



2500  
WILSON



# Updated Urban Offices in Clarendon.

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.

- Three-story atrium, conferencing facility, coffee bar, and shower/locker renovations just delivered
- Just two blocks to Courthouse Metro
- Surrounded by walkable retail such as Whole Foods, Starbucks, SoulCycle + more
- One block to Clarendon's bustling Market Common retail center
- Bikeshare station across Wilson Blvd
- Above-market parking ratio of 1.9/1,000
- Relax outdoors with lush green spaces
- Prominent top-of-building signage opportunity
- Two EV chargers located in parking garage



# Refreshed from the Inside-Out.

Thoughtfully modernized by the innovative architects at Little Associates to connect a lush atrium with the active streetscape.

Enjoy on-site tenant conferencing facilities, showers, lockers, and abundant nearby retail.





## **Spaces to Meet Your Work/Life.**

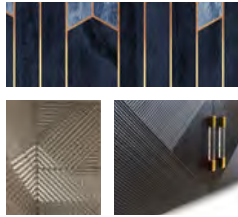
Grab a cup of coffee downstairs,  
or at Starbucks down the street.  
Flexible spaces and an unbeatable  
location offer you more options than  
you'll know what to do with.



# Designed with Sustainability in Mind.

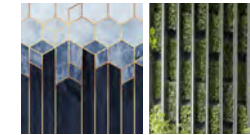
**LEED Gold**  **Certified**

Workcafe Coffee Bar & Patterned Wall



Workcafe Booth & Hightop

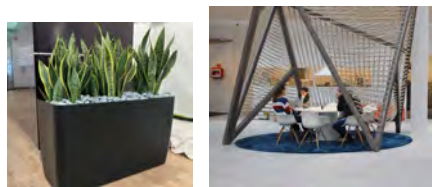
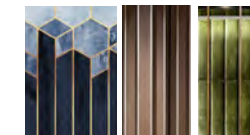
Patterned Moss Wall



Conference Glass Entry & Catering Counter

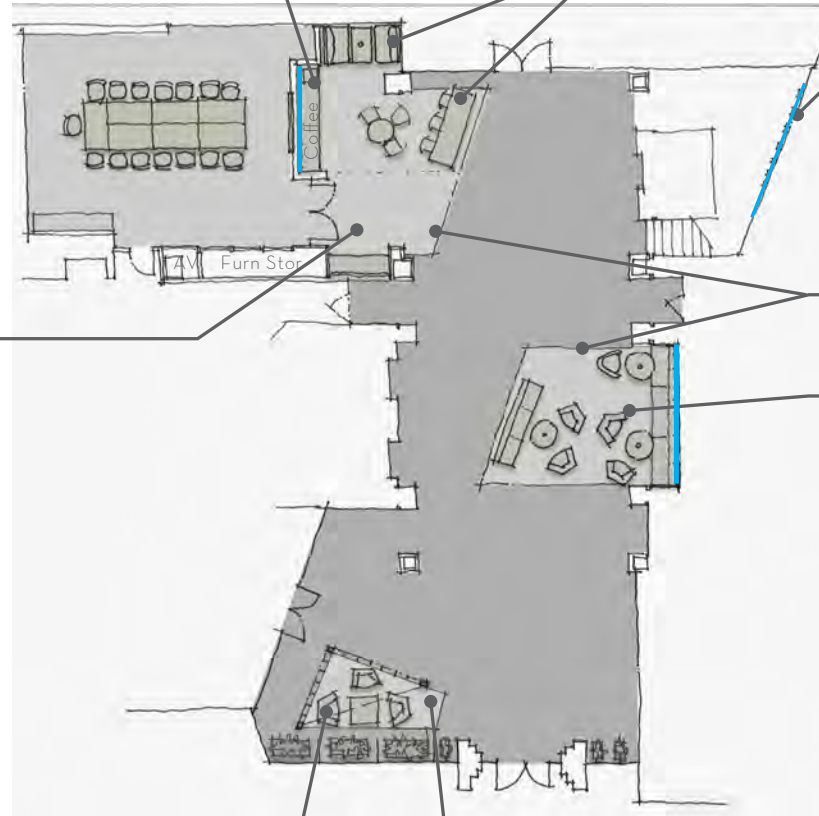
Flooring w/ Angular Geometry, Seating Engages Lobby Circulation

