



THE OFFICES

AT THE VILLAGE AT SHIRLINGTON

de **DIVARIS**
REAL ESTATE, INC.



PROPERTY Overview

2700 S QUINCY ST | ARLINGTON, VA | 22206

Working in an office at The Village at Shirlington provides a convenient and vibrant environment conducive to productivity and professional growth. Its central location offers easy access to major highways and public transportation, minimizing commute times and enhancing work-life balance for employees commuting from nearby neighborhoods or Washington D.C. The street is lined with a variety of amenities including cafes, restaurants, and shops, ideal for coffee breaks, lunch outings, and after-work activities.

2700 S. Quincy Street's vibrant community atmosphere enhances the work environment with its mix of residential charm and urban vitality. Nearby parks and green spaces offer opportunities for relaxation and outdoor activities, promoting well-being among employees.

The location's proximity to diverse industries, government agencies, and educational institutions provides ample networking opportunities and potential collaborations. This dynamic environment not only supports professional development but also enriches the overall quality of life with its safety, cleanliness, and community engagement. Working at the Offices at The Village at Shirlington in Arlington offers a blend of convenience, amenities, and a supportive community that enhances both professional success and personal well-being.

Property Highlights

- ✘ **Prime Location:** Situated in the heart of Arlington's vibrant Village at Shirlington, the property offers a central location with easy access to major highways and public transportation. Retail and dining locations on the bottom floor include Astro Beer Hall, which offers a unique and lively spot for both office workers and visitors to unwind and socialize.
- ✘ **Diverse Office Spaces:** The Village at Shirlington provides a range of office spaces tailored to different business needs, including flexible office town halls.
- ✘ **Amenities and Services:** The property boasts a variety of amenities including high-speed internet, conference rooms equipped with state-of-the-art technology, and free on-site parking facilities.
- ✘ **Community and Networking:** The vibrant community at the Village at Shirlington fosters networking opportunities through regular events, workshops, and social gatherings. This supportive environment encourages collaboration and business growth among tenants.
- ✘ **Quality of Life:** Beyond business amenities, the neighborhood offers a desirable quality of life with access to green spaces, fitness centers, and cultural attractions. This blend of work and leisure enhances employee satisfaction and productivity. Best bicycle commuting address in the market with secure bike storage and showers.
- ✘ The new **A29 Metrobus route** provides direct, rush-hour service between Shirlington and Downtown D.C., offering seamless, transfer-free commuting.





The Village at **Shirlington**

This urban village boasts a wide array of amenities that cater to diverse needs and preferences. Workers have easy access to a variety of dining establishments, from casual cafes to upscale restaurants, offering numerous options for lunch breaks or post-work gatherings. Retail shops in the area provide convenient shopping opportunities, ensuring that employees can run errands or indulge in some retail therapy without having to travel far.

The Village at Shirlington features several entertainment options, enhancing the overall work-life balance. The presence of the Signature Theatre, a renowned regional theater, offers cultural enrichment and a variety of performances throughout the year. Other entertainment venues and regular community events contribute to a lively atmosphere, making Shirlington not just a place to work but also a place to enjoy leisure time.

Positioned along major roads and serviced by public transportation, Shirlington is easily accessible, reducing commuting stress for workers. The development of residential units within the village allows employees the option to live close to their workplaces, promoting a convenient and sustainable lifestyle. Overall, The Village at Shirlington's combination of amenities, entertainment, and accessibility creates a high-quality working environment that supports both professional and personal well-being.

SOUTHFOUR MILE RUN DRIVE

Peet's Coffee

ROBEKS BUSBOYS & PROETS

AMC THEATRES

Hilton HOTELS & RESORTS

COCREATE

ICHIBAN

THAT MASON'S Lobster Rolls

COPPERWOOD TAVERN

Dudley's PALETTE 22

DOGMA

ups

THE OFFICES

AT THE VILLAGE AT SHIRLINGTON

Harris Teeter

YOUR NEIGHBORHOOD MARKET

Arlington Public Library

SIGNATURE THEATRE

astro beer hall

STELLINA PIZZERIA

ITALY PIZZA STYLE FOOD LOVE

Marche

jenie's

Samuel Beckett's

Carlisle Guapas

CHOP CITY

CORSO

CHI KO

our mom Eugenia



2700 S QUINCY ST

Local Area

31ST SOUTH

NORTH QUAKER LANE

Demographics

5 MIN DRIVE

10 MIN DRIVE

15 MIN DRIVE

56,869
Population

36.2
Median Age

2.1
Average Household Size

\$114,197
Median Household Income

EDUCATION



71%
College Degree



36%
2024 Pop Age 25+:
Grad/Professional Degree (%)

