

NEW SPEC SUITES

AVAILABLE NOW



3001 WASHINGTON BOULEVARD

3001 Washington Boulevard is a 8-story, Class-A office building located in the Clarendon neighborhood within the RBC Corridor submarket in Northern Virginia.

Approximately two miles from Washington, D.C., and is situated on a significantly higher elevation than the rest of the area, providing superior views of the Washington Monument, U.S. Capitol and National Cathedral on the upper levels and roof deck of the building.

Onsite amenities include:

- Upgraded rooftop terrace
- Fitness center & core room
- Private exterior balconies
- Property management office

Conveniently located one block from the Clarendon Metro Station (Orange and Silver Line) in a walkable urban setting with over 45 restaurants and 35 other retailers within easy walking distance.



KBS

 **Newmark
Knight Frank**

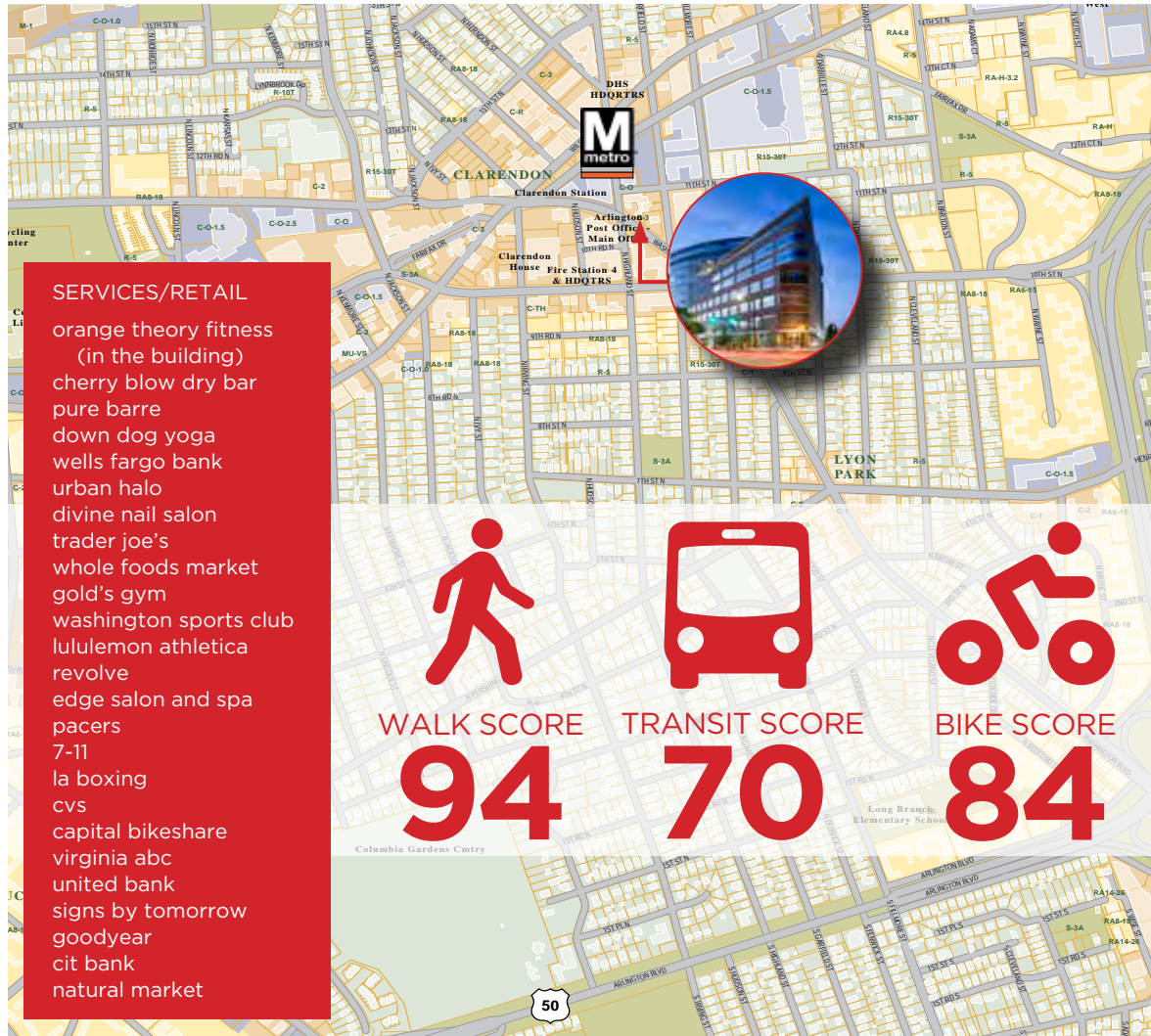
3001 WASHINGTON BOULEVARD

3001 Washington Boulevard
Arlington, VA

EAT. DRINK. WALK. BIKE. SHOP.

