



4301 & 4401 WILSON BLVD | ARLINGTON, VA 22203



Step into **WHAT'S NEXT**

4301 Wilson Blvd. New Lobby Renovations
Delivering October 2026

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
Delivering October 2026





New Conference Center Renovations Delivering October 2026

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 Delivering October 2026

Designed to bring
PEOPLE TOGETHER

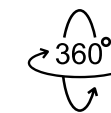
Tenant-Only Pantry Space and Breakout Rooms



Tenant-Only Lounge



CLICK OR SCAN FOR



VIRTUAL
TOUR



Tenant-Only Large Conference Center



Introducing THE COMMONS

Building Highlights



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

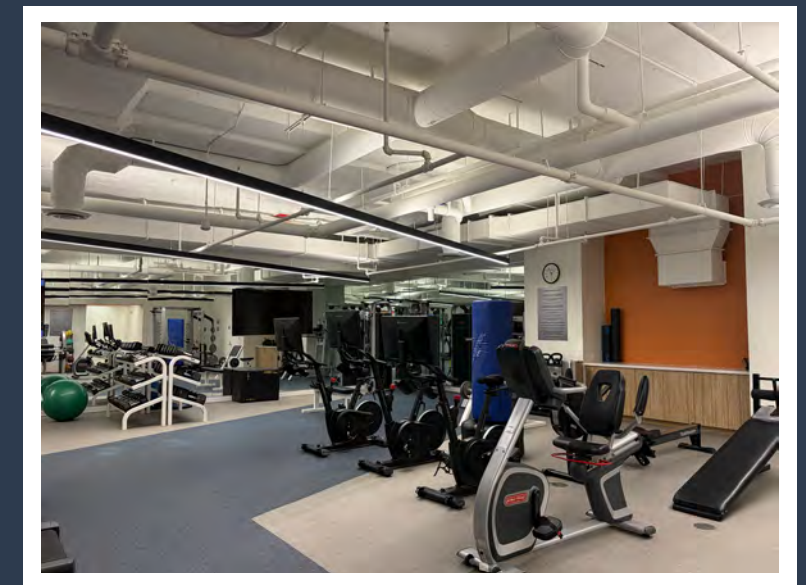


Elevated workplace
experience



Adjacent to



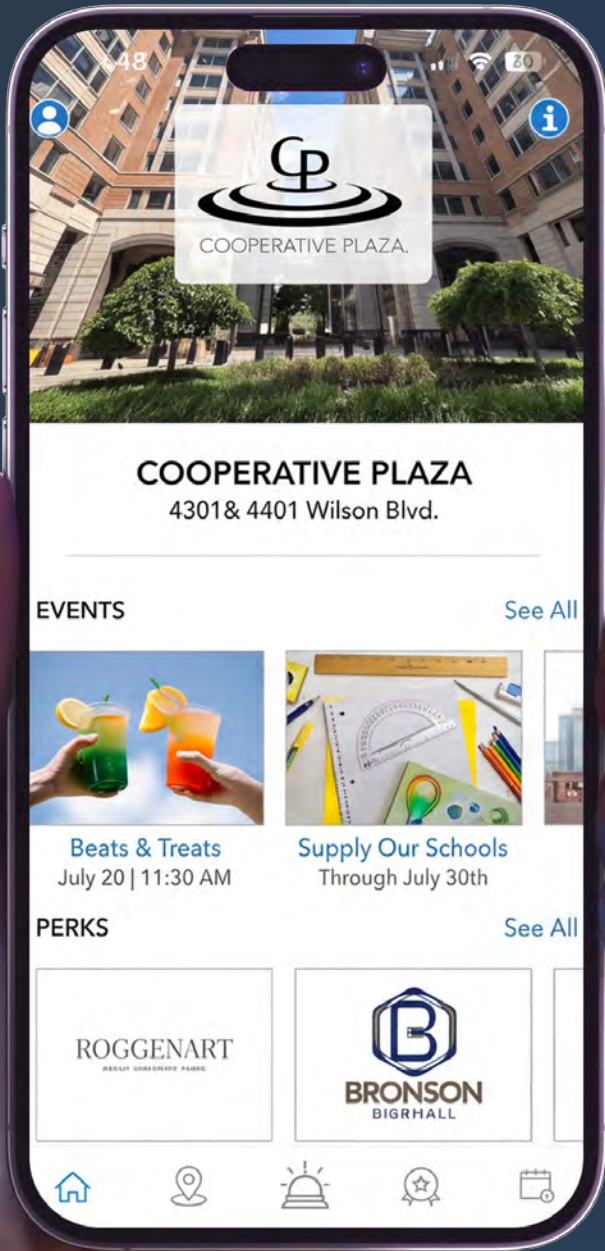


A space designed
TO RECHARGE



More than space.

A FULL TENANT EXPERIENCE.



Cooperative Plaza delivers more than square footage. Through the Simpli Tenant Experience App and a dedicated onsite Experience Manager, tenants gain direct access to exclusive building programs, services, amenities and experiences — all in one place, at no additional cost.



CONCIERGE SERVICES
On-demand support designed to keep teams balanced, productive and healthy throughout the workday.



EVENTS + EXPERIENCES
A year-round calendar of building events, virtual experiences and on-demand workshops that bring the tenant community together.



PERKS
Exclusive offers and rewards from local retailers, restaurants and regional attractions.



BUILDING AMENITIES
Seamless discovery and booking of the spaces, services and amenities available throughout the property.

POWERED BY SIMPLI — THE TENANT EXPERIENCE PLATFORM CONNECTING YOUR TEAM TO EVERYTHING THE BUILDING HAS TO OFFER.