BUSINESS



1,333
Total Businesses



16,158
Total Employees

330,708
Population

35.0
Median Age

2.1
Average Household Size

\$114,395
Median Household Income

EDUCATION



69%
College Degree



35%
2024 Pop Age 25+:
Grad/Professional Degree (%)

BUSINESS



12,146
Total Businesses



210,454
Total Employees

663,216
Population

35.2
Median Age

2.2
Average Household Size

\$122,643
Median Household Income

EDUCATION



70%
College Degree



37%
2024 Pop Age 25+:
Grad/Professional Degree (%)

BUSINESS



42,443
Total Businesses



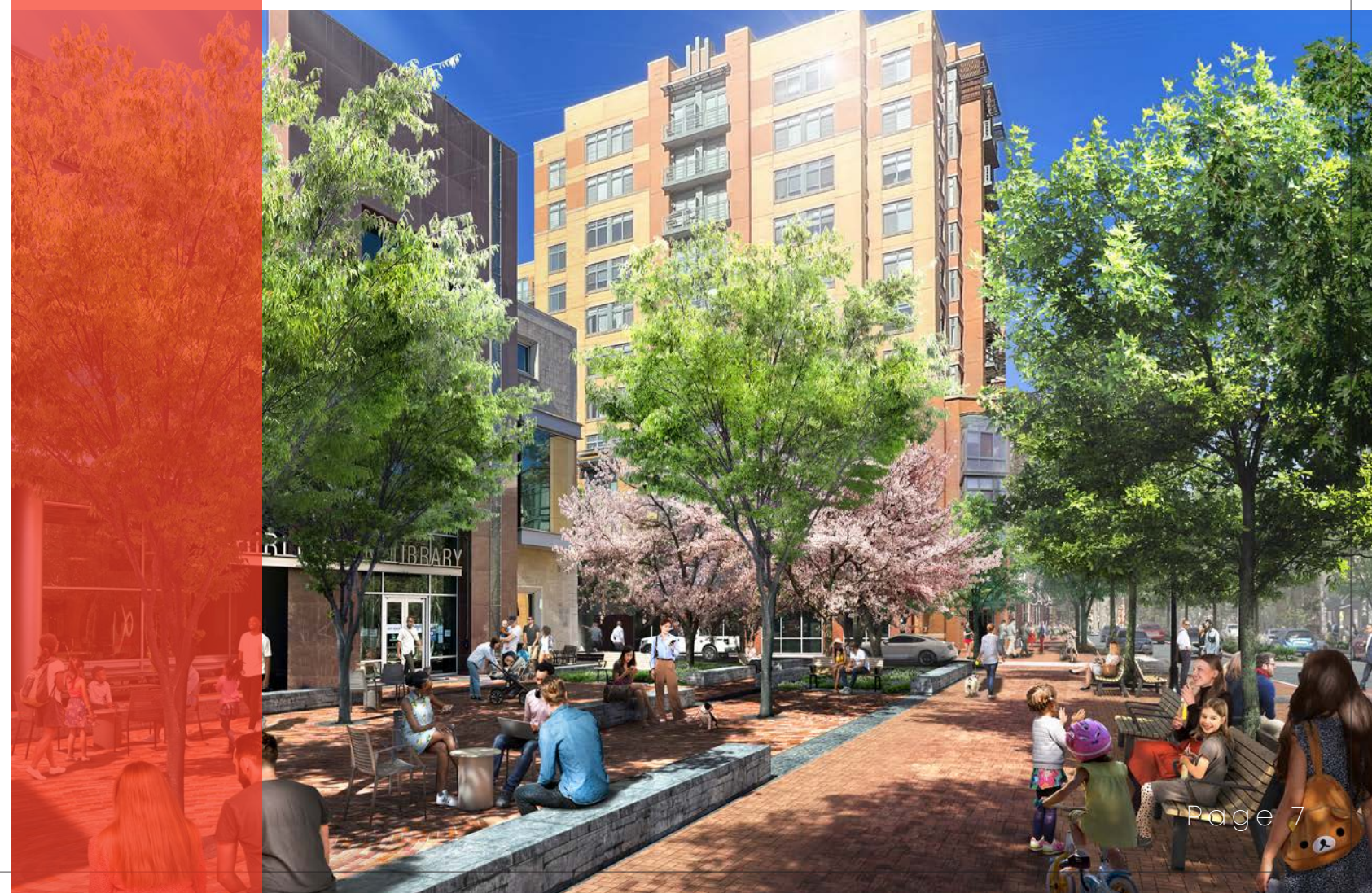
865,657
Total Employees

THE LOCAL Economy

Arlington, Virginia, boasts a robust local economy driven by its strategic location adjacent to Washington D.C. and its diverse economic sectors. The area is home to numerous federal government agencies, defense contractors, and technology firms, making it a significant hub for government contracting and professional services. The proximity to the nation's capital also fuels Arlington's role in policy-making and advocacy, attracting businesses and organizations seeking to influence national decisions.

