

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



SEDONA | SLATE ARLINGTON, VA

29

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



POTOMAC RIVER



WILSON BOULEVARD



NORTH PARK STREET

FORT MYER DRIVE



CLARENDON BOULEVARD



SEDONA | SLATE

50

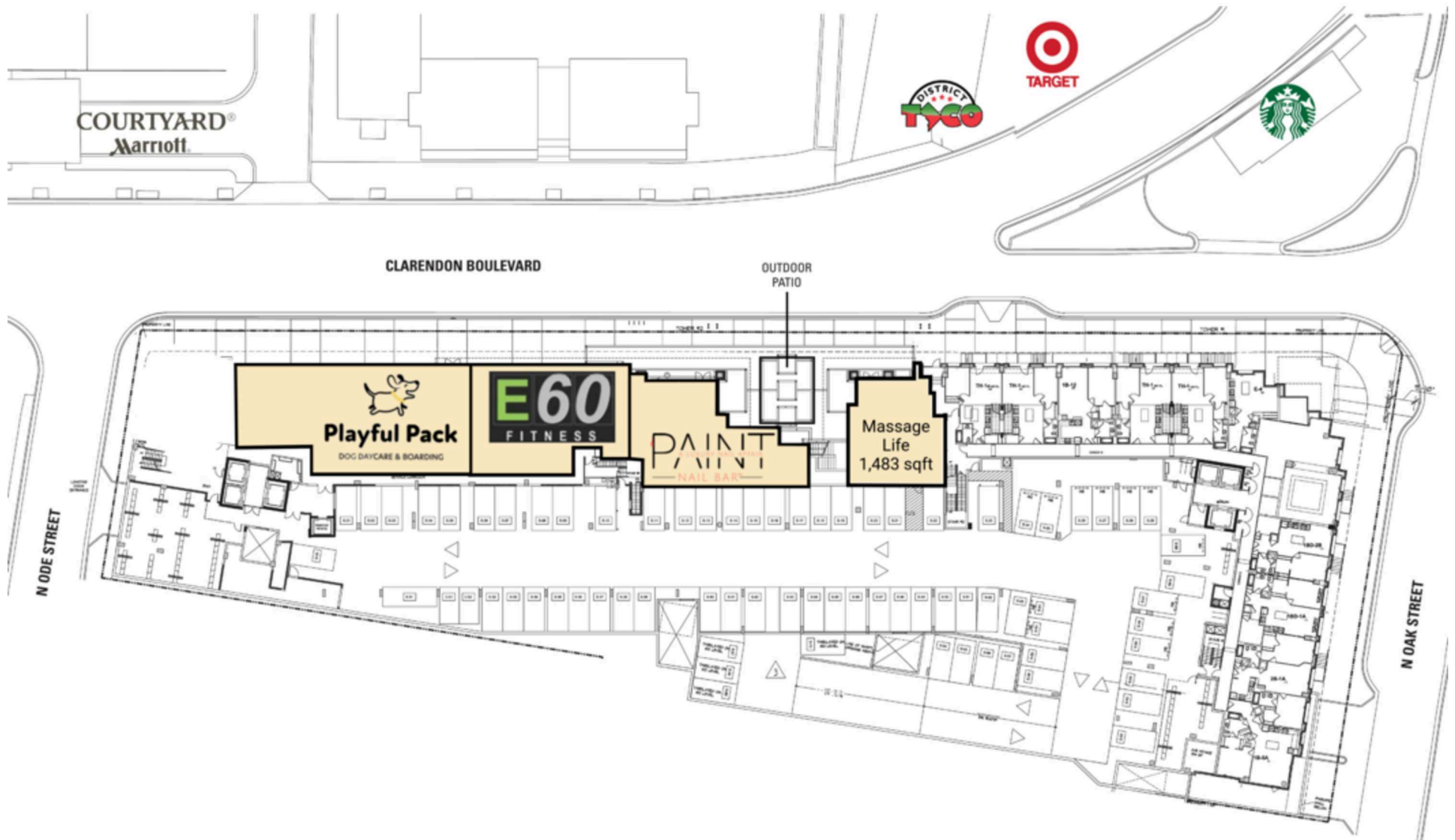
ARLINGTON BOULEVARD

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SEDONA

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