BALLSTON QUARTER

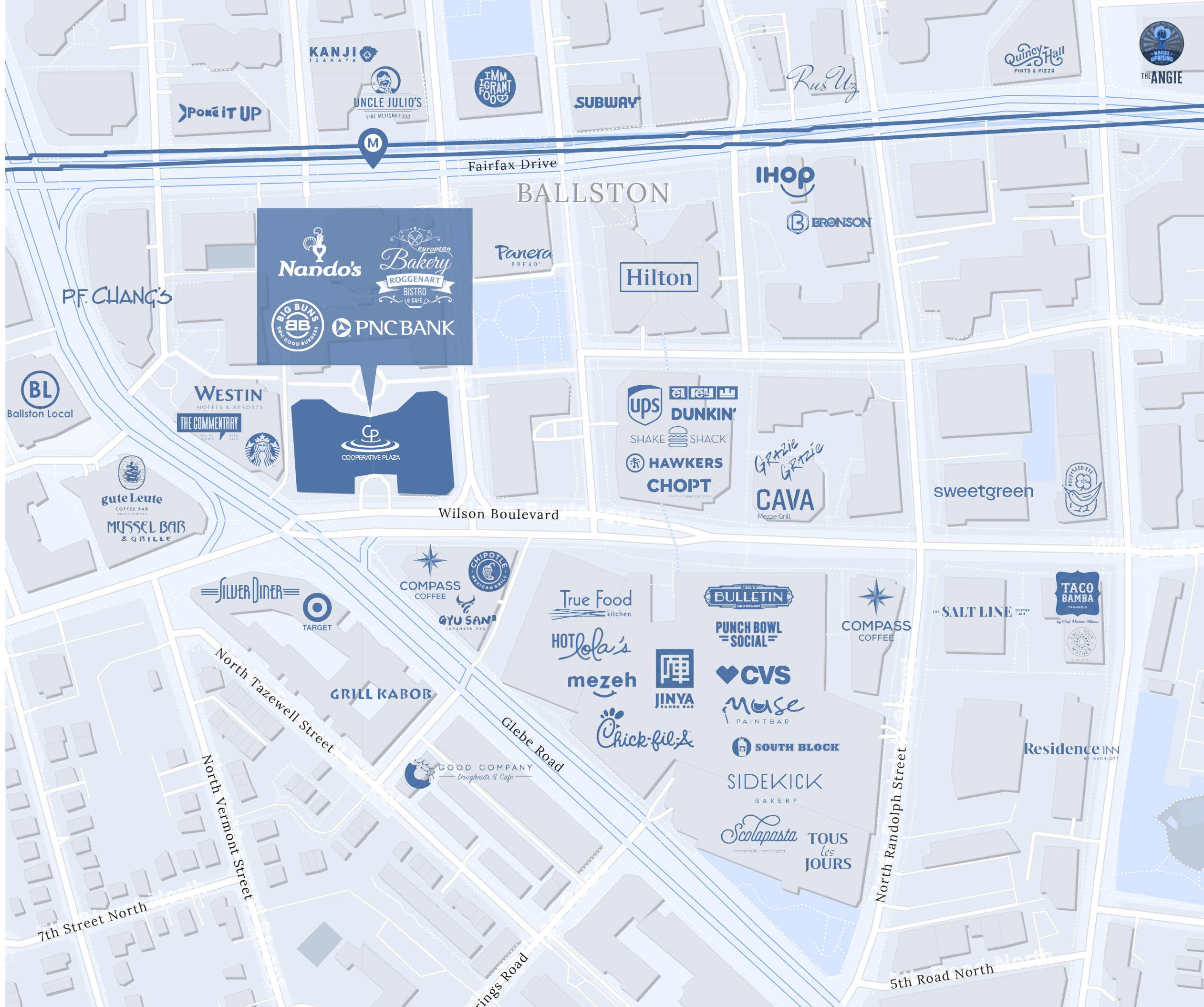


Cooperative Plaza offers direct access to the energy of Ballston, with Ballston Quarter just a short walk away. This vibrant urban destination brings together the area's best dining, shopping, entertainment, and events. From the Quarter Market food hall and cooking classes to movies, live events, and 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**

