

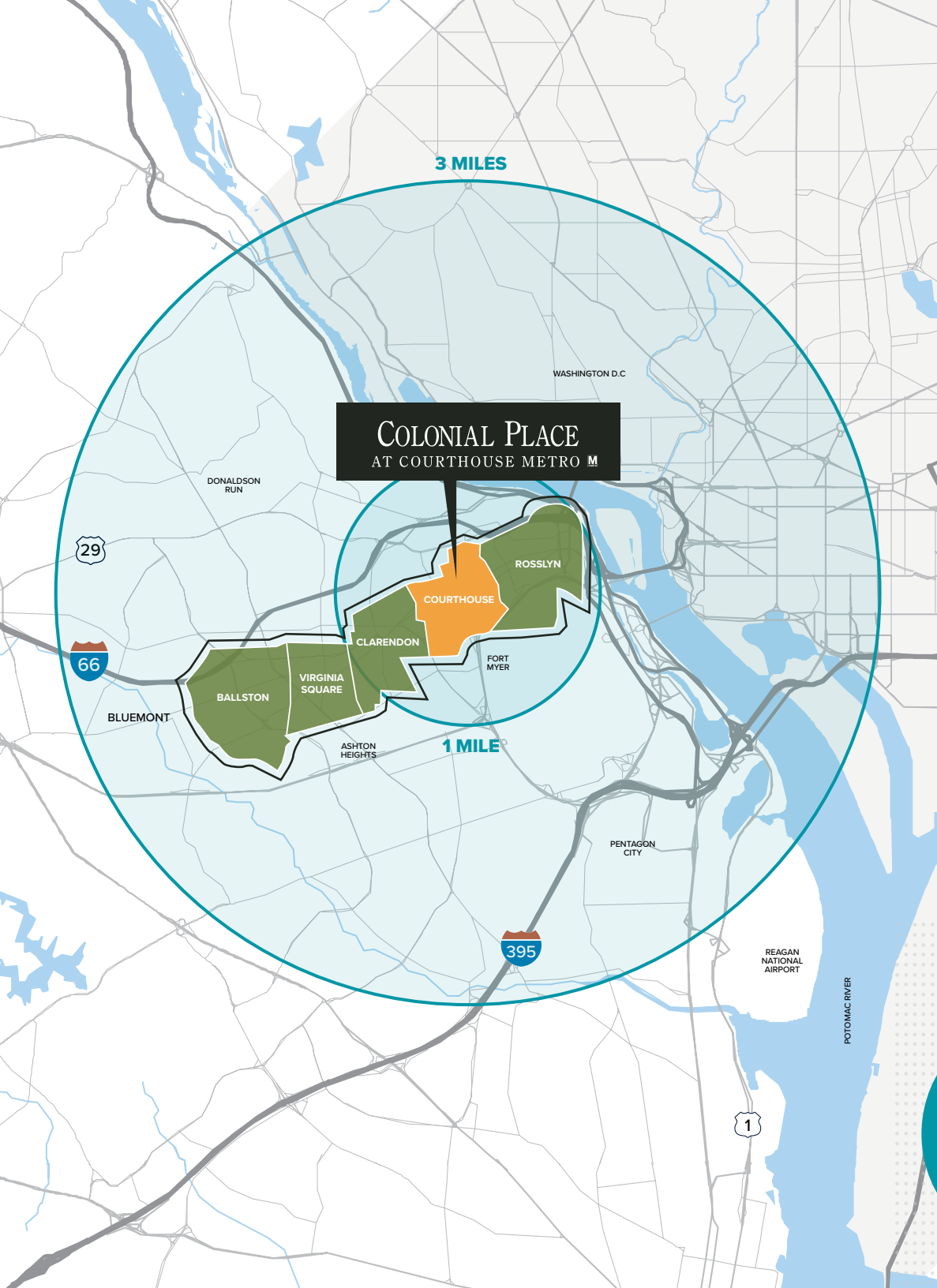
# COLONIAL PLACE III

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.



