



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 750 people
- Concierge, Fitness center & bike cages in both buildings
- 1 block to Metro (Ballston - Orange/Silver)
- Westin hotel adjacent
- WiFi-enabled courtyard
- Retail Amenities: PNC Bank, Big Buns, and Grand Cru Wine Bar & Bistro
- 4301 Wilson is 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	9,075 SF
4th Floor	1,700 - 24,529 SF
9th Floor	4,933 SF

ALL FLOORS AVAILABLE IMMEDIATELY

4401 WILSON BLVD.

2nd Floor	10,792 SF
2nd Floor	7,308 SF
3rd Floor	23,994 SF
4th Floor	23,994 SF
5th Floor	13,166 SF
8th Floor	10,828 SF

ALL FLOORS AVAILABLE DEC. 2016
8TH FLOOR AVAILABLE IMMEDIATELY

AMENITY LIST

RESTAURANTS

- ★ Grand Cru Wine Bar & Bistro
- ★ Big Buns
 - Starbucks
 - Pinzimini
 - The Melting Pot
 - Buffalo Wild Wings
 - Il Forno
 - The Greene Turtle
 - Mussel Bar & Grille
 - World of Beer
 - P.F. Chang's
 - Ted's Montana Grill
 - Chipotle Mexican Grill
 - Which Wich
 - Willow
 - Uncle Julio's Rio Grande Café
 - Zoës Kitchen

- Earl's Sandwiches
- Potbelly Sandwich Shop
- Cosi
- The Front Page
- Dunkin Donuts
- Bangkok Bistro
- Rock Bottom Brewery
- Chick-fil-A
- Panera Bread
- Noodle & Company
- Sweetgreen
- Rustico Restaurant & Bar
- Buzz Bakery
- Kapnos Taverna
- Taylor Gourmet
- Pepita



CONVENIENCE

- ★ PNC Bank
 - FedEx Office Print & Ship
 - Ballston CrossFit
 - TD Bank
 - Bank of America
 - The UPS Store
 - 7-Eleven
 - Wells Fargo
 - CVS
 - Sport&Health Club
 - 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

