

TOP TWO FLOORS AVAILABLE

42,054 SF



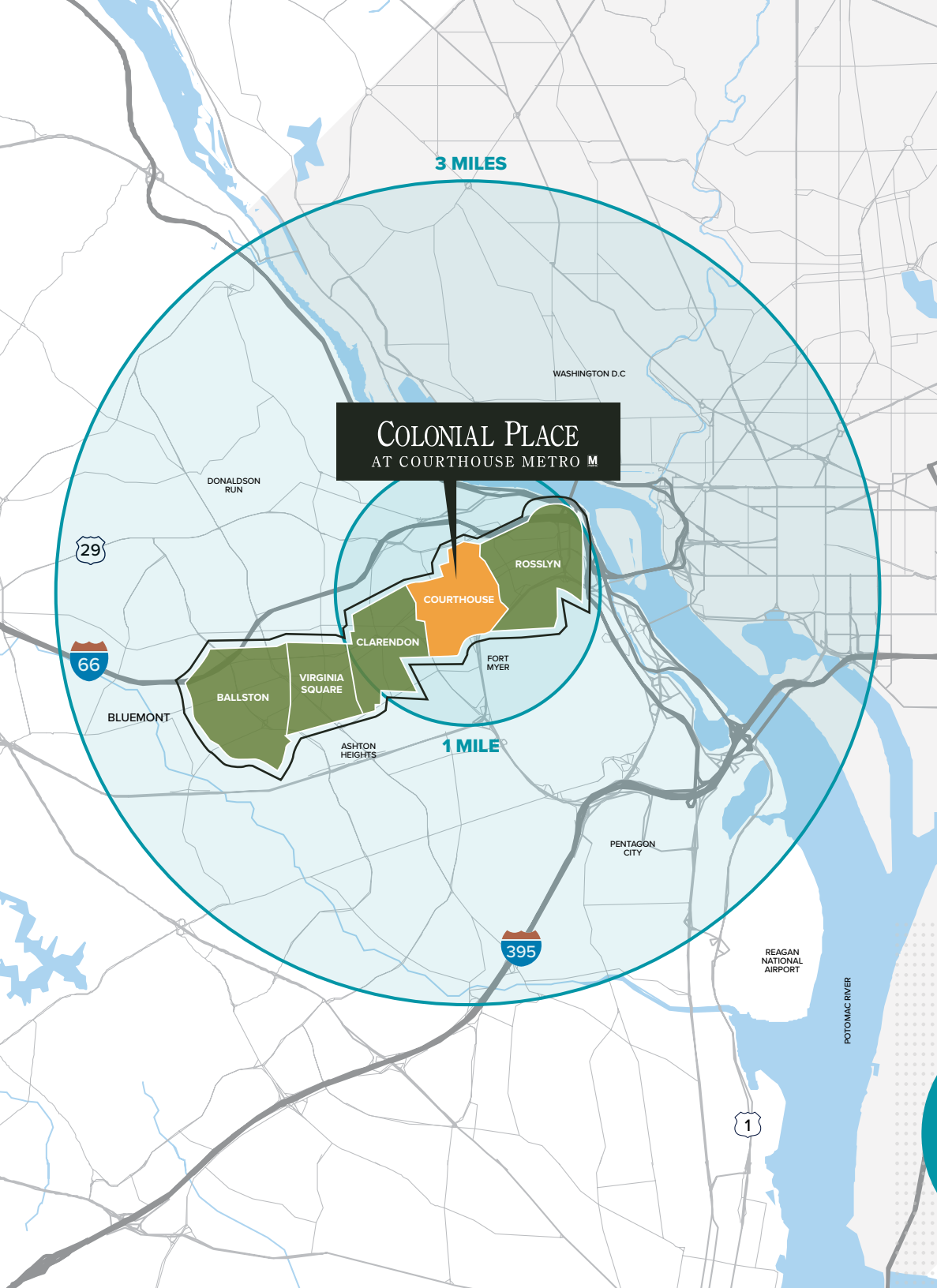
# COLONIAL PLACE III

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.

