



# Step into **WHAT'S NEXT**

4301 Wilson Blvd. New Lobby Renovations

**NEW**



Entry Vestibule



2 Building Lobbies



Conference Center



Tenant Lounge & Conference Center

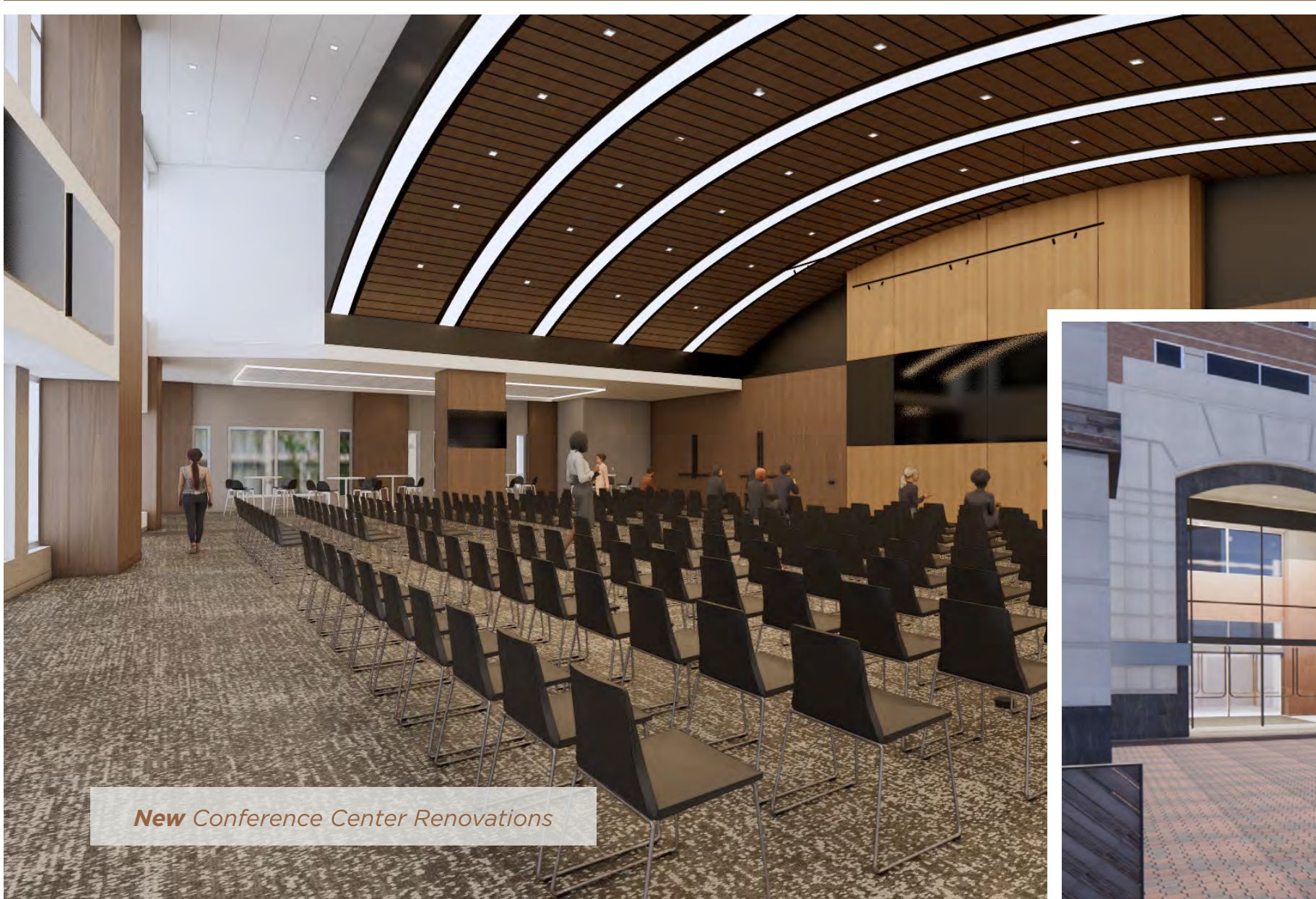


High-End Spec Suites

# A striking FIRST IMPRESSION

*4401 Wilson Blvd. New Lobby Renovations*





Our modern, tech-equipped conference center accommodates up to 550 guests, offering a versatile space for meetings, presentations, and events — all designed to foster connection and collaboration.



Designed to bring  
**PEOPLE TOGETHER**



Tenant-Only Pantry Space and Breakout Rooms



Tenant-Only Lounge

CLICK OR SCAN FOR



VIRTUAL TOUR



# Introducing THE COMMONS



Tenant-Only Large Conference Center



One block away from Ballston Metro Station



Strong debt-free ownership



"Walker's paradise" with 94 walk score

Adjacent to



4401 Wilson Blvd. LEED certified



Elevated workplace experience



Adjacent to





Cooperative Plaza offers direct access to the energy of Ballston, with Ballston Quarter just a short walk away. This vibrant urban destination brings together the area's best dining, shopping, entertainment, and events. From the Quarter Market food hall and cooking classes to movies, live events, and unique indoor & outdoor spaces, Ballston Quarter serves as Northern Virginia's true city center—all just steps from Cooperative Plaza.