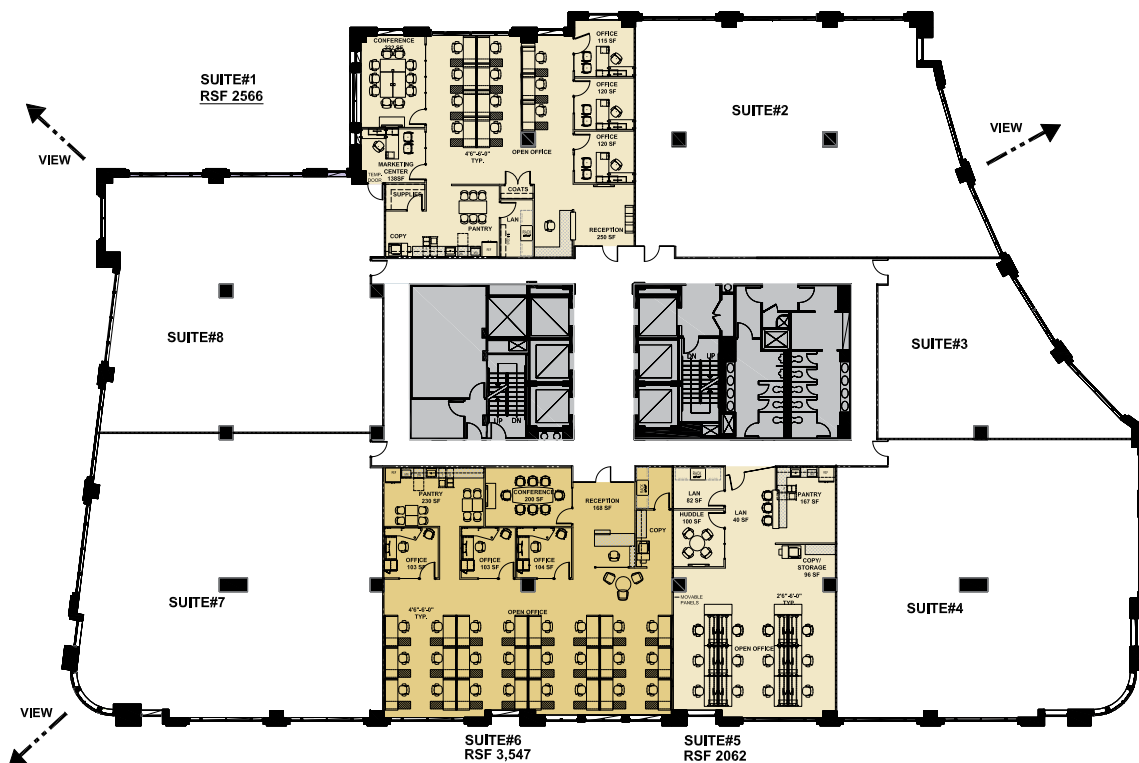
3RD FLOOR TEST FIT - 4301 WILSON

9,075 SQ. FT.



4TH FLOOR SPEC SUITES - 4301 WILSON

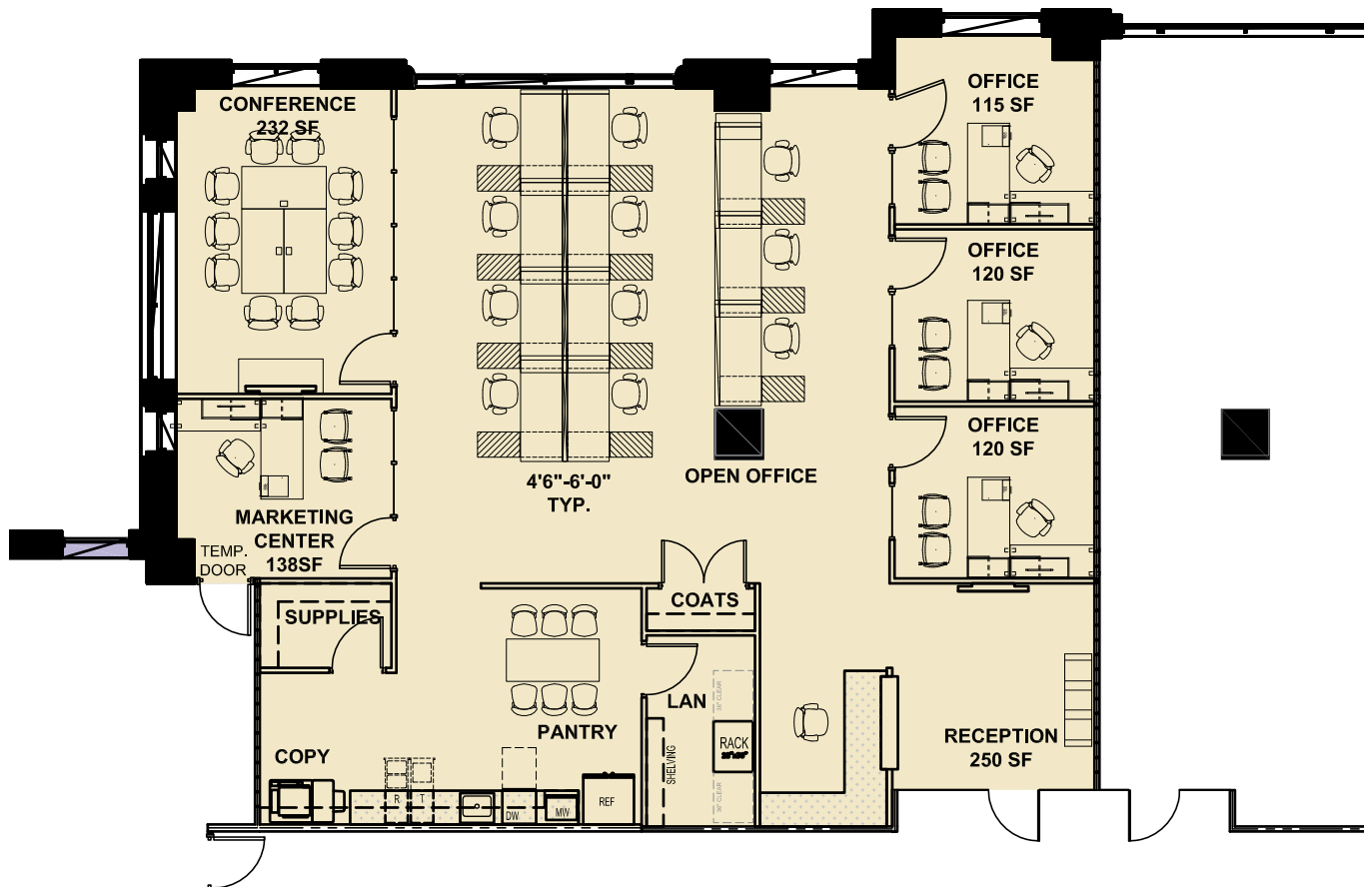
1,700 - 24,529 SQ. FT.





