



2500  
WILSON BOULEVARD

4th Floor Spec Suites Delivering August 2020



LOVE  
WHERE  
YOU  
WORK





2500

WILSON BOULEVARD

2500



## Up to **49,710 SF** Available

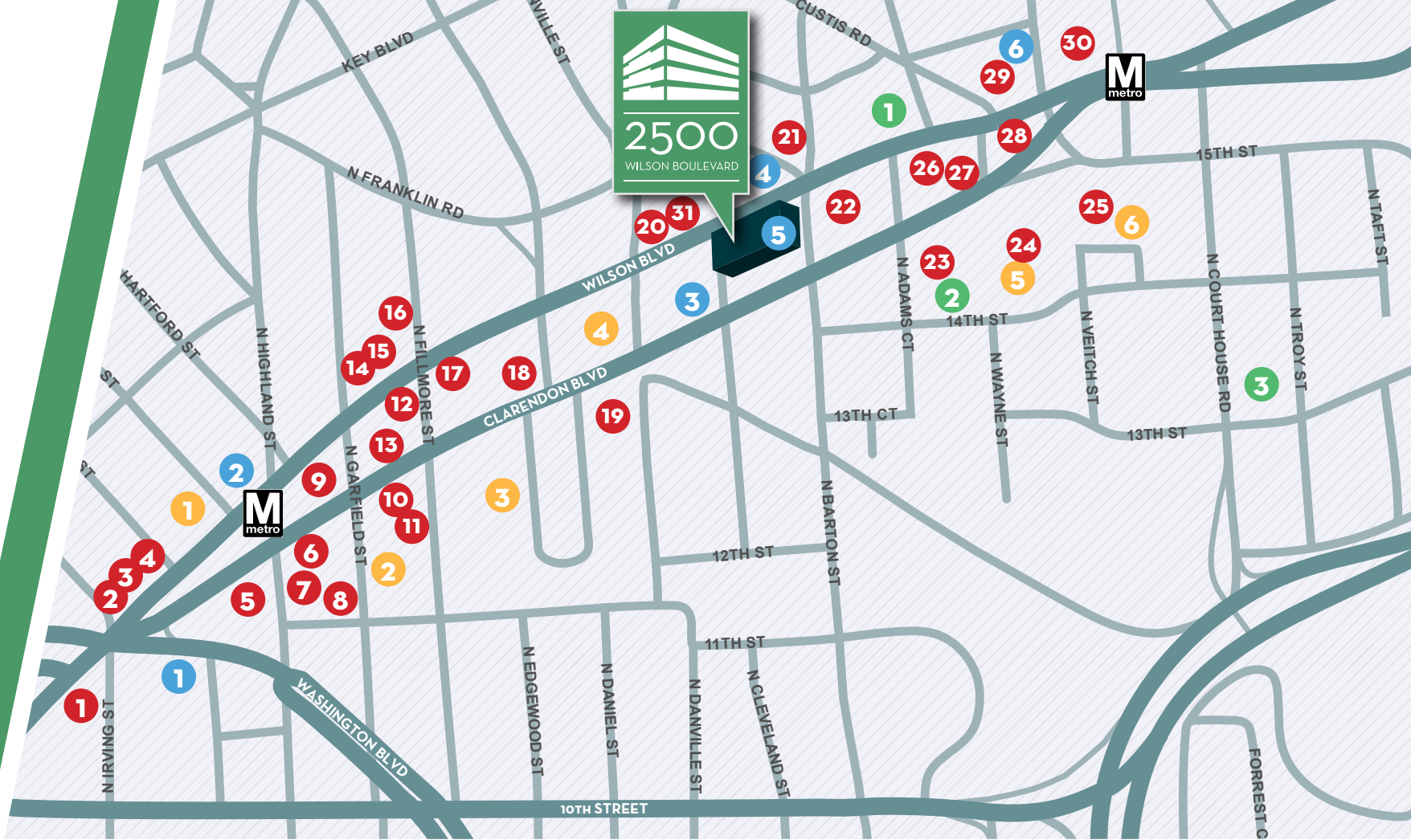
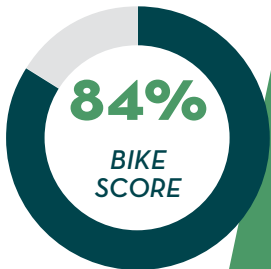
- Located in one of the Rosslyn - Ballston corridor's most desirable neighborhoods, 2500 Wilson offers convenience of access and on-site amenities for today's discerning tenants
- 2500 Wilson features 2-story atrium, tenant conferencing facility, showers & lockers
- Only two blocks to Courthouse Metrorail Station
- Surrounded by walkable retail, banking, hotel and dining options
- Capital Bikeshare is right across the street
- Above market parking ratio of 1.9 / 1,000 SF
- One block to Clarendon's bustling Market Common
- On-site open green space





