



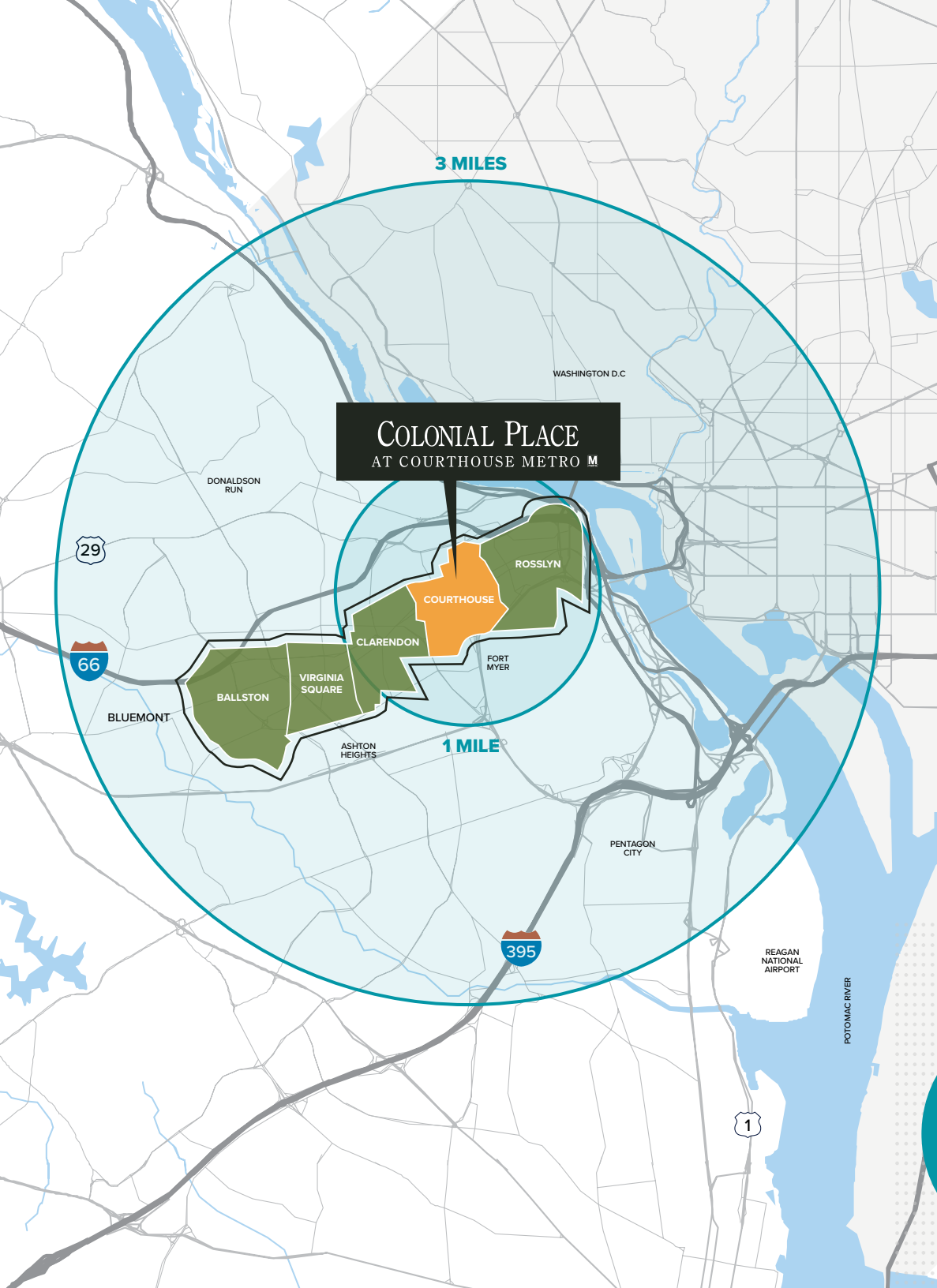
COLONIAL PLACE I & II

AT COURTHOUSE METRO 

2111 Wilson Boulevard | 2101 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.



SURROUNDED BY DESTINATION RETAIL & DEVELOPMENTS

COURTHOUSE IS ON THE RISE.



NEARBY DEVELOPMENTS



2025 CLARENDON
 16 Stories
 231 Residential Units
 4,000 SF of Retail
 Developer: Greystar
 Under Construction

THE COMMODORE 2025 15TH ST N

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



AN ABUNDANCE OF NEIGHBORHOOD RETAIL.

SHOPPING

- Apple
- Anne Taylor
- Acqua Nails
- Barnes & Noble
- Blue Mercury
- Bond's Escape Room
- Crate & Barrel
- CVS Pharmacy
- Lululemon
- Sephora
- Whole Foods
- The Container Store

