



Step into **WHAT'S NEXT**

4301 Wilson Blvd. New Lobby Renovations

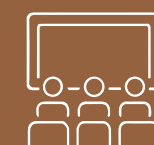
NEW



*Entry
Vestibule*



*2 Building
Lobbies*



*Conference
Center*



*Tenant Lounge &
Conference Center*

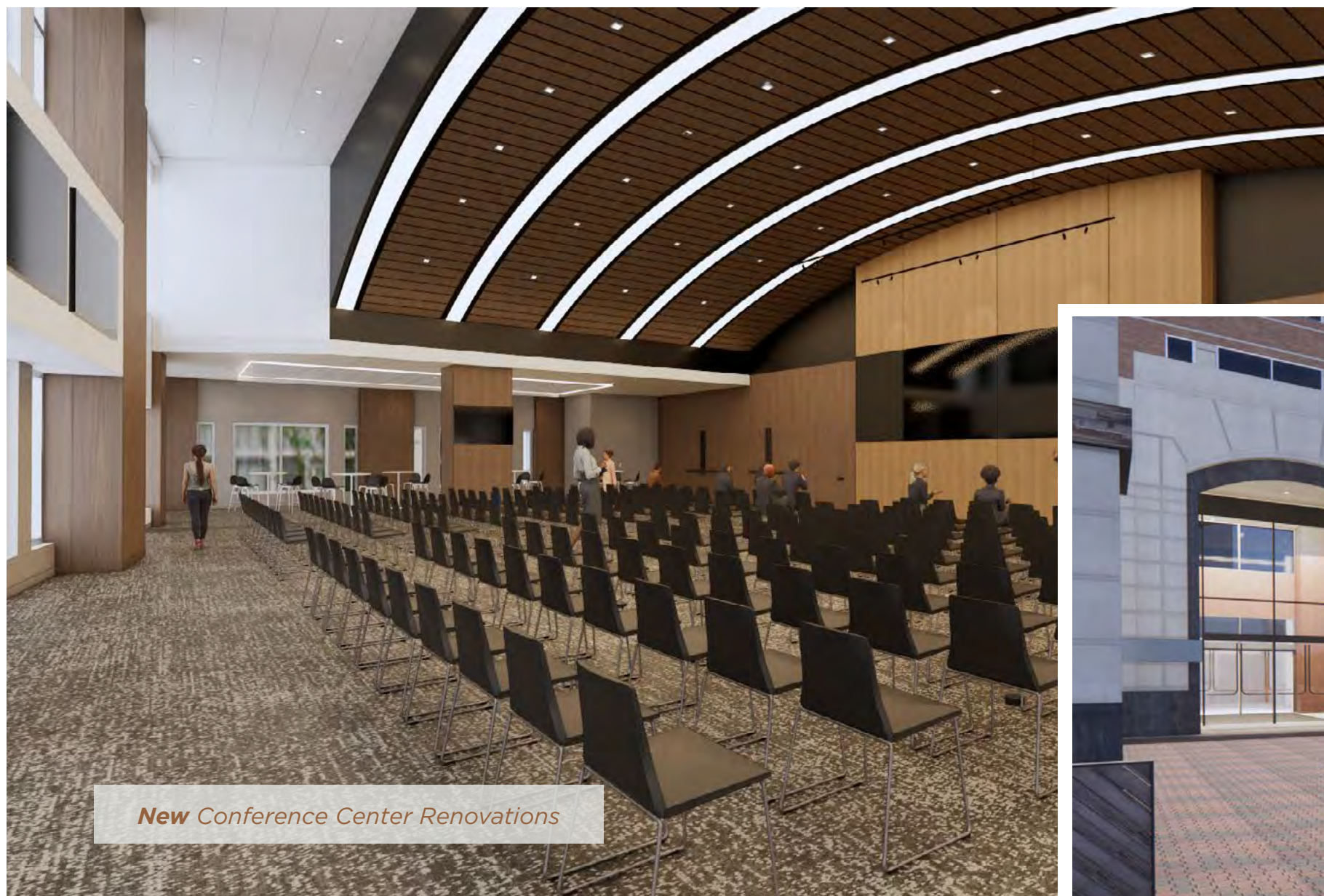


*High-End
Spec Suites*

A striking FIRST IMPRESSION

4401 Wilson Blvd. New Lobby Renovations





New Conference Center Renovations

Our modern, tech-equipped conference center accommodates up to 550 guests, offering a versatile space for meetings, presentations, and events — all designed to foster connection and collaboration.



New Building Facade Renovations

Designed to bring
PEOPLE TOGETHER



Tenant-Only Pantry Space and Breakout Rooms



Tenant-Only Lounge

CLICK OR SCAN FOR
360°
VIRTUAL
TOUR



Introducing THE COMMONS



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



Elevated workplace
experience



Adjacent to



BALLSTON QUARTER



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.

