



**4200**  
BALLSTON QUARTER

 **TRANSWESTERN**®

**Brookfield**  
Properties



REFINED & INVITING  
LOBBY FINISHES & FURNITURE

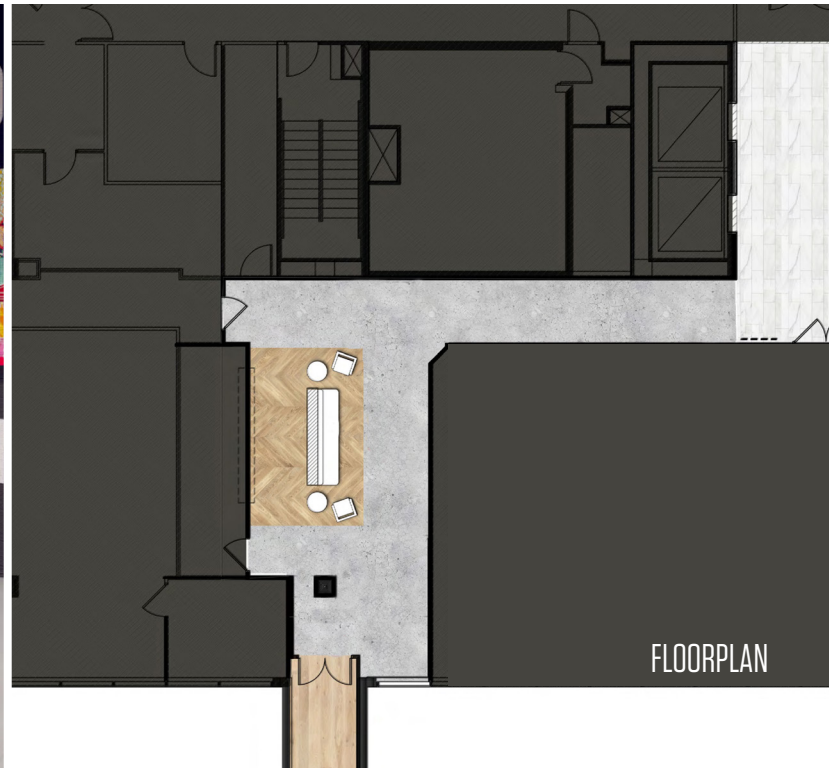




**DIRECT & EASY ACCESS  
TO AND FROM PARKING GARAGE**



LOUNGE SPACE



FLOORPLAN

# 4TH FLOOR SPEC SUITE COMMUNITY

2,800 - 5,550 SF | DELIVERING Q2 2020

