

4075 Wilson Blvd Acquisition

Arlington, VA
September 2026

4075 WILSON BLVD

ACQUISITION
AT A GLANCE

PURCHASE PRICE ⁽¹⁾

\$52.7 MM

PURCHASE PRICE/SF

\$279/SF

SIZE

189,000 SF

YEAR BUILT / RENOVATIONS

2007 / 2025

CURRENT OCCUPANCY

82.6%

WALT

5.5 Years

IN-PLACE / EXPECTED STABILIZED
GAAP YIELD

10.0% / 11.5%+

(1) Adjusted for credits at closing



Tenant Conference



4075 WILSON BLVD

PREMIER LOCATION, AMENITIES AND FINANCIAL RETURNS

Located across from Ballston Quarter with a
97 WALKERS PARADISE score.

TWO BLOCKS TO METRO Station and 1/2 mile to
Interstate I-66

RENOVATED, BEST-IN-CLASS AMMENITIES including
tenant lounge, conference facility, three onsite F&B
operators and a large rooftop terrace with views of
Washinton D.C.

ACCRETIVE TO EARNINGS WHILE ENHANCING
GROWTH double digit in-place yield with opportunity to
increase cash flow through lease-up and increasing
expiring rents that are currently 10 - 15% below market

Purchase price reflects more than
60% DISCOUNT TO REPLACEMENT COST.

SIGNIFIGANT TENANT DEMAND from professional
services, technology and defense companies