In addition to its government-related industries, Arlington thrives in sectors such as education, healthcare, and hospitality. The presence of prestigious universities, including George Mason University's Arlington campus, supports a strong educational sector, fostering research and innovation. Healthcare institutions like Virginia Hospital Center contribute to the local economy by providing essential medical services and employment opportunities.

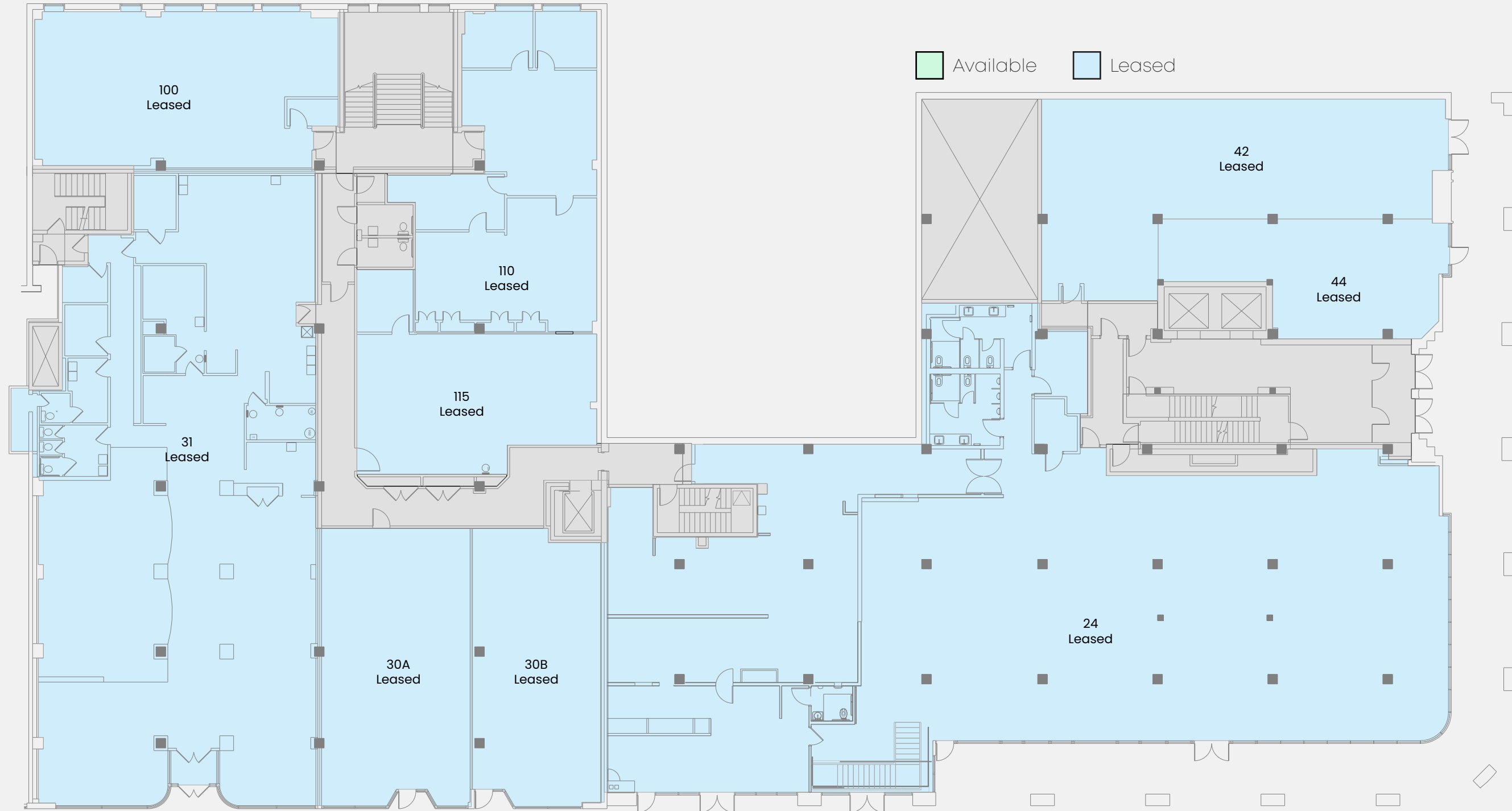
Arlington's vibrant economy is further bolstered by a thriving retail and commercial sector. The area features bustling shopping districts, dining establishments, and entertainment venues that cater to residents, visitors, and employees alike. The mix of residential developments and office spaces ensures a dynamic economic ecosystem where businesses can thrive amidst a supportive community and extensive infrastructure. Overall, Arlington's diverse economic landscape, bolstered by its strategic location and vibrant business environment, positions it as a key player in the greater Washington D.C. metropolitan area.



