

**NOW LEASING**

**PRIME RETAIL SPACE 18,410 SF**



**Monument**  
RETAIL

**CLARENDON  
BALLROOM**

**3185 Wilson Blvd., Arlington, VA 22201**

# CLARENDON BALLROOM

3185 Wilson Blvd., Arlington, VA 22201



Located across the street from the Clarendon Metro Stop, the Clarendon Ballroom is situated along the highly trafficked corridor of Wilson Boulevard. The **18,410 SF** building is comprised of a first floor and basement with offices, private room, ballroom, commercial kitchen, restrooms and support spaces. The building's **4,500 SF** rooftop deck features a patio area with a covered bar. The building was originally constructed in 1955 and renovated in 2021. The entire building is available for lease.

## NOW LEASING

**18,410 SF AVAILABLE**  
2 FLOORS

**FRONTING WILSON BLVD | ALLEY ACCESS & EFFICIENT  
LOADING OPTIONS**

### DEMOGRAPHICS

2020 Total Population  
2025 Population  
2020 Total Households  
Average Age

### 1 MILE

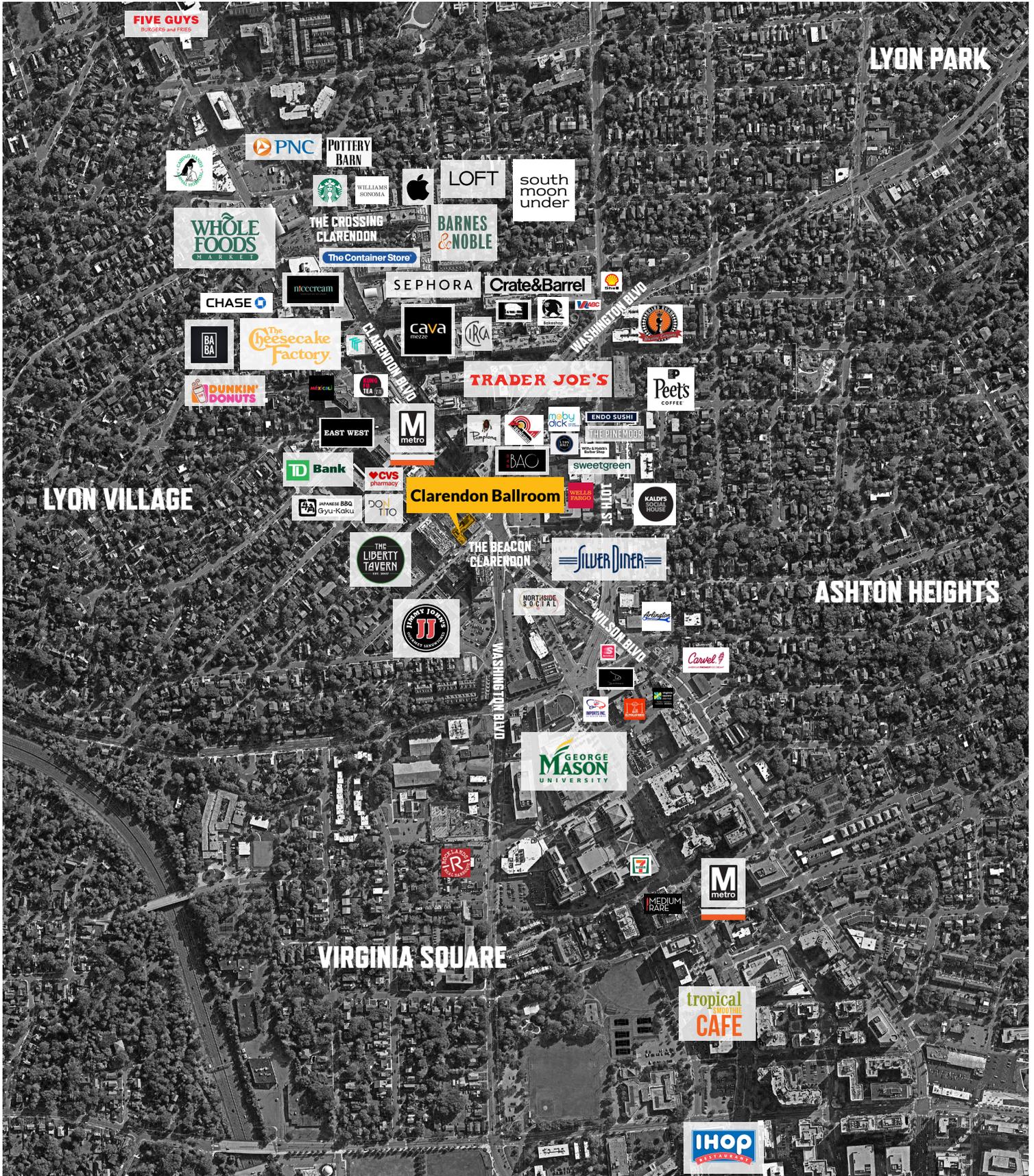
53,410  
56,328  
28,157  
34.9

### DEMOGRAPHICS

Median Household Income  
Average Household Size  
Daytime Employees  
2020 Consumer Spending/HH

