

**OFFICE SPACE
FOR LEASE**

**NEWLY RENOVATED
LOBBY**



2200 Wilson Blvd

ONE COURTHOUSE METRO

**Class A Office Space
Adjacent to
Courthouse
Metro Station**



kln**b**

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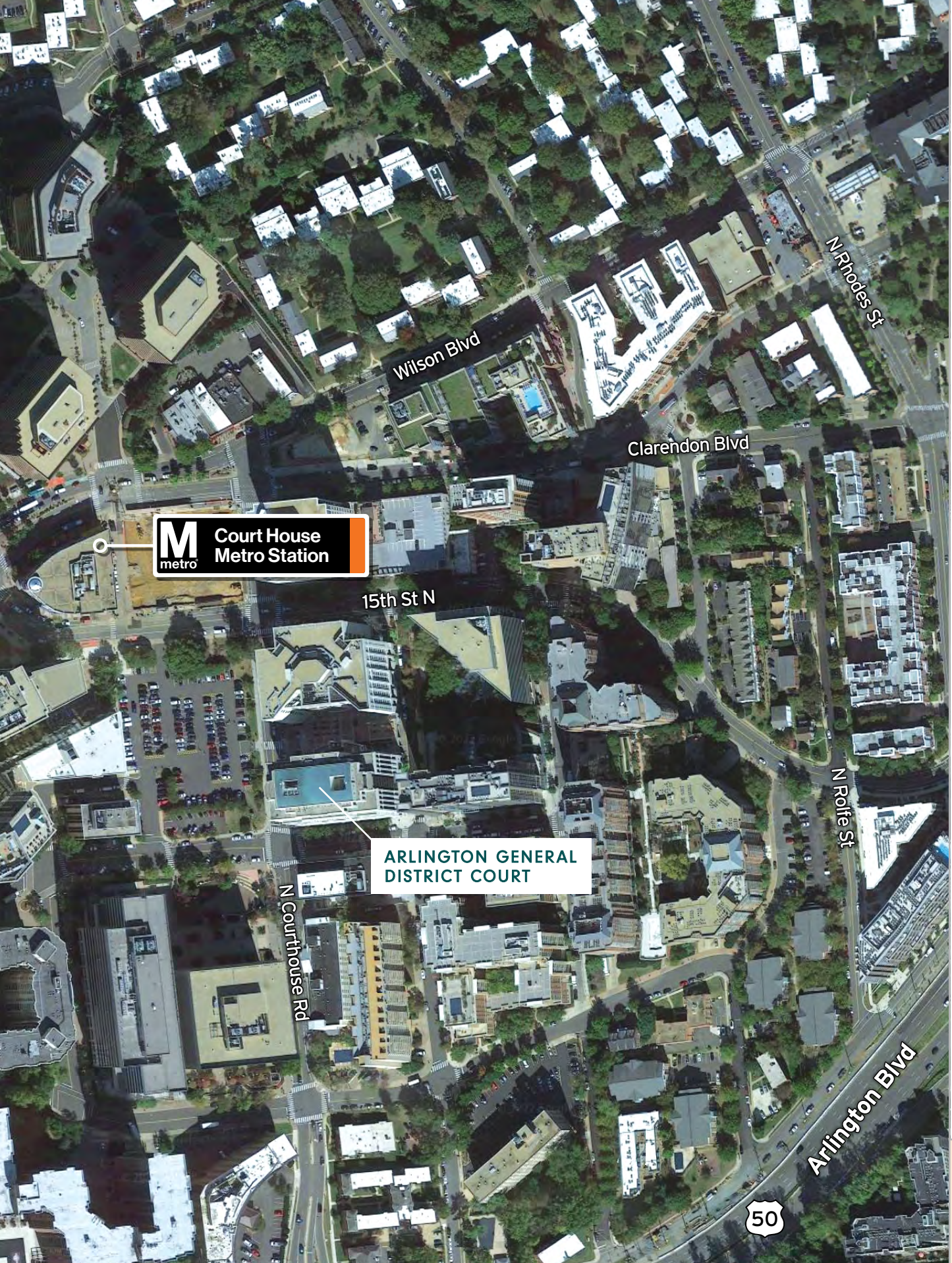


AT THE HUB OF THE COURTHOUSE, ARLINGTON, VA

2200 Wilson Blvd, also known as One Courthouse Metro, is a 100,568 RSF office building adjacent to the Courthouse Metro Station. Strategically located at the apex of Wilson and Clarendon Boulevards, 2200 Wilson Blvd features an abundance of eateries, coffee shops, drugstores, theaters, and banks - all within one block from the building.