4TH FLOOR SPEC SUITE - 4301 WILSON

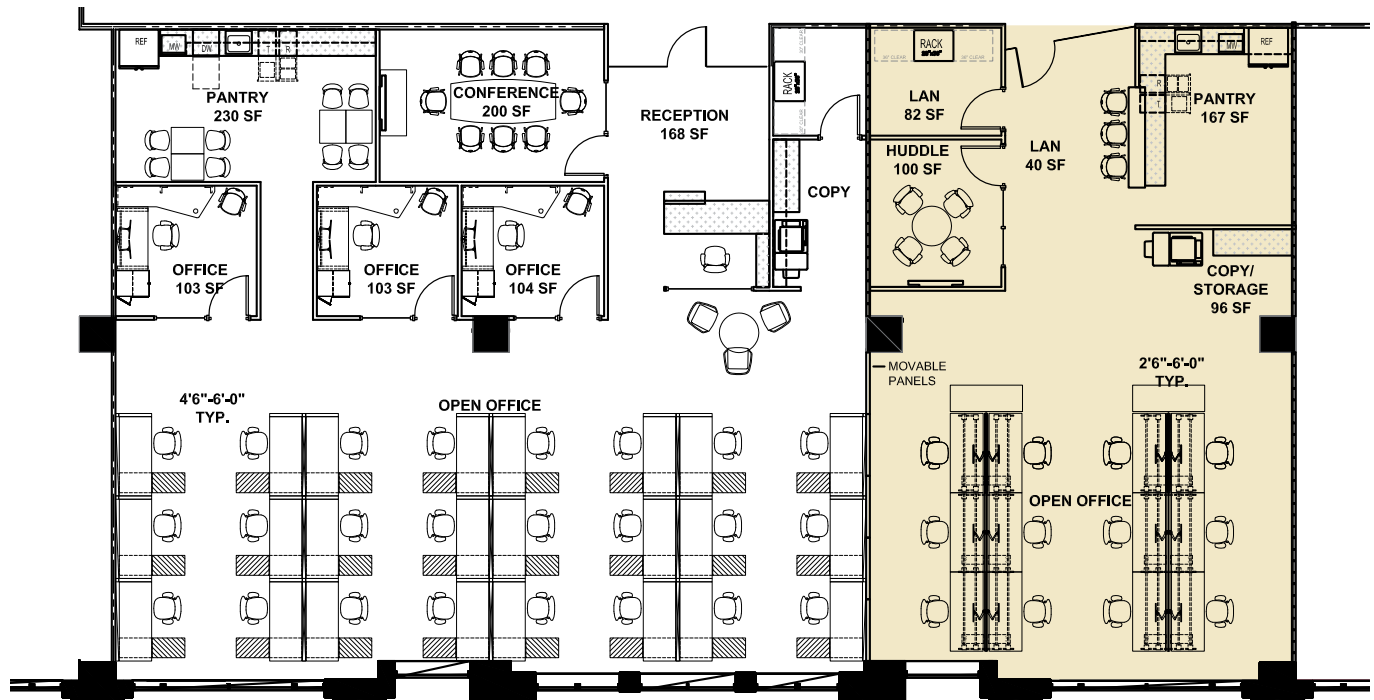
SPEC SUITE #1: 2,566 SQ. FT.