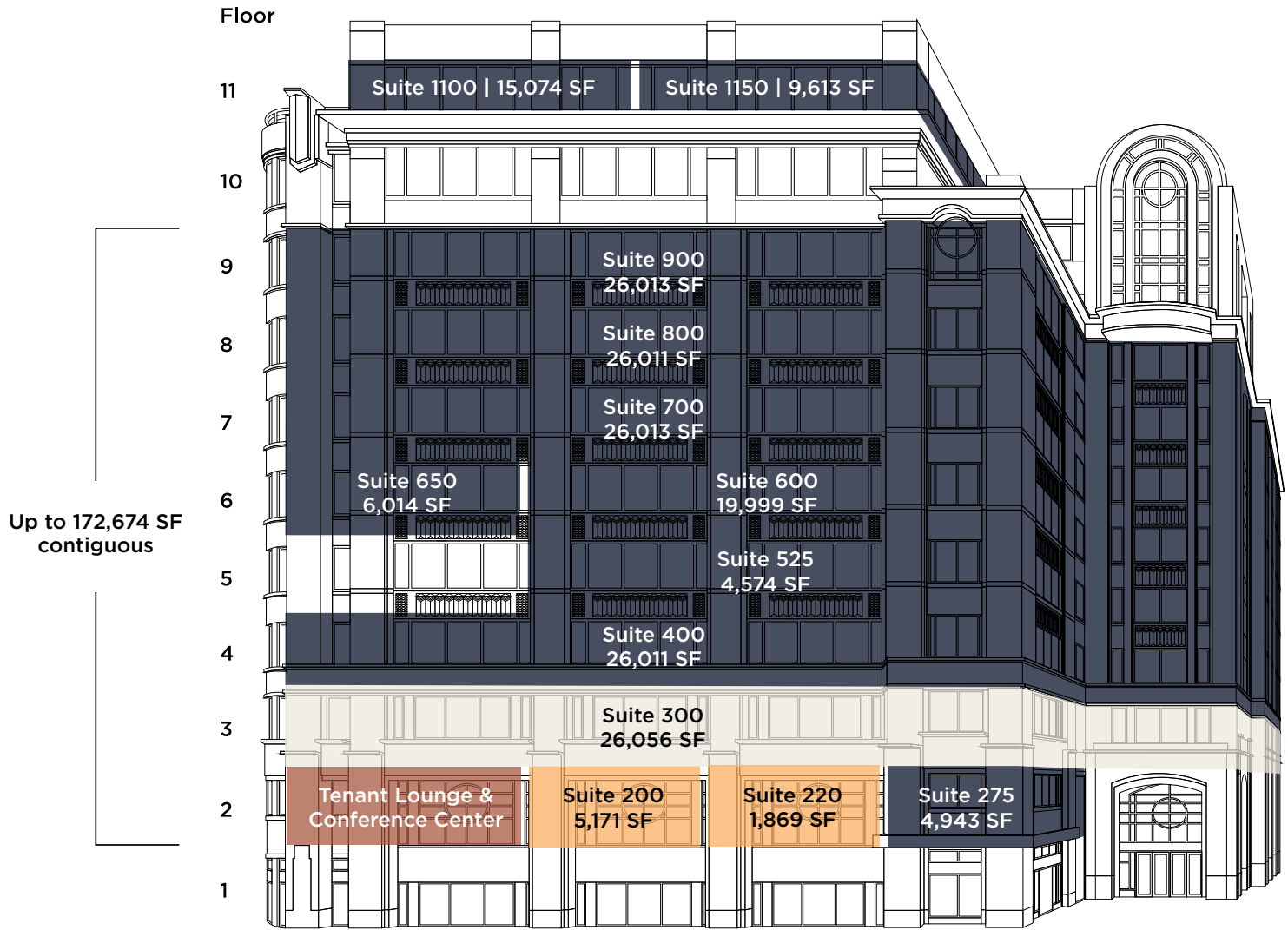


Onsite RETAIL SHOPS



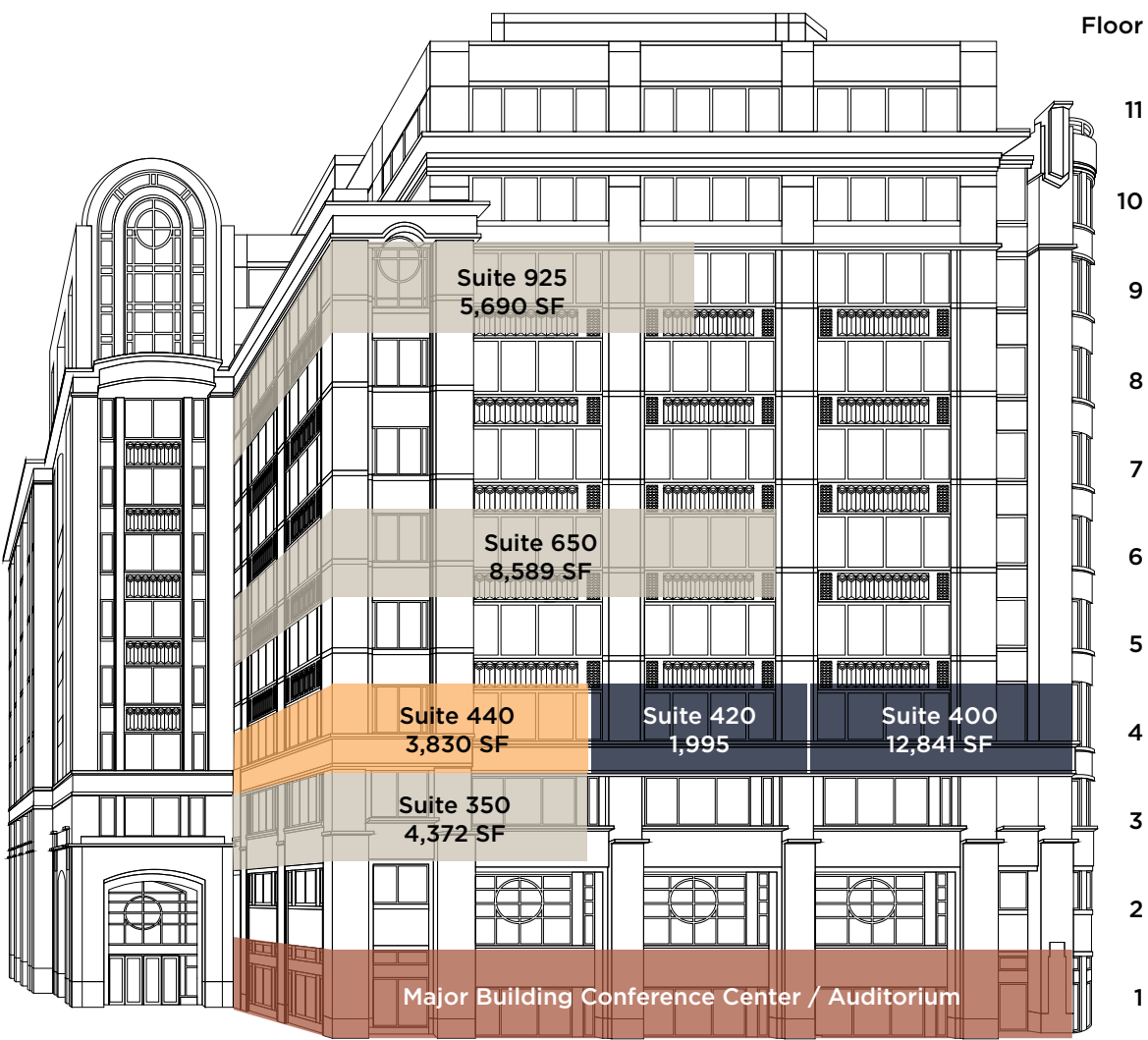
4401

Wilson Blvd.



4301

Wilson Blvd.



Full Build-Out

Full Floor/Plug-n-Play

Shell

New Spec Suite

Amenities

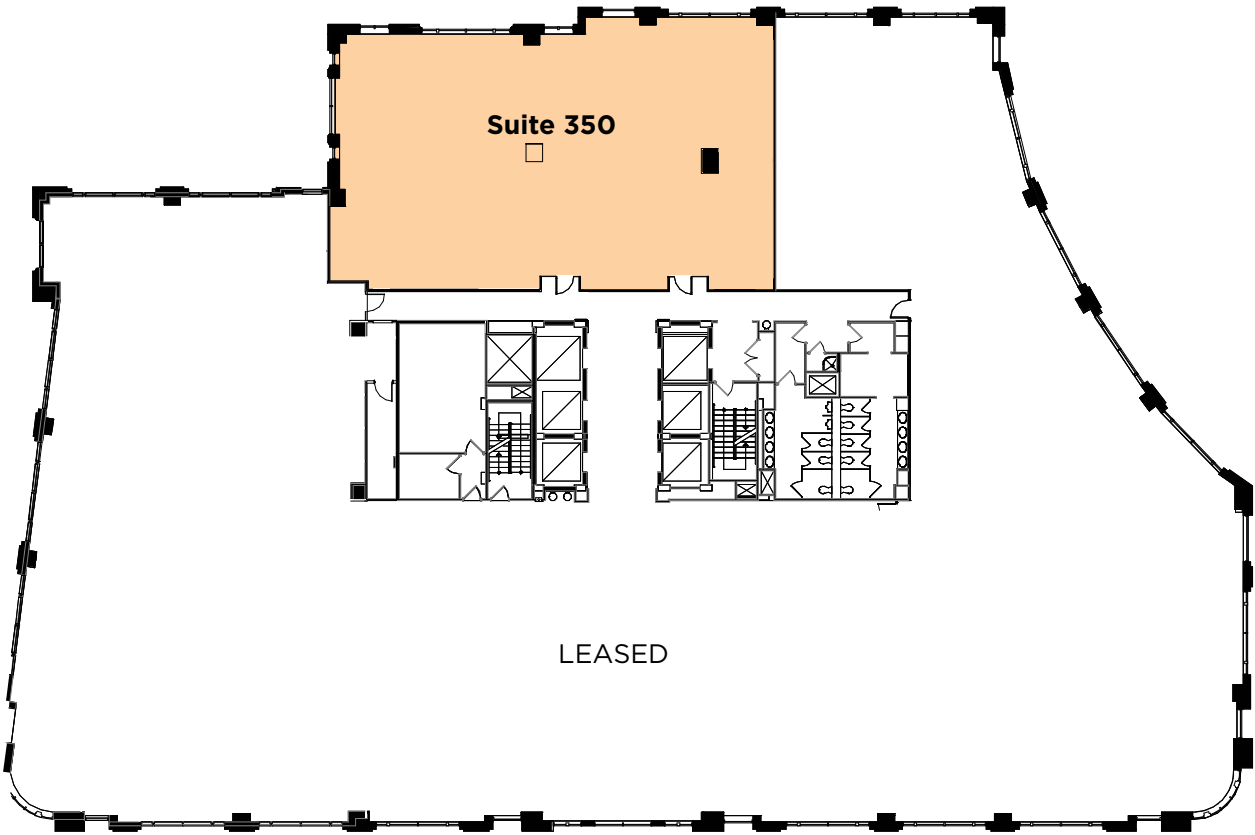
AVAILABLE

4301

Wilson Blvd.

