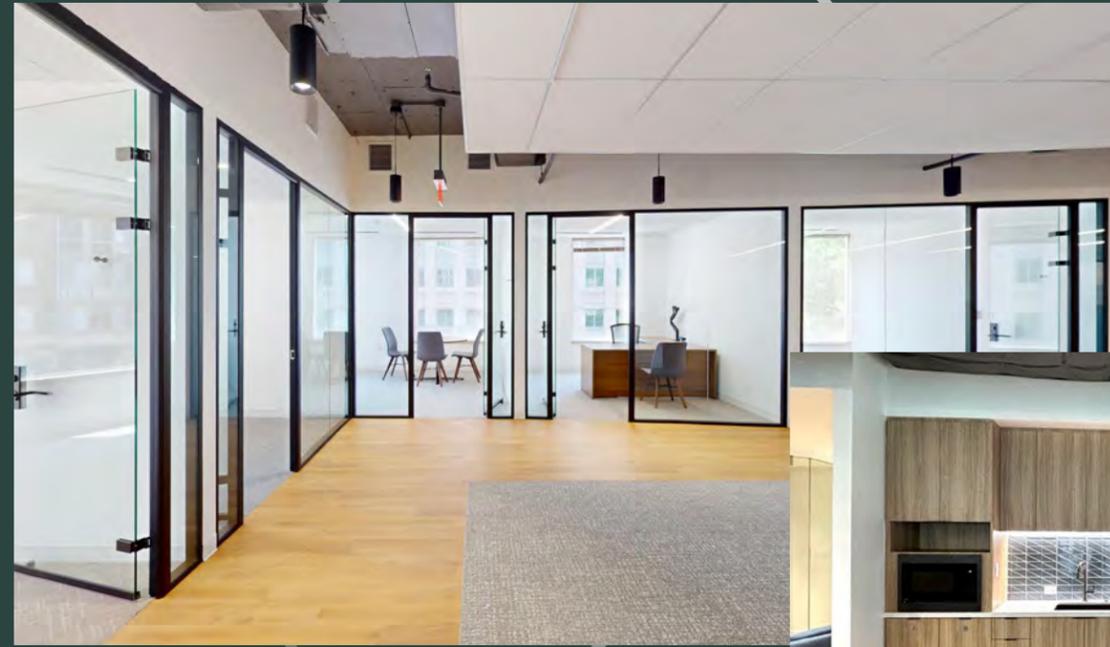
## Fourth Floor

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

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## Space Features

### ■ 650 | 7,587 SF

Shell condition ready for custom buildout with great courtyard views.

