



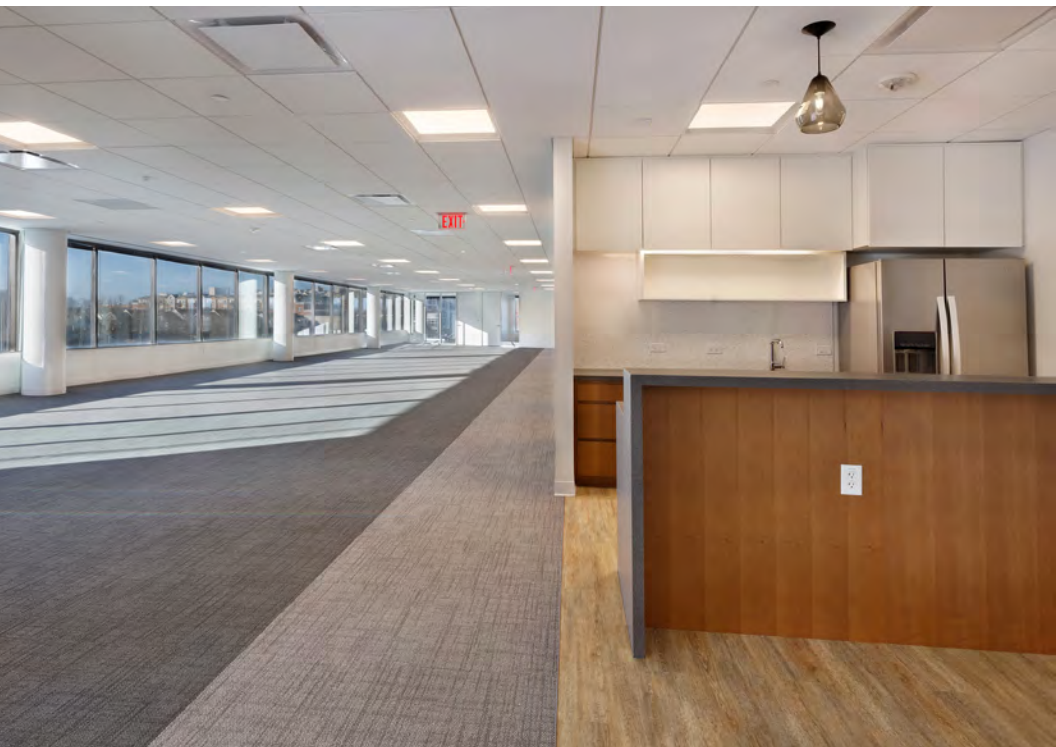
2500
WILSON



Updated Urban Offices in Clarendon.

Located in one of the Rosslyn-Ballston corridor's most desirable neighborhoods, 2500 Wilson offers convenience of access and on-site amenities for today's discerning tenants.

- Three-story atrium, conferencing facility, coffee bar, and shower/locker renovations just delivered
- Just two blocks to Courthouse Metro
- Surrounded by walkable retail such as Whole Foods, Starbucks, SoulCycle + more
- One block to Clarendon's bustling Market Common retail center
- Bikeshare station across Wilson Blvd
- Above-market parking ratio of 1.9/1,000
- Relax outdoors with lush green spaces
- Prominent top-of-building signage opportunity
- Two EV chargers located in parking garage



Refreshed from the Inside-Out.

Thoughtfully modernized by the innovative architects at Little Associates to connect a lush atrium with the active streetscape.

Enjoy on-site tenant conferencing facilities, showers, lockers, and abundant nearby retail.





Spaces to Meet Your Work/Life.

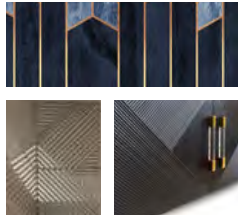
Grab a cup of coffee downstairs,
or at Starbucks down the street.
Flexible spaces and an unbeatable
location offer you more options than
you'll know what to do with.



