



COOPERATIVE PLAZA™



EXPECT THE EXCEPTIONAL

COOPERATIVE PLAZA - LOCATED IN
THE HEART OF ARLINGTON, VA

BUILDING FEATURES

- 10,000 SF state-of-the-art Conference Center, which can accommodate groups from 12 to 550 people
- Concierge, Fitness center & bike cages in both buildings
- 1 block to Metro (Ballston – Orange/Silver)
- Westin hotel adjacent
- Wi-fi in courtyard provided by Ballston BID
- Retail Amenities: PNC Bank, Big Buns, and Grand Cru Wine Bar & Bistro, Nando's, Republik Coffee Bar
- 4301 Wilson is partially owner-occupied
- 4401 Wilson is LEED certified



BIKE STATIONS
WITHIN 1/2 MILE



RATING MAKING
COOPERATIVE
PLAZA A "WALKER'S
PARADISE"



FULL AND
QUICK SERVICE
RESTAURANTS
WITHIN 1/2 MILE



BLOCK TO ORANGE
AND SILVER LINES
VIA BALLSTON
METRO STATION

AVAILABILITIES

4301 WILSON BLVD.

3rd Floor 4,160 SQ. FT. Shell
9th Floor 4,933 SQ. FT. Shell

4401 WILSON BLVD.

2nd Floor 4,724 SQ. FT.
2nd Floor 11,218 SQ. FT.
3rd Floor 25,116 SQ. FT. Full Floor/Plug-N-Play
5th Floor 15,173 SQ. FT.



AMENITY LIST

RESTAURANTS

- ★ Republik Coffee Bar
- ★ Grand Cru Wine Bar & Bistro
- ★ Big Buns
- ★ Nando's
 - Chick-fil-A
 - Punch Bowl Social
 - Bartaco
 - Copa
 - Hot Lola's
 - Sloppy Mama's BBQ
 - Ted's Bulletin
 - Starbucks
 - Pinzimini
 - The Melting Pot
 - Buffalo Wild Wings
 - Applebee's
 - Mussel Bar & Grille
 - World of Beer
 - P.F. Chang's
 - Chipotle Mexican Grill
 - Which Wich
 - Uncle Julio's Rio Grande Café
- Zoës Kitchen
- Earl's Sandwiches
- Potbelly Sandwich Shop
- The Front Page
- Dunkin'
- Bangkok Bistro
- Rock Bottom Brewery
- Chick-fil-A
- Panera Bread
- Noodle & Company
- Sweetgreen
- Rustico Restaurant & Bar
- Kapnos Taverna
- Pepita
- Yona
- Zoup! Eatery
- Poke it up
- We The Pizza
- South Block
- The Commentary
- The Bronson Bierhall

CONVENIENCE

- ★ PNC Bank
- FedEx Office Print & Ship
- Ballston CrossFit
- TD Bank
- Bank of America
- The UPS Store
- 7-Eleven
- Wells Fargo
- CVS
- Onelife Fitness
- Gold's Gym

HOTELS

- Holiday Inn Arlington at Ballston
- The Westin Arlington Gateway
- Hilton Arlington
- Residence Inn