LOCAL RESTAURANTS

lyon hall
citizen burger
peet's coffee & tea
bake shop
endo sushi
green pig bistro
south block smoothie
texas jack's barbecue
screwtop
circa at clarendon
bracket room
wilson hardware
ambar clarendon
pete's new haven pizza
four sisters grill
clarendon grill
mister days
moby dick's
ambar clarendon
bronx pizza
bar bao
pamplona
nam viet
don tito
spider kelly's
clarendon ballroom
the liberty tavern
silver diner
northside social
o'sullivan's
spirits of '76
bonchon chicken
paisano's
whitlows on wilson
oz restaurant & bar
faccia luna
le pan quotidien
mexicali blues
pinkberry
cava mezze



IN THE BUILDING

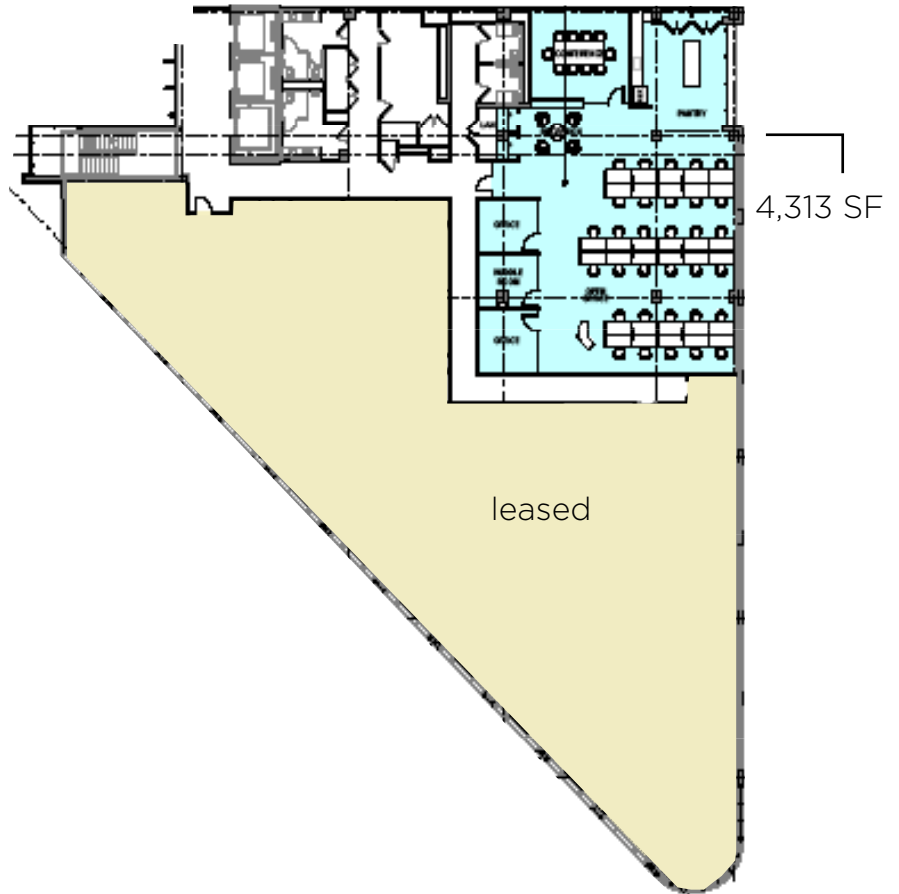


3001 Washington Boulevard
Arlington, VA

FOURTH FLOOR - SPEC SUITE
NEWLY BUILT

FOURTH FLOOR
4,313 SF - SPEC SUITE

- High quality finishes
- Monument views from rooftop terrace
- Newly renovated lobby
- On-site fitness center
- On-site core room
- Column-free space
- 9' finished ceilings
- Floor-to-ceiling glass
- On-site property management office