Work/Lounge Seating & Patterned Wall



Angular Screen & Planters form Semi-Private Working/Lounging

Atrium Work/Lounge Seating & Area Rug

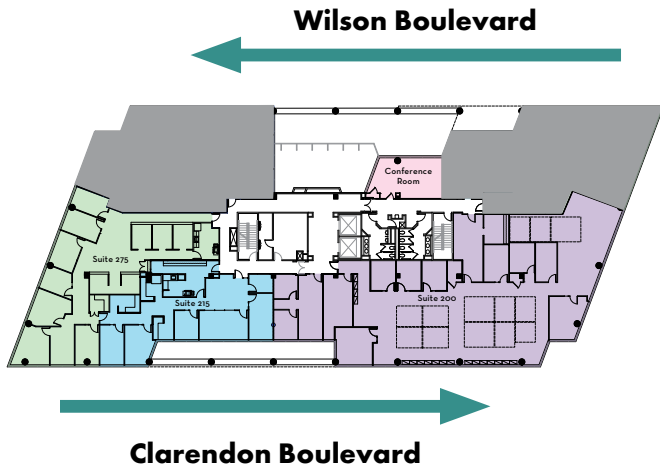




# 2nd Floor:

Suites 200 & 215 - 10,500 SF  
Contiguous with Suite 275

- 25 OFFICES
- 11 WORKSTATIONS
- 1 CONFERENCE ROOM
- 1 RECEPTION
- 1 KITCHEN

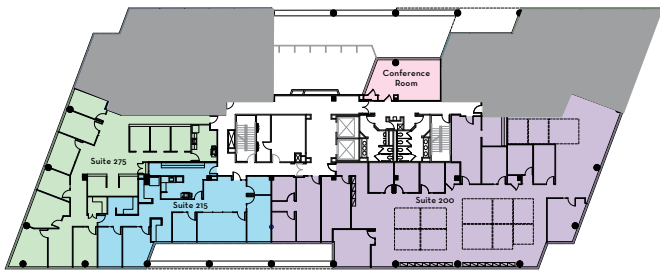


# 2nd Floor:

Suite 275 - 3,789 SF

Contiguous with Suite 200 & 215

Wilson Boulevard



Clarendon Boulevard

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- 5 OFFICES
- 10 WORKSTATIONS
- 1 CONFERENCE ROOM
- 1 RECEPTION
- 1 KITCHEN