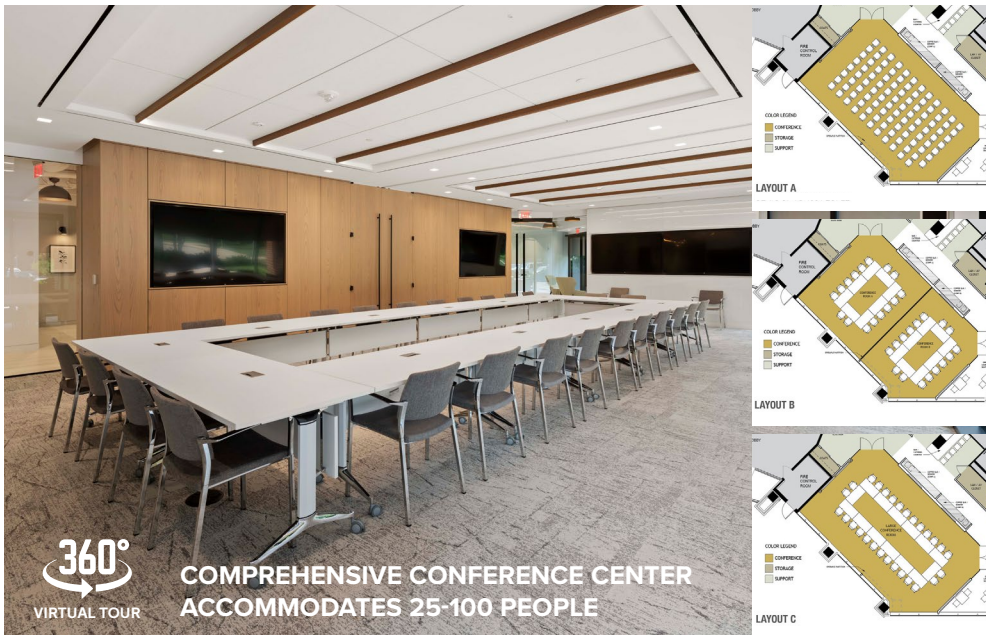
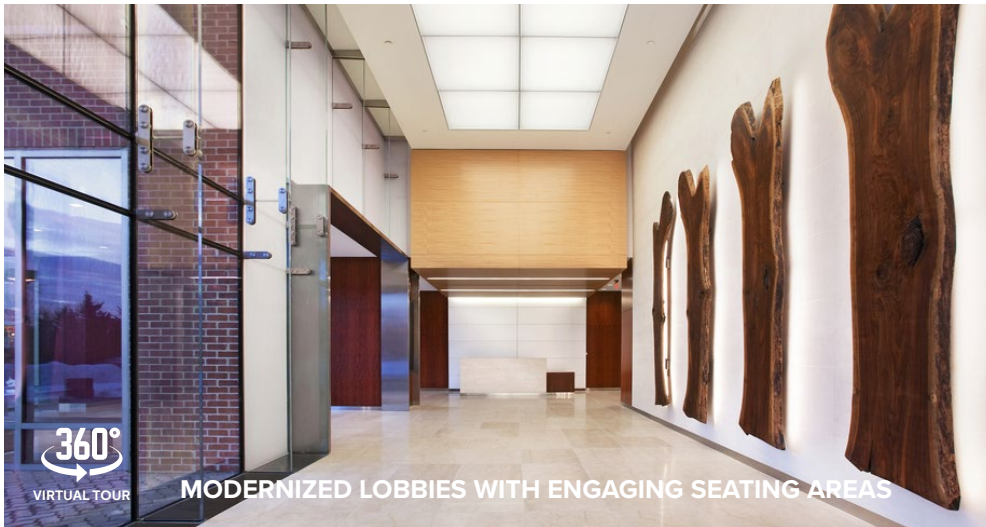
DINING

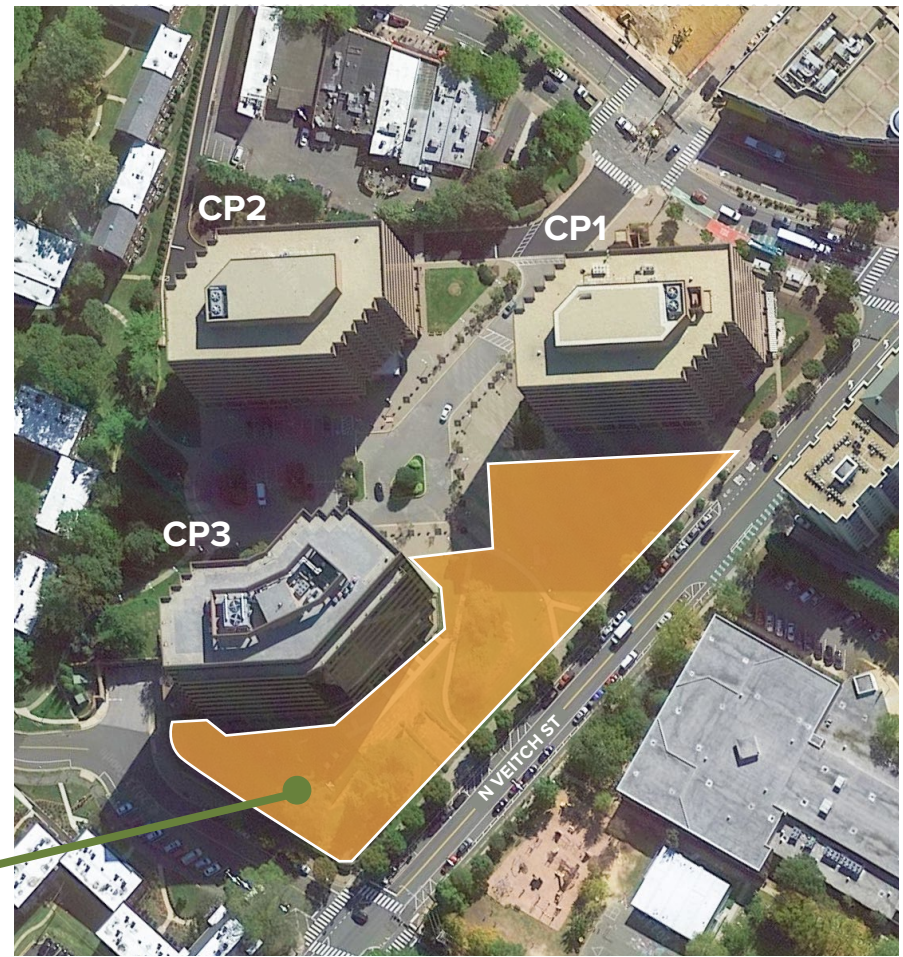
- Brooklyn Bagel Bakery
- Buena Vida
- Burger District
- California Tortilla
- Cheesecake Factory
- Colony Grill
- Brooklyn Bagel Bakery
- Courthouse Social
- Courthouse Kabob
- Delhi Dhaba
- Earl's Sandwiches
- Five Guys
- For Five Coffee
- Roasters
- Me Jana
- Nicecream
- Arlington Rooftop
- Bar & Grill
- Simona
- Starbucks
- Subway
- Sushi Rock
- Sweet Leaf
- Taco Bell Cantina
- The Perfect Pita

OFFICING MADE EASIER

STATE-OF-THE-ART AMENITIES

This 3-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.