## Sixth Floor

Suite	RSF
650	7,587

# 4301

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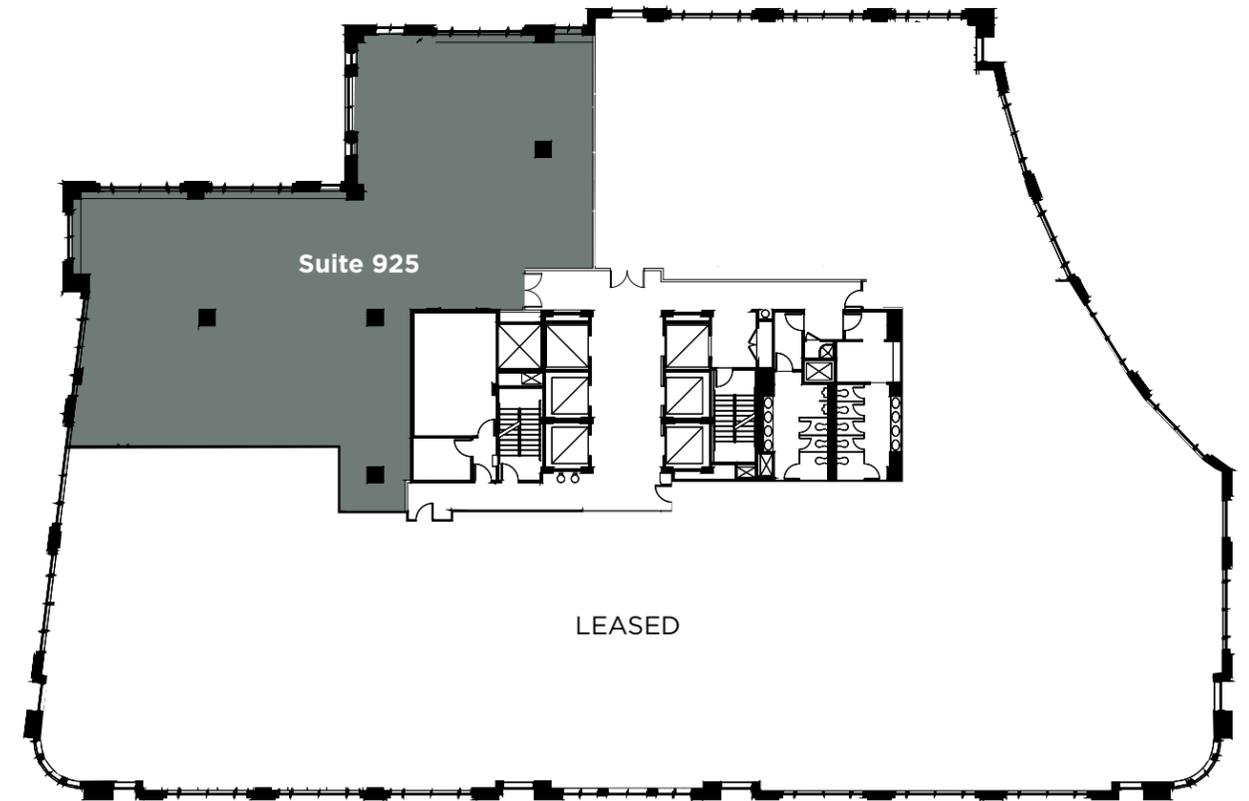
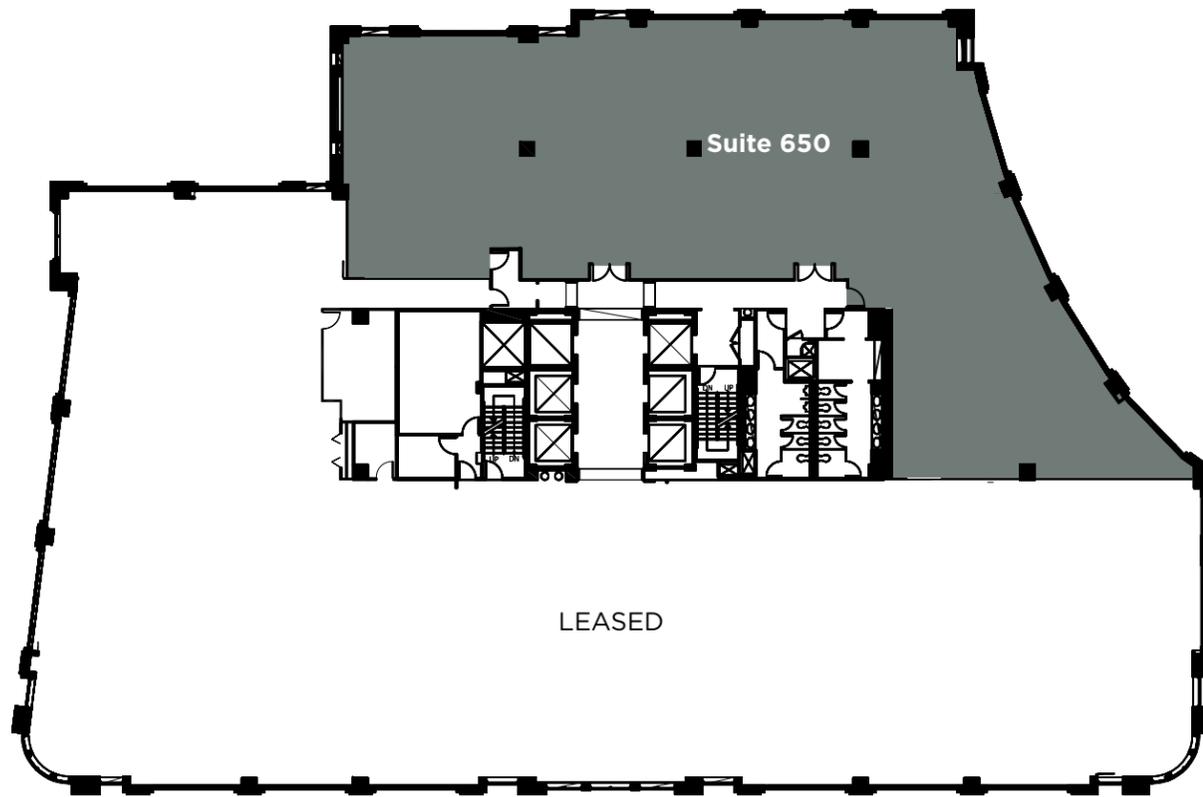
## Space Features

