

4 3 0 1 N F A I R F A X

BALLSTON

S T A T I O N



STATE TEACHERS
RETIREMENT SYSTEM
OF OHIO

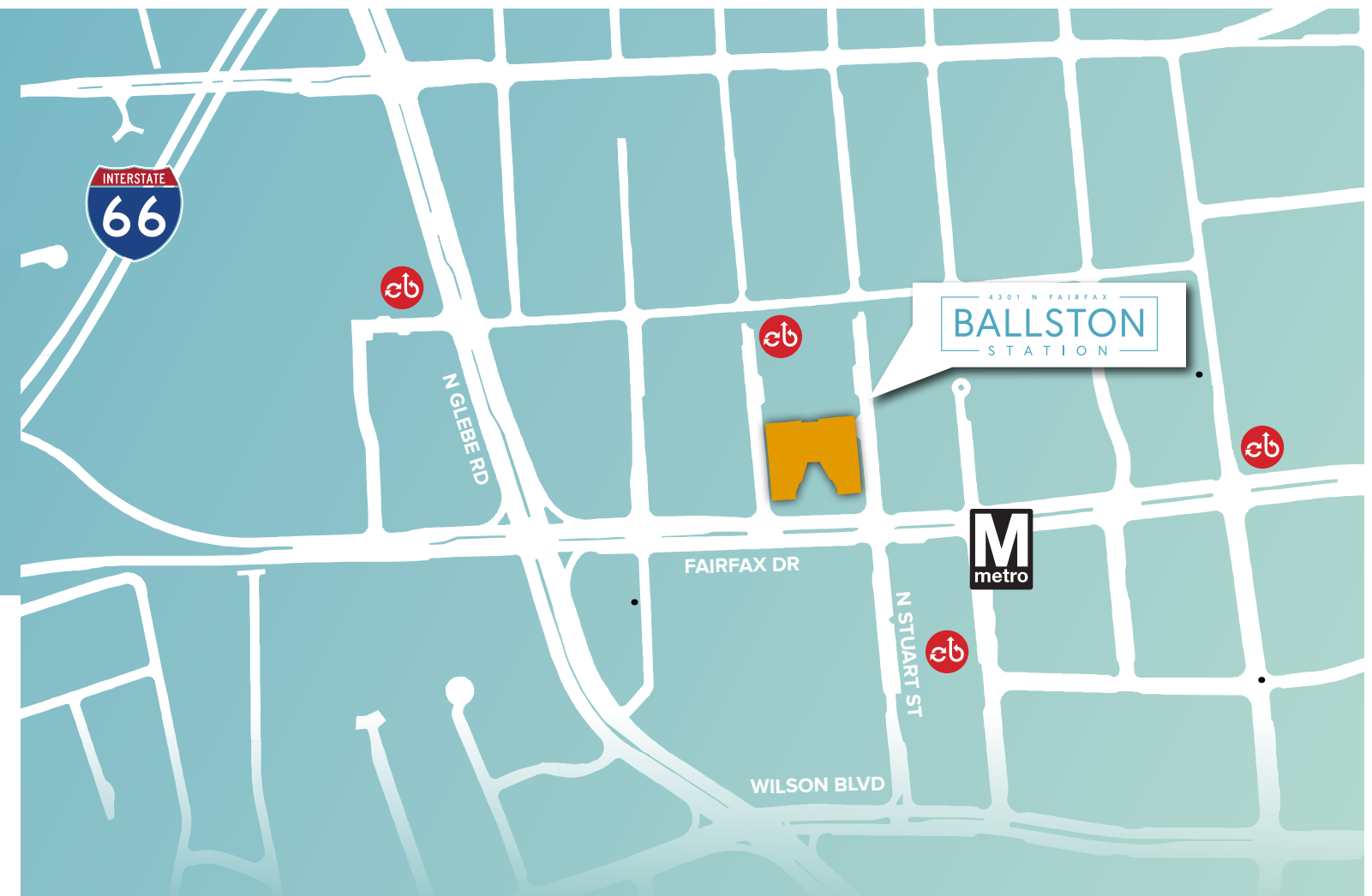
CBRE

IN THE HEART OF BALLSTON

Ballston Station is located at 4301 N Fairfax Drive in Arlington, Virginia, within close proximity to Washington, D.C. via Interstate 66. The building fronts N Fairfax Drive between N Utah and N Taylor Streets. The building has eight stories above grade and is a Class A multi-tenanted office building with ground floor retail. Three levels of below grade parking accommodate 600 automobiles. The total rentable square footage is 275,481 SF. The building sits directly across from the Ballston Metro Stop with service on the orange line. Its convenient

