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B A L L S T O N

G A T E W A Y

PROMINENT SIGNAGE AVAILABLE

INTRODUCING THE NEW BALLSTON GATEWAY



2 new spec suites under construction



New Ownership with Fresh Capital for Market Deals



One block to DARPA headquarters



1.8 / 1,000 SF parking

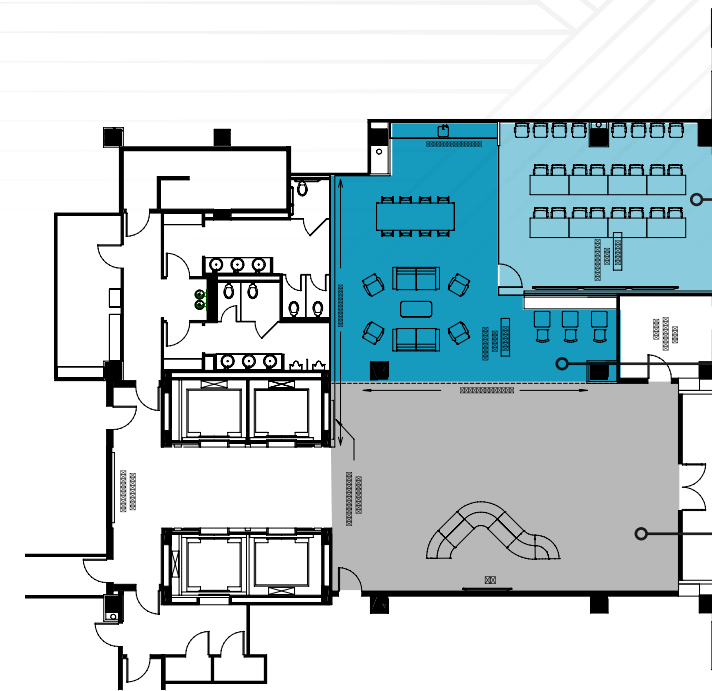


0.3 miles (2 minute walk) from the Virginia Square Metro



