

TOP TWO FLOORS AVAILABLE

42,054 SF



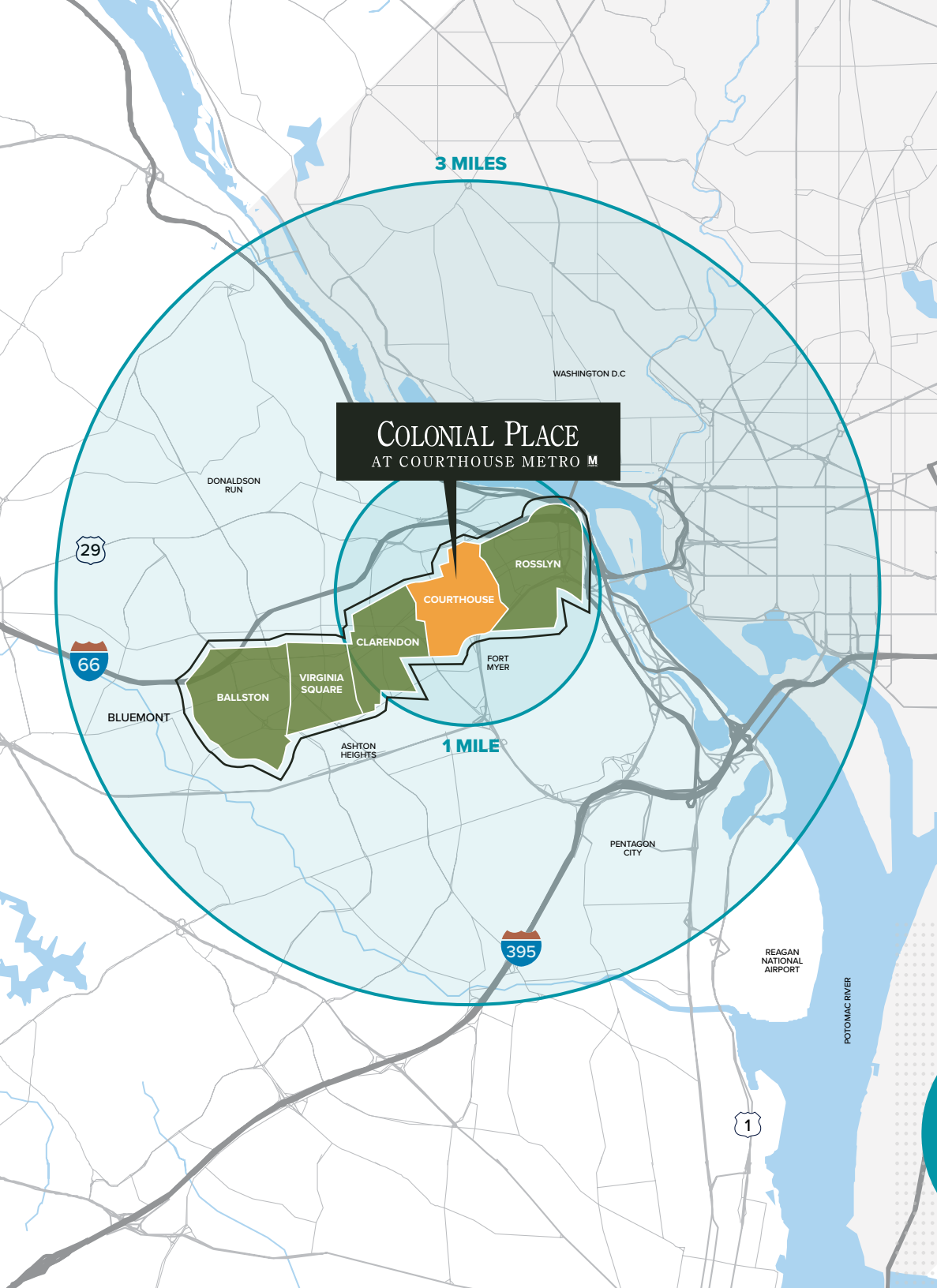
COLONIAL PLACE III

AT COURTHOUSE METRO 

2107 Wilson Boulevard | Arlington, VA 22201

AN URBAN CAMPUS SETTING

**ENHANCING YOUR
WORK-LIFE BALANCE.**



**COLONIAL PLACE
AT COURTHOUSE METRO M**

UNLIMITED ACCESS

TO ARLINGTON & THE NATION'S CAPITAL

This impressive 3-building project sits in the heart of Arlington's RB Corridor and has immediate access to I-66 and Washington DC, and on-site access to Courthouse Metro Orange and Silver Lines.

