



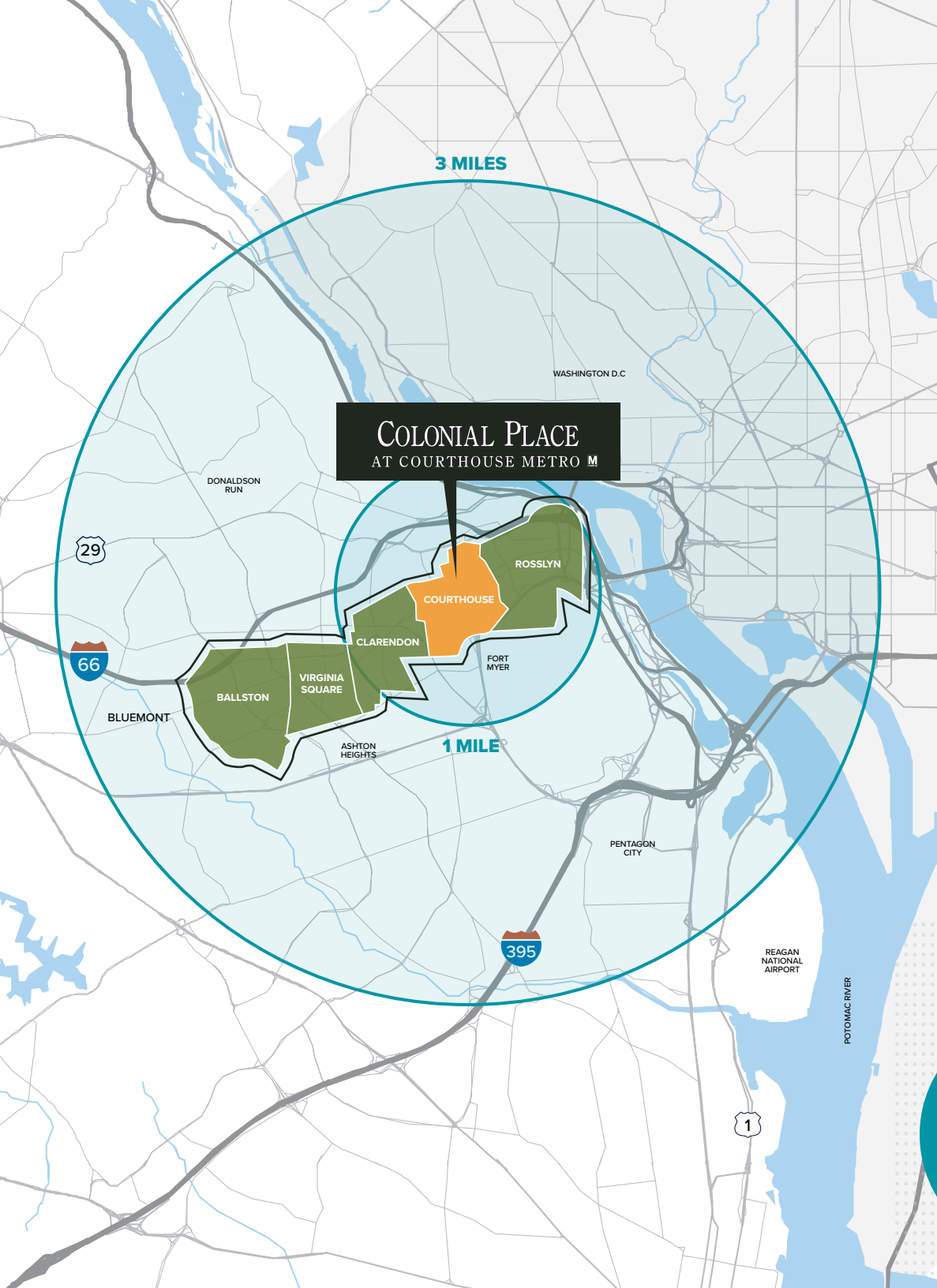
COLONIAL PLACE I & II

AT COURTHOUSE METRO 

2111 Wilson Boulevard | 2101 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.

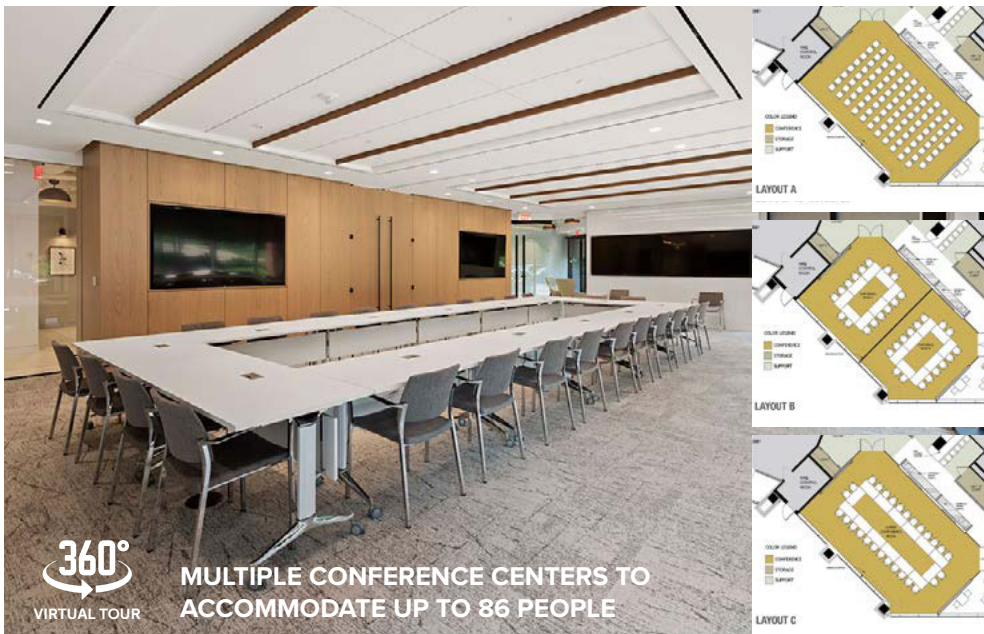
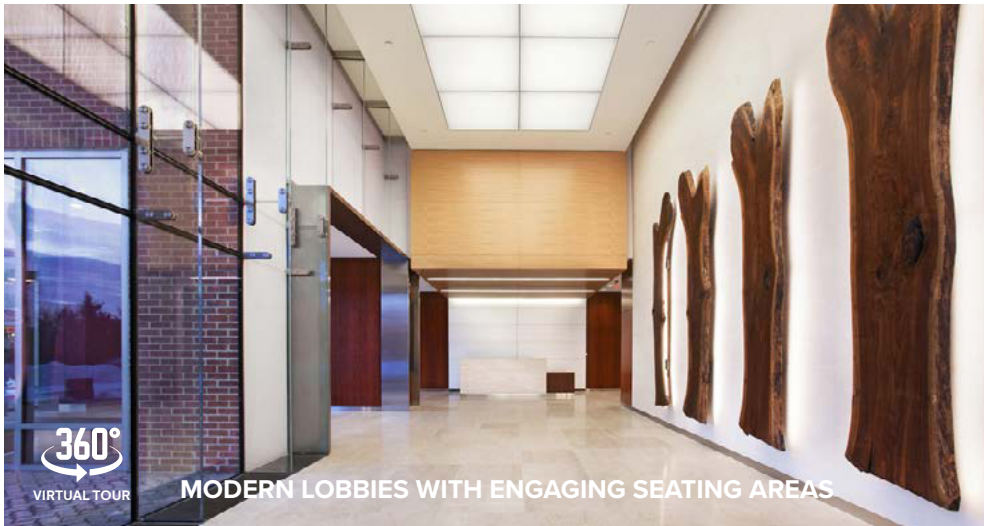
While working in your office, enjoy expansive views of the Capitol, monuments, and Potomac River Valley.



OFFICING MADE EASIER

STATE-OF-THE-ART AMENITIES

This three-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.