Surrounded by Ballston's robust retail and restaurant amenities

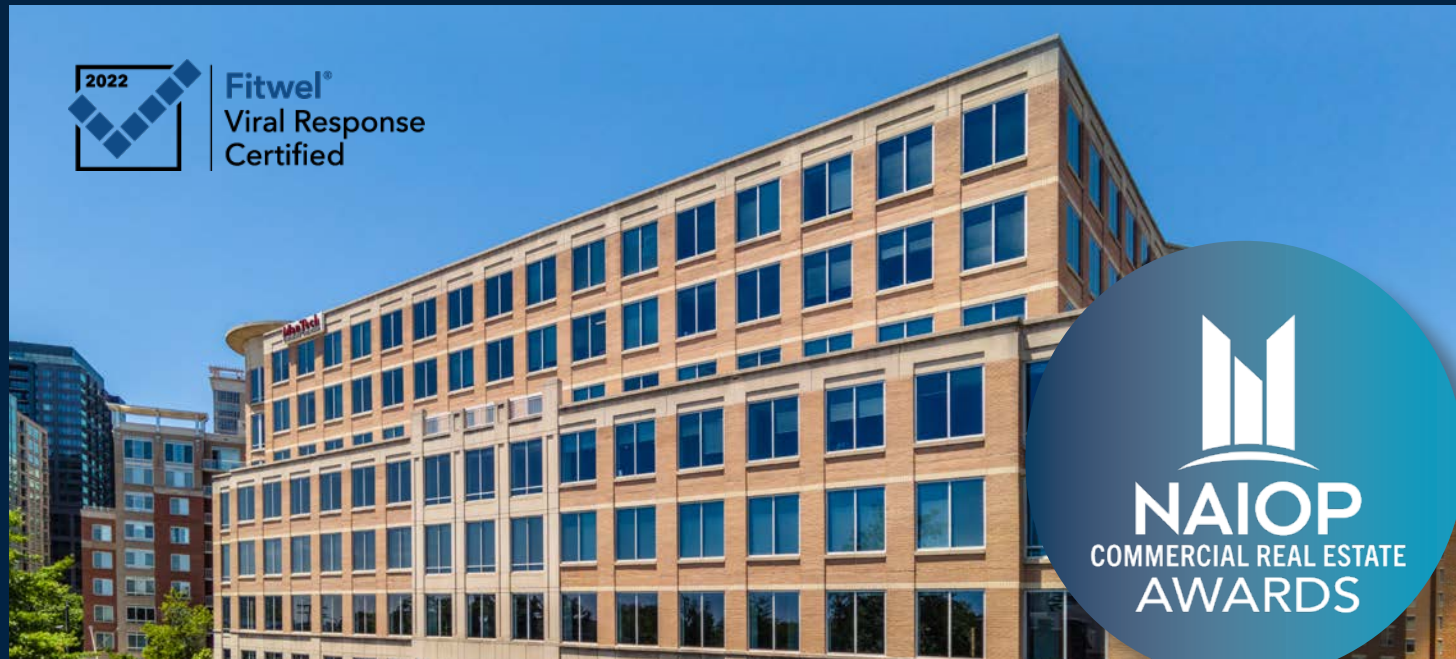
BRAND NEW AMENITY SPACE



24 Person Conference Center with Flexible Seating

Comfortable Lounge with Multiple Collaborative Areas

Brand New Lobby with Modern Finishes



2023 NAIOP WINNER | CAPITAL IMPROVEMENT NON-INSTITUTIONAL AWARD OF MERIT FOR BALLSTON GATEWAY'S LOBBY RENOVATION