# BALLSTON QUARTER

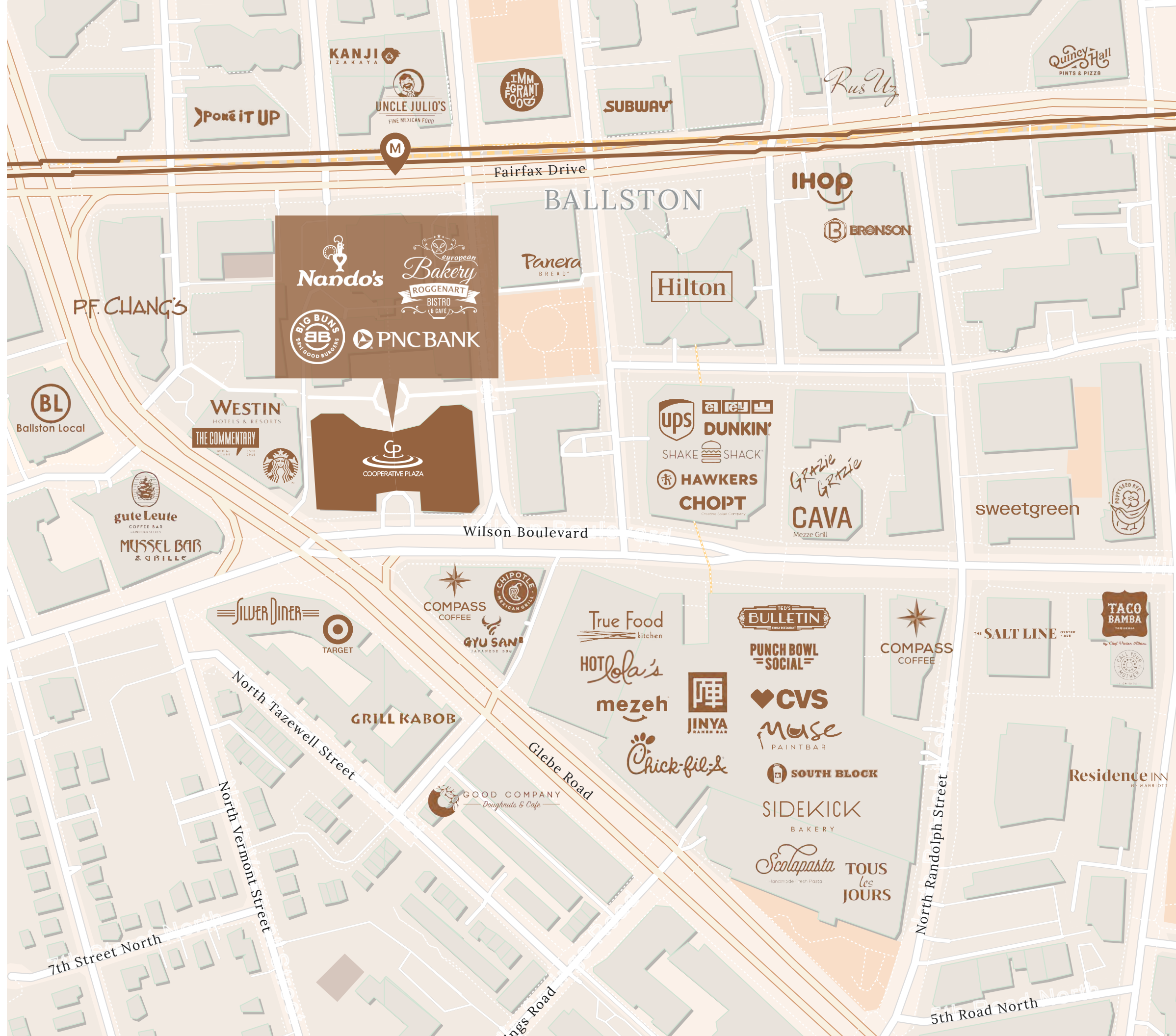


- Chick-fil-A
- SIDEKICK BAKERY
- TED'S BULLETIN FAMILY RESTAURANT
- T-swirl crepe Japanese Crepe
- SOUTH BLOCK
- COMPASS COFFEE
- JINYA RAMEN BAR
- KUNG FU TEA 功夫茶
- UNION KITCHEN GROCERY
- TIMBER PIZZA CO.
- TOUS les JOURS
- PUNCH BOWL SOCIAL
- MUSE PAINTBAR
- mezeh
- jubilee
- CVS
- HOT Lela's
- Onelife FITNESS
- TOP POT HOT POT & K BBQ
- True Food kitchen
- Scolapasta Handmade Fresh Pasta



"A walker's paradise" with  
**94**  
walk score





Nearby  
**AMENITIES**



The Plaza serves as a built-in amenity for the building, with onsite retail and dining that bring convenience right to the workplace. Tenants have direct access to PNC Bank, Big Buns, Nando's, and Roggenart—offering everything from daily essentials to quick lunches and after-work gatherings, all without leaving the property.



Work, meet & unwind at  
**THE PLAZA**

# Onsite RETAIL SHOPS

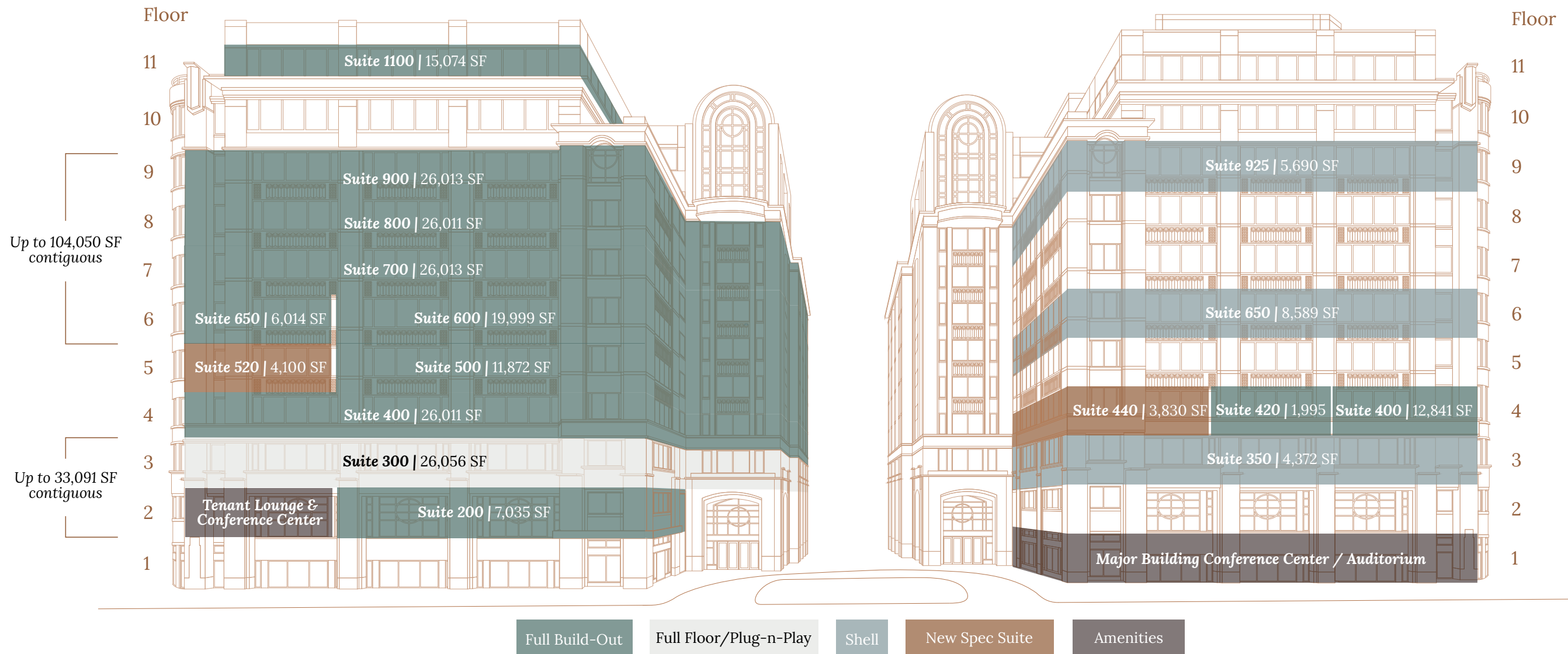


# 4401

Wilson Blvd.

# 4301

Wilson Blvd.



# 4301

Wilson Blvd.

## Space Features

### ■ 350 | 4,372 SF

Shell condition ready for custom buildout.

## Third Floor

Suite	RSF
350	4,372



# 4301

Wilson Blvd.

## Space Features

### ■ 400 | 12,841 SF

Modern office-intensive buildout with elevator lobby exposure and full-height glass throughout.