### ■ 925 | 5,470 SF

Shell condition ready for custom buildout.

## Ninth Floor

Suite	RSF
925	5,470





# 4401

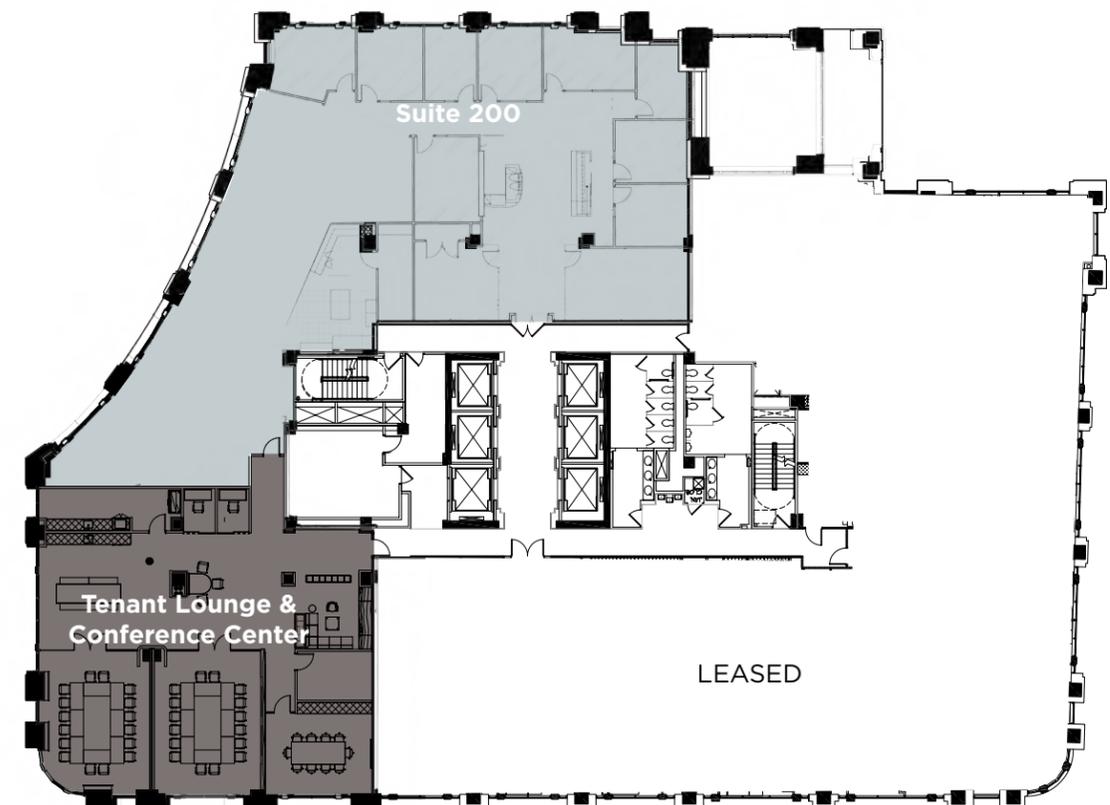
Wilson Blvd.

