



SEQUOIA P L A Z A



2110 WASHINGTON BLVD

PRP
Real Estate Investment
Management

CBRE

2110 WASHINGTON BLVD, ARLINGTON

OFFICE SPACE FOR LEASE

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Sequoia Plaza is 369,215 square foot, four-story office complex located at 2100, 2110, and 2120 Washington Boulevard, Arlington, VA. Sequoia Plaza is located directly off Washington Boulevard at the interchange of Route 50. The Property is a major stop on the county's regional bus line, Arlington Transit ("ART"), and is minutes away from the Clarendon and Rosslyn (Orange/Blue/Silver) Metrorail Stations. The multiple transportation options allows employees' rapid access to Washington, DC, Pentagon City, Tysons Corner, Reston, Alexandria and numerous locations throughout the region. Sequoia Plaza provides the tenants institutional quality features, highlighted by recent renovations to the property's restrooms, lobby & EMS system. In addition to quality finishes, Sequoia Plaza offers tenants ample parking, an on-site café, outdoor balconies, and an adjacent community park.

LOCATION & ACCESS



RAPID CONNECTION TO
RTE 50, I-365 & I-66



EASY ACCESS TO AIRPORT
MINUTES TO REAGAN NATIONAL AIRPORT

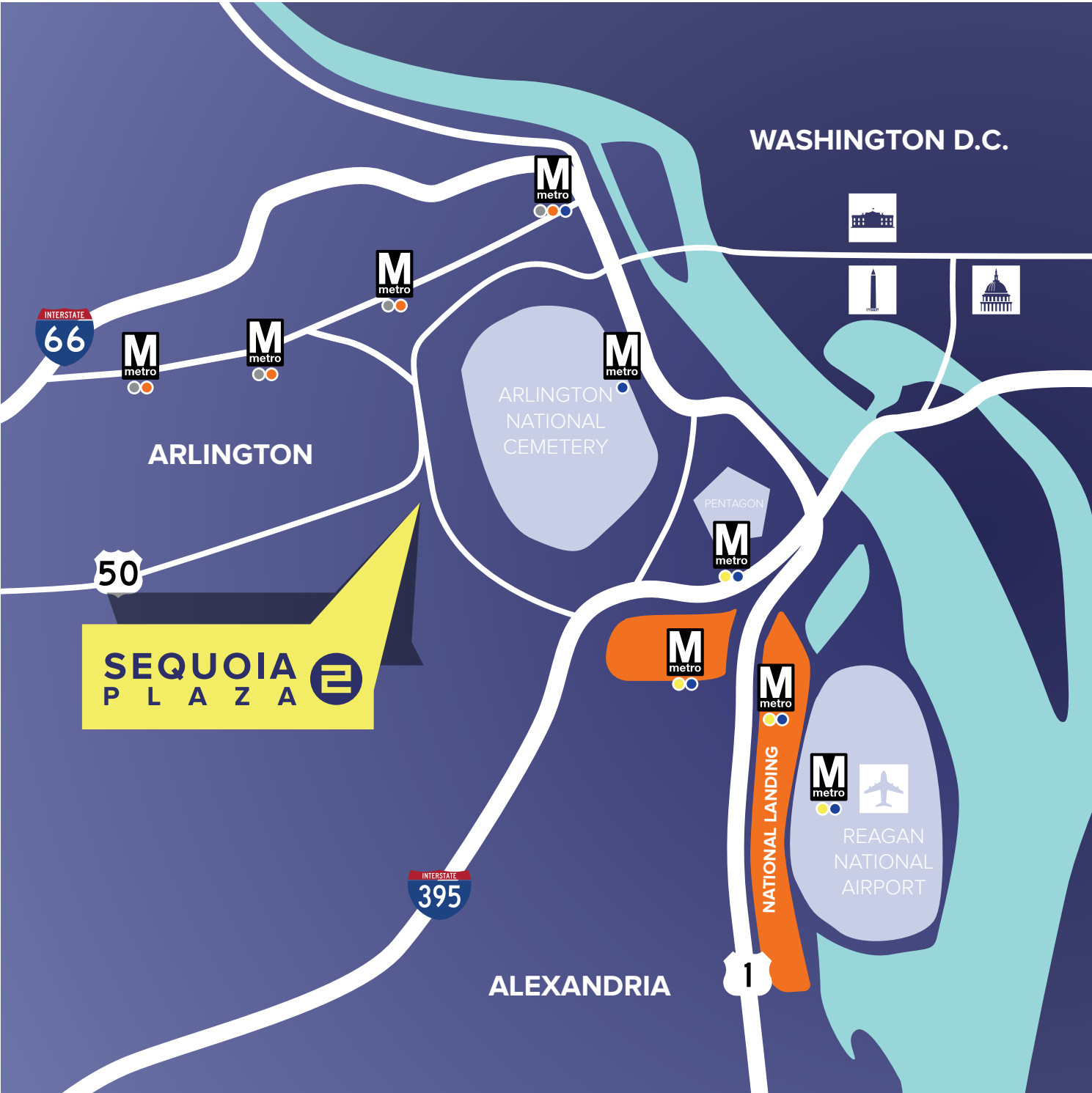


ALTERNATIVE TRANSPORTATION
SCOOTERS & BIKESHARE NEARBY



TIME TO

- 5 MINUTES TO PENTAGON
- 5 MINUTES TO NATIONAL LANDING
- 5 MINUTES TO ROSSLYN
- 5 MINUTES TO CLARENDON
- 10 MINUTES TO WASHINGTON DC
- 12 MINUTES TO ALEXANDRIA
- 20 MINUTES TO TYSONS



YOUR NEIGHBORHOOD

SURROUNDED BY COUNTLESS RESTAURANTS AND EATERIES

1 CLARENDON

- CAVA
CIRCA
CITIZEN BURGER
DON TITO
GREEN PIG BISTRO
JIMMY JOHN'S
LE PAIN QUOTIDIEN
LIBERTY TAVERN
LYON HALL
MISTER DAYS
- MOBY DICK
NORTHSIDE SOCIAL
PEET'S COFFEE
ROCKLANDS BBQ
SILVER DINER
SOUTH BLOCK
STARBUCKS
SWEETGREEN
THE CHEESECAKE FACTORY
WHITLOW'S

2 COURTHOUSE

- THE JAVA SHACK
ARLINGTON ROOFTOP
FIRE WORKS PIZZA
ASAHI
COURTHAUS SOCIAL
BAYOU BAKERY
SUSHI ROCK

3 LYON PARK

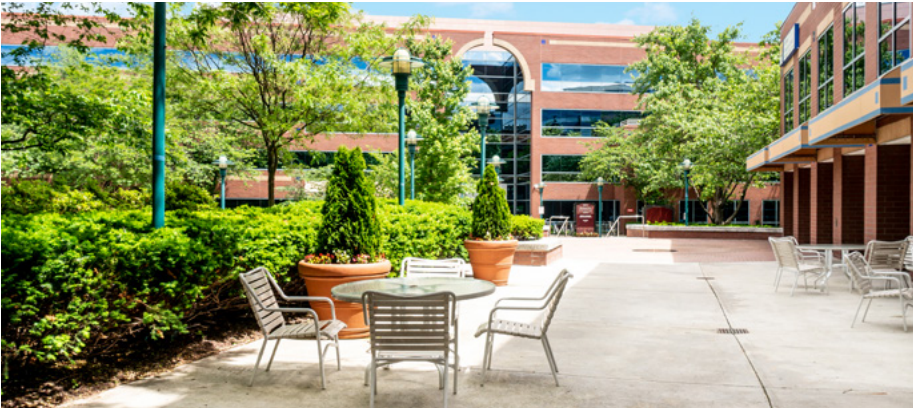
- ASTOR MEDITERRANEAN
BONCHON
EL FUEGO PERUVIAN
PAISANO'S
SPRING MILL BREAD
TEXAS JACKS BBQ
VOCELLI PIZZA