2200 Wilson Blvd, developed and owned by Guardian Realty, consists of eight stories and features intimate 13,000 SF floorplates, expansive window lines, views of the Washington Monument, garage parking, highly visible signage opportunities, ready-to-go spec suites, first floor retail, secure space built to ICD 705 standards, and access to Arlington's dark fiber.





M
metro
Court House
Metro Station

15th St N

ARLINGTON GENERAL
DISTRICT COURT

N Courthouse Rd

Wilson Blvd

Clarendon Blvd

N Rhodes St

N Rolfe St

Arlington Blvd





Property Overview

BUILDING

Address	2200 Wilson Blvd Arlington, VA 22201
Type	Class A Office Building
Center	Courthouse Metro
Location	Urban
RBA	120,375 SF
Stories	8
Typical Floor	13,375 SF
Year Built	1988
Tenancy	Multi
Owner Occup	No
Elevators	3
Sprinklers	Yes
Property Mix	Office 87,440 SF / 72.6% Retail 9,325 SF / 7.7%
Walk Score®	Walker's Paradise (96)
Transit Score®	Excellent Transit (70)
Parking Ratio	2.20/1,000 SF

LAND

Land Acres	0.51 AC (22,216 SF)
Bldg FAR	5.42
Zoning	C-O

FEATURES

Banking	Restaurant
Dry Cleaner	On-Site Engineer

NEWLY DELIVERED

New Tenant-only Conference Room

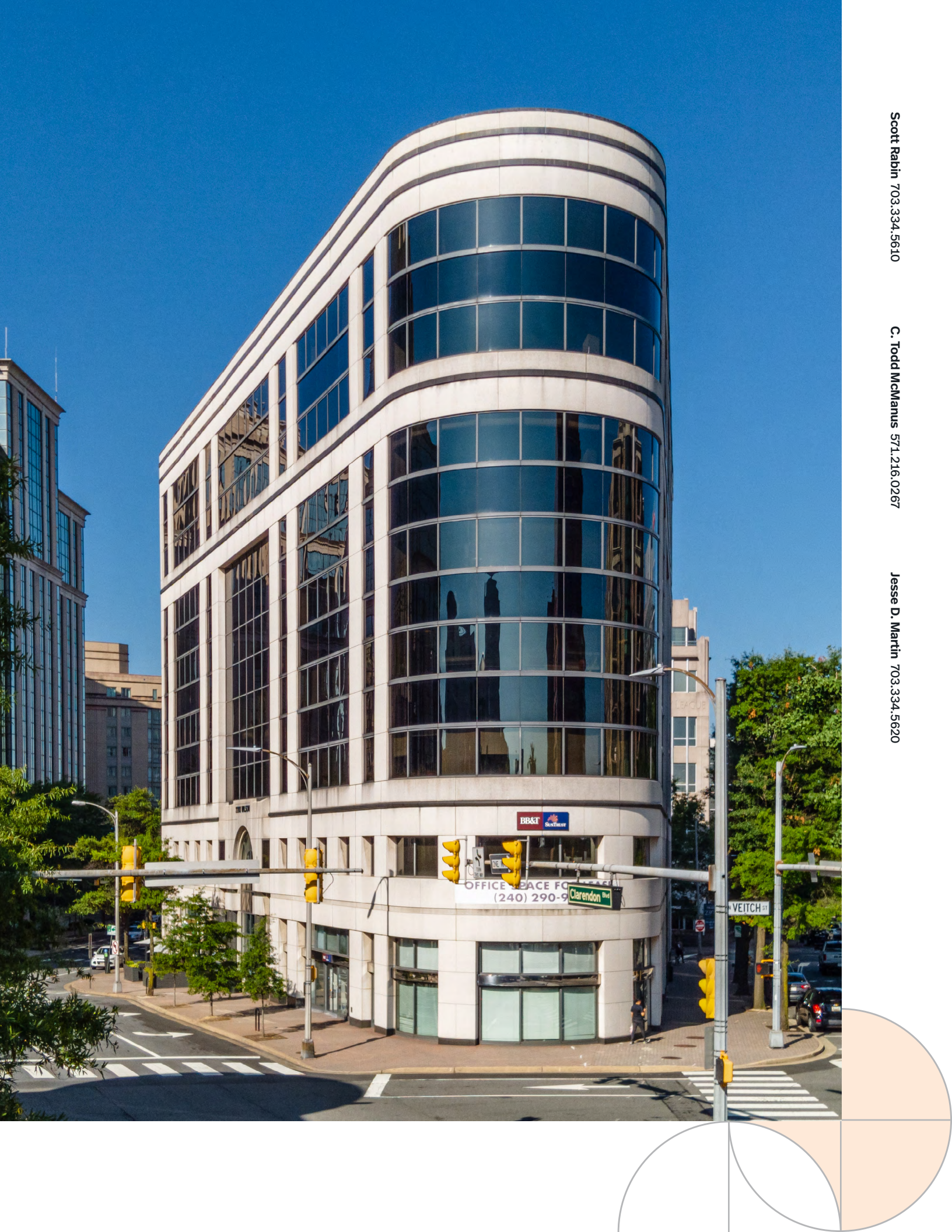
Wired Certified Gold

High Speed Internet Access

Service Providers: Comcast-Coaxial
Verizon-Fiber
Century Link-Fiber
Verizon-Copper