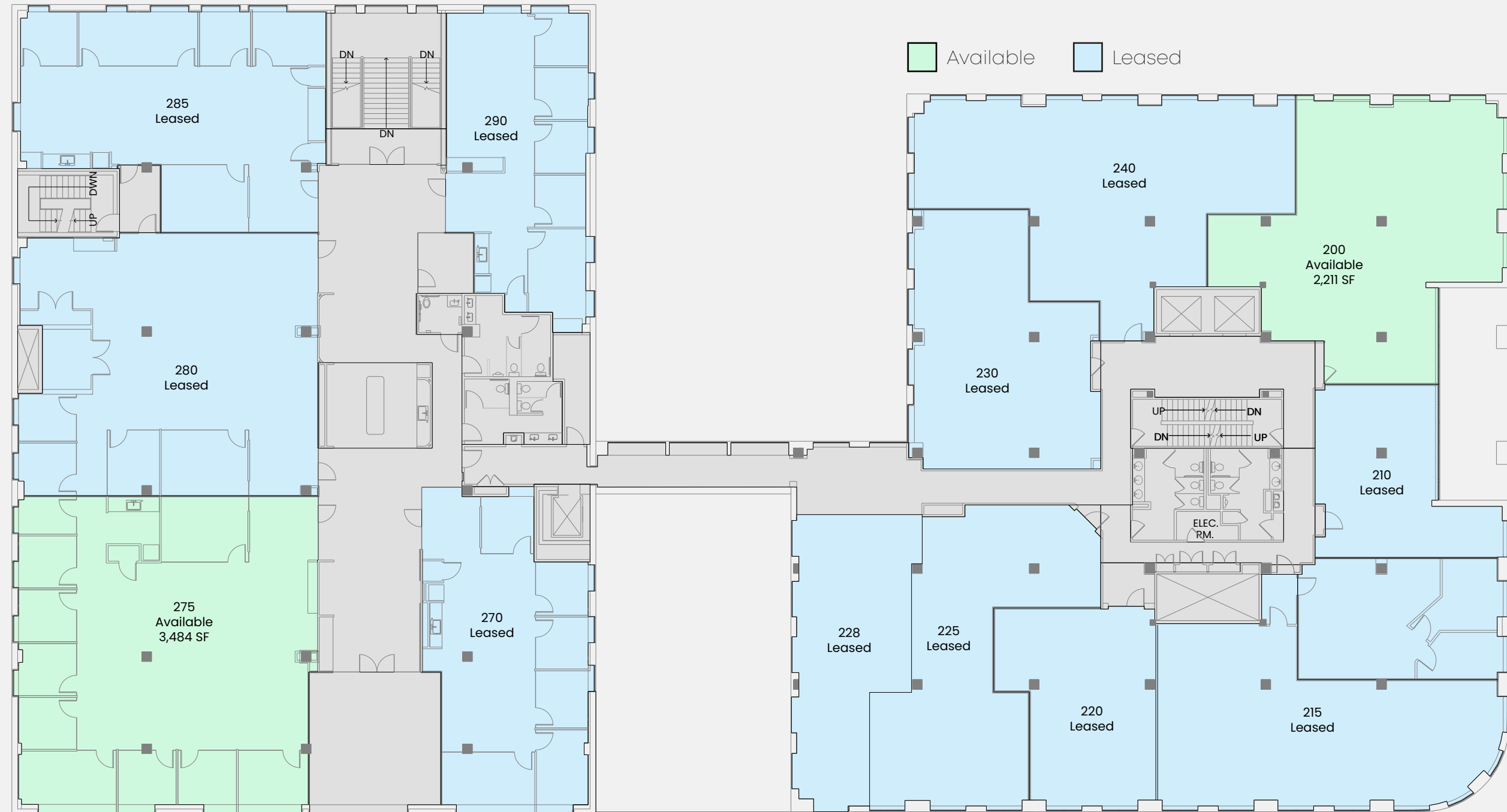
Lower Level Floor Plan



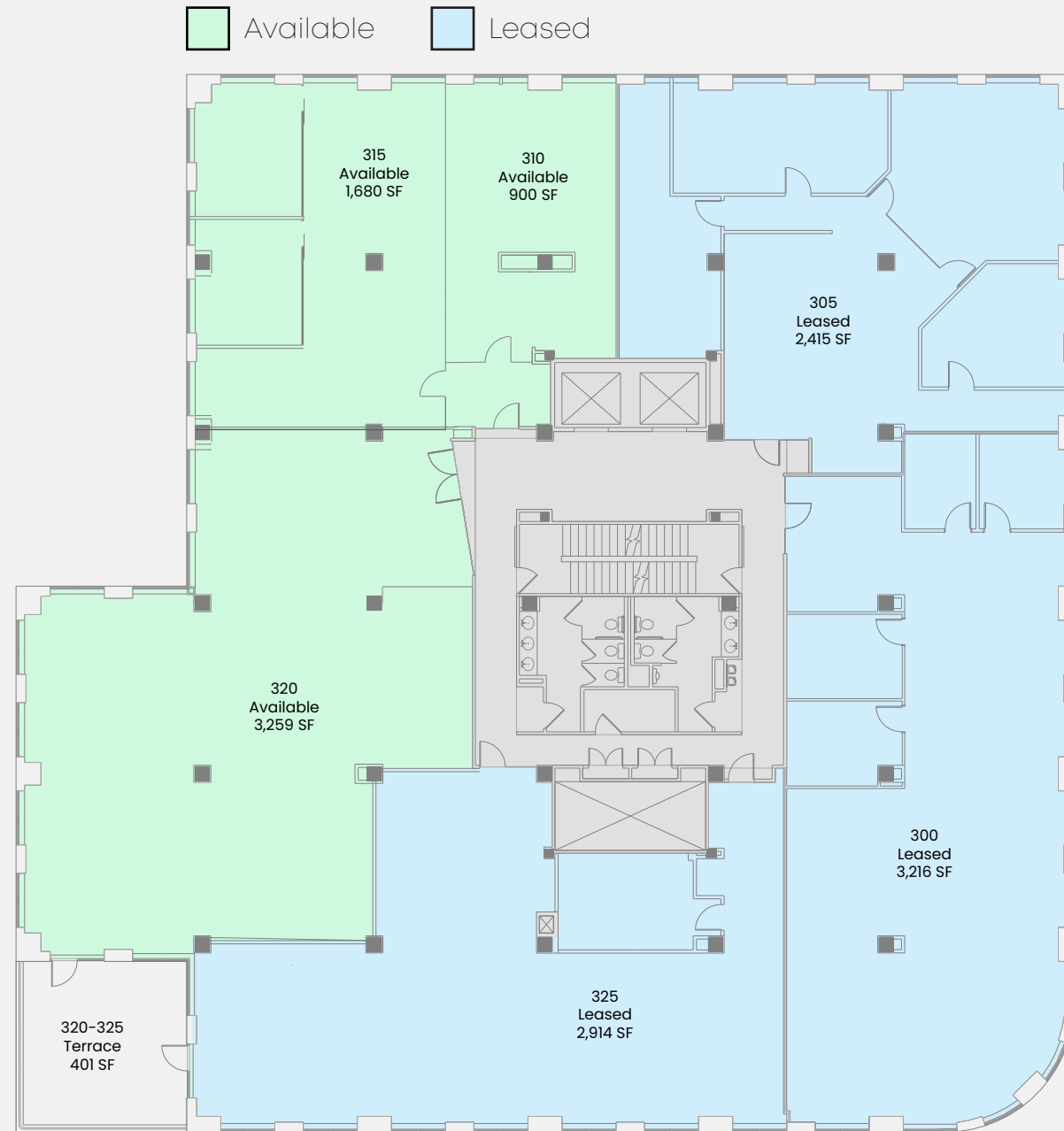
1st Floor Plan



