



*Moving You Forward*

4401



N FAIRFAX



ARLINGTON VA

CBRE



## It's In The Details

- 100-Person Conferencing Facility with Tenant Lounge
- Fitness Center with Lockers and Showers
- Outdoor Courtyard
- Fast Casual Restaurant Onsite



### Key Features:

Virtually Column Free Floors  
for Efficient Design

Signage Opportunity  
for Full Floor

1.4/1,000  
Dedicated Parking



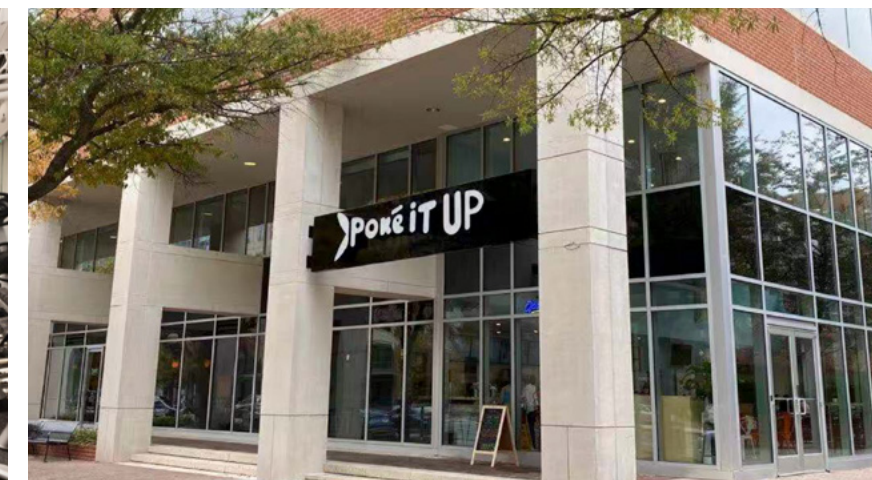
Tenant Lounge



Conference Room (100-seat)



Fitness Center



Poké It Up Restaurant



## The Right Move

- Two Blocks to Ballston Metro Station
- Direct Access to I-66
- Central to Reagan National and Washington Dulles International Airports
- Five Minute Walk to Ballston Quarter Mall

