



ARLINGTON SQUARE

4401 North Fairfax Drive / Arlington / Virginia





- Range of opportunities with suites ranging from 2,055 SF to 63,880 SF
- Completely renovated, Class A office building with striking two-story lobby
- 21,000 SF floor plates that provide great ratio of windowed offices
- Corporate signage opportunity available
- Dedicated garage below the building, offering 200 covered parking spaces
- Prime location just one block away from Ballston Metro Station; surrounded by a variety of dining, hotel and retail options, all within walking distance
- Strong institutional ownership
- Poke It Up and Zoup Eatery now open on-site



CLICK FOR VIRTUAL TOUR

PROXIMITY IS EVERYTHING



- Immediate access to I-66 connecting you to major thoroughfares in the area such as Capital Beltway & HOT Lanes, Dulles Toll Road and GW Parkway
- One block from the Ballston Metro Station and surrounded by a variety of dining and retail

TRAVEL TIMES

Georgetown
11 minute drive | 4 miles

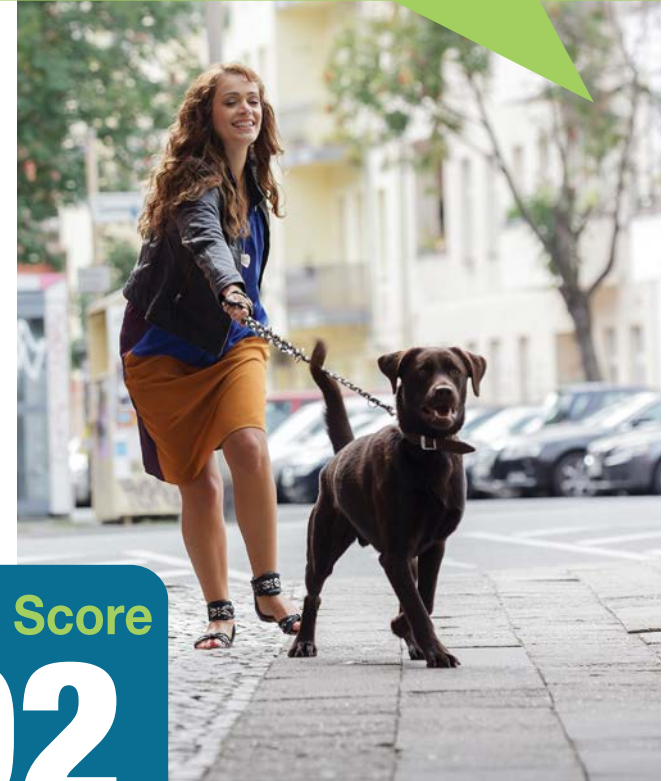
The Pentagon
12 minute drive | 5 minutes

National Airport
13 minute drive | 6 miles

White House
13 minute drive | 6 miles

US Capitol
22 minute drive | 12 miles

GREAT NEIGHBORHOOD



Walk Score

92

- From prime shopping to quaint cafes just steps from your office, Arlington Square's walkable Ballston location has its own personality and distinct appeal



DINING

- 1 The Melting Pot
- 2 Boeoymonger
- 3 Buffalo Wild Wings
- 4 Big Buns
- 5 Stageplate Bistro
- 6 P.F. Chang's
- 7 Dunkin' Donuts
- 8 Uncle Julio's
- 9 Zoes Kitchen
- 10 Potbelly Sandwich Shop
- 11 Republik Coffee Bar
- 12 Grand Cru Wine Bar & Bistro
- 13 Nando's Peri-Peri
- 14 Mussel Bar & Grille
- 15 LEBTAV
- 16 Which Wich
- 17 Chipotle Mexican Grill
- 18 Bangkok Bistro
- 19 True Food Kitchen
- 20 Ted's Bulletin
- 21 Starbucks
- 22 Mike's Cafe
- 23 Jimmy John's
- 24 Shake Shack
- 25 Sushi2Go
- 26 Cava
- 27 IHOP
- 28 Sweet Leaf Cafe
- 29 Subway
- 30 First Down Sports Bar & Grill
- 31 Philz Coffee
- 32 Rus Uz
- 33 Zoup Eatery
- 34 Buzz Bakeshop
- 35 Rustico Restaurant & Bar
- 36 Sweetgreen
- 37 The Salt Line
- 38 Compass Coffee
- 39 Subway
- 40 Bruegger's Bagels
- 41 &pizza
- 42 Uptown Cafe
- 43 Urban Tandoor
- 44 Poke It Up
- 45 Crafthouse
- 46 SER Restaurant