Clarendon Boulevard



Wilson Boulevard

# 3rd Floor:

Spec Suite 300 - 4,103 SF

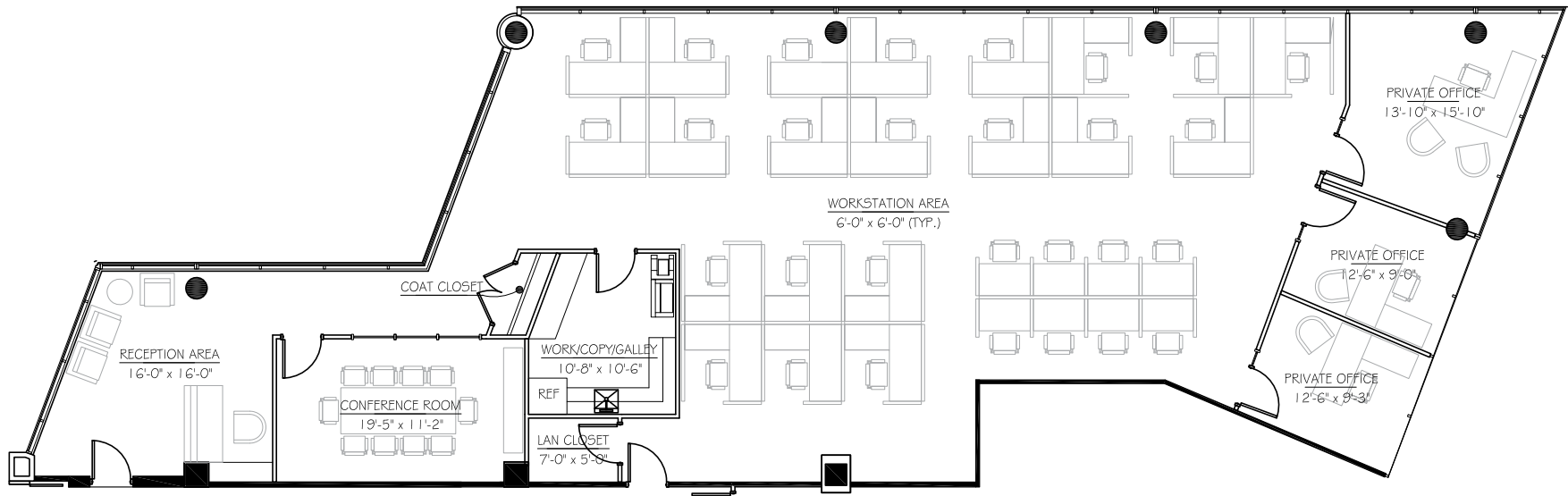
3	OFFICES
29	WORKSTATIONS
1	CONFERENCE ROOM
1	RECEPTION
1	LAN CLOSET
1	KITCHEN
1	WORKROOM

 X 33

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Wilson Boulevard

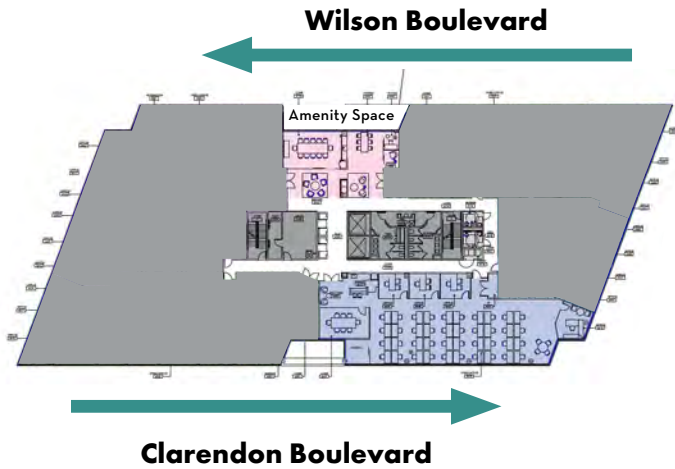


Clarendon Boulevard

# 4th Floor:

Spec Suite 440 - 4,466 SF

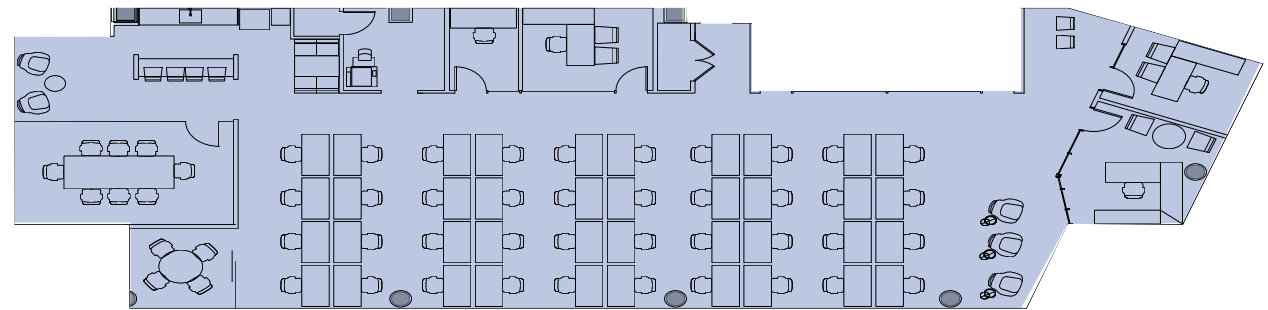
- 4 OFFICES
- 40 WORKSTATIONS
- 2 CONFERENCE ROOMS
- 1 RECEPTION
- 1 KITCHEN
- 1 HUDDLE ROOM



