

4300

WILSON



A POWERFULLY DISTINCT OFFICE EXPERIENCE.

High-quality amenities that are set to inspire.

4300wilson.com



4300 WILSON BOULEVARD.

AN ADDRESS TO IMPRESS.

**Never has hospitality and corporate culture
worked so beautifully together.**

4300 Wilson delivers a completely renovated entryway leading to a reconstructed lobby where tenants and visitors share coffee, conversation and kick around ideas. The building is situated at the high-profile intersection of Wilson Boulevard and North Glebe Road, and offers 11 stories of prime visibility. Located at the epicenter of Arlington's bustling business district, 4300 Wilson has quick access to I-66 and Route 50, and provides the perfect getaway.

LEASING OPPORTUNITIES: 703.522.4600

Neil Alt / nalt@lpc.com / 703.284.5868

Doug McLearn / dmclearn@lpc.com / 703.284.5862

Brenda Sosa / bsosa@lpc.com / 703.284.5881

LINCOLN
PROPERTY
COMPANY

4300wilson.com

NEVER UNDERESTIMATE

THE WOW FACTOR.



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RENOVATED LOBBY WITH WOODSKIN CANOPY
& COLLABORATION AREAS



COOL. CONTEMPORARY.

AND ABSOLUTELY
CAPTIVATING.



NEW CONFERENCE CENTER + TENANT LOUNGE

- Tenant lounge for concentration or small group huddle-ups
- Layout can fully accommodate catered luncheons or conferences for your company's board meetings.
- 24-person Conference Center with full video conferencing camera capabilities
- Private 6-person conference room equipped with video conferencing for Zoom calls



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FITNESS CENTER

Top-of-the-line fitness center with abundant natural light.

Fully equipped with free-weights & resistance machines for the lifters, state-of-the-art treadmills & ellipticals for getting steps in, Pelotons for the riders who need a quick calorie burn between meetings, and luxury-grade locker rooms to freshen up after a workout.



READY WHEN YOU ARE.

SPEC SUITE AVAILABLE NOW.



A SPEC SUITE THAT SPEAKS FOR ITSELF

4,913 SF of brand new, beautiful office space—
ready for you to move into now!

- 10 private offices
- Conference room to accommodate 12
- Modern and open kitchen area
- Wrap-around window line
- Contemporary finishes



SPEC SUITE 620

SUITE 620 VIRTUAL TOUR

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SERVING UP THE BEST OF BALLSTON

Positioned shoulder-to-shoulder with the new Ballston Quarter village retail & lifestyle amenity hub. Fully stocked with fine dining and fast casual eats, fitness facilities and convenience.