### ■ 420 | 1,995 SF

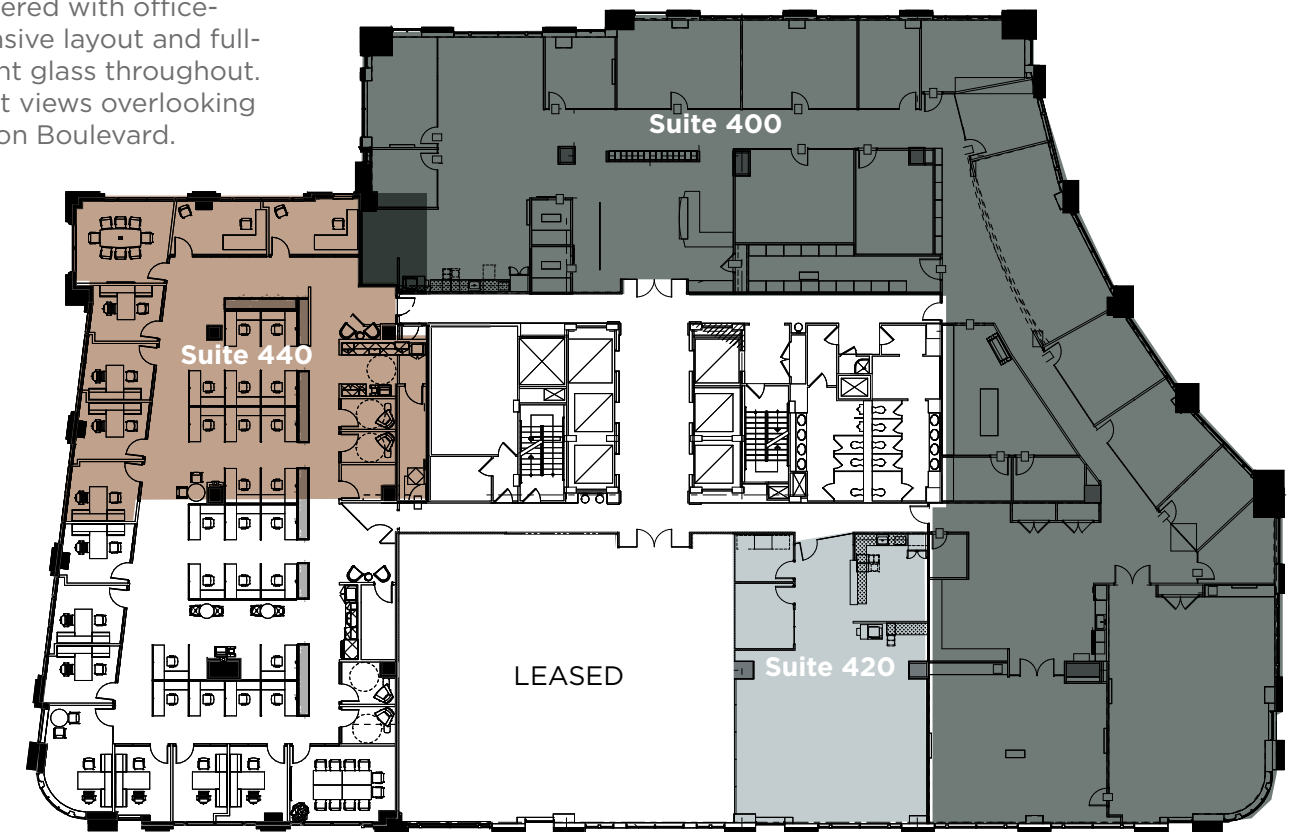
Modern buildout with an open layout and lots of natural light.

### ■ 440 | 3,830 SF (SPEC SUITE)

High-end spec suite just delivered with office-intensive layout and full-height glass throughout. Great views overlooking Wilson Boulevard.

