

LARGE BLOCK AVAILABLE

108,996 SF



COLONIAL PLACE III

AT COURTHOUSE METRO 

2107 Wilson Boulevard | Arlington, VA 22201

AN URBAN CAMPUS SETTING

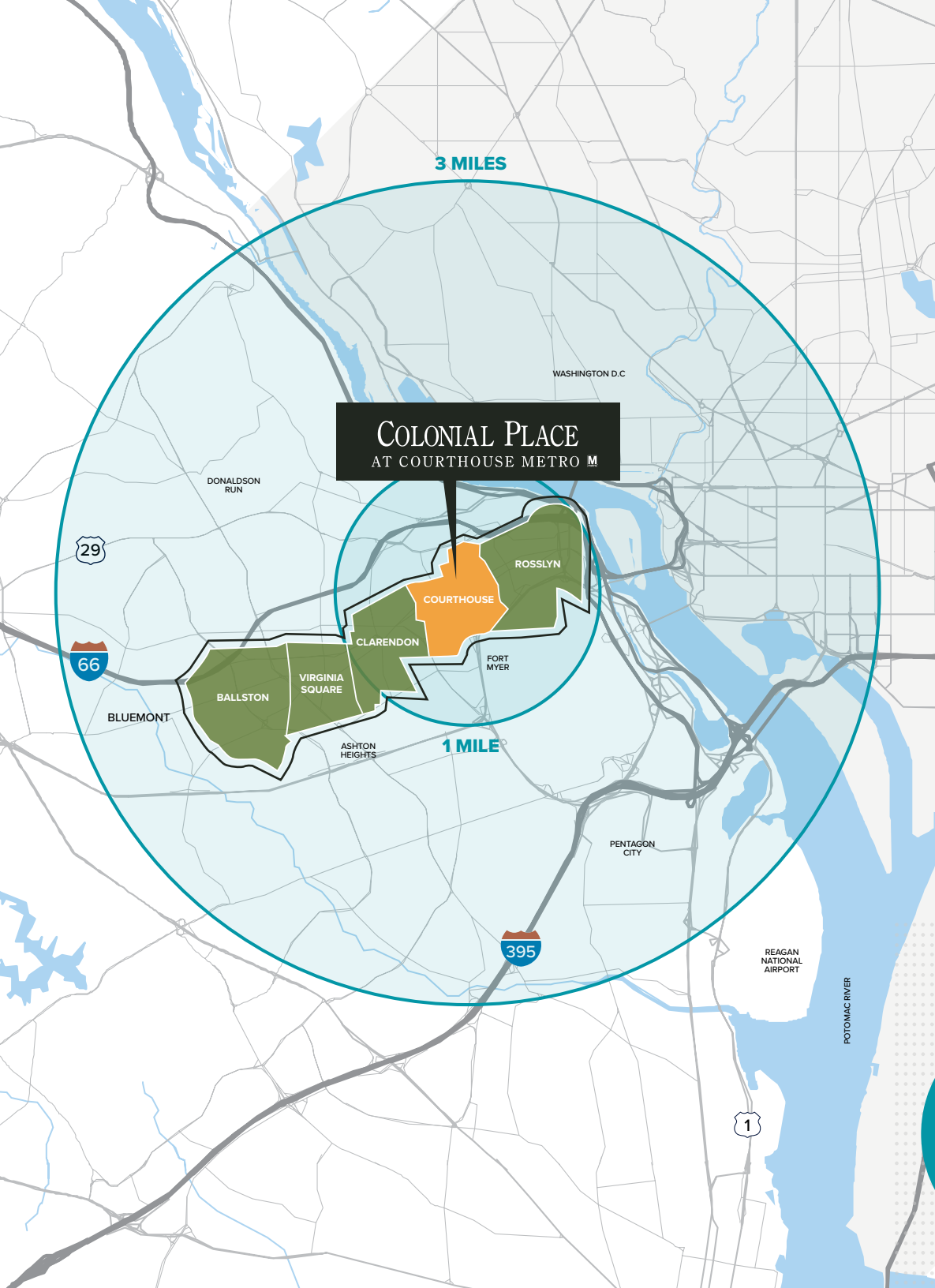
**ENHANCING YOUR
WORK-LIFE BALANCE.**

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.