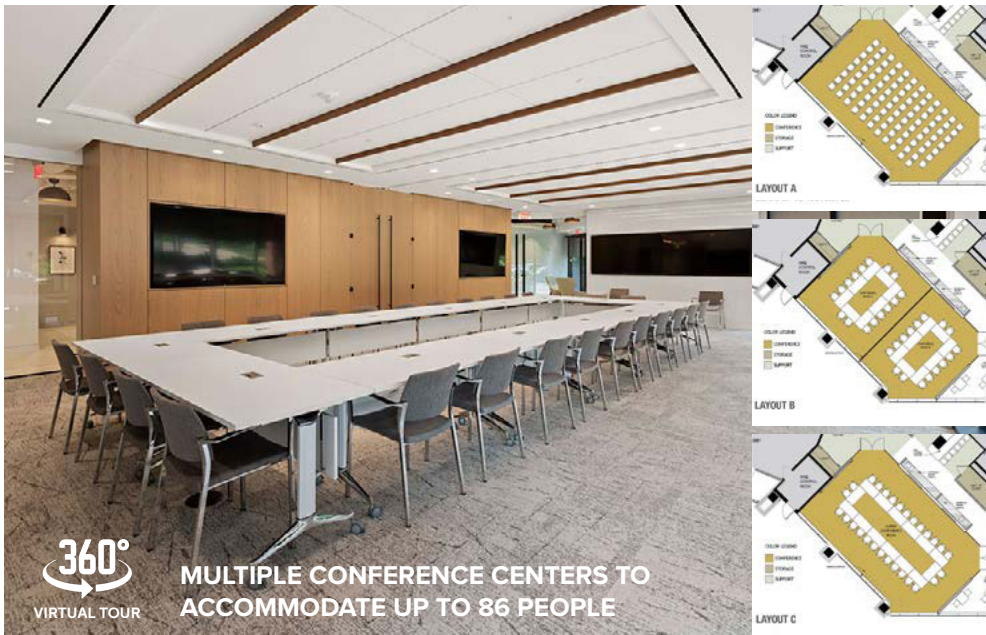
While working in your office, enjoy expansive views of the Capitol, monuments, and Potomac River Valley.



OFFICING MADE EASIER

STATE-OF-THE-ART AMENITIES

This three-building campus is designed to give tenants the ultimate work-life balance. Quality amenities were created to allow for workspace variety and office/community engagement including multiple conference rooms.



SURROUNDED BY DESTINATION RETAIL & DEVELOPMENTS

COURTHOUSE IS ON THE RISE.



AN ABUNDANCE OF NEIGHBORHOOD RETAIL

- | | | | |
|--------------------------|------------------------------|------------------------------|-----------------------|
| 1. Brooklyn Bagel Bakery | 9. Sushi Rock | 17. UPS | 25. Verre |
| 2. Ireland's Four Courts | 10. The Burger District | 18. Sweet Leaf | 26. Delhi Dhaba |
| 3. Courthouse Kabob | 11. Tupelo Honey | 19. Five Guys | 27. Simona |
| 4. Taco Bell Cantina | 12. Subway | 20. Me Jana | 28. Earl's Sandwiches |
| 5. Playa Bowls | 13. Tikka Masala Street Food | 21. Dunkin Donuts | |
| 6. Maman | 14. Starbucks | 22. For Five Coffee Roasters | |
| 7. CVS | 15. Captain Cookie | 23. Hyatt Place | |
| 8. Bayou Bakery | 16. Courthaus Social | 24. Better Bird | |



NEARBY DEVELOPMENTS

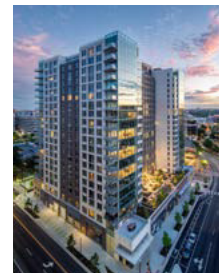


THE WENDY 2025 CLARENDON

16 Stories
231 Residential Units
4,000 SF of Retail
Delivered 2025
Developer: Greystar

THE COMMODORE 2025 15TH ST N

20 Stories
423 Residential Units
18,000 SF of Retail
Delivered 2023
Developer: Greystar



COLONIAL PLACE III

AT COURTHOUSE METRO

Available Space Summary
1,790 - 42,054 SF



Availabilities	SF	Date Available
Suite 250	9,075 SF	Immediately - RTO - \$36.00 PSF
Suite 300	22,314 SF	Immediately - RTO - \$36.00 PSF
Spec Suite 450	1,790 SF	Immediately
Suite 510	6,572 SF	Immediately
Suite 700	10,460 SF	Immediately
Suite 800	16,479 - 18,893 SF	Immediately
Suite 810	2,414 SF	Immediately
Suite 1000	22,314 - 42,054 SF	Immediately
Suite 1100	19,740 - 42,054 SF	Immediately