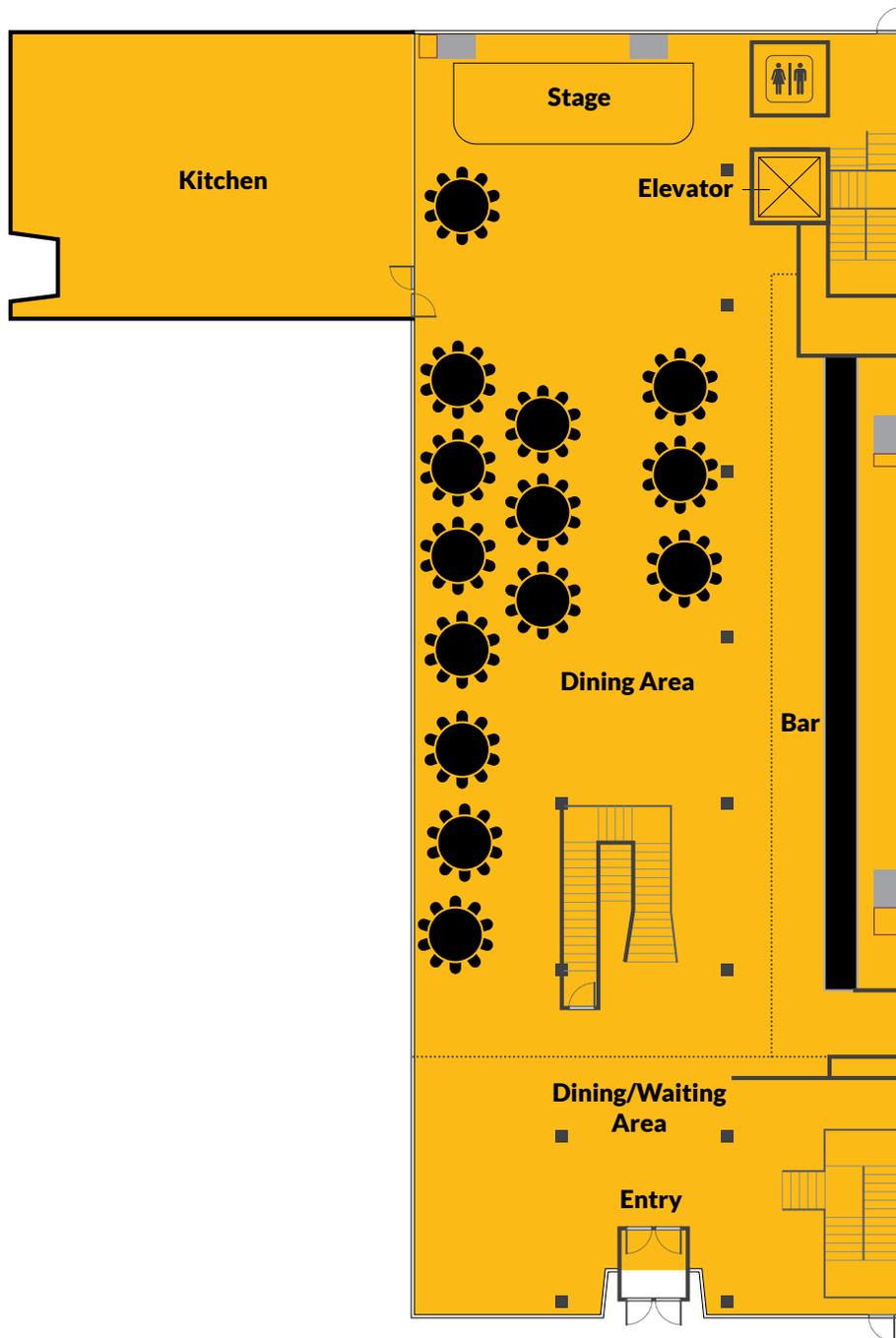
### 1 MILE

\$127,646  
1.8  
36,849  
\$31,377