Space Features

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



Third Floor

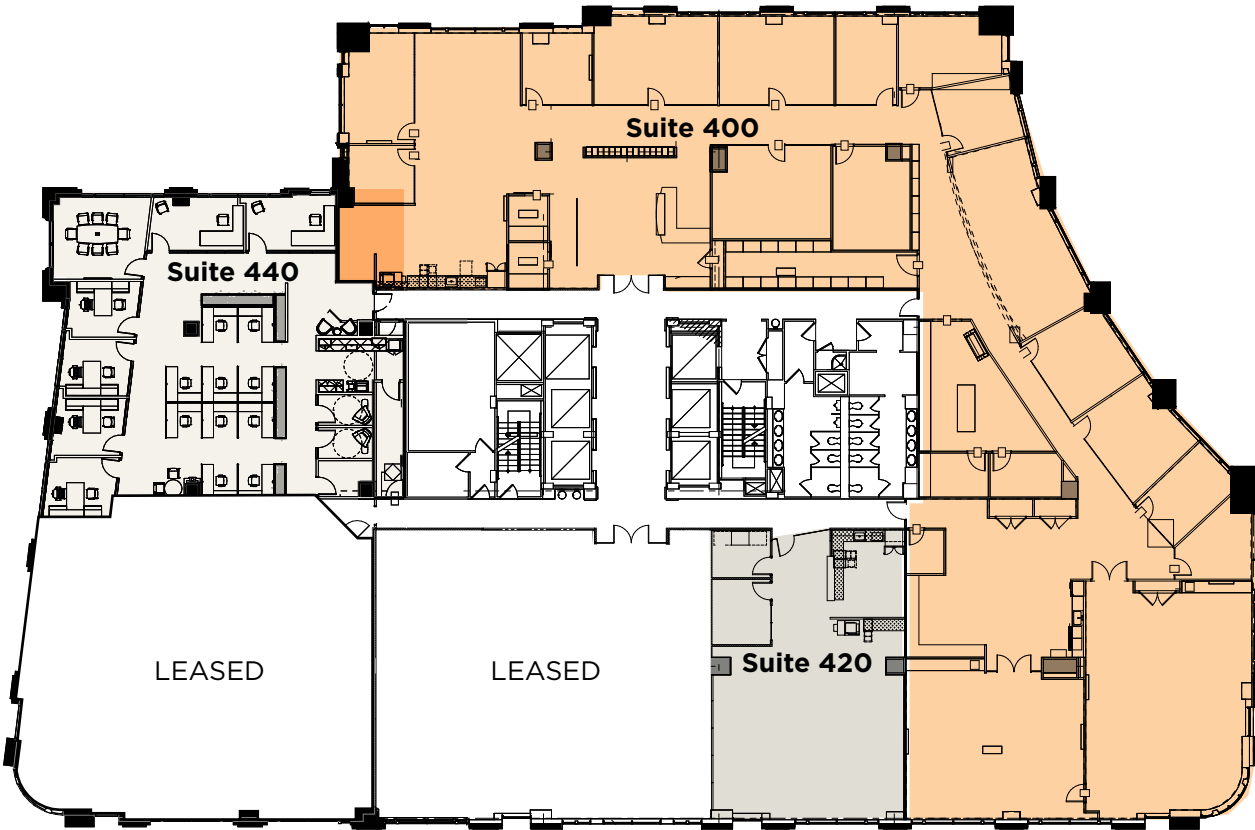
Suite	RSF
350	4,372

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.
Seats approximately 16
 - 10 Workstations
 - 6 Offices
 - 1 Ten-Seat Conference Room



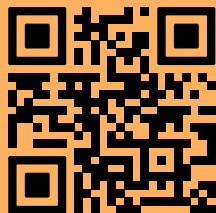
Fourth Floor

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

Brand new SPEC SUITE

4301
Wilson Blvd.

CLICK OR SCAN FOR



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

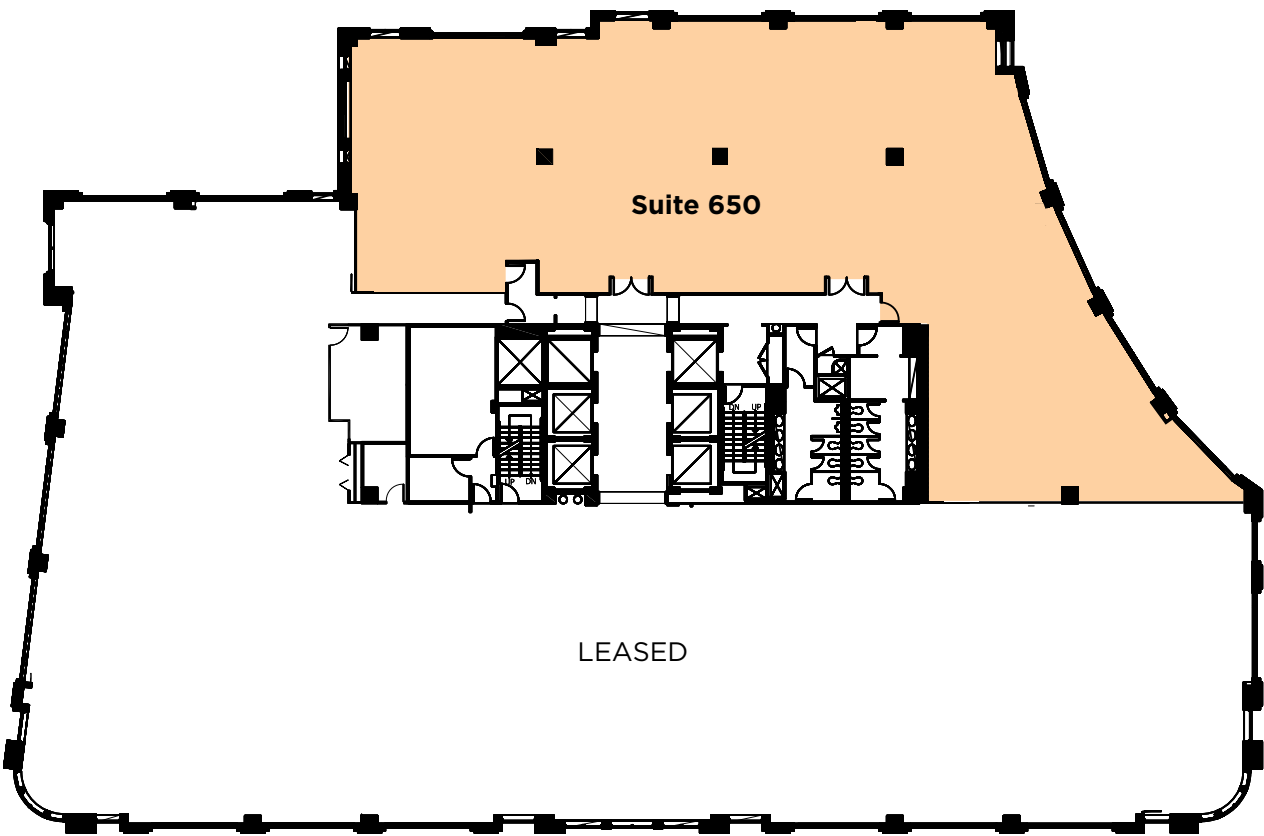
Wilson Blvd.