93 WALK SCORE



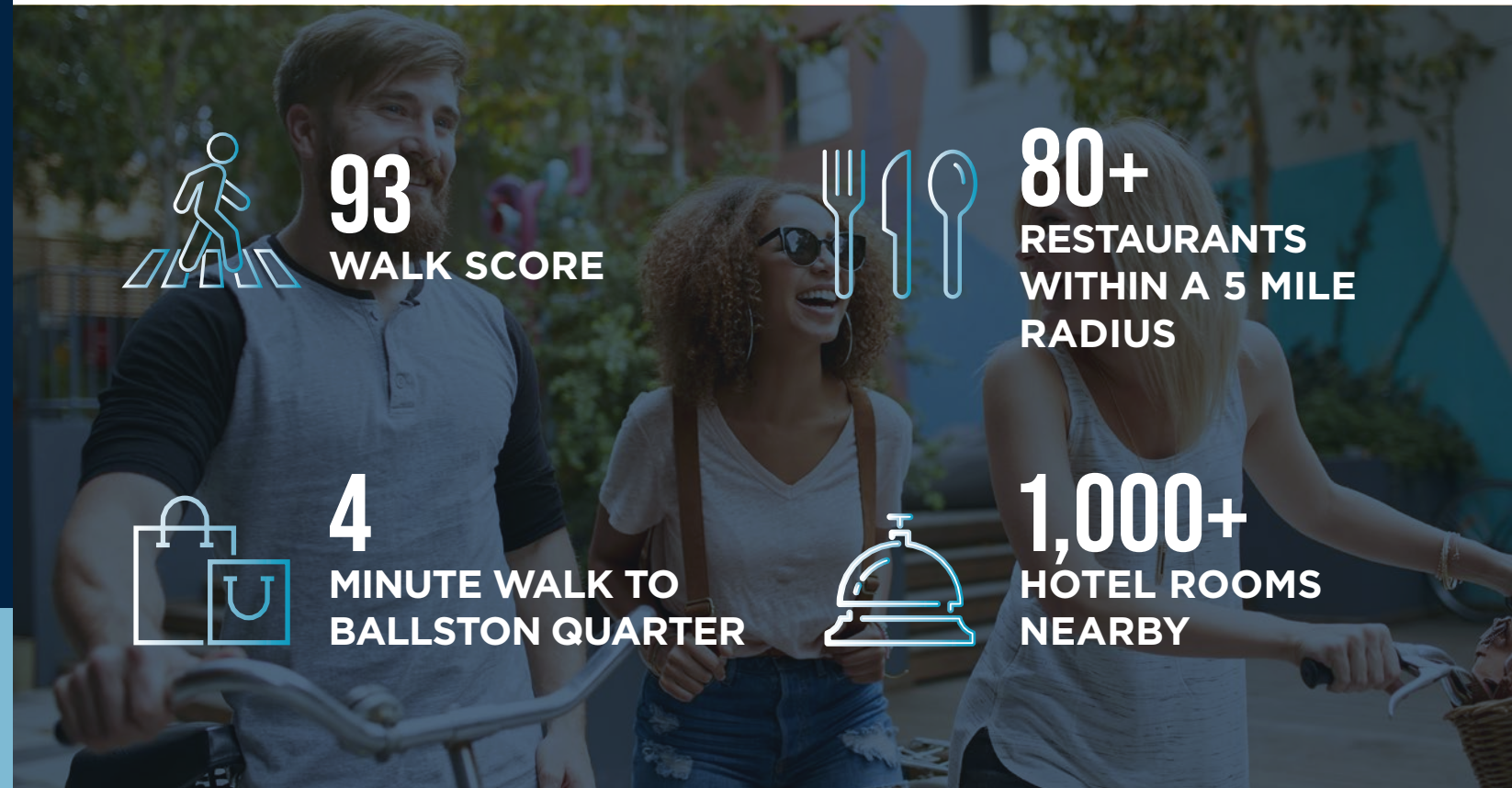
80+ RESTAURANTS WITHIN A 5 MILE RADIUS



4 MINUTE WALK TO BALLSTON QUARTER



1,000+ HOTEL ROOMS NEARBY



CONTEMPORARY SPACES BUILT FOR TRANSFORMING PRODUCTIVITY INTO CUTTING-EDGE SOLUTIONS



VIBRANT PLACES
CONVENIENTLY LOCATED AT
YOUR DOORSTEP

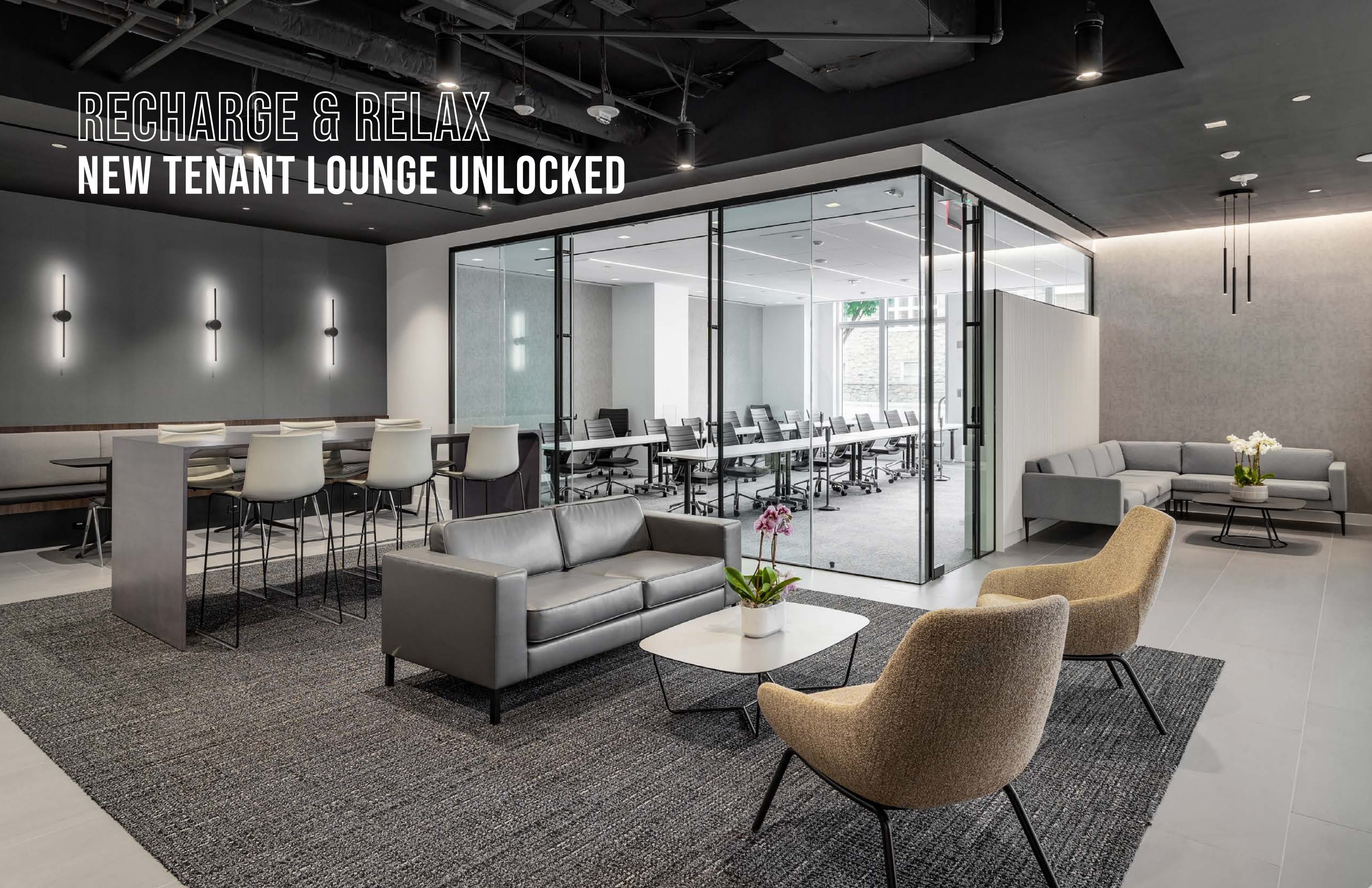
STEP INTO YOUR NEW LOBBY



VIRTUAL TOUR



RECHARGE & RELAX NEW TENANT LOUNGE UNLOCKED



BALLOSTON 10.42

TODAY 62°F

BUILDING DIRECTORY

Address	Floor
100 Salome by JC	1
130 FAS Training	1
150 Carbonara - Coming Soon!	1
200 Red 5 Holdings	2
225 CareJourney	2
400 Amentum	4
500 ThreatConnect	5
600 ECS Federal	6
700 Applied Physical Sciences	7
800 ManTech SRS Technologies, Inc.	8

