

WILLIAMS

PLAZA

3040 & 3060 WILLIAMS PLAZA
Merrifield, VA

WILLIAMS

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Williams Plaza II offers attentive on-site property management, high-quality ownership, high visibility and proximity to a wide amenity base at Mosaic, a popular mixed-use development including Lulu-lemon, Target, True Food Kitchen, Sweetgreen and Ted's Bulletin. The property is easily accessed via I-495, I-66, and Route 50, as well as a free shuttle that takes tenants directly to the Dunn Loring Metro Station and Mosaic.

The building recently underwent significant capital improvements including a new cooling tower, dedicated outdoor air system, complete elevator modernization, updated fitness center with Peloton Bikes and updated tenant conference room. Total roof replacement by 2nd quarter 2020.

Additional on-site amenities include a popular family-owned deli, bike room, four electric car charging stations, and abundant free garage and surface parking.

Building Size

141,215 RSF

Typical Floor Plate

**14,000 RSF –
27,000 RSF**

Number of Floors

6

Number of Elevators

4

Parking Ratio

3.6/1,000

Year Built

1990

AMENITIES

BUILDING AMENITIES



Transwestern property management and engineering on-site



On-site café & conference facility



New fitness facility



Abundant free garage and surface parking with 4 electric car charging stations

NEARBY AMENITIES



Walk to new Mosaic, including Hyatt House



Shuttle service to Dunn Loring Metro and Mosaic



Restaurant park/banking/service station



Bike storage on-site



Rendering of new fitness facility

AVAILABILITIES

3040 WILLIAMS PLAZA I

FLOOR	SUITE	RENTABLE SF	PRICE PER SQ, FS
6 th	630	3,966	\$29.50

3060 WILLIAMS PLAZA II

FLOOR	SUITE	RENTABLE SF	PRICE PER SQ, FS
3 rd	300	26,789	\$29.50
4 th	401	6,737	\$29.50
5 th	500	4,605	\$29.50
5 th	540	3,655	\$29.50
6 th	600	22,878	\$29.50

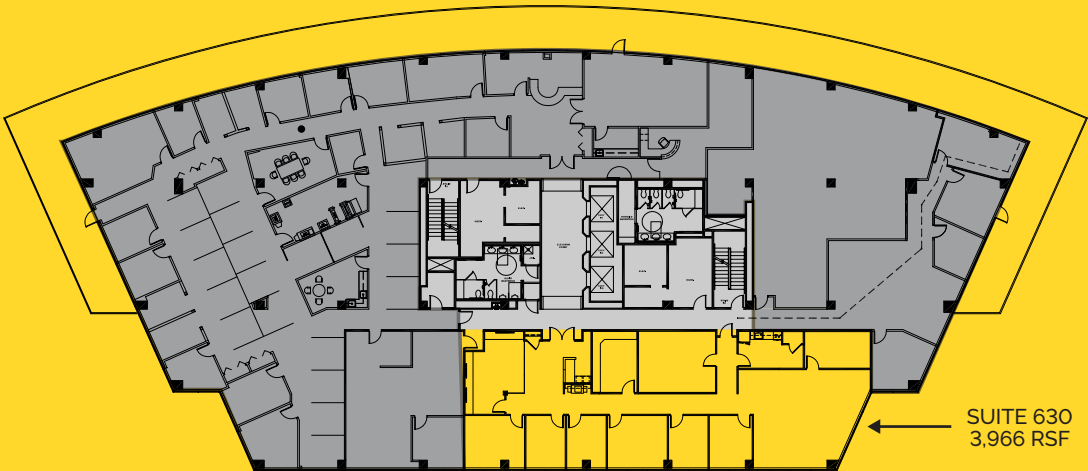


Rendering of outdoor patio area

3040 WILLIAMS PLAZA I

SUITE 630

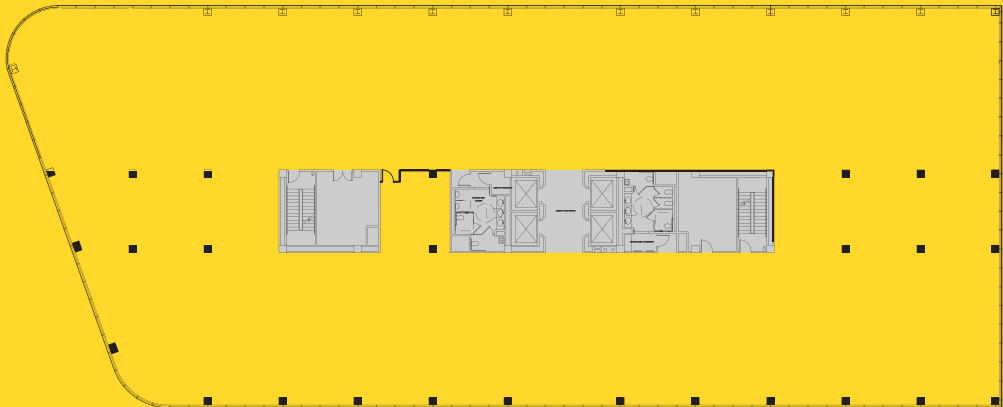
3,966 RSF | \$29.50 PSF, FS | Available: October 2019



