

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

# B A L L S T O N

G A T E W A Y

*PROMINENT SIGNAGE AVAILABLE*



# INTRODUCING THE NEW BALLSTON GATEWAY



Brand New Spec Suites  
*One Spec Suite Remains!*



Debt-Free Building



One block to DARPA  
headquarters



1.8 / 1,000 SF parking

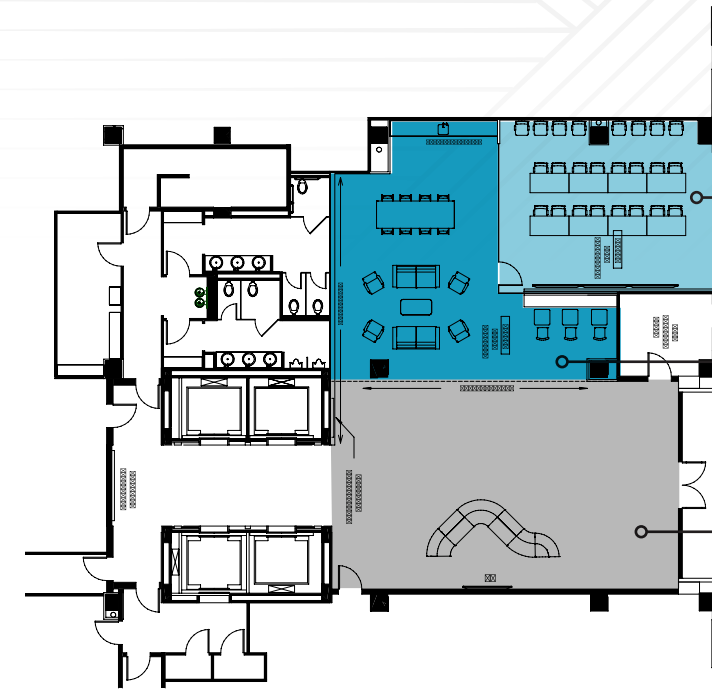


0.3 miles (2 minute walk) from  
the Virginia Square Metro



Surrounded by Ballston's  
robust retail and restaurant  
amenities

## SUITES FROM 4,368 - 20,700 SF AVAILABLE



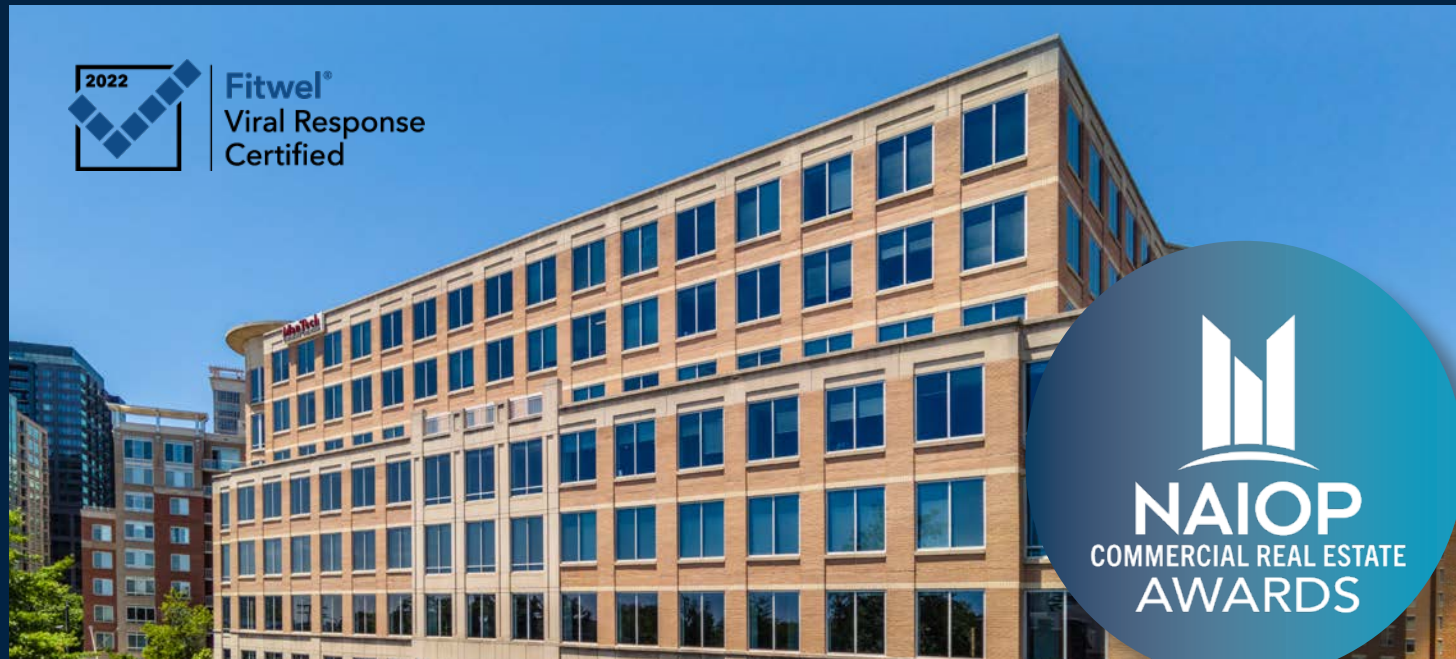
24 Person  
Conference Center  
with Flexible  
Seating