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

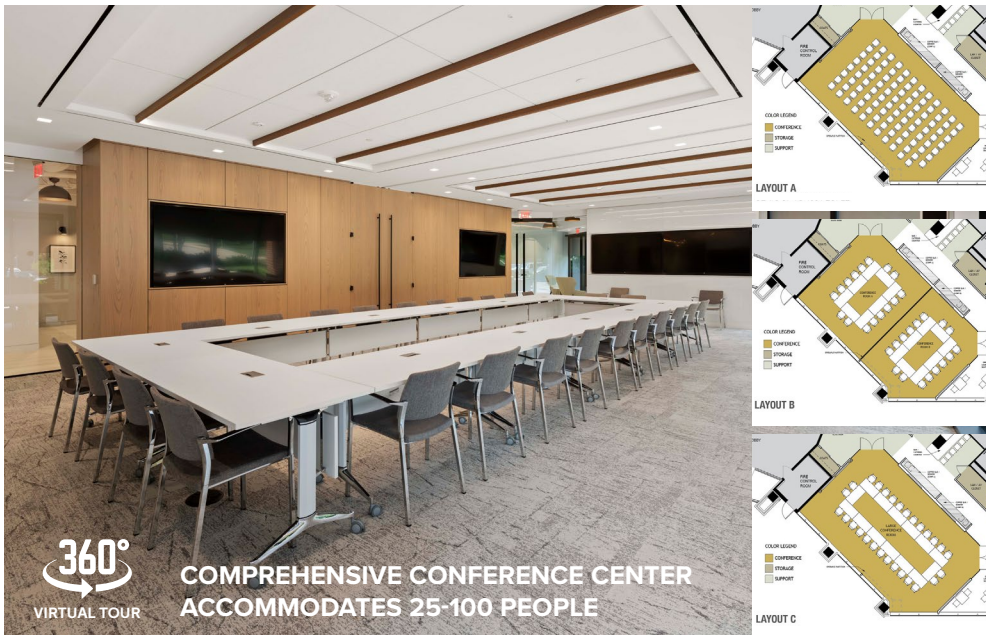
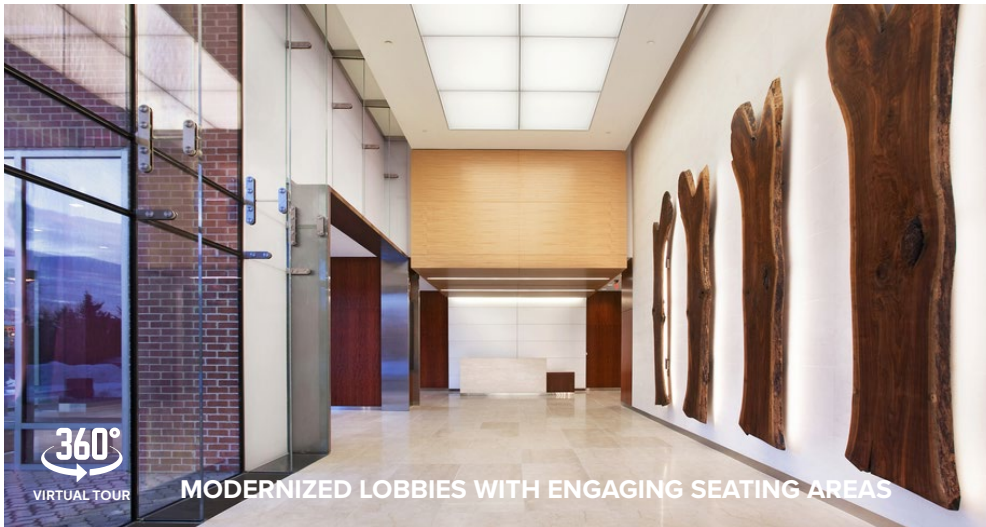
### DINING