3060 WILLIAMS PLAZA II

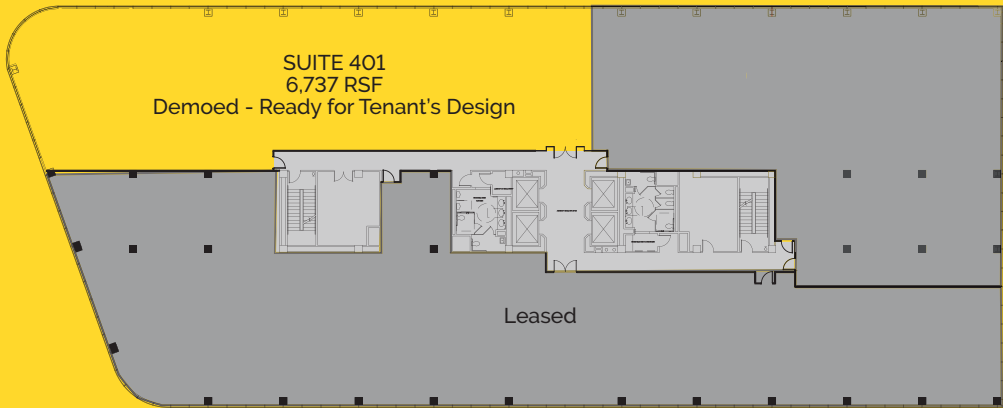
SUITE 300

26,789 RSF | \$29.50 PSF, FS | Available: Immediately



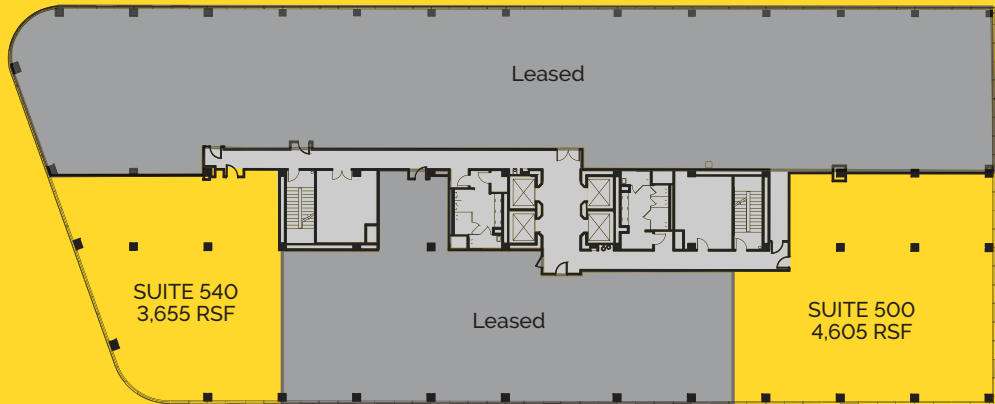
SUITE 401

6,737 RSF | \$29.50 PSF, FS | Available: Immediately



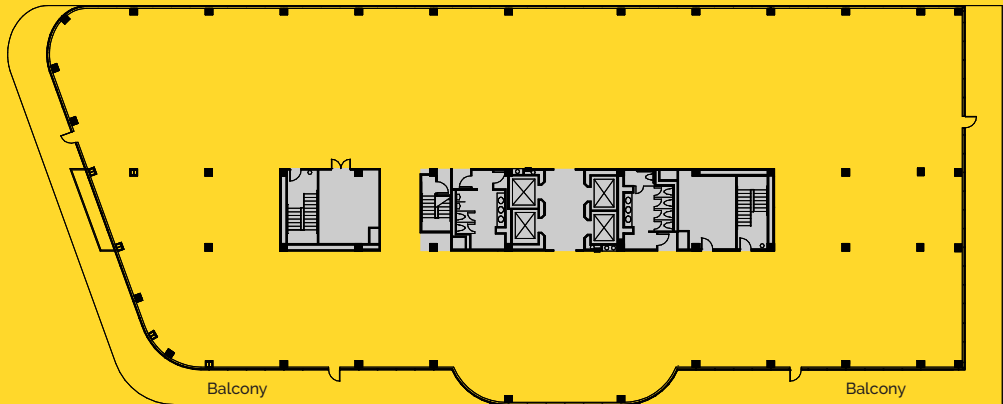
SUITE 500 & 540

Suite 500: 4,605 SF | Suite 540: 3,655 SF | \$29.50 PSF, FS | Available: Immediately



SUITE 600

22,878 RSF | \$29.50 PSF, FS | Available: Immediately





NEARBY AMENITIES

DINING









SHOPPING









SERVICES





LOCAL MAP

HIGHLIGHTING ACCESS & AMENITIES



MOSAIC

MIXED-USE DEVELOPMENT



WILLIAMS

PLAZA



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