EXPANDING OUTDOOR SPACES

GETTING GREENER ON ALL SIDES.

The planned outdoor areas at Colonial Place are designed to expand your workspace. Have a meeting, work day, or take a break in nature in the center of all of the action.



COLONIAL PLACE I & II

AT COURTHOUSE METRO 

AVAILABLE SPACE SUMMARY

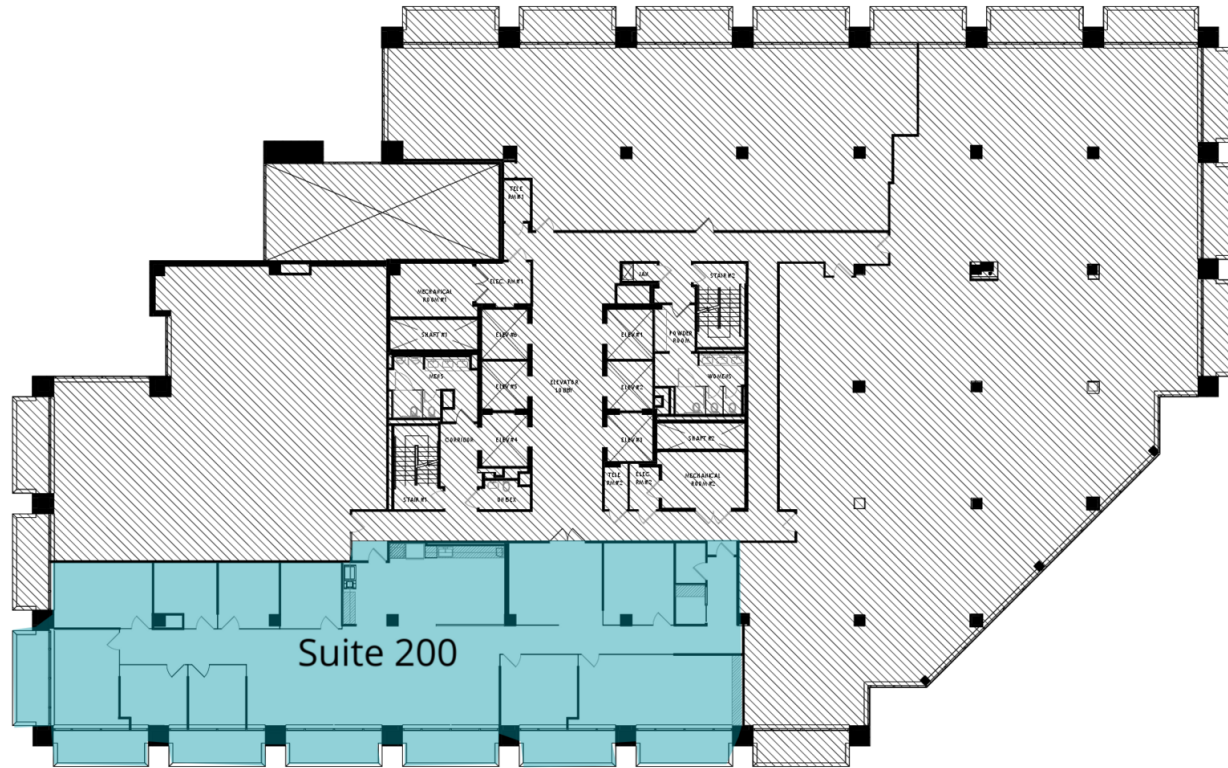


AVAILABILITIES	SF	DATE AVAILABLE
CP I - Suite 200	4,590 SF	Immediately
CP I - Suite 330	7,401 SF	June 1, 2024
CP I - Suite 400	6,777 - 42,348 SF	Immediate Spec Suite
CP I - Suite 450	12,844 - 42,348 SF	Immediately
CP I - Suite 500	22,727 - 42,348 SF	Immediately
CP I - Suite 700	22,727 - 45,454 SF	Immediately
CP I - Suite 800	22,727 - 45,454 SF	November 1, 2024
CP I - Suite 910	2,087 SF	August 1, 2024
CP I - Suite 920	9,563 - 12,002 SF	Immediately
CP I - Suite 950	2,439 - 12,002 SF	Immediately
CP I - Suite 1000	12,655 SF	Immediately
CP I - Suite 1120	9,464 SF	Immediately
CP II - Suite 200	18,853 - 26,586 SF	Immediately
CP II - Suite 300	7,733 - 26,586 SF	Immediately
CP II - Suite 510	4,243 SF	Immediate Spec Suite
CP II - Suite 525	3,521 SF	Immediate Spec Suite
CP II - Suite 550	3,666 SF	Immediate Spec Suite
CP II - Suite 900	22,733 SF	October 1, 2024
CP II - Suite 1000	11,556 SF	Immediately
CP II - Suite 1004	2,543 SF	Immediately

COLONIAL PLACE I&II

AT COURTHOUSE METRO 

2ND FLOOR - CP I



SUITE	SIZE	DESCRIPTION
■ CP I - Suite 200	4,590 SF	Available Immediately & Includes Furniture