CONFERENCE YOUR WAY
FUNCTIONAL VERSATILITY ACHIEVED

SURROUNDED BY IT ALL



7 MILES TO RONALD REAGAN AIRPORT

23 MILES TO DULLES INTERNATIONAL AIRPORT



5 MINUTE WALK VIRGINIA SQUARE-GMU

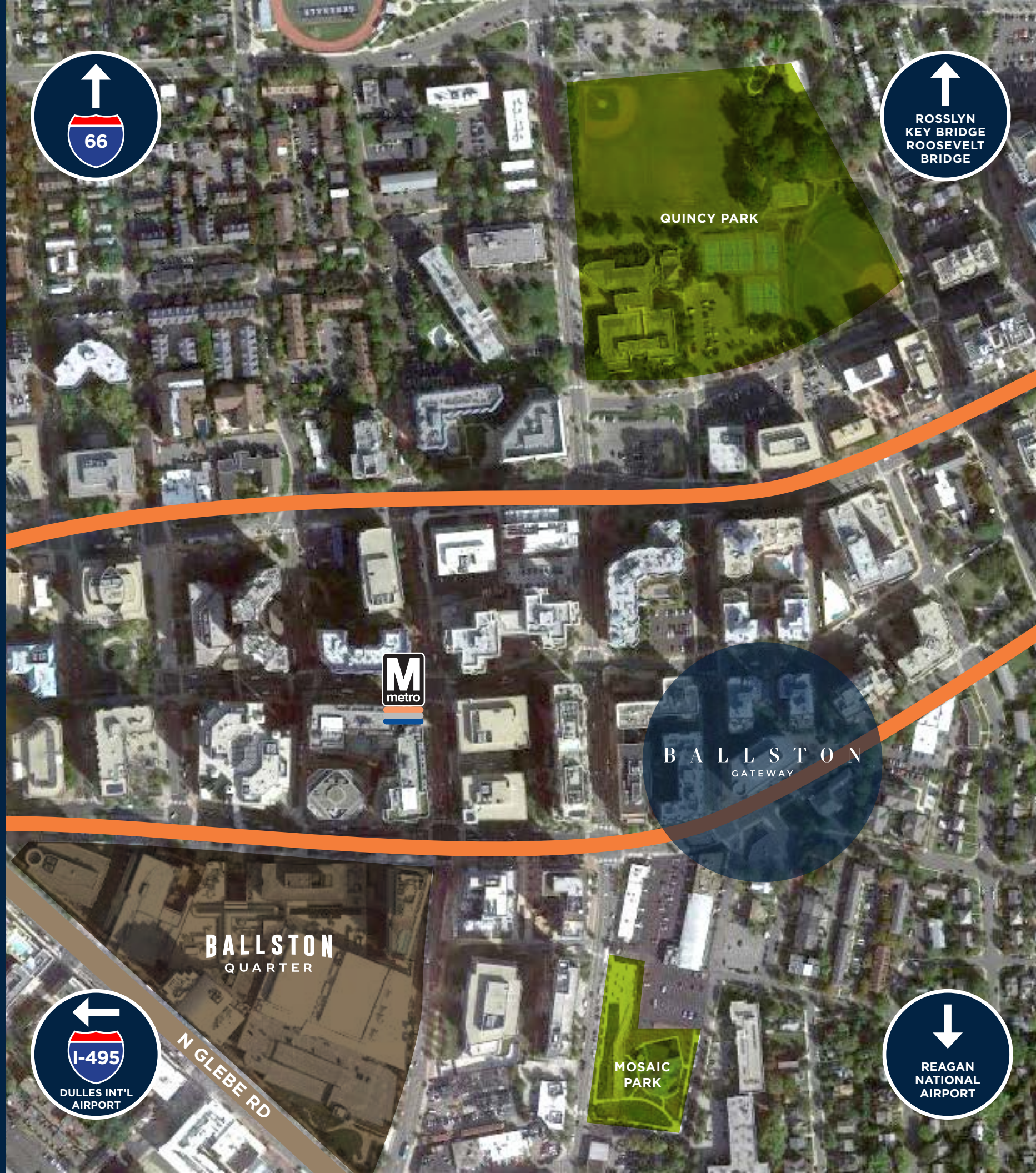