WILSON BLVD



WINDOWLINE



SUITE 402 | 3,237 RSF

SUITE 403 | 5,178 RSF

TENANT LOUNGE AMENITY

SUITE 401 | 2,799 RSF

SUITE 404 | 5,594 RSF



SPEC SUITE WORK AREA



TENANT LOUNGE & KITCHEN AREA



SPEC SUITE RECEPTION & PANTRY

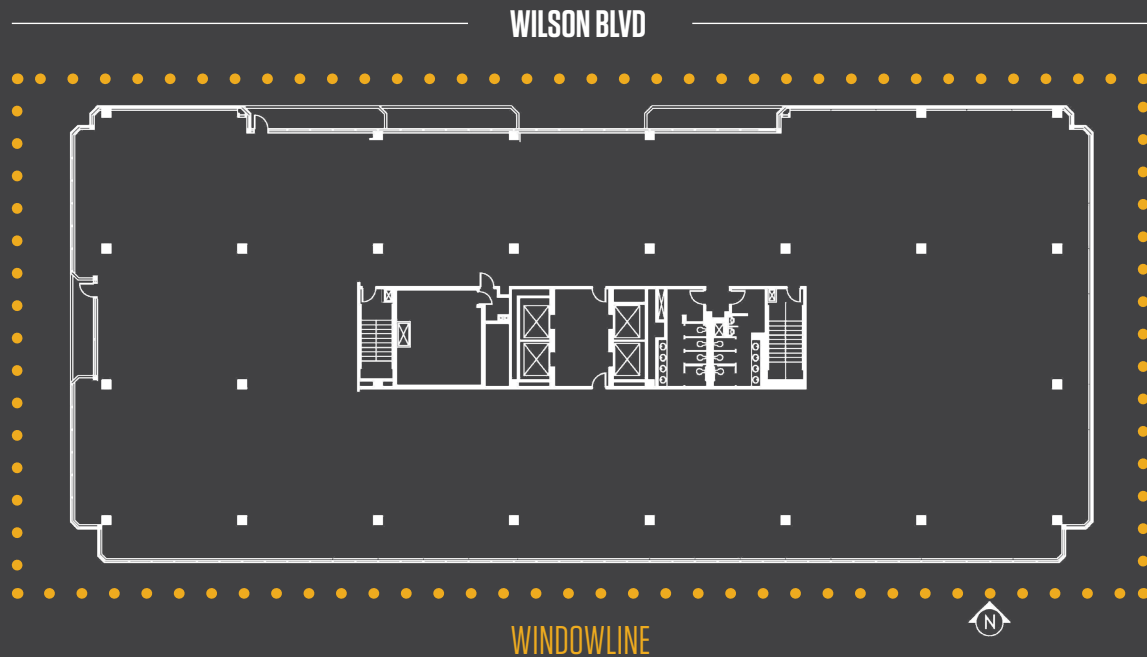
# FULL 11<sup>th</sup>, 6<sup>th</sup> & 5<sup>th</sup>