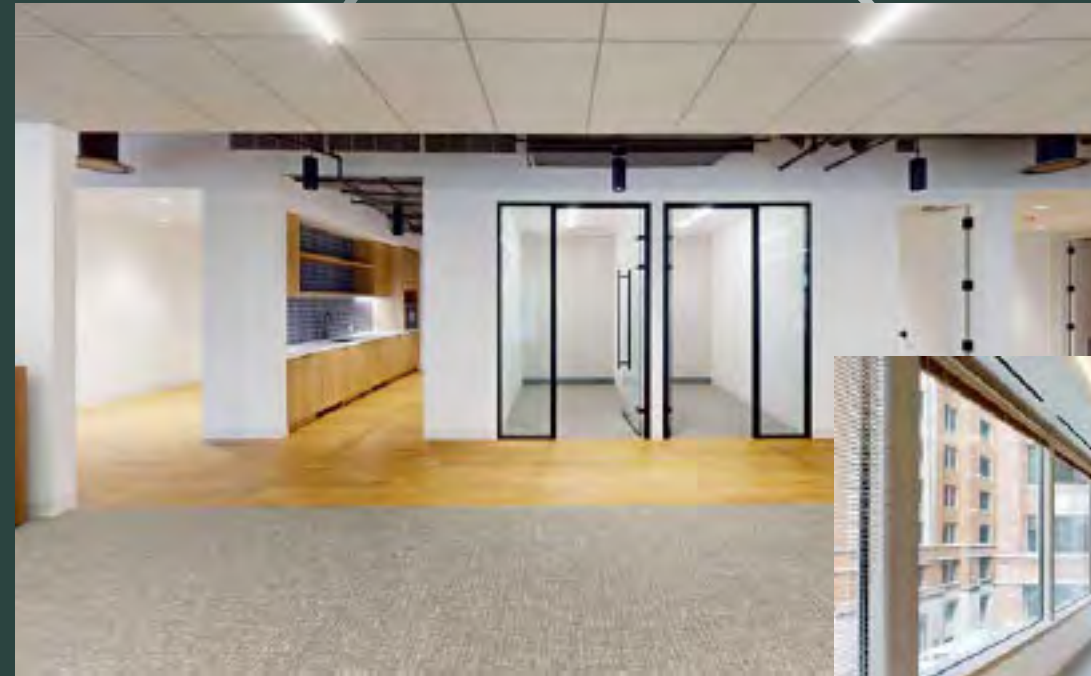
## Fourth Floor

Suite	RSF
400	12,841
420	1,995
440	3,830



# Brand new **SPEC SUITE**

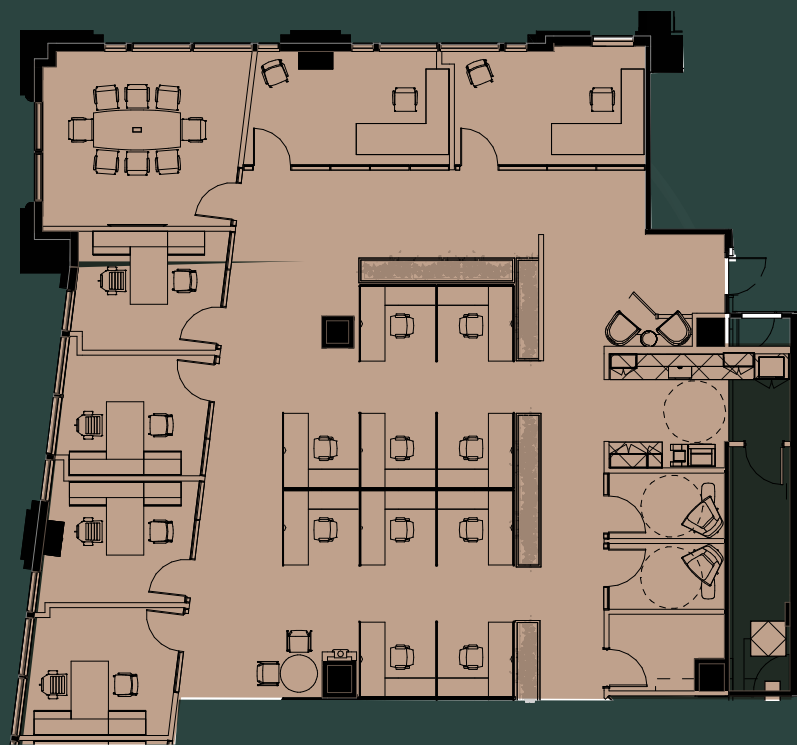
**4301**  
*Wilson Blvd.*



CLICK OR SCAN FOR



VIRTUAL  
TOUR



## Space Features

■ 440 | 3,830 SF

High-end spec suite just delivered with office-intensive layout and full-height glass throughout. Great views overlooking Wilson Boulevard.



# 4301

Wilson Blvd.

## Space Features

### ■ 650 | 8,589 SF

Shell condition ready for custom buildout with great courtyard views.

## Sixth Floor

Suite	RSF
650	8,589

# 4301

Wilson Blvd.

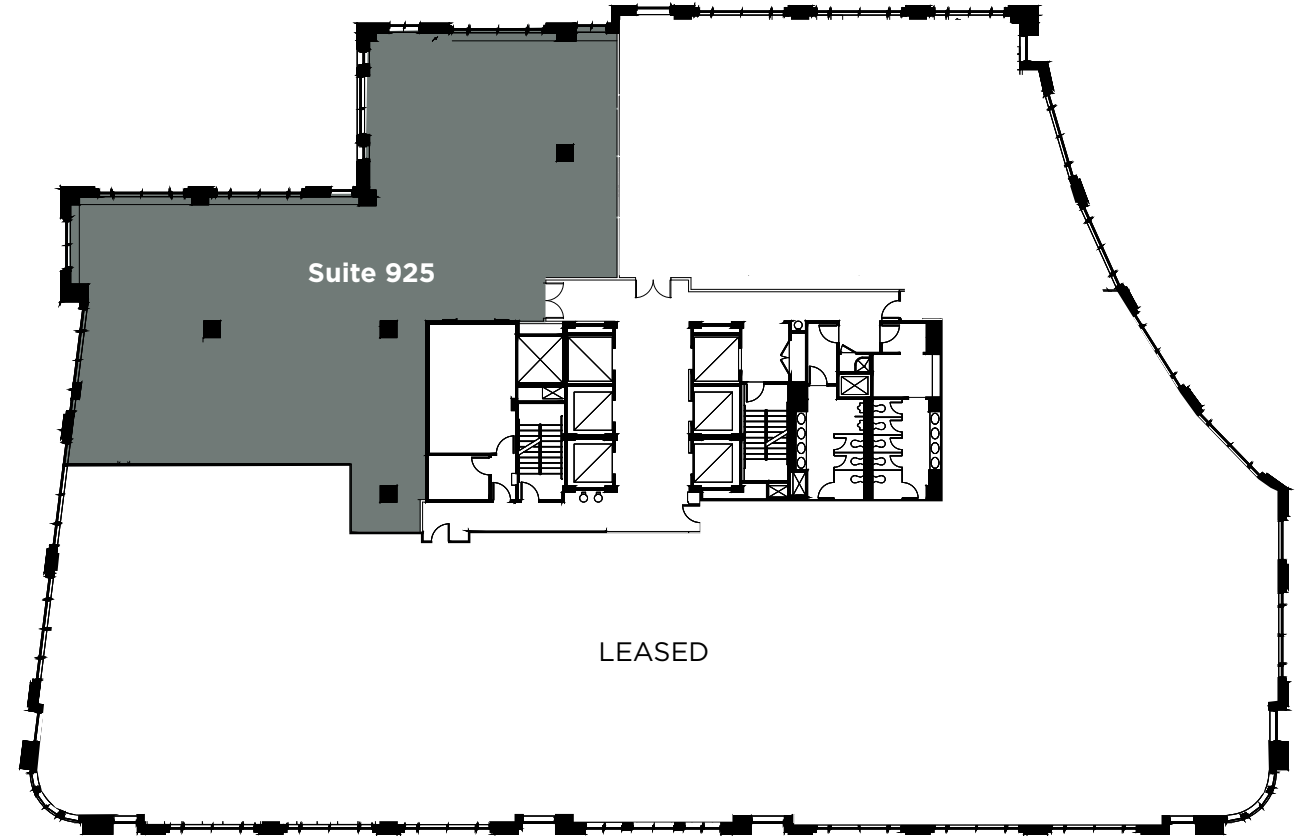
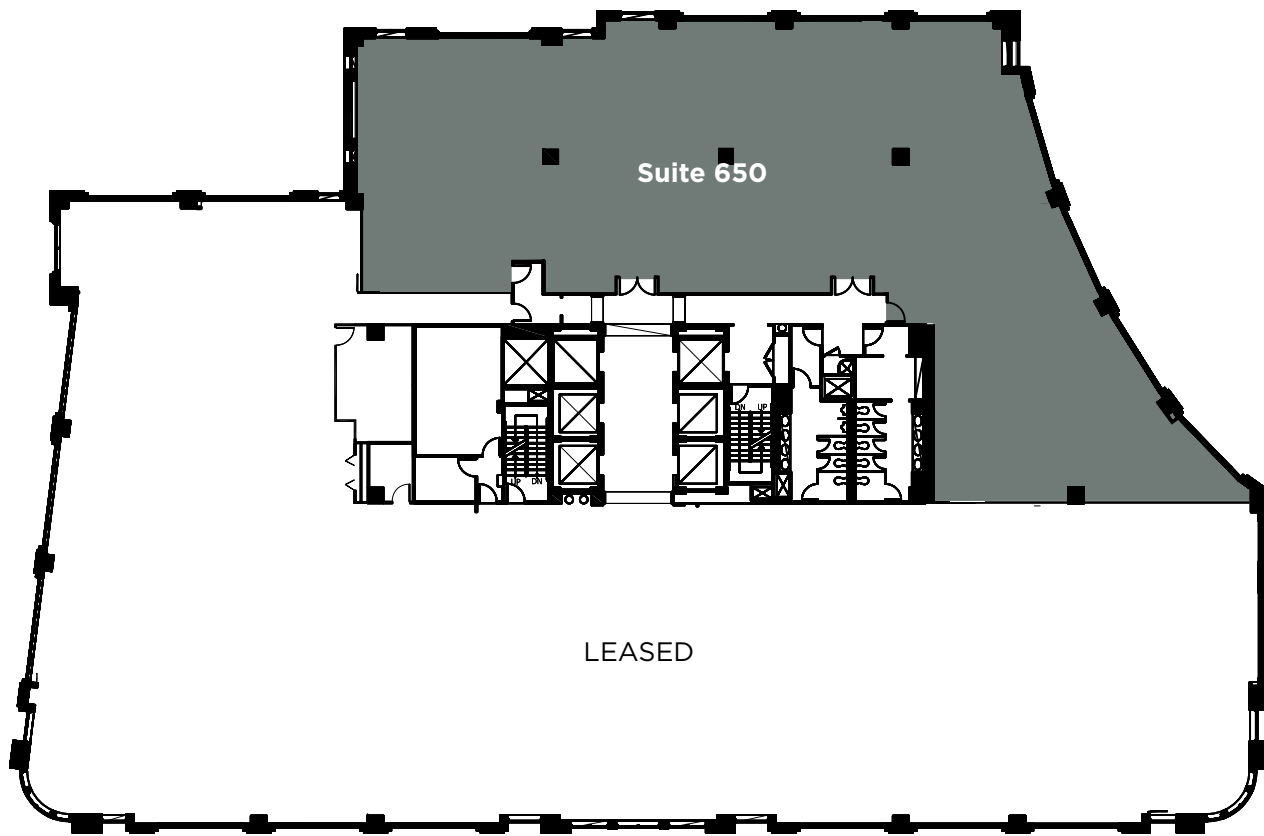
## Space Features