9 MINUTE WALK BALLSTON-MU METRO



2 BLOCKS FROM BALLSTON QUARTER

3 MINUTE WALK TO MOSAIC PARK

7 MINUTE WALK TO QUINCY PARK



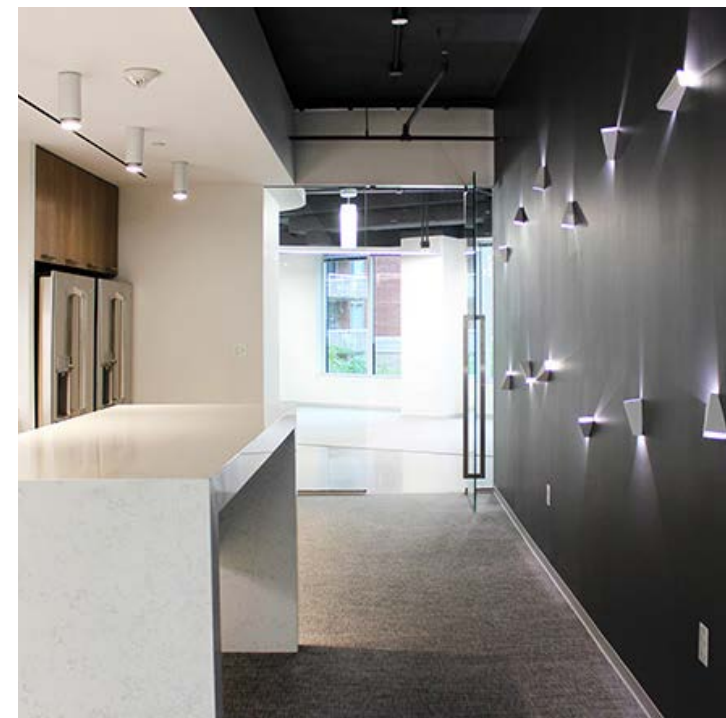
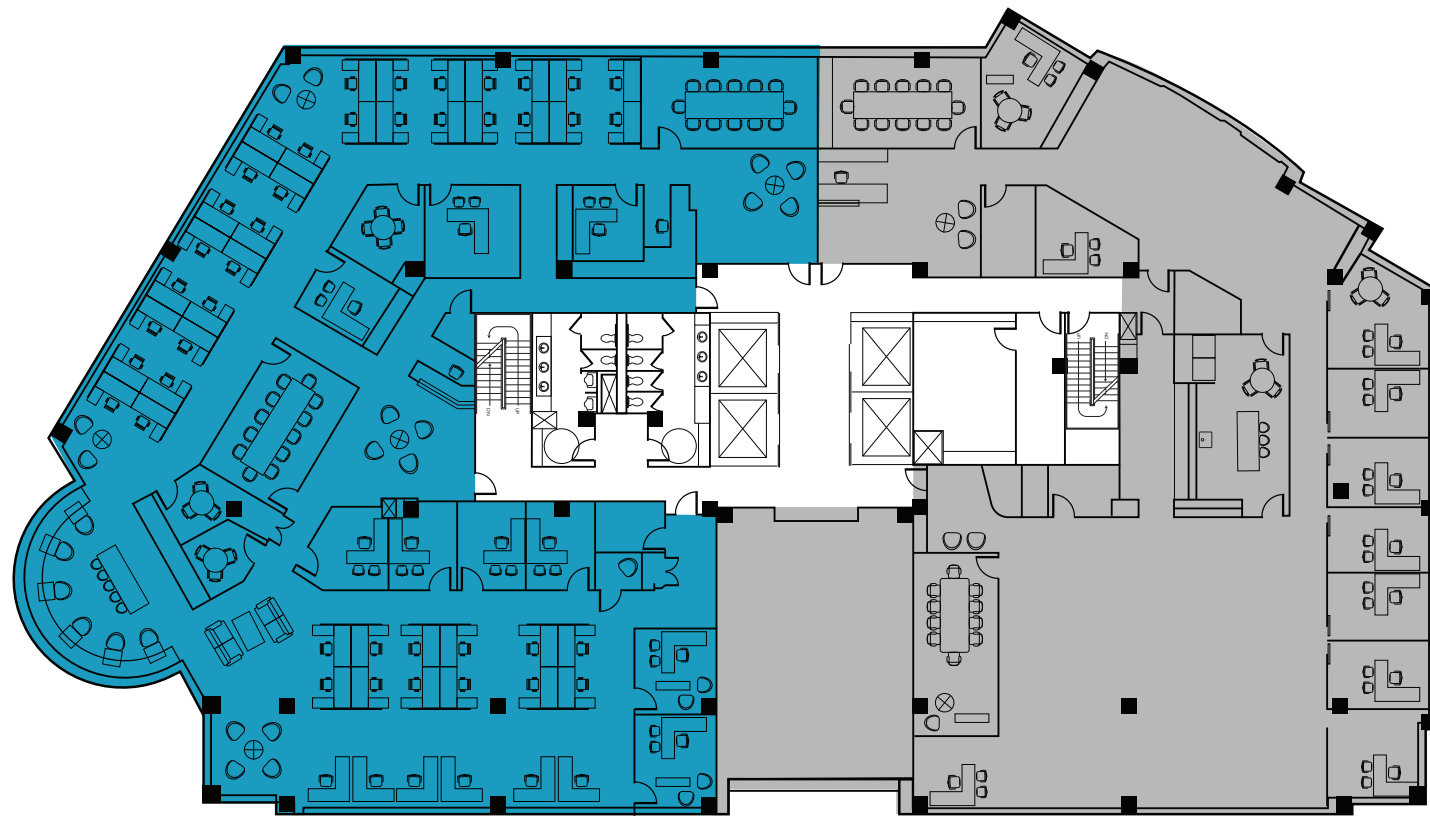
NEIGHBORHOOD AMENITIES