THREE FULL FLOORS AVAILABLE NOW

12' - 13' SLAB TO SLAB | FOUR SIDES OF GLASS

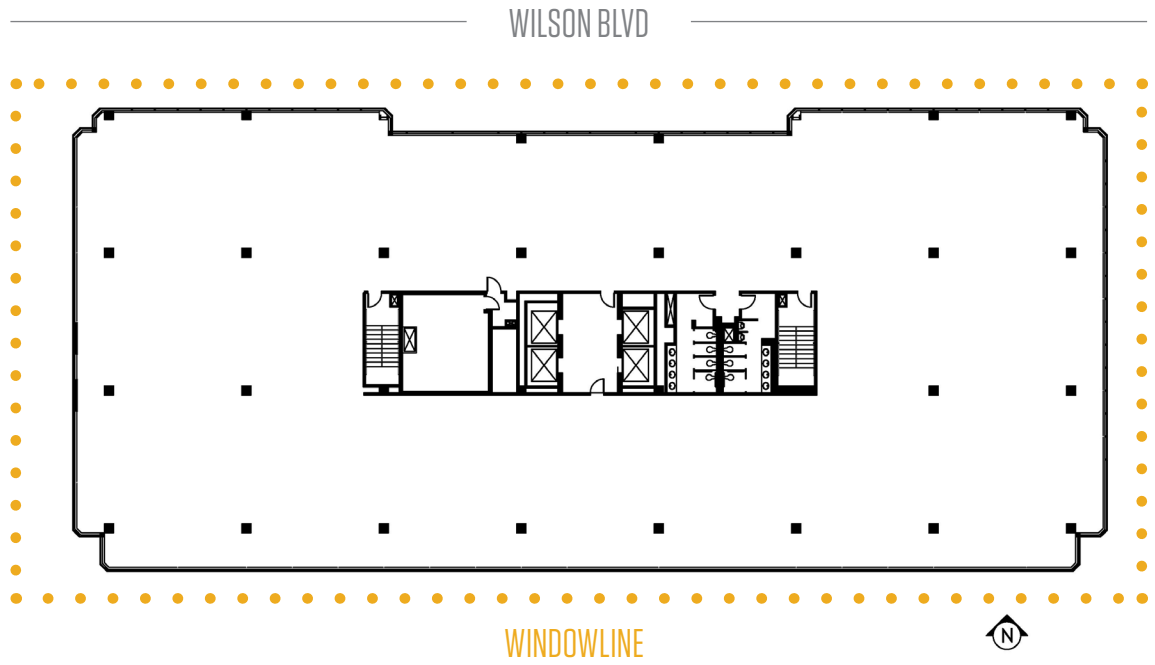
**FULL TOP FLOOR**

22,595 SF | AVAILABLE NOW

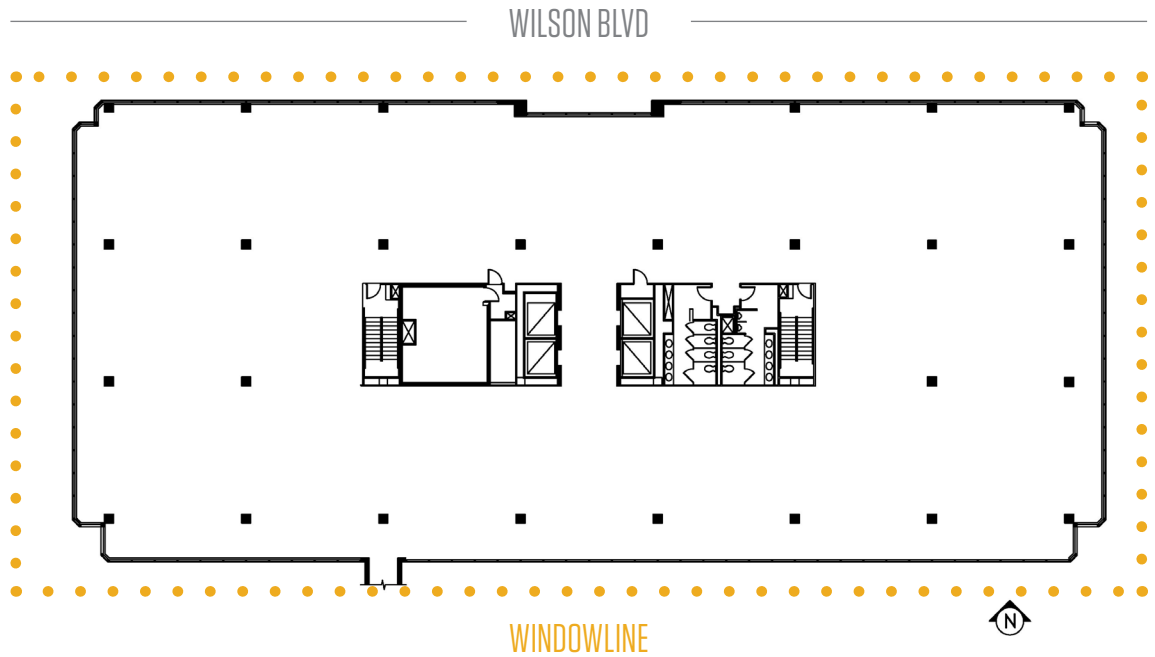




**FULL 6<sup>th</sup> FLOOR**  
23,227 SF | AVAILABLE NOW