4TH FLOOR SPEC SUITE - 4301 WILSON

SPEC SUITE #6 & #5



SUITE #5

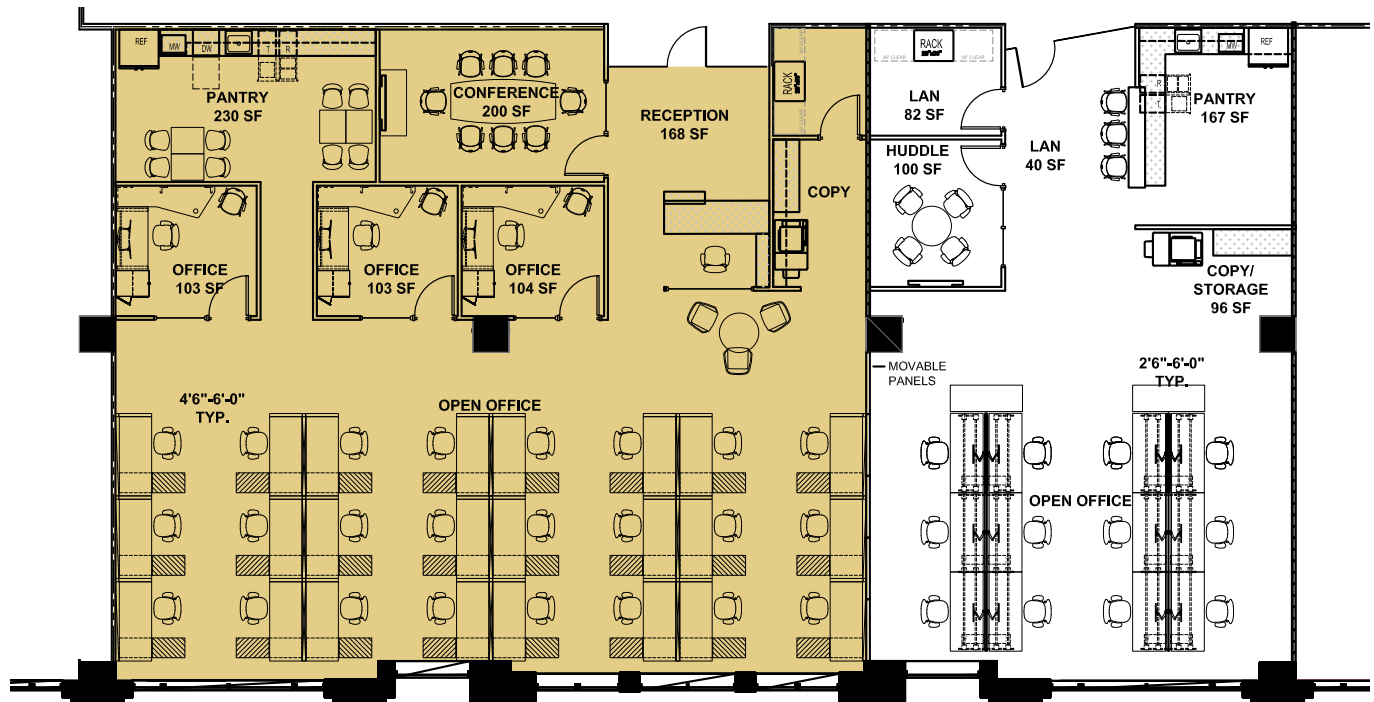
2,062 SQ.FT.