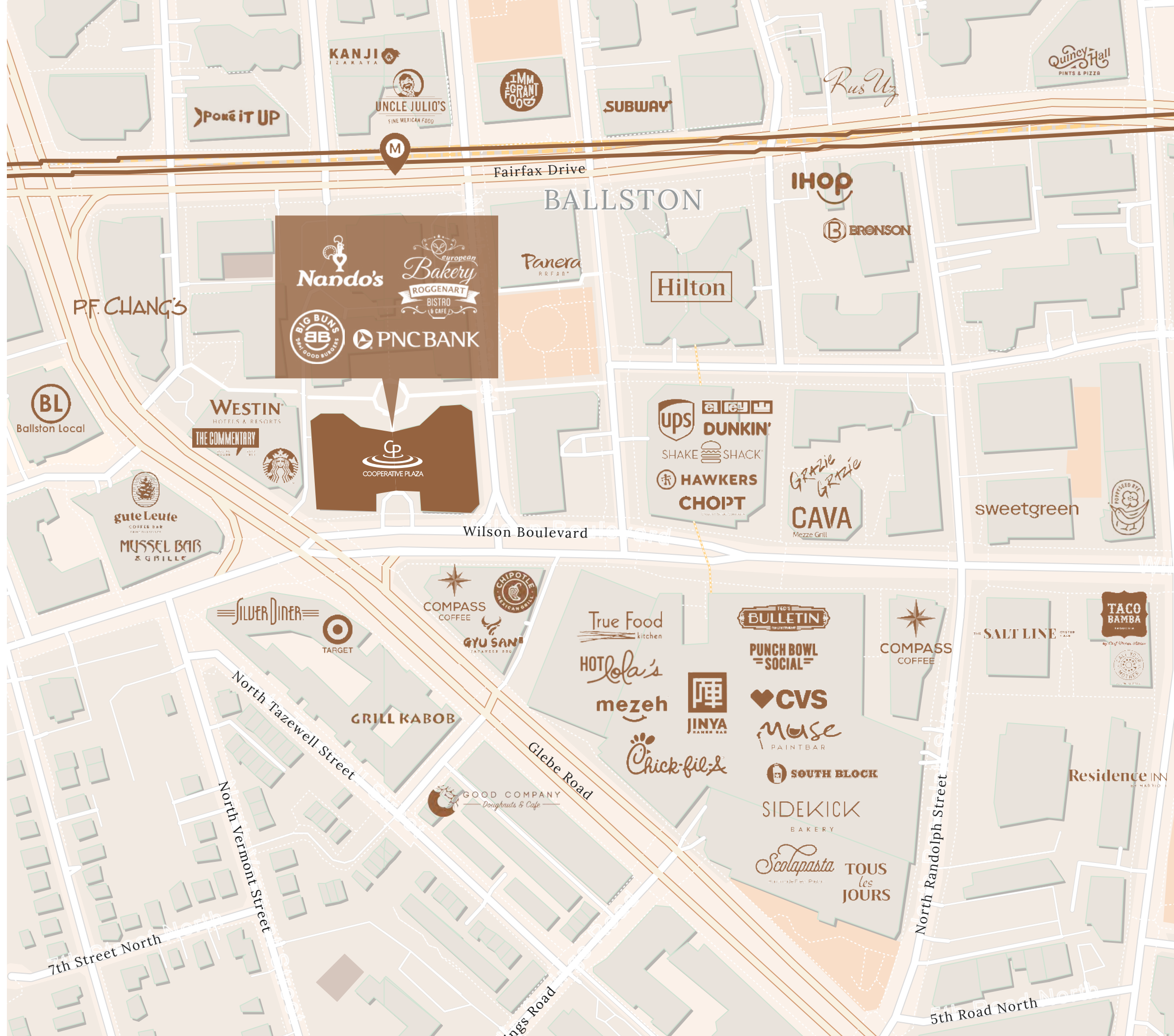


"A walker's
paradise" with

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**



Onsite RETAIL SHOPS

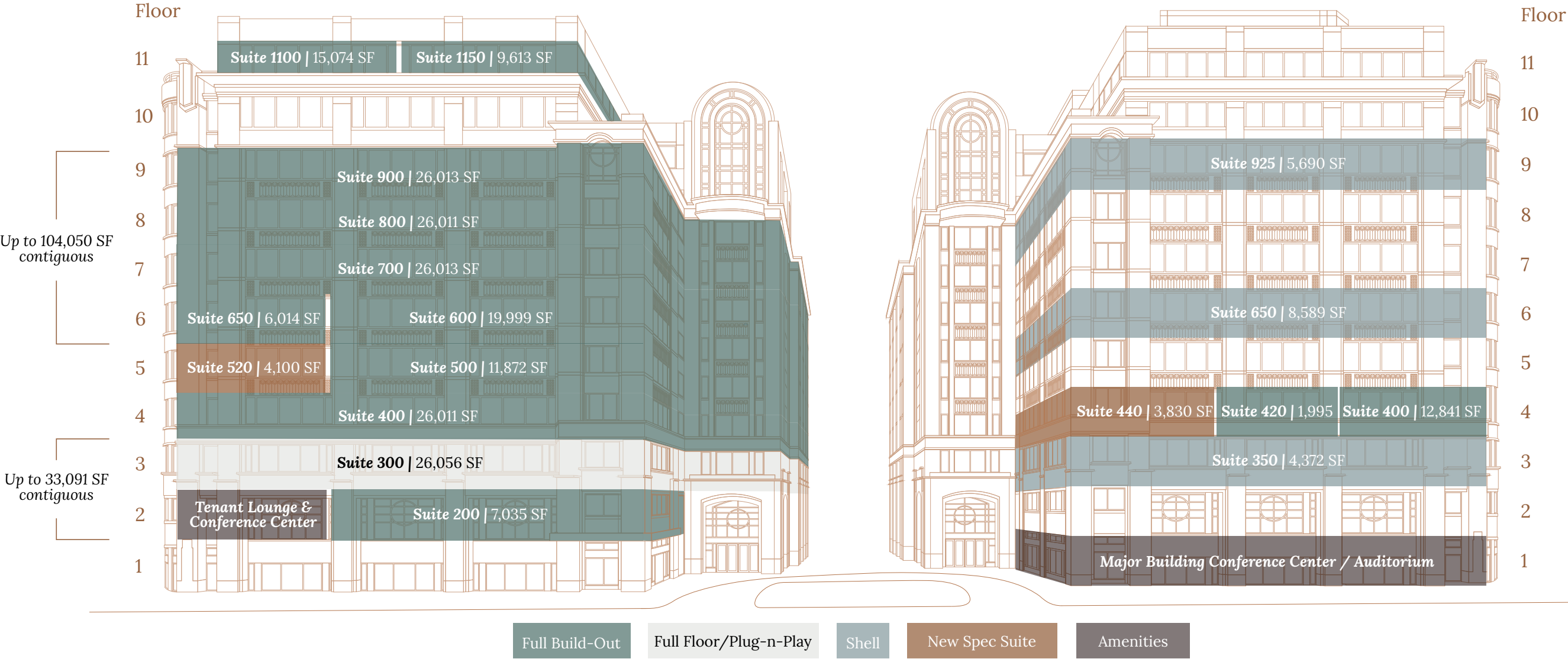


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Wilson Blvd.

4301

Wilson Blvd.



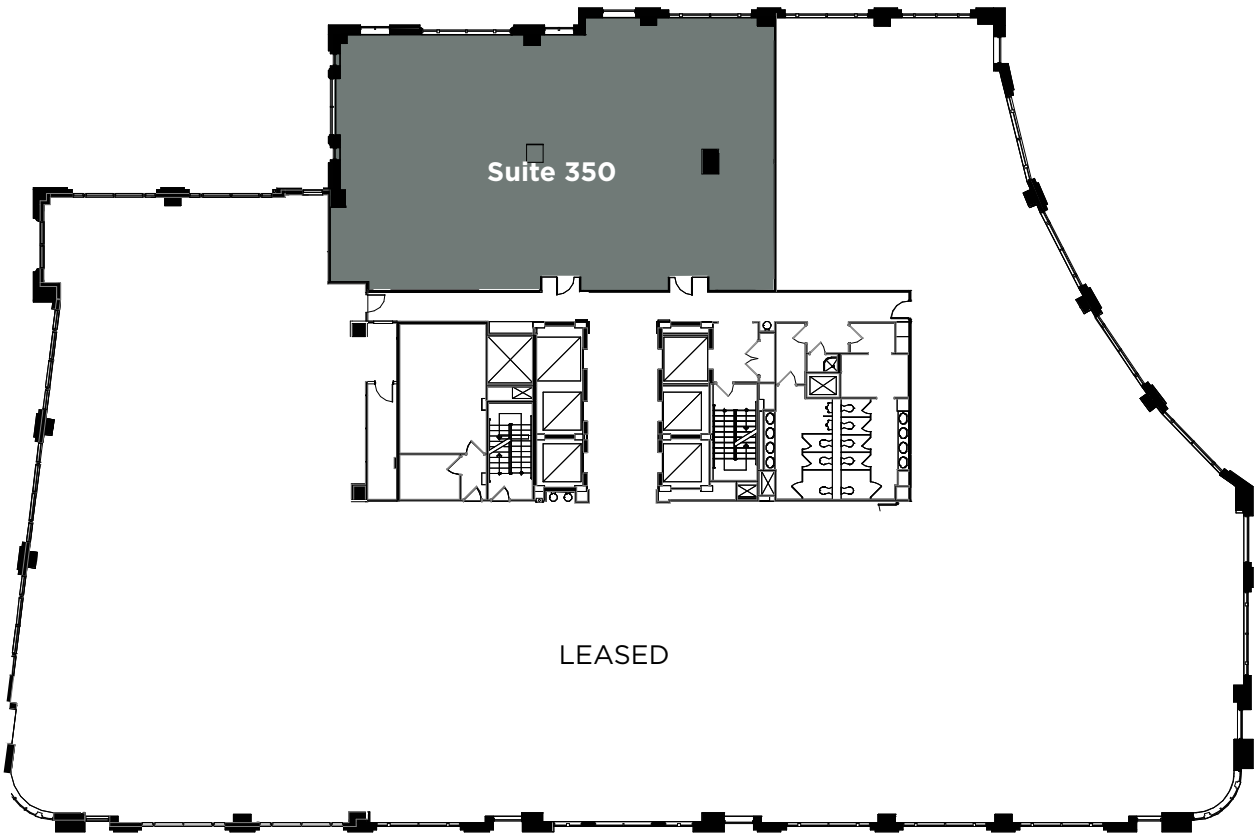
AVAILABLE

4301

Wilson Blvd.

