



Sedona | Slate
Arlington, VA

2,000 SF available



Arlington

Virginia

- 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 systemwide)
- 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

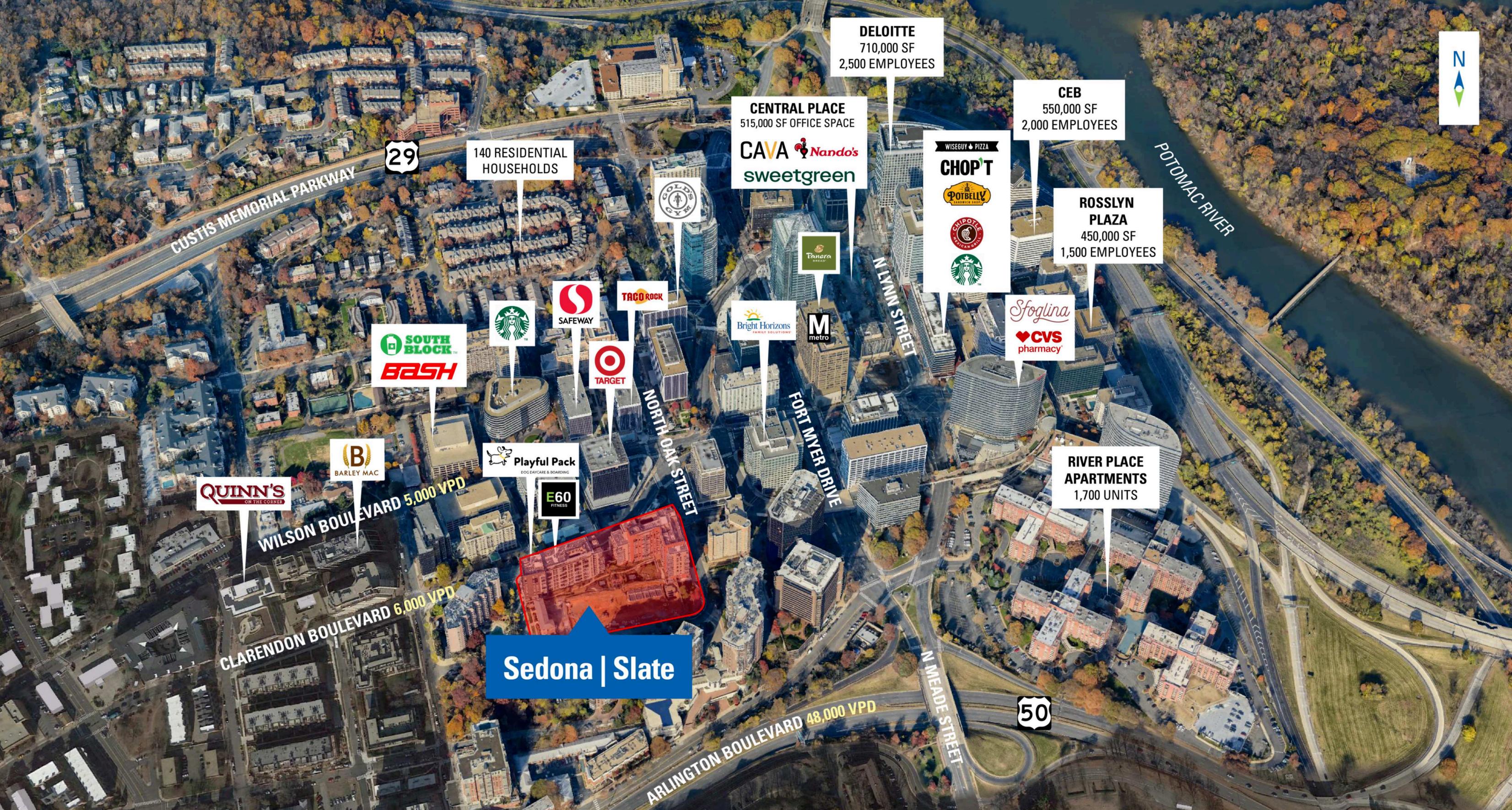


2026 Demographics

	1 mi.	3 mi.	5 mi.
Population	40,862	303,476	801,980
Daytime Population	94,695	458,682	836,383
Household Income	\$160,219	\$188,695	\$184,683
Traffic Counts	48,000 on Arlington Boulevard 6,000 on Clarendon Boulevard		

Area Retailers





DELOITTE
710,000 SF
2,500 EMPLOYEES

CENTRAL PLACE
515,000 SF OFFICE SPACE
CAVA **Nando's**
sweetgreen

CEB
550,000 SF
2,000 EMPLOYEES

WISEGUY PIZZA
CHOP'T
POTBELLY
CHIPOTLE
STARBUCKS

ROSSLYN PLAZA
450,000 SF
1,500 EMPLOYEES

Sfogolina
CVS pharmacy

RIVER PLACE APARTMENTS
1,700 UNITS

140 RESIDENTIAL HOUSEHOLDS



SOUTH BLOCK
BASH



QUINN'S
ON THE CORNER

Playful Pack
DOG DAYCARE & BOARDING



Sedona | Slate

CUSTIS MEMORIAL PARKWAY



WILSON BOULEVARD 5,000 VPD

CLARENDON BOULEVARD 6,000 VPD

ARLINGTON BOULEVARD 48,000 VPD



Sedona

2,000 SF available

Space #	Sq. Ft.	Tenant
1	3,695	Playful Pack
2	850	E60 Fitness
3	2,000	Available
4	1,483	Massage Life



● Space Available

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