

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 2025

	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



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CUSTIS MEMORIAL PARKWAY

140 RESIDENTIAL
HOUSEHOLDS



CENTRAL PLACE
515,000 SF OFFICE SPACE



DELOITTE
710,000 SF
2,500 EMPLOYEES



CEB
550,000 SF
2,000 EMPLOYEES



ROSSLYN
PLAZA
450,000 SF
1,500 EMPLOYEES



RIVER PLACE
APARTMENTS
1,700 UNITS



WILSON BOULEVARD

CLARENDON BOULEVARD

NORTH PARK STREET

FORT MYER DRIVE

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ARLINGTON BOULEVARD

N MEADE STREET

POTOMAC RIVER



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Mike Howard | mhoward@rappaportco.com | 571.382.1219

Kyle Gamber | kgamber@rappaportco.com | 571.382.1216

rappaportco.com