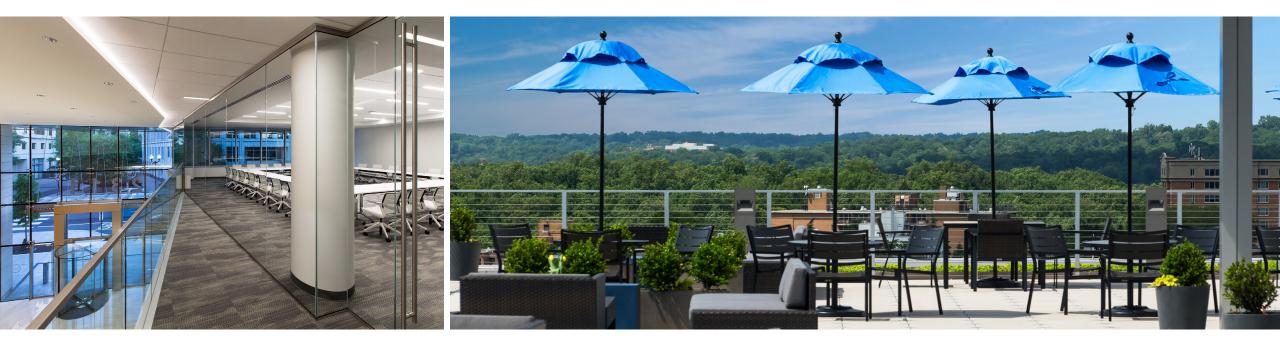






### 2311 WILSON

## BUILDING OVERVIEW





- 8-Floors
- 179,205 Total SF
- · 3,845 Available SF
- Prominent Location on Wilson Boulevard
- Metro Access

- Built in 2018
- 4 High-Speed Elevators
- Column Spacing: 40' x 20'
- Slab-to-Slab: 11'4"

#### 2311 WILSON

### BUILDING AMENITIES



- Dramatic Full-Height Glass Curtainwall
- Elegant Two-Story Lobby with Metal & Stone Accents
- Conference Center
- State-of-the-Art Fitness Center
- Spa-Quality Locker Rooms with Showers & Towel Service
- Secure Bike Room
- 18,000 SF Dedicated Park

- 3 Levels of Below Grade Parking with EV Charging Stations
- Cascading Terraces on Upper Floors
- 12,000 SF of On-Site Retail: For Five Coffee Roasters, The Merit School of Clarendon & [solidcore]
- Rooftop with Landmark Views of the National Cathedral
- Rooftop Renovations Coming Soon!



# ENERGIZING GROUND FLOOR RETAIL



### FROM THE FIVE BOROUGHS. FOR THE WORLD.

A New York City-based roastery, coffee bar, and café concept known for specialty blends, healthy snacks, and small bites in modern, open concept spaces.



## [solidcore]

### CREATE THE STRONGEST VERSION OF YOURSELF.

A boutique fitness studio that specializes in 50-minute-high intensity, low impact resistance training workout classes using slow and purposeful movements targeting the core.



## THE LOCATION

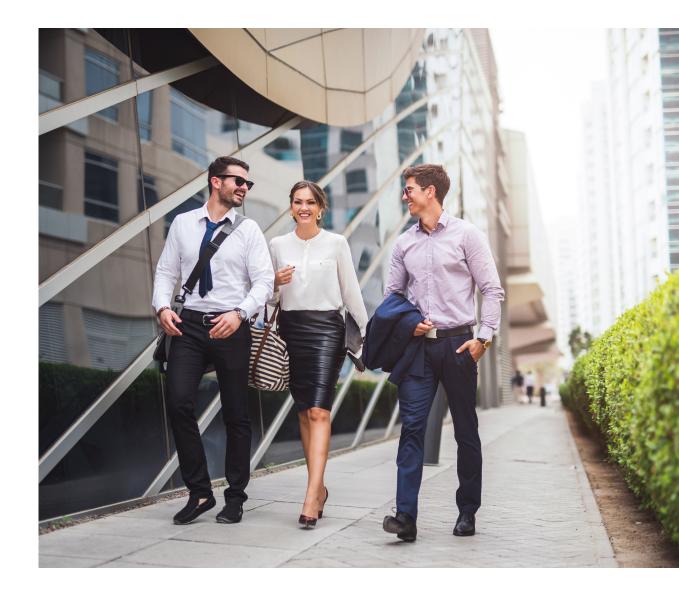
2311 Wilson, a LEED Gold trophy office building, is located in the vibrant business and residential setting of Clarendon-Court House in downtown Arlington. Along Wilson Boulevard, there is a dynamic mix of restaurant, retail, hotel, and entertainment destinations. In addition to on-site parking, 2311 Wilson offers commuters exceptional convenience, with easy access to Route 50, I-66, and Route 29/Lee Highway. The building is set just one block from the Court House Metro entrance.





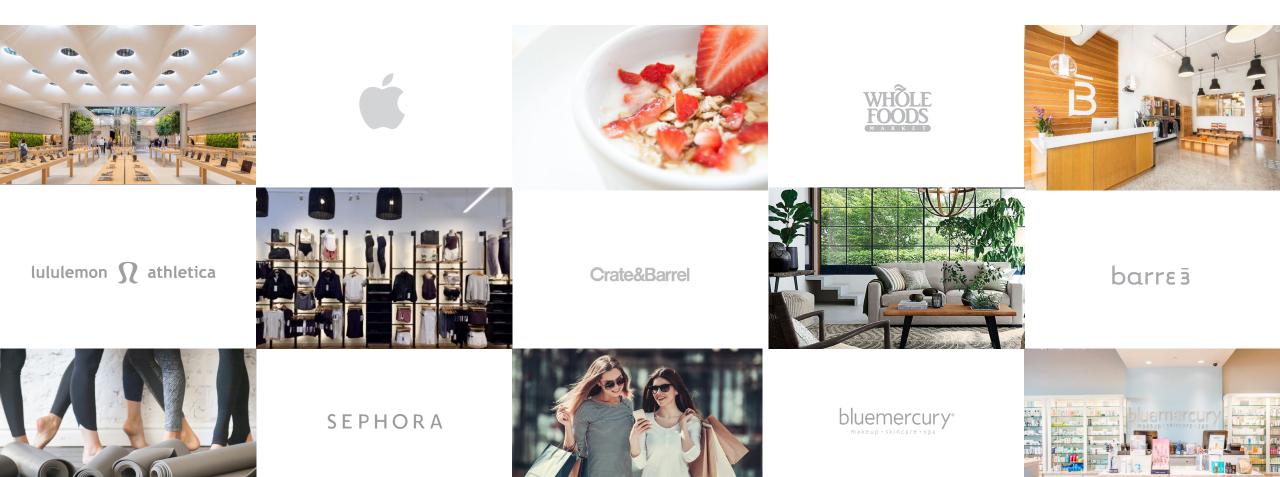


**1 Nearby Metro Station** Court House



# THE LOCATION

From national name-brand retailers to regional and local boutiques, 2311 Wilson is in the center of it all in Arlington.





### FOR LEASING INFORMATION

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