Floors 10-11 42,054 SF Immediately

RTO = Ready To Occupy Space | \$36.00 PSF, as-is or little TI

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Lincoln

EXPLORE CURRENT LEASING OPPORTUNITIES AT COLONIAL PLACE III

FLOOR-BY-FLOOR AVAILABILITY

Suite 1100 19,740 SF			
Suite 1000 22,314 SF			
Leased			
Suite 800 16,479 SF		Suite 810 2,414 SF	Leased
Suite 700 10,460 SF	Leased		Leased
Leased			Leased
Leased	Suite 510 6,572 SF	Leased	Leased
Leased		Leased	Suite 450 1,790 SF <i>*New Spec Suite</i>
Suite 300 22,314 SF			
Leased	Mgmt Office 2,193 SF	Suite 250 9,075 SF	
Leased			Conference Center 3,073 SF

COLONIAL PLACE III

AT COURTHOUSE METRO 

Second Floor
9,075 SF



Suite	Size	Lease Rate	Description
■ Suite 250	9,075 SF	\$36.00 FS	Available immediately Ready to Move - As-Is or little TI

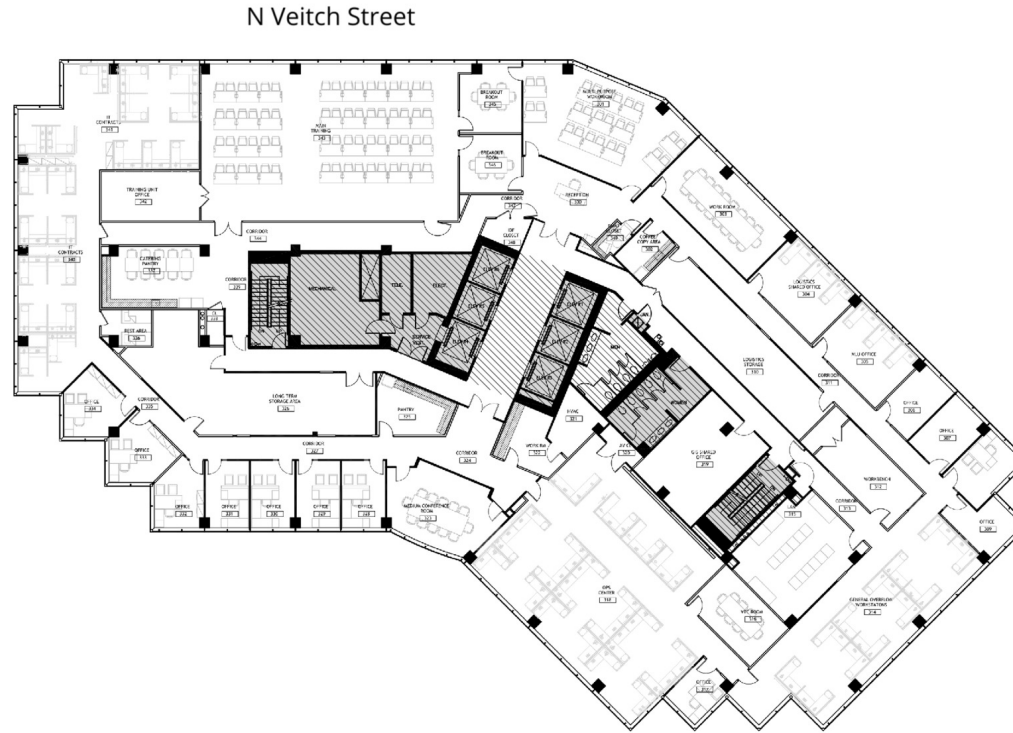
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COLONIAL PLACE III

AT COURTHOUSE METRO 

Third Floor
22,314 SF



Suite	Size	Lease Rate	Description	Virtual Tour
Suite 300	22,314 SF	\$36.00 FS	Available immediately Ready to Occupy - As-Is or little TI	View Here