AN ABUNDANCE OF NEIGHBORHOOD RETAIL

- | | | | |
|--------------------------|------------------------------|------------------------------|-----------------------|
| 1. Brooklyn Bagel Bakery | 9. Sushi Rock | 17. UPS | 25. Verre |
| 2. Ireland's Four Courts | 10. The Burger District | 18. Sweet Leaf | 26. Delhi Dhaba |
| 3. Courthouse Kabob | 11. Tupelo Honey | 19. Five Guys | 27. Simona |
| 4. Taco Bell Cantina | 12. Subway | 20. Me Jana | 28. Earl's Sandwiches |
| 5. Playa Bowls | 13. Tikka Masala Street Food | 21. Dunkin Donuts | |
| 6. Maman | 14. Starbucks | 22. For Five Coffee Roasters | |
| 7. CVS | 15. Captain Cookie | 23. Hyatt Place | |
| 8. Bayou Bakery | 16. Courthaus Social | 24. Better Bird | |



NEARBY DEVELOPMENTS

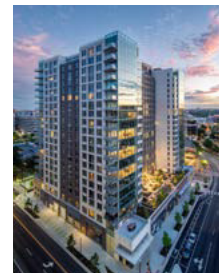


THE WENDY 2025 CLARENDON

16 Stories
231 Residential Units
4,000 SF of Retail
Delivered 2025
Developer: Greystar

THE COMMODORE 2025 15TH ST N

20 Stories
423 Residential Units
18,000 SF of Retail
Delivered 2023
Developer: Greystar



COLONIAL PLACE I & II

AT COURTHOUSE METRO

2111 Wilson Boulevard | 2101 Wilson Boulevard | Arlington, VA 22201

Available Space Summary
2,543 - 63,656 SF



Availabilities	SF	Date Available
CP I - Suite 350	4,173 SF	Immediately - Spec Suite
CP I - Suite 700	22,727 - 63,656 SF	Immediately - 63,656 SF Contiguous
CP I - Suite 800	22,727 - 63,656 SF	Immediately - 63,656 SF Contiguous
CP I - Suite 900	8,639 - 63,656 SF	Immediately - 63,656 SF Contiguous
CP I - Suite 920	9,563 - 63,656 SF	Immediately - 63,656 SF Contiguous
CP I - Suite 1110	10,158 - 42,349 SF	Immediately - 42,349 SF Contiguous
CP I - Suite 1120	9,464 - 42,349 SF	Immediately - 42,349 SF Contiguous
CP I - Suite 1150	10,158 - 42,349 SF	2/1/2027 - 42,349 SF Contiguous
CP I - Suite 1200	22,727 - 42,349 SF	Immediately - 42,349 SF Contiguous
CP II - Suite 200	18,853 - 26,586 SF	Immediately
CP II - Suite 300	7,733 - 26,586 SF	Immediately - RTO - \$36.00 PSF
CP II - Suite 1004	2,543 SF	Immediately - RTO - \$37.00 PSF

RTO = Ready To Occupy Space | \$36.00 - \$37.00 PSF, as-is or little TI

Doug McLearn **Correll Caulfield**
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EXPLORE CURRENT LEASING OPPORTUNITIES AT COLONIAL PLACE I & II

FLOOR-BY-FLOOR AVAILABILITY

COLONIAL PLACE I

12	Suite 1200 22,727 SF			
11	Suite 1120 9,464 SF	Suite 1150 10,158 SF		Leased
10	Leased		Leased	
9	Suite 900 8,639 SF	Suite 920 9,563 SF	Leased	Leased
8	Suite 800 22,727 SF			
7	Suite 700 22,727 SF			
6	Leased			
5	Leased			
4	Leased	Leased	Leased	
3	Leased	Leased	Leased	Leased
				Suite 350 4,173 SF
2	Leased	Leased		Leased
				Leased
1	Lounge 1,321 SF	Leased	Fitness Center 4,337 SF	Conf. Center 1,128 SF
				Leased