AVAILABLE FLOORPLANS

FOR 4301 WILSON BLVD &
4401 WILSON BLVD

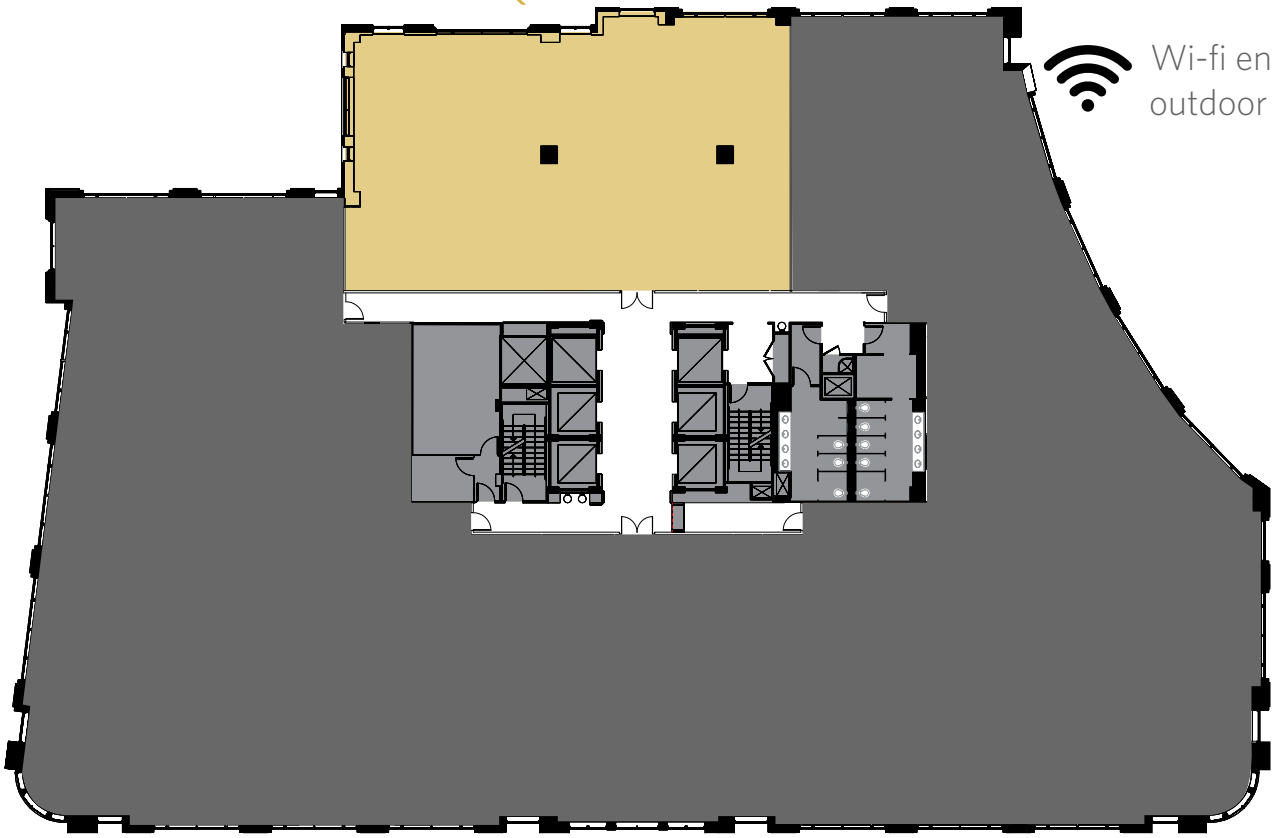
3RD FLOOR – 4301 WILSON

4,160 SQ. FT.