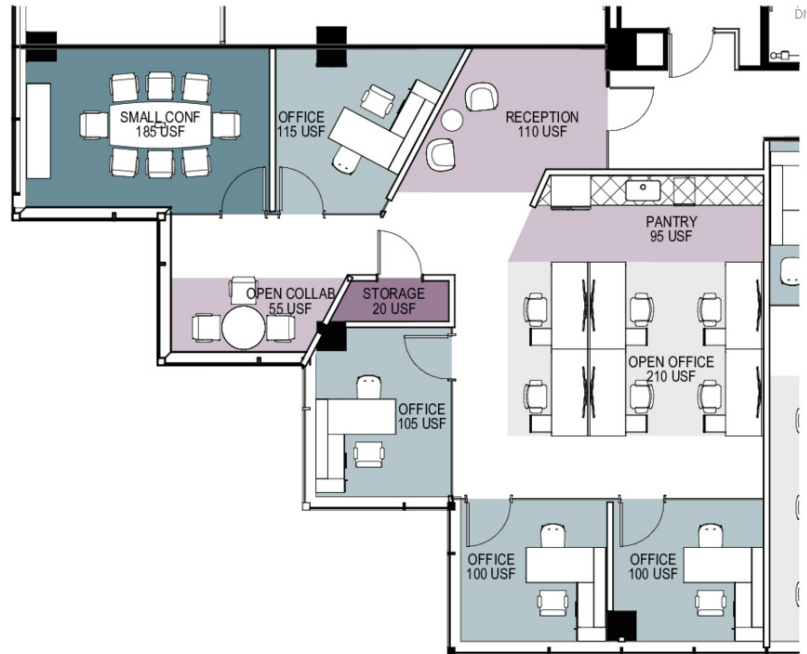
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COLONIAL PLACE III

AT COURTHOUSE METRO 

Suite 450
1,790 SF



Suite

Size

Description

Spec Suite 450

1,790 SF

New spec suite available immediately

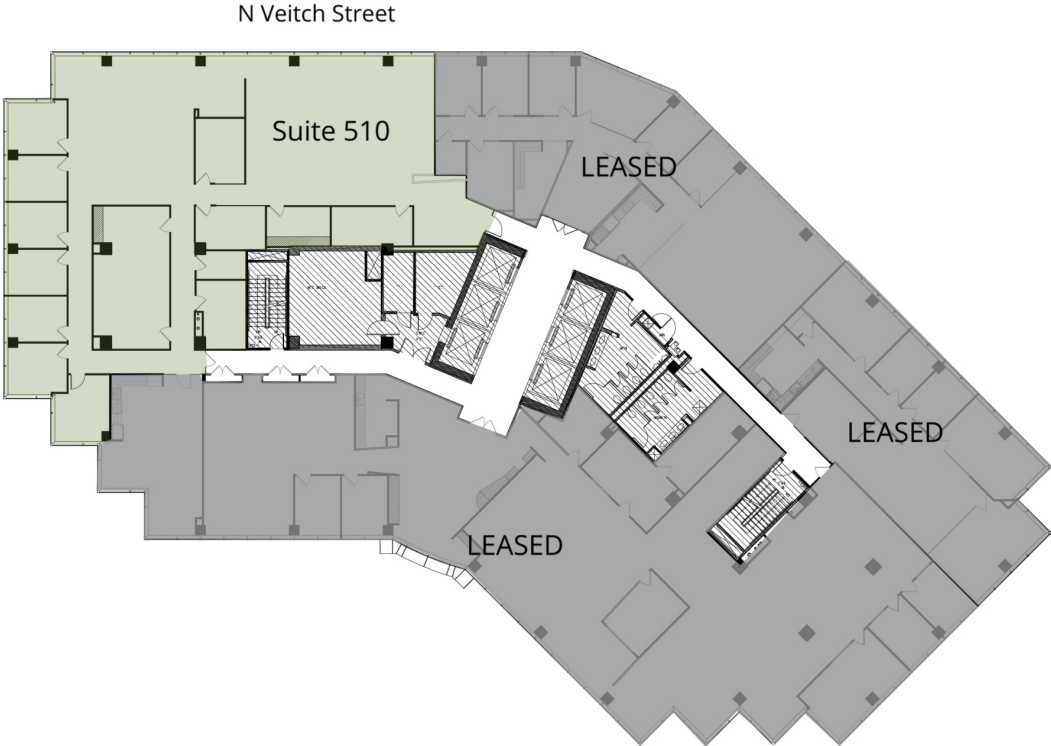
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Fifth Floor
6,572 SF