location in Ballston is only 14 minutes to Reagan National Airport and 35 minutes to Dulles International Airport. Capitol Hill is less than 15 minutes away. The Ballston Common Mall is less than a 5 minute walk. Additionally, the Ballston Submarket, due to Arlington County's long term planning, has encouraged a mix of office, multi-family residential and retail which has provided a 24 hour live, work, play environment that numerous businesses have used in successfully recruiting employees.

UNMATCHED ACCESS



1 BLOCK FROM
METRO



EASY
ACCESS



WALK SCORE
92



BIKE SCORE
81



8 MINUTES TO
THE PENTAGON



15 MINUTES TO
DC BUSINESS
DISTRICT



16 MINUTES TO
REAGAN NATL.
AIRPORT



25 MINUTES TO
DULLES INTL.
AIRPORT

ON-SITE AMENITIES



CONFERENCE FACILITY



RENOVATED LOBBY



UNCLE JULIO'S



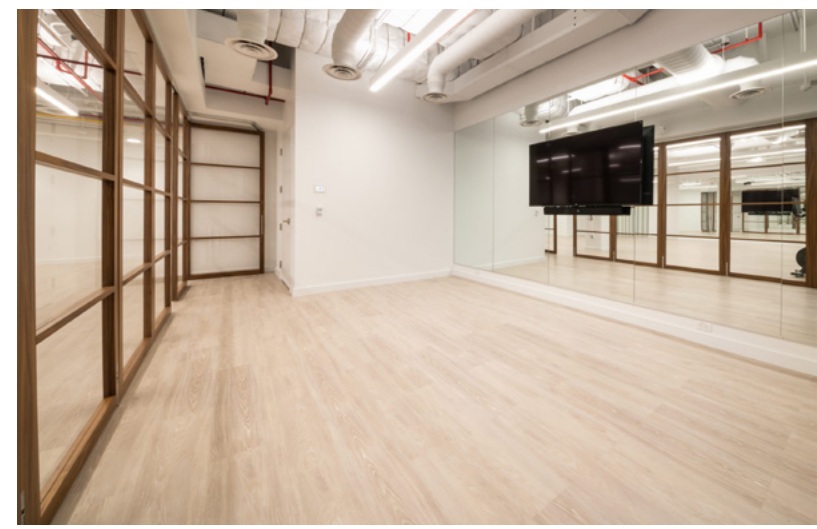
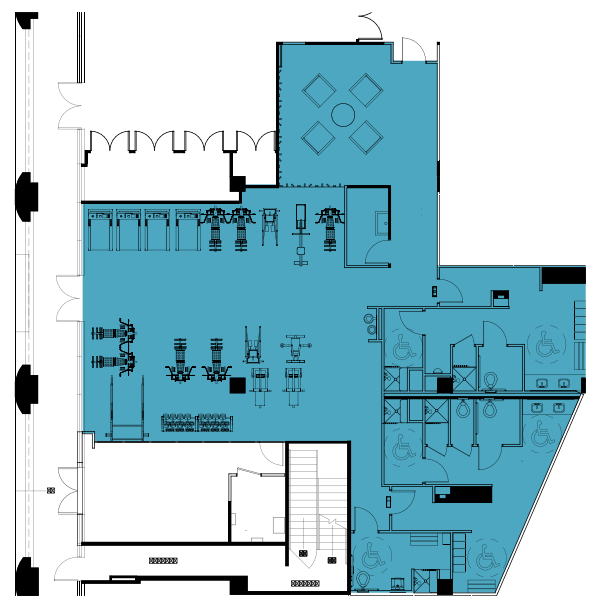
FITNESS CENTER