Sixth Floor

Suite	RSF
650	8,589

Space Features

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



4301

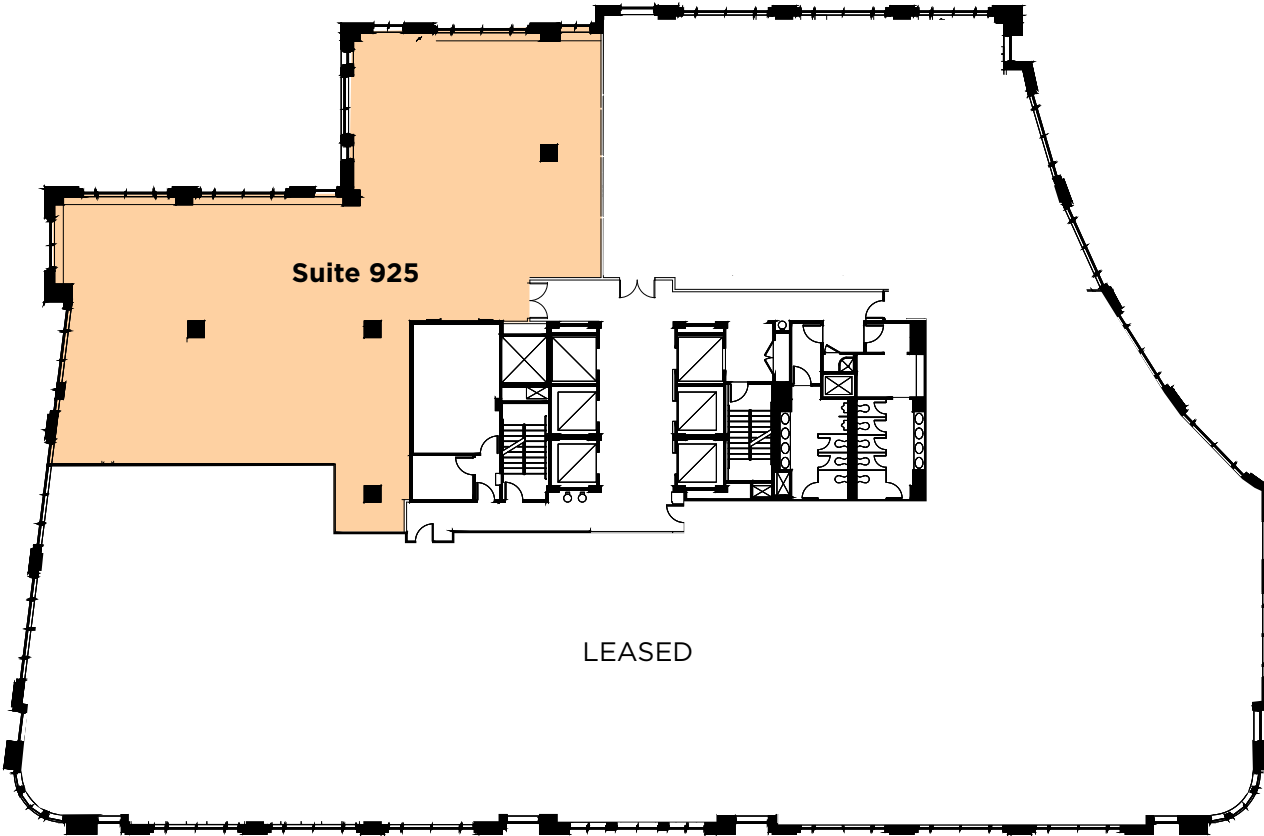
Wilson Blvd.

Ninth Floor

Suite	RSF
925	5,690

Space Features

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

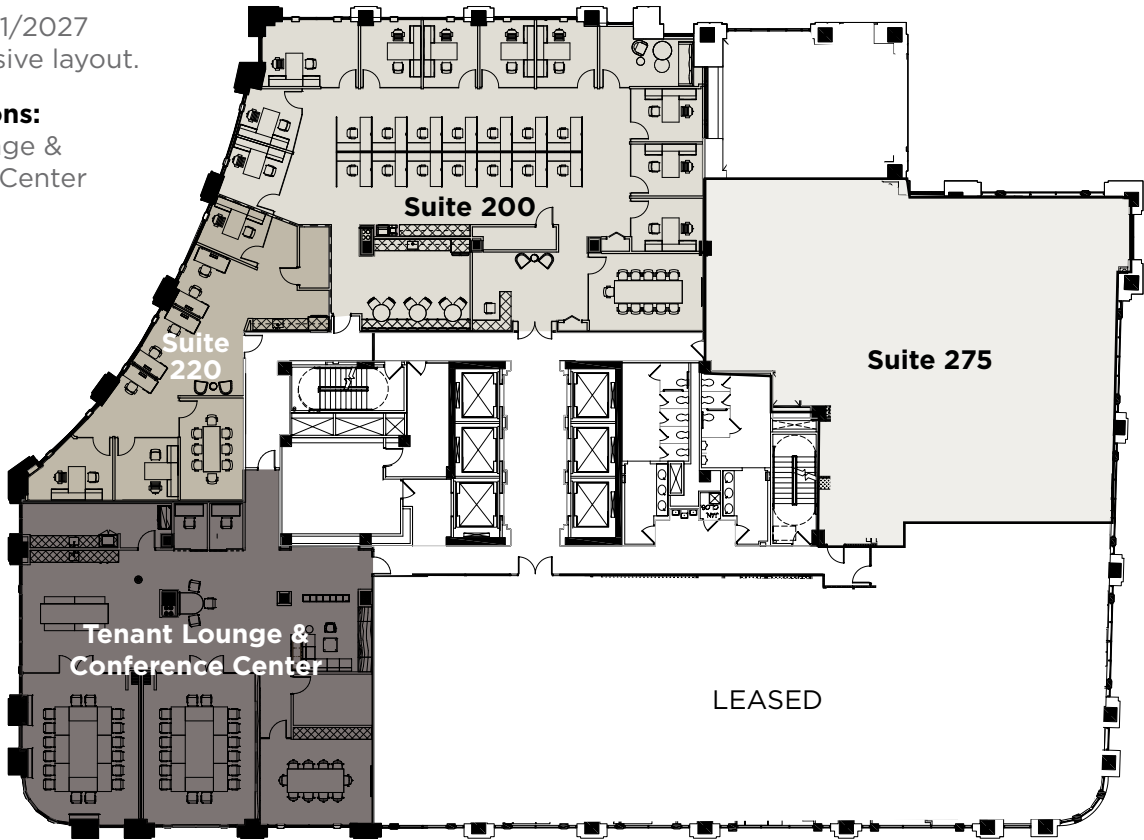


4401

Wilson Blvd.

Space Features

- **200 | 5,171 SF**
High-end spec suite delivering soon with office-intensive layout and full-height glass throughout.
- **220 | 1,869 SF**
High-end spec suite delivering soon with office-intensive layout and full-height glass throughout.
- **275 | 4,943 SF**
Available: 7/1/2027
Office intensive layout.
- **The Commons:**
Tenant Lounge & Conference Center



Second Floor

Suite	RSF
200	5,171
220	1,869
275	4,943

4401

Wilson Blvd.