COLONIAL PLACE I&II

AT COURTHOUSE METRO 

3RD FLOOR - CP I

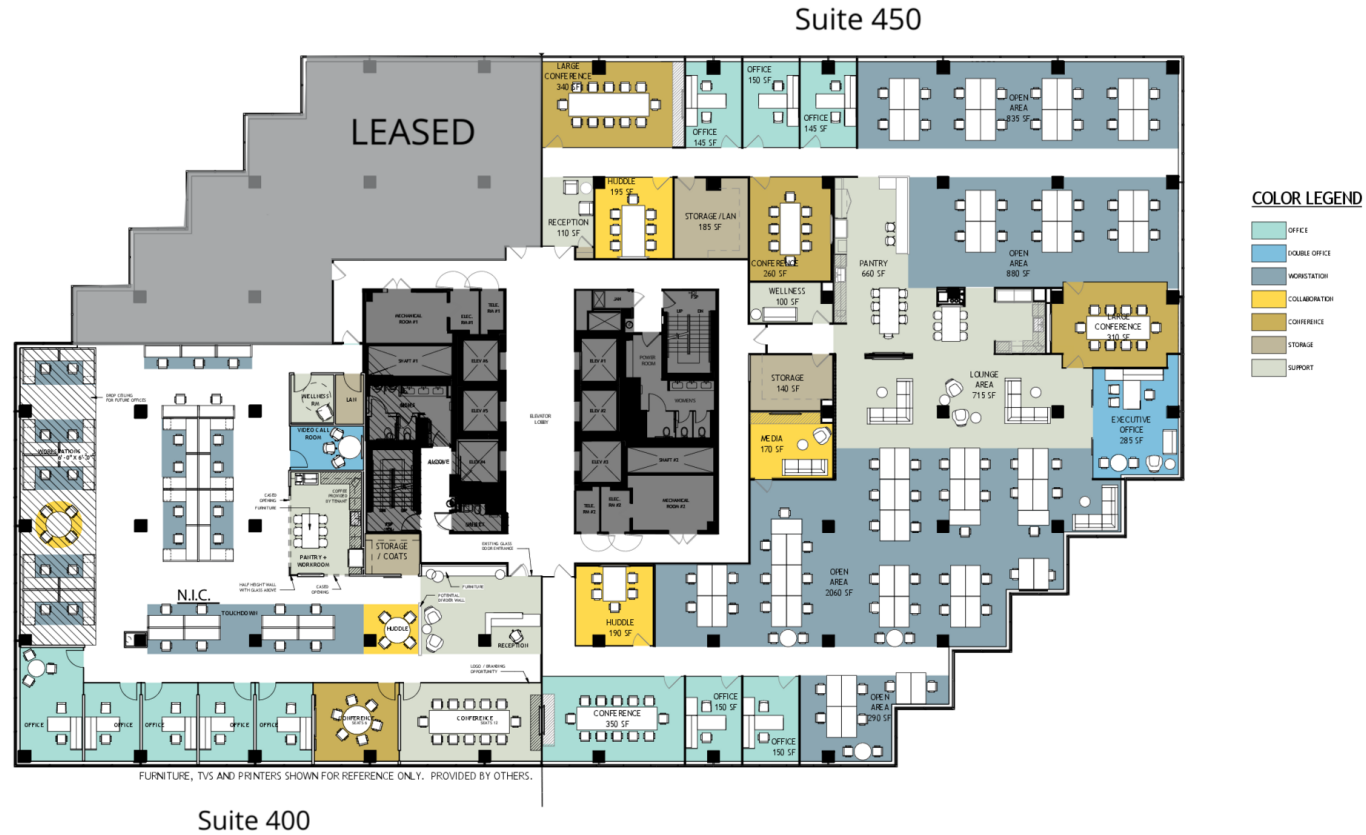


SUITE	SIZE	DESCRIPTION
 CP I - Suite 330	7,401 SF	Available June 1, 2024.

COLONIAL PLACE I & II

AT COURTHOUSE METRO 

4TH FLOOR - CP I

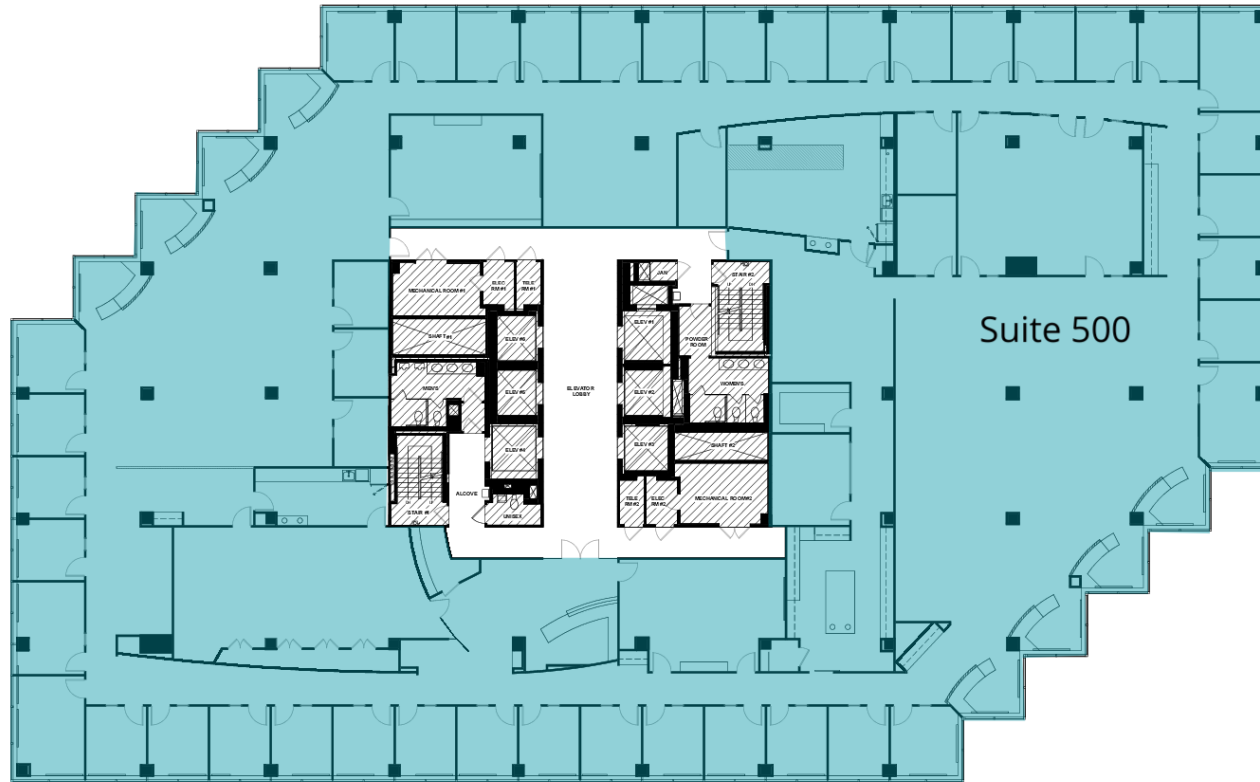


SUITE	SIZE	DESCRIPTION	VIRTUAL TOUR
CP I - Suite 400	6,777 - 42,348 SF	Immediate Spec Suite	View Here
CP I - Suite 450	12,844 - 42,348 SF	Available Immediately includes Furniture	