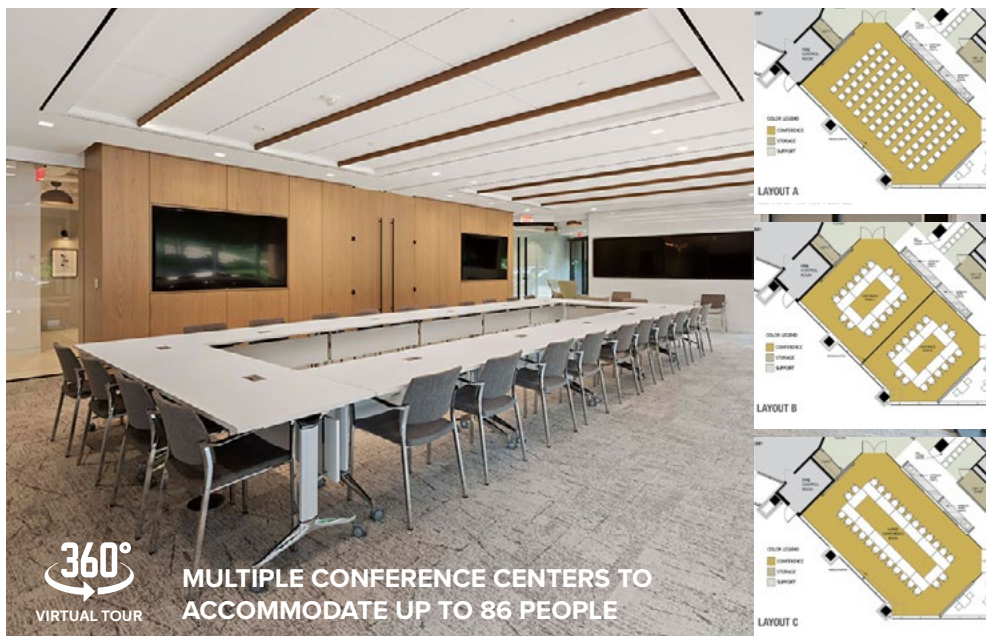
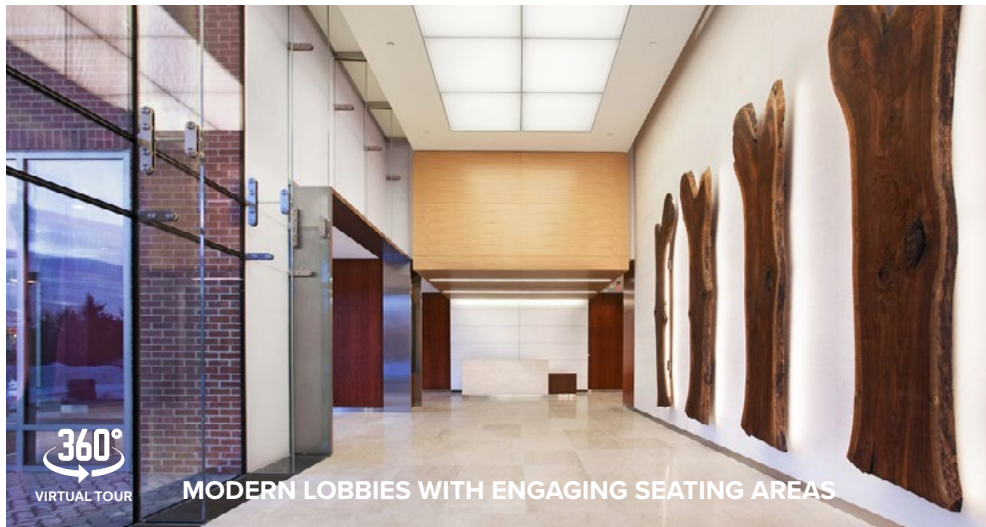


360°
DYNAMIC
NEIGHBORHOOD
MAP

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.



