



**Tenant-Only** Pantry Space and Breakout Rooms



**Tenant-Only** Lounge



**Tenant-Only** Large Conference Center



One block away from Ballston Metro Station



Strong debt-free ownership



"Walker's paradise" with 94 walk score

Adjacent to



4401 Wilson Blvd.  
LEED certified



Adjacent to





Cooperative Plaza offers direct access to the energy of Ballston, with Ballston Quarter just a short walk away. This vibrant urban destination brings together the area's best dining, shopping, entertainment, and events. From the Quarter Market food hall and cooking classes to movies, live events, and unique indoor & outdoor spaces, Ballston Quarter serves as Northern Virginia's true city center—all just steps from Cooperative Plaza.



# BALLSTON QUARTER



- Chick-fil-A
- SIDEKICK BAKERY
- TED'S BULLETIN FAMILY RESTAURANT
- T-swirl crepe Japanese Crepe
- SOUTH BLOCK
- COMPASS COFFEE
- JINYA RAMEN BAR
- KUNG FU TEA 功夫茶
- UNION KITCHEN GROCERY
- TIMBER PIZZA CO.
- TOUS les JOURS
- PUNCH BOWL SOCIAL
- MUSE PAINTBAR
- mezeh
- jubilee
- CVS
- HOT Lola's
- Onelife FITNESS
- TOP POT HOT POT & K BBQ
- True Food kitchen
- Scolapasta Handmade Fresh Pasta



"A walker's paradise" with  
**94**  
walk score





Nearby  
**AMENITIES**



The Plaza serves as a built-in amenity for the building, with onsite retail and dining that bring convenience right to the workplace. Tenants have direct access to PNC Bank, Big Buns, Nando's, and Roggenart—offering everything from daily essentials to quick lunches and after-work gatherings, all without leaving the property.



Work, meet & unwind at  
**THE PLAZA**

# On-site RETAIL SHOPS