COLONIAL PLACE II

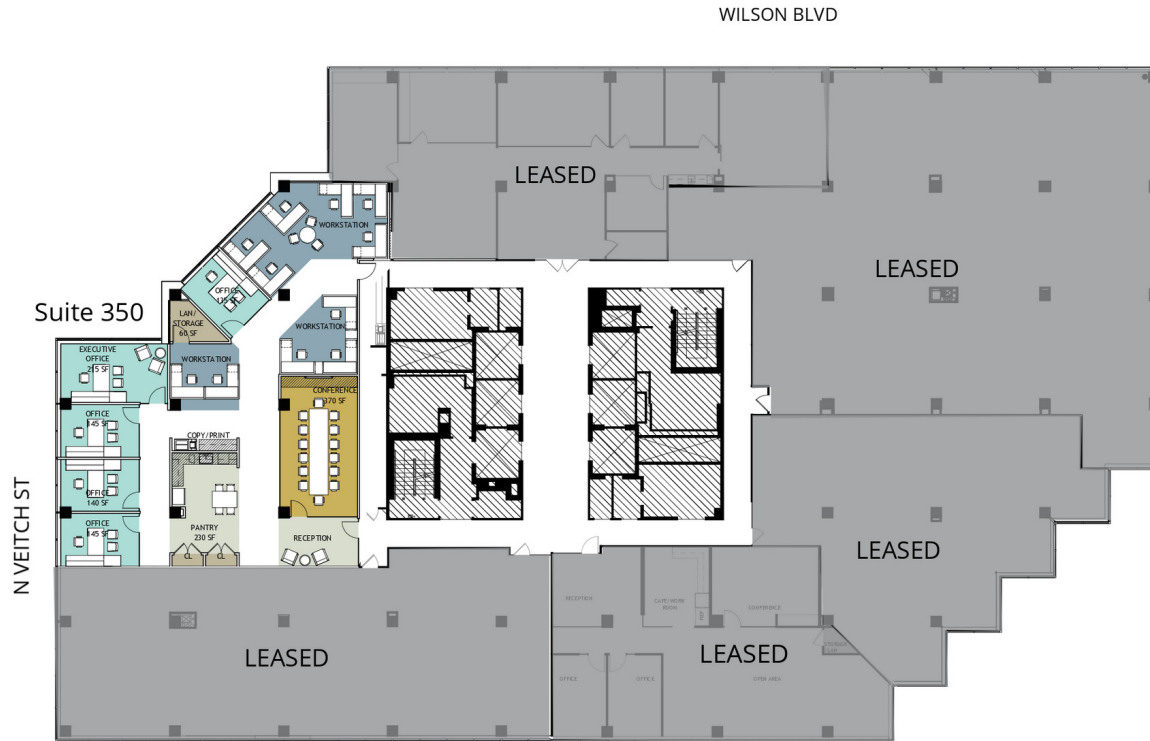
12	Leased		Leased		Leased
11	Leased				
10	Leased	Leased		Leased	Suite 1004 2,543 SF
9	Leased				
8	Leased		Leased		Leased
7	Leased				
6	Leased		Leased		Leased
5	Leased	Leased	Leased	Leased	Leased
4	Leased				
3	Suite 300 7,733 SF		Leased		Leased
2	Suite 200 18,853 SF				
1	Leased				

COLONIAL PLACE I & II

AT COURTHOUSE METRO

2111 Wilson Boulevard | 2101 Wilson Boulevard | Arlington, VA 22201

3rd Floor - CP I
4,173 SF



Suite	Size	Lease Rate	Description	Virtual Tour
CP I - Suite 350	4,173 SF	\$45.00 FS	Available Immediately - Brand New Spec Space	View Here

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COLONIAL PLACE I & II

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7th Floor - CP I
22,727 - 63,656 SF



Suite	Size	Lease Rate	Description	Virtual Tour
■ CP I - Suite 700	22,727 - 63,656 SF	\$43.50 FS	Available Immediately	View Here