### ■ 925 | 5,690 SF

Shell condition ready for custom buildout.

## Ninth Floor

Suite	RSF
925	5,690



# 4401

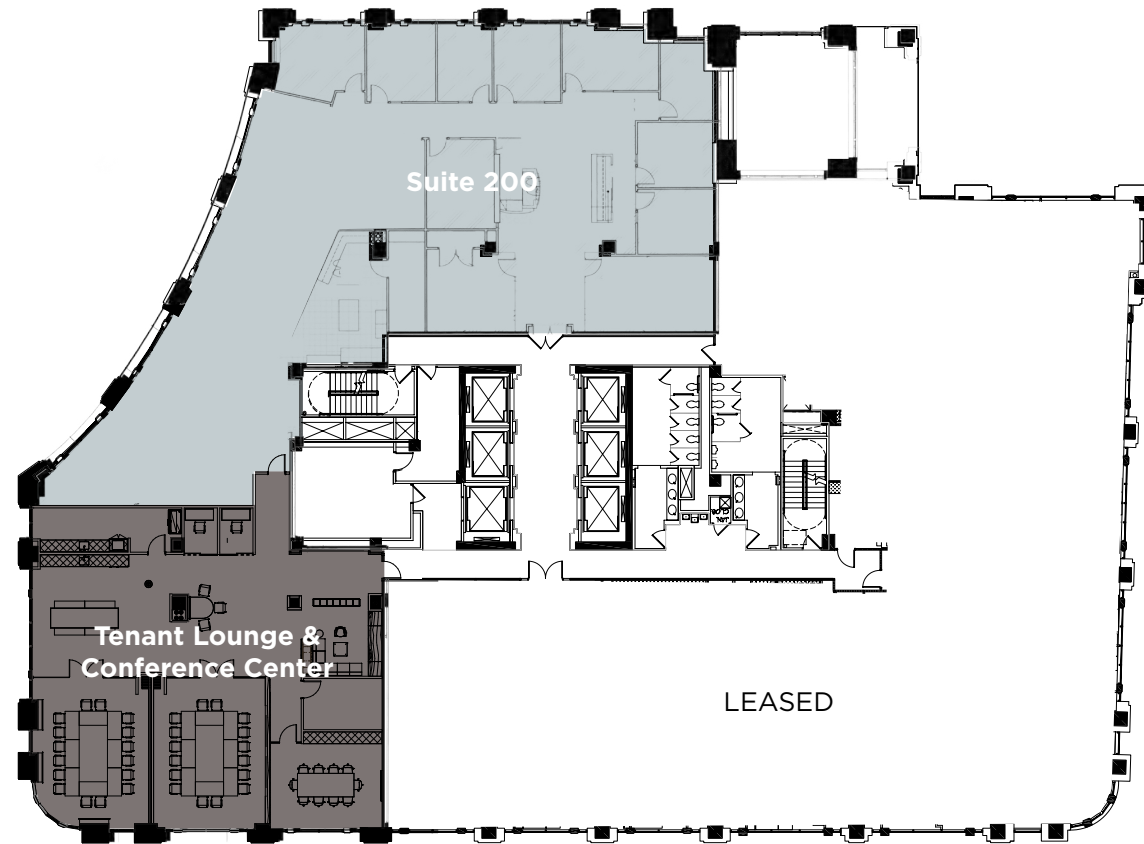
Wilson Blvd.

## Second Floor

Suite	RSF
200	7,035

### Space Features

- **200 | 7,035 SF**  
Office intensive layout with courtyard views.
- **Tenant Lounge & Conference Center**



# 4401

Wilson Blvd.

## Third Floor

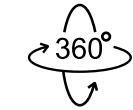
Suite	RSF
300	26,056

### Space Features

- **300 | 26,056 SF**  
Plug and play option fully furnished with efficient layout.
- 147 Workstations
- 34 Offices
- 9 Phone Booths
- 3 Huddle Rooms
- 1 Conference Room
- 1 Kitchen
- 1 Kitchenette



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VIRTUAL TOUR



# 4401

Wilson Blvd.

## Space Features

■ 400 | 26,011 SF

## Fourth Floor

Suite	RSF
400	26,011



# 4401

Wilson Blvd.