2nd Floor Plan



3rd Floor Plan

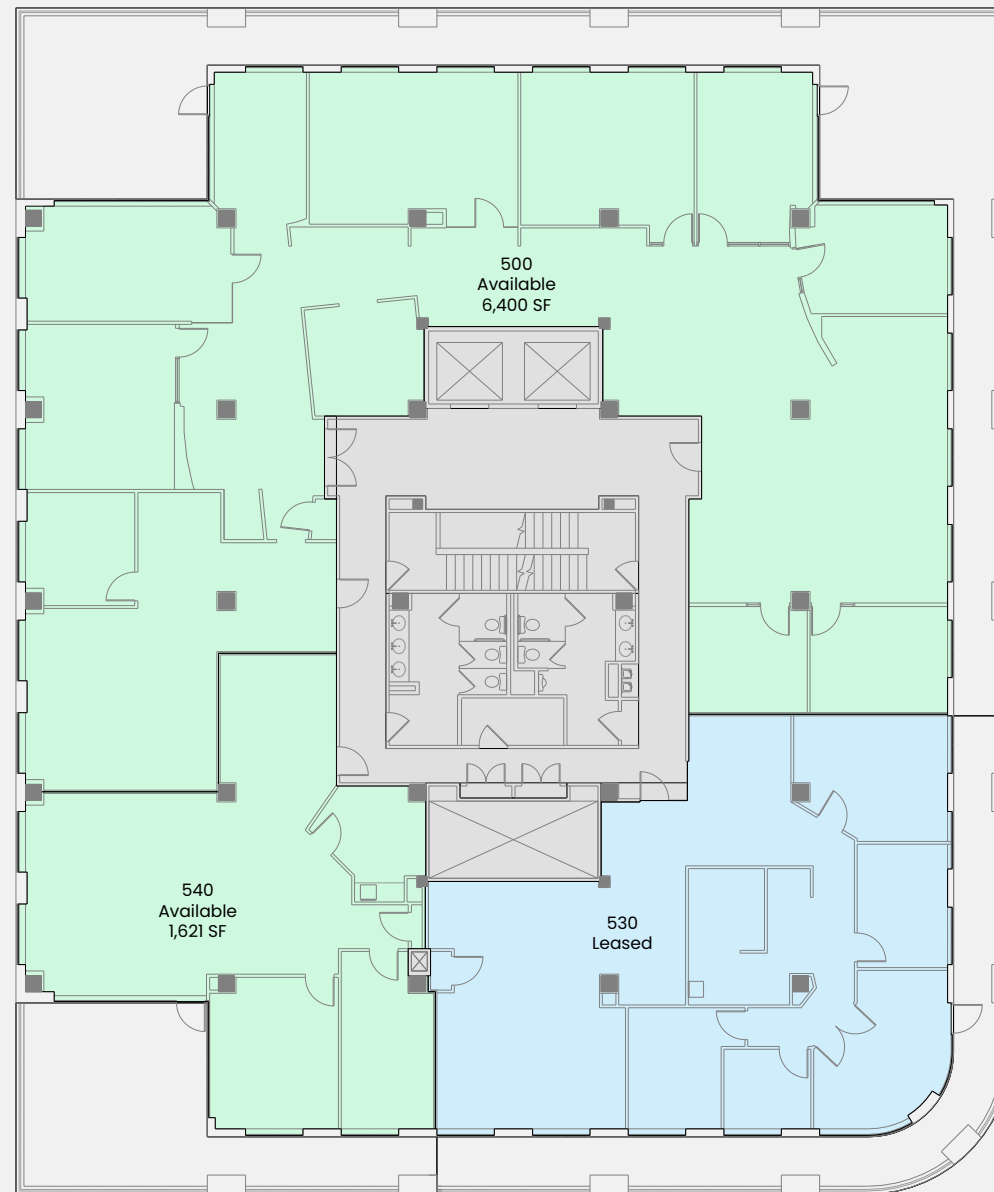


4th Floor Plan



5th Floor Plan

Available Leased





Erik Ulsaker

Executive Vice President
erik.ulsaker@divaris.com
703.861.0373



Bakh Safarov

Vice President
bakh.safarov@divaris.com
571.527.8293