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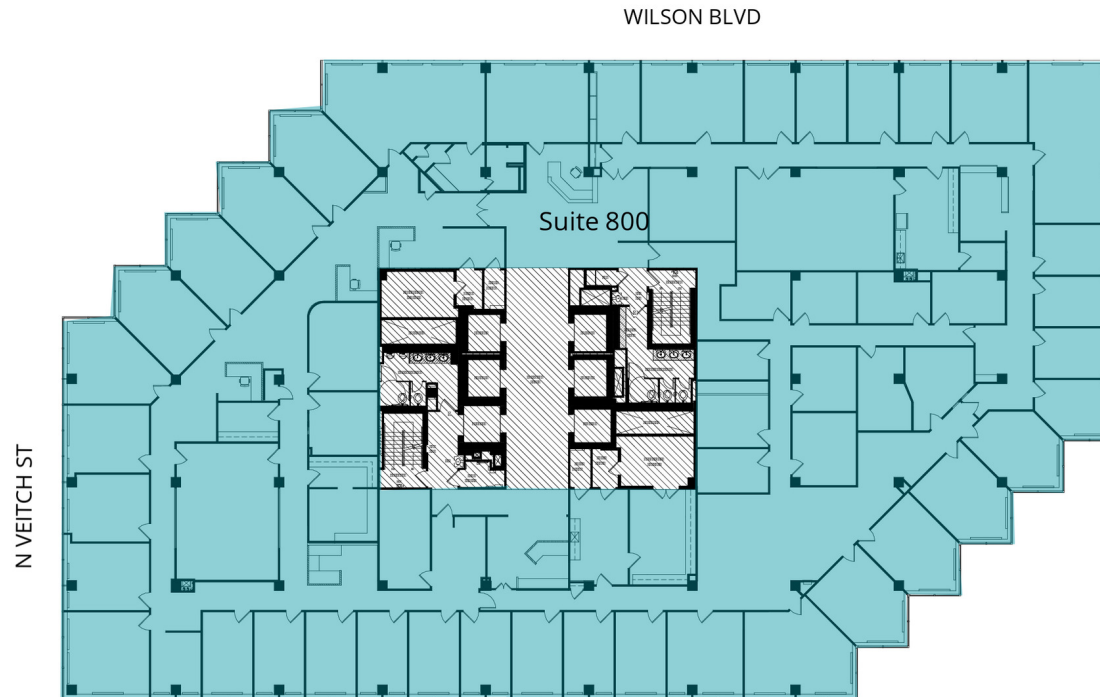
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COLONIAL PLACE I & II

AT COURTHOUSE METRO

2111 Wilson Boulevard | 2101 Wilson Boulevard | Arlington, VA 22201

8th Floor - CP I
22,727 - 63,656 SF



Suite	Size	Lease Rate	Description
■ CP I - Suite 800	22,727 - 63,656 SF	\$43.50 FS	Available Immediately

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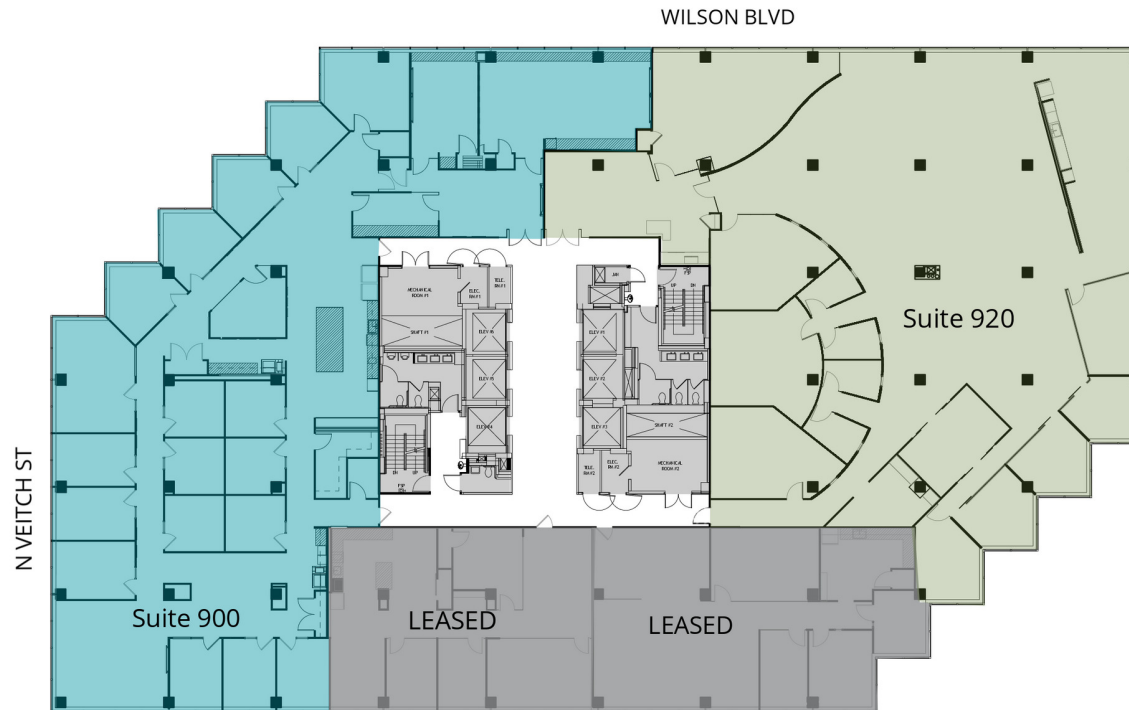
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COLONIAL PLACE I & II