TED'S BULLETIN

bartaco
COMING SOON

VIDA
FITNESS

9ROUND
30 MIN KICKBOX FITNESS

TRUE FOOD KITCHEN

PUNCH BOWL
SOCIAL

COPA
KITCHEN & BAR

Orangetheory
FITNESS

sweetgreen

SHAKE SHACK

SOUTH
BLOCK

Nando's
PERI-PERI CHICKEN

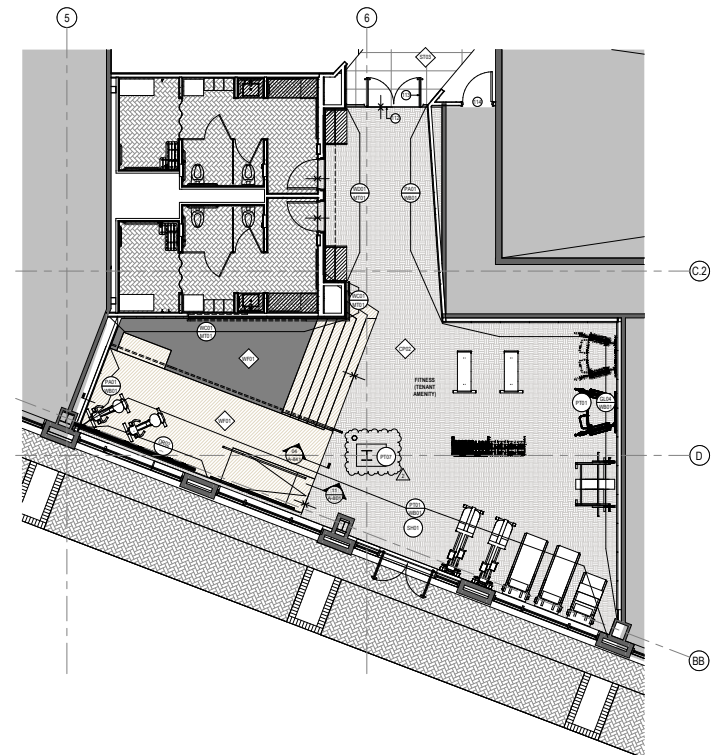


P.F. CHANG'S

HOT
LOLA'S



FITNESS CENTER & LOCKER ROOMS



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AVAILABILITIES	SF	DATE AVAILABLE
Suite 220	7,839 - 19,233 SF	Immediately
Suite 250	11,394 - 19,233 SF	Immediately
Suite 300	25,768 SF	Feb. 2022
Suite 400	12,000 - 25,219 SF	Immediately
Suite 500	14,094 SF	5/1/2022
Spec Suite 620	4,913 SF	Immediately
Suite 700	25,219 SF	Immediately