Designed with Sustainability in Mind.

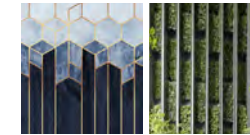
LEED Gold  **Certified**

Workcafe Coffee Bar & Patterned Wall



Workcafe Booth & Hightop

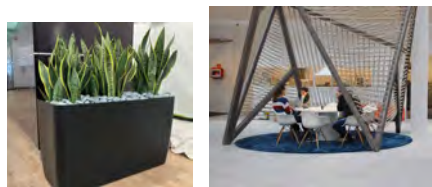
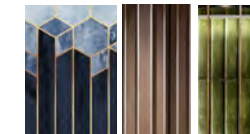
Patterned Moss Wall



Conference Glass Entry & Catering Counter

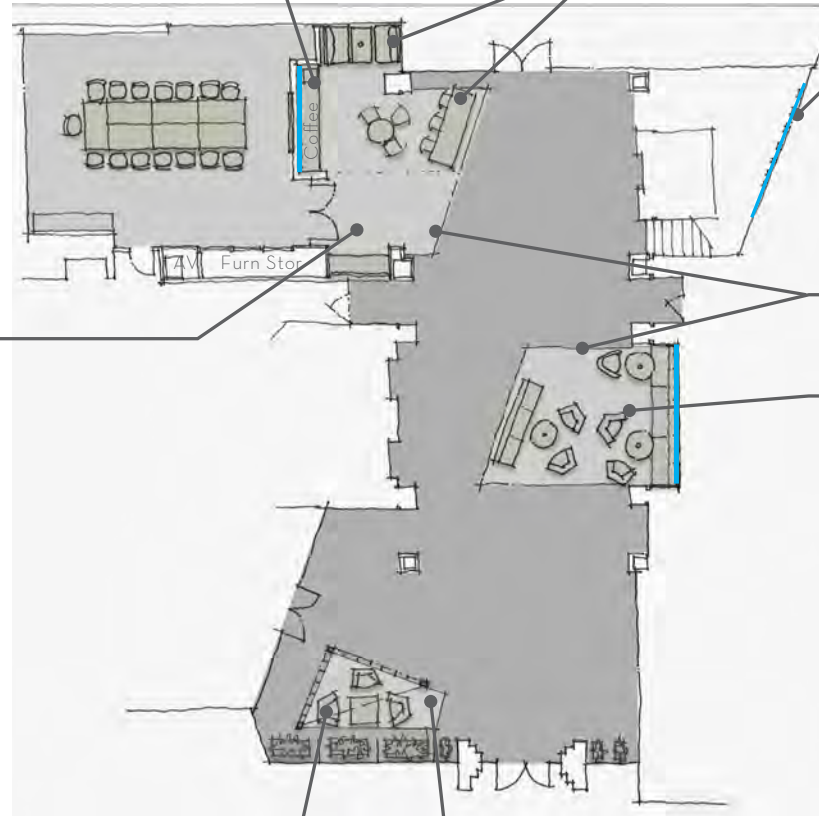
Flooring w/ Angular Geometry, Seating Engages Lobby Circulation