HOTELS

- 1 Holiday Inn Arlington
- 2 The Westin Arlington Gateway
- 3 Hilton Arlington

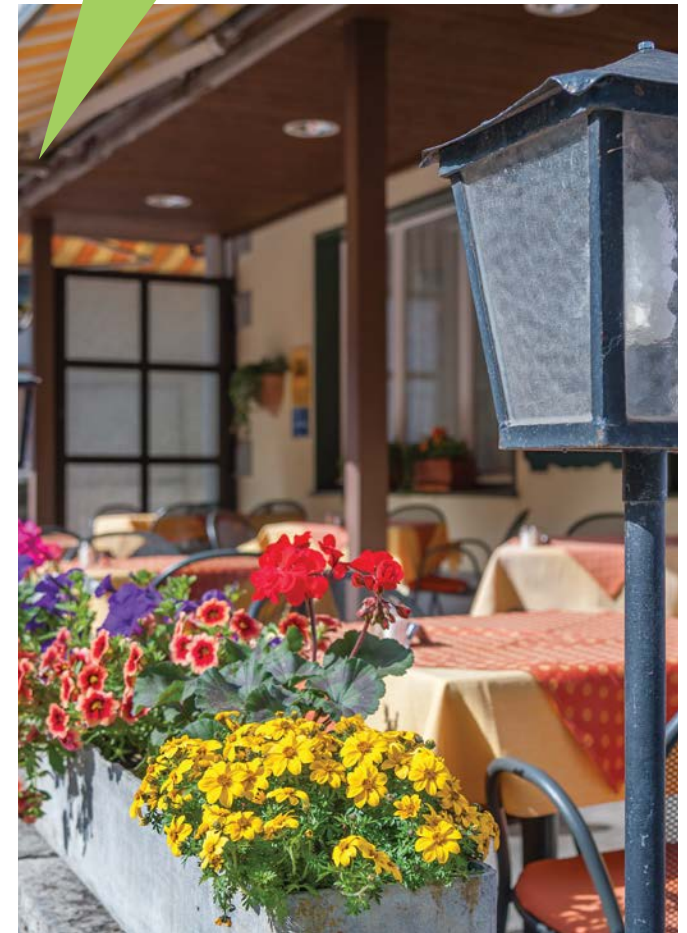
BANKS

- 1 Citibank
- 2 PNC Bank
- 3 Cardinal Bank
- 4 Eagle Bank
- 5 BB&T
- 6 Bank of America
- 7 Wells Fargo Bank
- 8 HSBC
- 9 TD Bank

OTHER

- 1 Virginia Tech Research
- 2 FedEx Kinko's
- 3 7 Eleven
- 4 Kettler's Iceplex
- 5 Harris Teeter
- 6 DARPA
- 7 The UPS Store

**ENJOY THREE
SQUARES
A DAY**



THE RIGHT MOVE



- Success has a new address, those doing business here understand the value of a prime location