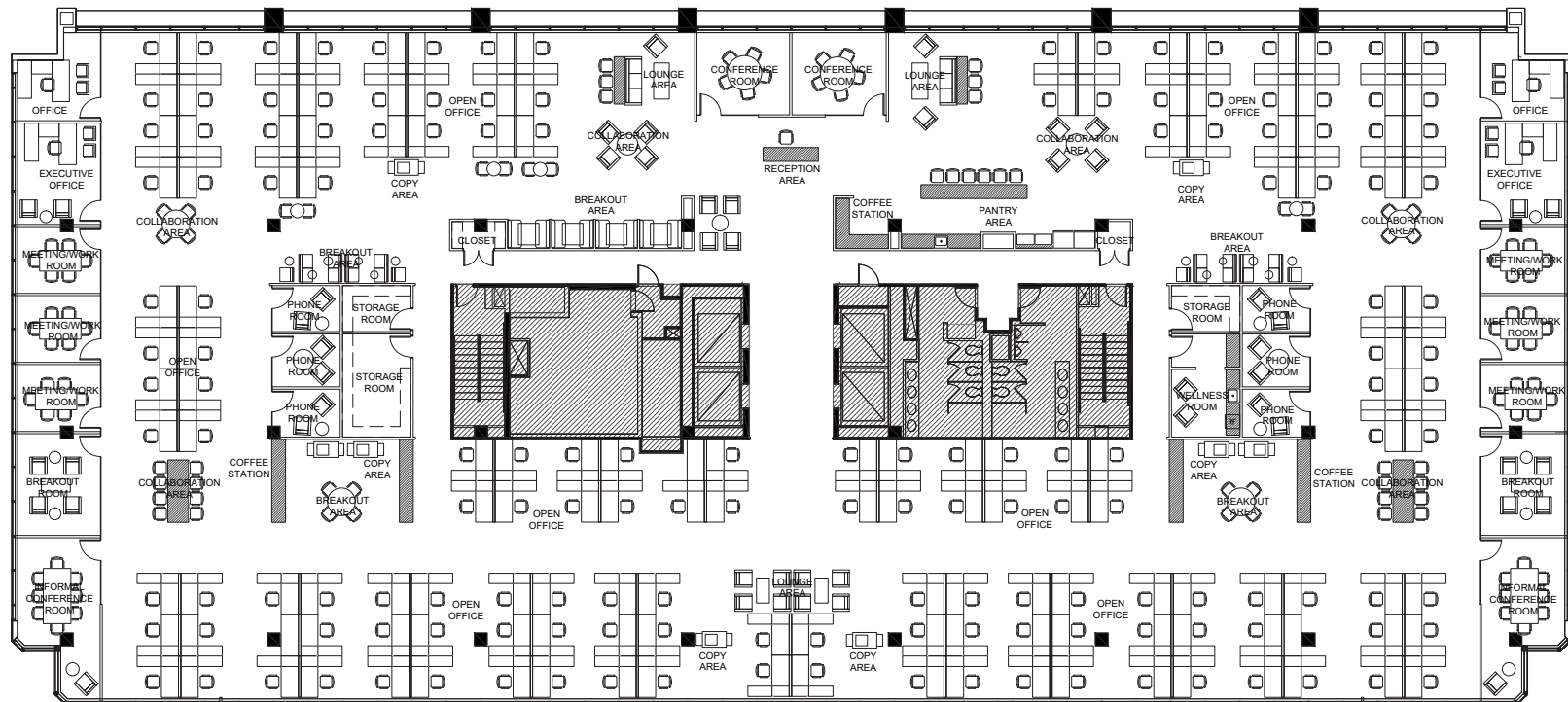
**FULL 5<sup>th</sup> FLOOR**  
22,079 SF | AVAILABLE NOW



# HYPOTHETICAL FLOOR PLAN - OPTION A

FULL 11<sup>TH</sup>, 6<sup>TH</sup>, 5<sup>TH</sup> FLOORS | APPROX: 22,500 SF | AVAILABLE NOW

