4075 WILSON BLVD

AT THE CORNER OF EVERYTHING

CUSHMAN & WAKEFIELD | FarmViewVentures LLC | GreenBarn INVESTMENT GROUP | rithm

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CONNECTING THE MODERN WORKFORCE TO THE HEART OF BALLSTON

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DESIGNED FOR TODAY'S TENANTS

WORKPLACE EXPERIENCE

- Rooftop terrace with various lounge seating and free Wi-Fi
- Conference Center & Tenant Lounge (Including a Golf Simulator) delivering December 2025
- Private Showers and Locker Rooms
- Fully Renovated Modern Lobby
- Skyview Garden

SUSTAINABLE FEATURES

- ENERGY STAR® Certified for Efficiency
- Monthly garden harvest events

IN GOOD COMPANY

- Steps away from Ballston Quarter
- Grab lunch to go from Sweetgreen on-site
- Enjoy a classic Italian-American dinner at Grazie Nonna (delivering December 2025)
- Pick up a sweet treat at Van Leeuwen Ice Cream (delivering December 2025)

WHERE CONVENIENCE DEFINES YOUR DAY

Enjoy direct access to the area's best restaurants, shopping, & more.

WHAT'S TAKING SHAPE

COMING SOON

A state-of-the-art tenant amenity experience

- State-of-the-art conference center with seating for 50+
- Multiple breakout and huddle rooms for flexible collaboration
- Comfortable lounge areas with soft seating for informal meetings or solo work
- Golf simulator and game lounge
- Upgraded rooftop terrace designed for meetings, breaks, and outdoor work with expansive views

STEPS FROM BALLSTON QUARTER

IN THE NEIGHBORHOOD

44 RESTAURANTS

1. &pizza
2. TrueFood
3. Carbonara
4. CAVA
5. Chick-fil-A
6. Chipotle Mexican Grill
7. Chopt Creative Salad
8. Compass Coffee
9. Domino's Pizza
10. Dunkin'
11. First Down Sports Bar & Grill
12. Good Company Doughnuts & Cafe
13. Grand Cru Wine Bar & Bistro
14. Hangry Joe's Hot Chicken
15. Hawkers Asian Street Food
16. IHOP
17. Jimmy John's
18. Jinya Ramen Bar
19. Mezeh Mediterranean Grill
20. Mussel Bar & Grille
21. Nando's U.S.
22. P.F. Chang's China Bistro
23. Panera Bread
24. Pirouette
25. Potbelly Sandwich Works
26. Quincy Hall
27. Roggenart
28. Rus Uz
29. Shake Shack
30. Sidekick Bakery
31. Silver Diner
32. Starbucks US
33. SUBWAY
34. Superette
35. Sweet Leaf
36. sweetgreen
37. Thai Treasure
38. The Commentary
39. The Salt Line
40. Tous Les Jours
41. True Food Kitchen
42. Uncle Julio's
43. Which Wich
44. WHINO

11 FITNESS

1. CorePower Yoga
2. CrossFit
3. F45 Training Arlington
4. Gold's Gym
5. Onelife Fitness
6. Orangetheory Fitness
7. solidcore
8. SPENGA
9. SweatBox
10. Urban Boxing
11. VIDA Fitness

18 SHOPPING

1. Arlington Nutrition Corner
2. Ascot Diamonds
3. Ballston Quarter
4. CVS Pharmacy
5. DSLR Workshops
6. Edible Arrangements
7. Gossip
8. Grooming Store
9. House of Vape
10. Mattress Warehouse
11. MyEyeDr
12. Potomac River Running
13. Rewild
14. Target
15. Total Wine & More
16. Trek Bicycle
17. Virginia Vision Associates
18. Visual Health Doctors of Optometry

