



4100
N FAIRFAX



RENOVATED

FOR THE OFFICE TENANTS OF TOMORROW

Lobby

Full lobby renovation
Updated arrival experience
Modernized finishes

Conference Center

Facilities to accomodate 100+
Flexible conference center
Pre-function lounge with coffee bar

Fitness Center

Sunsoaked fitness center with state-of-the-art equipment
Spa-quality locker rooms

Private Rooftop

Potential rooftop terrace for large block tenant

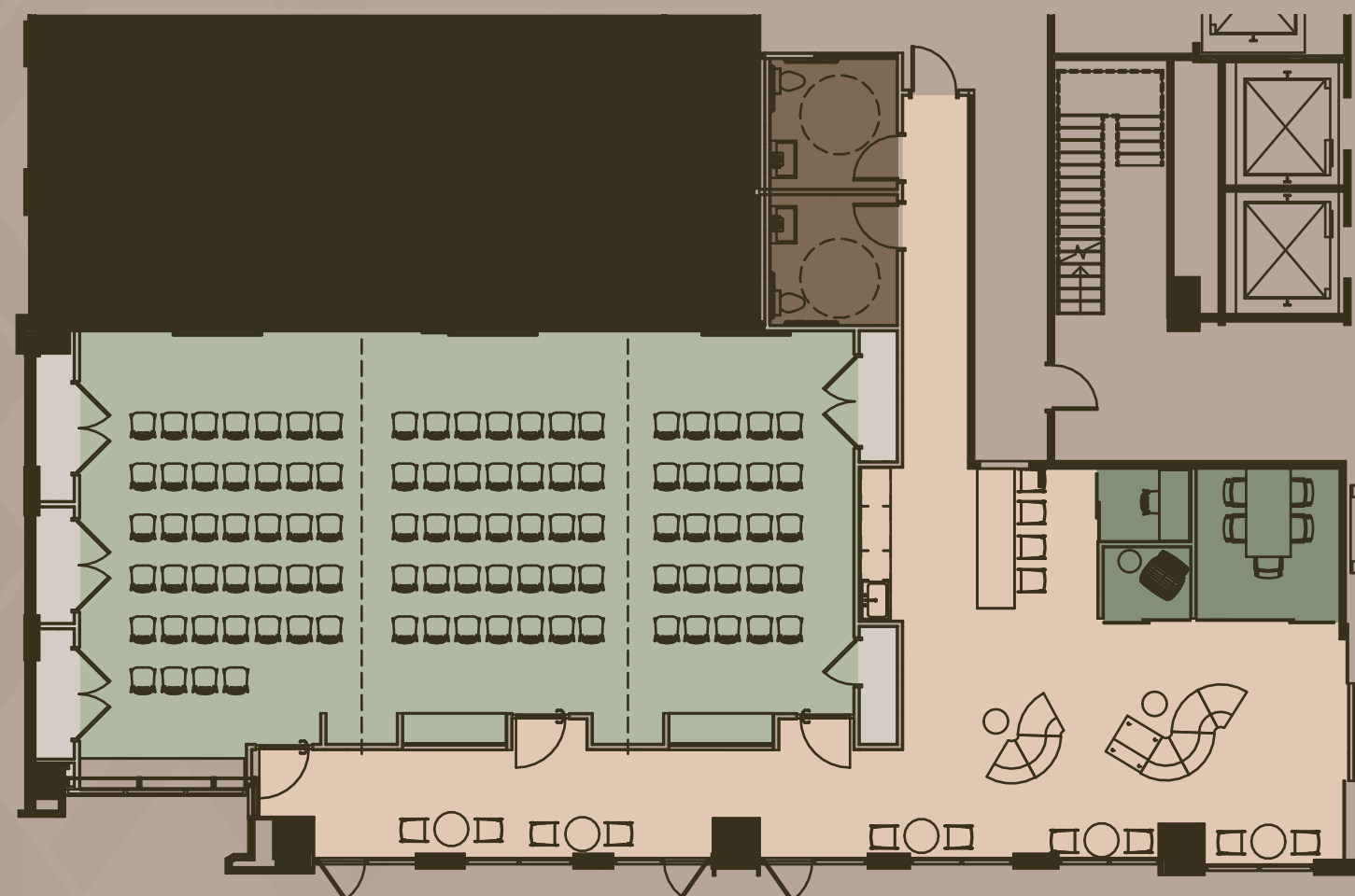




A WARM WELCOME

Freshly appointed lobby finishes





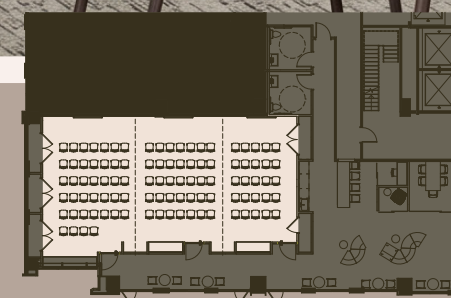
- Conference rooms
- Meeting/phone rooms
- ADA restrooms
- Pre-function area
- Storage