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
Delivery 2025

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
Acqua Nails
Barnes & Noble
Bluemercury
Bond's Escape Room
Crate & Barrel
CVS Pharmacy
Lululemon
Sephora
Whole Foods
The Container Store

DINING

Better Bird
Brooklyn Bagel Bakery
Buena Vida
Burger District
Captain Cookie
Cheesecake Factory
Colony Grill
Courthouse Social
Courthouse Kabob
Delhi Dhaba
Earl's Sandwiches
Five Guys
For Five Coffee Roasters
Ireland's Four Courts
Me Jana
Nicecream
Simona
Starbucks
Subway
Sushi Rock
Sweet Leaf
Taco Bell Cantina
Tikka Masala Street Food
Tupelo Honey

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AT COURTHOUSE METRO

Available Space Summary



Availabilities	SF	Date Available
Suite 250	9,075 SF	9/1/2025 - RTO - \$34.50 PSF
Suite 300	22,314 SF	Immediately - RTO - \$34.50 PSF
Suite 401	1,790 SF	Immediately
Suite 510	6,572 SF	Immediately
Suite 700	13,752 - 22,314 SF	Immediately
Suite 725	8,562 - 22,314 SF	Immediately
Suite 800	19,900 - 22,314 SF	60 Days
Suite 810	2,414 - 22,314 SF	60 Days
9th Floor	22,314 SF	60 Days
Suite 1000	22,314 - 42,054 SF	Immediately
Suite 1100	19,740 - 42,054 SF	Immediately

Floors 7-11 **108,996 SF** **Immediately**

RTO = Ready To Occupy Space | \$34.50 PSF, as-is or little TI

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Lincoln

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Second Floor



Suite	Size	Lease Rate	Description
 Suite 250	9,075 SF	\$34.50 FS	Available 9/1/2025 Ready to Move - As-Is or little TI

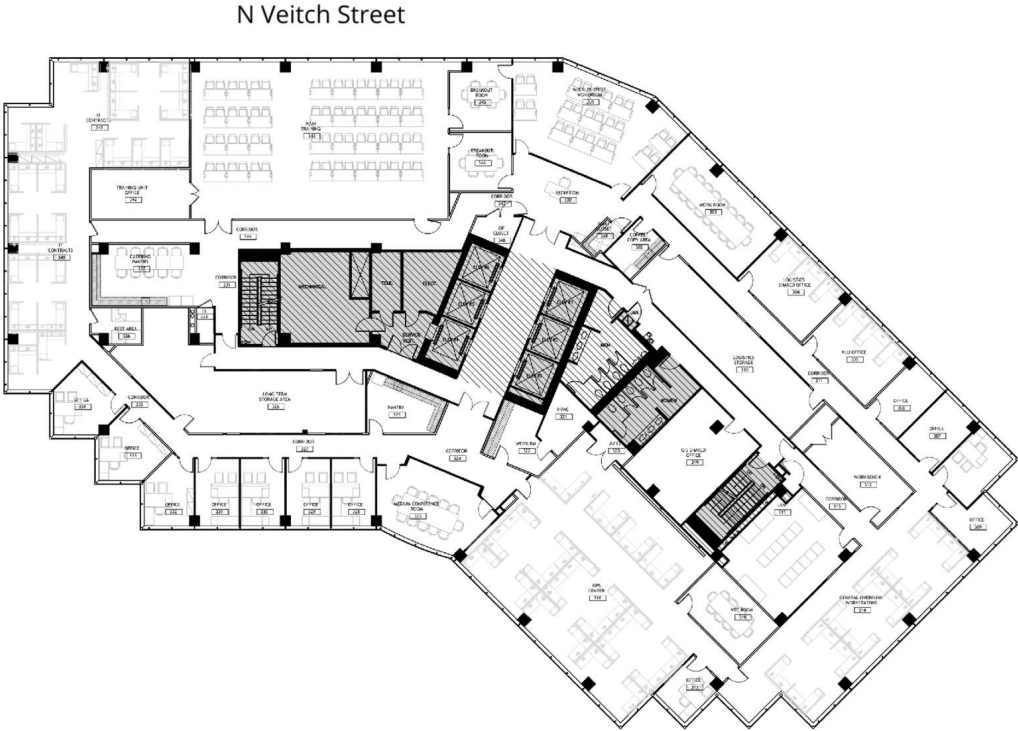
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Third Floor



