

SEDONA | SLATE

ARLINGTON, VA
FULLY LEASED

RAPPAPORT
CULTIVATING PLACES







SEDONA | SLATE

ARLINGTON, VA

- Options abound in this dynamic neighborhood with local dining operators, national restaurant chains, trendy boutiques and big box retail, all accessible by foot or by metro
- Luxury high-rise with 474 apartments with unparalleled amenities and two styles of refined, feature-filled interiors
- The central Rosslyn location makes Sedona | Slate the perfect place to live, work and play with 10M+ SF in existing office space and 13,666 daily riders on the Rosslyn metro (ranked 11th system-wide)
- Over 2,000 hotels in the immediate area with Key Bridge Marriott hosting up to 582 rooms (0.7 miles from site)
- Outdoor patio seating available

DEMOGRAPHICS 2024

	1 MILE	3 MILES	5 MILES
 POPULATION	34,614	302,225	778,391
 DAYTIME POPULATION	44,976	489,120	795,650
 HOUSEHOLD INCOME	\$151,681	\$149,730	\$140,646
 TRAFFIC COUNTS	12,000 on Clarendon Boulevard		

AREA RETAILERS



SEDONA | SLATE
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CUSTIS MEMORIAL PARKWAY

POTOMAC RIVER

140 RESIDENTIAL HOUSEHOLDS

DELOITTE
710,000 SF
2,500 EMPLOYEES

CENTRAL PLACE
515,000 SF OFFICE SPACE

CEB
550,000 SF
2,000 EMPLOYEES

COMPASS COFFEE
sweetgreen
CAVA Nando's

cosi

WISEGUY PIZZA
CHOP'T

ROSSLYN PLAZA
450,000 SF
1,500 EMPLOYEES

Panera
RITE AID

POPBELLY
CRAVING
Starbucks

Sfoglina
CVS pharmacy

Starbucks
SAFeway

roti

TARGET

Bright Horizons
FAMILY SOLUTIONS

M metro

SOUTH BLOCK
BASH

NORTH OAK STREET

FORT MYER DRIVE

E60
FITNESS

RIVER PLACE APARTMENTS
1,700 UNITS

B
BARLEY MAC

Orangetheory
FITNESS

QUINN'S
RESTAURANT

WILSON BOULEVARD

CLARENDON BOULEVARD



SEDONA | SLATE

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ARLINGTON BOULEVARD

N MEADE STREET

SEDONA

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