4 ROSSLYN

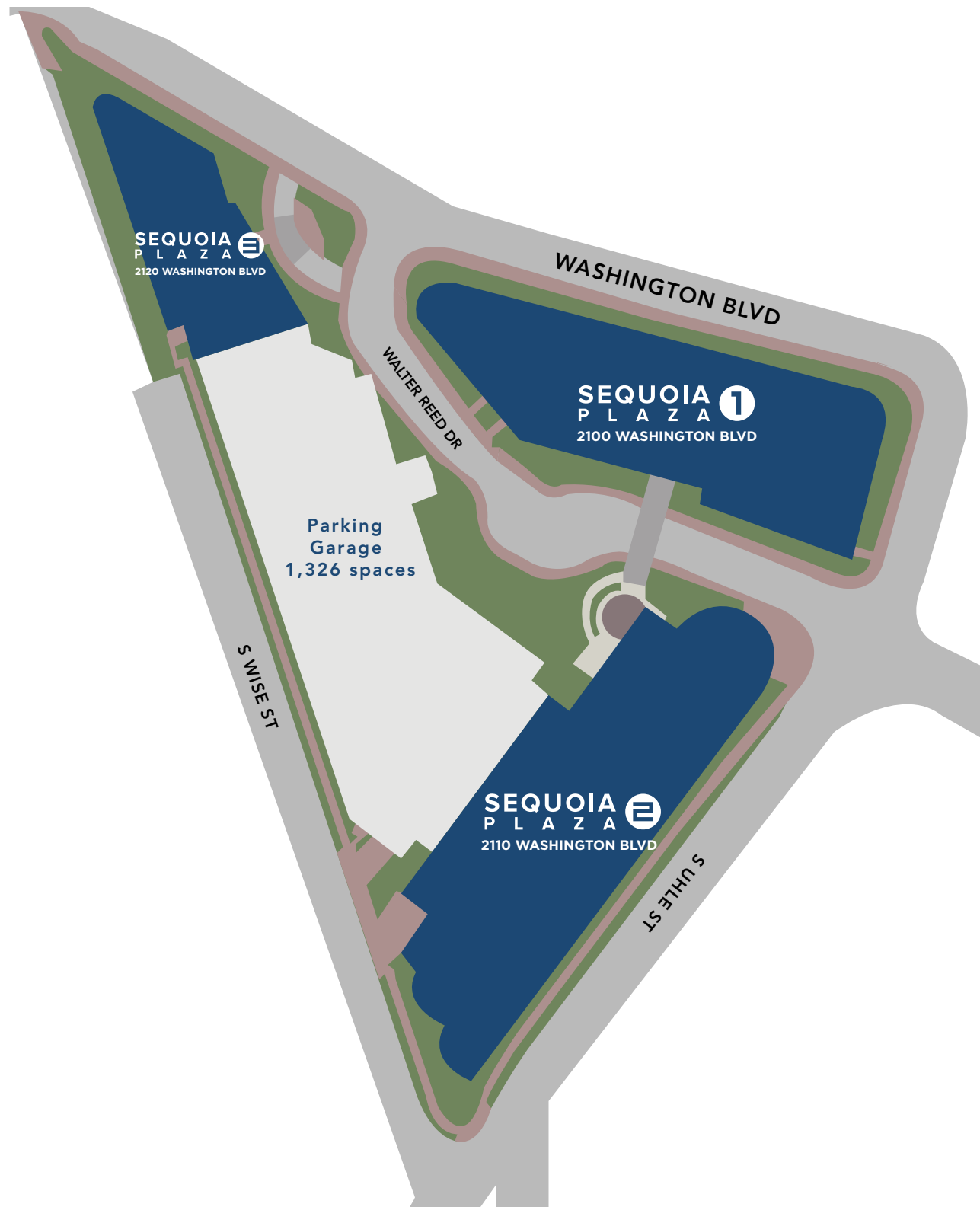
- BARLEY MAC
BEN'S CHILI BOWL
BOURBON COFFEE
CAPRIOTTI'S
CAVA
CHIPOTLE
CHOP'T
COSI
DISTRICT TACO
- HEAVY SEAS ALEHOUSE
MCDONALD'S
NANDO'S
PANERA
POTBELLY
ROTI
STARBUCKS
THE LITTLE BEET
WISEGUY PIZZA