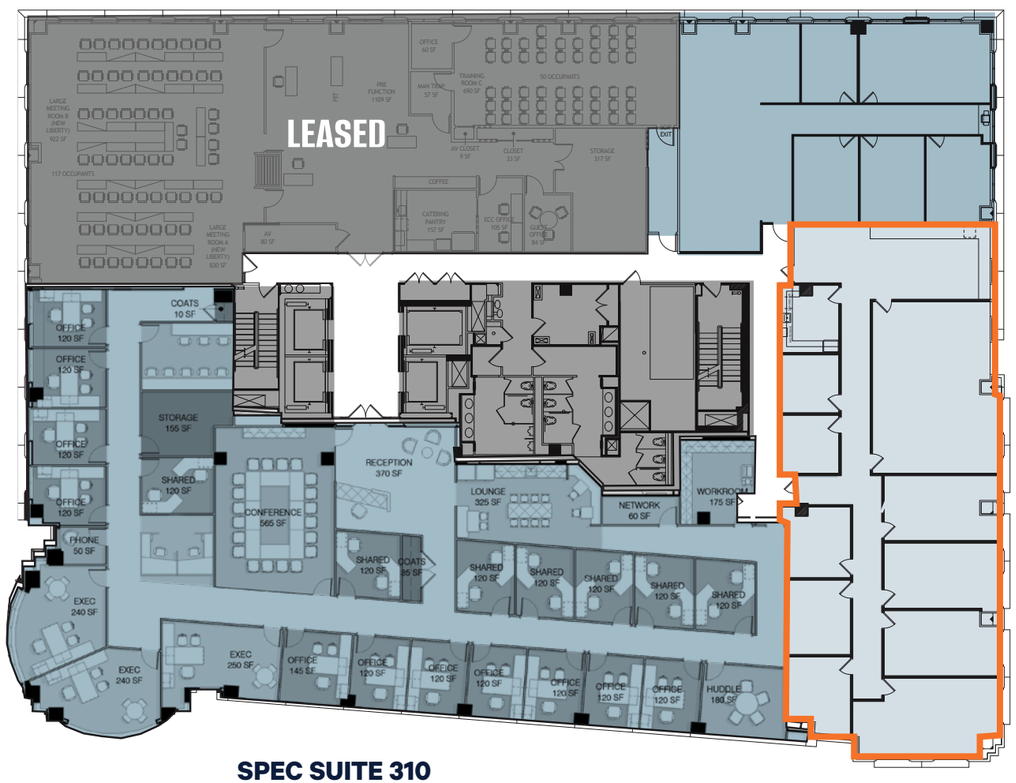
5 HOTELS

1. Hilton Arlington
2. Hilton International
3. Holiday Inn
4. Residence Inn by Marriott
5. Westin Hotels & Resorts

AVAILABILITIES

3RD FLOOR

SUITE 360
2,535 SF



SPEC SUITE 310
9,092 SF
AVAILABILITY 6/1/2026

SUITE 350
4,347 SF
AVAILABILITY 1/1/2026

Entire suite is former SCIF Space
accredited by DIA at the TS/SCI/SAP level.