## Space Features

■ 500 | 11,872 SF

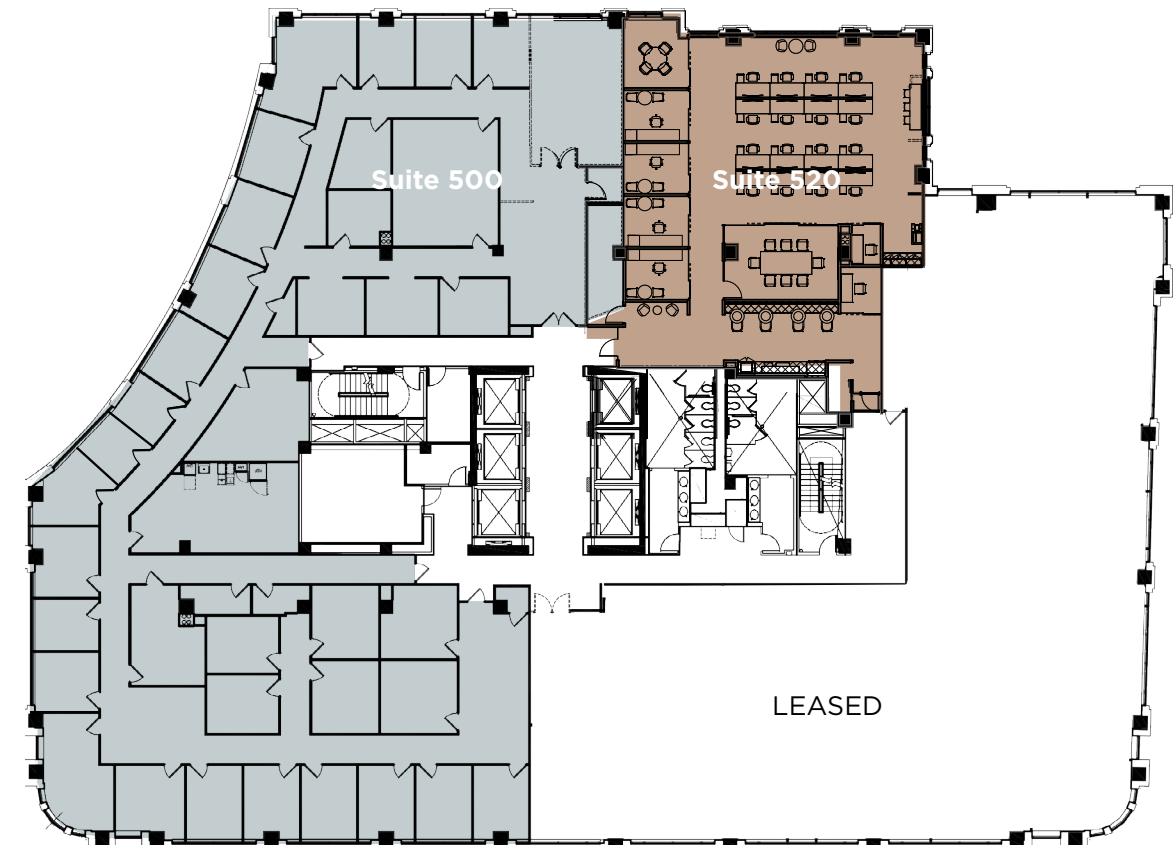
Office intensive layout with courtyard views.

■ 520 | 4,100 SF (SPEC SUITE)

High-end spec suite just delivered with efficient office & mix of open workspace. Full-height glass throughout the suite.

## Fifth Floor

Suite	RSF
500	11,872
520	4,100



# Recently delivered SPEC SUITE

**4401**  
*Wilson Blvd.*

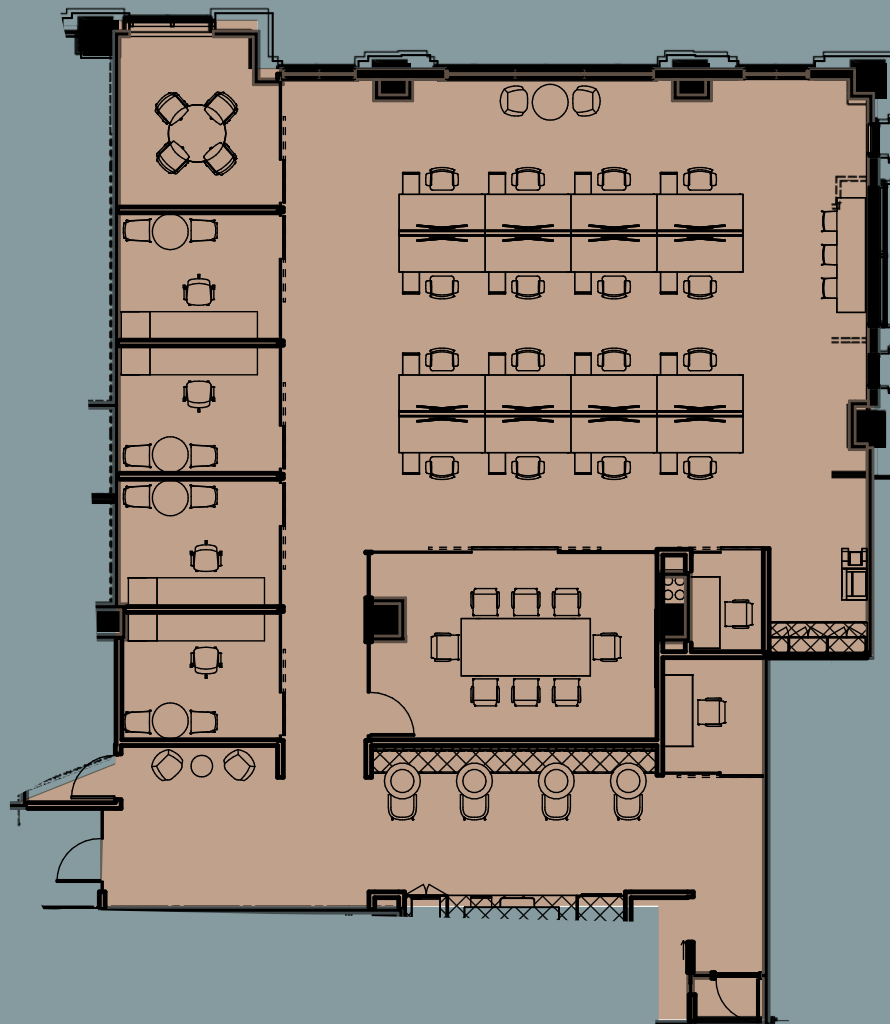
CLICK OR SCAN FOR



## Space Features

■ 520 | 4,100 SF

High-end spec suite just delivered with efficient office & mix of open workspace. Full-height glass throughout the suite.



# 4401

Wilson Blvd.

