

IN THE MIDDLE OF IT ALL

3100
CLARENDON

ARLINGTON, VA

HIGHLIGHTS:

- Up to 30,534 SF of contiguous space available now
- 15,267 SF floor plates
- New 9th floor spec suites with shared lounge
- Direct lobby access to Clarendon Metro
- Brand new lobby, common areas, and elevator cabs
- On-site conference facility with pre-function lounge, fitness room, lockers and showers
- 3rd floor rooftop garden terrace for all tenants
- Secured bicycle storage
- New DOAS HVAC system and building electric
- 1st and 2nd floor "podium" re-clad with new retail facades
- Fresh, redesigned plaza with suspended cable lighting to activate streetscape
- Parking ratio of 1.5/1,000 SF
- Energy star certified
- LEED Silver certified



New 9th Floor Spec Suites Coming Fall 2020!

AVISON
YOUNG

PIEDMONT
OFFICE REALTY TRUST

LEASING
INFORMATION:

Dave Millard | Principal
703.752.4921
dave.millard@avisonyoung.com

Peter Berk | Principal
703.752.4920
peter.berk@avisonyoung.com

Nick Gregorios | Principal
703.752.4922
nicholas.gregorios@avisonyoung.com

Caroline Guidera | Senior Associate
703.288.2712
caroline.guidera@avisonyoung.com