5 PENTAGON CITY

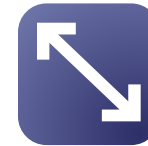
- LEBANESE TAVERNA
NANDO'S
HONEYGROW
SHAKE SHACK
CHAMPS
SMOOTHIE KING
BONEFISH GRILL
- SINE
PANERA
MATCHBOX
CHIPOTLE
CALIFORNIA PIZZA
SUGAR FACTORY



SITE PLAN



BUILDING FEATURES



360,000 SF OFFICE CAMPUS



**IDEAL FOR GOVERNMENT CONTRACTORS
& SALES/SERVICES FIRMS**



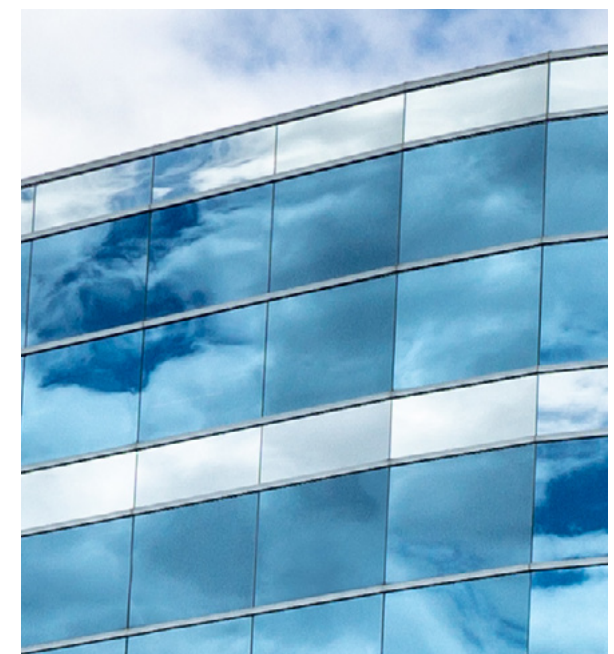
ON-SITE DELI/CAFE



8-MINUTE ART BUS SERVICE TO & FROM METRO



**3.5/1,000 SF RATIO
FREE PARKING**

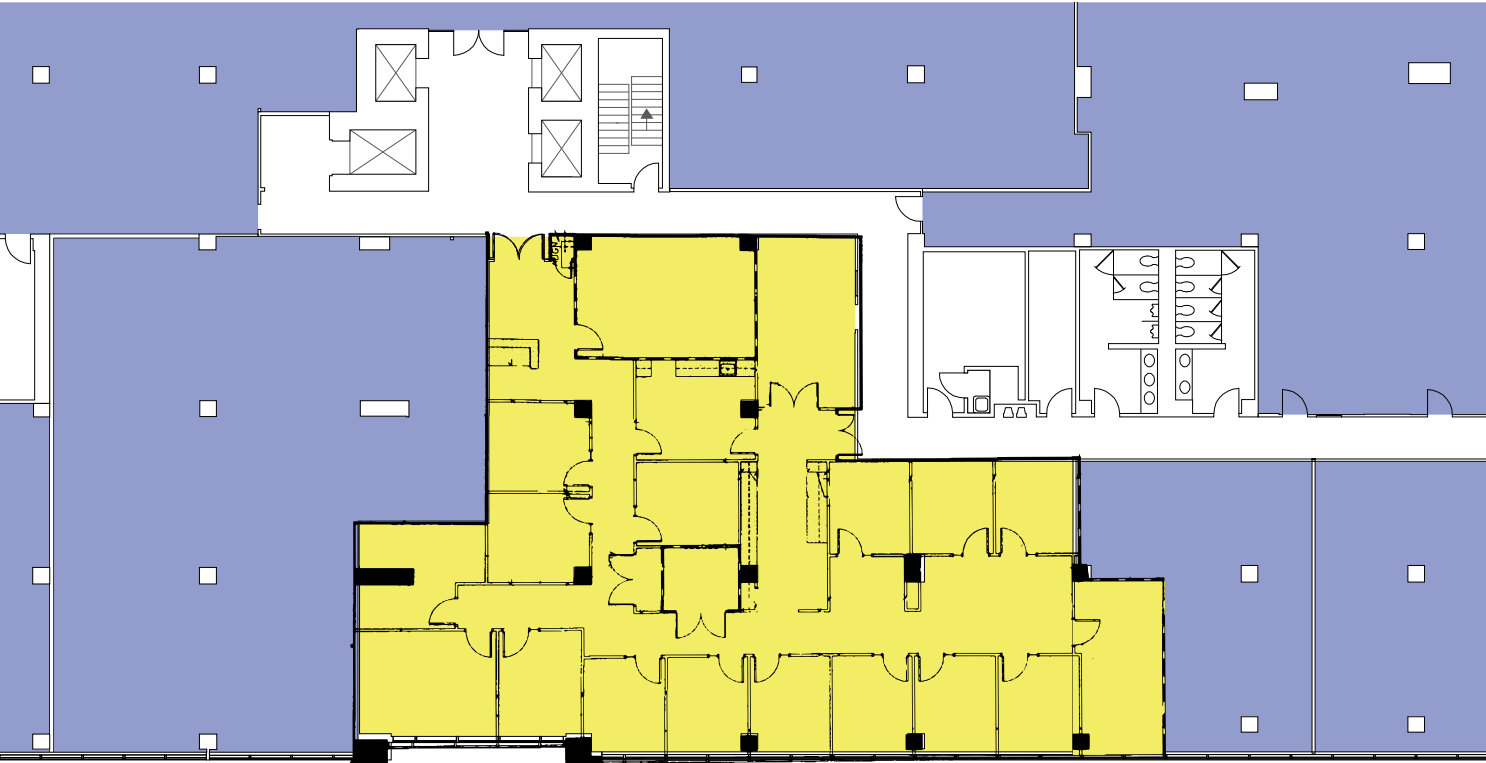


FLOOR PLAN

AVAILABLE NOW
SUITE 325 - 4,881 SF

LOBBY EXPOSURE

- ▶ 14 offices
- ▶ 3 conference rooms
- ▶ 1 kitchen



BUILDING SPECS

LOCATION	2110 Washington Blvd, Arlington, Virginia
YEAR COMPLETED	1991
TOTAL RENTABLE AREA	160,986 SF
NUMBER OF FLOORS	4
TYPICAL FLOOR SIZE	42,172 SF
PARKING	Free parking. The eight (8) level garage is located between Buildings 2 and 3. The garage is constructed with cast-in-place concrete columns, beams, and floors. 1,000 covered spaces are available; Ratio of 3.50/1,000 SF
SLAB-TO-SLAB HEIGHTS	All Floors – 9' 5"
FLOORING	The lobbies offer a combination of carpet and polished granite tiled floors. The common areas are primarily commercial grade carpet. The tenant space varies and offers commercial grade carpet, vinyl tile, and wood per tenant's specifications.