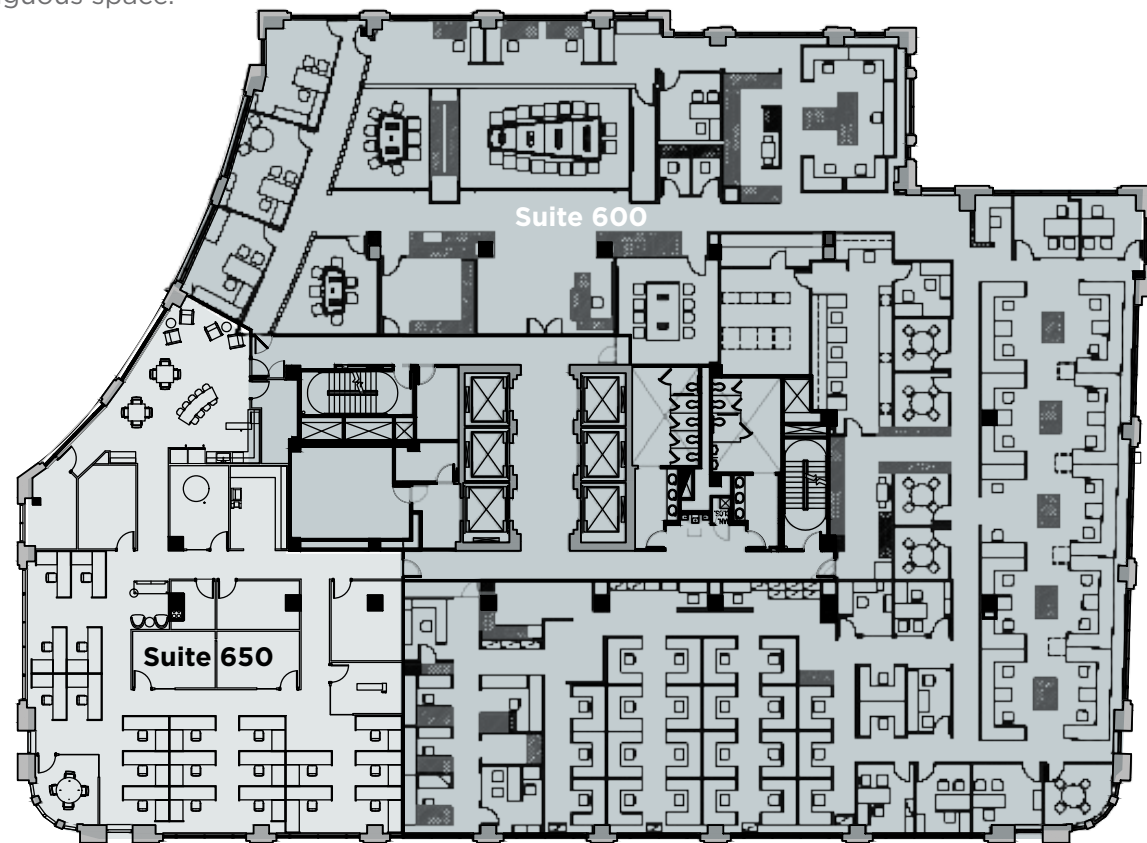
## Space Features

### ■ 600 | 19,999 SF

High-end existing buildout ready for occupancy. 6th through 9th floors combined offer 104,050 SF of contiguous space.

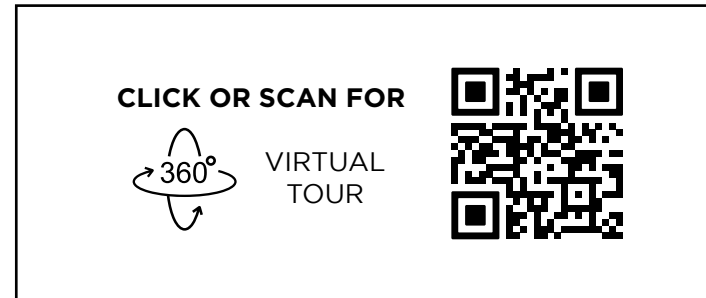
### ■ 650 | 6,014 SF

Modern build-out with courtyard views. 6th through 9th floors combined offer 104,050 SF of contiguous space.



## Sixth Floor

Suite	RSF
600	19,999
650	6,014



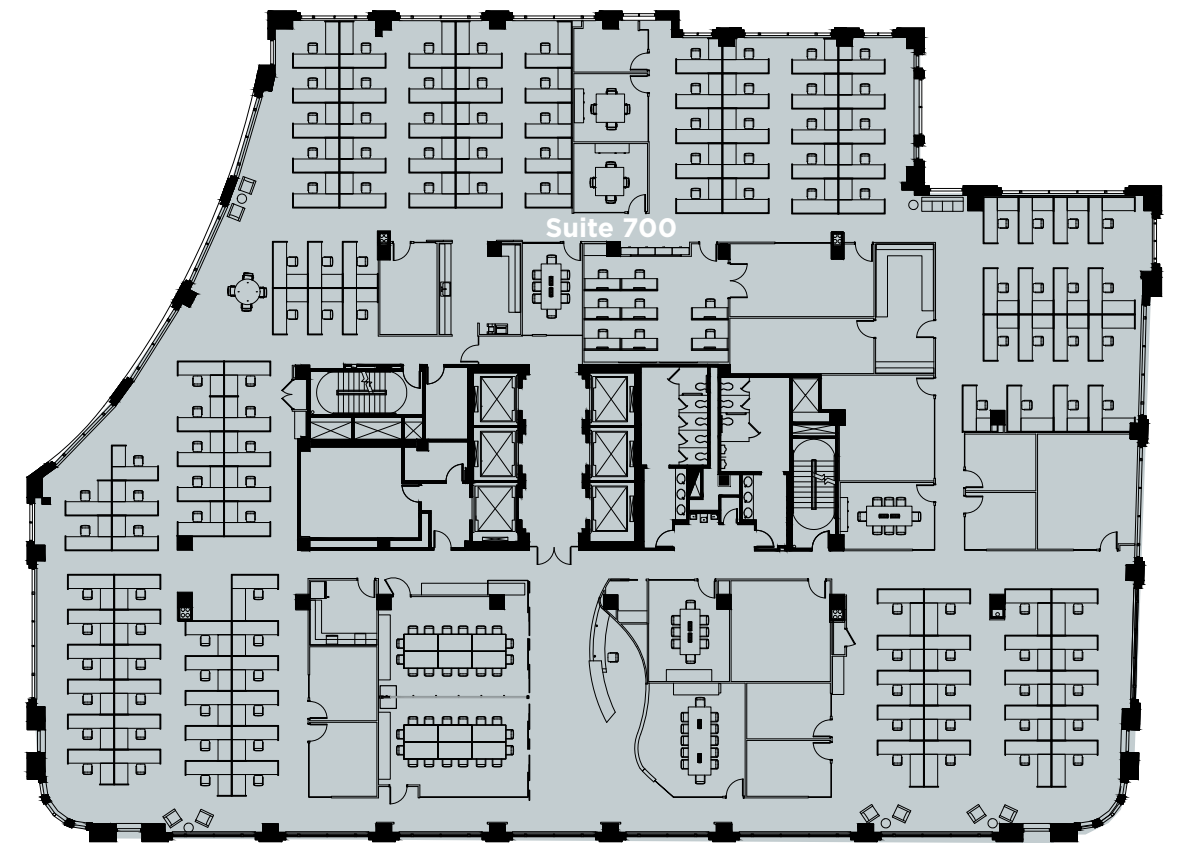
# 4401

Wilson Blvd.

## Space Features

### ■ 700 | 26,013 SF

6th through 9th floors combined offer 104,050 SF of contiguous space.



## Seventh Floor

Suite	RSF
700	26,013

# 4401

Wilson Blvd.