COLONIAL PLACE I&II

AT COURTHOUSE METRO 

5TH FLOOR - CP I



SUITE

SIZE

DESCRIPTION

■ CP I - Suite 500

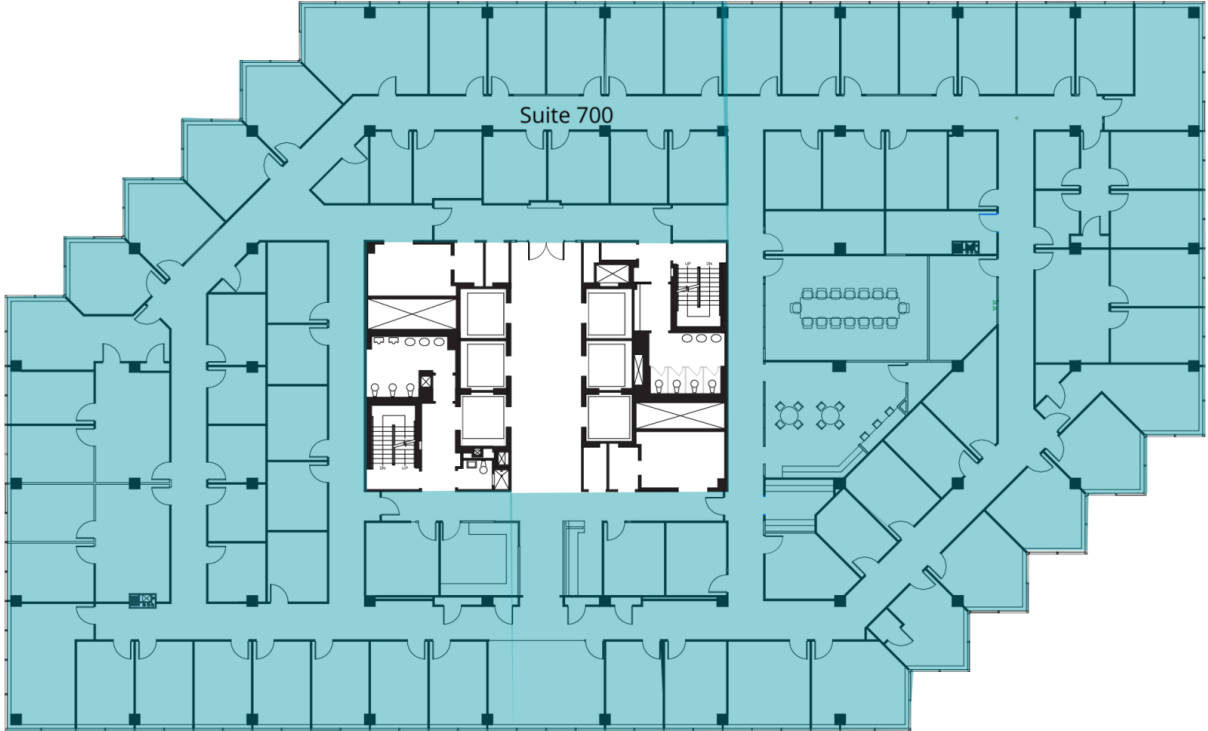
22,727 - 42,348 SF

Available Immediately

COLONIAL PLACE I&II

AT COURTHOUSE METRO 

7TH FLOOR - CP I

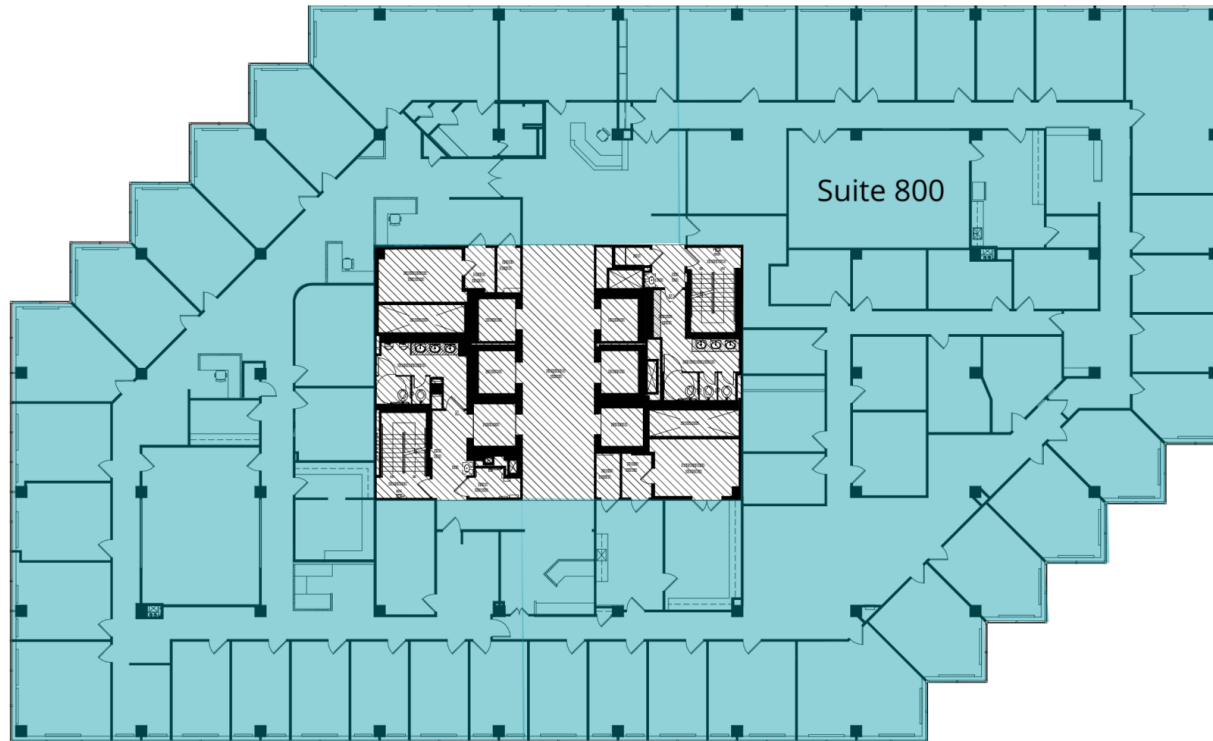