Comfortable  
Lounge with  
Multiple  
Collaborative  
Areas

Brand New Lobby  
with Modern  
Finishes



Fitwel®  
Viral Response  
Certified



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



93  
WALK SCORE



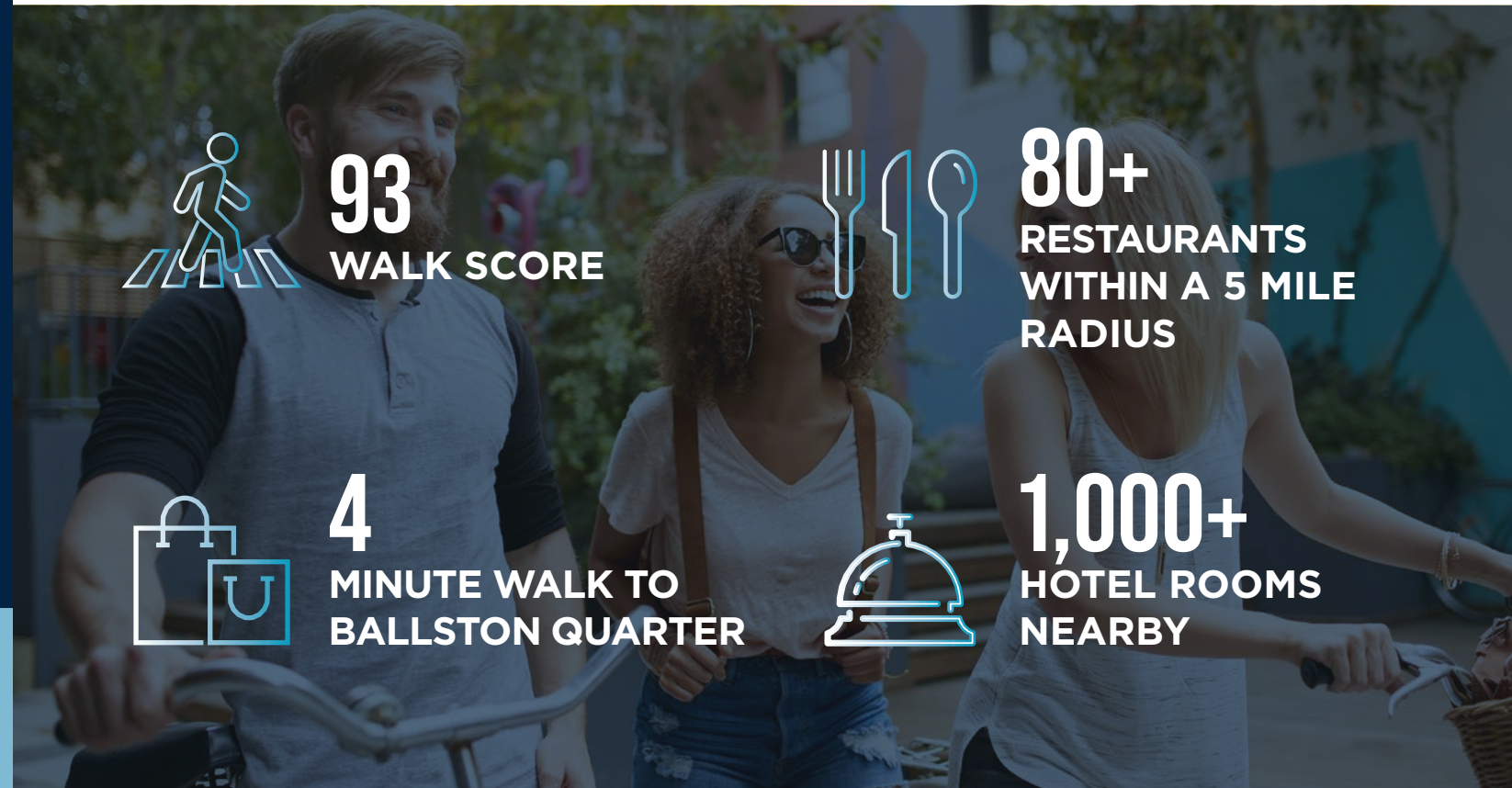
80+  
RESTAURANTS  
WITHIN A 5 MILE  
RADIUS



