



SEQUOIA
P L A Z A 

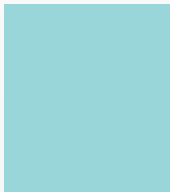
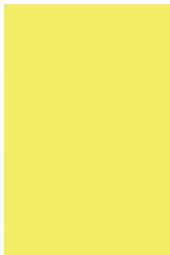
2110 WASHINGTON BLVD

PIRP
Real Estate Investment
Management

CBRE

2110 WASHINGTON BLVD, ARLINGTON

OFFICE SPACE FOR LEASE



- 4 LOCATION & ACCESS
- 6 NEIGHBORHOOD
- 8 SITE PLAN
- 9 FEATURES & AMENITIES
- 10 FLOOR PLANS
- 11 BUILDING SPECS



Sequoia Plaza is 369,215 square foot, four-story office complex located at 2100, 2110, and 2120 Washington Boulevard, Arlington, VA. Sequoia Plaza is located directly off Washington Boulevard at the interchange of Route 50. The Property is a major stop on the county’s regional bus line, Arlington Transit (“ART”), and is minutes away from the Clarendon and Rosslyn (Orange/Blue/Silver) Metrorail Stations. The multiple transportation options allows employees’ rapid access to Washington, DC, Pentagon City, Tysons Corner, Reston, Alexandria and numerous locations throughout the region. Sequoia Plaza provides the tenants institutional quality features, highlighted by recent renovations to the property’s restrooms, lobby & EMS system. In addition to quality finishes, Sequoia Plaza offers tenants ample parking, an on-site café, outdoor balconies, and an adjacent community park.

LOCATION & ACCESS



RAPID CONNECTION TO
RTE 50, I-365 & I-66



TIME TO

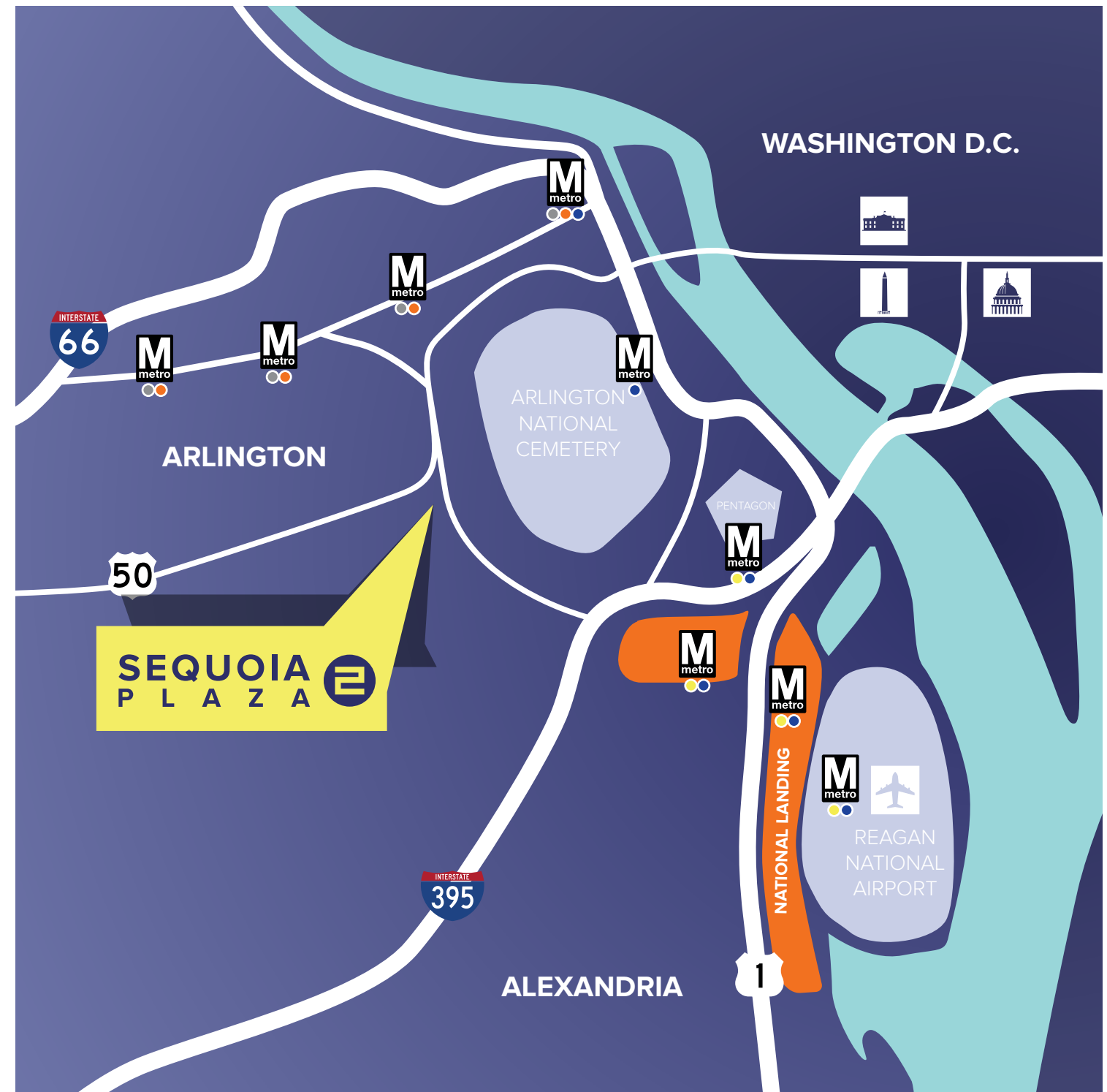
- 5 MINUTES TO PENTAGON
- 5 MINUTES TO NATIONAL LANDING
- 5 MINUTES TO ROSSLYN
- 5 MINUTES TO CLARENDON
- 10 MINUTES TO WASHINGTON DC
- 12 MINUTES TO ALEXANDRIA
- 20 MINUTES TO TYSONS