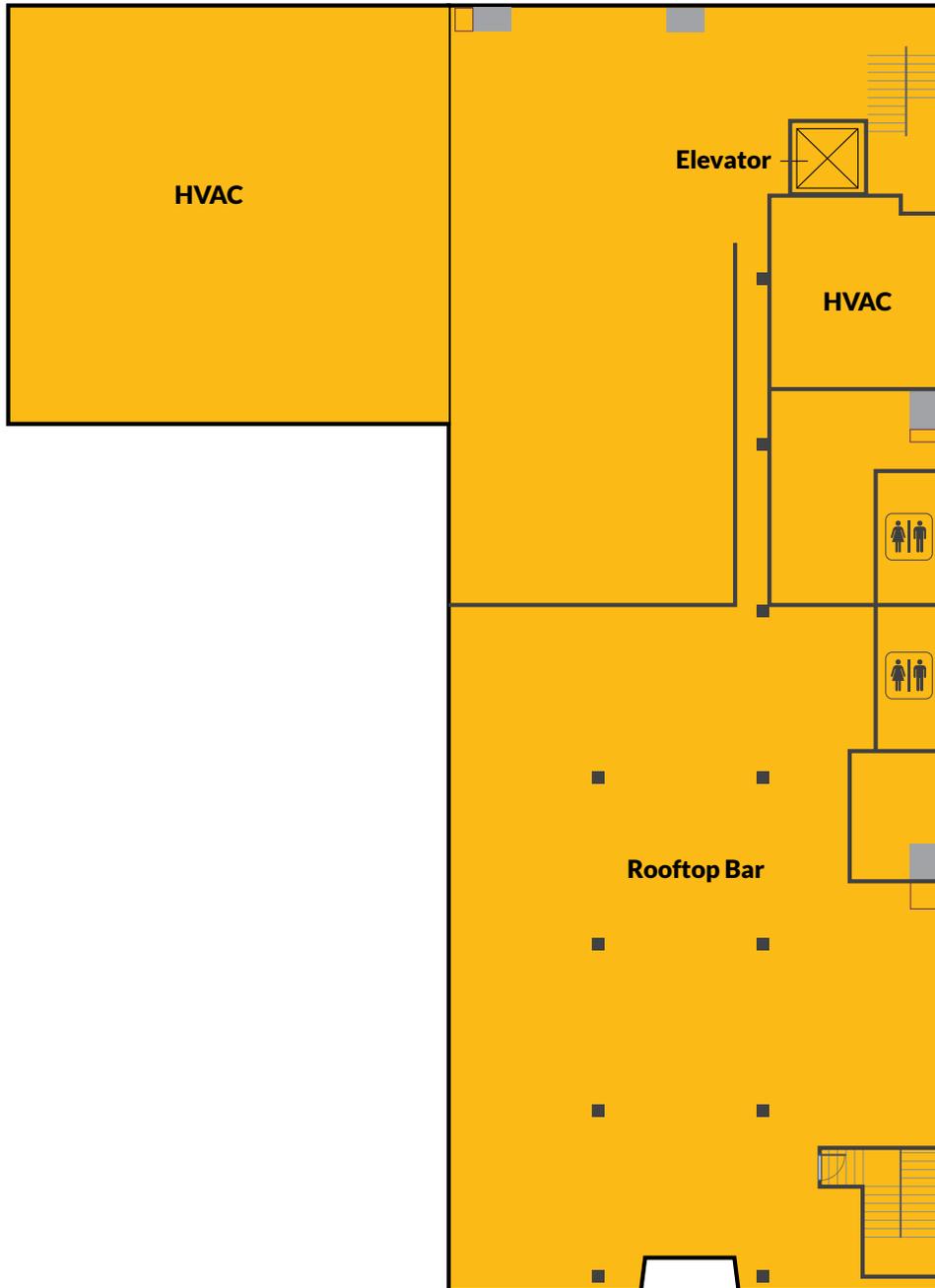


**GROUND FLOOR: 9,201 SF**





**ROOFTOP BAR: 4,250 SF**





**BASEMENT: 9,201 SF**