OUTDOOR SEATING



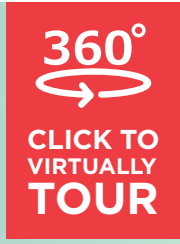
NEW FITNESS CENTER



NEARBY AMENITIES



STACKING PLAN



1ST FLOOR

8					
7	<div style="text-align: center;"> <p>SUITE 700 35,949 SF</p> </div>				
6	<div style="text-align: center;"> <p>SUITE 600 10,029 SF</p> </div>	<div style="text-align: center;"> <p>SUITE 601 2,291 SF</p> </div>	<div style="text-align: center;"> <p>SUITE 630 6,844 SF</p> </div>	<div style="text-align: center;"> <p>SUITE 640 12,665 SF</p> </div>	<div style="text-align: center;"> <p>SUITE 650 6,727 SF</p> </div>
FULL FLOOR AVAILABLE UP TO 38,556 SF CONTIGUOUS					
5					
4					
3	<div style="text-align: center;"> <p>SUITE 300 14,389 SF</p> </div>	<div style="text-align: center;"> <p>SUITE 310 4,455 SF</p> </div>	<div style="text-align: center;"> <p>SUITE 320 2,712 SF</p> </div>	<div style="text-align: center;"> <p>SUITE 350 2,770 SF</p> </div>	<div style="text-align: center;"> <p>SUITE 360 3,729 SF</p> </div>
2	<div style="text-align: center;"> <p>SUITE 201 6,087 SF</p> </div>	<div style="text-align: center;"> <p>SUITE 203 3,700 SF</p> </div>	<div style="text-align: center;"> <p>SUITE 205 16,439 SF</p> </div>		
1	<div style="text-align: center;"> <p>SUITE 101 4,599 SF RETAIL</p> </div>	<div style="text-align: center;"> <p>SUITE 190 1,139 SF OFFICE/RETAIL</p> </div>	<div style="text-align: center;"> <p>FITNESS CENTER</p> </div>	<div style="text-align: center;"> <p>CONFERENCE CENTER</p> </div>	<div style="text-align: center;"> <p>RENOVATED LOBBY</p> </div>