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AVAILABILITIES

SUITE 225

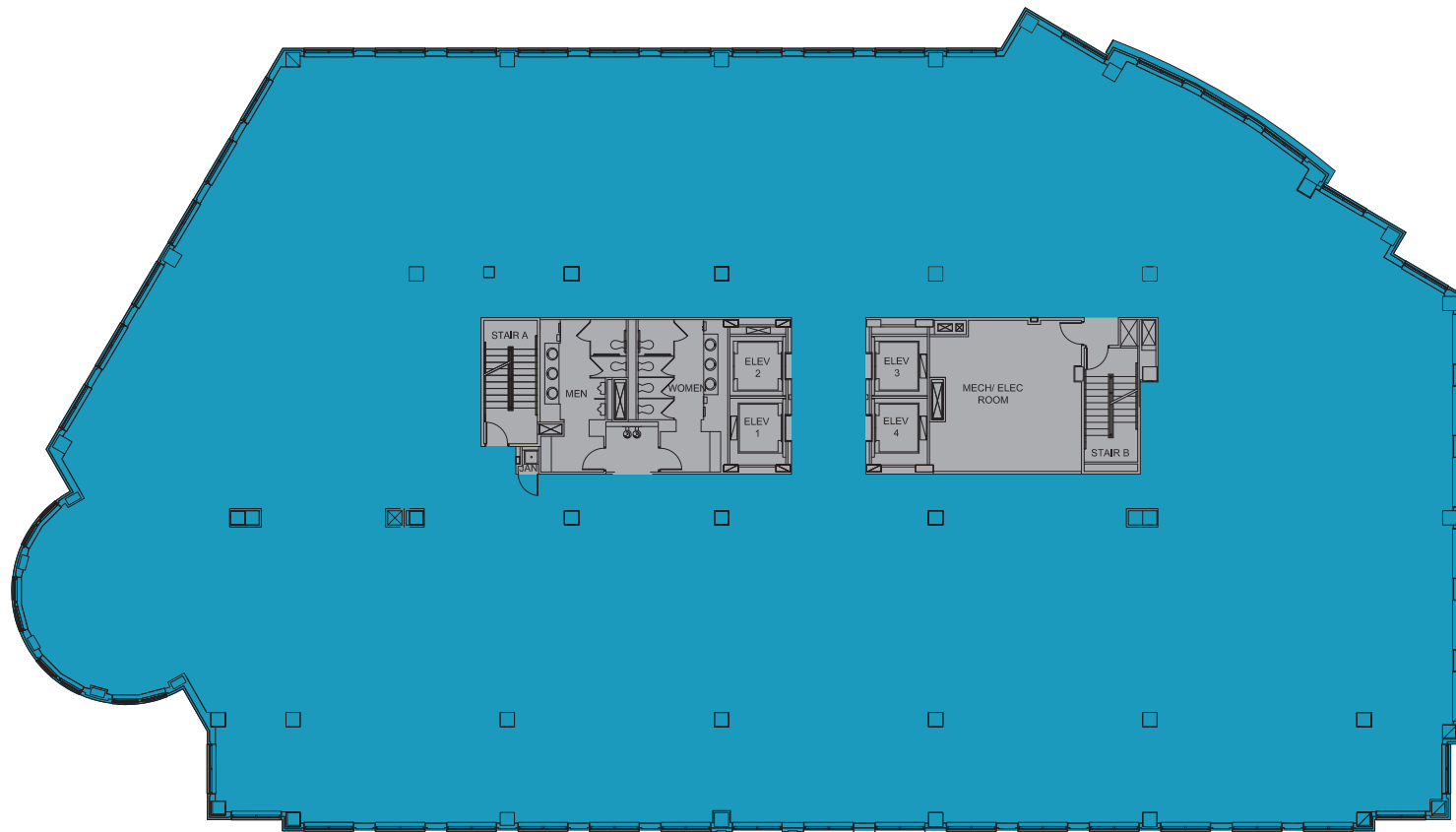
10,629 SF



AVAILABILITIES

3RD FLOOR - SHELL

20,700 SF



AVAILABILITIES

8TH FLOOR - TEST FITS

**FUTURE
SPEC SUITES**



SUITE A
~2,500 SF

SUITE B
~3,800 SF

BUILT WITH YOU IN MIND

THE MODERN WORKPLACE REIMAGINED



BALLSTON

GATEWAY

3 8 6 5 W I L S O N B L V D , A R L I N G T O N , V A 2 2 2 0 3



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**CUSHMAN &
WAKEFIELD**