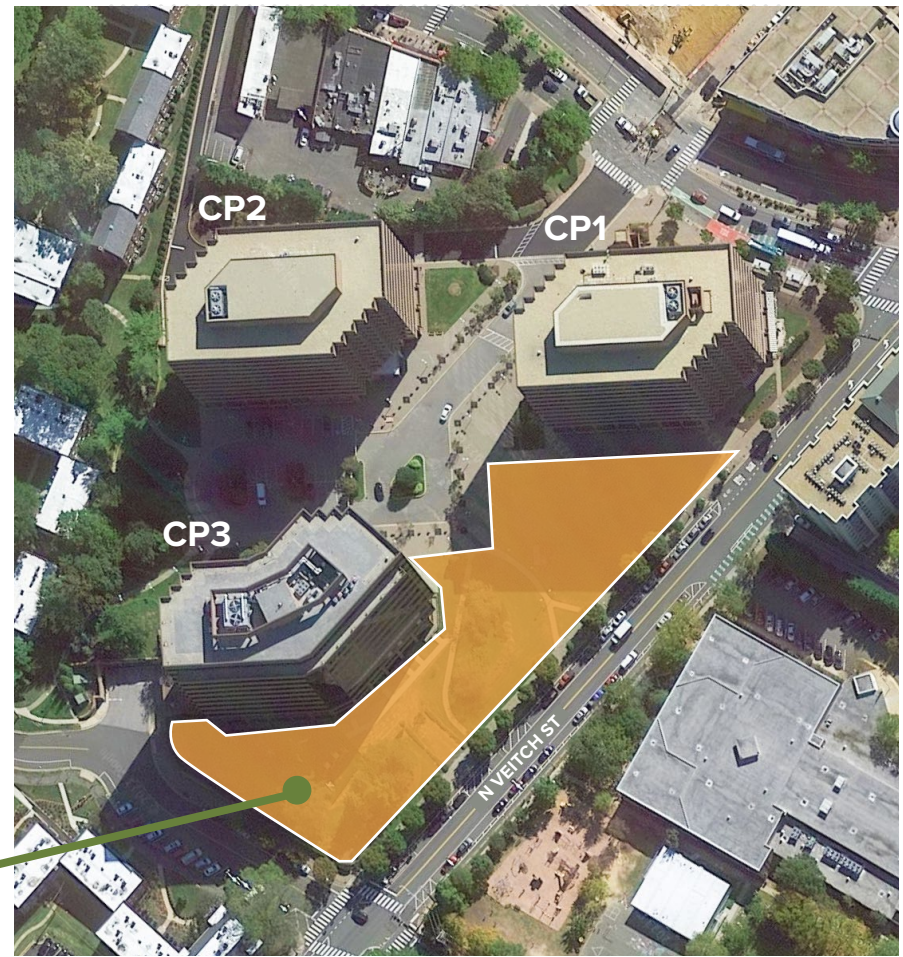
- Brooklyn Bagel Bakery
- Buena Vida
- Burger District
- California Tortilla
- Cheesecake Factory
- Colony Grill
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- Buena Vida
- Burger District
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- Brooklyn Bagel Bakery
- Buena Vida
- Burger District
- California Tortilla
- Cheesecake Factory
- Colony Grill
- 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.

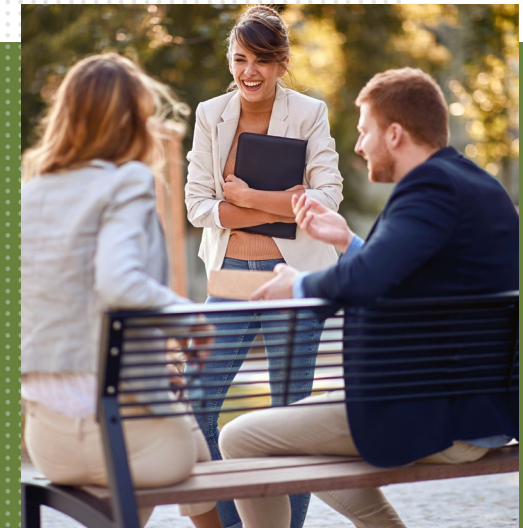




## EXPANDING OUTDOOR SPACES

# 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 III

AT COURTHOUSE METRO 

**AVAILABLE SPACE SUMMARY**

**RENOVATIONS SET TO DELIVER 2024**



AVAILABILITIES	SF	DATE AVAILABLE
Suite 300	22,314 SF	May 1, 2024
Suite 500	8,520 - 16,000 SF	Immediately
Suite 510	7,480 - 16,000 SF	Immediately
Suite 700	10,064 - 18,625 SF	Immediately
Suite 725	8,561 - 18,675 SF	Immediately
Suite 810	2,414 SF	Immediately
Suite 1000	22,314 - 42,054 SF	Immediately
Suite 1100	19,740 - 42,054 SF	Immediately

# COLONIAL PLACE III

AT COURTHOUSE METRO 

3RD FLOOR



**SUITE**

**SIZE**

**DESCRIPTION**

Suite 300

22,314 SF



Available May 1, 2024.