Work/Lounge Seating & Patterned Wall

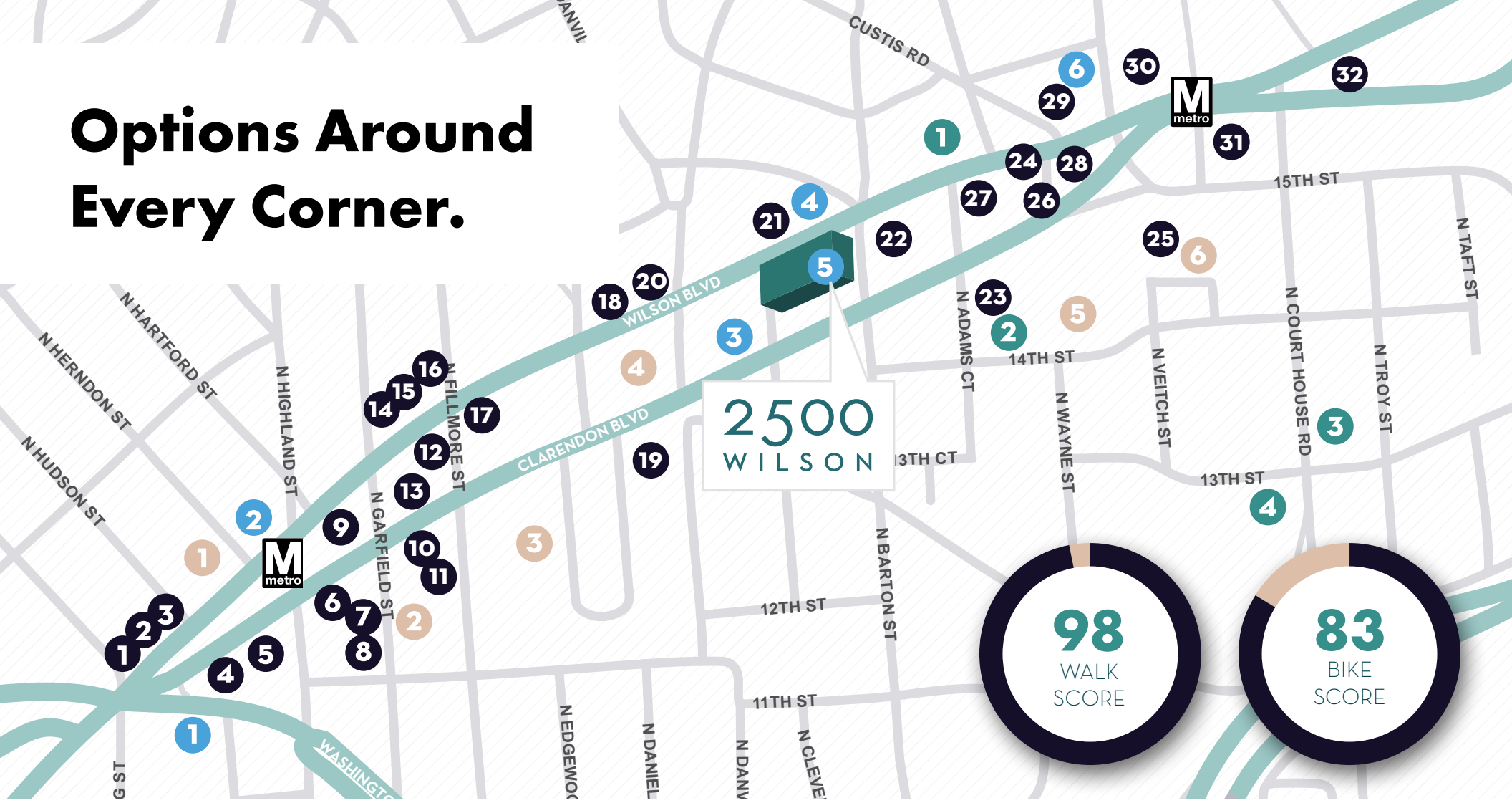


Angular Screen & Planters form Semi-Private Working/Lounging

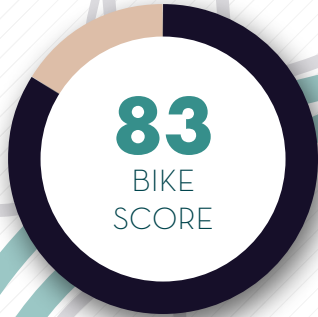
Atrium Work/Lounge Seating & Area Rug



Options Around Every Corner.