Space Features

- 350 | 4,372 SF
Shell condition ready for custom buildout.



Third Floor

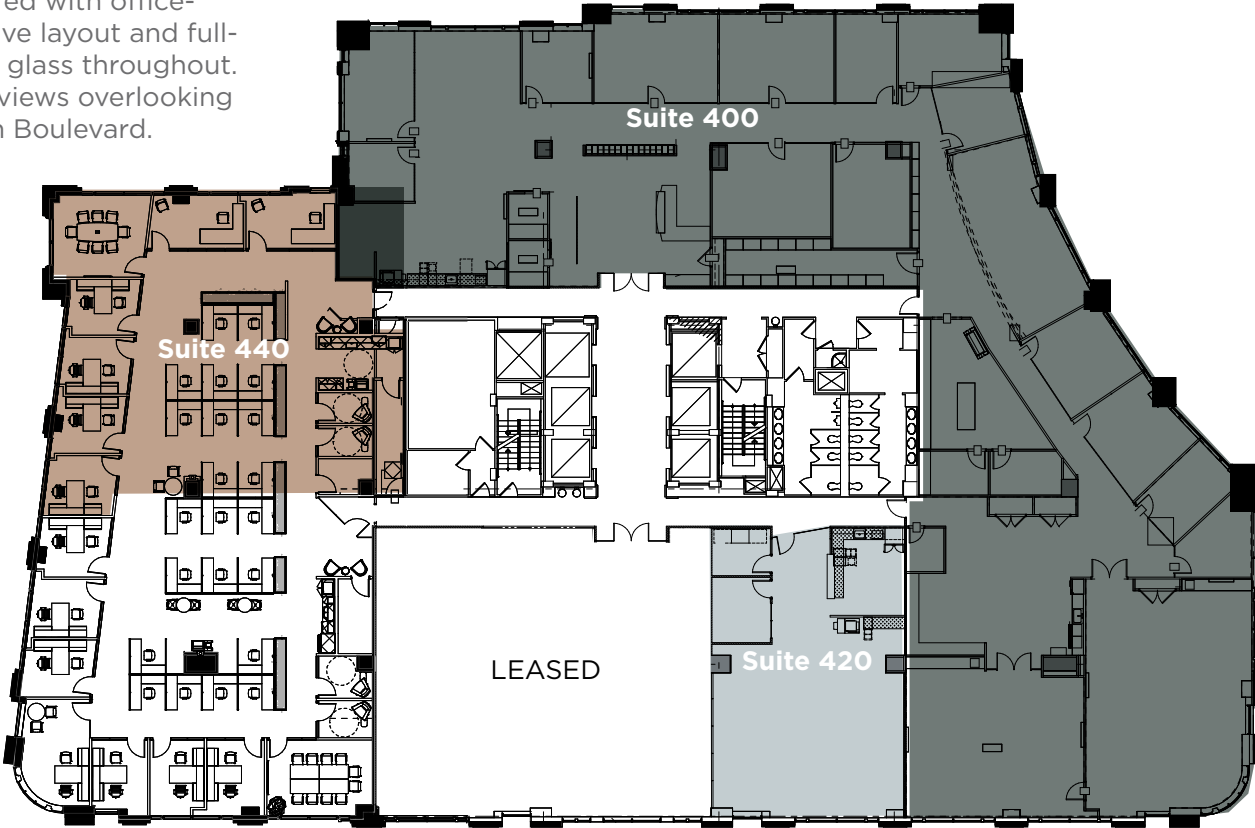
Suite	RSF
350	4,372

4301

Wilson Blvd.

Space Features

- 400 | 12,841 SF
Modern office-intensive buildout with elevator lobby exposure and full-height glass throughout.
- 420 | 1,995 SF
Modern buildout with an open layout and lots of natural light.
- 440 | 3,830 SF (SPEC SUITE)
High-end spec suite just delivered with office-intensive layout and full-height glass throughout. Great views overlooking Wilson Boulevard.



Fourth Floor

Suite	RSF
400	12,841
420	1,995
440	3,830

Brand new SPEC SUITE

4301
Wilson Blvd.

CLICK OR SCAN FOR



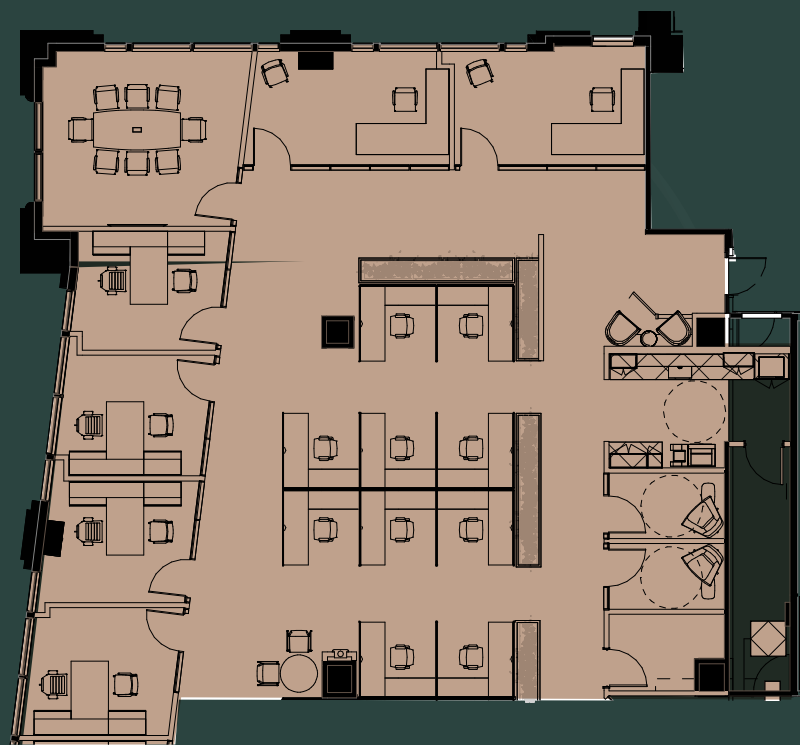
VIRTUAL
TOUR



Space Features

■ 440 | 3,830 SF

High-end spec suite just delivered with office-intensive layout and full-height glass throughout. Great views overlooking Wilson Boulevard.