WILSON BLVD



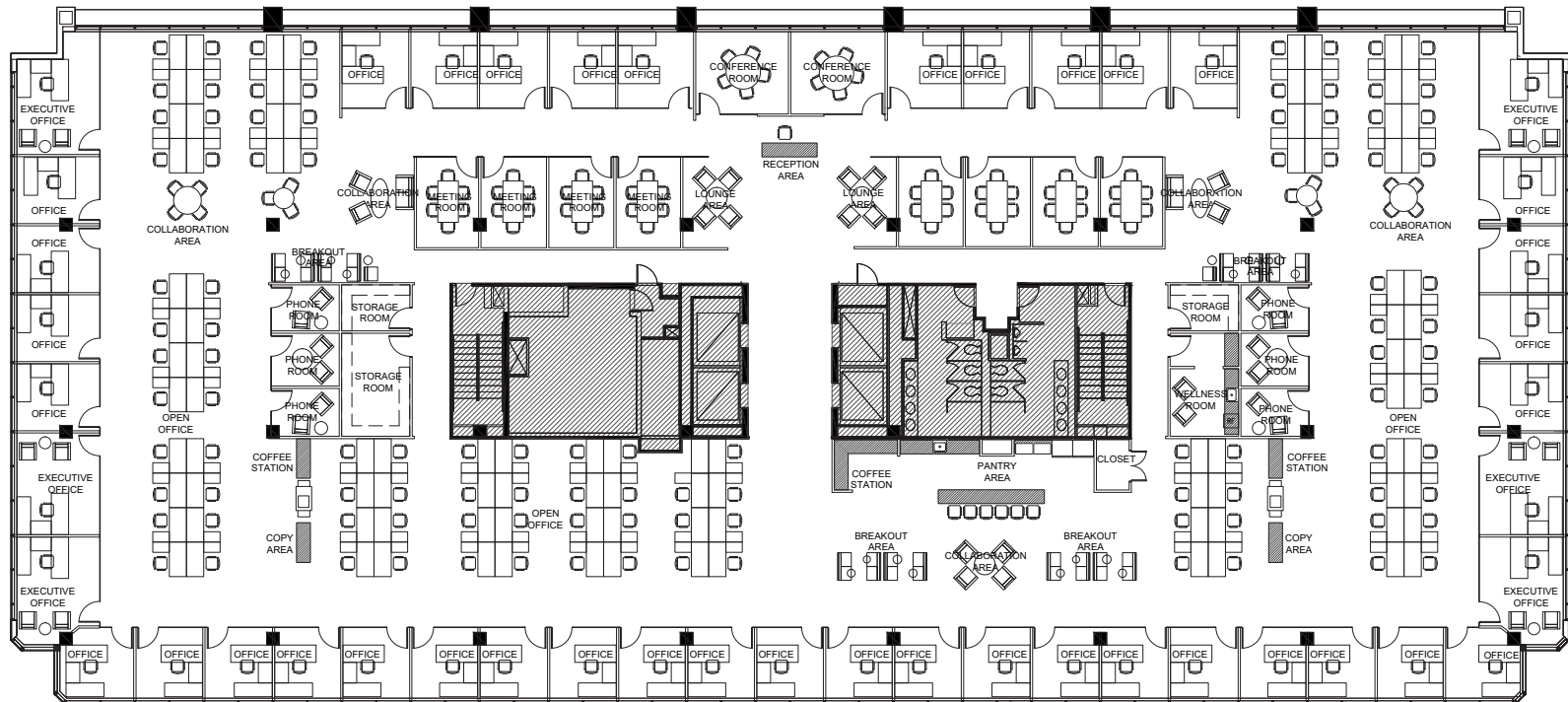
WORK STATIONS: 147  
OFFICES/MEETING ROOMS: 14  
CONFERENCE ROOMS: 2-4  
PHONE ROOMS: 6

WINDOWLINE

# HYPOTHETICAL FLOOR PLAN - OPTION A

FULL 11<sup>TH</sup>, 6<sup>TH</sup>, 5<sup>TH</sup> FLOORS | APPROX: 22,500 SF | AVAILABLE NOW

WILSON BLVD



WORK STATIONS: 103

OFFICES: 45

CONFERENCE/MEETING ROOMS: 10

PHONE ROOMS: 6

WINDOWLINE



DIRECT ACCESS TO & FROM  
RETAIL & RESTAURANTS

JUST A FEW OF THE UNLIMITED DINING OPTIONS



FIRST CLASS FITNESS



THE BEST OF ENTERTAINMENT





## Brookfield Properties



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