CONNECTIVITY MEETS CURATION

Brand new 1st floor conference center

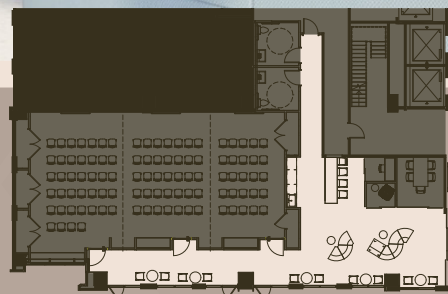


100+ person conference center

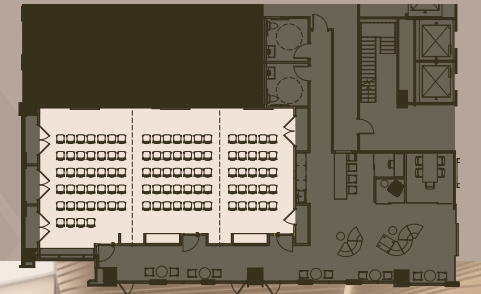




Pre-function area with lounge and coffee bar

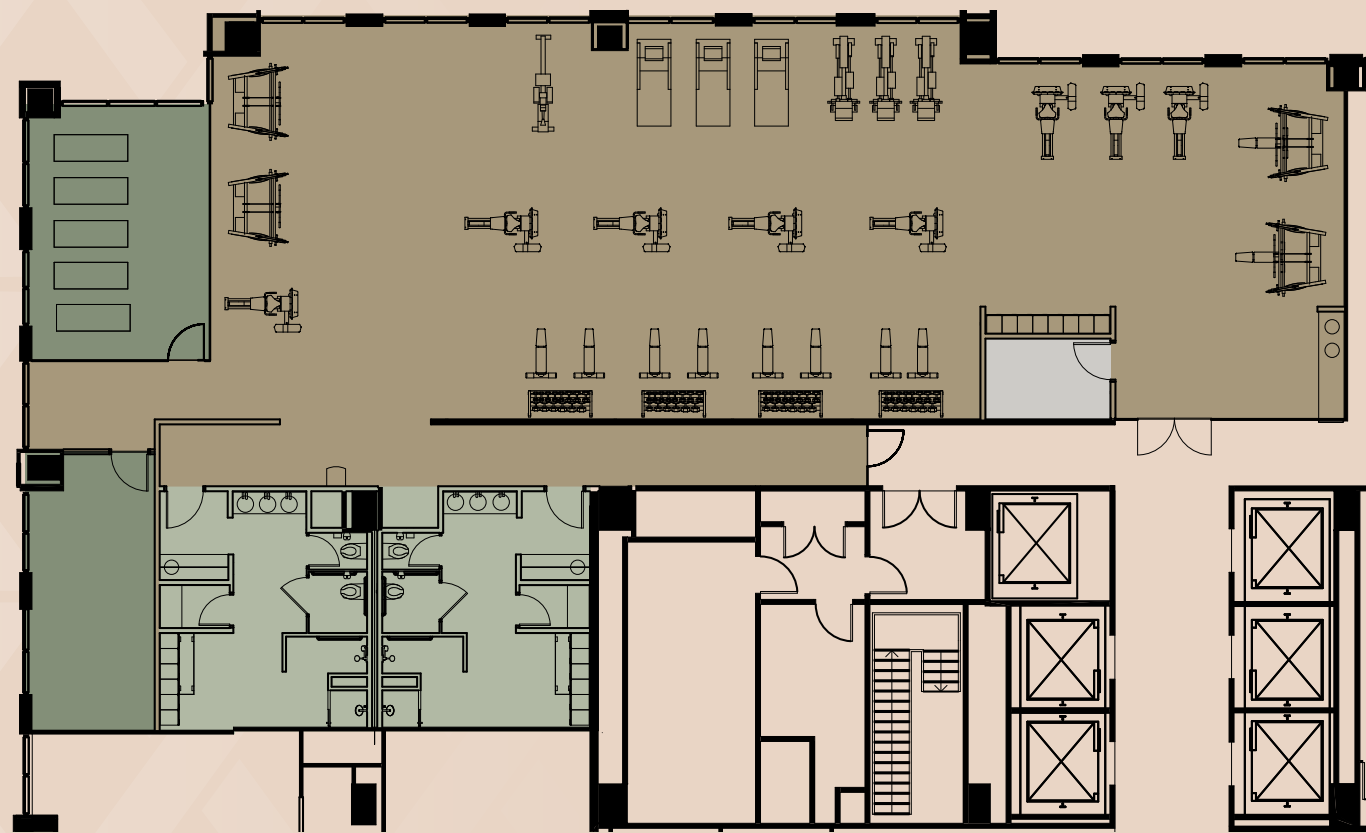


Ability to divide into 3 breakout rooms



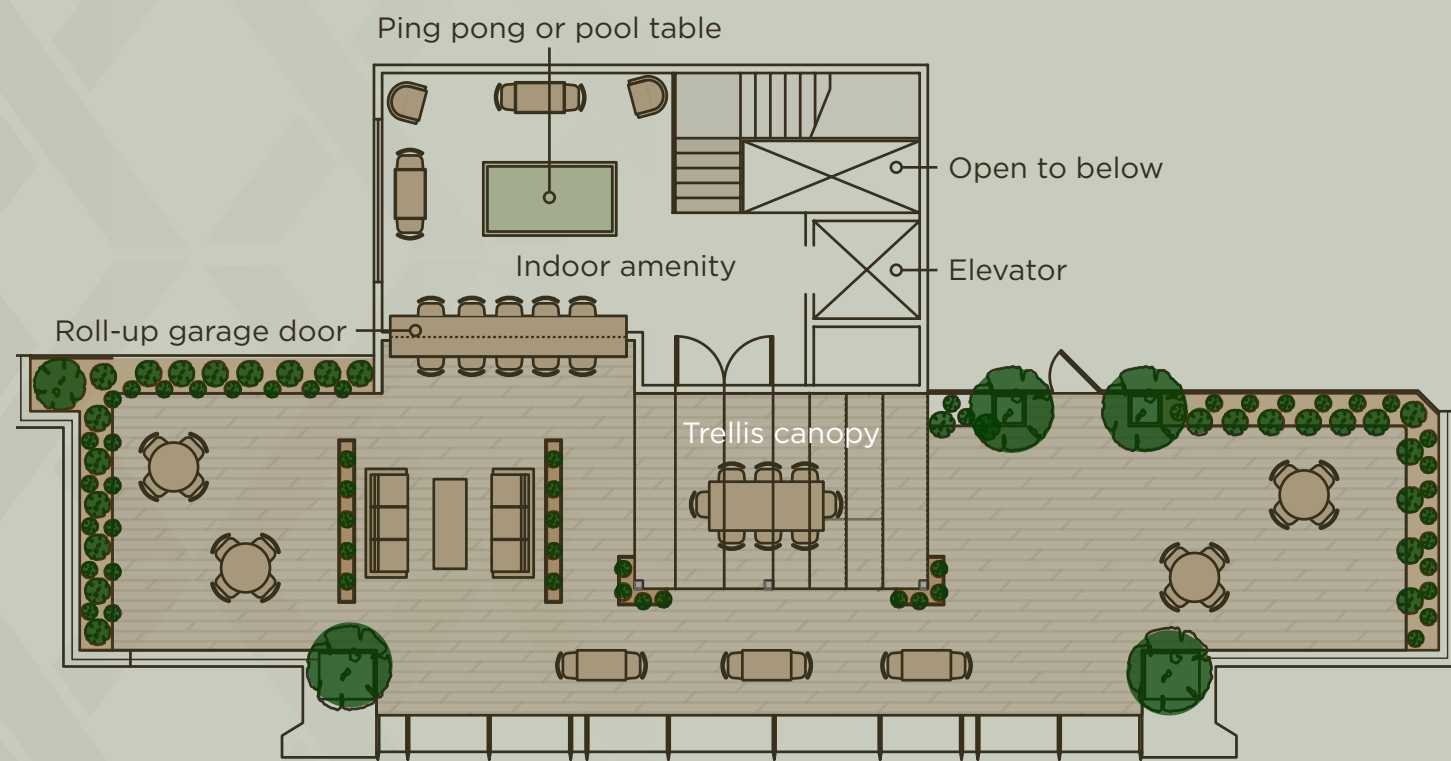
A WORKDAY DRIVEN BY WELLNESS

Brand new fitness center + locker rooms



Fitness Center Stretching/Recovery Locker Rooms Storage





A ROOFTOP REPOSITION

Potential private rooftop lounge for large block tenant



FIND YOUR SPACE



13
12
11
10
9
8
7
6
5
4
3
2
1

87,695 SF
Contiguous large block with opportunity for signage and private terrace.

Spec Suites