**2500
WILSON**



DINING

- | | | |
|-----------------------|-------------------------------|-----------------------------------|
| 1. The Liberty Tavern | 10. Cava Mezze | 17. B Live |
| 2. Spider Kelly's | 11. Le Pain Quotidien | 18. Three Whistles |
| 3. Don Tito | 12. Maison Cheryl | 19. Starbucks |
| 4. Bar Bao | 13. The Cheesecake Factory | 20. Galaxy Hut |
| 5. Sweetgreen | 14. Mexicali Blues | 21. Earl's Sandwiches |
| 6. Circa | 15. Mazaro Italian Restaurant | 22. Arlington Rooftop Bar & Grill |
| 7. Brass Rabbit | 16. Ambar | 23. Fire Works Pizza |
| 8. South Block | | 24. Five Guys |

- | |
|-----------------------|
| 25. Starbucks |
| 26. Courthouse Social |
| 27. Me Jana |
| 28. Sweet Leaf Cafe |
| 29. Dunkin' Donuts |
| 30. Corner Bakery |
| 31. Bayou Bakery |
| 32. Burger District |

HOTELS

- Hyatt Place Arlington / Courthouse Plaza
- Residence Inn By Marriott Arlington
- Hilton Garden Inn Arlington
- Clarion Collection Hotel Arlington Court Suites

BANKS

- Wells Fargo Bank
- TD Bank
- PNC Bank
- National Capital Bank
- First Virginia Community Bank
- Bank of America

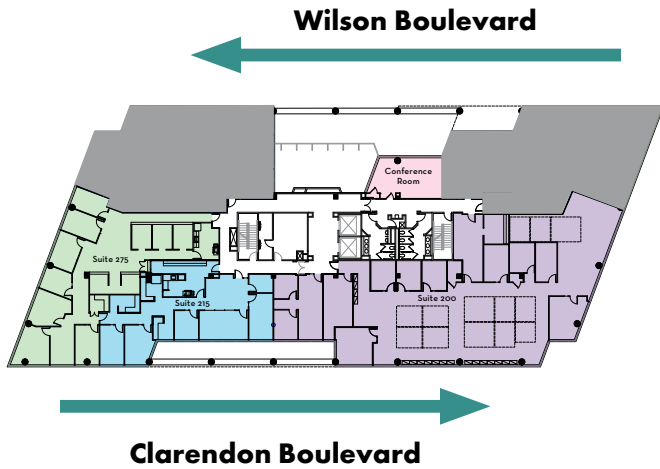
OTHER

- CVS
- Trader Joe's
- Gold's Gym
- Whole Foods
- FedEx Office Print & Ship Center
- AMC Courthouse Plaza 8

2nd Floor:

Suites 200 & 215 - 10,500 SF
Contiguous with Suite 275

- 25 OFFICES
- 11 WORKSTATIONS
- 1 CONFERENCE ROOM
- 1 RECEPTION
- 1 KITCHEN

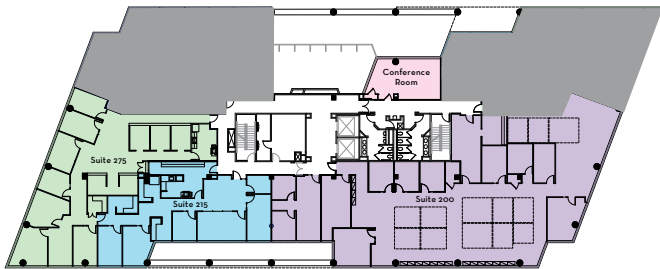


2nd Floor:

Suite 275 - 3,789 SF

Contiguous with Suite 200 & 215

Wilson Boulevard



Clarendon Boulevard

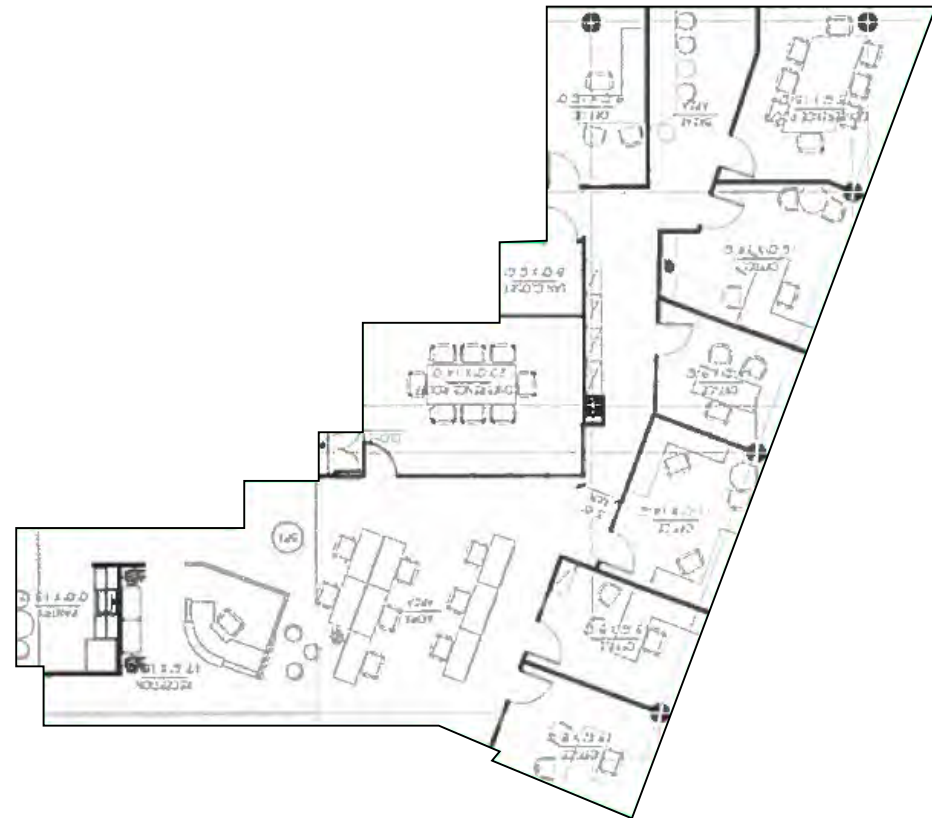
[CLICK TO TOUR SPEC SUITE](#)

[CLICK TO VIEW LISTING](#)

- 5 OFFICES
- 10 WORKSTATIONS
- 1 CONFERENCE ROOM
- 1 RECEPTION
- 1 KITCHEN



Clarendon Boulevard



Wilson Boulevard

3rd Floor:

Spec Suite 300 - 4,103 SF

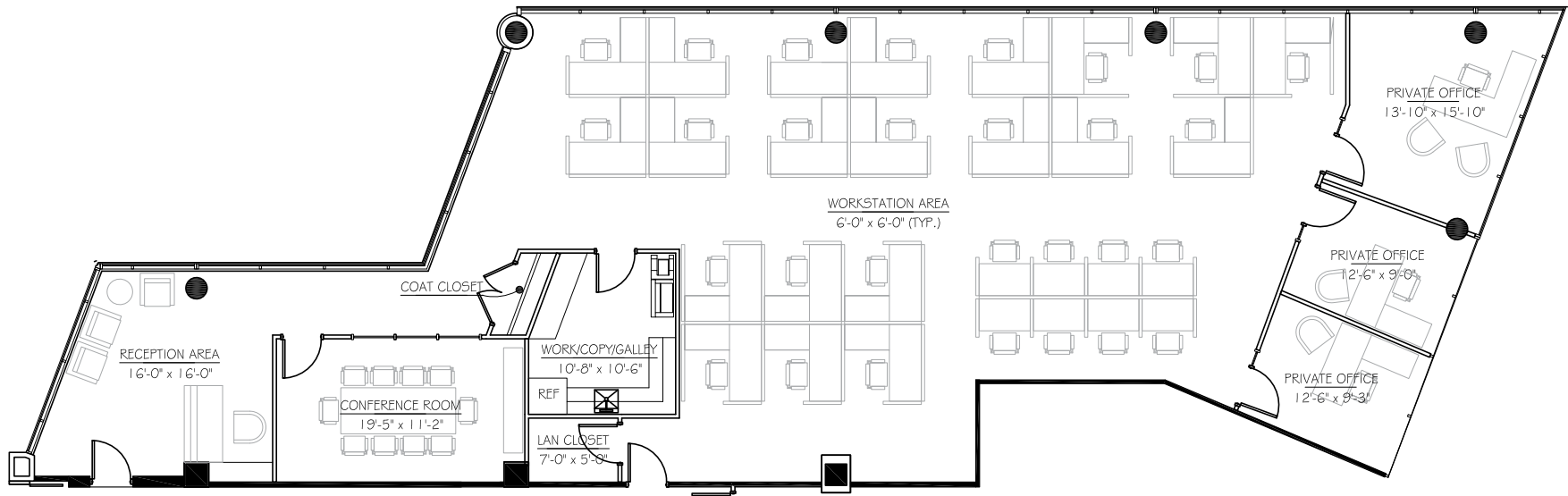
3	OFFICES
29	WORKSTATIONS
1	CONFERENCE ROOM
1	RECEPTION
1	LAN CLOSET
1	KITCHEN
1	WORKROOM