Suite	Size	Description	Virtual Tour
 Suite 510	6,572 SF	Available immediately	View Here

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Seventh Floor
10,460 SF



Suite	Size	Description
■ Suite 700	10,460 SF	Available immediately

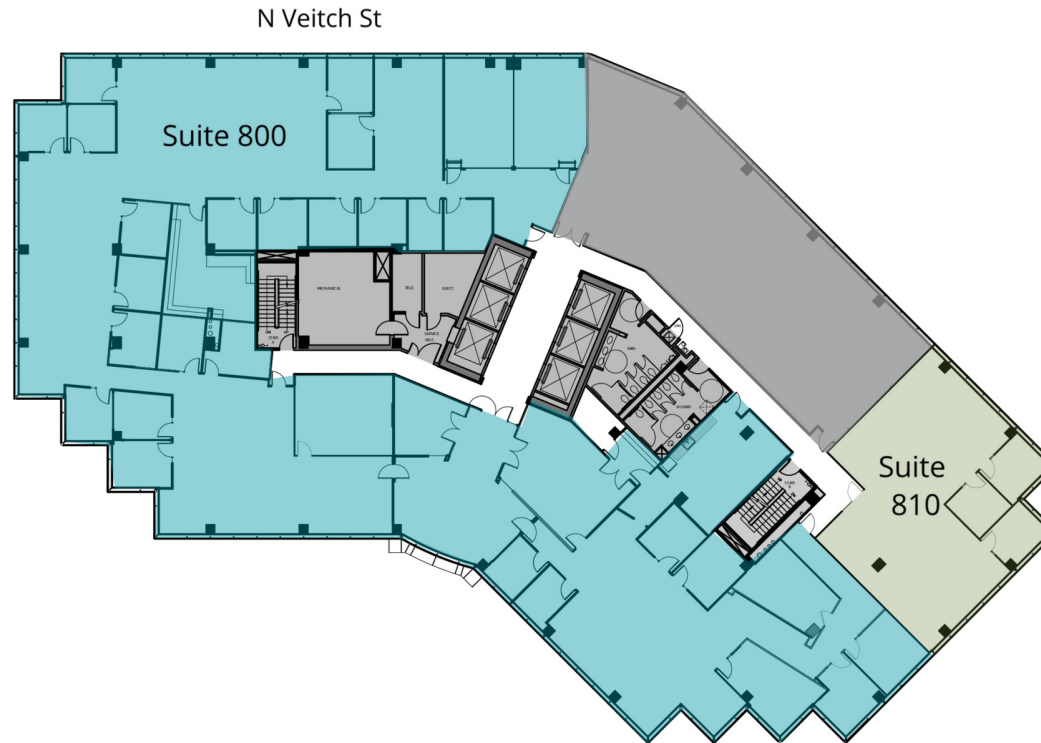
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COLONIAL PLACE III

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Eighth Floor
2,414 - 18,893 SF



Suite	Size	Description
■ Suite 800	16,479 - 18,893 SF	Available immediately
■ Suite 810	2,414 SF	Available immediately

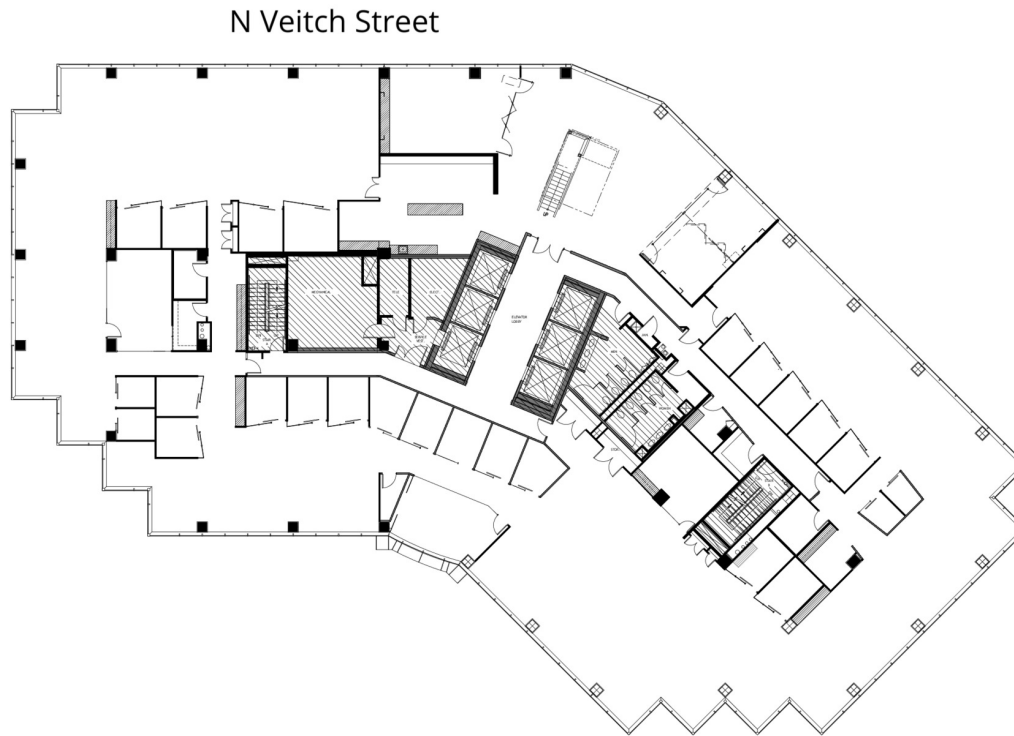
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Tenth floor
22,314 - 42,054 SF