Wi-fi enabled
outdoor Plaza

WILSON BLVD

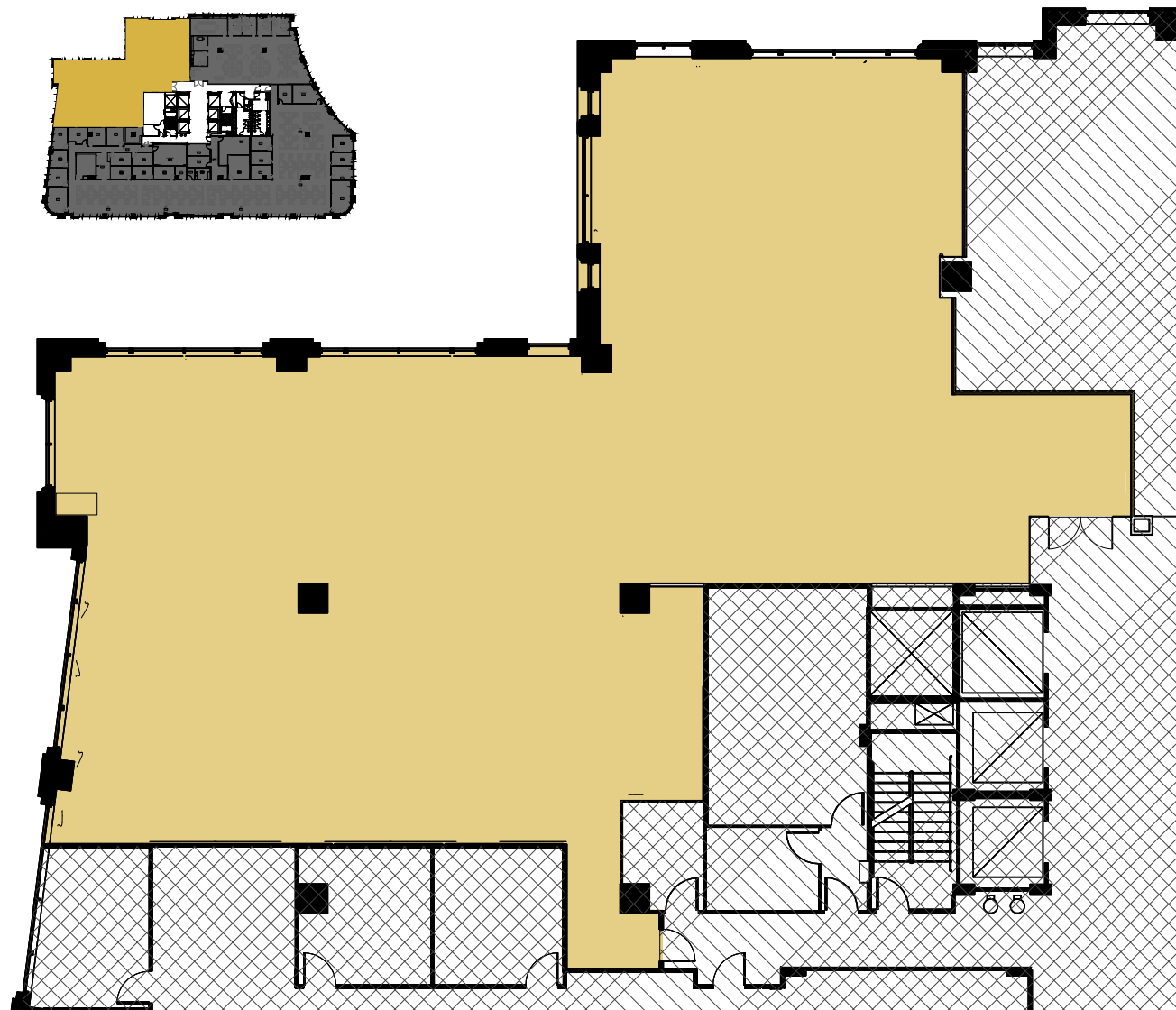


N TAYLOR ST

9TH FLOOR – 4301 WILSON

4,933 SQ. FT.

WILSON BLVD



2ND FLOOR – 4401 WILSON

WILSON BLVD

11,218 SQ. FT.



4,724 SQ. FT.



Wi-fi enabled
outdoor Plaza

3RD FLOOR – 4401 WILSON

25,116 SQ. FT.

HIGH-END PLUG-N-PLAY BUILDOUT
FULL FLOOR OPPORTUNITY

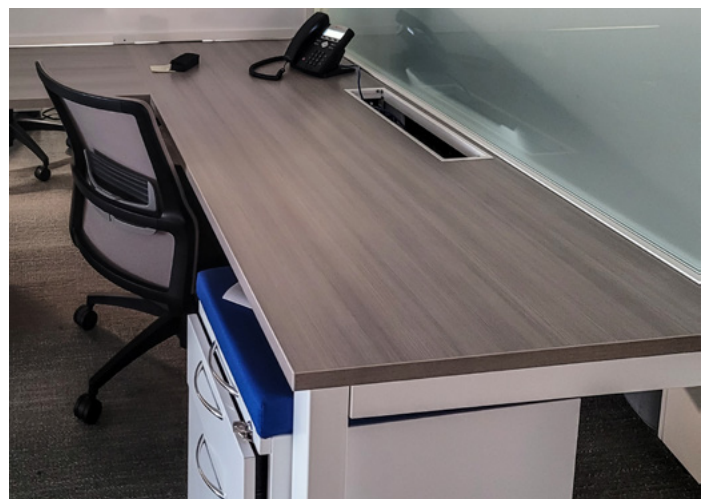
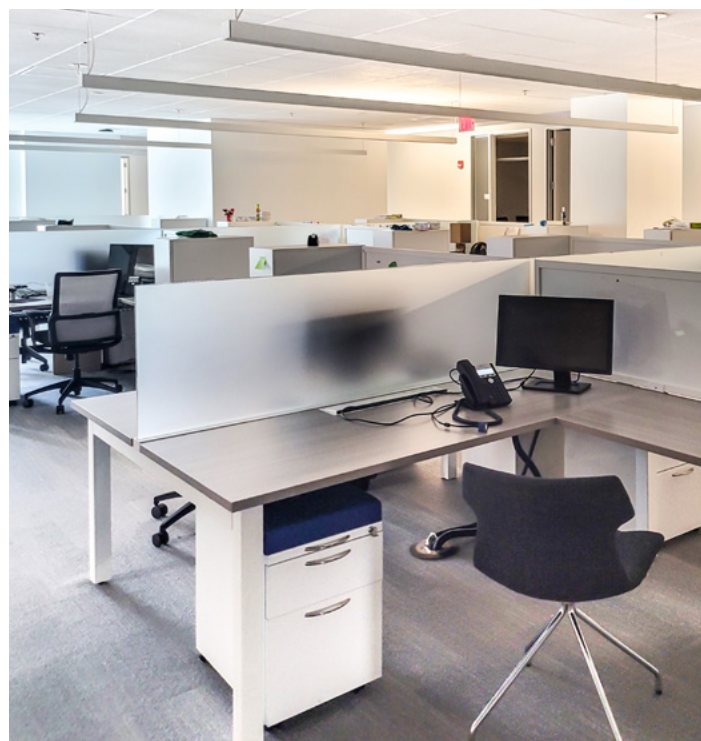
WILSON BLVD