Space Features

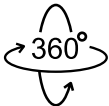
- **300 | 26,056 SF**
Plug and play option fully furnished with efficient layout.
- 147 Workstations
- 34 Offices
- 9 Phone Booths
- 3 Huddle Rooms
- 1 Conference Room
- 1 Kitchen
- 1 Kitchenette



Third Floor

Suite	RSF
300	26,056

CLICK OR SCAN FOR



VIRTUAL
TOUR



Brand new
SPEC SUITE
COMING SOON

4401
Wilson Blvd.

Space Features

■ 200 | 5,171 SF

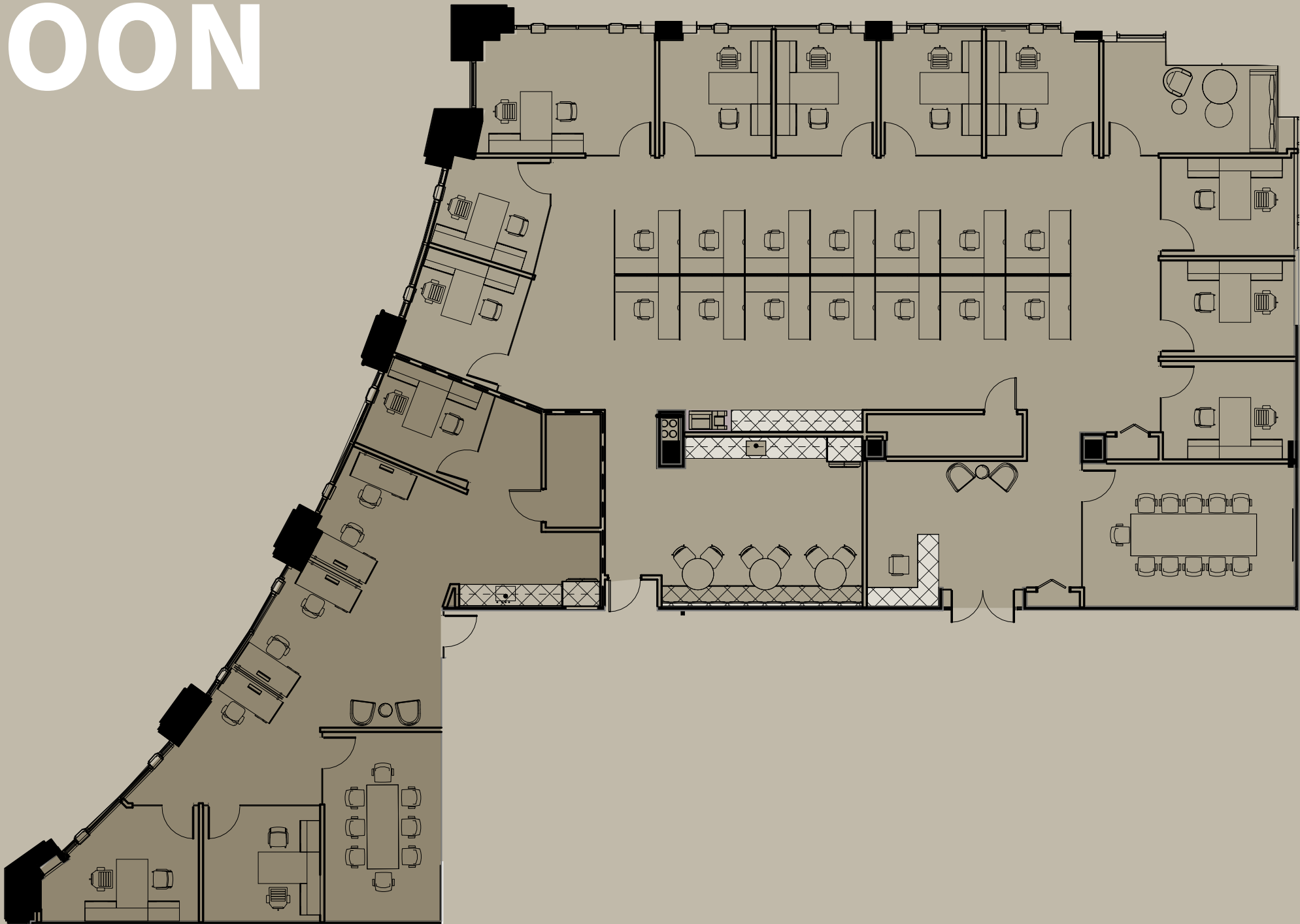
High-end spec suite delivering soon with office-intensive layout and full-height glass throughout.

- 14 Workstations
- 10 Offices
- 1 Conference Room
- 1 Huddle Room
- 1 Kitchen

■ 220 | 1,869 SF

High-end spec suite delivering soon with office-intensive layout and full-height glass throughout.

- 5 Workstations
- 3 Offices
- 1 Conference Room
- 1 Kitchenette



4401

Wilson Blvd.

Fourth Floor

Suite	RSF
400	26,011

Space Features

■ 400 | 26,011 SF



4401

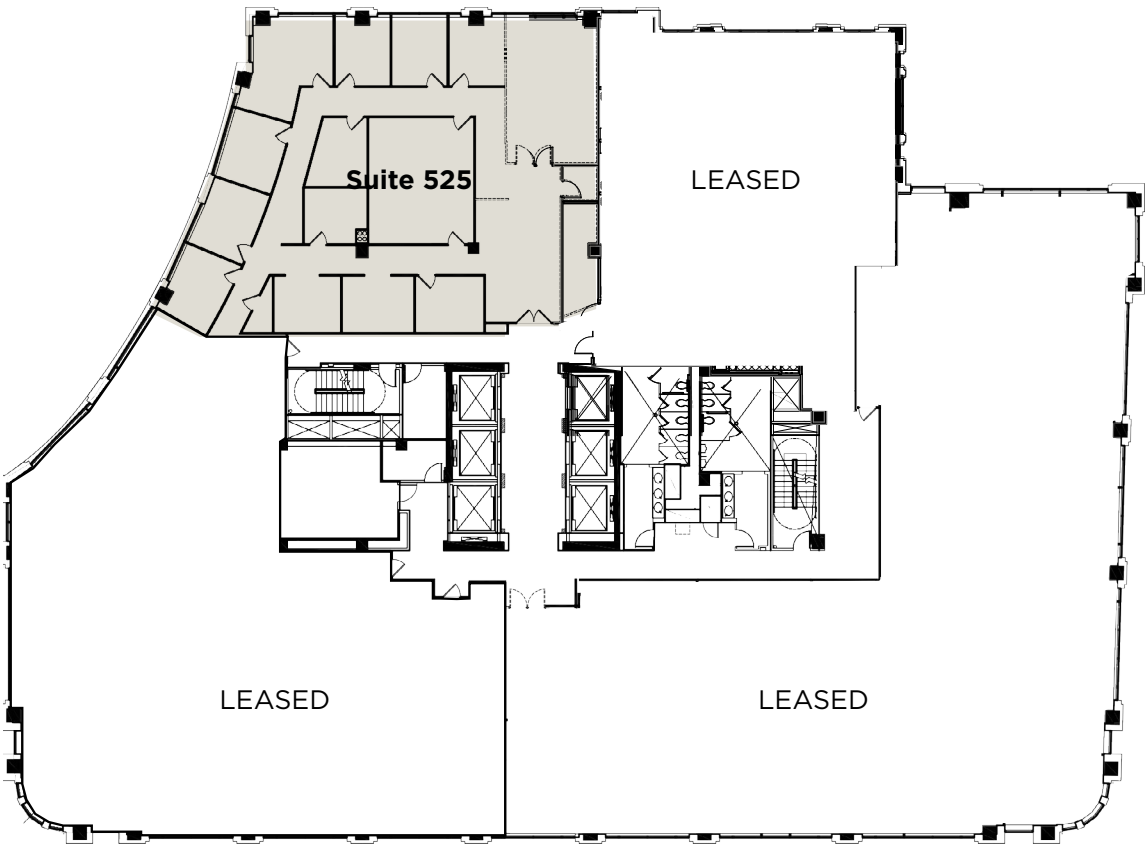
Wilson Blvd.