One block from Arlington County Courthouse

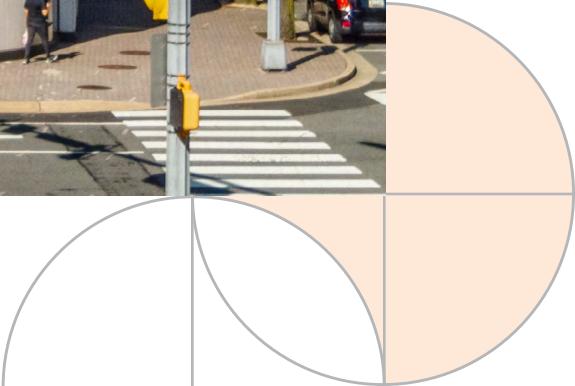
Adjacent to Courthouse Metro

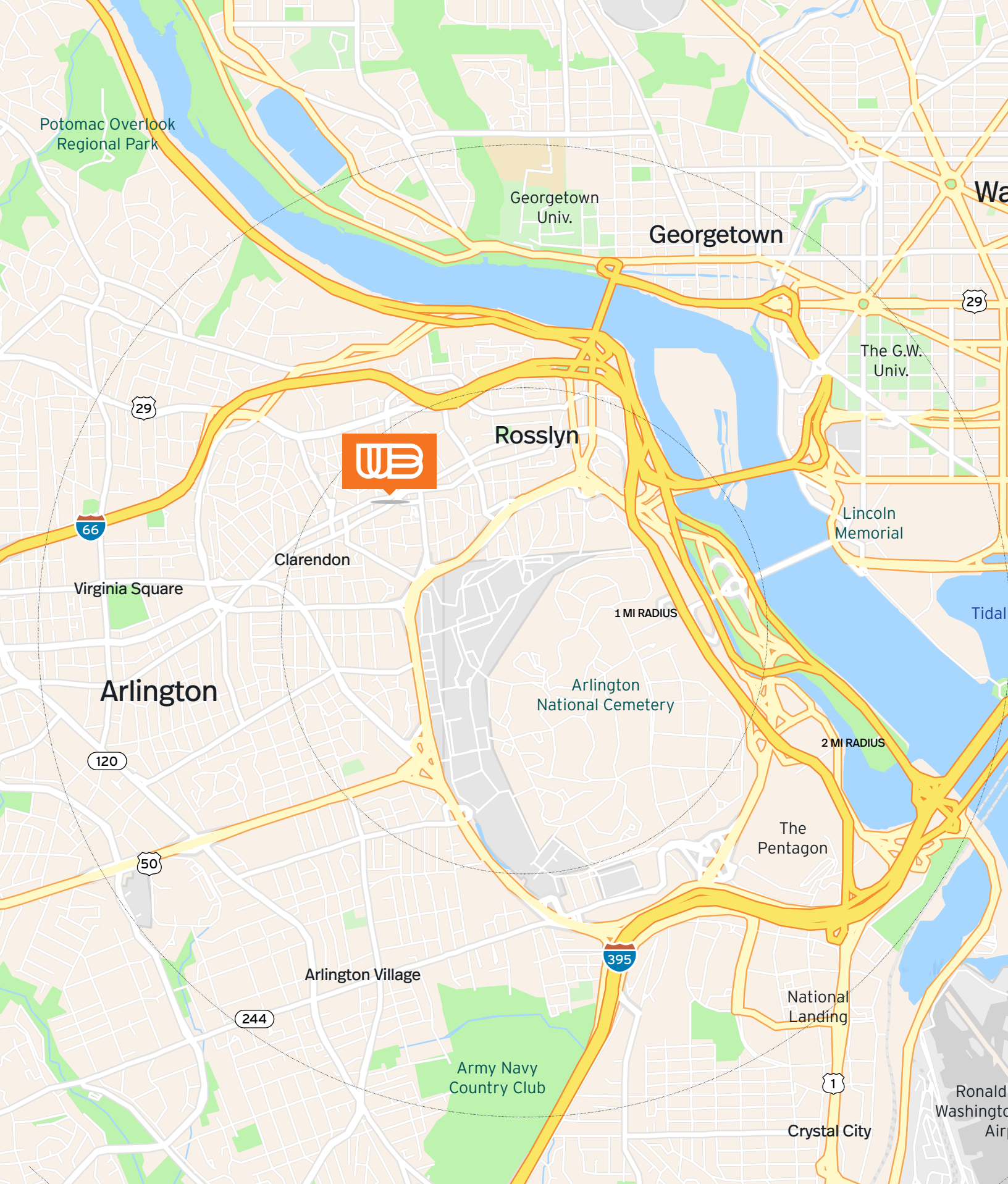


