



Sedona | Slate

Arlington, VA

Fully Leased



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
CHIPOTE
Starbucks

ROSSLYN PLAZA
450,000 SF
1,500 EMPLOYEES

Sfogolina
CVS pharmacy

RIVER PLACE APARTMENTS
1,700 UNITS

140 RESIDENTIAL
HOUSEHOLDS

29

CUSTIS MEMORIAL PARKWAY

SOUTH BLOCK
BASH

Starbucks
SAFeway

TACO ROCK

TARGET

Bright Horizons
EARLY SOLUTIONS

Panera

M metro

Playful Pack
DOG DAYCARE & BOARDING

E60
FITNESS

B
BARLEY MAC

QUINN'S
ON THE CORNER

WILSON BOULEVARD 5,000 VPD

CLARENDON BOULEVARD 6,000 VPD

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ARLINGTON BOULEVARD 48,000 VPD

50

N MEADE STREET

NORTH OAK STREET

FORT MYER DRIVE

POTOMAC RIVER

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Space #	Sq. Ft.	Tenant
1	3,695	Playful Pack
2	850	E60 Fitness
3	2,550	Laveda Lash & Brow Boutique
4	1,483	Massage Life



● Space Available

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