- MINUTES TO I-66
- 2 BLOCKS TO METRO
- 92 WALK SCORE
- 81 BIKE SCORE

### Navigating the heart of Ballston

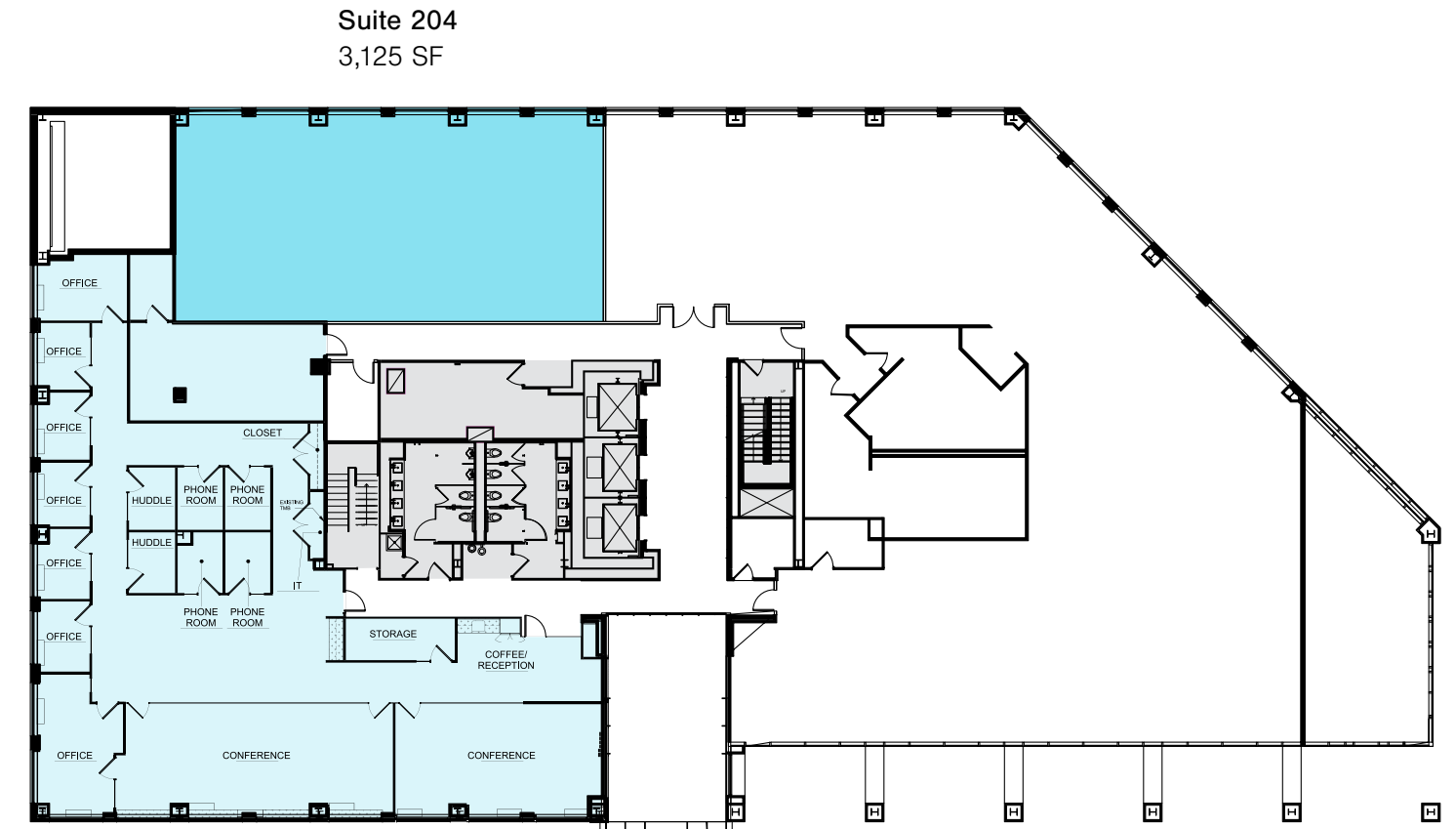
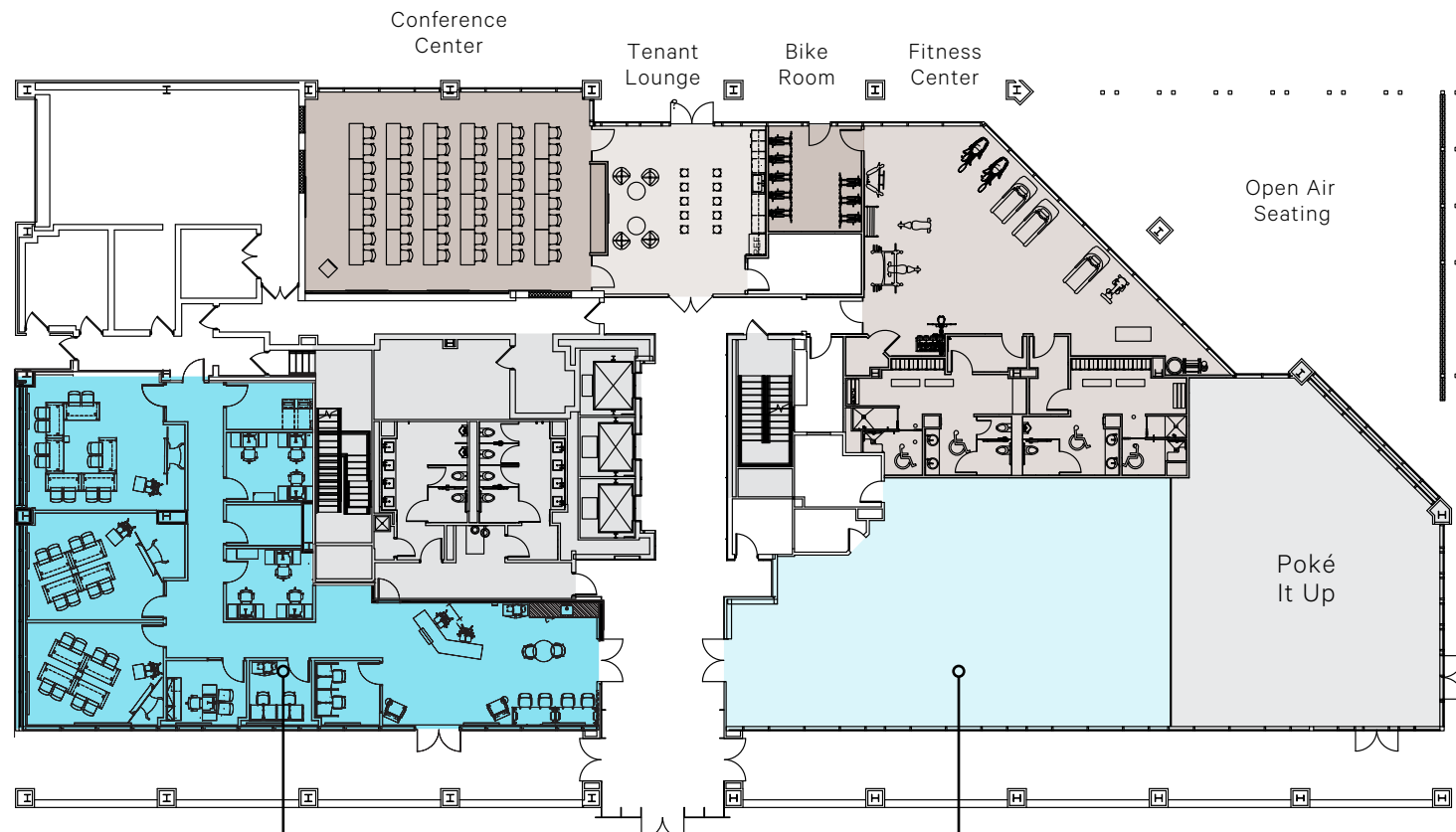
Map showing location at 4401 N Fairfax St, Ballston Quarter. Surrounding businesses include: The Melting Pot, SER, I-66 EAST, I-66 WEST, Starbucks, Uncle Julio's Mexican, Kanji Izakaya, Immigrant Foods, Potbelly, Dunkin', Hawkers, Green Garden, Sweetgreen, Taco, Salt Line, South Block Co, Pizzzo, Sweet Leaf, True Food, Hot Lela's, Matzka, Compass Coffee, Bartaco, Ted's Bulletin, Punch Bowl Social, Whino, MezeH, Silver Diner, Nando's, Roggenart, The Commentary, Missel Gains & Grill, P.F. Chang's, BL Ballston Local, Silver Diner, and others.