- Up to 75,823 SF of contiguous space between Floors 2 - 4

CONFERENCE SEATING OPTIONS

CONFERENCE
SEATS: 24



TRAINING
SEATS: 24



Suite 220
7,830 SF

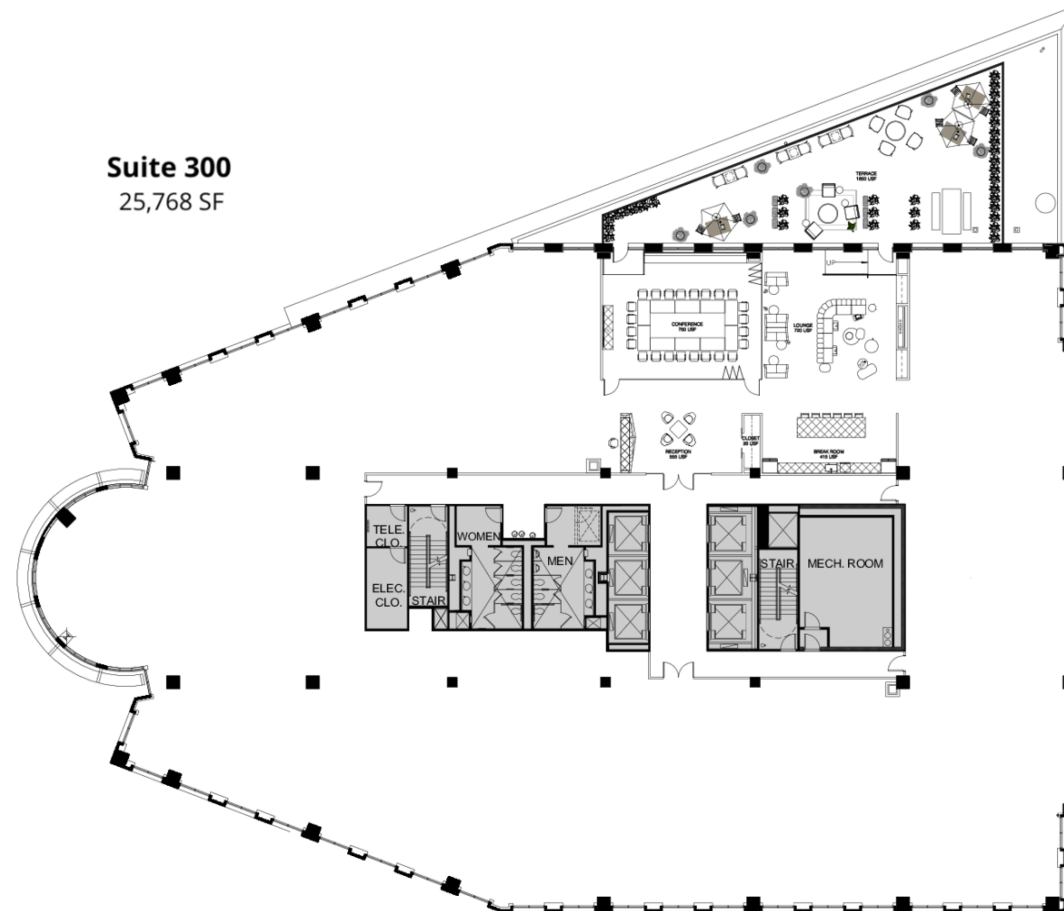
Suite 250
11,394 SF

**Tenant-Only Conference
Center and Lounge**

LEASED

AVAILABLE SPACES

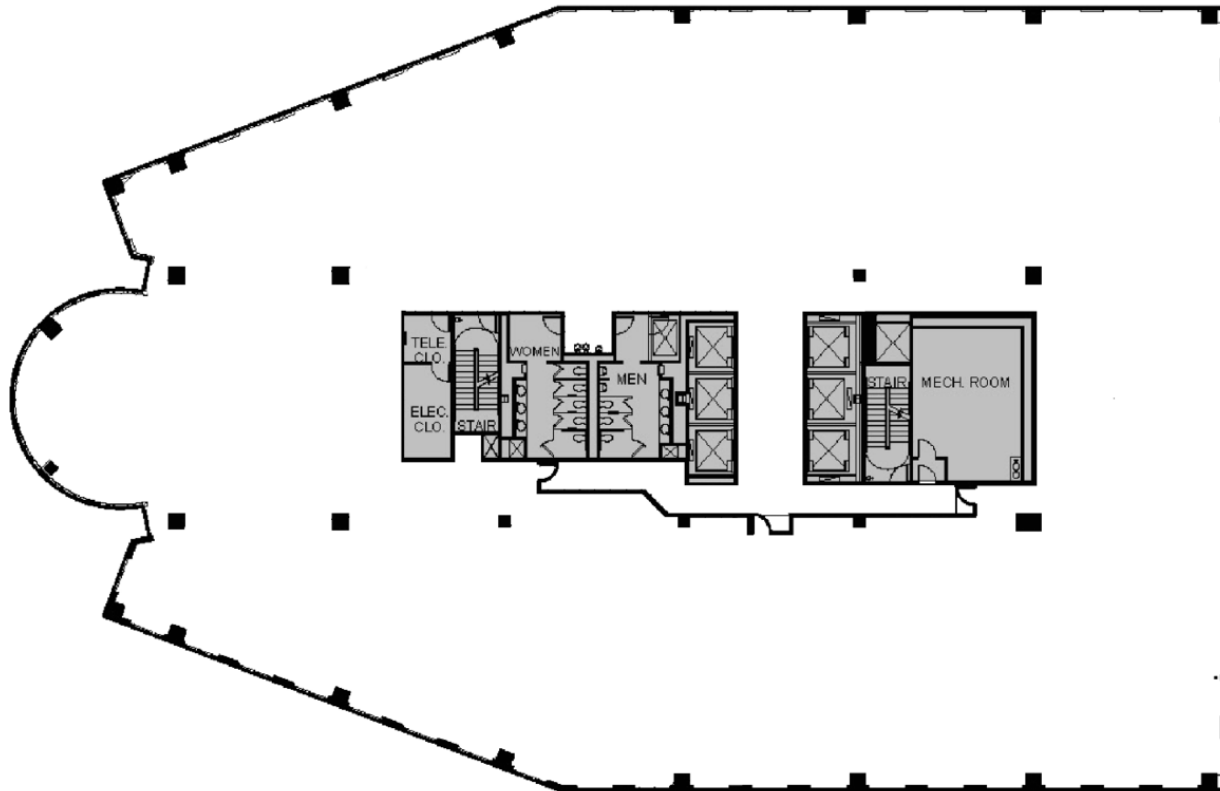
SUITE	SIZE	DESCRIPTION
■ Suite 220	7,839 - 19,233 SF	Available Immediately
■ Suite 250	11,394 - 19,233 SF	Available Immediately Up to 75,823 SF contiguous space between Floors 2 - 4