AT COURTHOUSE METRO

2111 Wilson Boulevard | 2101 Wilson Boulevard | Arlington, VA 22201

9th Floor - CP I
8,639-9,563 SF



Suite	Size	Lease Rate	Description
 CPI - Suite 900	8,639 - 63,656 SF	\$44.00 FS	Available Immediately
 CPI - Suite 920	9,563 - 63,656 SF	\$44.00 FS	Available Immediately

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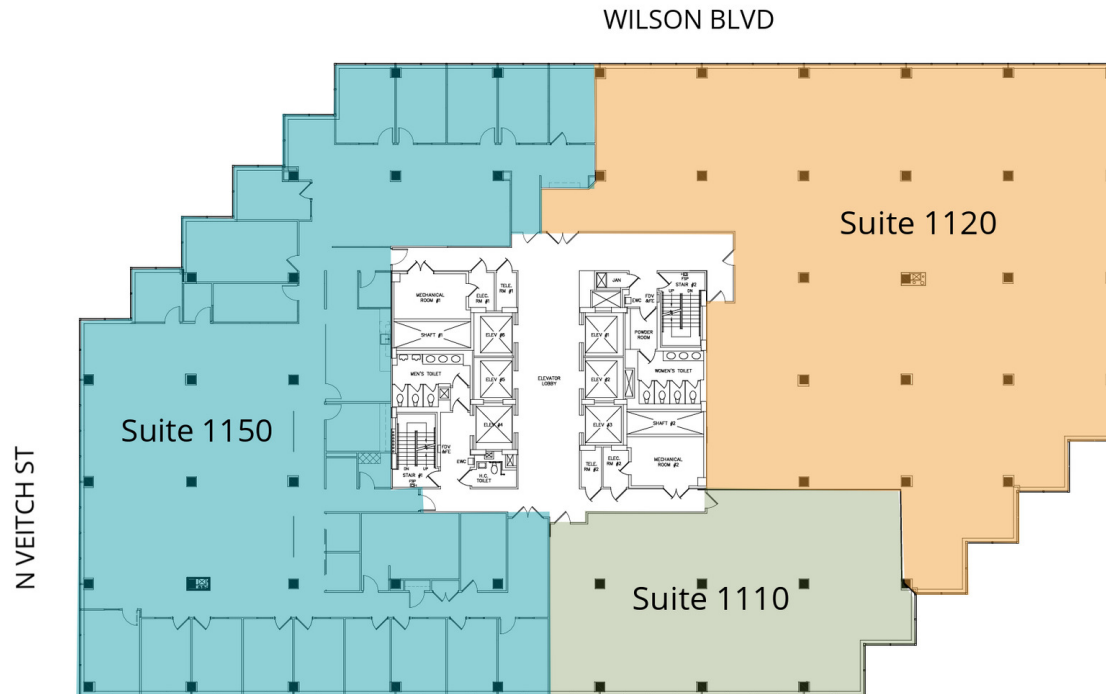
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COLONIAL PLACE I & II

AT COURTHOUSE METRO

2111 Wilson Boulevard | 2101 Wilson Boulevard | Arlington, VA 22201

11th Floor - CP I
3,106-12,570 SF



Suite	Size	Lease Rate	Description
 CP I - Suite 1110	10,158 - 42,349 SF	\$44.00 FS	Shell condition space available immediately
 CP I - Suite 1120	9,464 - 42,349 SF	\$45.00 FS	Shell condition space available immediately
 CP I - Suite 1150	10,158 - 42,349 SF	\$45.00 FS	Available 2/1/2027