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





BALLSTON  
GARDEN 10.42

TODAY  
62°F

BUILDING DIRECTORY

Address	Floor
100 Salome by JC	1
130 F&S 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**

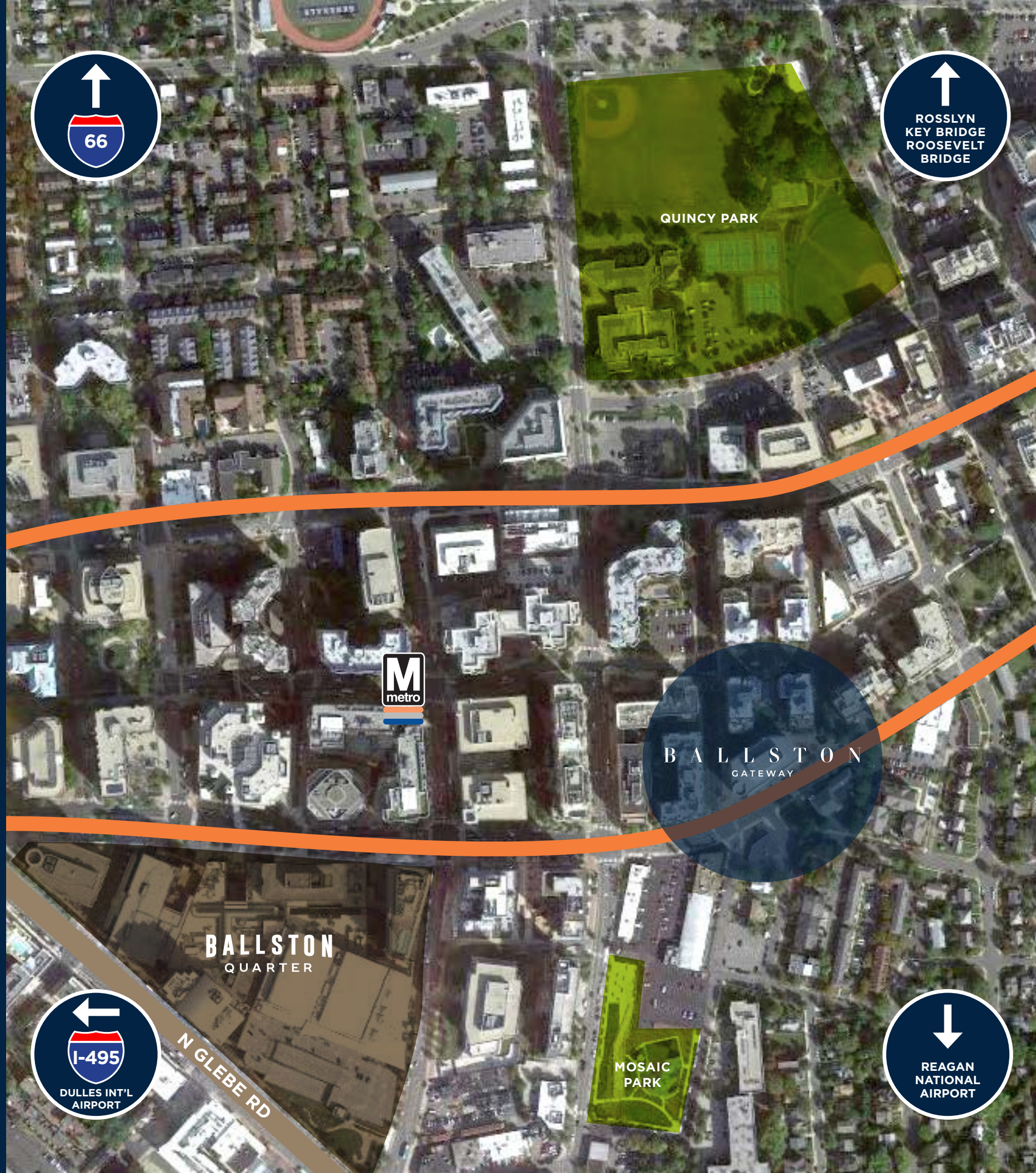
**9 MINUTE WALK BALLSTON-MU METRO**



**2 BLOCKS FROM BALLSTON QUARTER**

**3 MINUTE WALK TO MOSAIC PARK**

**7 MINUTE WALK TO