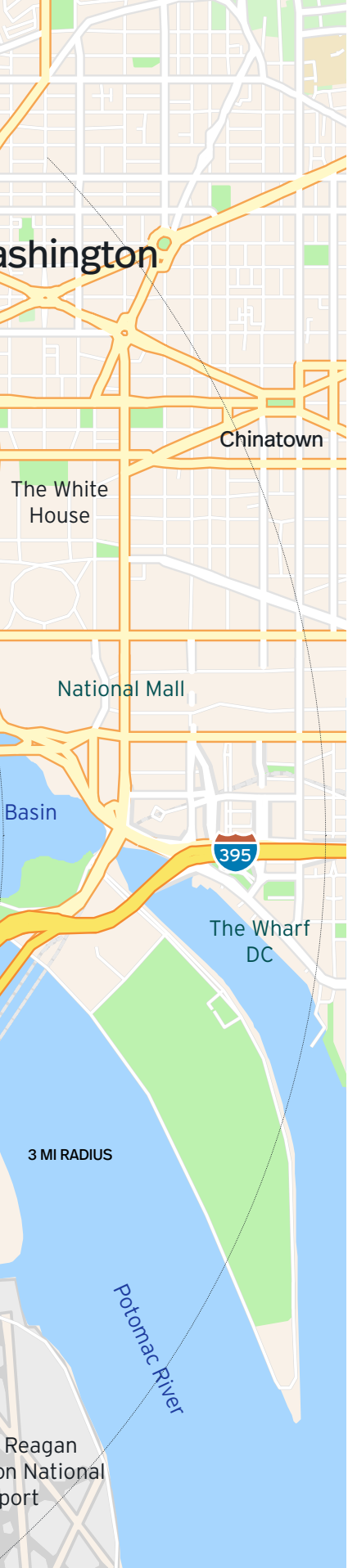
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Location Overview