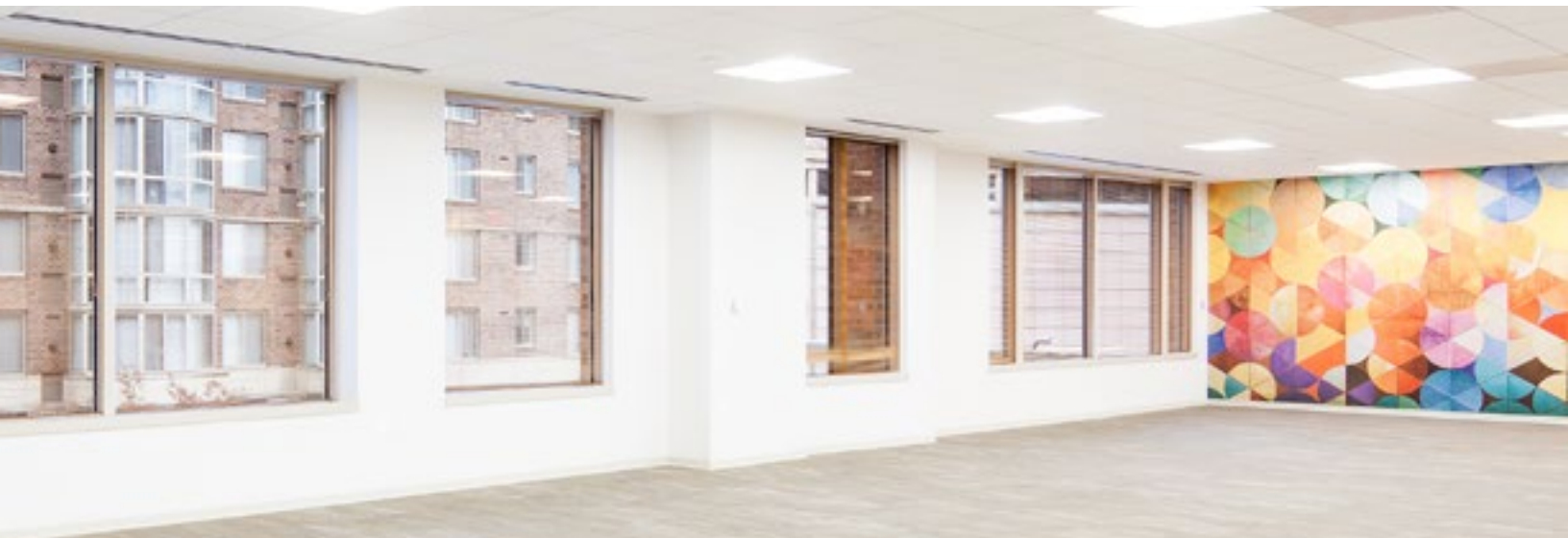
4TH FLOOR SPEC SUITE - 4301 WILSON

SPEC SUITE #6 & #5



SUITE #6

3,547 SQ.FT.