Tenant Lounge



ABUNDANT WALKABLE AMENITIES with over 75 Retail/Food + Beverage Offerings

CARBONARA
• OLD SCHOOL ITALIAN & WINE BAR •

THE
SALT LINE
OYSTER + ALE

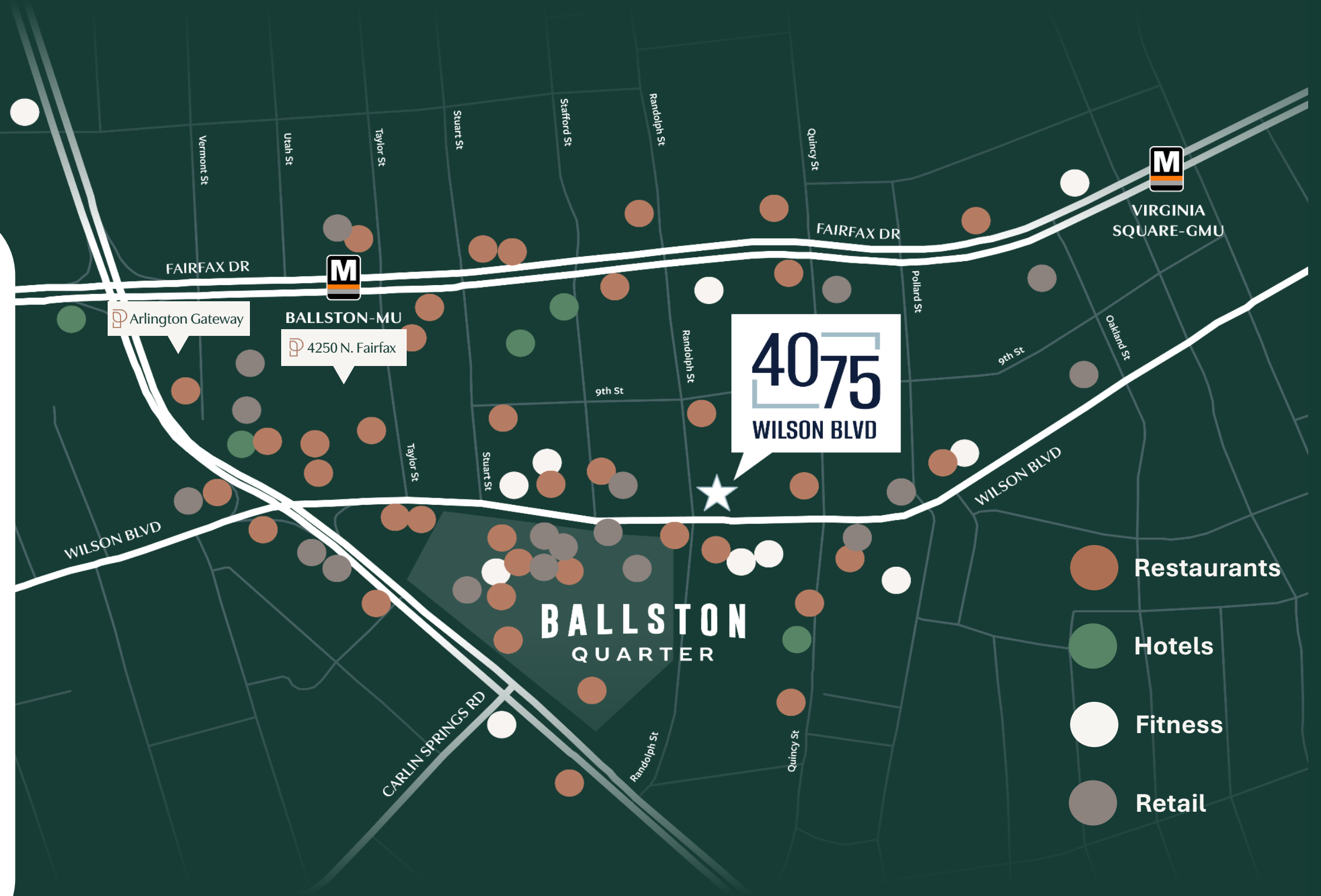
VanLeeuwen

SHAKE SHACK

COMPASS
REAL GOOD
COFFEE

sweetgreen

GRAZIE
NONNA



4075 WILSON BLVD

BALLSTON OVERVIEW

Encompasses approximately
2- square miles with **35,000**
RESIDENTS / EMPLOYEES and over
1,100 businesses

A UNIQUE ECOSYSTEM for
cybersecurity and defense-related
tenants.

*4075 Wilson is two blocks from DARPA and
BRICC, as well as next door to ONR and
AFOSR ⁽¹⁾*

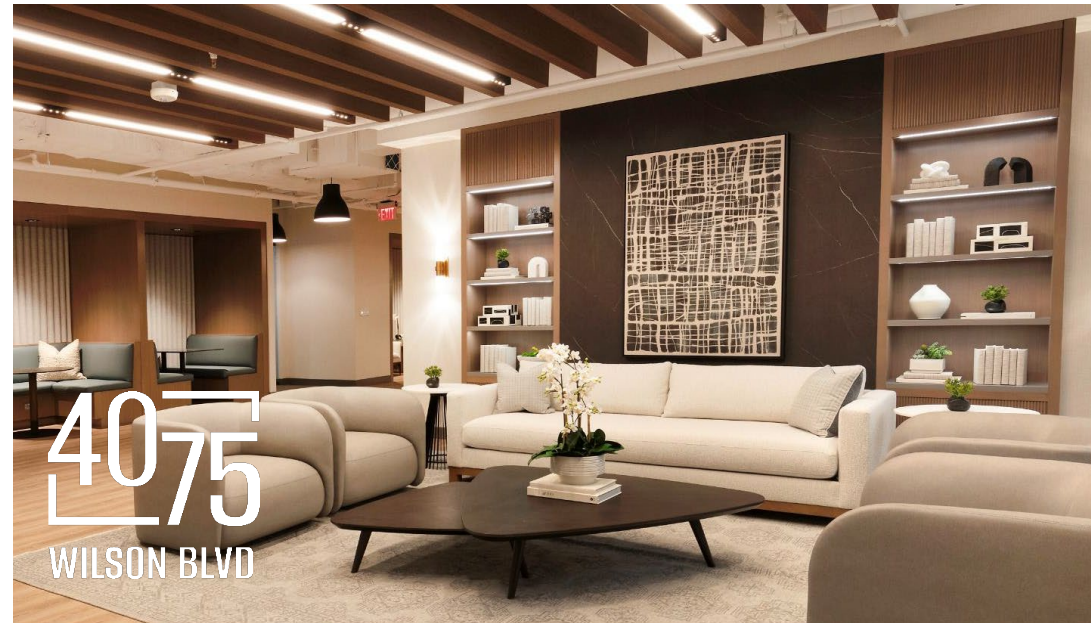
**A HOTSPOT FOR YOUNG
PROFESSIONALS** with 37% residents
aged 25-34

86% of residents hold a **BACHELOR'S
DEGREE** with a median household
income over \$150,000

PIEDMONT OWNS 26% of Class A
office in Ballston ⁽²⁾

⁽¹⁾ Defense Advanced Research Projects Agency, Basic
Research Innovation Collaboration Center, Office of Naval
Research, Air Force Office of Scientific Research.

⁽²⁾ Based on JLL research: entire class A competitive set
comprises 3.2mm SF, PDM owns 828,000 SF





PIEDMONT
REALTY TRUST™

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