Suite	Size	Lease Rate	Description
Suite 300	22,314 SF	\$34.50 FS	Available Immediately Ready to Occupy - As-Is or little TI

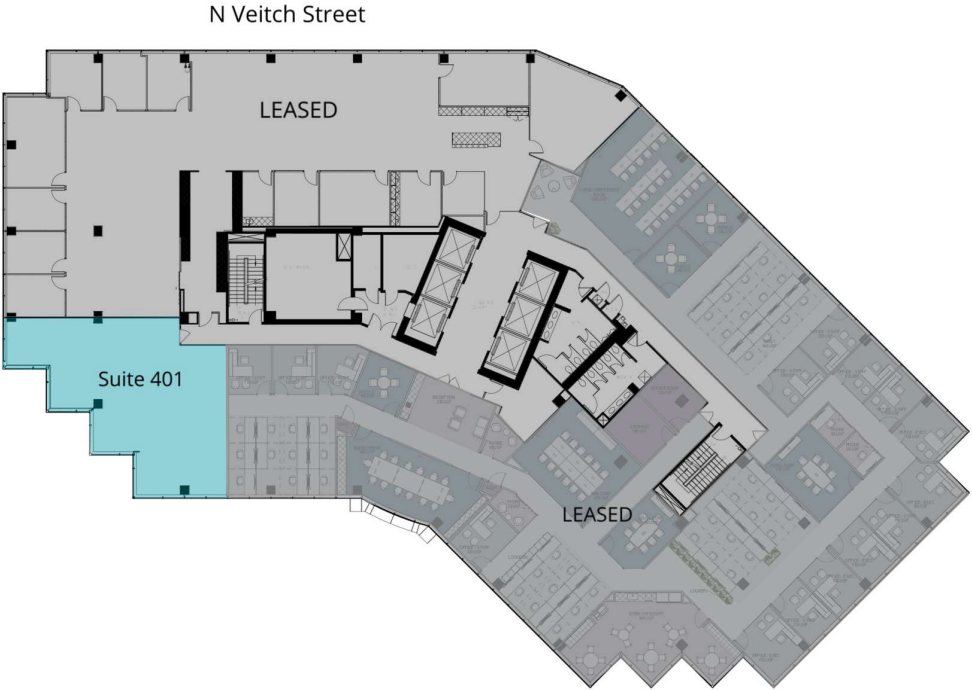
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Fourth Floor



Suite	Size	Description
■ Suite 401	1,790 SF	Spec Space Delivering Late 2025

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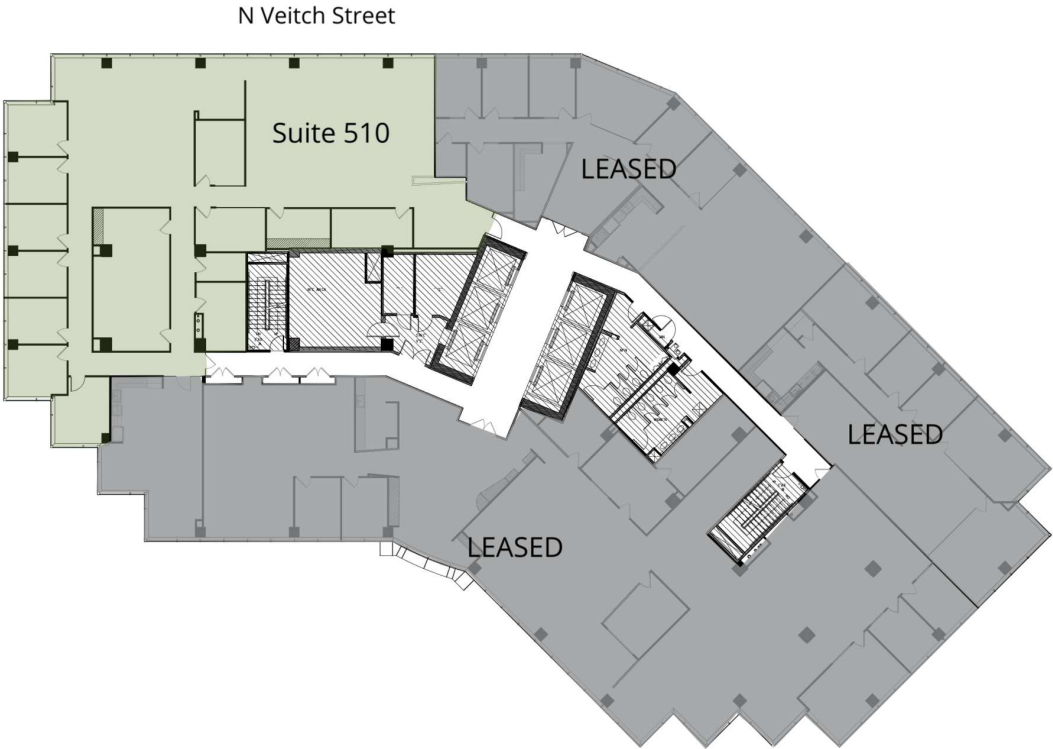
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Fifth Floor