4 brand new spec suites coming soon

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4 brand new spec suites coming soon

13th Floor

Suite 1300 - 21,983 SF

12th Floor

Suite 1200 - 21,903 SF

11th Floor

Suite 1100 - 21,902 SF

10th Floor

Suite 1000 - 21,907 SF

9th Floor

Suite 900 - 7,863 SF

8th Floor

22,546 SF (spec suites under construction)

6th Floor

Suite 600 - 22,546 SF

5th Floor

Suite 550 - 9,657 SF

4th Floor

Suite 400 - 21,926 SF

3rd Floor

21,926 SF (spec suites under construction)

2nd Floor

Suite 210 - 1,817 SF

RESTAURANTS

- 1 Poke It Up
- 2 Kanji Izakaya
- 3 Uncle Julio's
- 4 Immigrant Food Ballston
- 5 First Down Sports Bar & Grill
- 6 Rus Uz
- 7 Quincy Hall
- 8 PF Chang's
- 9 Big Buns
- 10 Panera Bread
- 11 IHOP
- 12 Bronson Bierhall
- 13 Hawkers Asian Street Food
- 14 Cava
- 15 Grazie Grazie
- 16 Maman
- 17 Sweetgreen
- 18 Life Alive Organic Cafe
- 19 Urban Tandoor
- 20 Simply Banh Mi
- 21 Good Company Cafe
- 22 Gyu San Japanese BBQ
- 23 Chipotle Mexican Grill
- 24 Chick-Fil-A
- 25 Bollywood Bistro Express
- 26 Ted's Bulletin
- 27 Punch Bowl Social
- 28 The Salt Line
- 29 Taco Bamba Ballston

FITNESS

- 30 SPENGA
- 31 Corepower Yoga
- 32 [Solidcore]
- 33 Onelife Fitness
- 34 BASH Boxing
- 35 VIDA
- 36 Gold's Gym

A PLETHORA OF NEARBY
AMENITIES





4100 N FAIRFAX

DAVID GOLDSTEIN

david.goldstein@jll.com
703 485 8743

MATT OWENS

matt.owens@jll.com
703 485 8764

BRENT MATHIS

brent.mathis@jll.com
703 891 8389