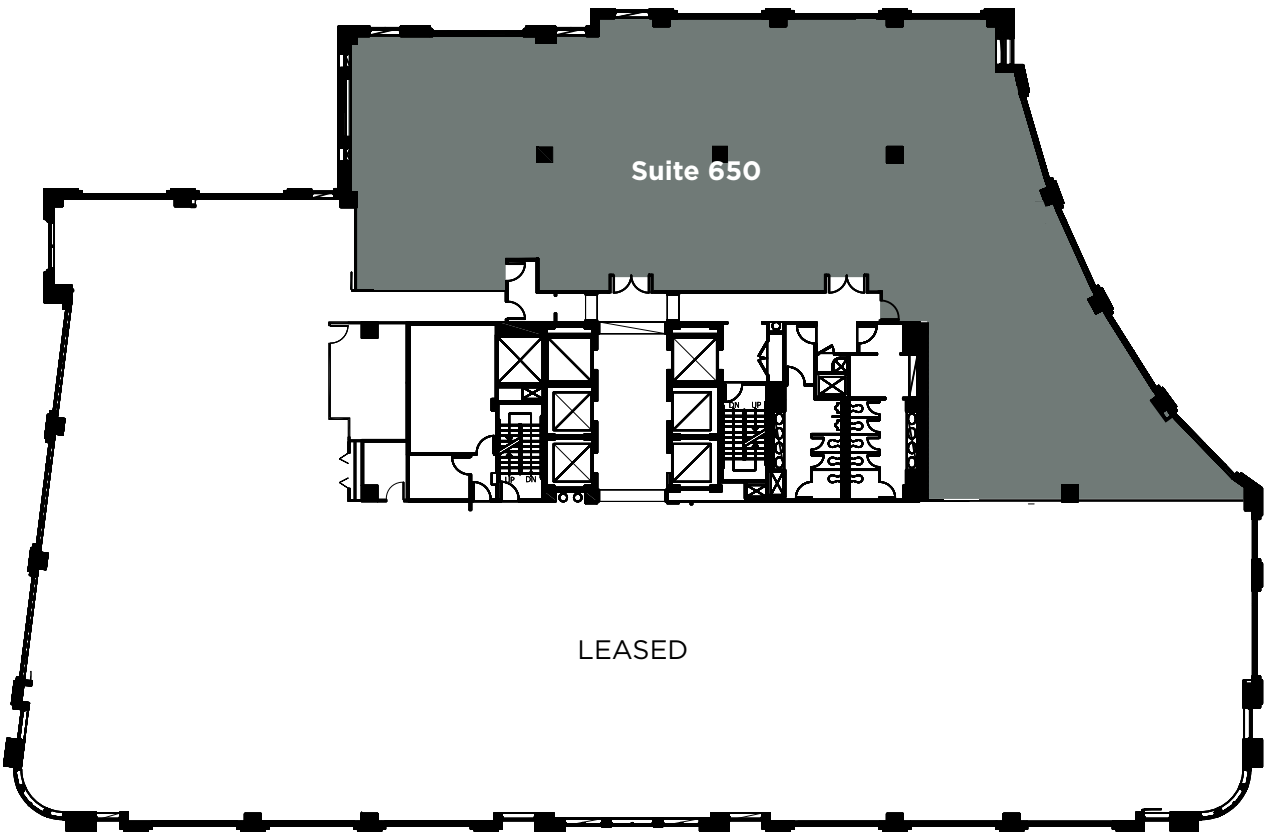


4301

Wilson Blvd.

Space Features

■ 650 | 8,589 SF
Shell condition ready for custom buildout with great courtyard views.



Sixth Floor

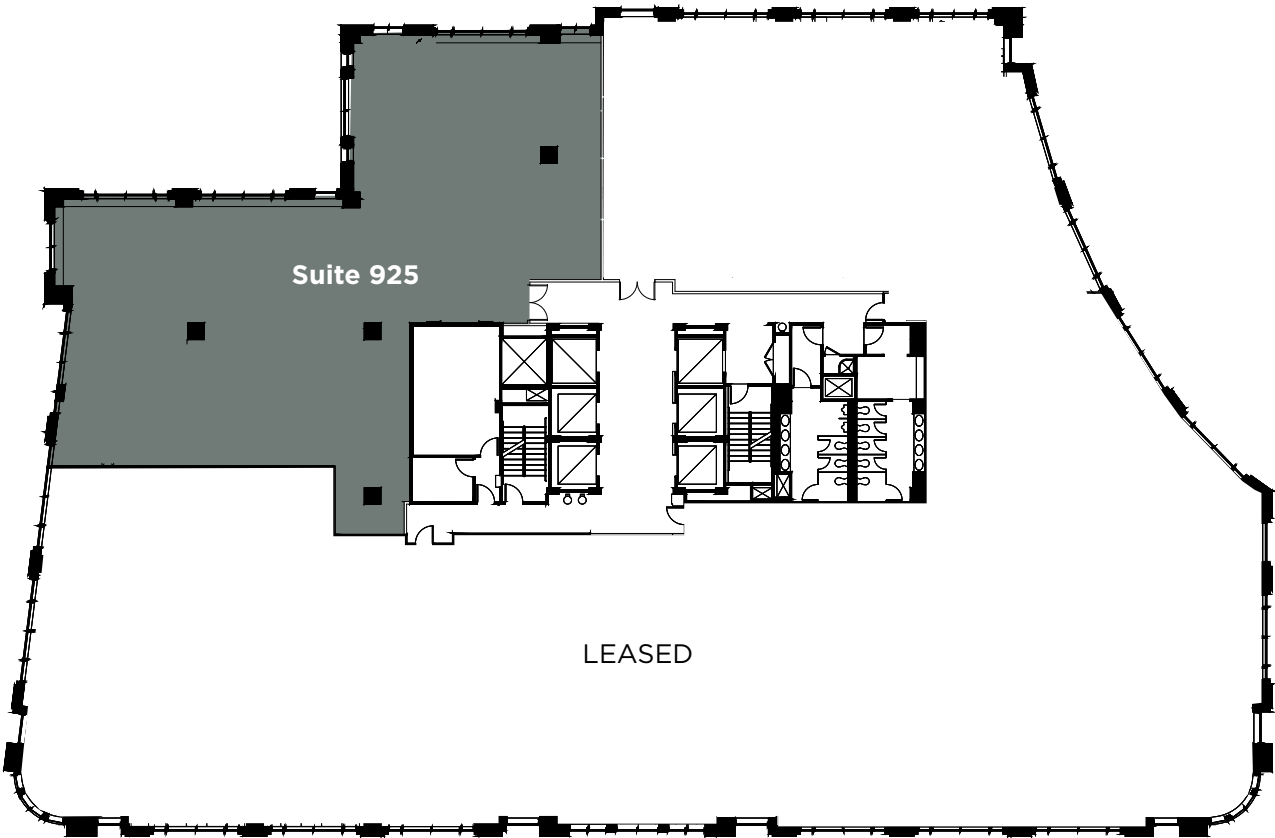
Suite	RSF
650	8,589

4301

Wilson Blvd.

Space Features

■ 925 | 5,690 SF
Shell condition ready for custom buildout.