# 2500

WILSON BOULEVARD



## DINING

- SILVER DINER
- THE LIBERTY TAVERN
- SPIDER KELLY'S
- DON TITO
- SWEETGREEN
- CIRCA
- CLARENDON GRILL
- SOUTH BLOCK
- FOUR SISTERS GRILL
- CAVA MEZZE
- LE PAIN QUOTIDIEN

- LA TASCA
- THE CHEESECAKE FACTORY
- MEXICALI BLUES
- ALTO FUMO PIZZERIA
- AMBAR
- WHITLOW'S
- BAJA FRESH
- STARBUCKS
- EARL'S SANDWICHES
- THE JAVA SHACK

- ARLINGTON ROOFTOP BAR & GRILL
- FIRE WORKS PIZZA
- PHO DELUX
- STARBUCKS
- RAY'S THE STEAKS
- ME JANA
- SWEET LEAF CAFE
- DUNKIN' DONUTS
- CORNER BAKERY
- BLÜMEN CAFE

## HOTELS

- HYATT PLACE ARLINGTON / COURTHOUSE PLAZA
- RESIDENCE INN BY MARIOTT ARLINGTON
- HILTON GARDEN INN ARLINGTON

## BANKS

- WELLS FARGO BANK
- TD BANK
- PNC BANK
- CARDINAL 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

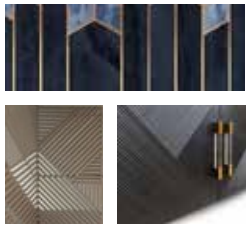


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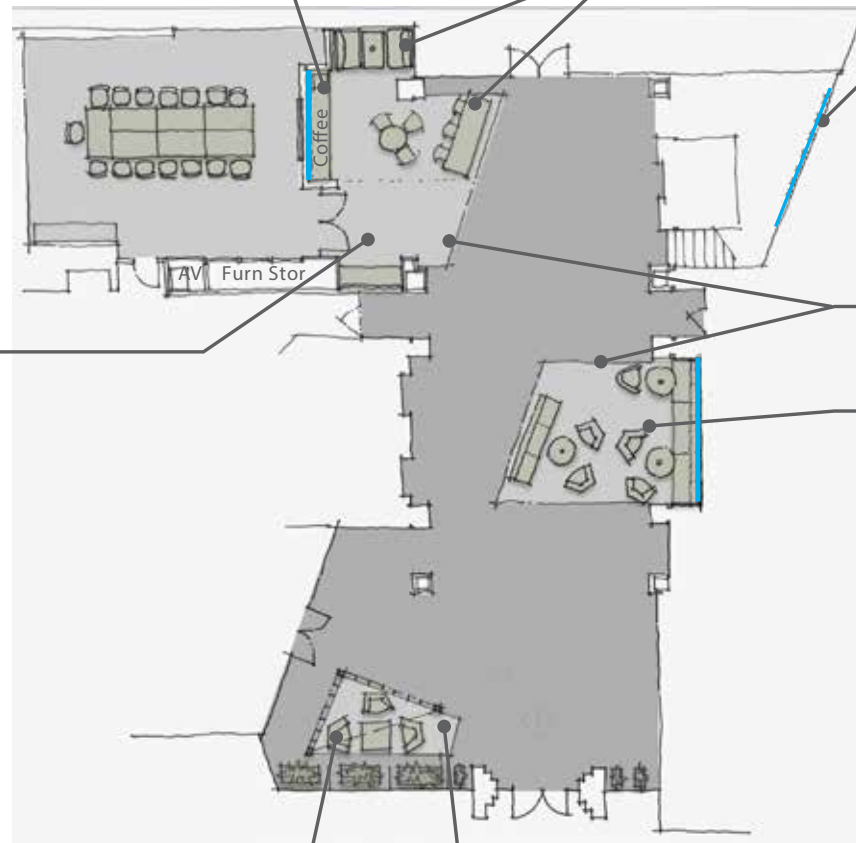
WILSON BOULEVARD