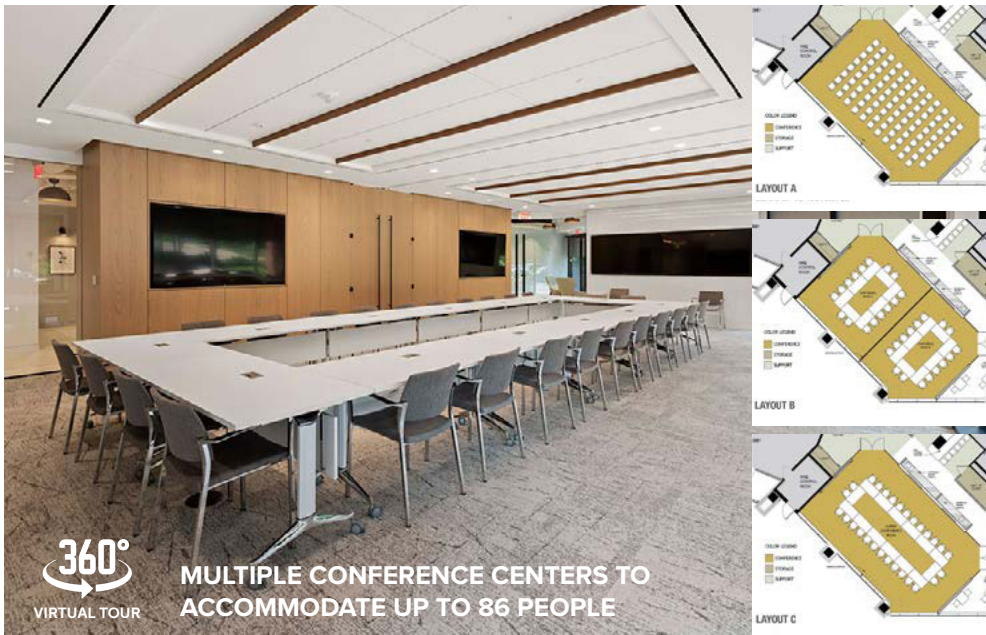
While working in your office, enjoy expansive views of the Capitol, monuments, and Potomac River Valley.



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

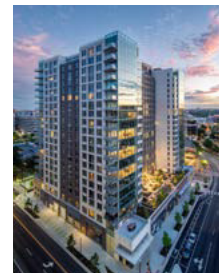


### THE WENDY 2025 CLARENDON

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 III

AT COURTHOUSE METRO 

Available Space Summary  
6,572 - 42,054 SF



Availabilities	SF	Date Available
Suite 300	22,314 SF	Immediately - RTO - \$36.00 PSF
Suite 510	6,572 SF	Immediately
Suite 700	10,460 SF	Immediately
Suite 800	16,479 SF	Immediately
Suite 1000	22,314 - 42,054 SF	Immediately
Suite 1100	19,740 - 42,054 SF	Immediately