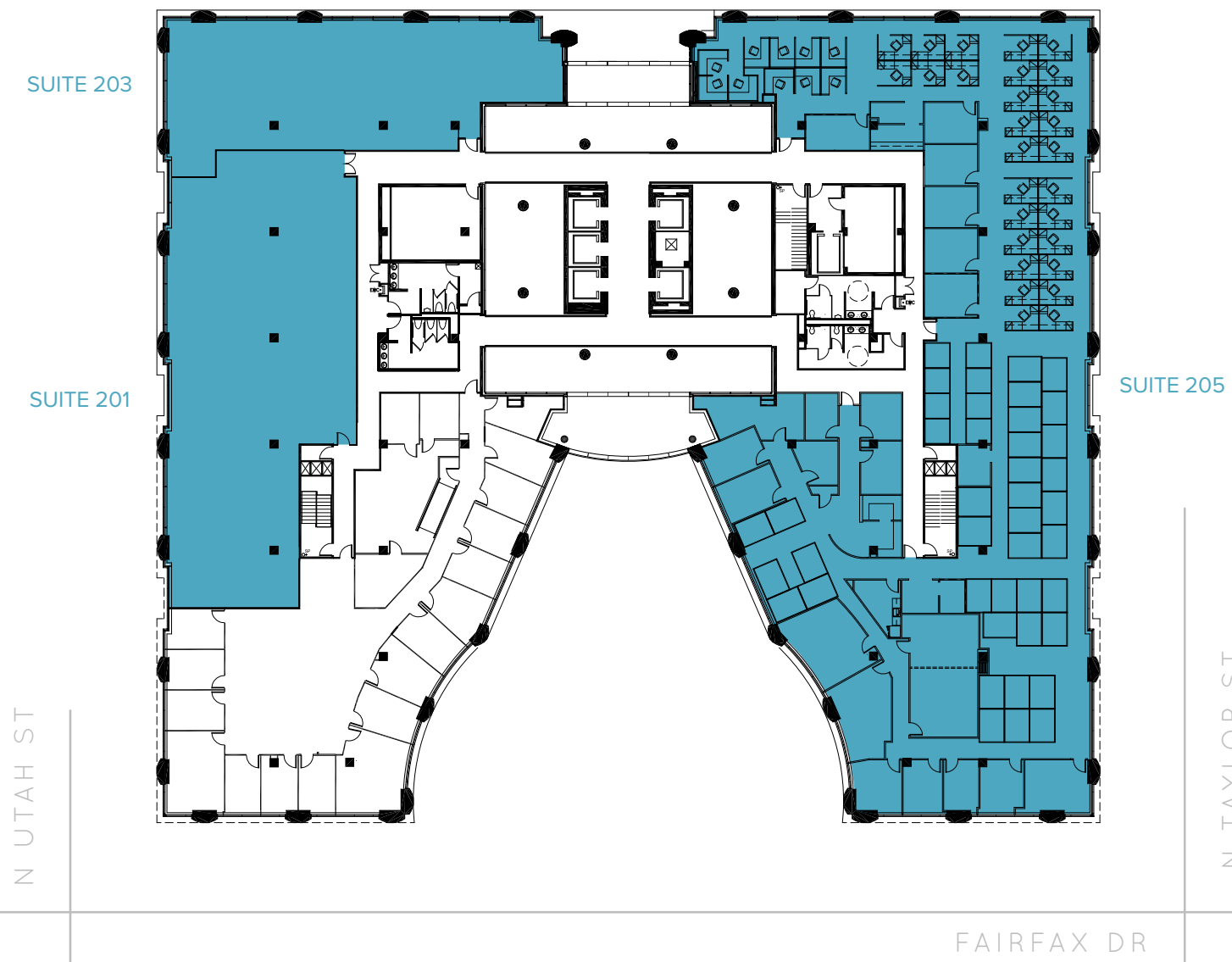
AVAILABLE
 LEASED
 AMENITY



2ND FLOOR

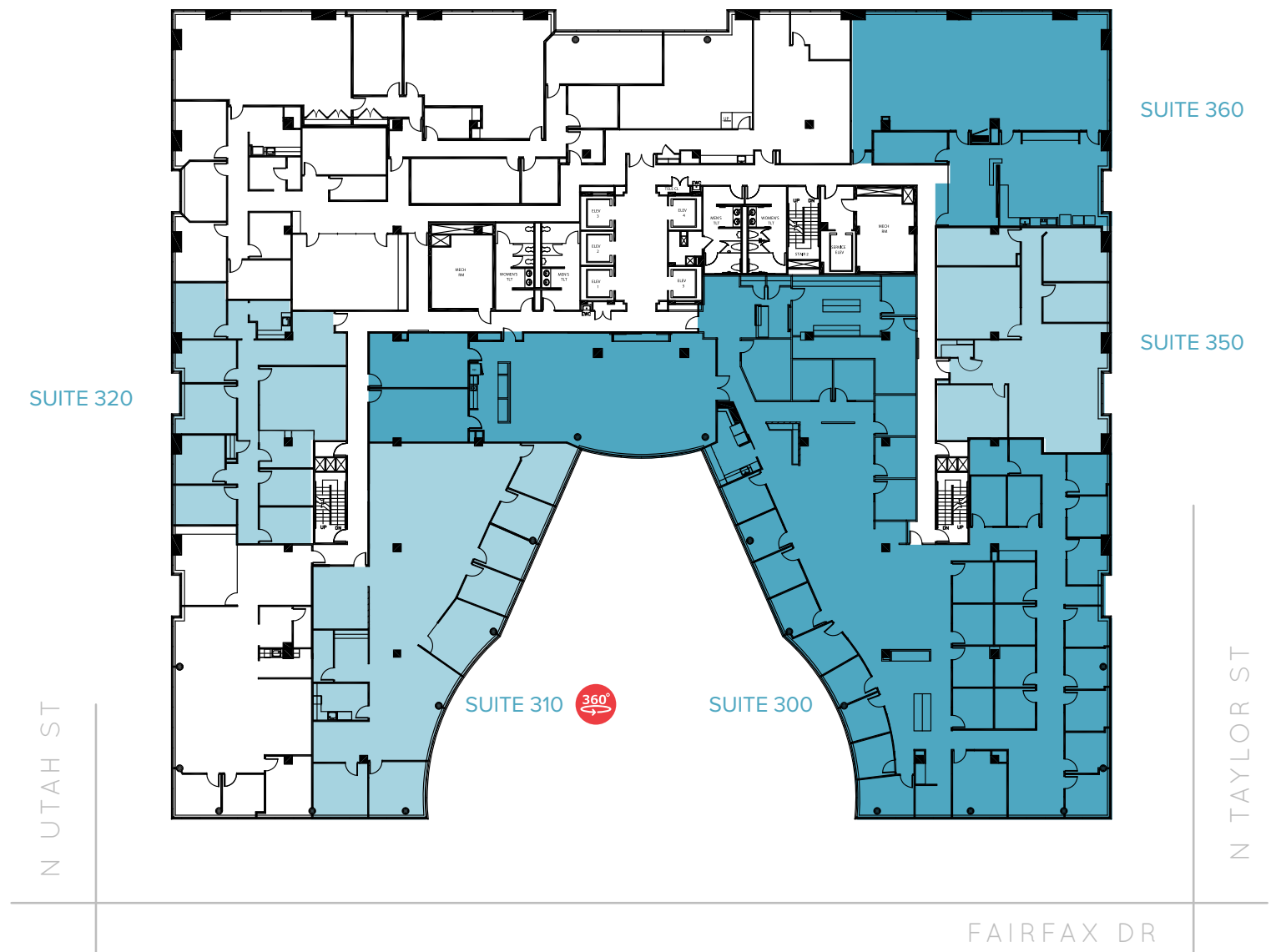


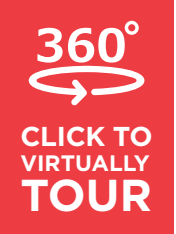
SUITE 201 - 6,087 SF
SUITE 203 - 3,700 SF
SUITE 205 - 16,439 SF