QUINCY PARK**



# NEIGHBORHOOD AMENITIES

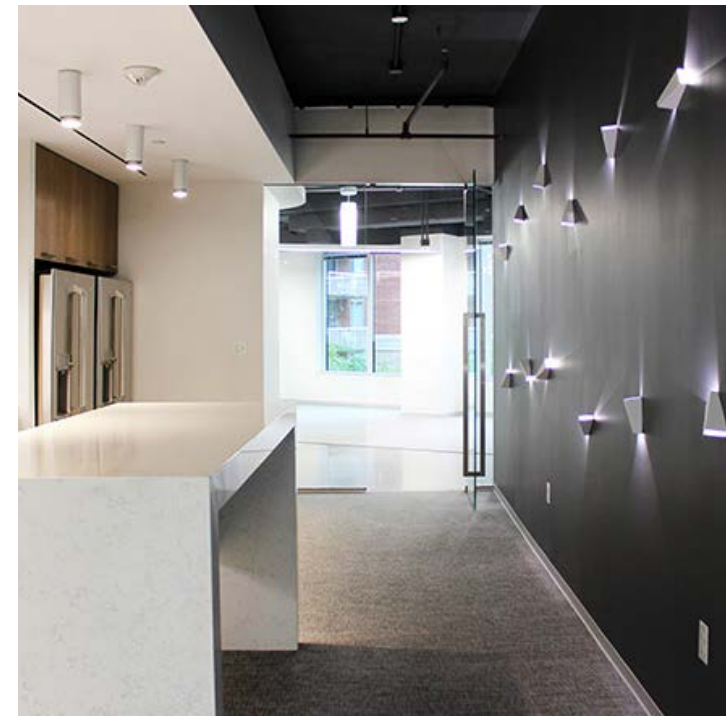
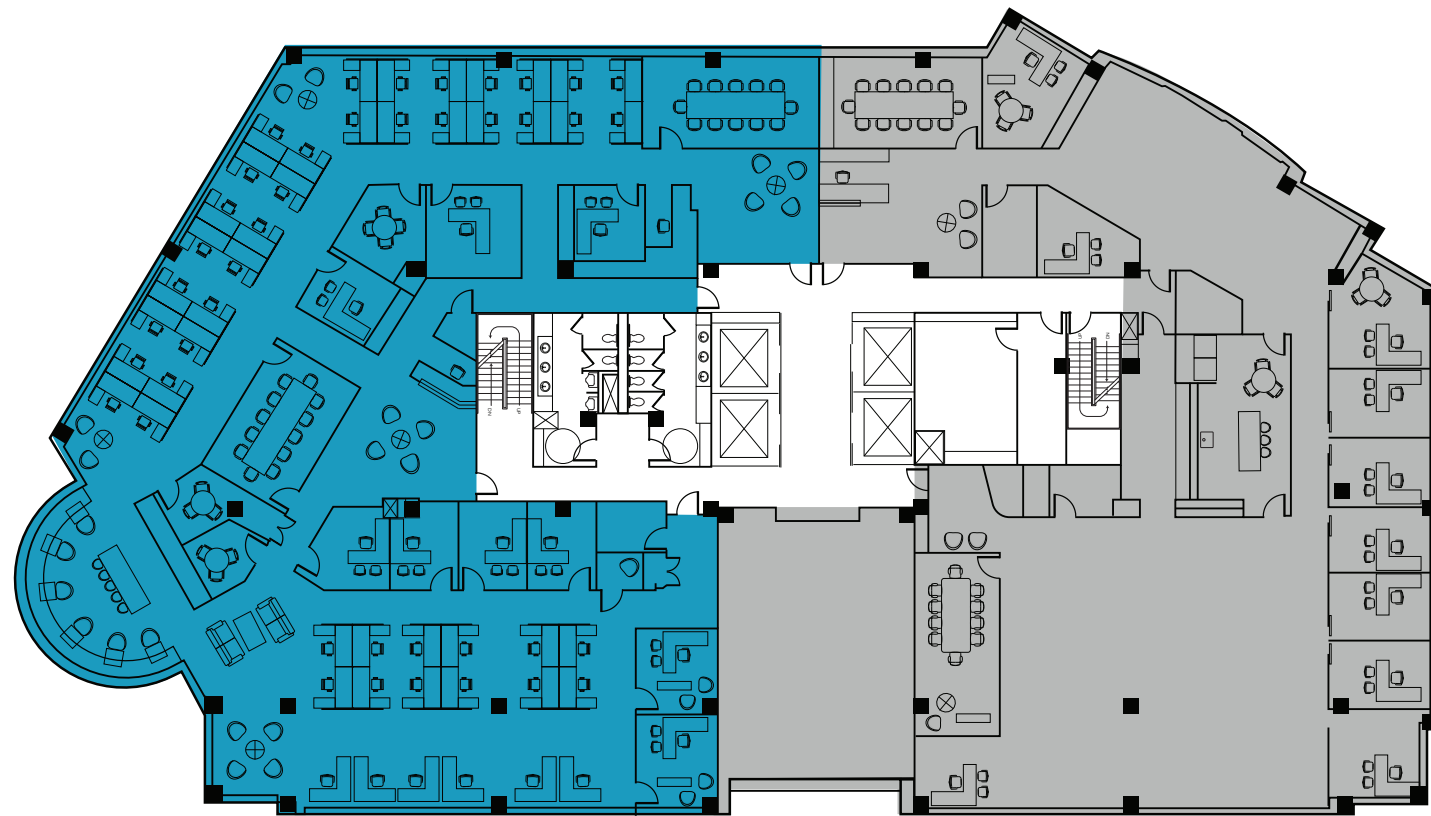
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# AVAILABILITIES