Ninth Floor

Suite	RSF
925	5,690

4401

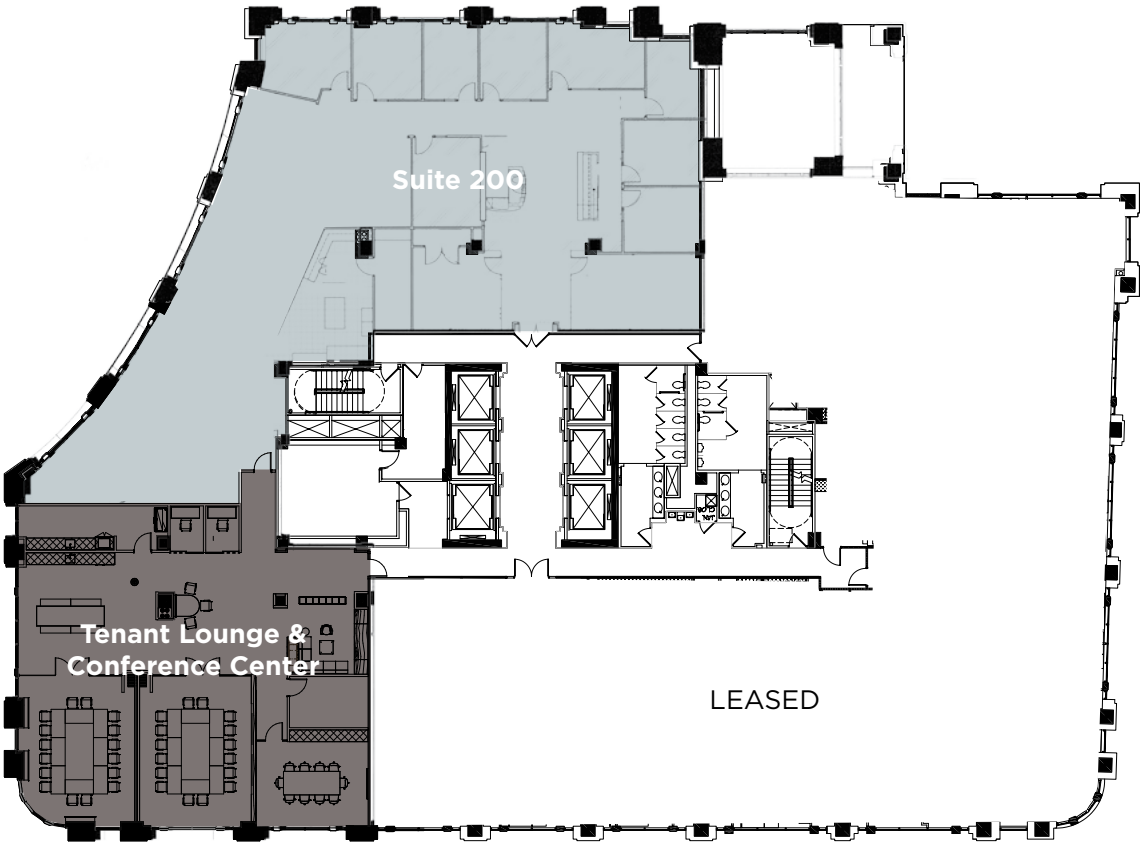
Wilson Blvd.

Second Floor

Suite	RSF
200	7,035

Space Features

- 200 | 7,035 SF
Office intensive layout with courtyard views.
- Tenant Lounge & Conference Center



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Wilson Blvd.

Third Floor

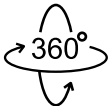
Suite	RSF
300	26,056

Space Features

- 300 | 26,056 SF
Plug and play option fully furnished with efficient layout.
- 147 Workstations
- 34 Offices
- 9 Phone Booths
- 3 Huddle Rooms
- 1 Conference Room
- 1 Kitchen
- 1 Kitchenette



CLICK OR SCAN FOR



VIRTUAL
TOUR



4401

Wilson Blvd.

Space Features

■ 400 | 26,011 SF

Fourth Floor

Suite	RSF
400	26,011



4401

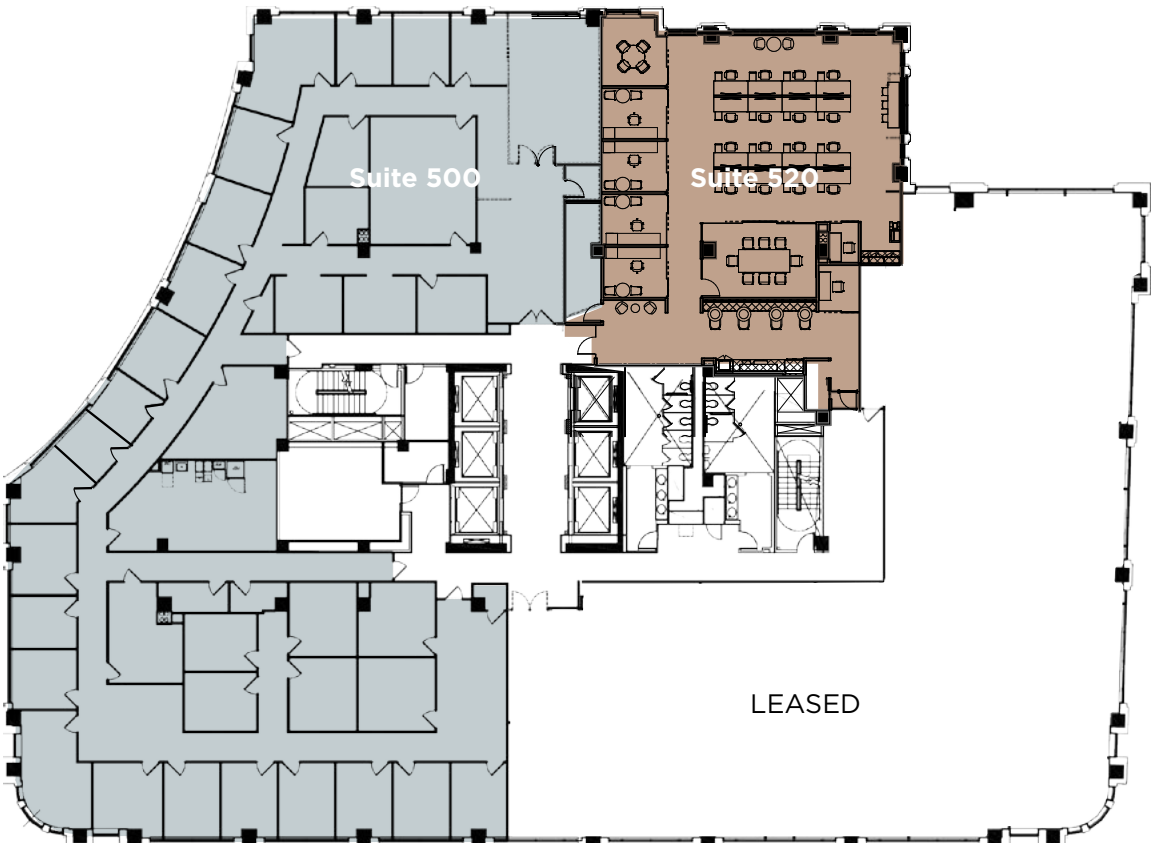
Wilson Blvd.

Space Features

- 500 | 11,872 SF
Office intensive layout with courtyard views.
- 520 | 4,100 SF (SPEC SUITE)
High-end spec suite just delivered with efficient office & mix of open workspace. Full-height glass throughout the suite.