Suite	Size	Description	VIRTUAL TOUR
■ Suite 510	6,572 SF	Available Immediately	View Here

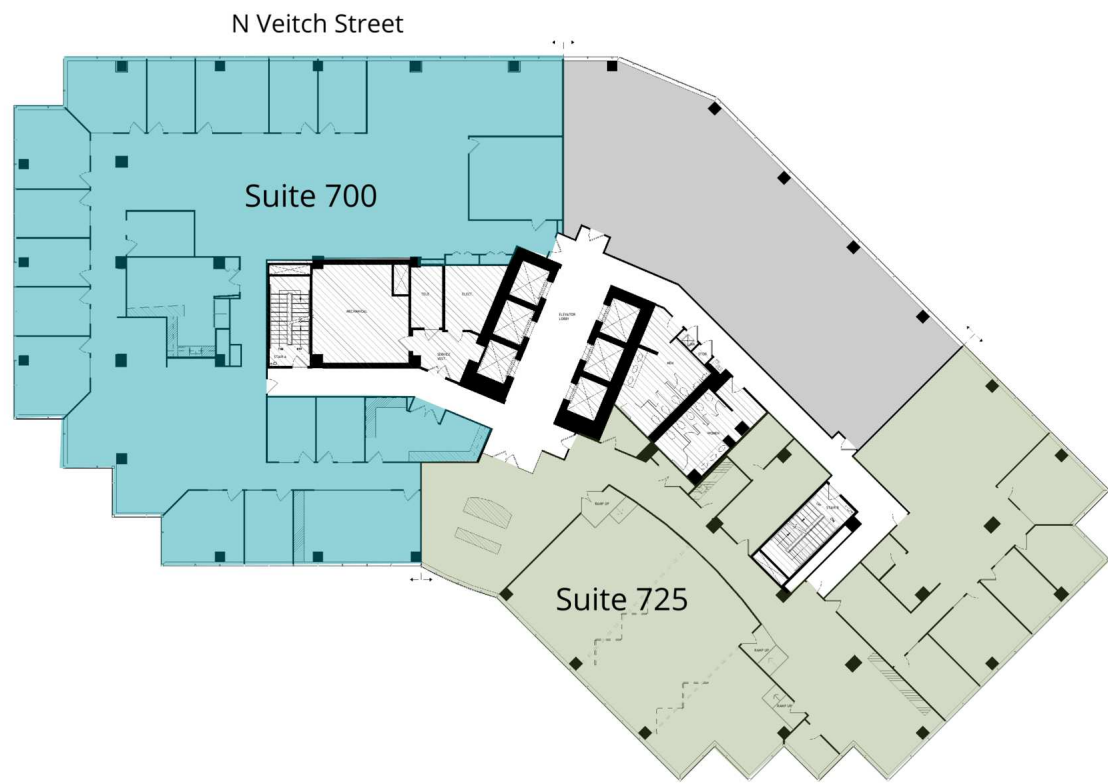
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Seventh Floor