# Lobby Design

Workcafe Coffee Bar & Patterned Wall



Workcafe Booth & Hightop



Patterned Moss Wall



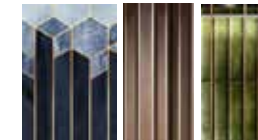
Flooring w/ Angular Geometry , Seating Engages Lobby Circulation

Conference Glass Entry & Catering Counter

Work/Lounge Seating & Patterned Wall



Angular Screen & Planters form Semi-Private Working / Lounging



Atrium Work/Lounge Seating & Area Rug



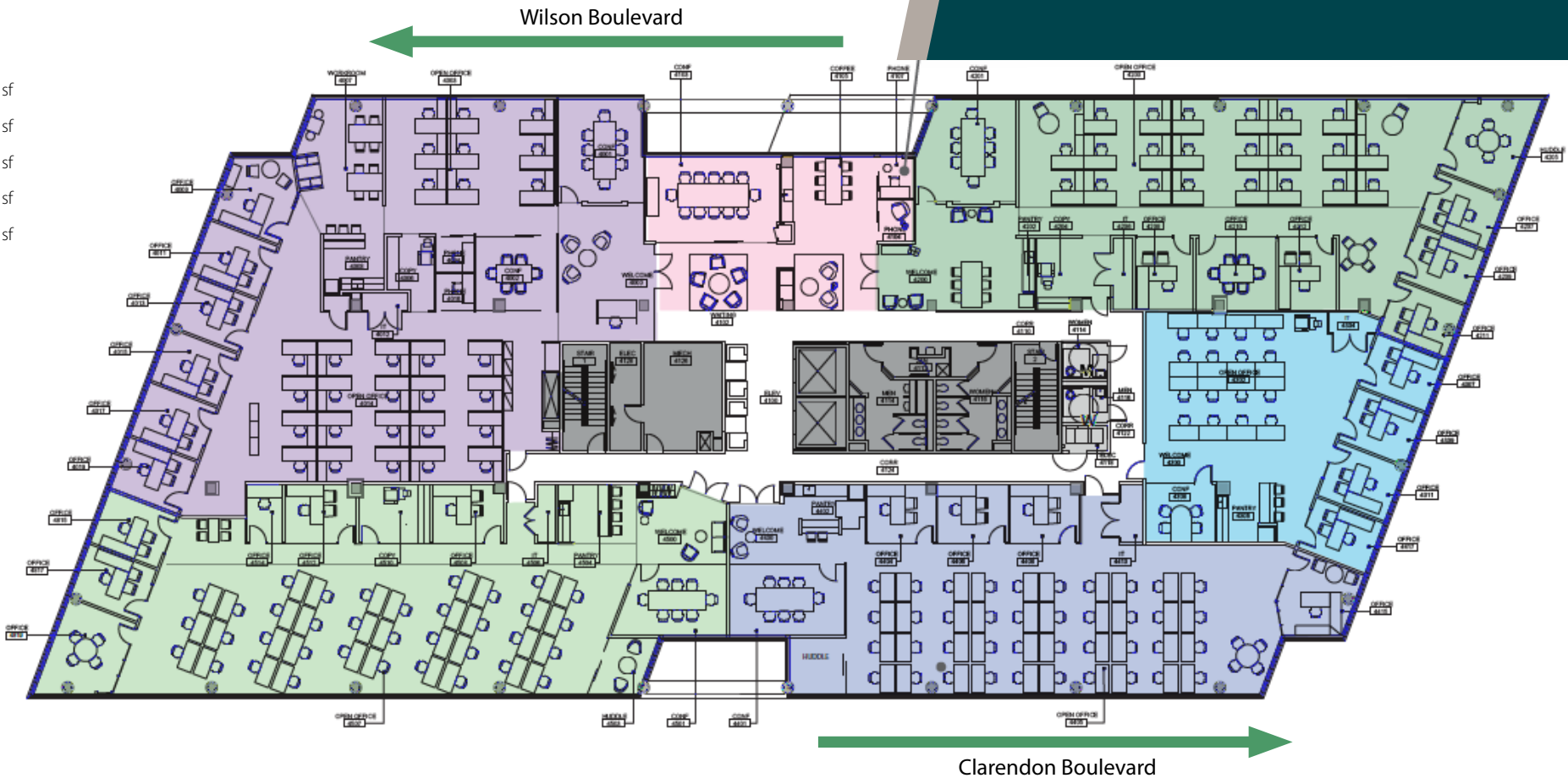
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# 4<sup>th</sup> FLOOR SPEC SUITES

delivering August 2020

- Amenity Space
- Suite 400 - 6,723 sf
- Suite 420 - 5,315 sf
- Suite 430 - 2,546 sf
- Suite 440 - 4,466 sf
- Suite 450 - 5,403 sf