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4TH FLOOR

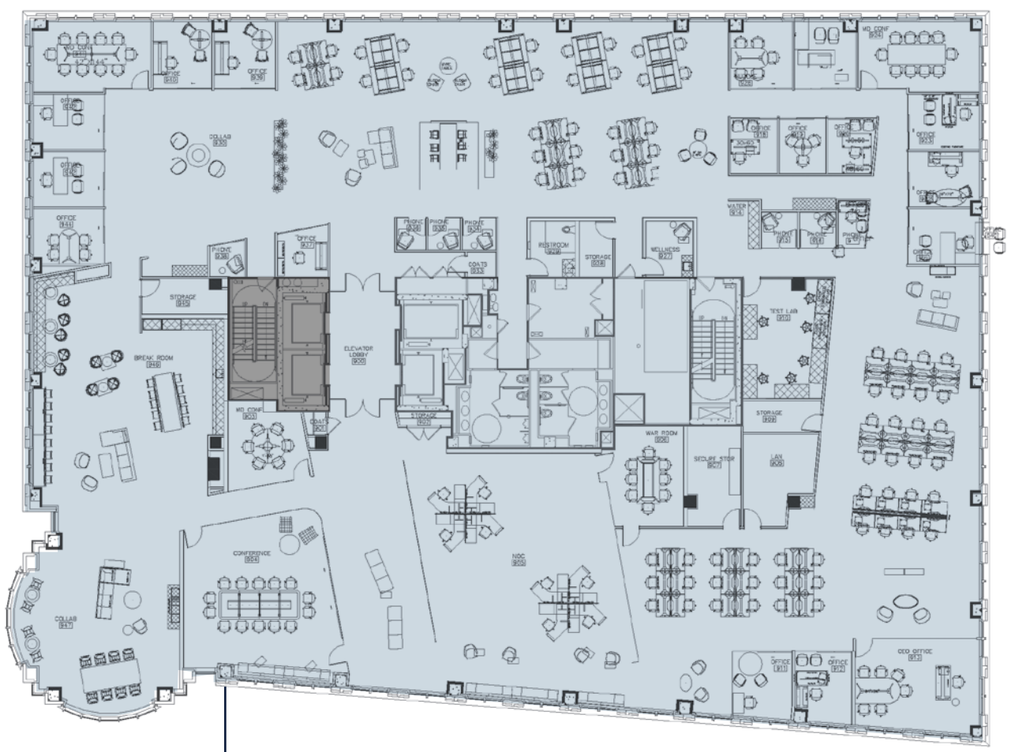
SUITE 410
5,134 SF

WILSON BLVD

AVAILABILITIES

9TH FLOOR

21,727 SF

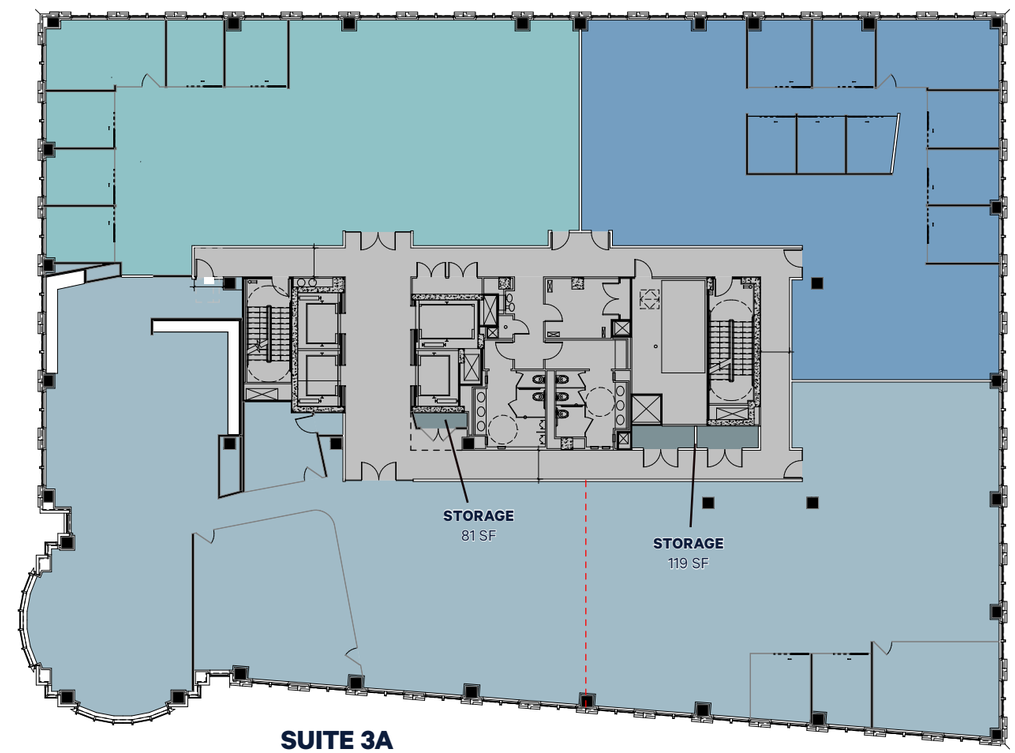


N RANDOLPH ST

WILSON BLVD

9TH FLOOR

HYPOTHETICAL



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