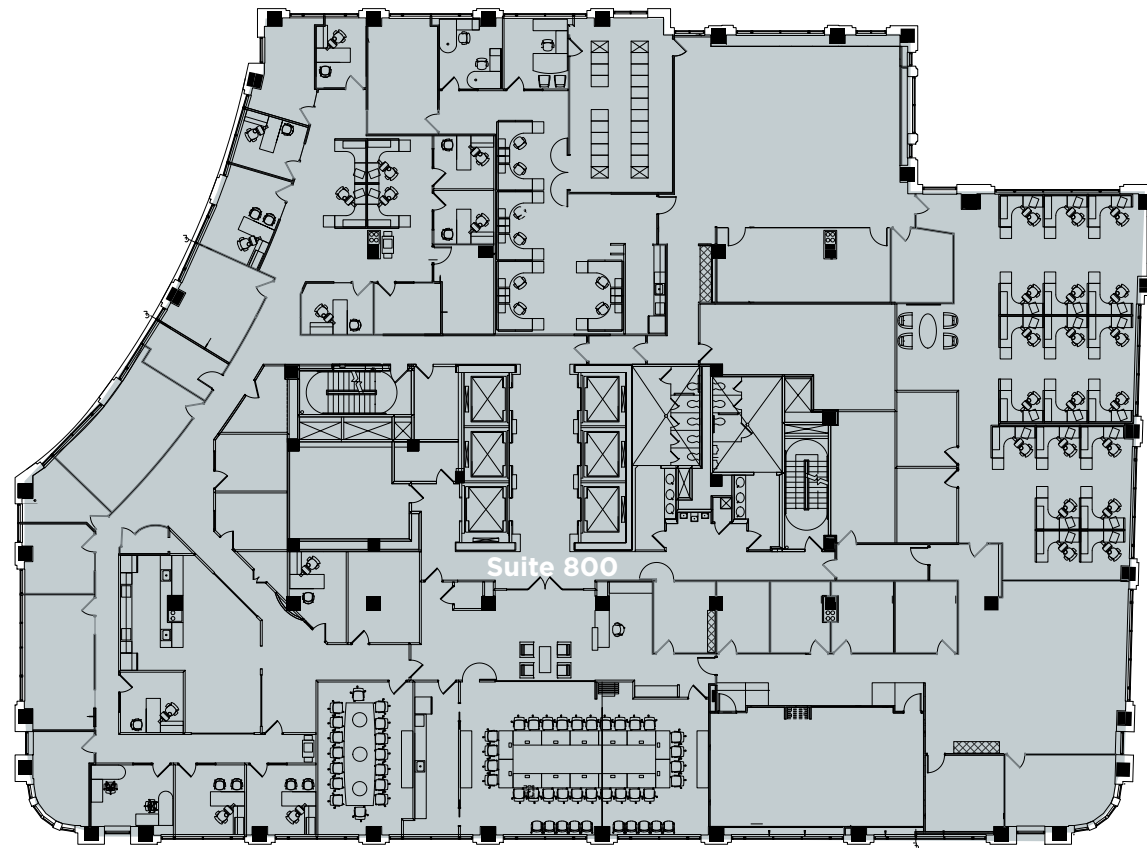
## Space Features

### ■ 800 | 26,011 SF

High-end existing buildout ready for occupancy. 6th through 9th floors combined offer 104,050 SF of contiguous space.

## Eighth Floor

Suite	RSF
800	26,011



# 4401

Wilson Blvd.

## Space Features

### ■ 900 | 26,013 SF

High-end existing buildout ready for occupancy. 6th through 9th floors combined offer 104,050 SF of contiguous space.

## Ninth Floor

Suite	RSF
900	26,013



# 4401

Wilson Blvd.

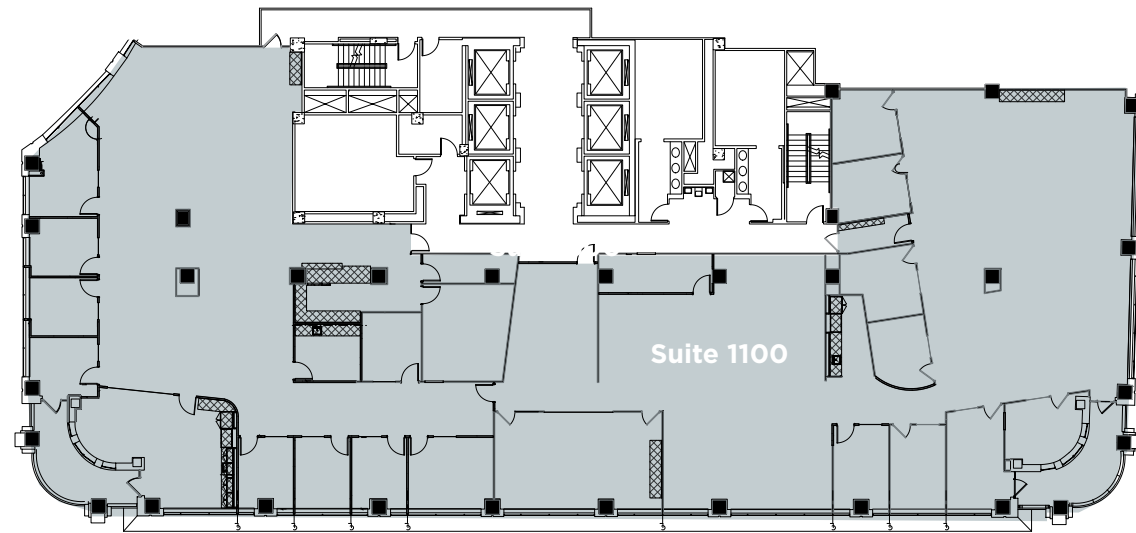
## Eleventh Floor

Suite	RSF
1100	15,074

### Space Features

#### ■ 1100 | 15,074 SF

High-end existing buildout ready for occupancy.



# Building SPECS

<b>OWNER / MASTER DEVELOPER:</b>	National Rural Electric Cooperative Association (NRECA)	
<b>DEVELOPMENT MANAGER:</b>	NRECA	
<b>ARCHITECT:</b>	WDG	
<b>EXCLUSIVE LEASING AGENT:</b>	Stream Realty Partners	
<b>SITE:</b>	Building is located at prime location on Wilson Blvd one block from Metro and Ballston Common Mall and is next to the Westin Hotel with 4 other hotels nearby.	
<b>DELIVERY:</b>	1995/ Renovated 2026	
	<b>4301 Wilson Blvd</b>	<b>4401 Wilson Blvd</b>
<b>SCOPE:</b>	11 stories / 270,737 RSF	11 stories / 269,911 RSF
<b>TYPICAL FLOOR:</b>	26,326 SF	26,013 SF
<b>CEILING HEIGHT:</b>	9'	9'
<b>TYPICAL COLUMN SPACING:</b>	45' between core + perimeter	45' between core + perimeter
<b>ELEVATORS:</b>	6 high-speed passenger / 2 parking level shuttle	
<b>PARKING:</b>	Covered - 476	Covered - 390
<b>SECURITY:</b>	General Access Control System which monitors and controls entries; Elevator Access Control System	
<b>CERTIFICATIONS:</b>	Certified LEED Silver	
<b>OTHER FEATURES:</b>	<ul style="list-style-type: none"> <li>• Prime location on Wilson Blvd one block from the metro and Ballston Commons Mall and next to the Westin Hotel with 4 other hotels nearby</li> <li>• Dramatic setting with richly landscaped Ellipse as its centerpiece featuring a fountain, mature trees and outdoor seating areas</li> <li>• 30' x 40' bay sizes providing complete space planning flexibility</li> <li>• Typical floors of 24,000 SF that are virtually column free</li> <li>• 10,000 SF state-of-the art conference center, which seats 500</li> <li>• Onsite food service and catering</li> <li>• Onsite travel agency</li> <li>• Onsite ownership and management</li> <li>• Fitness facility complete with locker rooms, showers, workout areas &amp; exercise equipment</li> </ul>	





## **FOR MORE INFORMATION**

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