**Floors 10-11      42,054 SF      Immediately**

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

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**Lincoln**

EXPLORE CURRENT LEASING OPPORTUNITIES AT COLONIAL PLACE III

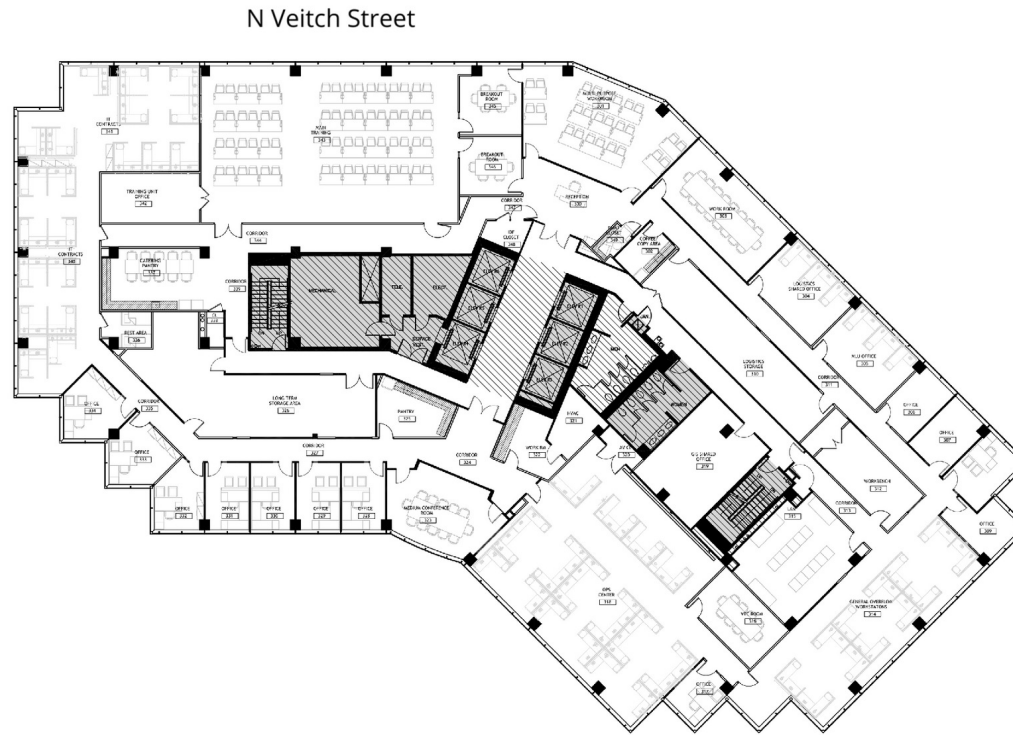
# FLOOR-BY-FLOOR AVAILABILITY

Suite 1100 19,740 SF			
Suite 1000 22,314 SF			
Leased			
Suite 800 16,479 SF		Leased	Leased
Suite 700 10,460 SF	Leased		Leased
Leased			Leased
Leased	Suite 510 6,572 SF	Leased	Leased
Leased		Leased	Leased
Suite 300 22,314 SF			
Leased	Mgmt Office 2,193 SF	Leased	
Leased			Conference Center 3,073 SF

# COLONIAL PLACE III

AT COURTHOUSE METRO 

Third Floor  
22,314 SF



Suite	Size	Lease Rate	Description	Virtual Tour
Suite 300	22,314 SF	\$36.00 FS	Available immediately   Ready to Occupy - As-Is or little TI	<a href="#">View Here</a>

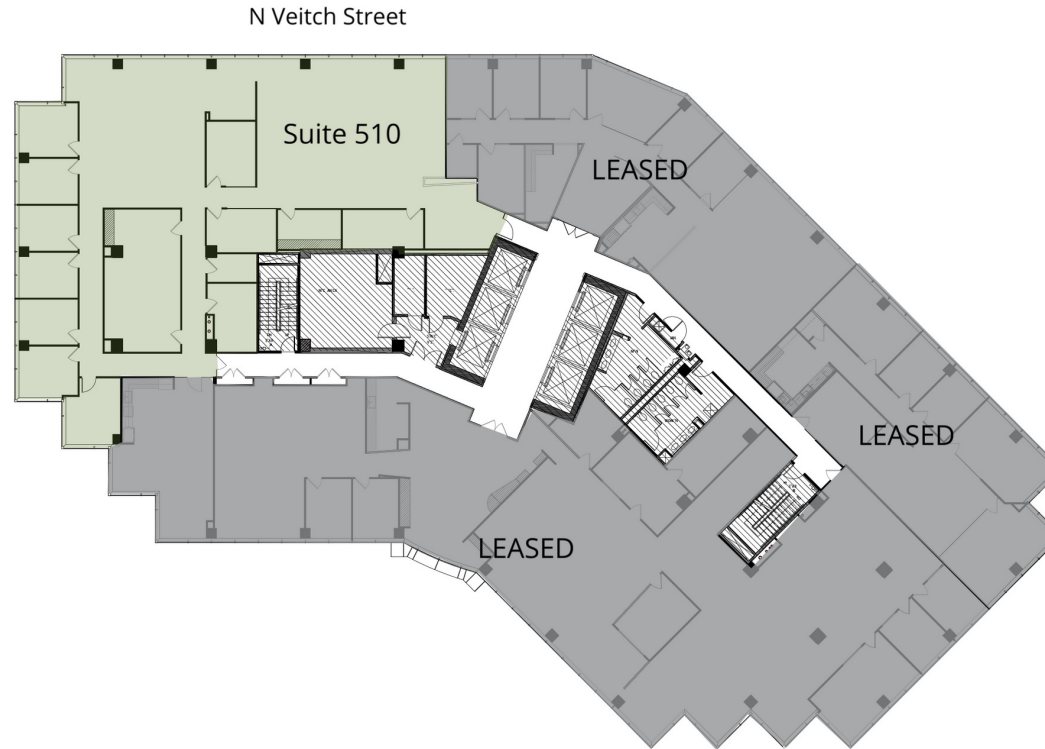
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# COLONIAL PLACE III

AT COURTHOUSE METRO 

Fifth Floor  
6,572 SF



Suite	Size	Lease Rate	Description	Virtual Tour
■ Suite 510	6,572 SF	\$43.50 FS	Available immediately	<a href="#">View Here</a>

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# COLONIAL PLACE III

AT COURTHOUSE METRO 

Seventh Floor  
10,460 SF



Suite	Size	Lease Rate	Description
■ Suite 700	10,460 SF	\$44.00 FS	Available immediately