360° PANORAMIC VIEWS

FROM THE URBAN CORE
OF THE DYNAMIC 24/7
ROSSLYN-BALLSTON
CORRIDOR



EXCEPTIONAL TROPHY LOBBY



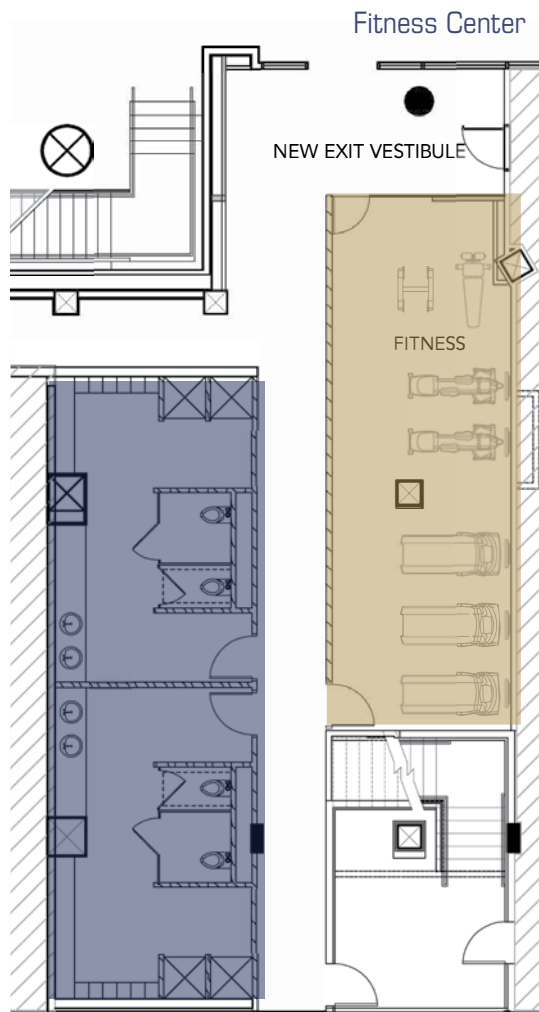
Luxury Finishes



World-Class KGD Design

3100 CLARENDON

ON-SITE AMENITIES



On-site Conference Facility

Pre-function Lounge

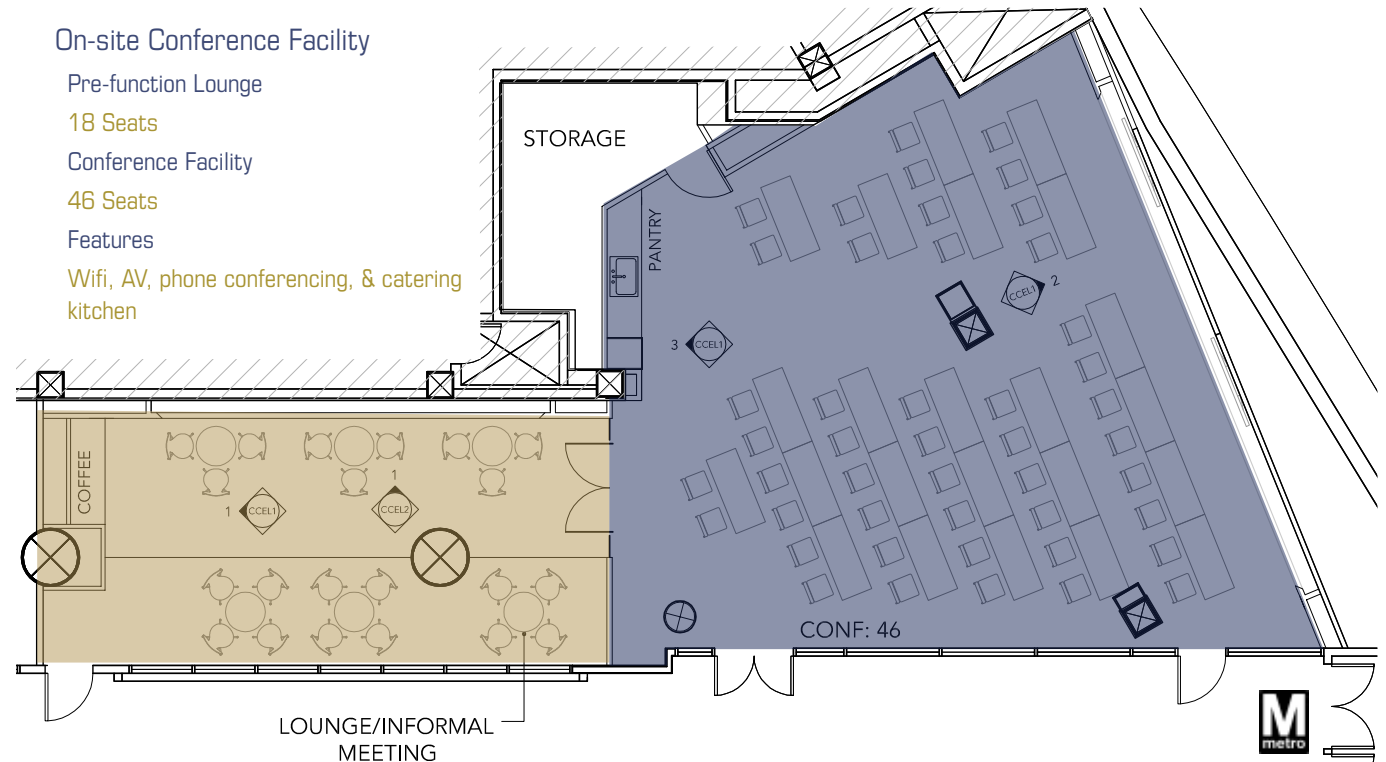
18 Seats

Conference Facility

46 Seats

Features

Wifi, AV, phone conferencing, & catering kitchen



MINUTES TO AMENITIES



ARLINGTON, VA

CONVENIENCE & RETAIL

1. Hess Express Gas Station
2. Wells Fargo Bank
3. A1 Clarendon Valet
4. H&R Block
5. Down Dog Yoga
6. Pure Barre
7. Pacers
8. 7-11
9. Main Street Bank
10. Members Cleaners
11. Shell Gas Station
12. Edge Salon & Spa
13. Revolve
14. CVS
15. LA Boxing
16. TD Bank
17. Trader Joe's
18. Burke & Herbert Bank
19. AT&T
20. Gold's Gym
21. Virginia Commerce Bank
22. Ethan Allen
23. Orvis
24. Washington Sports Club
25. The Container Store
26. Lululemon
27. MyEyeDr.
28. Crate & Barrel
29. Sephora
30. Barnes & Noble
31. South Moon Under
32. Ann Taylor Loft
33. Apple Store
34. Pottery Barn
35. Williams Sonoma
36. Walgreens
37. Whole Foods
38. PNC Bank

RESTAURANTS

1. Northside Social
2. O'Sullivan's
3. Silver Diner
4. Liberty Tavern
5. Clarendon Ballroom
6. Spider Kelly's
7. Eventide
8. Nam Viet
9. BarBao
10. East West Coffee & Wine
11. Pamplona
12. Renegade
13. Lyon Hall
14. Citizen Burger
15. Clarendon Grill
16. Delhi Club
17. Hard Times Cafe
18. Four Sisters Grill
19. Circa at Clarendon
20. La Tagliatella
21. Cava Mezze
22. Le Pan Quotidian
23. Fuego Concina y Tequileria
24. Hunan One
25. Mexicali Blues
26. Rira
27. Faccia Luna
28. Wilson Boulevard Woodgrill
29. La Tasca
30. Cheesecake Factory
31. Green Pig Bistro
32. Screwtop
33. Whitlows on Wilson
34. Iota
35. Zaika