Suite	Size	Description
 Suite 700	13,752 - 22,314 SF	Immediately - Top Floors 7-11 = 108,996 SF Available
 Suite 725	8,562 - 22,314 SF	Immediately - Top Floors 7-11 = 108,996 SF Available

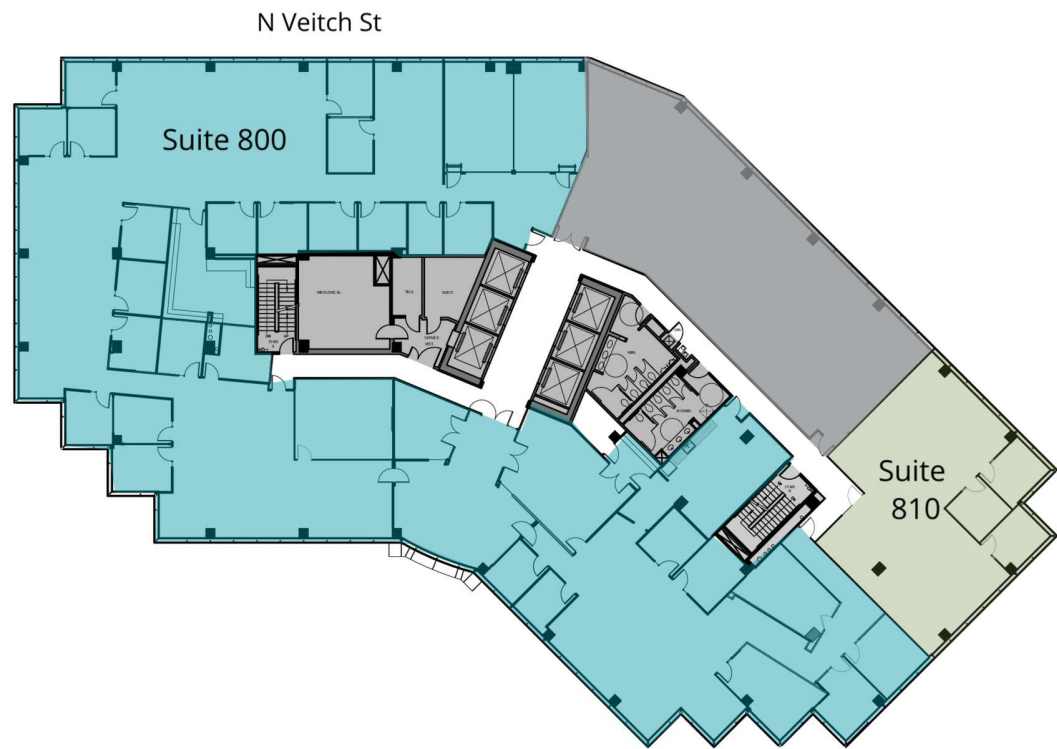
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Eighth Floor



Suite	Size	Description
 Suite 800	19,900 - 22,314 SF	Immediately - Top Floors 7-11 = 108,996 SF Available
 Suite 810	2,414 - 22,314 SF	Immediately - Top Floors 7-11 = 108,996 SF Available

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Ninth Floor



Suite	Size	Description
9th Floor	22,314 SF	60 days - Furniture Included - Immediately - Top Floors 7-11 = 108,996 SF Available