3RD FLOOR

SUITE 300 - 14,389 SF
SUITE 310 - 4,455 SF
SUITE 320 - 2,712 SF
SUITE 350 - 2,770 SF
SUITE 360 - 3,729 SF





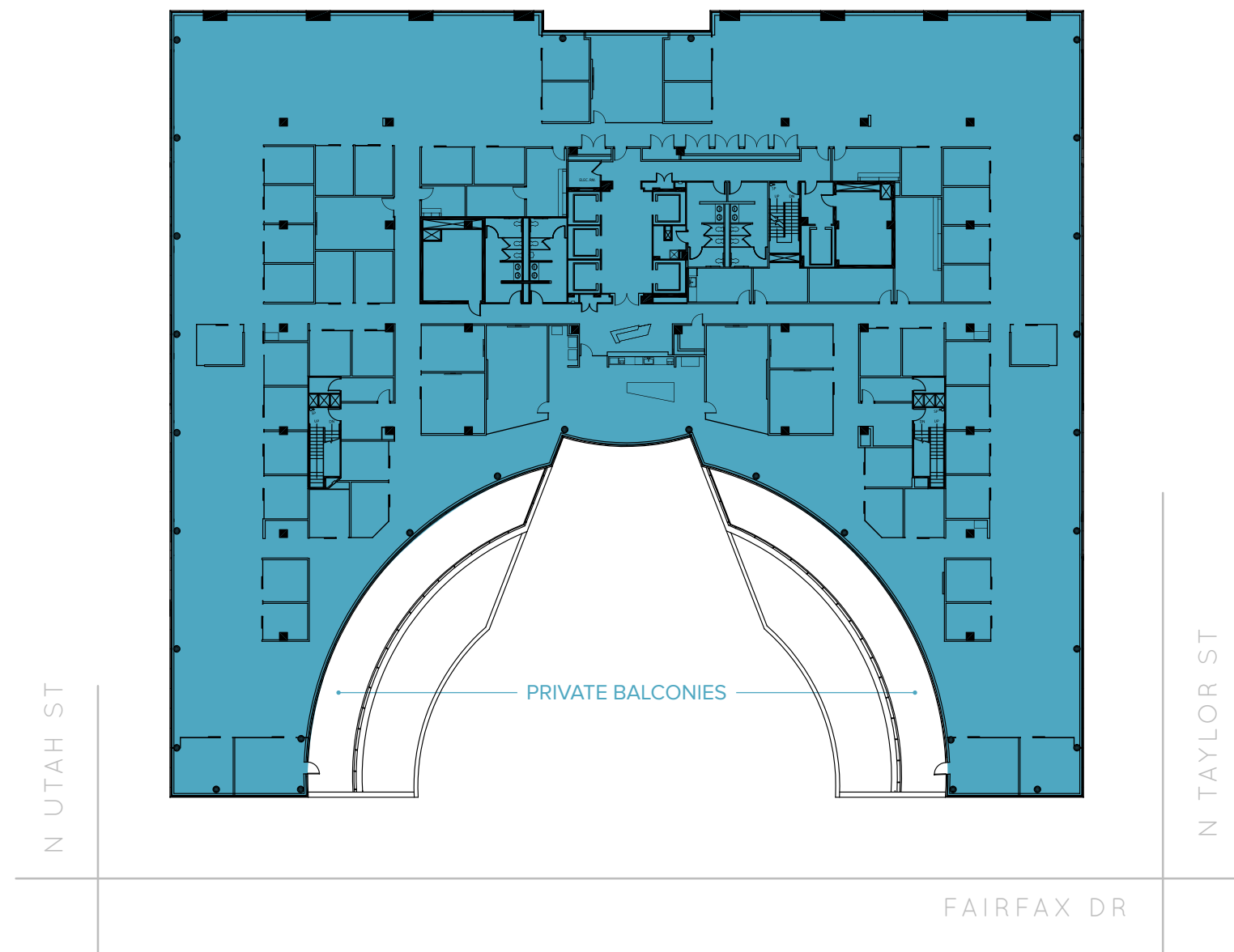
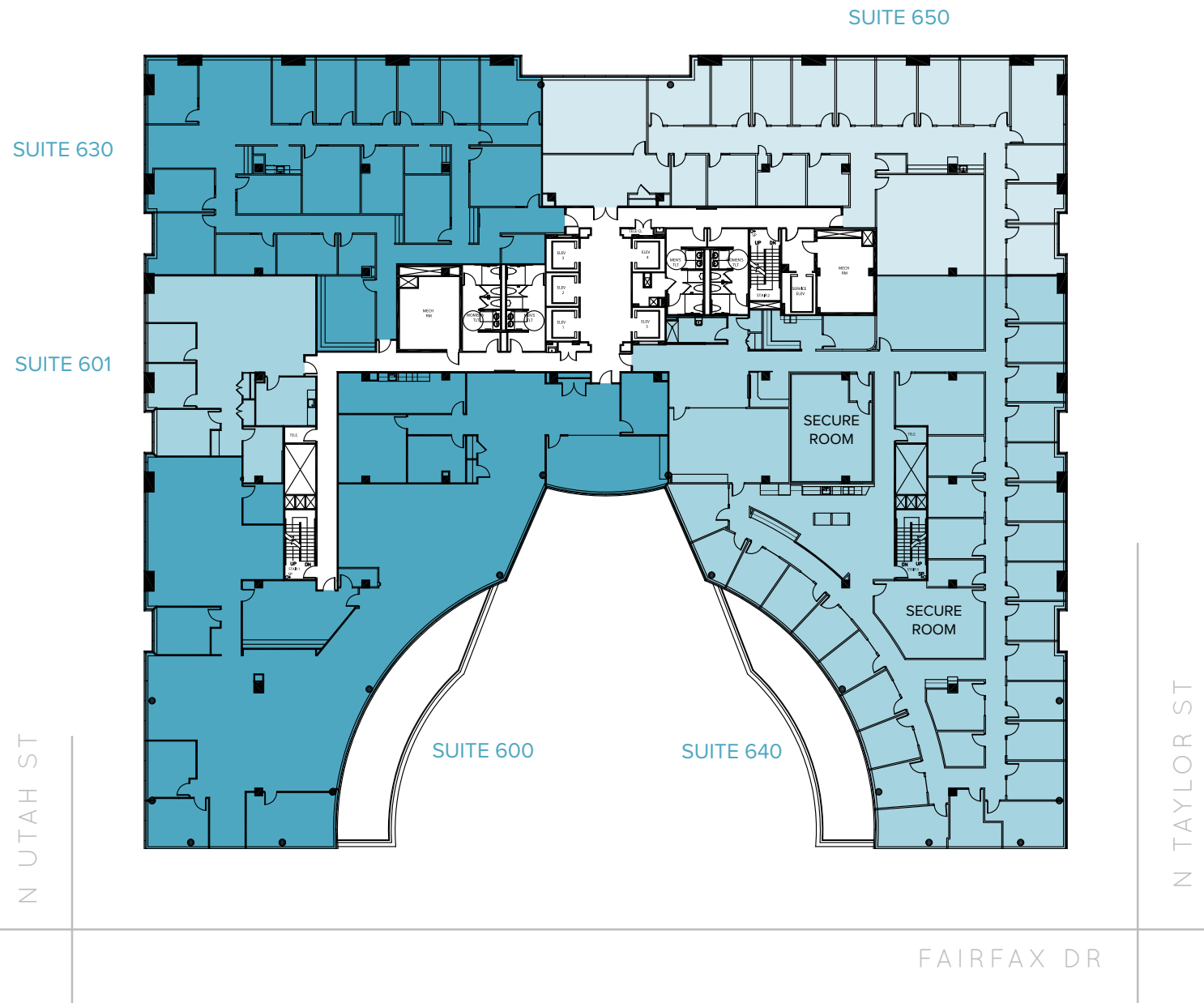
6TH FLOOR