# COLONIAL PLACE III

AT COURTHOUSE METRO 

5TH FLOOR



SUITE	SIZE	DESCRIPTION
 Suite 500	8,520 - 16,000 SF	Up to 16,000 SF Contiguous Available Immediately
 Suite 510	7,480 - 16,000 SF	Up to 16,000 SF Contiguous Available Immediately





# COLONIAL PLACE III

AT COURTHOUSE METRO 

7TH FLOOR



SUITE	SIZE	DESCRIPTION
 Suite 700	10,064 - 18,625 SF	Immediately
 Suite 725	8,561 - 18,675 SF	Immediately

# COLONIAL PLACE III

AT COURTHOUSE METRO 

8TH FLOOR - SUITE 810



**SUITE**

**SIZE**

**DESCRIPTION**



Suite 810

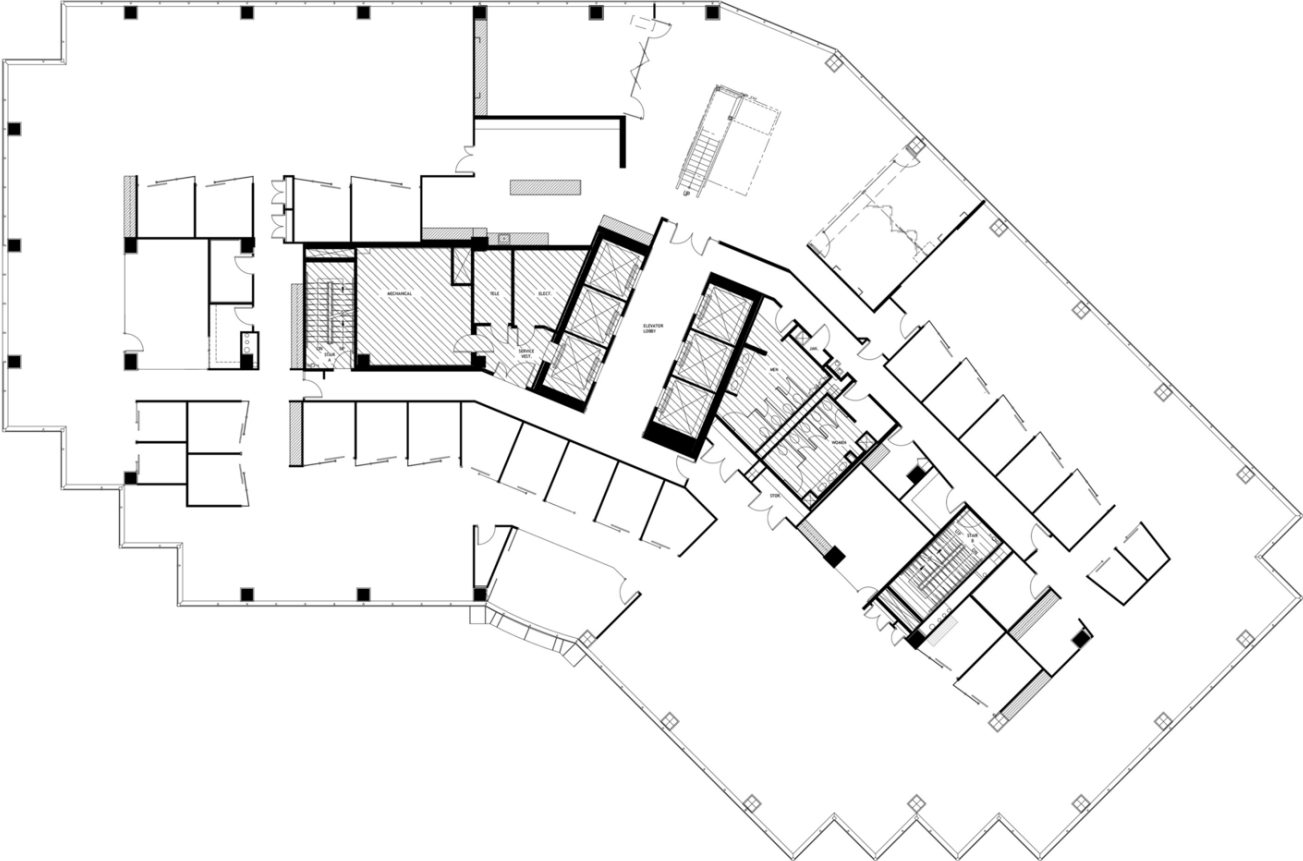
2,414 SF

Sample Layout - Available Immediately

# COLONIAL PLACE III

AT COURTHOUSE METRO 

10TH FLOOR

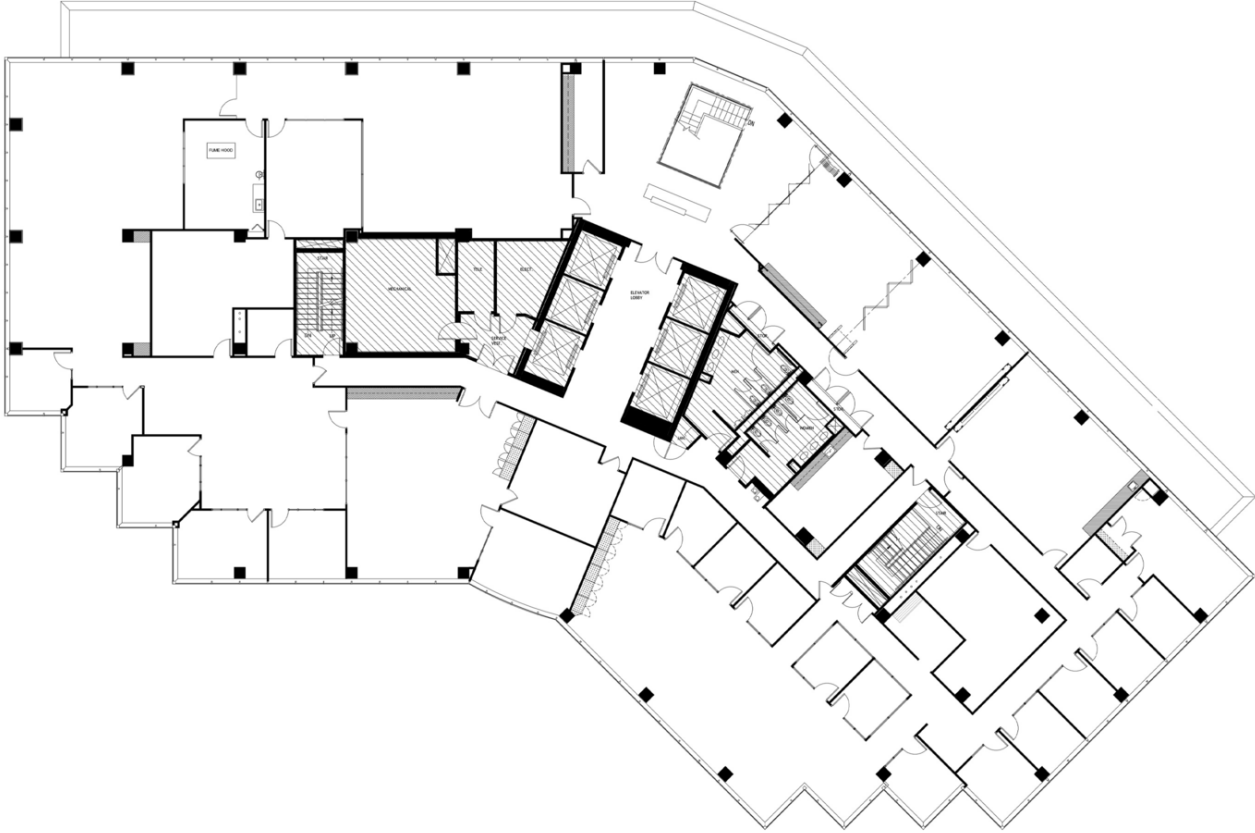


SUITE	SIZE	DESCRIPTION
Suite 1000	22,314 - 42,054 SF	Immediately

# COLONIAL PLACE III

AT COURTHOUSE METRO 

11TH FLOOR



SUITE	SIZE	DESCRIPTION
Suite 1100	19,740 - 42,054 SF	Immediately

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AT COURTHOUSE METRO 

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# Lincoln