AVAILABLE SPACES

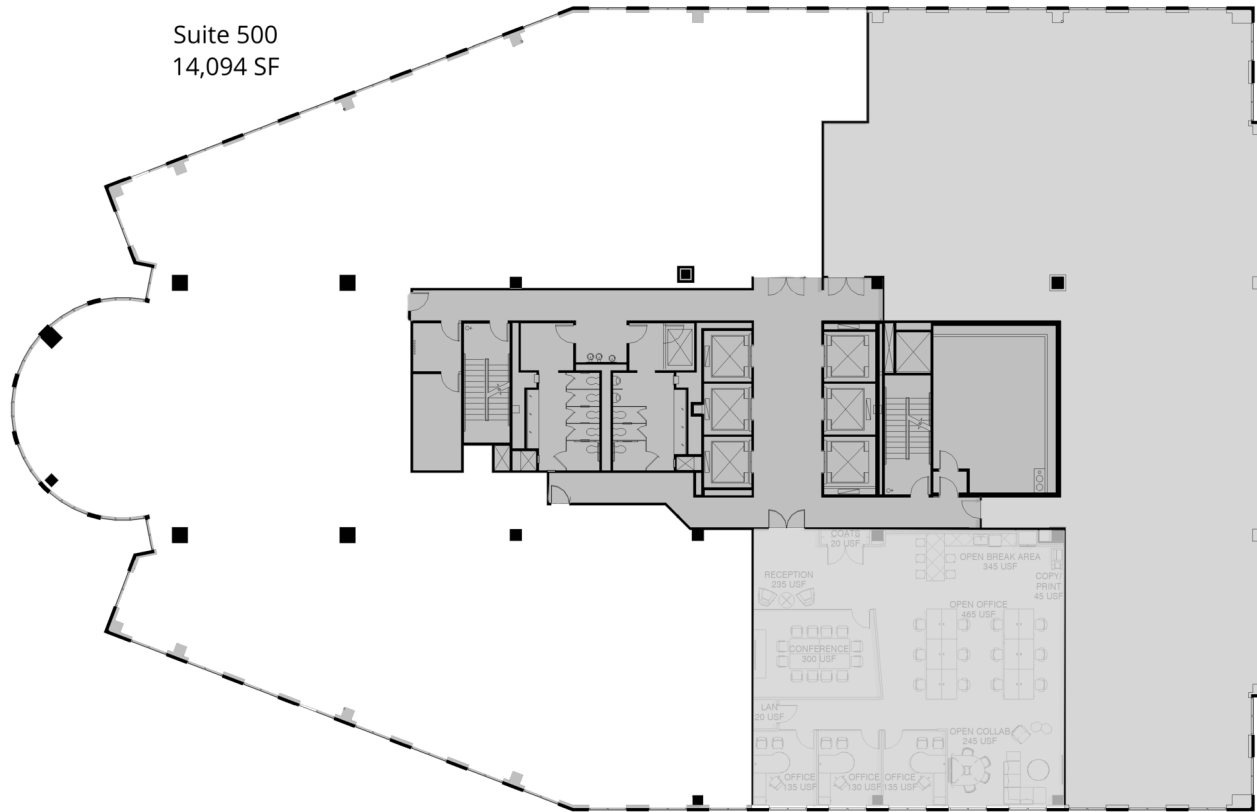
SUITE	SIZE	DESCRIPTION
Suite 300	25,768 SF	Optional balcony with hypothetical layout Up to 75,823 SF contiguous space between Floors 2 - 4 Available February 2022