 X 33

[CLICK TO TOUR SPEC SUITE](#)

[CLICK TO VIEW LISTING](#)

Wilson Boulevard

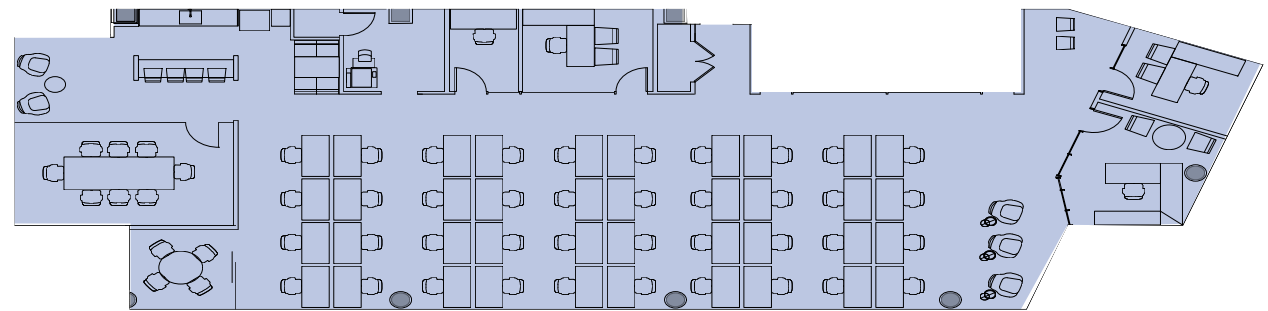
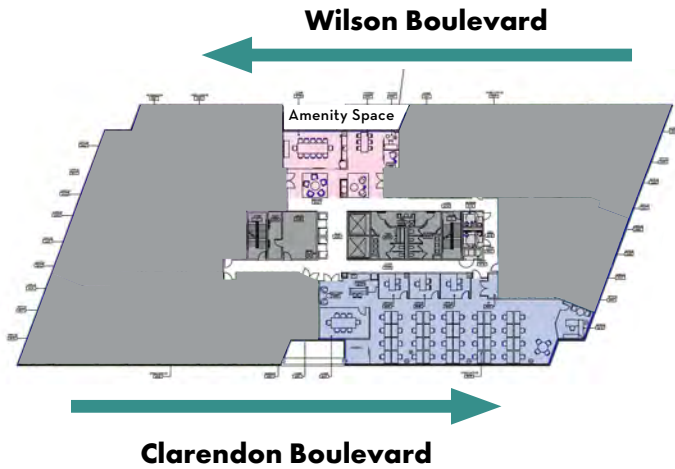


Clarendon Boulevard

4th Floor:

Spec Suite 440 - 4,466 SF

- 4 OFFICES
- 40 WORKSTATIONS
- 2 CONFERENCE ROOMS
- 1 RECEPTION
- 1 KITCHEN
- 1 HUDDLE ROOM



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[CLICK TO TOUR AMENITY SPACE](#)

Top Floor:

Entire 5th Floor – 25,133 SF

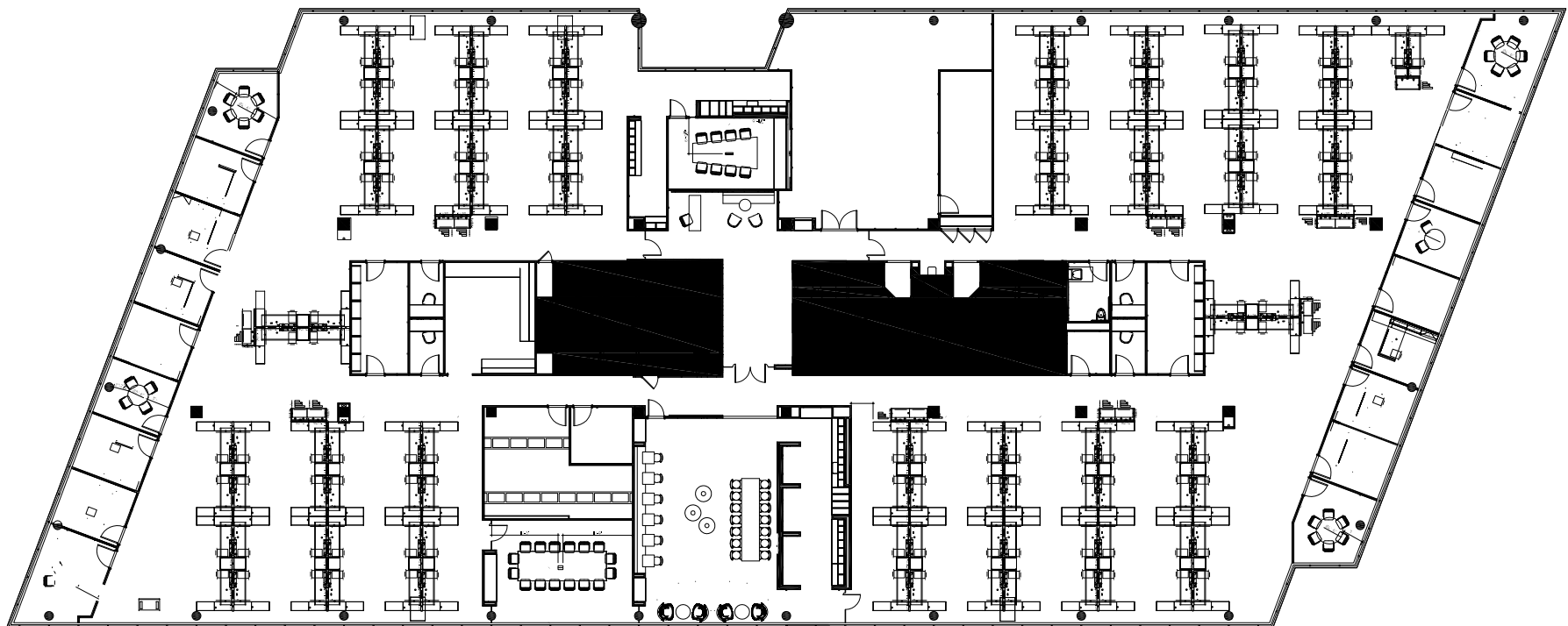
Prominent Signage Opportunity

Visible to approximately 10,000 vehicles per day from Wilson Boulevard and Clarendon Boulevard, plus countless pedestrians visiting surrounding retailers.

[CLICK TO TOUR SPEC SUITE](#)

[CLICK TO VIEW LISTING](#)

Wilson Boulevard



Clarendon Boulevard



Ownership:
TMG

2500
WILSON

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YOUNG**

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