Wi-fi enabled
outdoor Plaza

3RD FLOOR – 4401 WILSON

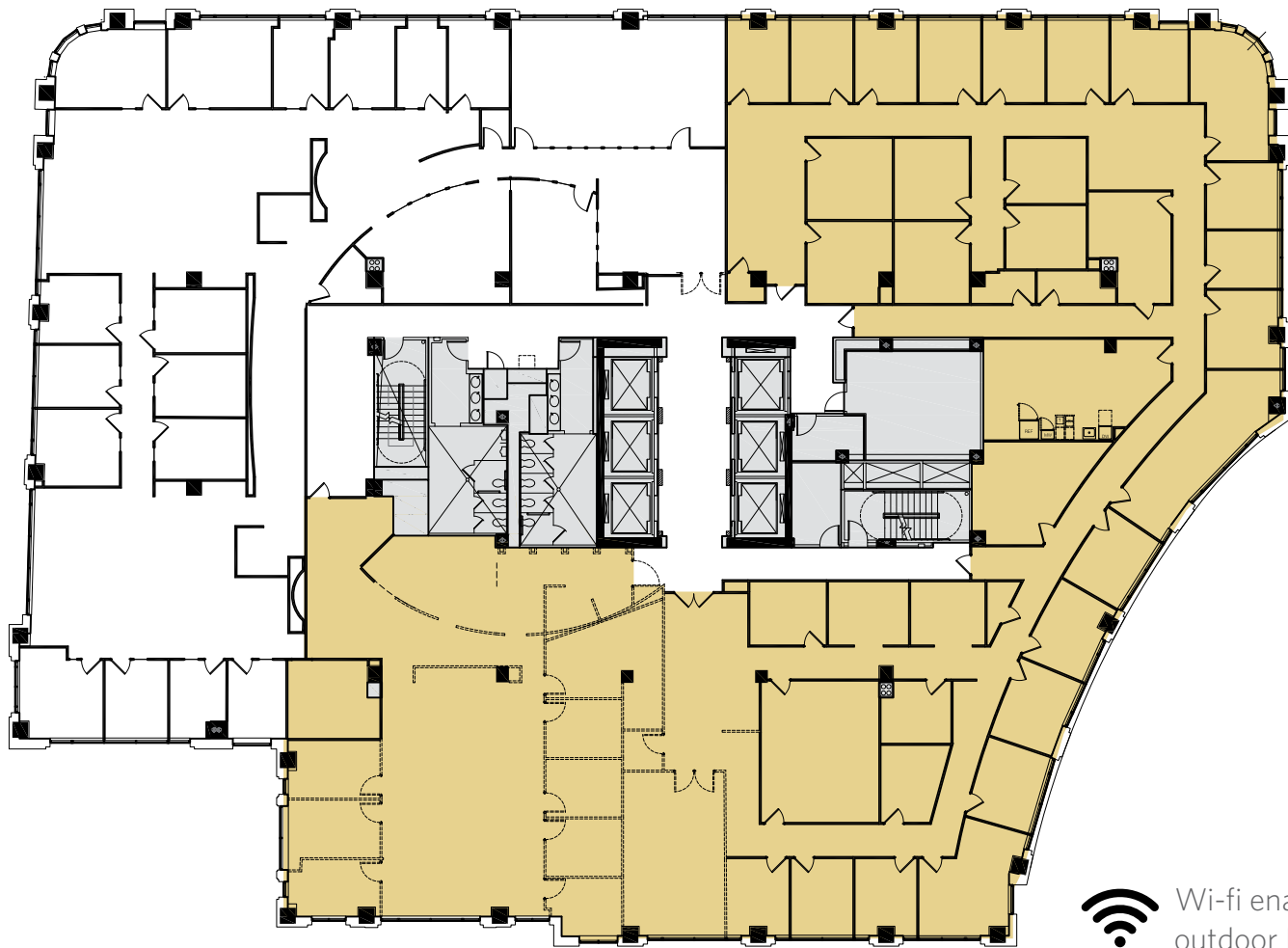
25,116 SQ. FT.



5TH FLOOR – 4401 WILSON

15,173 SQ. FT.

WILSON BLVD



Wi-fi enabled outdoor Plaza

COOPERATIVE PLAZA. MORE THAN JUST A NAME. A PURPOSE.



COOPERATIVE PLAZA™

FOR LEASING OPPORTUNITIES, PLEASE CONTACT:

CARTER BYRNES

+1 703 905 0204
carter.byrnese@cbre.com

ERIK MCLAUGHLIN

+1 703 288 2548
erik.mclaughlin@cbre.com

GREG CARPENTIER

+1 703 734 4725
greg.carpentier@cbre.com

CHLOE ZULICK

+1 703 734 3748
chloe.zulick@cbre.com

CBRE

© 2020 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. 11-19-2020