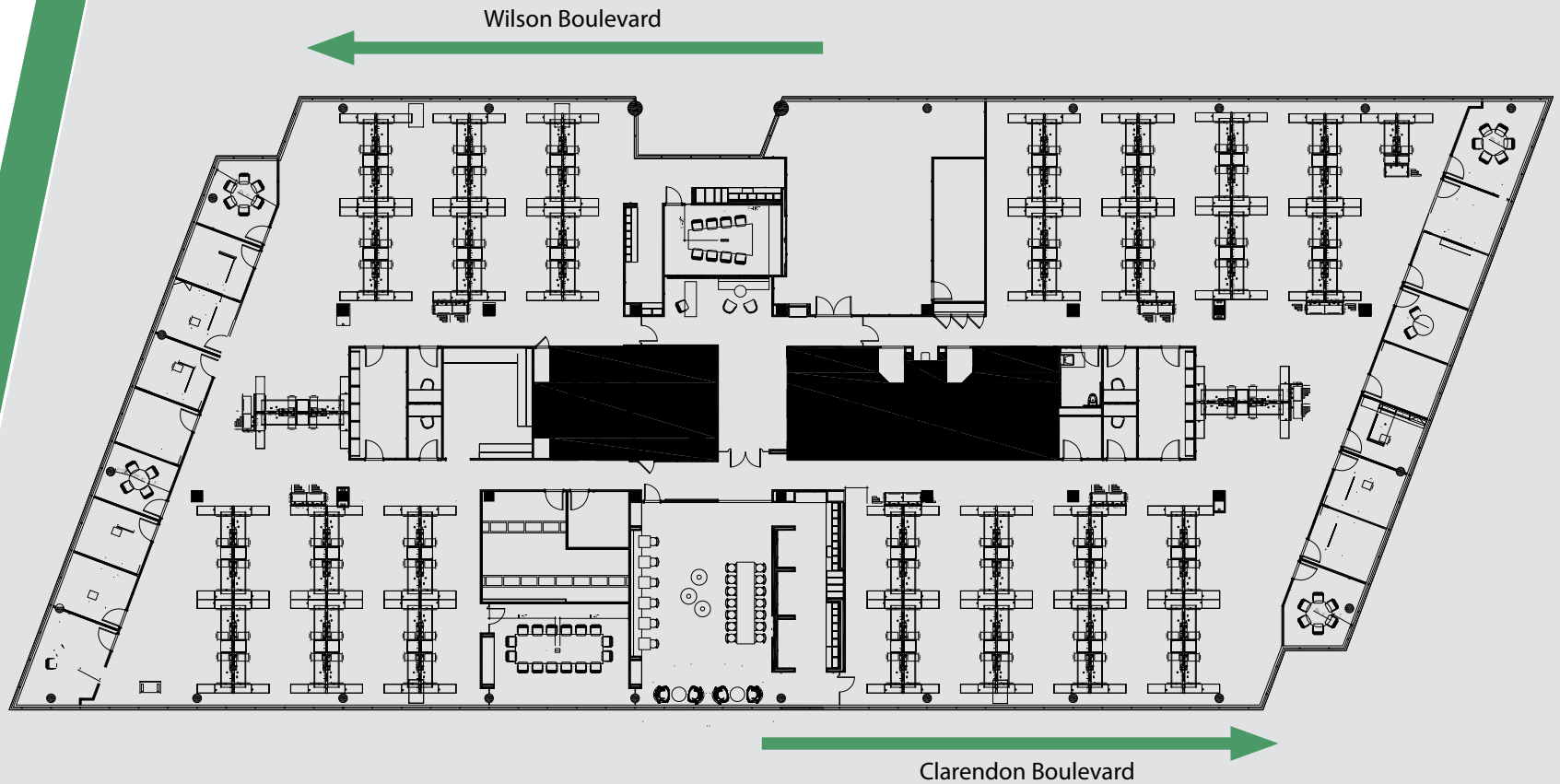




2500

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5<sup>th</sup> FLOOR  
25,133 SF





**2500**  
WILSON BOULEVARD

# MEET OUR TEAM

Leasing information:

**AVISON  
YOUNG**

Nick Gregorios  
Principal

Peter Berk  
Principal

Dave Millard  
Principal

Caroline Guidera  
Senior Associate

Olivia Reiter  
Associate

Ownership:

THE  
**MERIDIAN**  
GROUP

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