Suite 400
12,000 SF - 25,219 SF



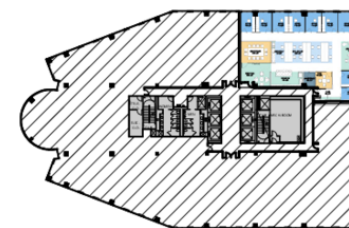
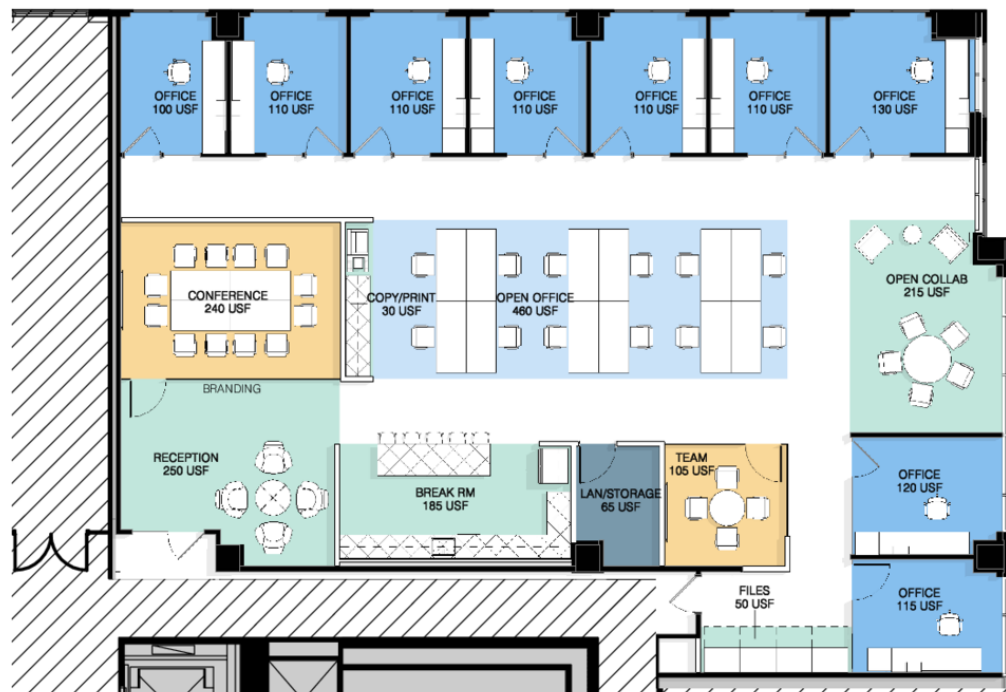
AVAILABLE SPACES

SUITE	SIZE	DESCRIPTION	VIRTUAL TOUR
Suite 400	12,000 - 25,219 SF	Up to 75,823 SF contiguous space between Floors 2 - 4	View Here
Sample Full Floor	25,219 SF	Floors 4 & 7 - Full Floors Available Immediately	View Here