DEMOGRAPHICS

Radius	1 mi.	2 mi.	3 mi.
Population	50,054	130,867	270,481
Households	26,530	64,980	132,863
Avg. Size	1.8	1.9	1.9
Avg. Income	\$147,418	\$150,755	\$147,821
Total Consumer Spending	\$970.7M	\$2.4B	\$5B
Total Businesses	2,687	8,113	25,219
Daytime Employees	57,742	119,387	341,484

PROXIMITY TO NOTABLE AREAS & LANDMARKS

	DISTANCE	DRIVE
The Pentagon	3.0 mi	6 min
Ronald Reagan Washington National Airport	4.4 mi	7 min
United States Capitol	6.7 mi	13 min
Georgetown	2.1 mi	7 min
National Landing	4.8 mi	9 min
The Wharf DC	5.8 mi	11 min
Downtown, Washington, D.C.	3.5 mi	12 min





DUNKIN'

VERRE
WINE BAR



F45



ROOFTOP ARLINGTON
BAR & GRILL

TAKESHI

DELHI DHABA

GHOST KABOB



FIRE WORKS

COURTHAUS
SOCIAL

AMC
THEATRES

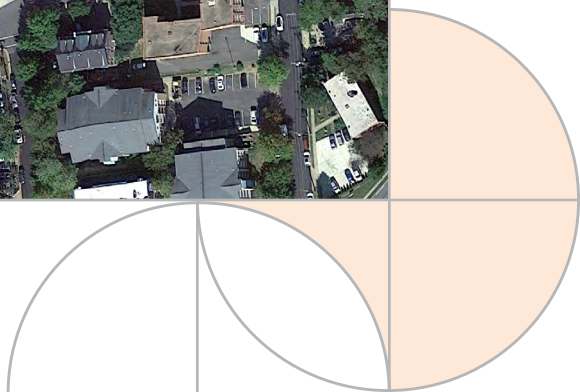


COURTHOUSE PLAZA

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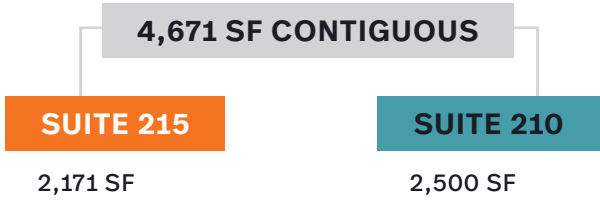
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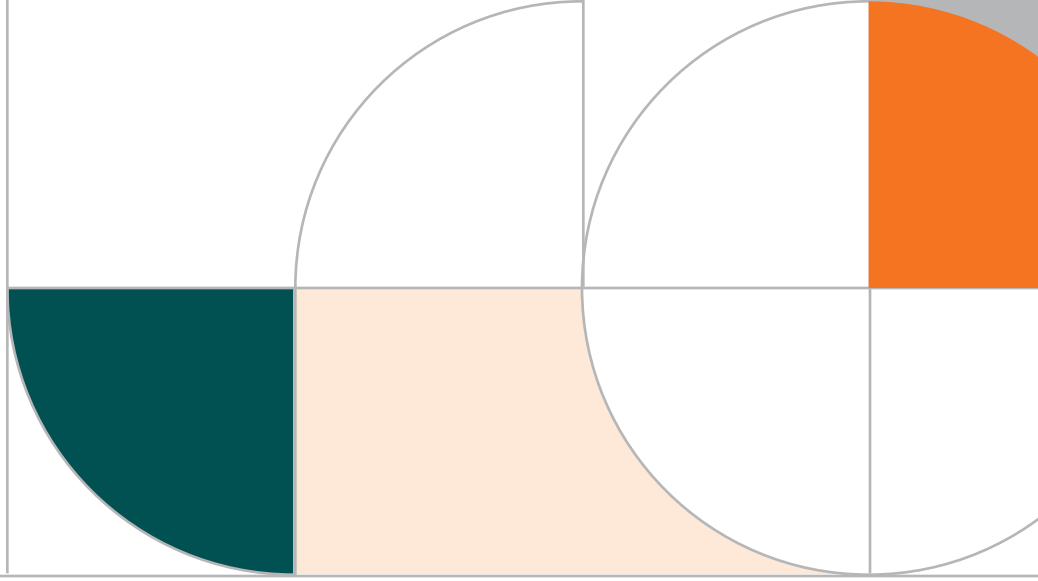