Fifth Floor

Suite	RSF
500	11,872
520	4,100



Recently delivered SPEC SUITE

4401
Wilson Blvd.

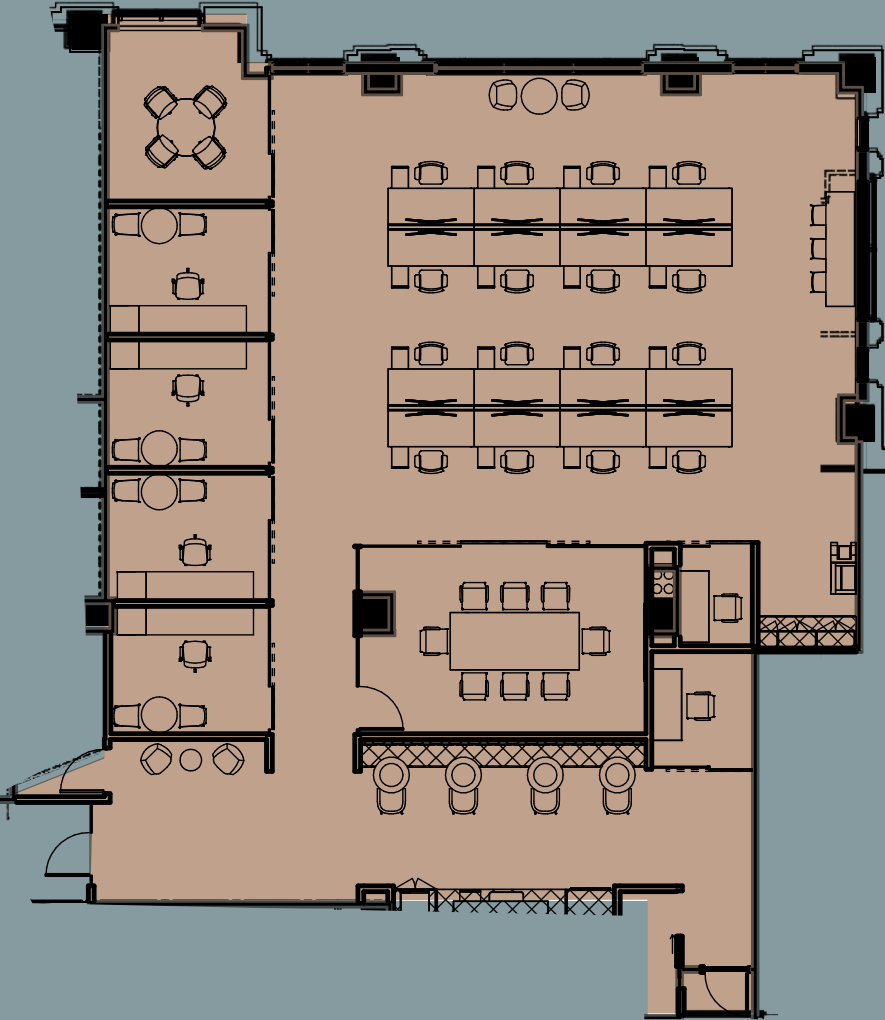
CLICK OR SCAN FOR



Space Features

520 | 4,100 SF

High-end spec suite just delivered with efficient office & mix of open workspace. Full-height glass throughout the suite.



4401

Wilson Blvd.

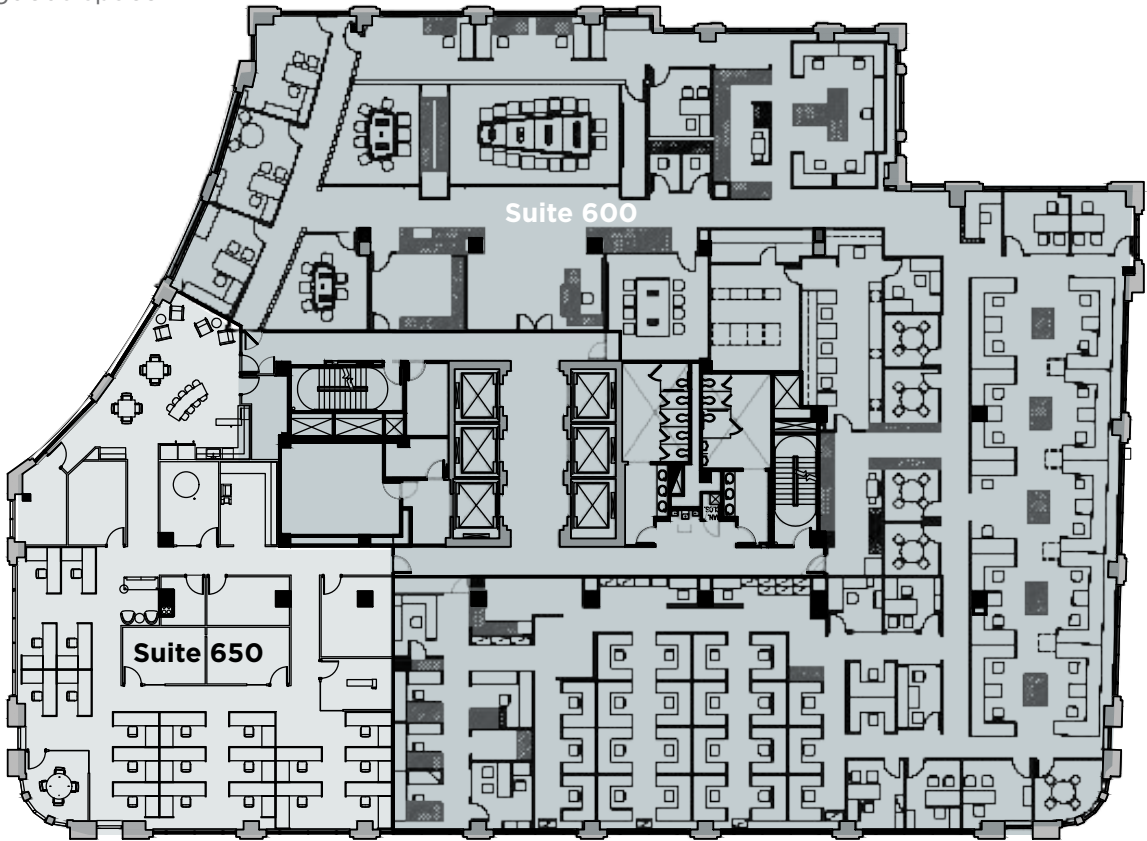
Space Features

■ 600 | 19,999 SF

High-end existing buildout ready for occupancy. 6th through 9th floors combined offer 104,050 SF of contiguous space.

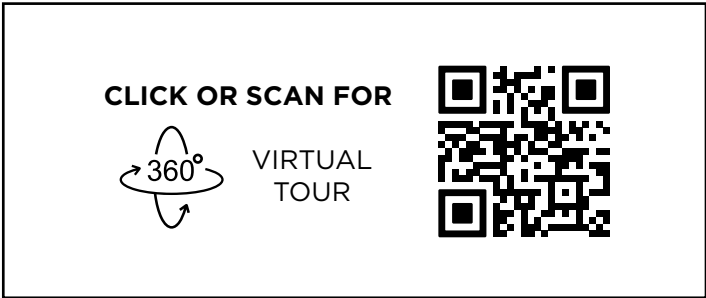
■ 650 | 6,014 SF

Modern build-out with courtyard views. 6th through 9th floors combined offer 104,050 SF of contiguous space.