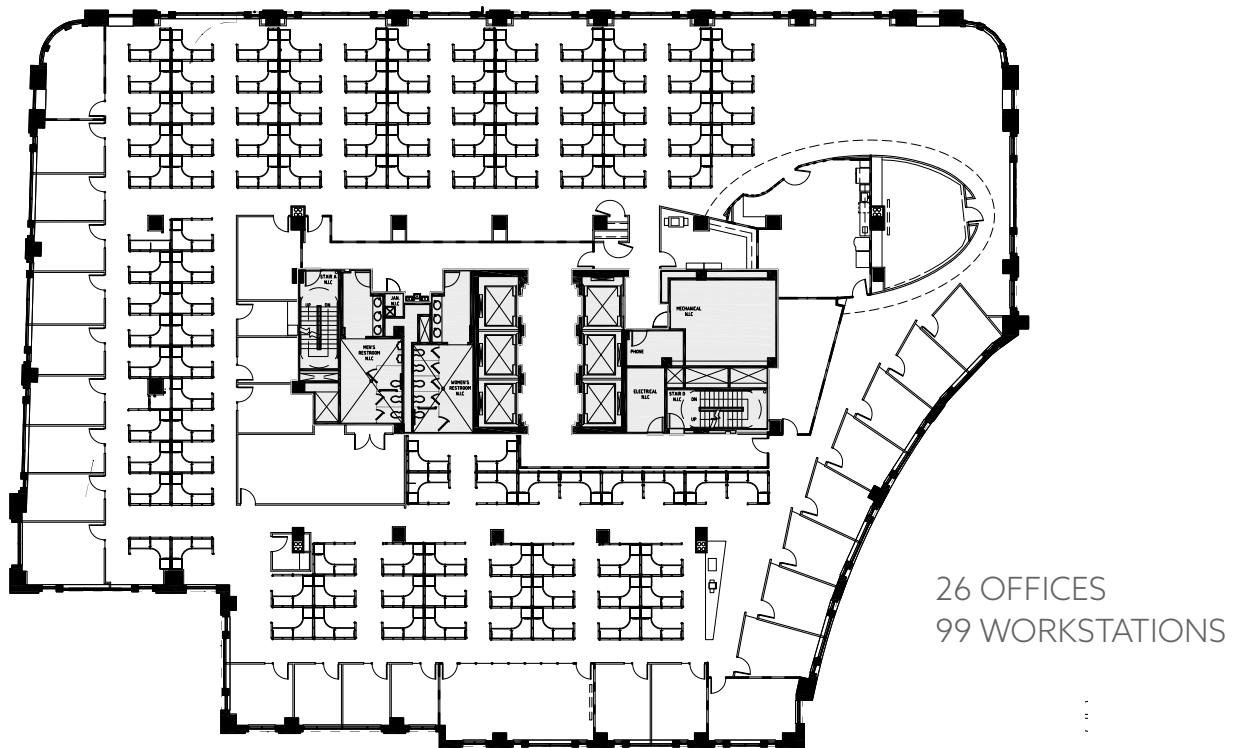


4TH FLOOR SPEC SUITE - 4301 WILSON



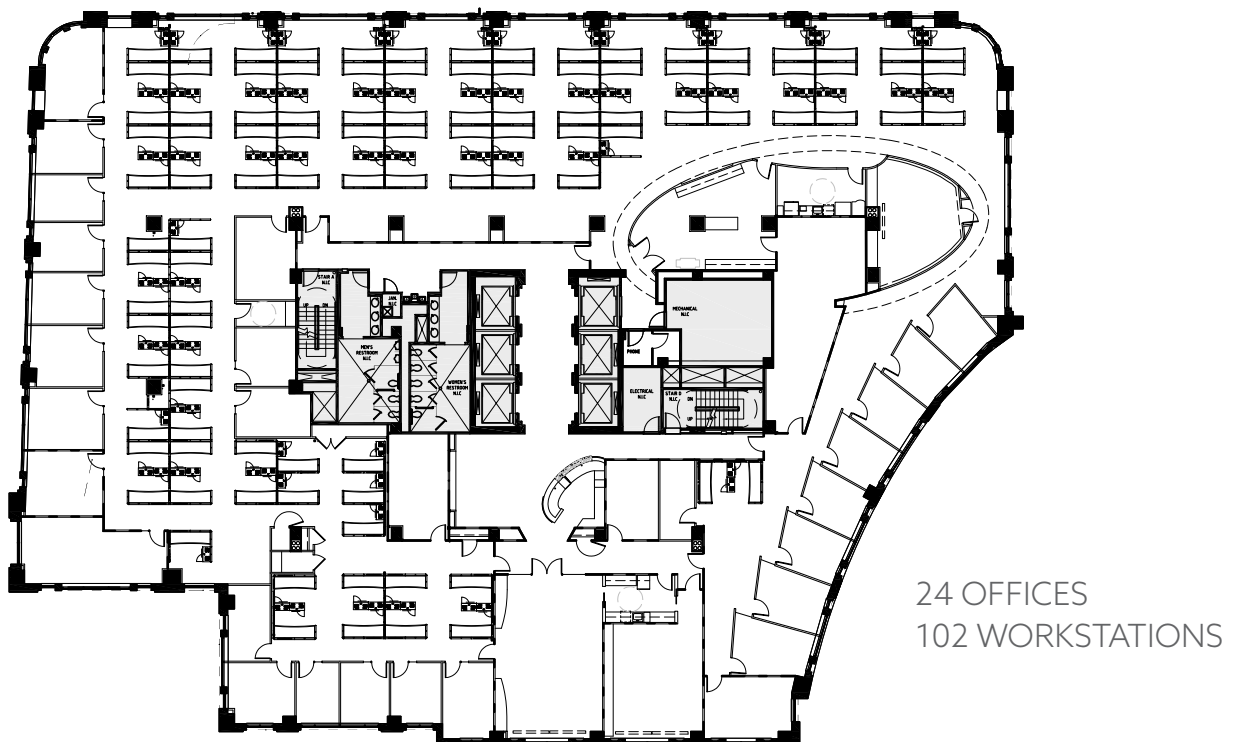
3RD FLOOR - 4401 WILSON

23,994 SQ. FT.



4TH FLOOR - 4401 WILSON

23,994 SQ. FT.



8TH FLOOR - 4401 WILSON

10,828 SQ. FT.





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



COOPERATIVE PLAZA™

FOR LEASING OPPORTUNITIES, PLEASE CONTACT:

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