Suite	Size	Description	Virtual Tour
Suite 1000	22,314 - 42,054 SF	Available immediately - Top floors 10-11 = 42,054 SF Available	View Here

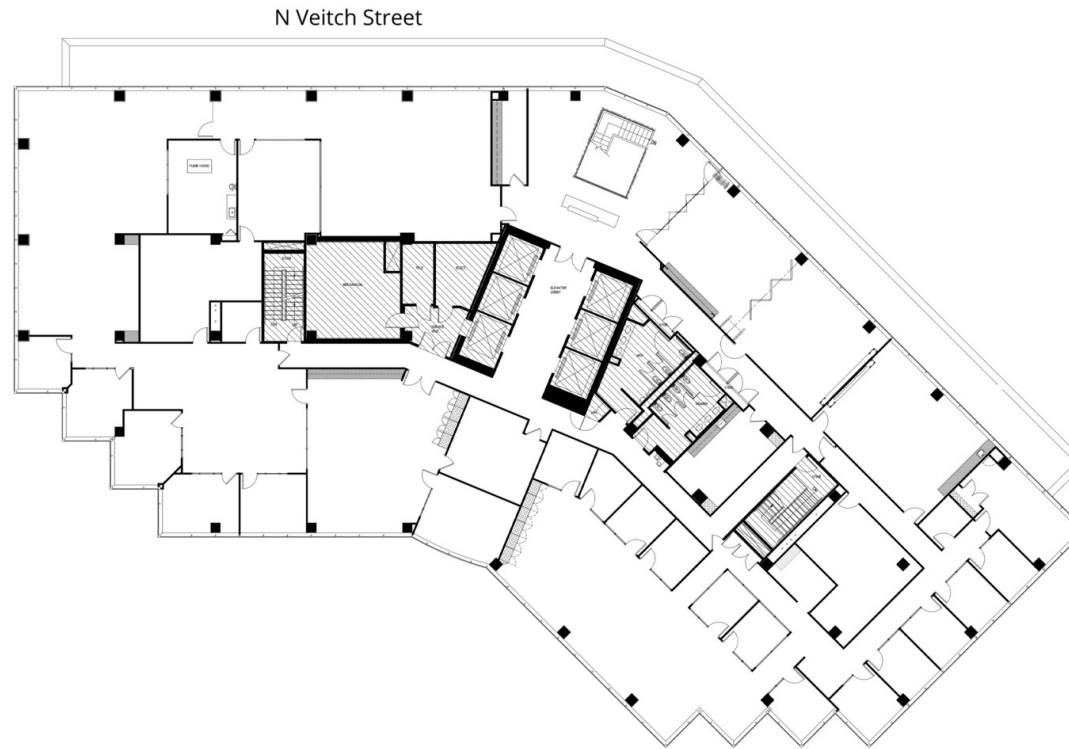
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COLONIAL PLACE III

AT COURTHOUSE METRO 

Eleventh Floor
19,740 - 42,054 SF



Suite	Size	Description	Virtual Tour
Suite 1100	19,740 - 42,054 SF	Available immediately - Top floors 10-11 = 42,054 SF Available	View Here

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Hypothetical Open Layout
22,314 SF

SPACE TYPE	QUANTITY
Office	13
Work Station (6x8)	98
Café	1
Conference Rooms	3
Huddle Rooms	4
Open Team Areas	2



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OFFICE LEASING:

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