Sixth Floor

Suite	RSF
600	19,999
650	6,014



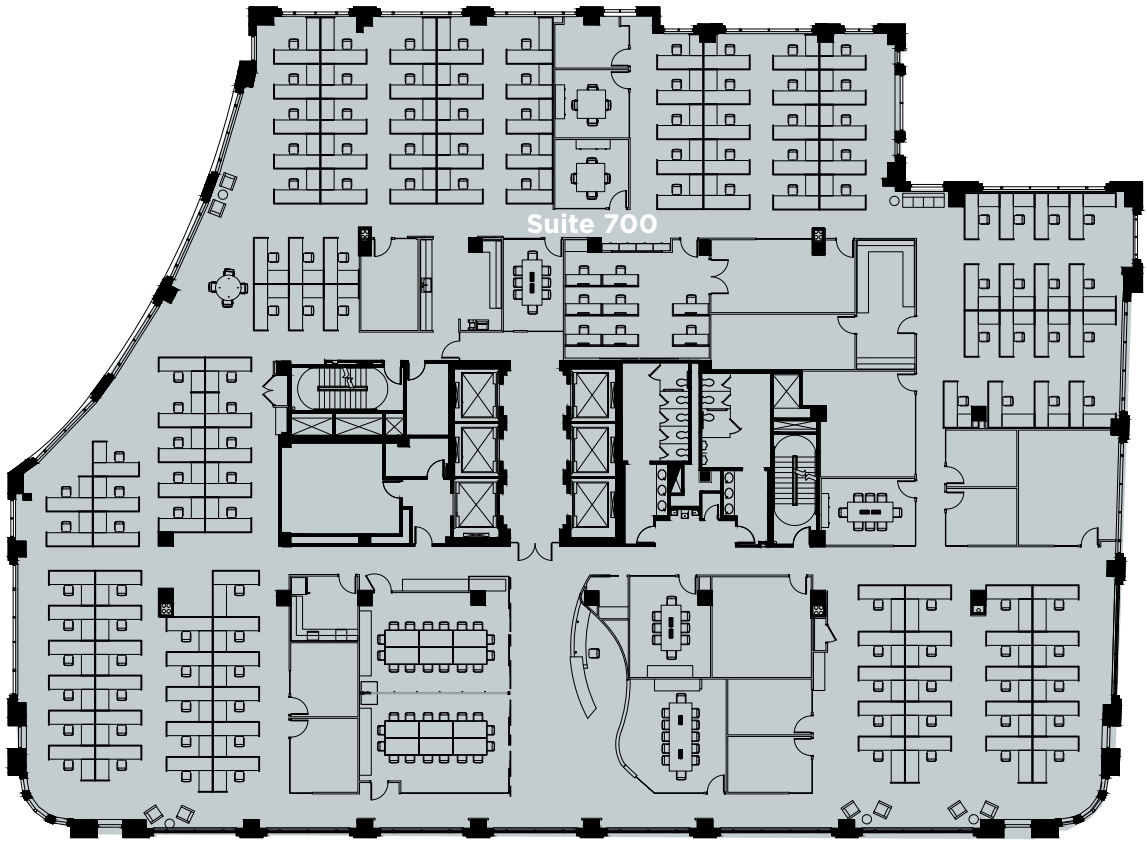
4401

Wilson Blvd.

Space Features

■ 700 | 26,013 SF

6th through 9th floors combined offer 104,050 SF of contiguous space.



Seventh Floor

Suite	RSF
700	26,013

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Wilson Blvd.

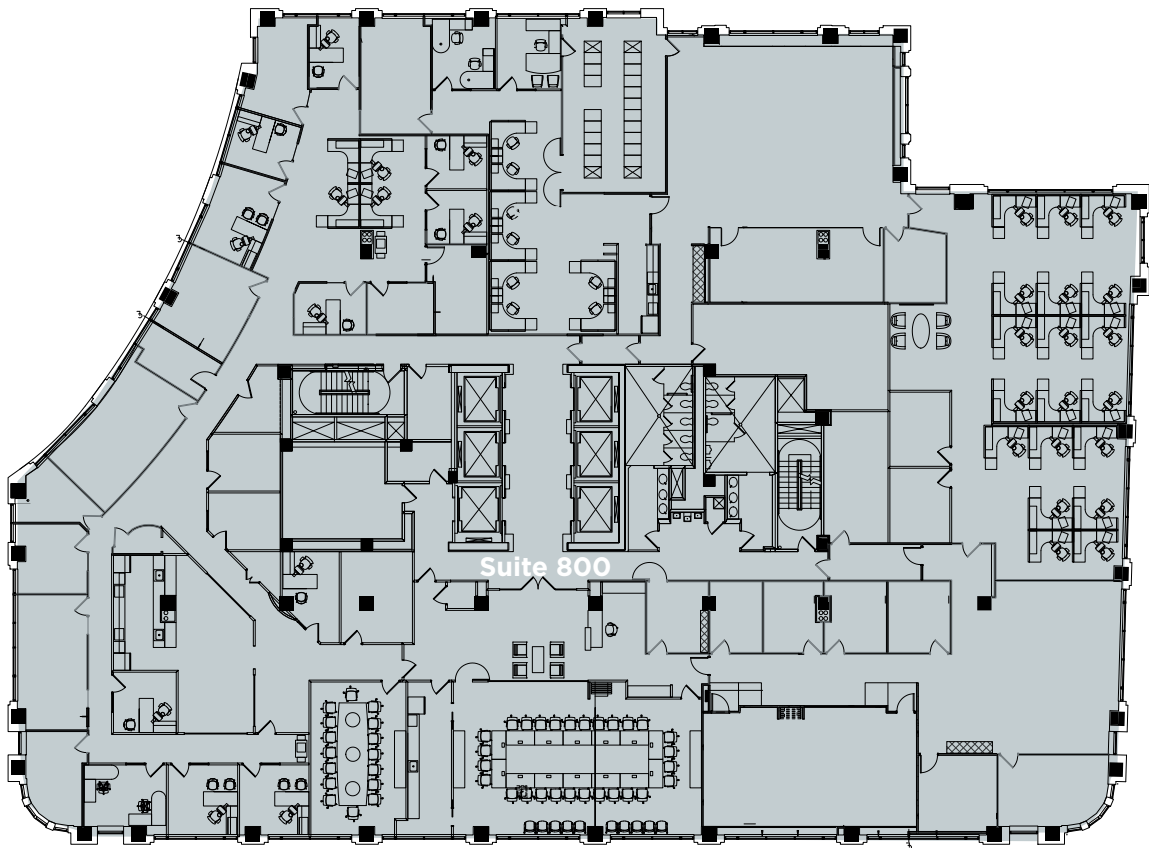
Eighth Floor

Suite	RSF
800	26,011

Space Features

■ 800 | 26,011 SF

High-end existing buildout ready for occupancy. 6th through 9th floors combined offer 104,050 SF of contiguous space.



4401

Wilson Blvd.

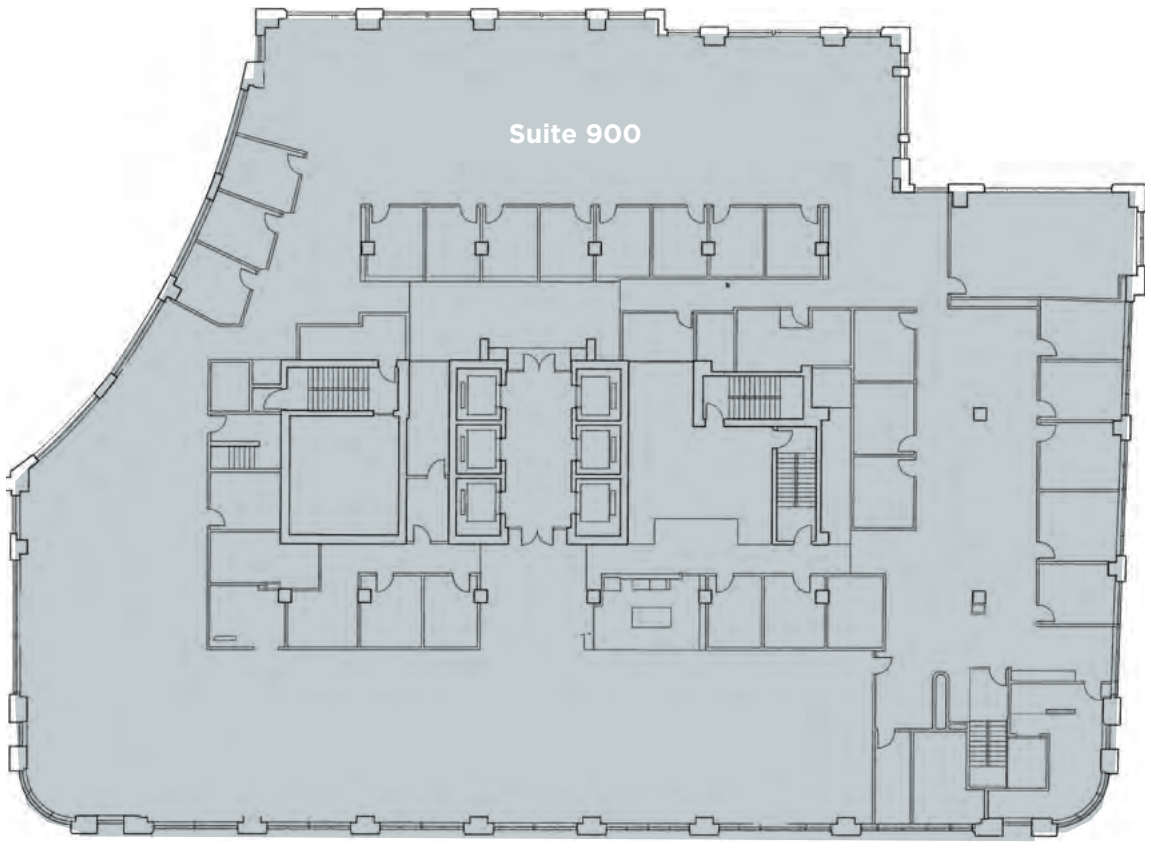
Ninth Floor

Suite	RSF
900	26,013

Space Features

■ 900 | 26,013 SF

High-end existing buildout ready for occupancy. 6th through 9th floors combined offer 104,050 SF of contiguous space.