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# Top Floor:

Entire 5th Floor – 25,133 SF

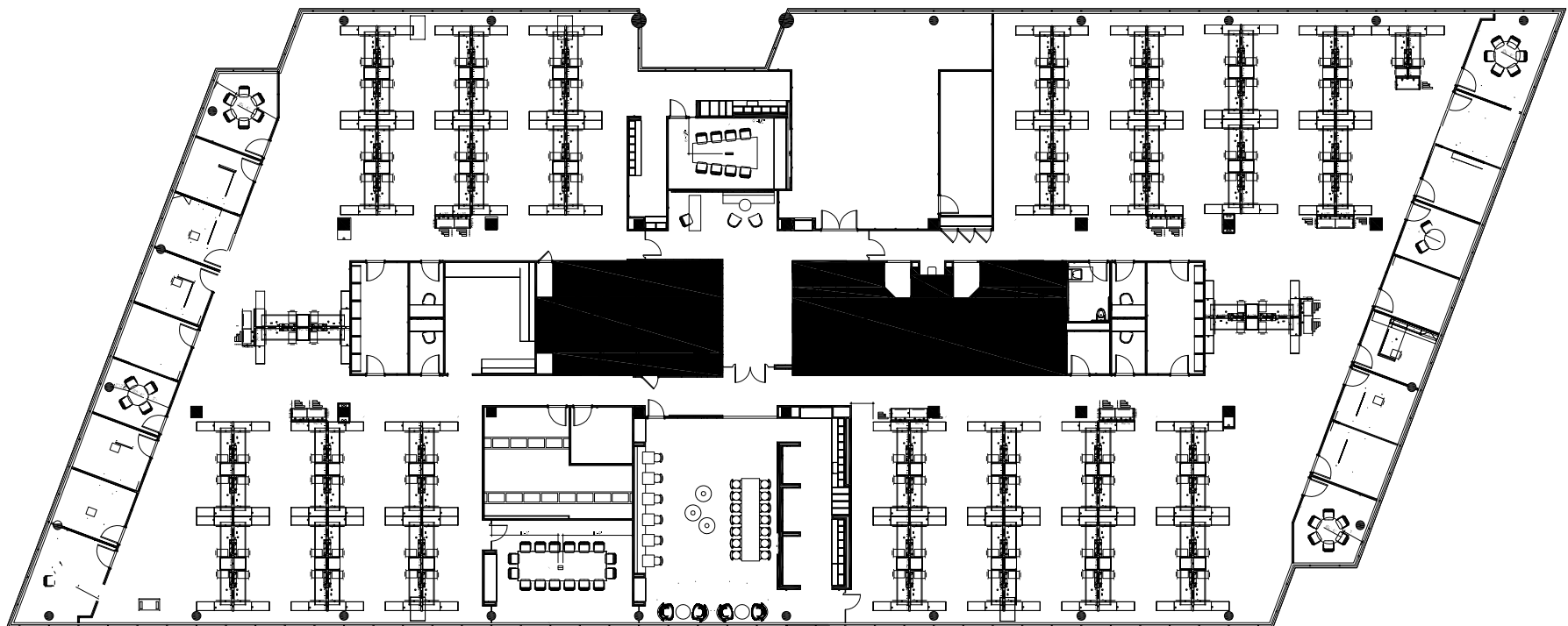
## Prominent Signage Opportunity

Visible to approximately 10,000 vehicles per day from Wilson Boulevard and Clarendon Boulevard, plus countless pedestrians visiting surrounding retailers.

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Wilson Boulevard



Clarendon Boulevard



Ownership:  
**TMG**

**2500**  
WILSON

## Leasing Inquiries:

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