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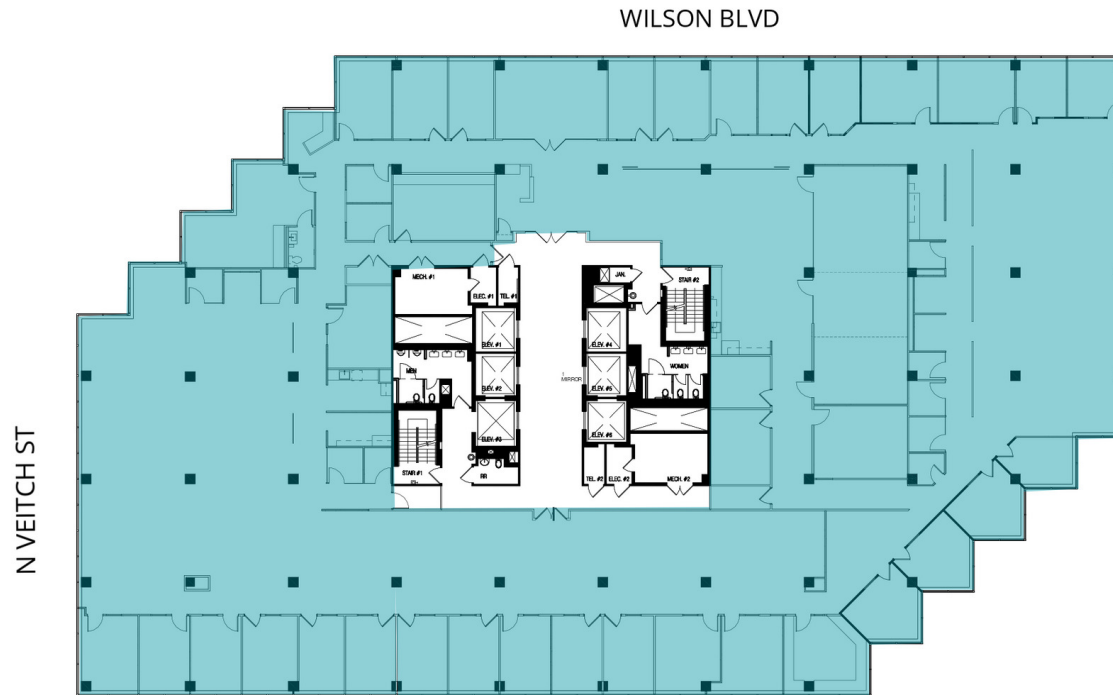
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COLONIAL PLACE I & II

AT COURTHOUSE METRO

2111 Wilson Boulevard | 2101 Wilson Boulevard | Arlington, VA 22201

12th Floor - CP I
22,727 - 42,349 SF



Suite	Size	Lease Rate	Description
■ CP I - Suite 1200	22,727 - 42,349 SF	\$45.50 FS	Available 2/1/2027

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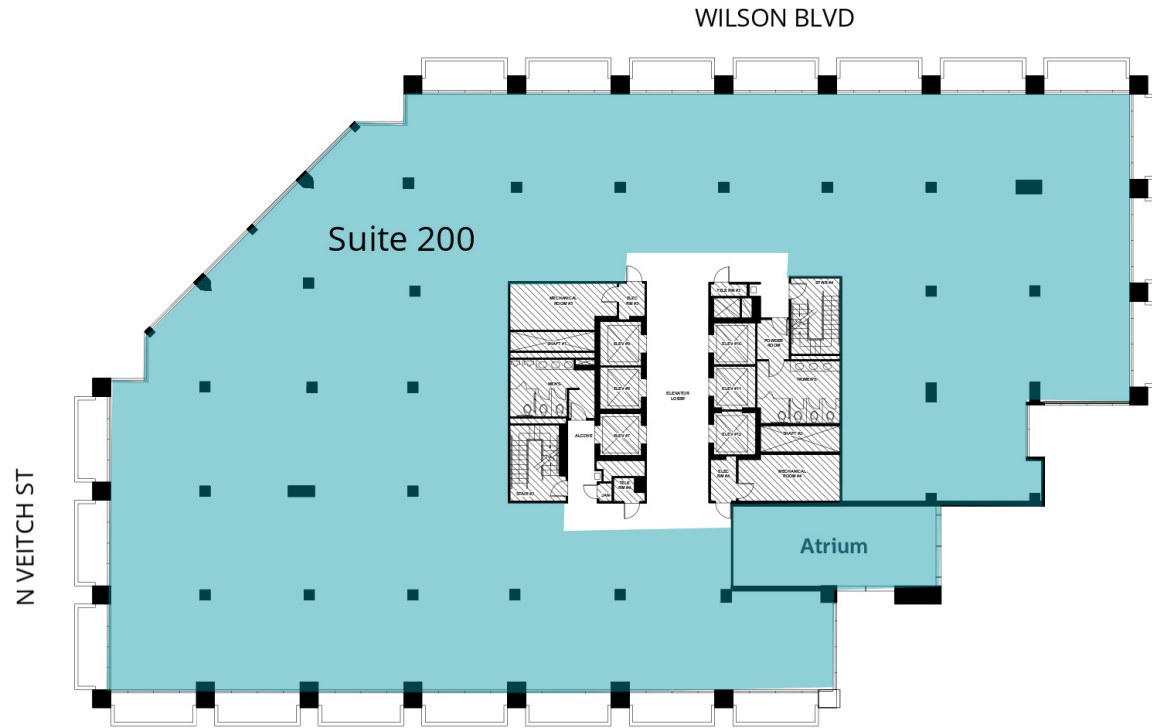
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COLONIAL PLACE I & II