IN THE BUILDING



Steve Hoffeditz
202.312.5780
shoffeditz@ngkf.com

Ed Clark
202.312.5794
eclark@ngkf.com

Wes Evans
202.312.5753
wevans@ngkf.com





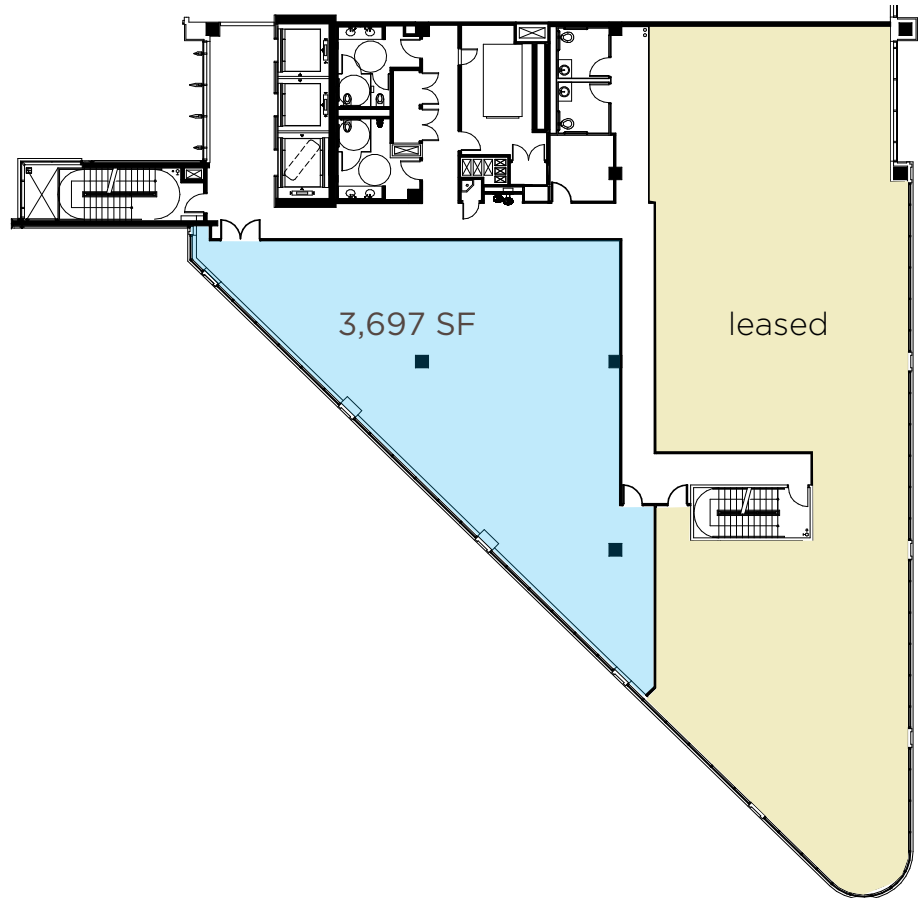
3001 Washington Boulevard
Arlington, VA

SIXTH FLOOR - SPEC SUITE

SIXTH FLOOR
3,697 SF - SPEC SUITE

- Monument views from rooftop terrace
- Newly renovated lobby
- On-site fitness center
- On-site core room
- Column-free space
- 9' finished ceilings
- Floor-to-ceiling glass
- On-site property management office

Conveniently located one block from the Clarendon Metro Station (Orange and Silver Line) in a walkable urban setting with over 45 restaurants and 35 other retailers within easy walking distance.



Steve Hoffeditz
202.312.5780
shoffeditz@ngkf.com

Ed Clark
202.312.5794
eclark@ngkf.com

Wes Evans
202.312.5753
wevans@ngkf.com





3001 Washington Boulevard
Arlington, VA



KBS

 **Newmark
Knight Frank**



3001
WASHINGTON
BOULEVARD

A large red circle containing a white graphic of a modern building facade with a grid pattern. Below the graphic, the address '3001 WASHINGTON BOULEVARD' is written in bold, white, sans-serif capital letters.

KBS

Steve Hoffeditz
202.312.5780
shoffeditz@ngkf.com

Ed Clark
202.312.5794
eclark@ngkf.com

Wes Evans
202.312.5753
wevans@ngkf.com

 **Newmark Knight Frank**
www.ngkf.com