4401

Wilson Blvd.

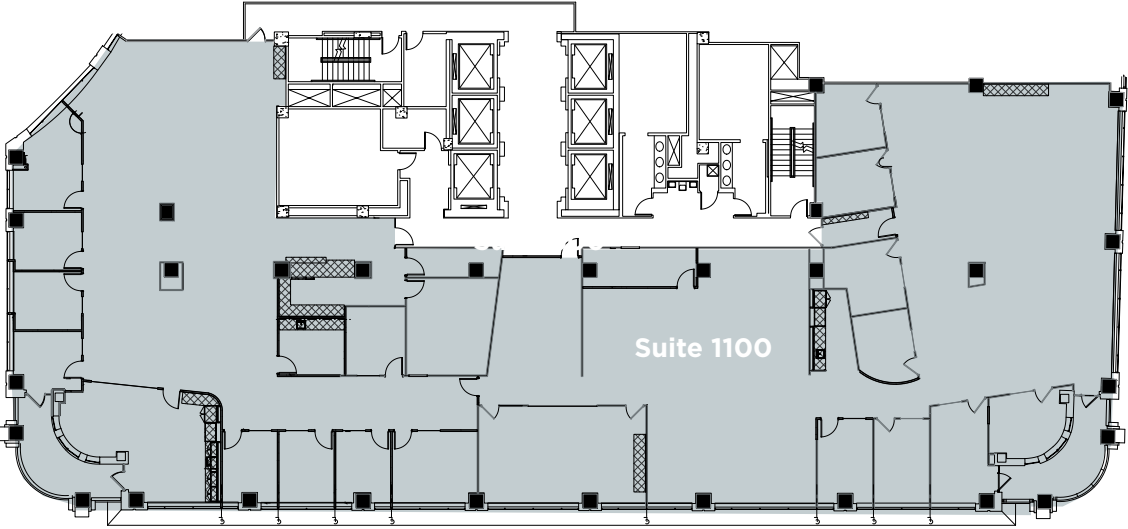
Eleventh Floor

Suite	RSF
1100	15,074

Space Features

■ 1100 | 15,074 SF

High-end existing buildout ready for occupancy.



4401

Wilson Blvd.

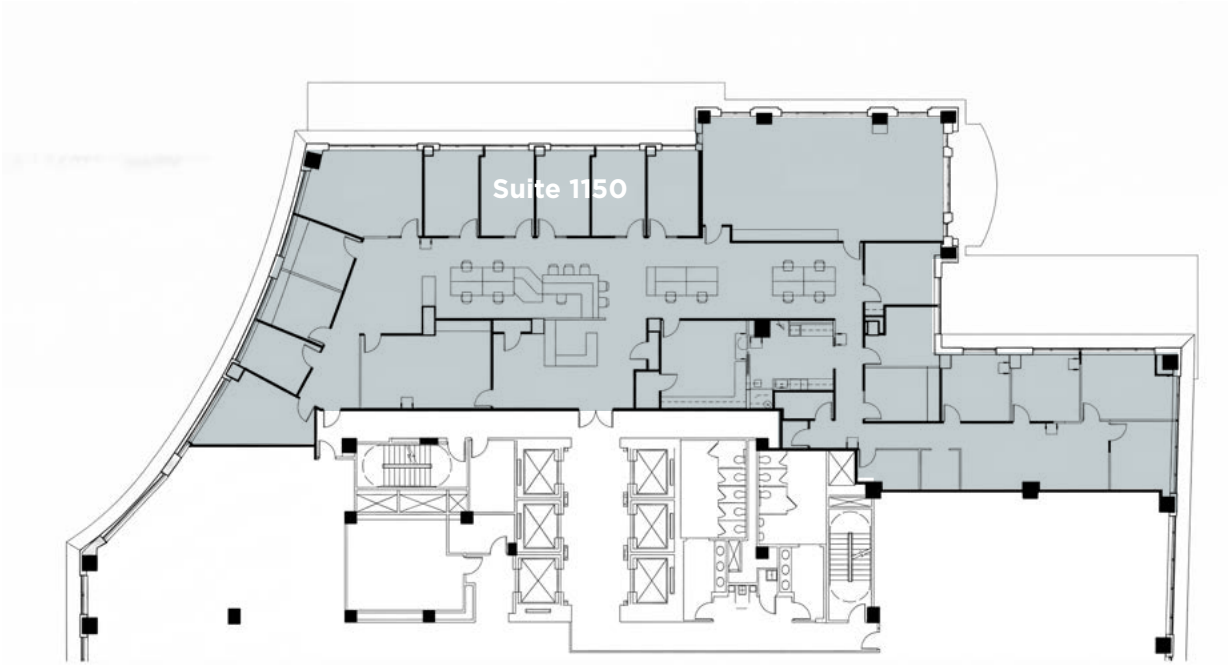
Eleventh Floor

Suite	RSF
1150	9,613

Space Features

■ 1150 | 9,613 SF

Available: 1/1/2029





Building SPECS

OWNER / MASTER DEVELOPER:	National Rural Electric Cooperative Association (NRECA)	
DEVELOPMENT MANAGER:	NRECA	
ARCHITECT:	WDG	
EXCLUSIVE LEASING AGENT:	Stream Realty Partners	
SITE:	Building is located at prime location on Wilson Blvd one block from Metro and Ballston Common Mall and is next to the Westin Hotel with 4 other hotels nearby.	
DELIVERY:	1995 / Renovated 2026	
SCOPE:	11 stories / 270,737 RSF	11 stories / 269,911 RSF
TYPICAL FLOOR:	26,326 SF	26,013 SF
CEILING HEIGHT:	9'	9'
TYPICAL COLUMN SPACING:	45' between core + perimeter	45' between core + perimeter
ELEVATORS:	6 high-speed passenger / 2 parking level shuttle	
PARKING:	Covered - 476 (1.7/1000 SF)	Covered - 390 (1.7/1000 SF)
SECURITY:	General Access Control System which monitors and controls entries; Elevator Access Control System	
CERTIFICATIONS:	Certified LEED Silver	
OTHER FEATURES:	• Prime location on Wilson Blvd one block from the metro and Ballston Quarter and next to the Westin Hotel with 4 other hotels nearby • Dramatic setting with richly landscaped Plaza as its centerpiece featuring a fountain, mature trees and outdoor seating areas • 30' x 40' bay sizes providing complete space planning flexibility • Typical floors of 26,000 SF that are virtually column free • 10,000 SF state-of-the art conference center, which seats 550 • Onsite food service and catering • Onsite travel agency • Onsite ownership and management • Fitness facility complete with locker rooms, showers, workout areas & exercise equipment	



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