EASY ACCESS TO AIRPORT
MINUTES TO REAGAN NATIONAL AIRPORT



ALTERNATIVE TRANSPORTATION
SCOOTERS & BIKESHARE NEARBY



YOUR NEIGHBORHOOD

SURROUNDED BY COUNTLESS RESTAURANTS AND EATERIES

1 CLARENDON

- CAVA
- CIRCA
- CITIZEN BURGER
- DON TITO
- GREEN PIG BISTRO
- JIMMY JOHN'S
- LE PAIN QUOTIDIEN
- LIBERTY TAVERN
- LYON HALL
- MISTER DAYS
- MOBY DICK
- NORTHSIDE SOCIAL
- PEET'S COFFEE
- ROCKLANDS BBQ
- SILVER DINER
- SOUTH BLOCK
- STARBUCKS
- SWEETGREEN
- THE CHEESECAKE FACTORY
- WHITLOW'S



2 COURTHOUSE

- THE JAVA SHACK
- ARLINGTON ROOFTOP
- FIRE WORKS PIZZA
- ASAHI
- COURTHAUS SOCIAL
- BAYOU BAKERY
- SUSHI ROCK

3 LYON PARK

- ASTOR MEDITERRANEAN
- BONCHON
- EL FUEGO PERUVIAN
- PAISANO'S
- SPRING MILL BREAD
- TEXAS JACKS BBQ
- VOCELLI PIZZA



4 ROSSLYN

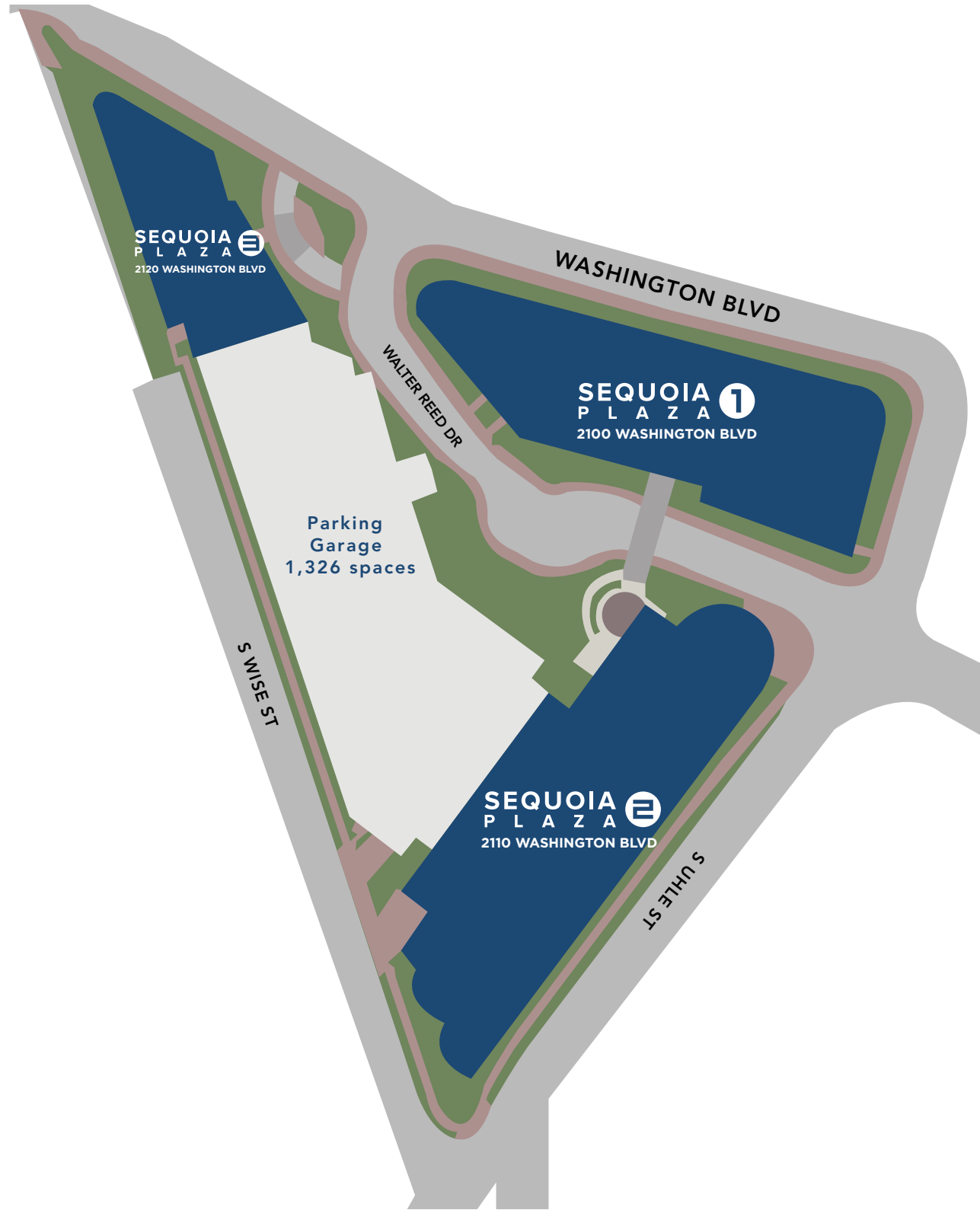
- BARLEY MAC
- BEN'S CHILI BOWL
- BOURBON COFFEE
- CAPRIOTTI'S
- CAVA
- CHIPOTLE
- CHOP'T
- COSI
- DISTRICT TACO
- HEAVY SEAS ALEHOUSE
- MCDONALD'S
- NANDO'S
- PANERA
- POTBELLY
- ROTI
- STARBUCKS
- THE LITTLE BEET
- WISEGUY PIZZA

5 PENTAGON CITY

- LEBANESE TAVERNA
- NANDO'S
- HONEYGROW
- SHAKE SHACK
- CHAMPS
- SMOOTHIE KING
- BONEFISH GRILL
- SINE
- PANERA
- MATCHBOX
- CHIPOTLE
- CALIFORNIA PIZZA
- SUGAR FACTORY