AVAILABLE SPACES

SUITE	SIZE	DESCRIPTION
Suite 500	14,094 SF	Available May 2022

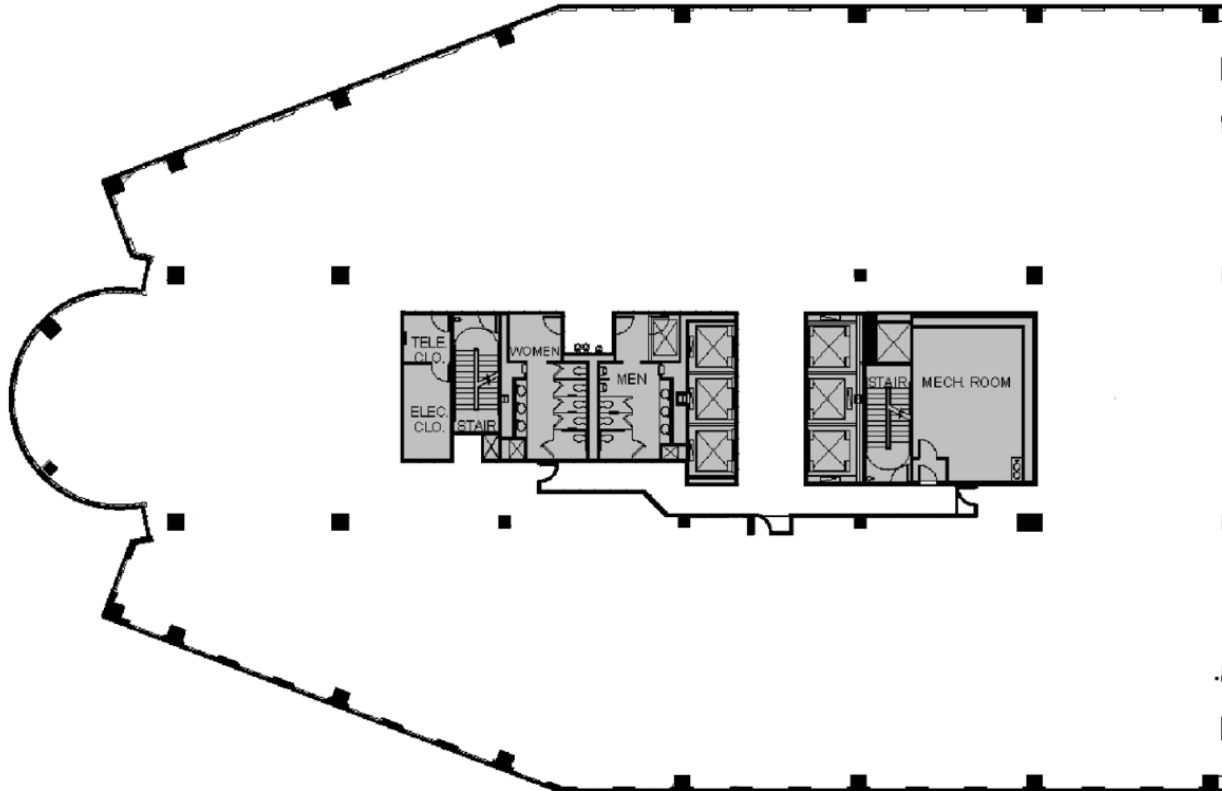


Spec Suite 620
4,913 SF

AVAILABLE SPACES

SUITE	SIZE	DESCRIPTION	VIRTUAL TOUR
Spec Suite 620	4,913 SF	Spec Suite - Available Immediately	View Here