SUITE	SIZE	DESCRIPTION
■ CP I - Suite 700	22,727 - 45,454 SF	Available Immediately

COLONIAL PLACE I&II

AT COURTHOUSE METRO 

8TH FLOOR - CP I

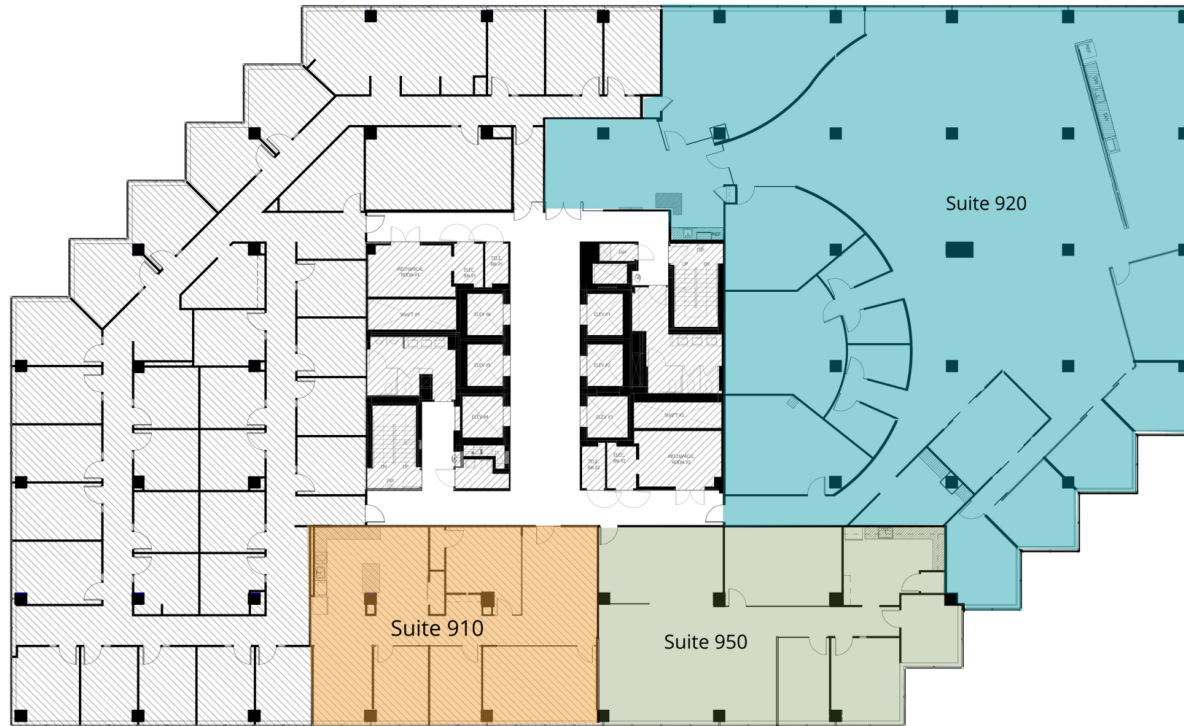



SUITE	SIZE	DESCRIPTION
■ CP I - Suite 800	22,727 - 45,454 SF	Available November 1, 2024.