MARYMOUNT
UNIVERSITY



CenturyLink™

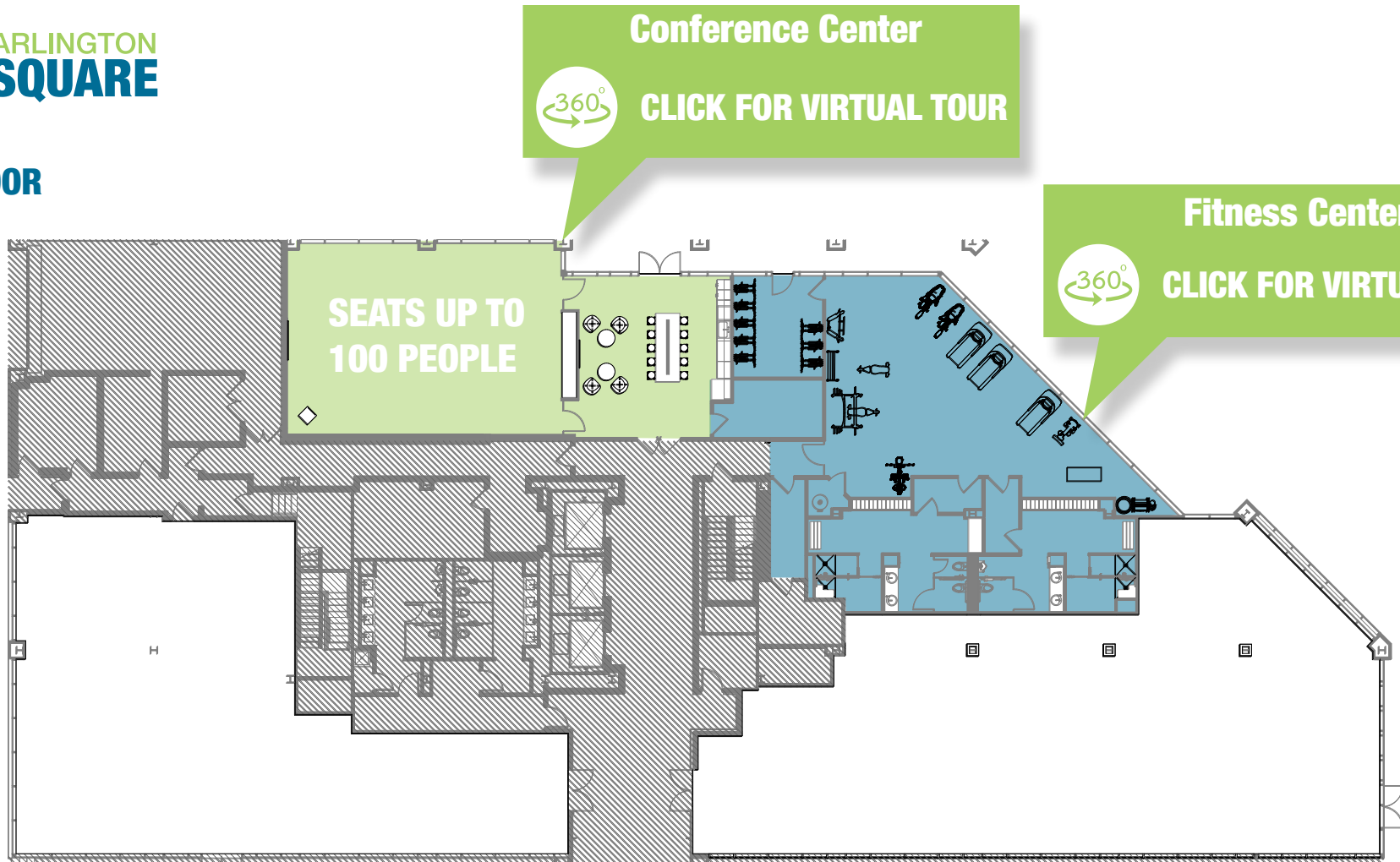


ON-SITE AMENITIES

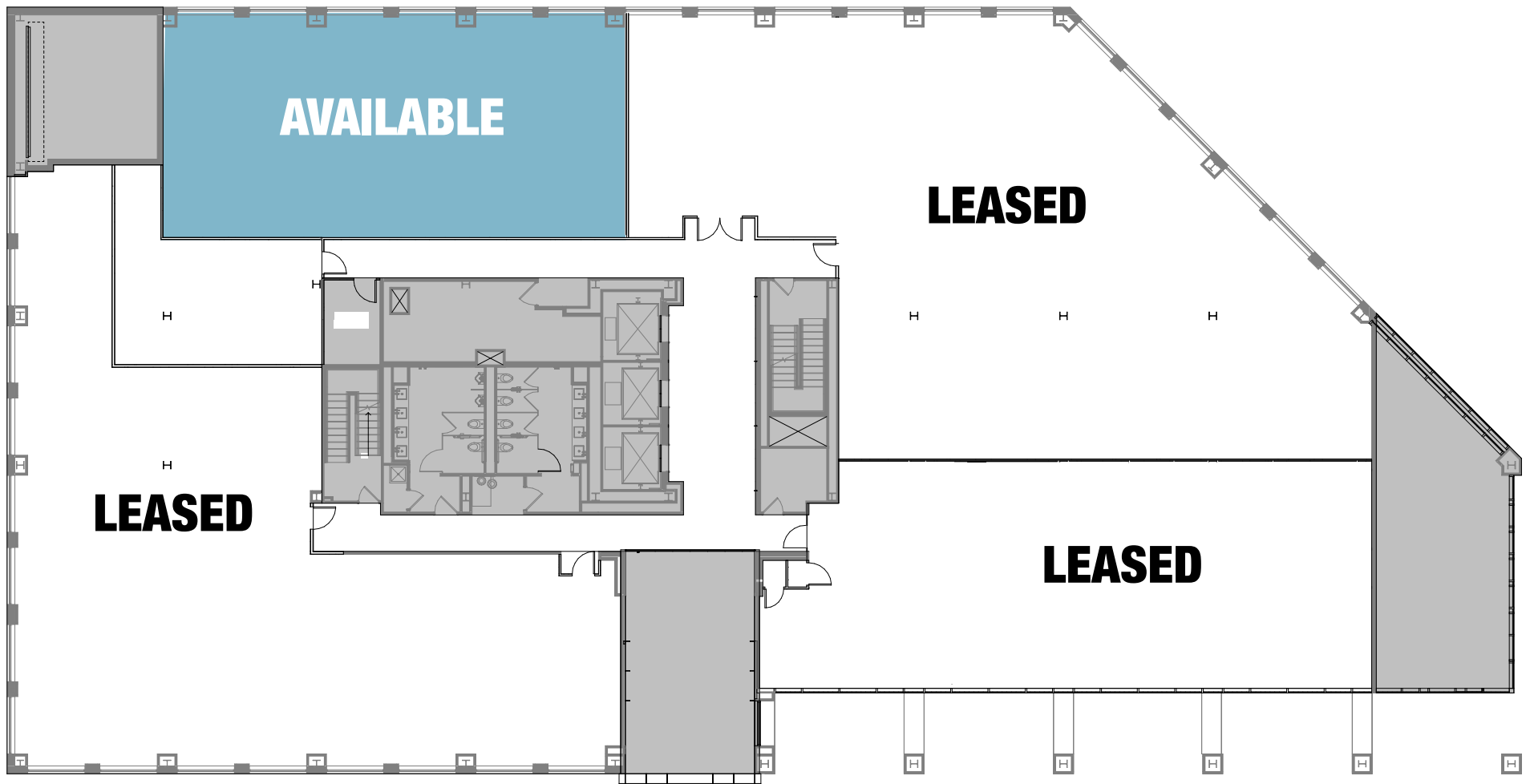
- Private balconies on each floor
- Terrace on floors 7 and 8
- Expansive outdoor plaza ideal for retail and restaurant opportunity
- Tenant-only fitness center with showers and locker rooms
- Conference center and tenant lounge
- Nitro Cold Brew on-tap