Second Floor

Suite	RSF
200	7,322

## Space Features

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



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## Third Floor

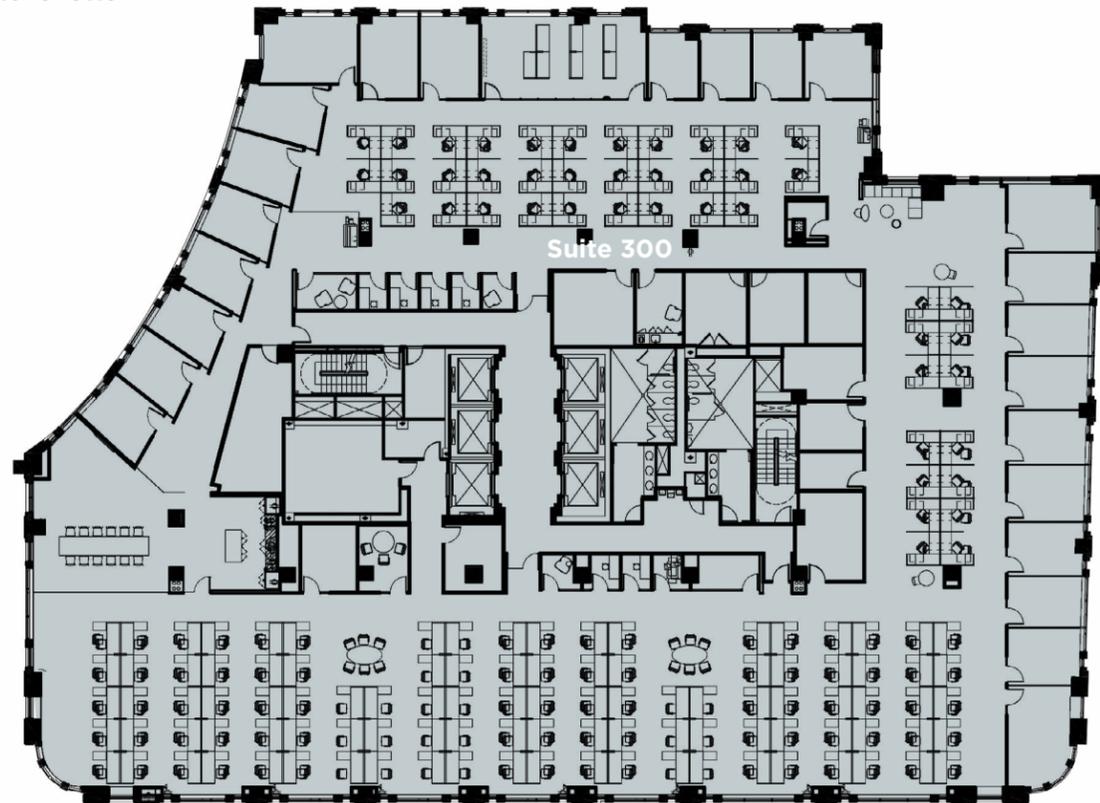
Suite	RSF
300	25,116

### 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

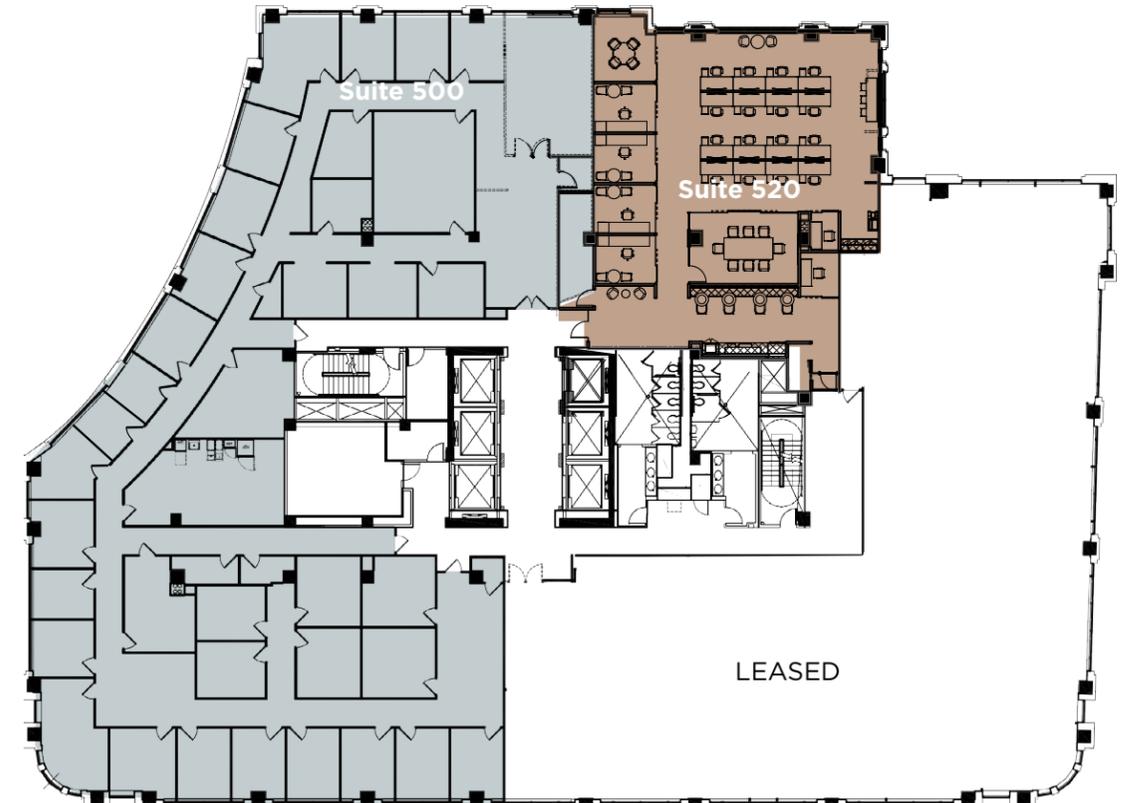
### Space Features

#### ■ 500 | 11,173 SF

Office intensive layout with courtyard views.