COLONIAL PLACE I&II


AT COURTHOUSE METRO 

9TH FLOOR - CP I



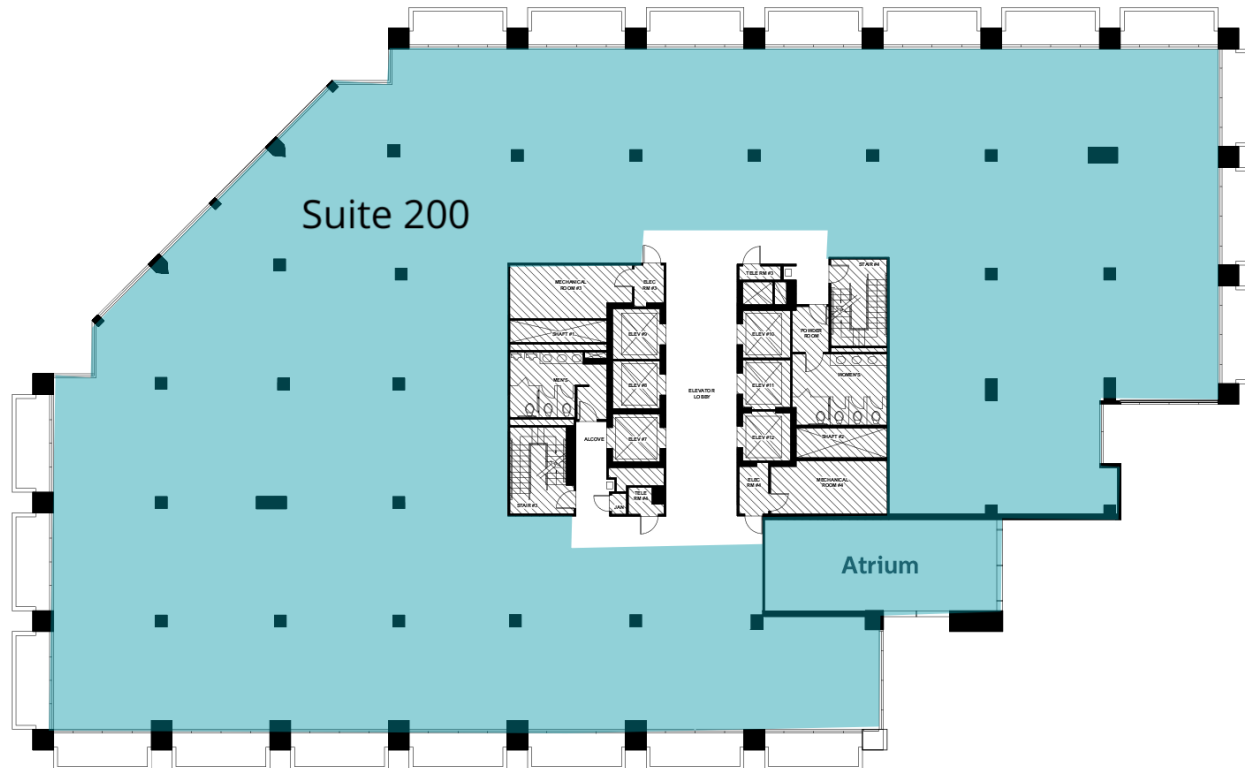
SUITE	SIZE	DESCRIPTION
 CPI - Suite 910	2,087 SF	Available August 1, 2024
 CPI - Suite 920	9,563 - 12,002 SF	Available Immediately
 CPI - Suite 950	2,439 - 12,002 SF	Available Immediately




SUITE	SIZE	DESCRIPTION	VIRTUAL TOUR
 CP I - Suite 1000	12,655 SF	Shell Condition Available Immediately	View Here



SUITE	SIZE	DESCRIPTION
CP I - Suite 1120	9,464 SF	Shell Condition Available Immediately

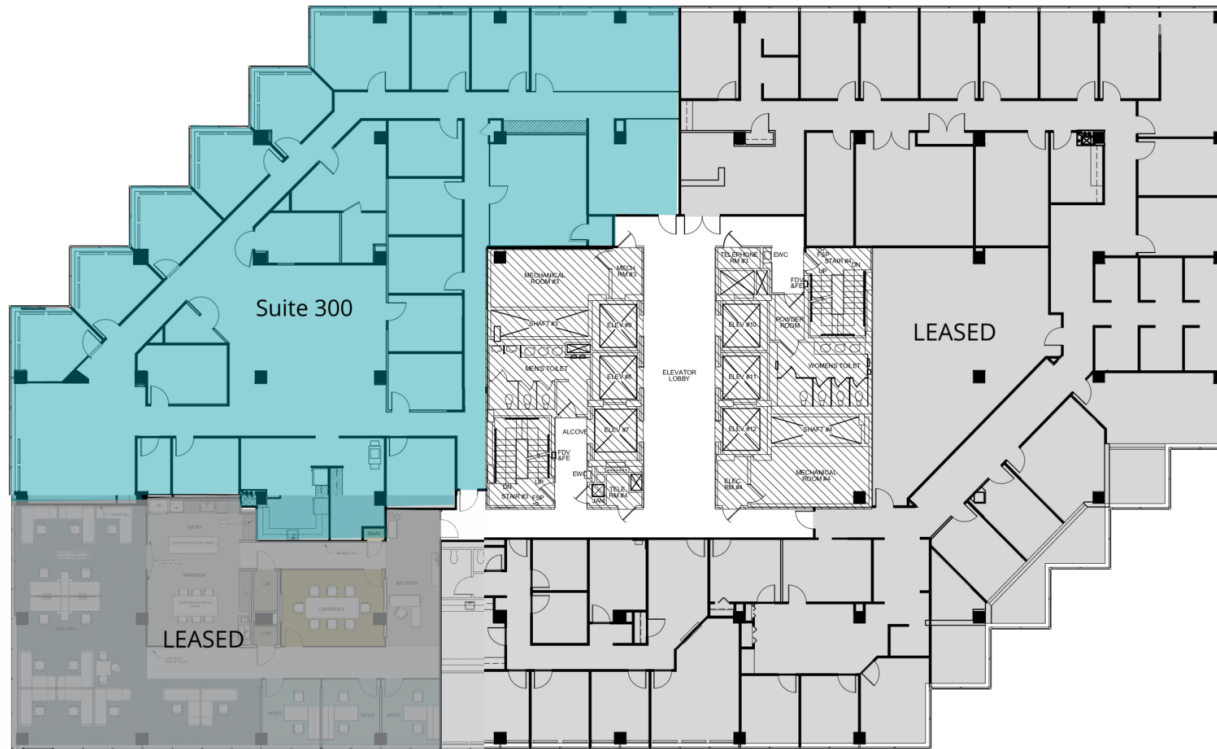


SUITE	SIZE	DESCRIPTION	VIRTUAL TOUR
 CP II - Suite 200	18,853 - 26,586 SF	Shell Condition Available Immediately Contiguous with the First Floor	View Here

COLONIAL PLACE I&II

AT COURTHOUSE METRO 

3RD FLOOR - CP II



SUITE	SIZE	DESCRIPTION
■ CP II - Suite 300	7,733 - 26,586 SF	Available Immediately