Floor Plan

2ND Floor

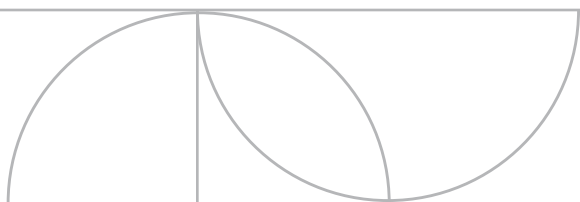




3RD Floor



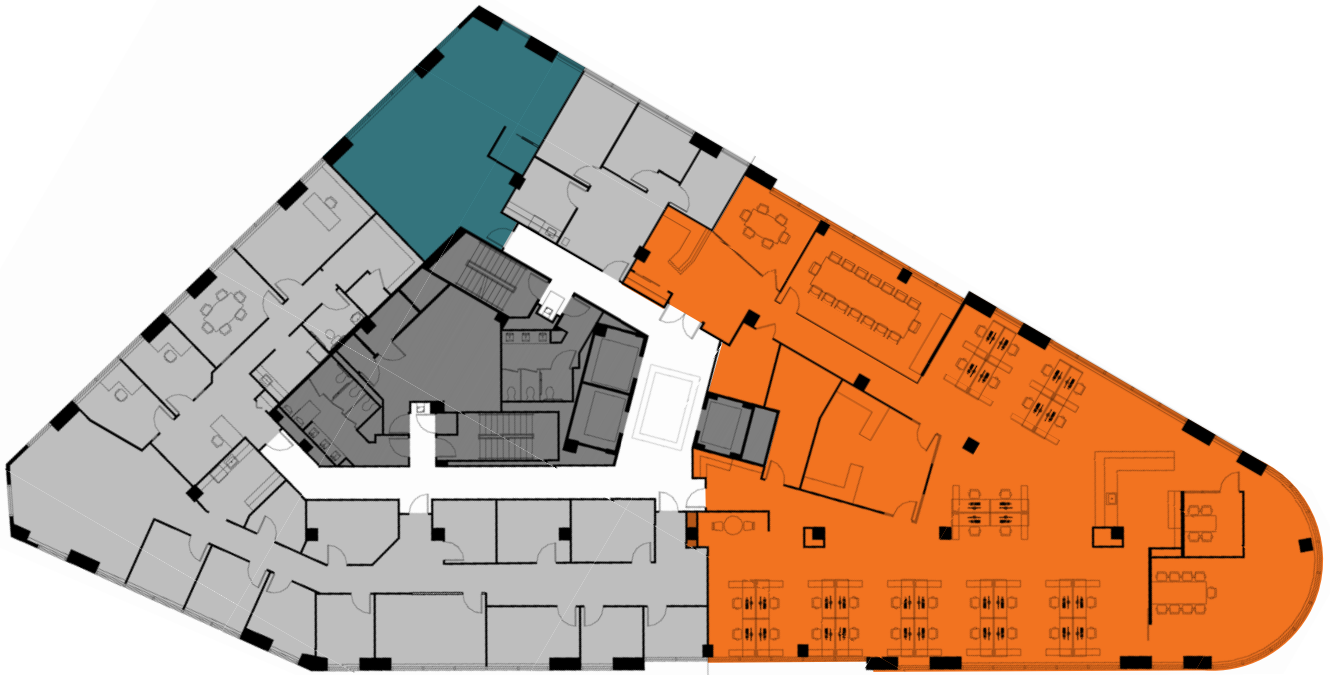
NEWLY DELIVERED
TENANT-ONLY
CONFERENCE ROOM





Floor Plan

4TH Floor



SUITE 406

1,064 SF

SUITE 400

6,393 SF - FULLY FURNISHED

[CLICK HERE FOR A VIDEO](#)