SUITE 600 - 10,029 SF
 SUITE 601 - 2,291 SF
 SUITE 630 - 6,844 SF
 SUITE 640 - 12,665 SF
 SUITE 650 - 6,727 SF

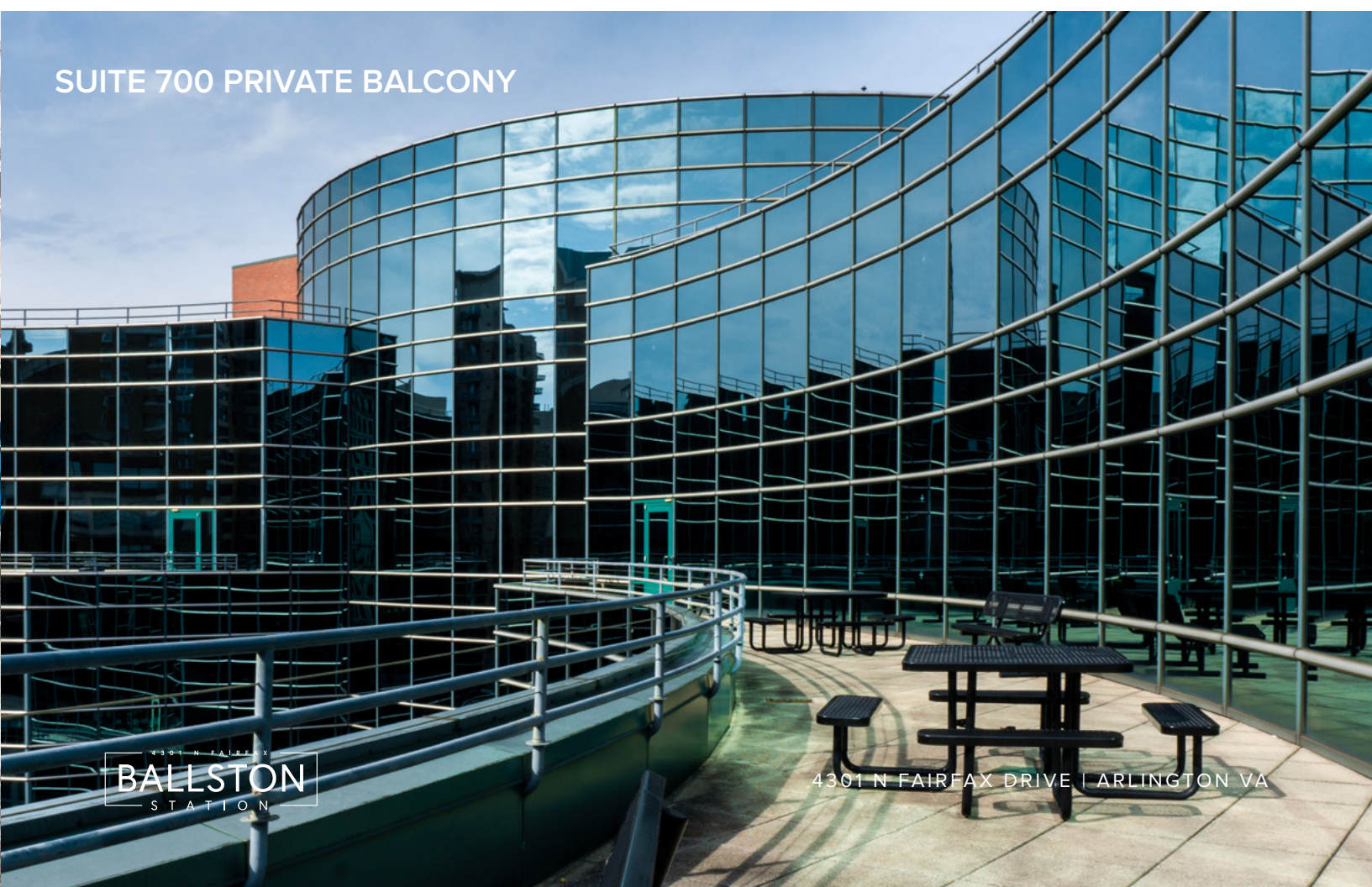
FULL FLOOR AVAILABLE
 UP TO 38,556 SF
 CONTIGUOUS

SUITE 700

 **35,949 SF**
 FULL FLOOR AVAILABLE



SUITE 700



SUITE 700 PRIVATE BALCONY

4 3 0 1 N F A I R F A X

BALLSTON STATION



STATE TEACHERS
RETIREMENT SYSTEM
OF OHIO

CBRE

**For more information,
contact the leasing team:**

Erik McLaughlin
erik.mclaughlin@cbre.com
+1 703 288 2548

Malcolm Schweiker
malcolm.schweiker@cbre.com
+1 703 734 4716

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