QUICK SERVE

1. Goody's
2. Bronx Pizza
3. Peet's Coffee & Tea
4. Bowl'd
5. Moby Dick's
6. Subway
7. South Block Smoothie
8. Pete's New Haven Pizza
9. Pinkberry
10. Nicecream Factory
11. Baja Fresh
12. Starbucks



AMENITY MAP



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3100 CLARENDON FLOOR PLANS

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3rd Floor

- 9,090 SF Available

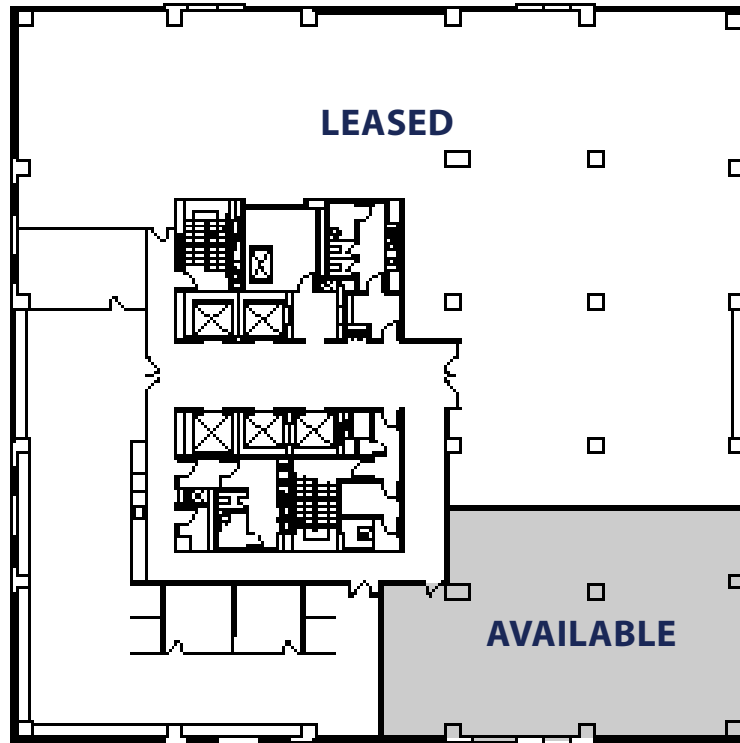


VIEWS OF WASHINGTON, DC

3100 CLARENDON FLOOR PLANS

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5th Floor

- 3,870 SF Available

CLARENDON BLVD



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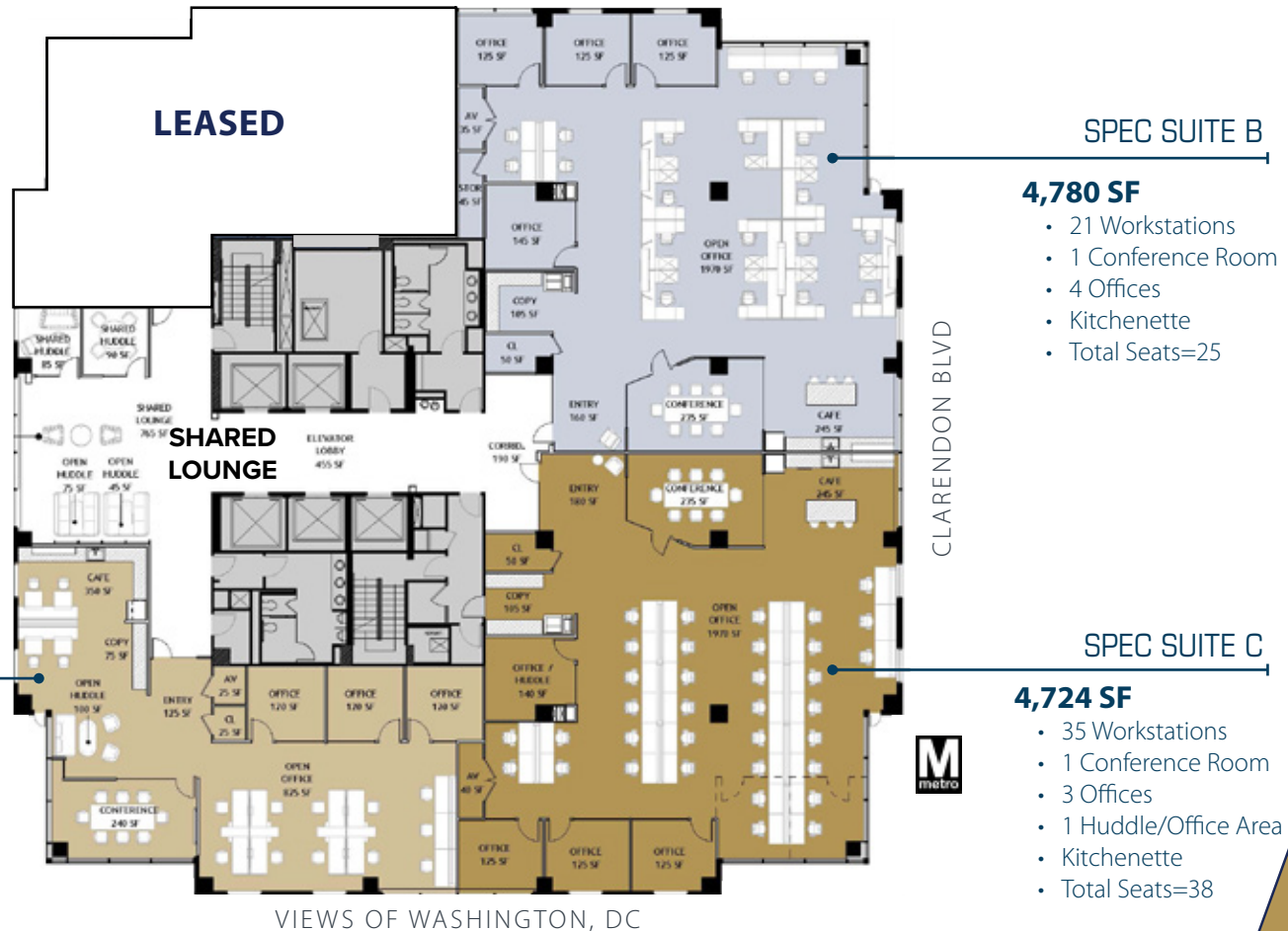
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3100 CLARENDON FLOOR PLANS