EXTERIOR	Combination of red brick, a glazed, glass curtain wall and accent tile. The windows are double pane with insulated glass in metal frames.
HVAC	Variable Air Volume (VAV) system two (2) Trane self-contained units per floor with water-side economizers ranging from 45-50 tons per floor. Heating is resistant heat provided through perimeter VAV boxes.
ELECTRICAL	2,000-amp and a 4,000-amp, 480/277-voltage class rated, three-phase, fourwire service.
ELEVATORS	Four (4) elevators manufactured by Otis Elevator. Three (3) traction elevators with 3,500 lbs. capacity and one hydraulic elevator with 4,000 lbs. capacity.
GARAGE ELEVATORS	Four (4) traction elevators with 3,500 lbs. capacity. Two (2) elevators are Dover Elevator and two are United States Elevator Corporation with Galaxy Elevator controls.
SECURITY	DataWatch Monitoring Systems provides 24/7 building access to all of the buildings.
ARLINGTON TRANSIT BUS SERVICE (ART)	The Arlington Transit offers two (2) bus routes operating through the Sequoia Plaza bus stop, running every 30 minutes. Route #77 buses operate through Shirlington-Walter Reed Drive, Lyon Park-Court House and Route #45 buses operate through Columbia Pike-Sequoia-Rosslyn.



SEQUOIA PLAZA

2110 WASHINGTON BLVD



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