

COURTHOUSE PLAZA I AND II

ARLINGTON COUNTY



LOCATION

Arlington County
2200 and 2300 Clarendon Boulevard
Arlington, VA 22201

GROSS LEASABLE AREA

362,000 sq. ft.

SPACE AVAILABLE

2,571 sq. ft.

PROPERTY OVERVIEW

Arlington Courthouse Plaza I is part of an award-winning mixed-use project consisting of two office buildings and a luxury residential apartment property — all linked by an appealing European-style pedestrian courtyard full of restaurants, outdoor cafes, shops, services, and movie theaters. Beyond the build-in market, Arlington Courthouse Plaza is in the heart of the popular Courthouse/Clarendon submarket, known for its high density of millennial residents and Fortune 500 companies.

CURRENT RETAILERS

AMC Theatres, Starbucks, GNC, Wells Fargo, FedEx Office and Print

DEMOGRAPHICS

RADIUS	HH INCOME	POPULATION
1 mile:	\$105,178	45,420
3 mile:	\$103,767	259,513
5 mile:	\$101,566	721,216

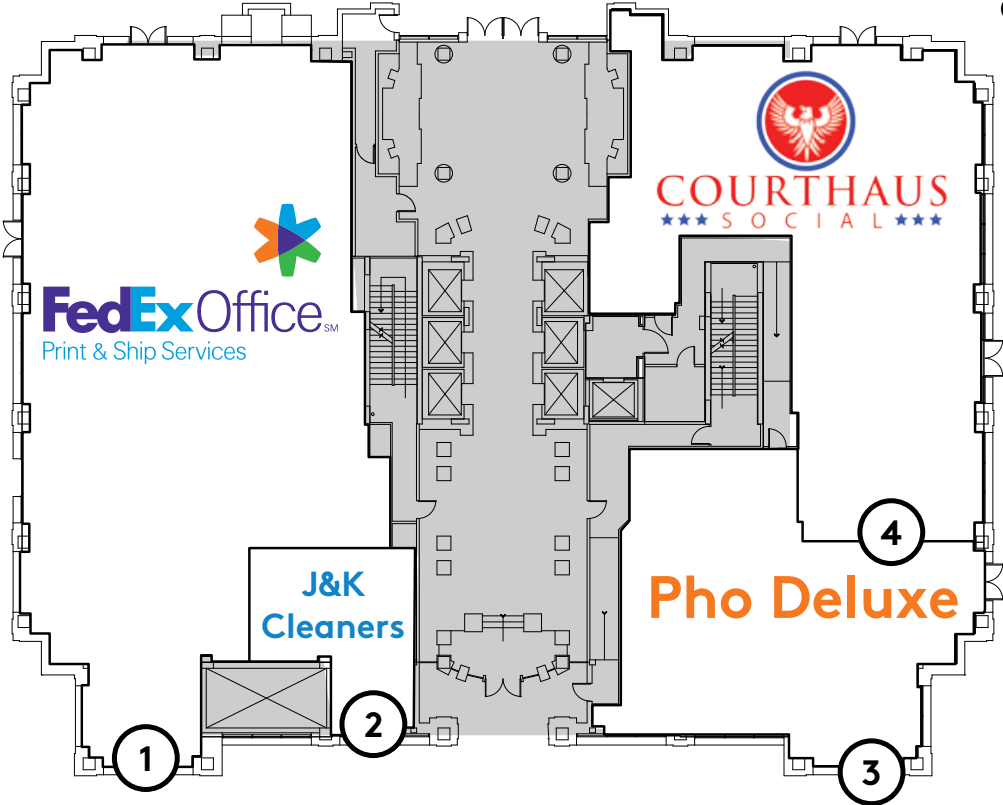
TRAFFIC COUNT

16,706 vehicles daily on Clarendon Boulevard

CONTACT

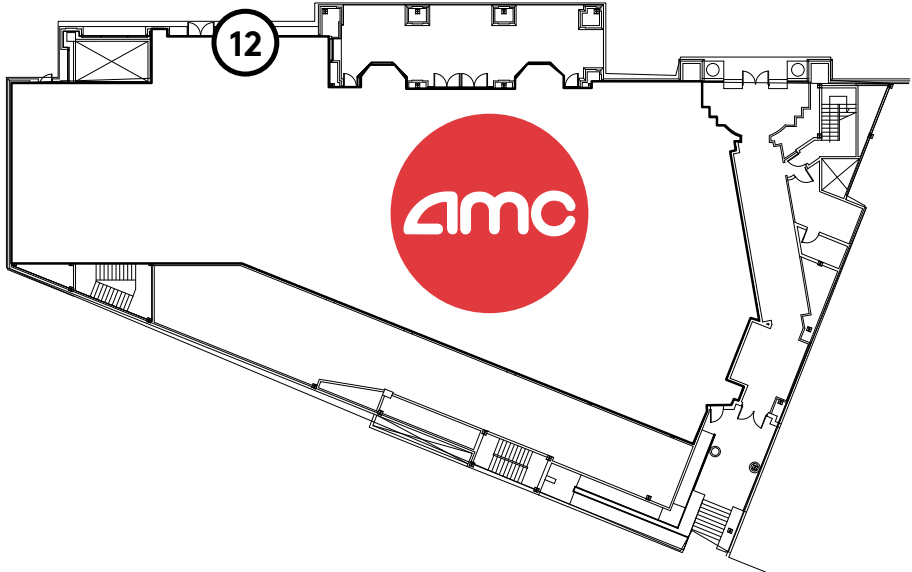
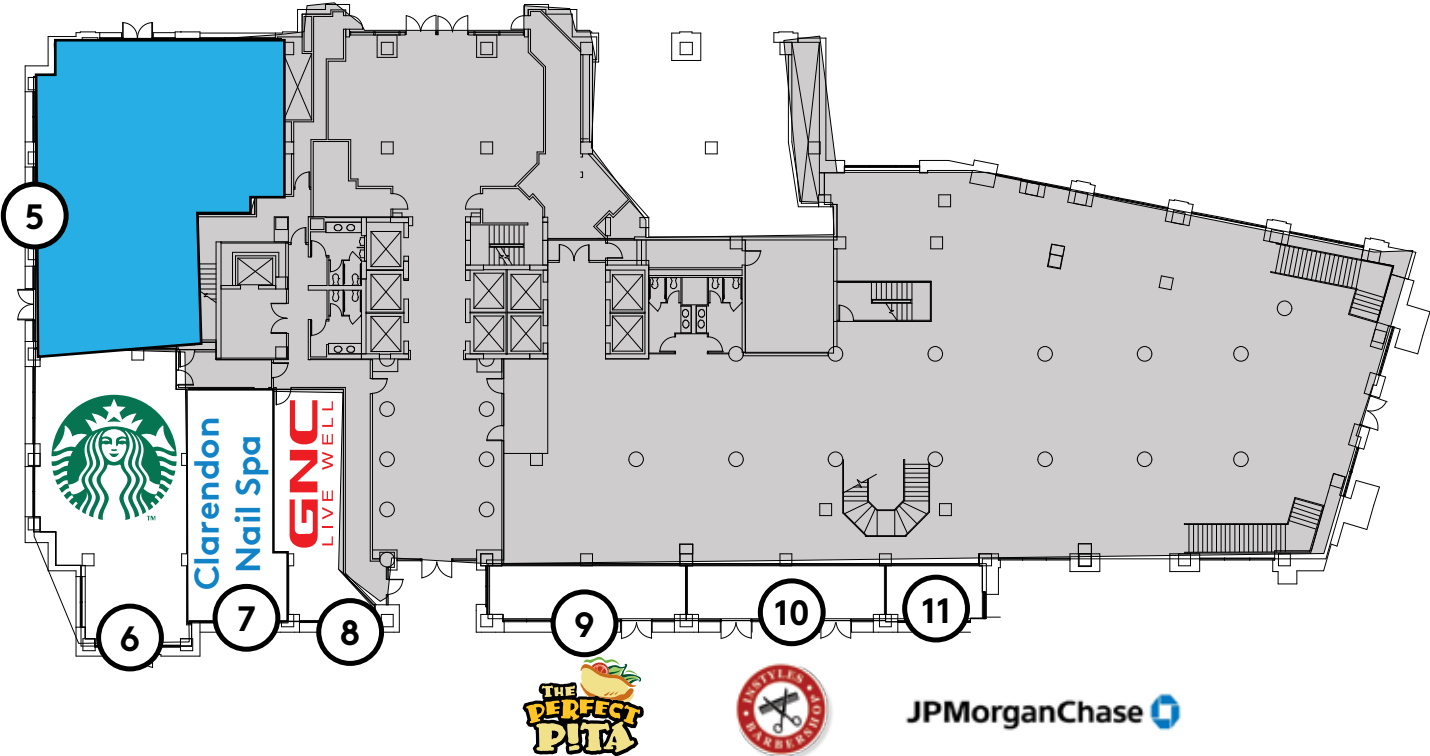
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2300 Clarendon Blvd.
COURTHOUSE II



Clarendon Blvd.

2200 Clarendon Blvd.
COURTHOUSE I



SHOPPING CENTER RETAILERS

1	FedEx Kinko's Office & Print	5,964 SF	4	Courthaus Social	4,321 SF	7	Available	834 SF	10	Instyles Barbershop	460 SF
2	J&K Cleaners	728 SF	5	Coming Available	2,571 SF	8	GNC	683 SF	11	JP Morgan Chase	230 SF
3	Pho Deluxe	2,502 SF	6	Starbucks	N/A SF	9	The Perfect Pita	436 SF	12	AMC Courthouse Plaza 8	36,795 SF

COURTHOUSE PLAZA I AND II / AERIAL

NEARBY RETAILERS

- 1 CVS/Pharmacy
- 2 Dunkin' Donuts
- 3 Cornery Bakery
- 4 California Tortilla
- 5 Jerry's Subs & Pizza
- 6 Subway