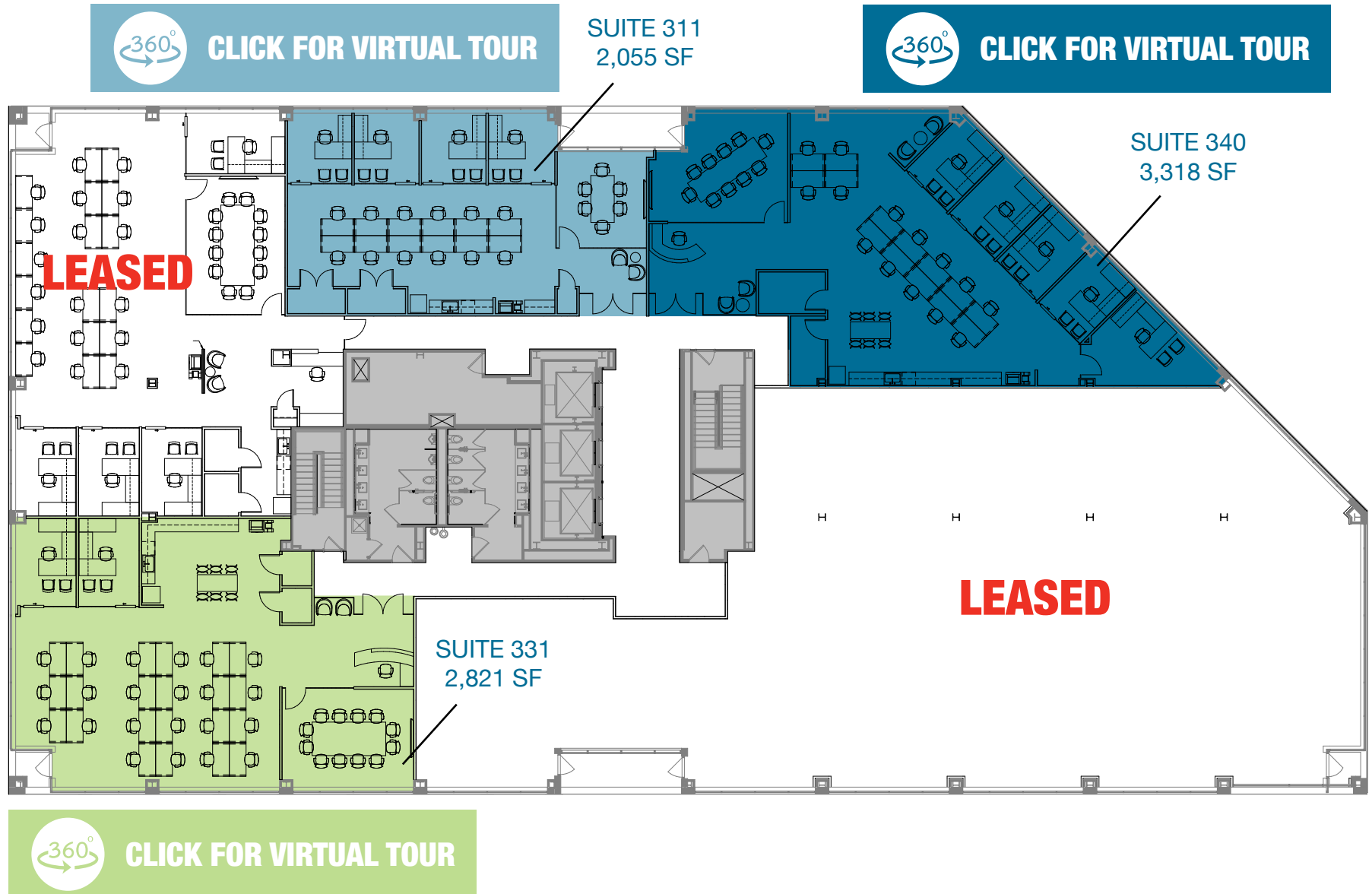
1ST FLOOR



2ND FLOOR- 3,125 SF



3RD FLOOR SPEC SUITES- 2,055 - 3,318 SF

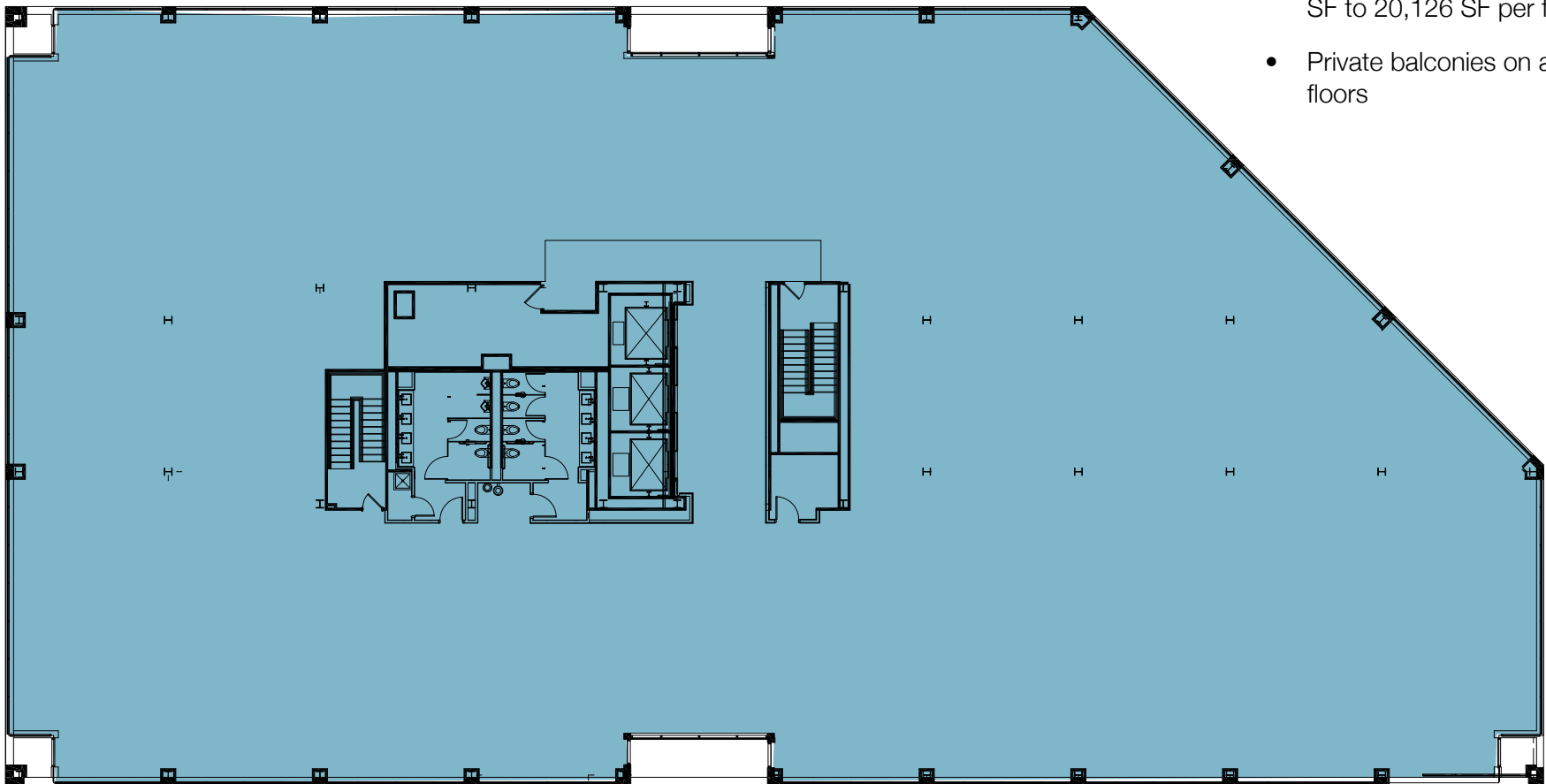


3RD FLOOR SPEC SUITE PHOTOS



4TH FLOOR- 20,121 SF
5TH FLOOR- 20,126 SF

- Column free areas on a portion of each floor
- Generous window line for optimal natural light
- Sizes ranging from 3,000 SF to 20,126 SF per floor
- Private balconies on all floors



PARTIAL 6TH FLOOR- 3,407 SF





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