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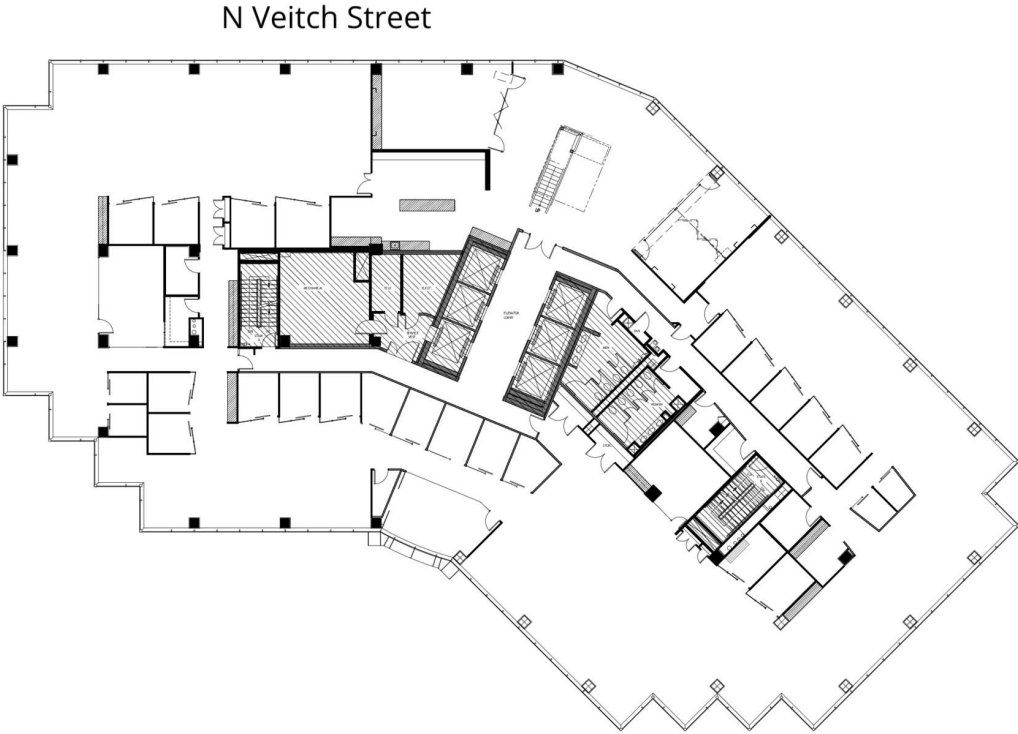
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Tenth floor



Suite	Size	Description	VIRTUAL TOUR
Suite 1000	22,314 - 42,054 SF	Immediately - Top Floors 7-11 = 108,996 SF Available	View Here

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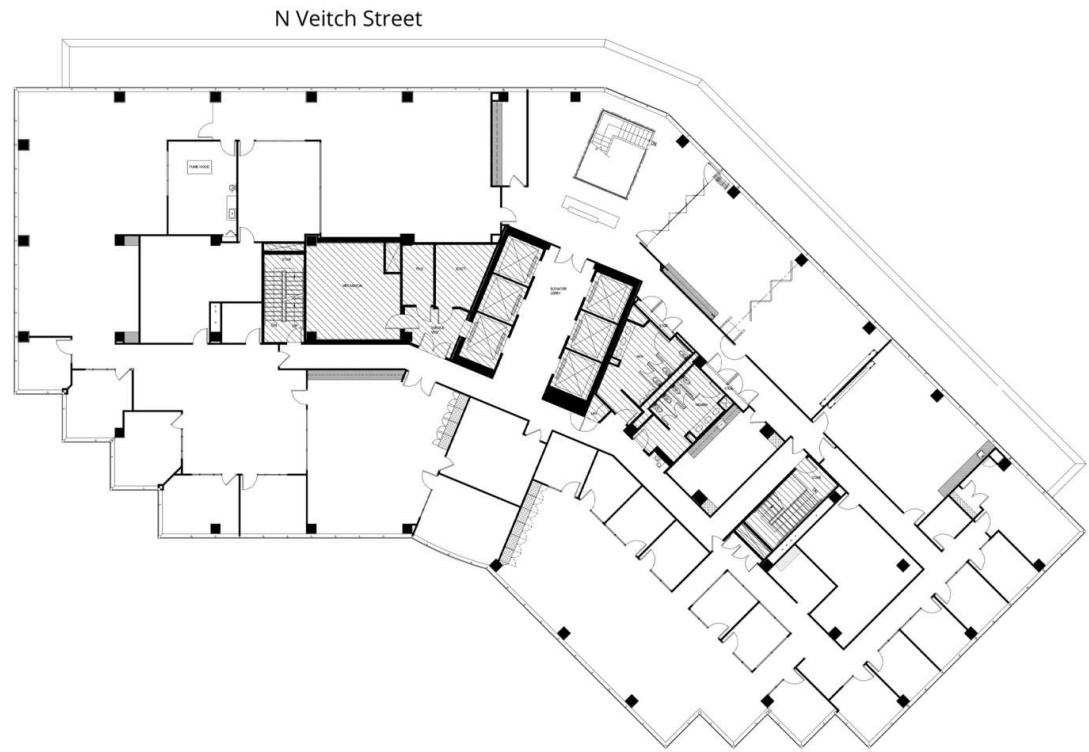
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Eleventh Floor