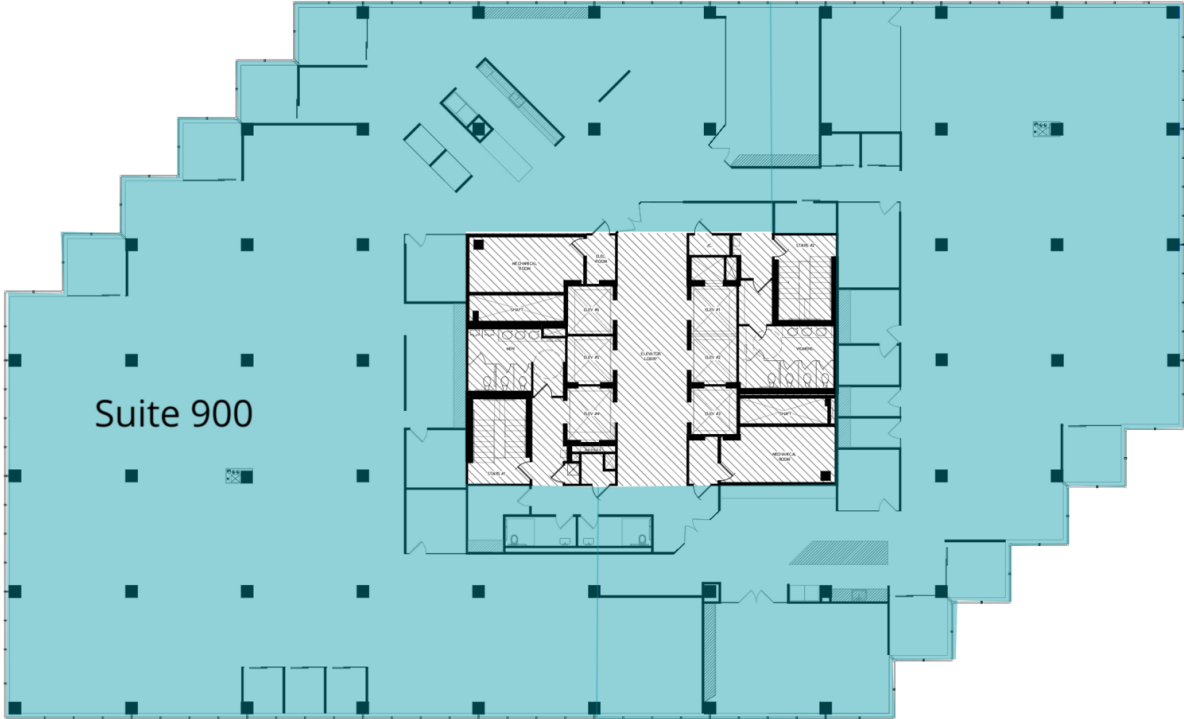


SUITE	SIZE	DESCRIPTION	VIRTUAL TOUR
CP II - Suite 510	4,243 SF	Immediate Spec Suite	View Here
CP II - Suite 525	3,521 SF	Immediate Spec Suite	View Here
CP II - Suite 550	3,666 SF	Immediate Spec Suite	View Here

COLONIAL PLACE I&II

AT COURTHOUSE METRO 

9TH FLOOR - CP II




SUITE	SIZE	DESCRIPTION
 CP II - Suite 900	22,733 SF	Available October 1, 2024.

COLONIAL PLACE I&II

AT COURTHOUSE METRO 

SUITE 1000 - CP II

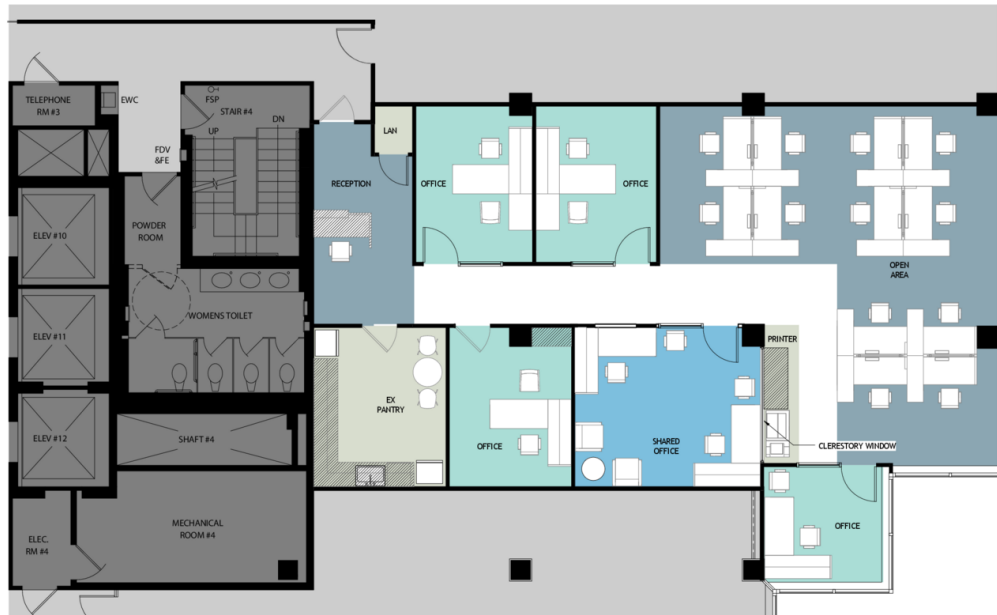


SUITE	SIZE	DESCRIPTION
 CP II - Suite 1000	11,556 SF	Immediately

COLONIAL PLACE I&II

AT COURTHOUSE METRO 

SUITE 1004 - CP II



PROGRAM SUMMARY	PROVIDED
OFFICE	4
DOUBLE OFFICE	1
WORKSTATION	12
PRINTER STATION	1
RECEPTION	1
PANTRY	1
LAN	1

SPACE PLAN LEGEND

- OFFICE
- DOUBLE OFFICE
- WORKSTATION
- SUPPORT

SUITE

CP II - Suite 1004

SIZE

2,543 SF

DESCRIPTION

Available Immediately

COLONIAL PLACE I & II

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