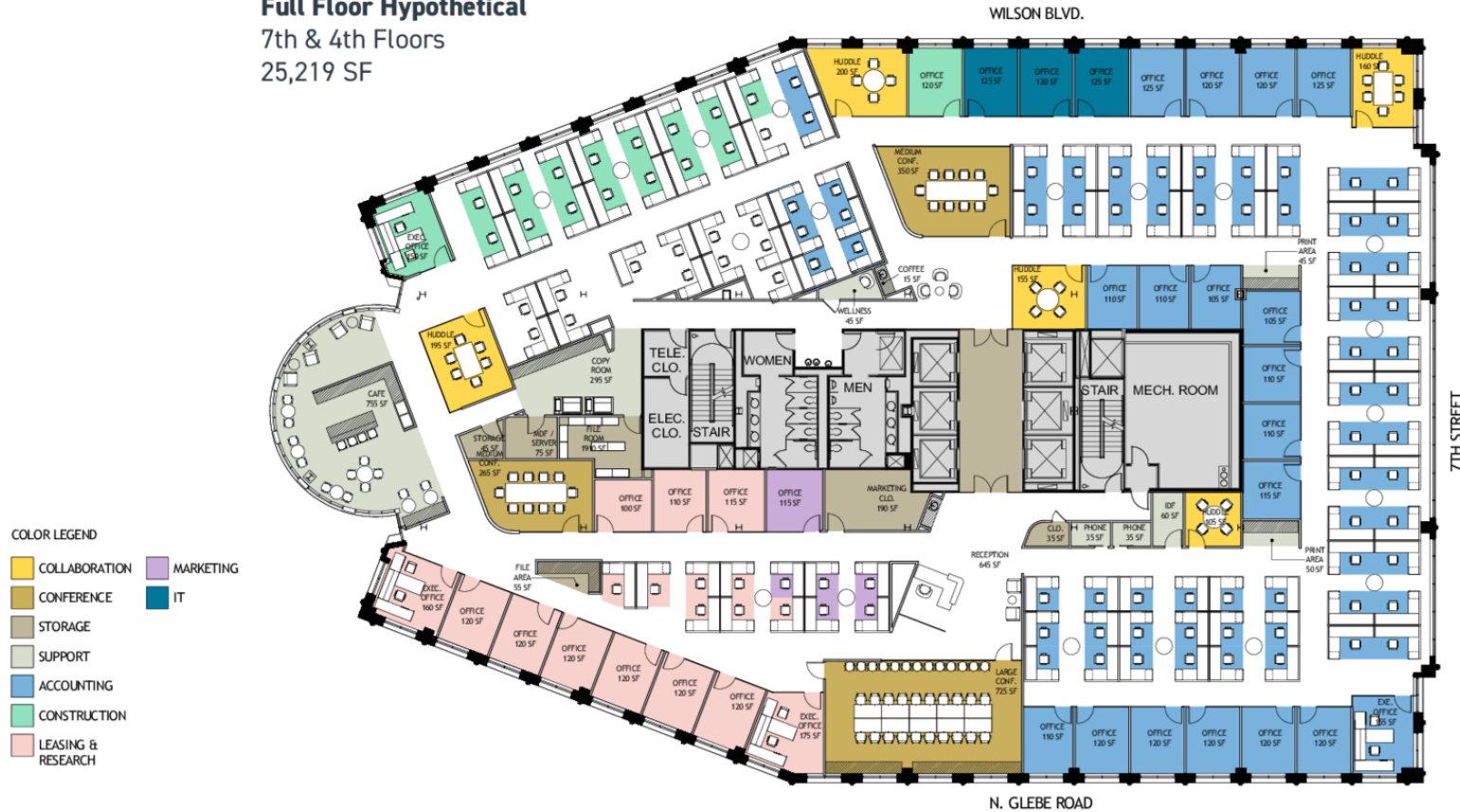
Suite 700
25,219 SF



AVAILABLE SPACES

SUITE	SIZE	DESCRIPTION	VIRTUAL TOUR
Suite 700	25,219 SF	Available Immediately	
Sample Full Floor	25,219 SF	Floors 4 & 7 - Full Floors Available Immediately	View Here

Full Floor Hypothetical 7th & 4th Floors 25,219 SF



Offices - 35
Workspaces - 106
Huddle Rooms - 5
Conference Rooms - 3

AVAILABLE SPACES

SUITE	SIZE	DESCRIPTION	VIRTUAL TOUR
Suite 400	12,000 - 25,219 SF	Up to 75,823 SF contiguous space between Floors 2 - 4	View Here
Suite 700	25,219 SF	Available Immediately	
Sample Full Floor	25,219 SF	Floors 4 & 7 - Full Floors Available Immediately	View Here

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PINKARD
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 **PGIM** REAL ESTATE