## SUITE 225

10,629 SF

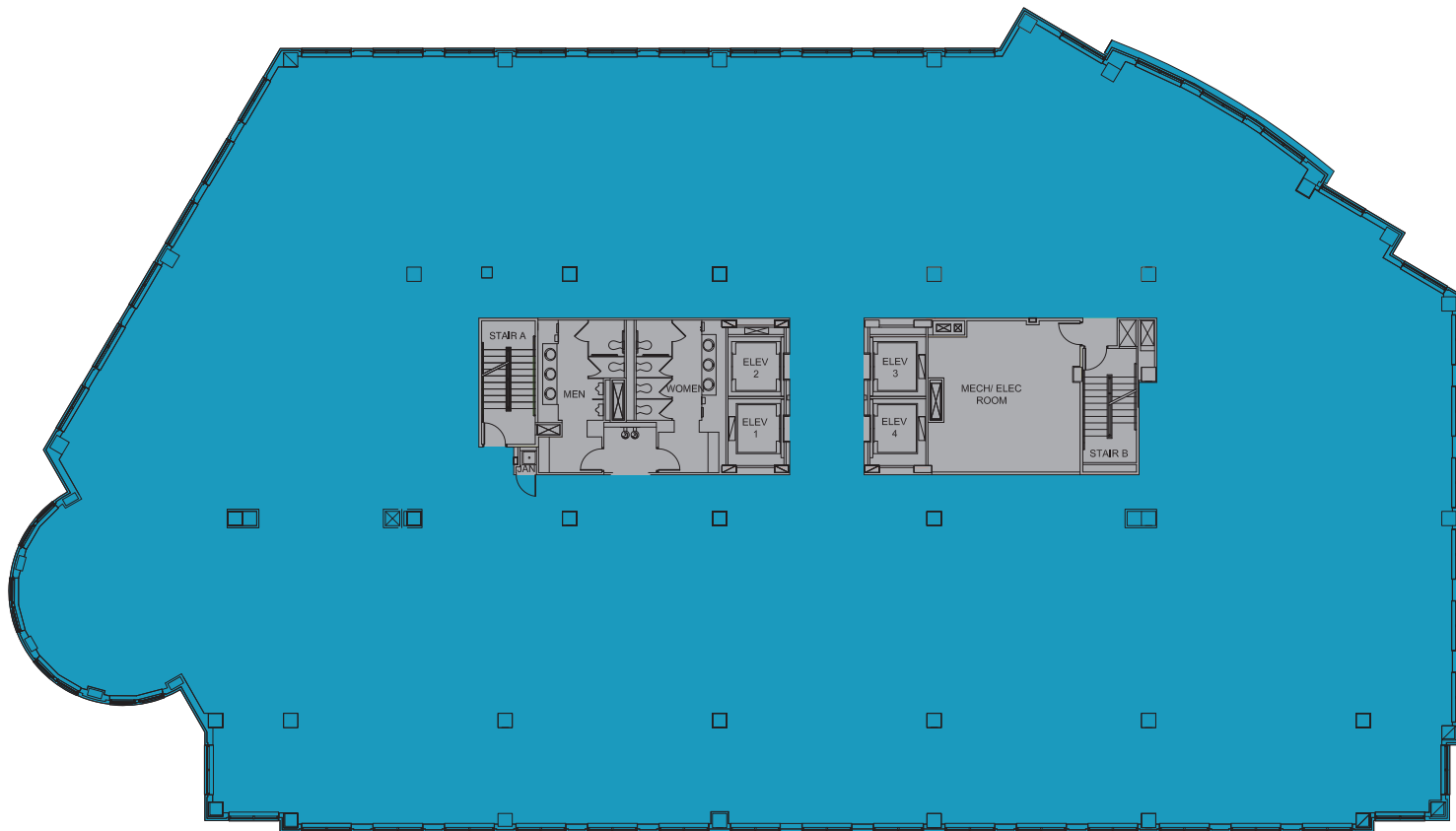




# AVAILABILITIES

## 3RD FLOOR - SHELL

20,700 SF



# AVAILABILITIES

## 8TH FLOOR

FUTURE  
SPEC SUITES





# 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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