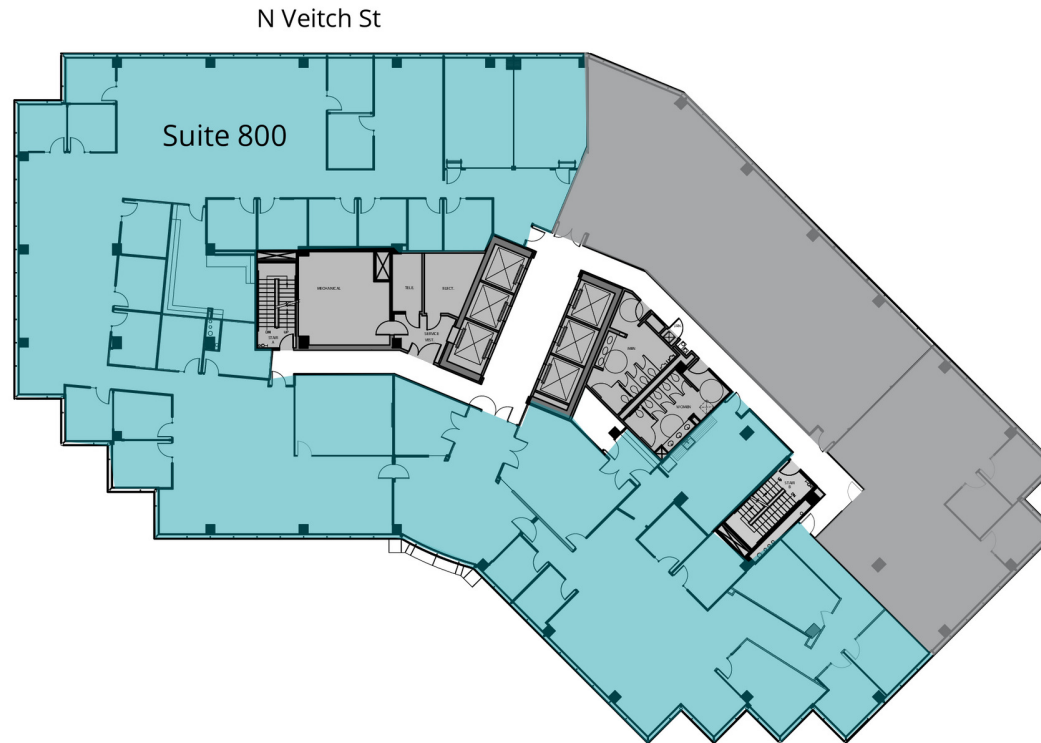
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Eighth Floor  
2,414 - 18,893 SF



Suite	Size	Lease Rate	Description
■ Suite 800	16,479 SF	\$45.50 FS	Available immediately

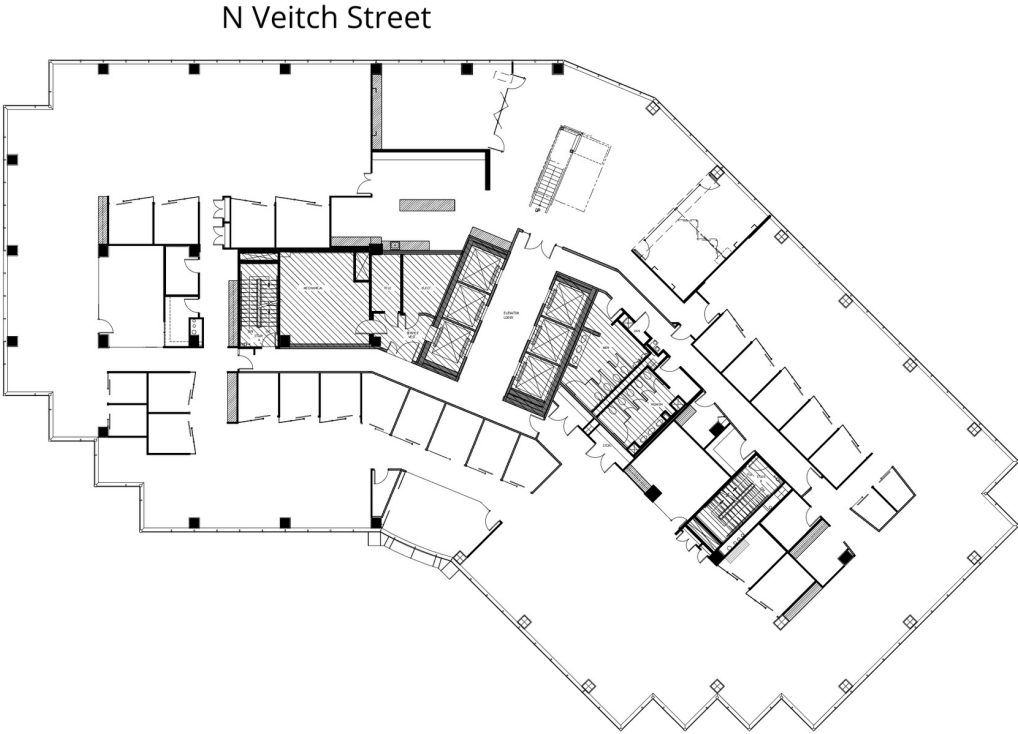
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AT COURTHOUSE METRO 