Fifth Floor

Suite	RSF
525	4,574

Space Features

■ 525 | 4,574 SF
White box space with courtyard views ready for custom buildout.



4401

Wilson Blvd.

Space Features

■ 600 | 19,999 SF

High-end existing buildout ready for occupancy.

Seats approximately 115

- 100 Workstations
- 4 Team Rooms
- 2 Conference Rooms

■ 650 | 6,014 SF

Modern build-out with courtyard views.

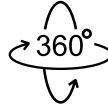
Seats approximately 22

- 20 Workstations
- 2 Offices

Sixth Floor

Suite	RSF
600	19,999
650	6,014

CLICK OR SCAN FOR

 360°

VIRTUAL TOUR





4401

Wilson Blvd.

Space Features

■ 700 | 26,013 SF

Plug & play option fully furnished with mostly open layout.

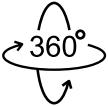
Seats approximately 147

- 134 Workstations
- 13 Offices
- 4 Conference & Training Rooms

Seventh Floor

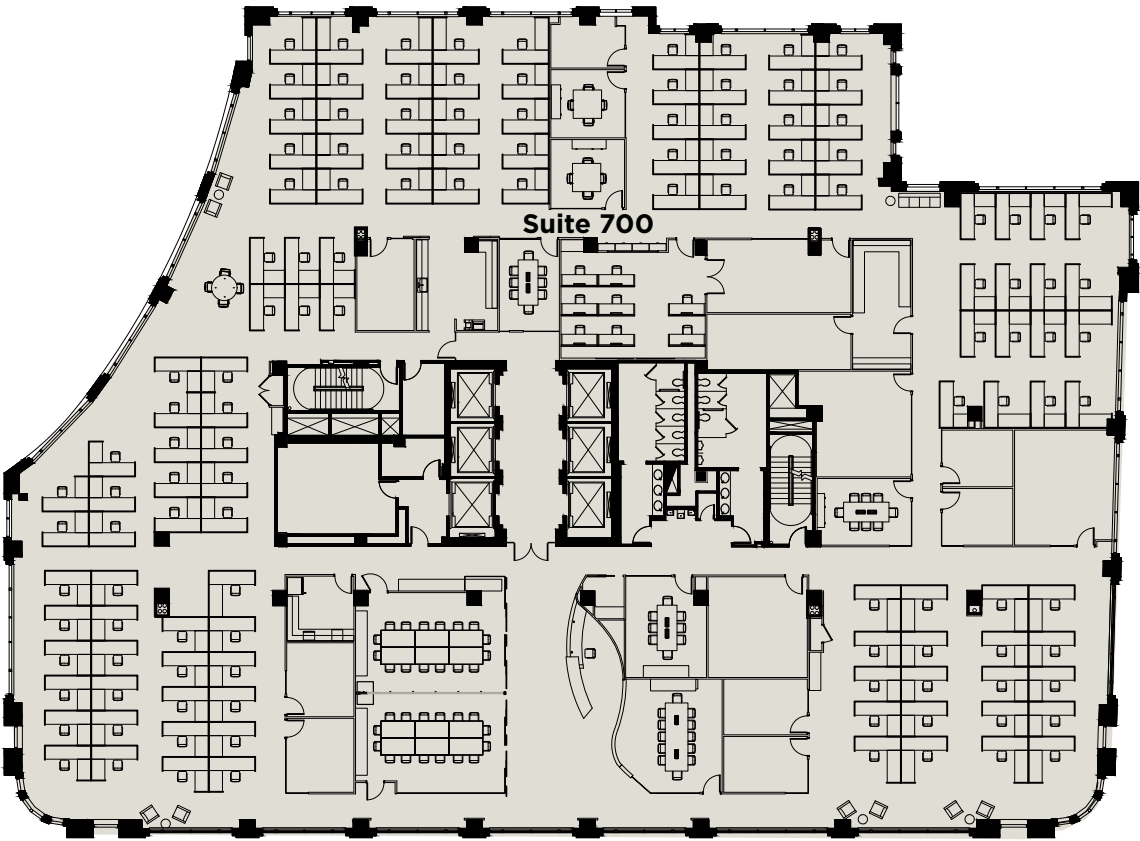
Suite	RSF
700	26,013

CLICK OR SCAN FOR

 360°

VIRTUAL TOUR





4401

Wilson Blvd.