Suite	Size	Description	VIRTUAL TOUR
Suite 1100	19,740 – 42,054 SF	Immediately – Top Floors 7-11 = 108,996 SF Available	View Here

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Hypothetical Open Layout

SPACE TYPE	QUANTITY
Office	13
Work Station (6x8)	98
Café	1
Conference Rooms	3
Huddle Rooms	4
Open Team Areas	2



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Hypothetical Office Intensive

SPACE TYPE	QUANTITY
Office	44
Work Station (6x8)	40
Café	1
Conference Rooms	2
Huddle Rooms	1
Open Team Areas	6



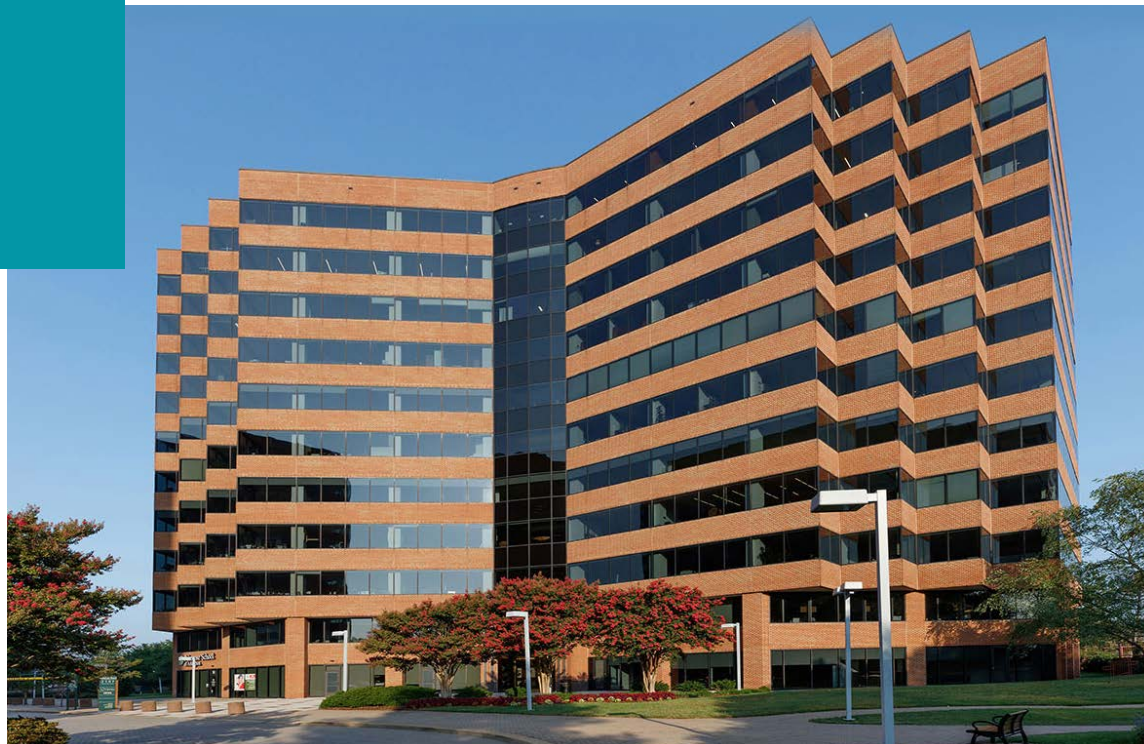
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