Tenth floor  
22,314 - 42,054 SF



Suite	Size	Lease Rate	Description	Virtual Tour
Suite 1000	22,314 - 42,054 SF	\$46.50 FS	Available immediately - Top floors 10-11 = 42,054 SF Available	<a href="#">View Here</a>

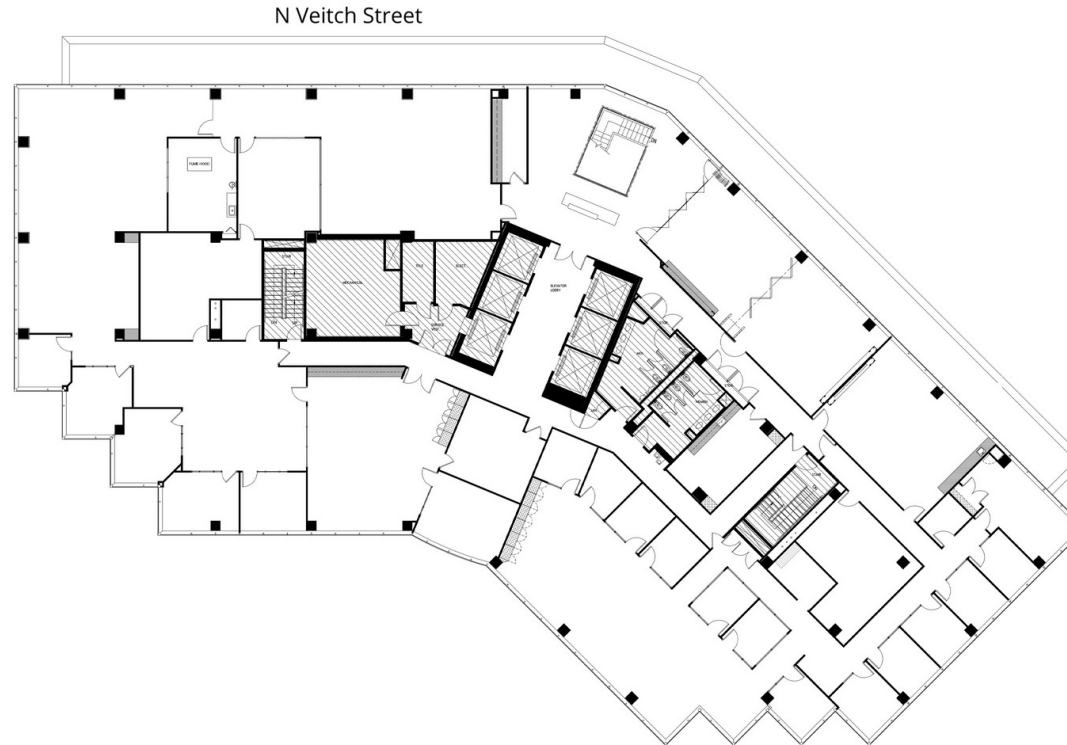
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# COLONIAL PLACE III

AT COURTHOUSE METRO 

Eleventh Floor  
19,740 - 42,054 SF



Suite	Size	Lease Rate	Description	Virtual Tour
Suite 1100	19,740 - 42,054 SF	\$46.50 FS	Available immediately - Top floors 10-11 = 42,054 SF Available	<a href="#">View Here</a>

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# COLONIAL PLACE III

AT COURTHOUSE METRO 

Hypothetical Open Layout  
22,314 SF

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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# COLONIAL PLACE III

AT COURTHOUSE METRO 

Hypothetical Office Intensive  
22,314 SF

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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### OFFICE LEASING:

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# Lincoln

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