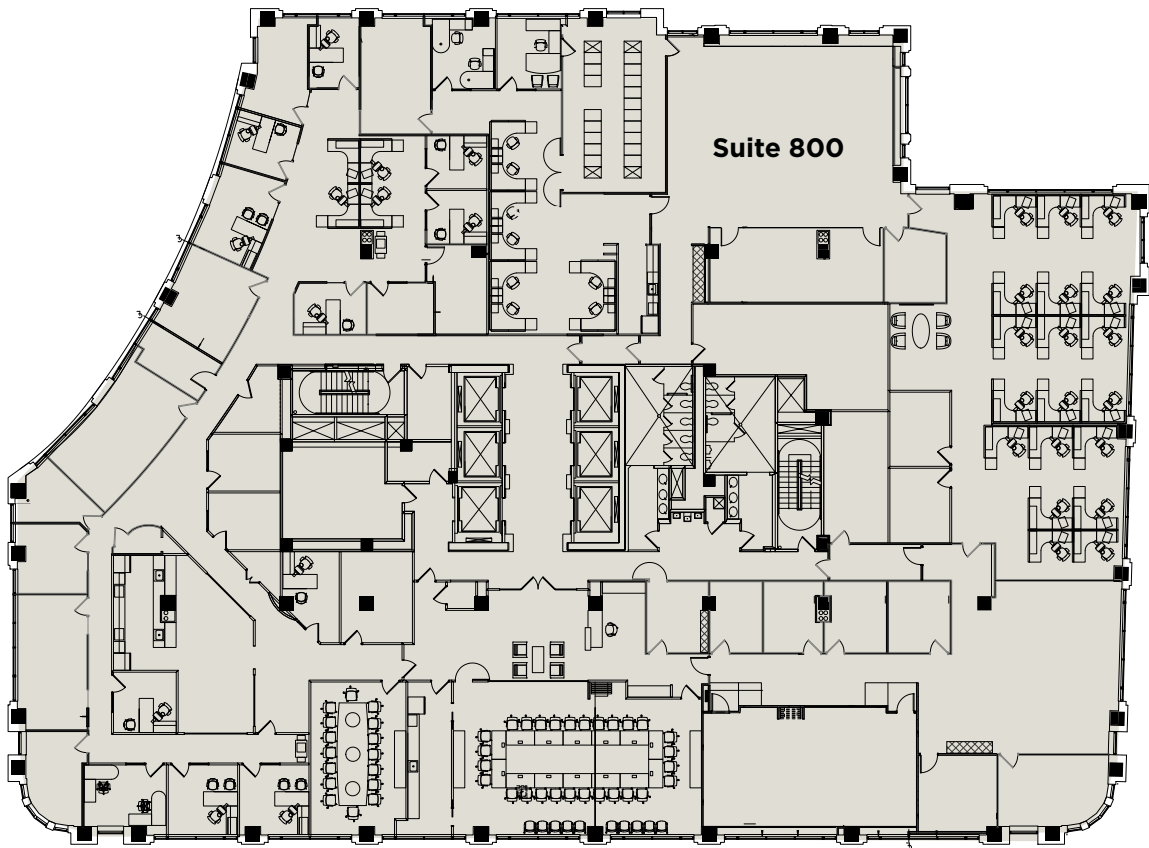
Eighth Floor

Suite	RSF
800	26,011

Space Features

■ 800 | 26,011 SF

High-end existing buildout ready for occupancy.



4401

Wilson Blvd.

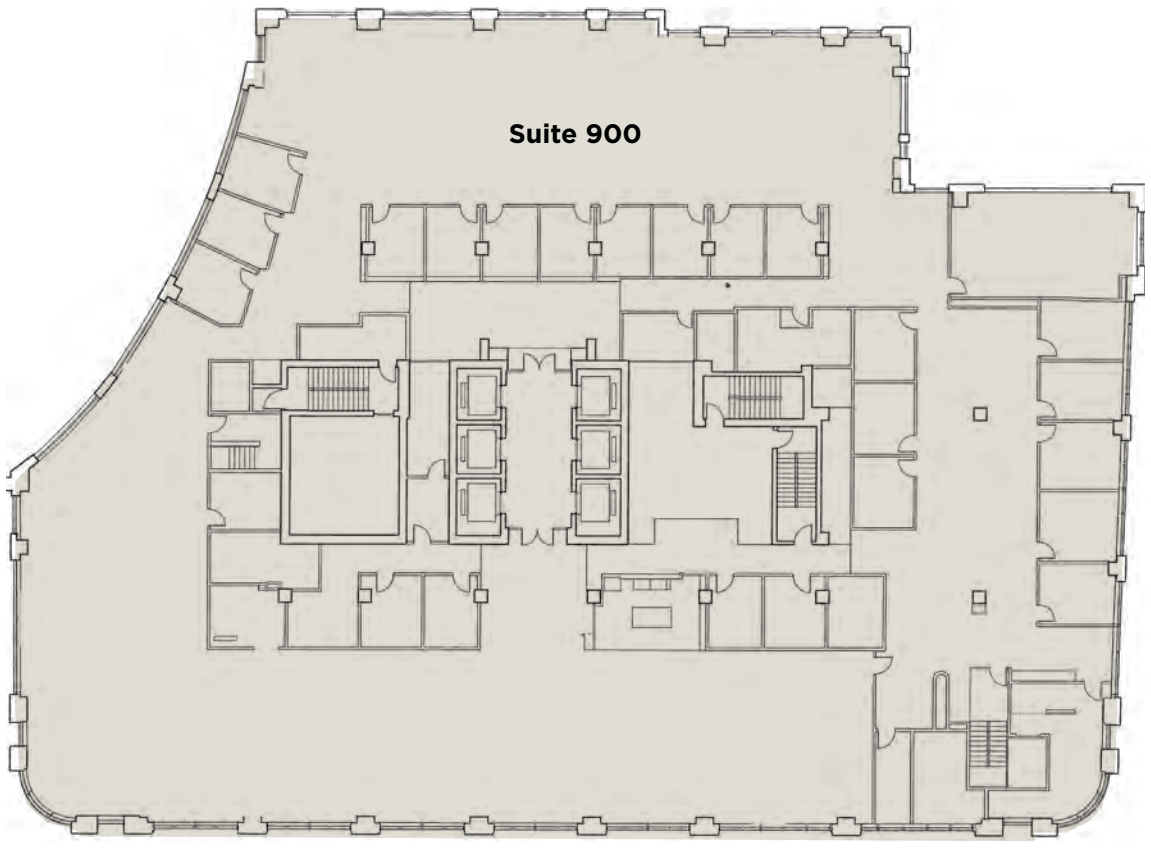
Ninth Floor

Suite	RSF
900	26,013

Space Features

■ 900 | 26,013 SF

High-end existing buildout ready for occupancy.



4401

Wilson Blvd.

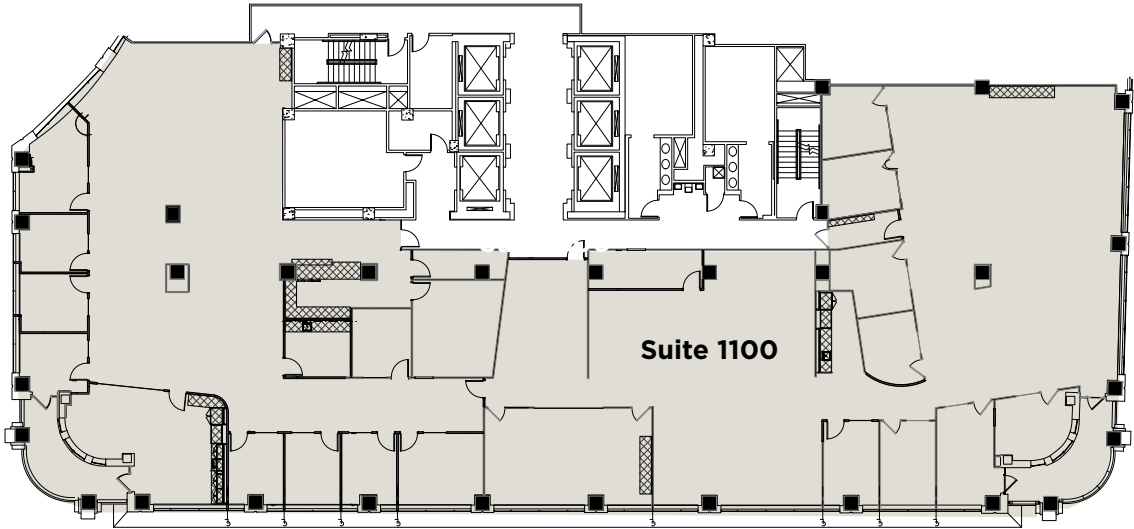
Eleventh Floor

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
High-end buildout on top floor with lots of natural light and great views.



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:**4301 WILSON BLVD**

11 stories / 270,737 RSF

4401 WILSON BLVD

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 ownership and management
- Fitness facility complete with locker rooms, showers, workout areas & exercise equipment

FOR MORE INFORMATION



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