SITE PLAN



BUILDING FEATURES



360,000 SF OFFICE CAMPUS



IDEAL FOR GOVERNMENT CONTRACTORS & SALES/SERVICES FIRMS



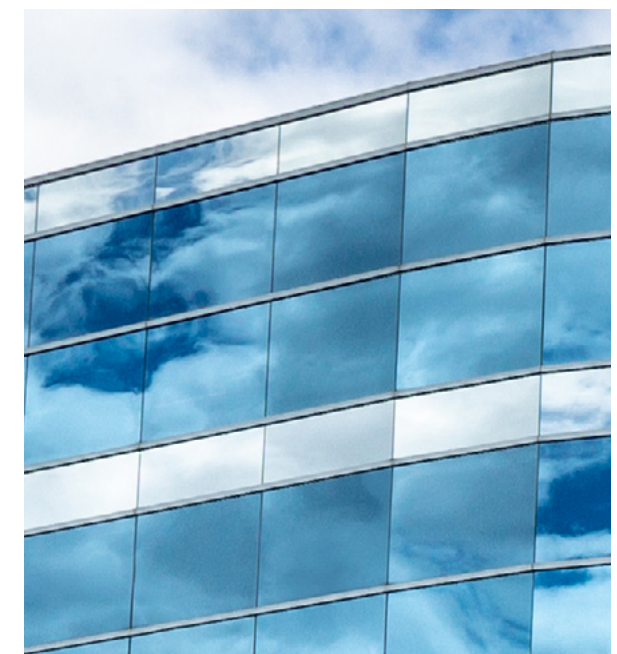
ON-SITE DELI/CAFE



8-MINUTE ART BUS SERVICE TO & FROM METRO



**3.5/1,000 SF RATIO
FREE PARKING**



FLOOR PLAN

AVAILABLE NOW
SUITE 325 - 4,881 SF

LOBBY EXPOSURE

- ▶ 14 offices
- ▶ 3 conference rooms
- ▶ 1 kitchen



BUILDING SPECS

LOCATION	2110 Washington Blvd, Arlington, Virginia
YEAR COMPLETED	1991
TOTAL RENTABLE AREA	160,986 SF
NUMBER OF FLOORS	4
TYPICAL FLOOR SIZE	42,172 SF
PARKING	Free parking. The eight (8) level garage is located between Buildings 2 and 3. The garage is constructed with cast-in-place concrete columns, beams, and floors. 1,000 covered spaces are available; Ratio of 3.50/1,000 SF
SLAB-TO-SLAB HEIGHTS	All Floors – 9' 5"
FLOORING	The lobbies offer a combination of carpet and polished granite tiled floors. The common areas are primarily commercial grade carpet. The tenant space varies and offers commercial grade carpet, vinyl tile, and wood per tenant's specifications.
EXTERIOR	Combination of red brick, a glazed, glass curtain wall and accent tile. The windows are double pane with insulated glass in metal frames.
HVAC	Variable Air Volume (VAV) system two (2) Trane self-contained units per floor with water-side economizers ranging from 45-50 tons per floor. Heating is resistant heat provided through perimeter VAV boxes.
ELECTRICAL	2,000-amp and a 4,000-amp, 480/277-voltage class rated, three-phase, fourwire service.
ELEVATORS	Four (4) elevators manufactured by Otis Elevator. Three (3) traction elevators with 3,500 lbs. capacity and one hydraulic elevator with 4,000 lbs. capacity.
GARAGE ELEVATORS	Four (4) traction elevators with 3,500 lbs. capacity. Two (2) elevators are Dover Elevator and two are United States Elevator Corporation with Galaxy Elevator controls.
SECURITY	DataWatch Monitoring Systems provides 24/7 building access to all of the buildings.
ARLINGTON TRANSIT BUS SERVICE (ART)	The Arlington Transit offers two (2) bus routes operating through the Sequoia Plaza bus stop, running every 30 minutes. Route #77 buses operate through Shirlington-Walter Reed Drive, Lyon Park-Court House and Route #45 buses operate through Columbia Pike-Sequoia-Rosslyn.



10



11

SEQUOIA P L A Z A

2110 WASHINGTON BLVD



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