5TH Floor



SUITE 500

7,420 SF



Floor Plan

6TH Floor



9,359 SF CONTIGUOUS

SUITE 650

2,576 SF

SUITE 600

6,783 SF

Modern Finishes, Open Ceilings

[CLICK HERE FOR A VIDEO](#)

8TH Floor



9,599 SF CONTIGUOUS

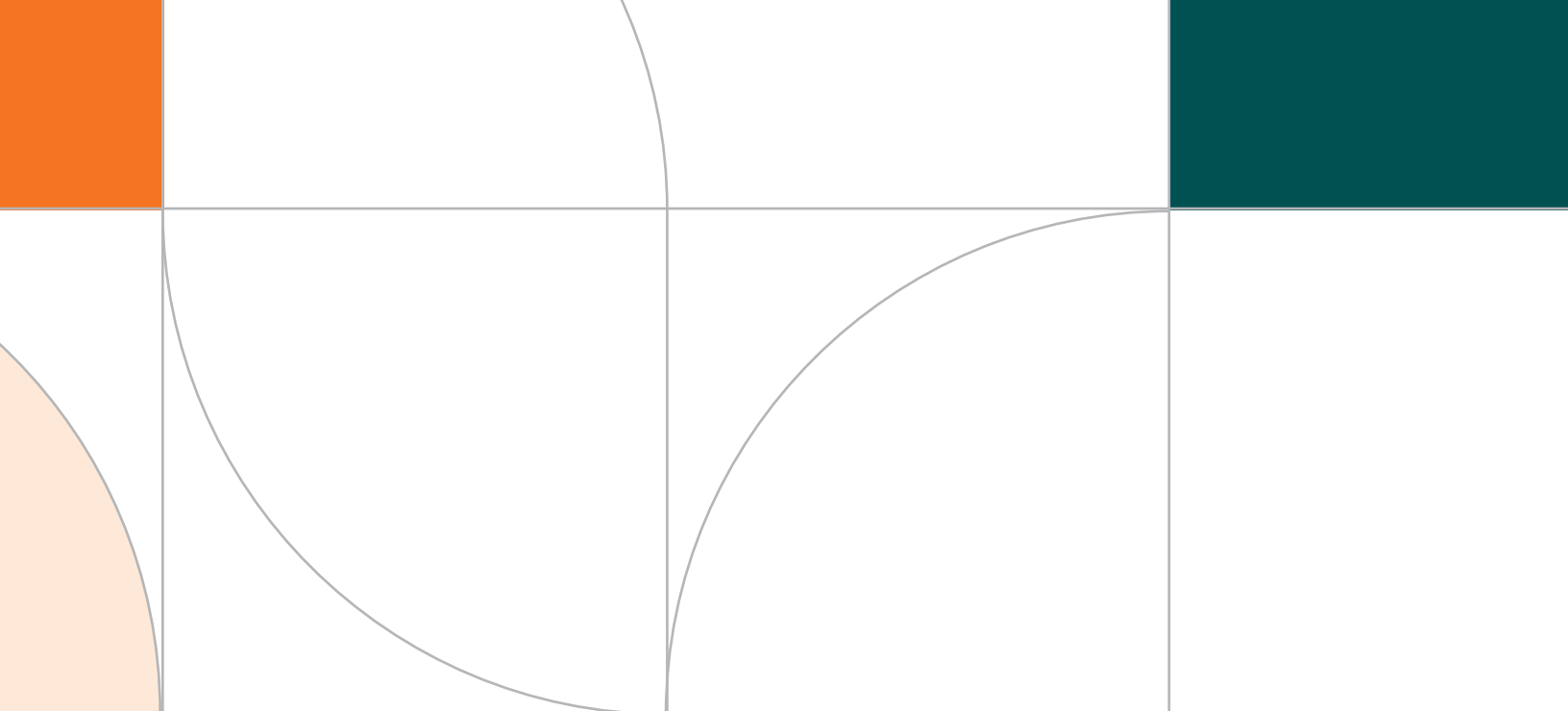
SUITE 850

1,942

SUITE 800

7,657 SF

[CLICK HERE FOR A VIDEO](#)



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