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2nd Floor - CP II
18,853 - 26,586 SF



Suite	Size	Lease Rate	Description	Virtual Tour
■ CP II - Suite 200	18,853 - 26,586 SF	\$42.00 FS	Shell condition space available immediately	View Here

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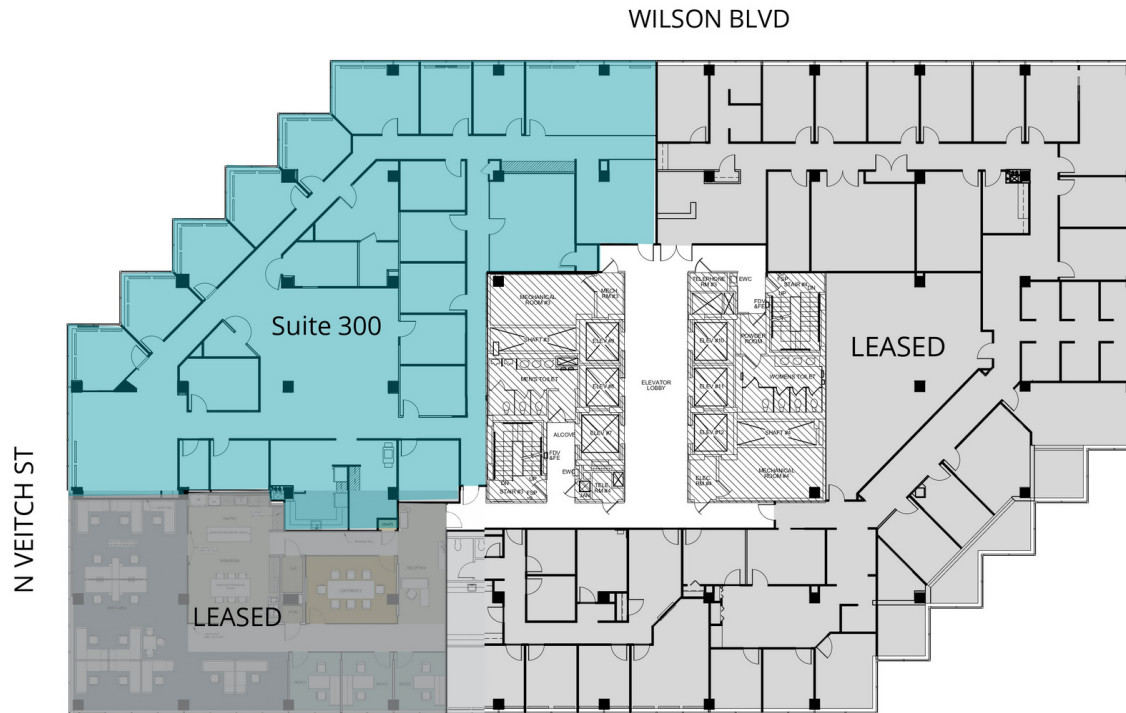
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COLONIAL PLACE I & II

AT COURTHOUSE METRO

2111 Wilson Boulevard | 2101 Wilson Boulevard | Arlington, VA 22201

3rd floor - CP II
7,733 - 26,586 SF



Suite	Size	Lease Rate	Description
■ CP II - Suite 300	7,733 - 26,586 SF	\$36.00 FS	Available immediately Ready to Occupy - As-Is or little TI

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2111 Wilson Boulevard | 2101 Wilson Boulevard | Arlington, VA 22201

10th Floor - CP II
1,914-2,543 SF



Suite	Size	Lease Rate	Description
 CP II - Suite 1004	2,543 SF	\$37.00 FS	Available immediately Ready to Occupy - As-Is or little TI

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