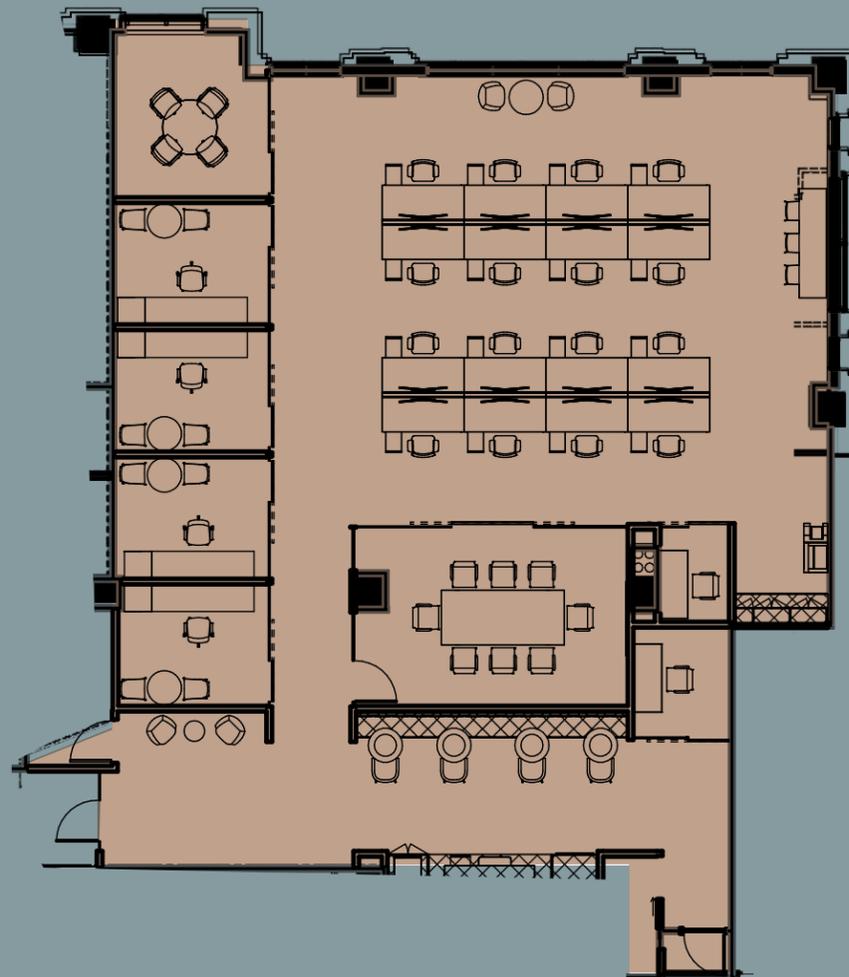
#### ■ 520 | 3,722 SF

Recently delivered spec suite.



# Recently delivered **SPEC SUITE**

**4401**  
*Wilson Blvd.*



## **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.



# 4401

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## Sixth Floor

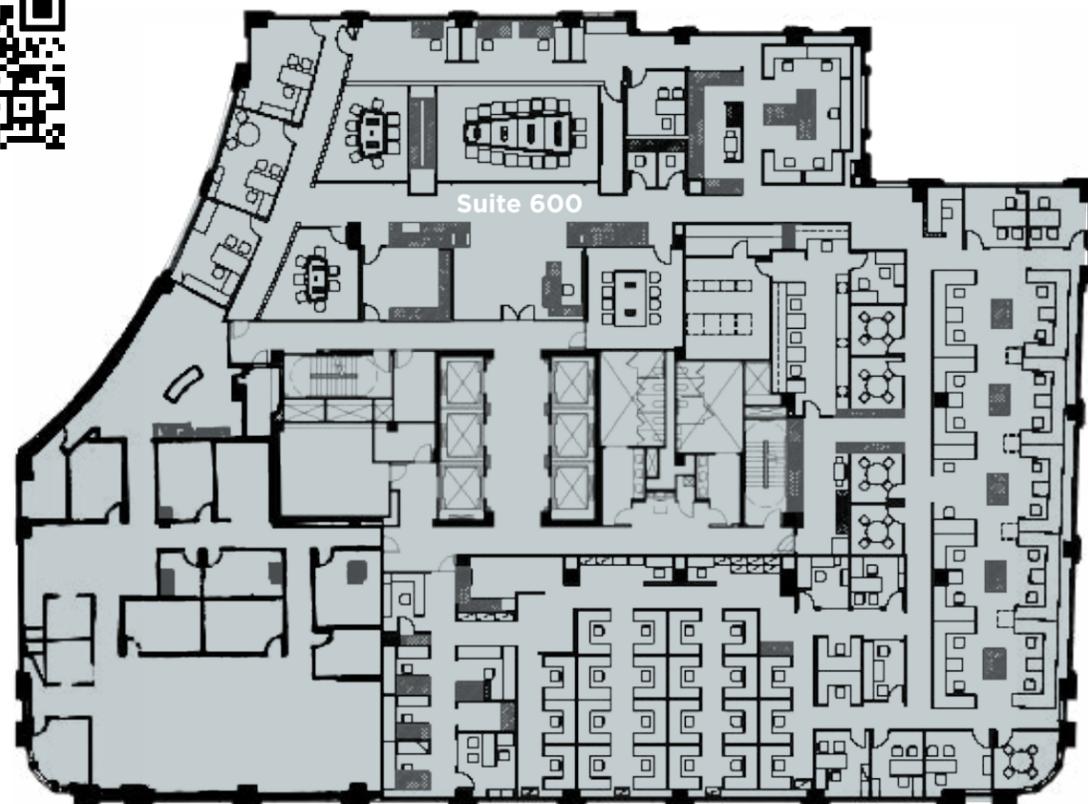
Suite	RSF
600	25,074

### 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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### **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

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