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New 9th Floor Spec Suites!



SPEC SUITE D

2,942 SF

- 11 Workstations
- 1 Conference Room
- 3 Offices
- 1 Huddle Area
- Kitchenette
- Total Seats=14

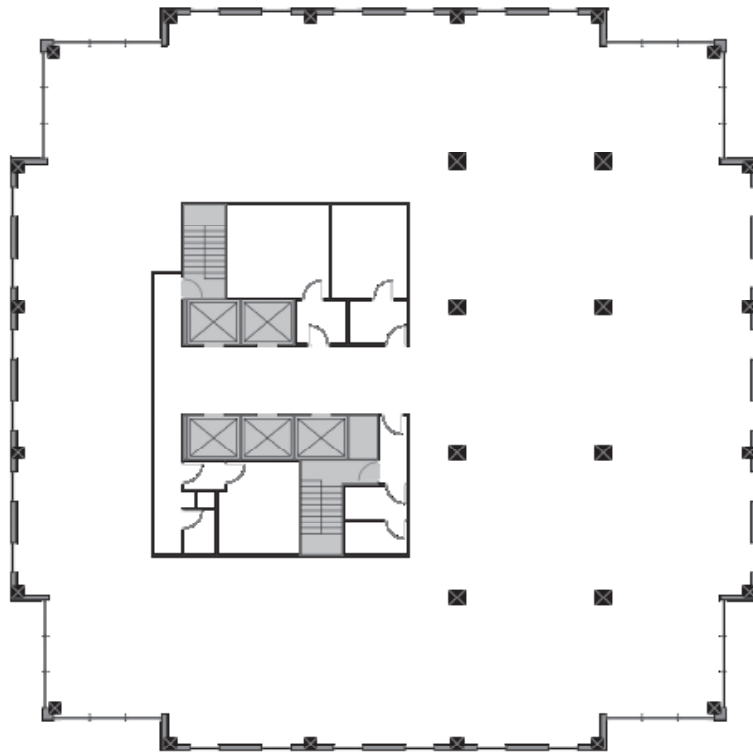
4,780 SF

- 21 Workstations
- 1 Conference Room
- 4 Offices
- Kitchenette
- Total Seats=25

4,724 SF

- 35 Workstations
- 1 Conference Room
- 3 Offices
- 1 Huddle/Office Area
- Kitchenette
- Total Seats=38

3100 CLARENDON FLOOR PLANS



CLARENDON BLVD

10th - 11th Floors (Shell condition)

- 15,267 SF

VIEWS OF WASHINGTON, DC

3100 CLARENDON FLOOR PLANS

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Proposed Single-Tenant Floor Plan

- 15,267 SF Floor plates

CLARENDON BLVD



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