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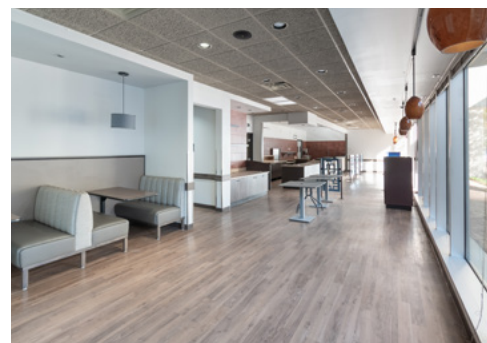
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Suite 100  
 2,738 SF

[EXPLORE IN 3D](#)



Suite 101  
 1,891 SF  
 (former deli)



Suite 200  
 5,619 SF

Contiguous to 8,744 SF

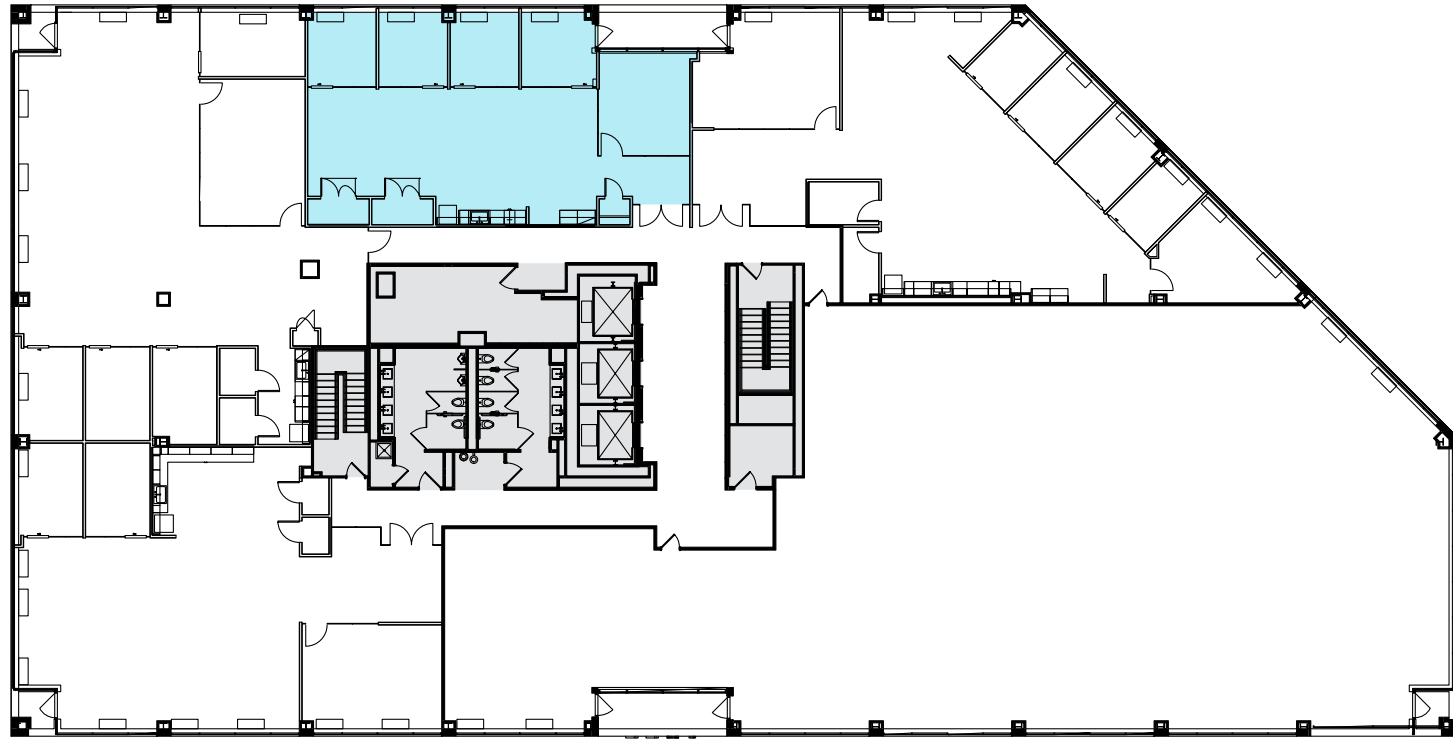
**1<sup>st</sup>**  
 FLOOR

**2<sup>nd</sup>**  
 FLOOR



Suite 311  
2,055 SF

[EXPLORE IN 3D](#)

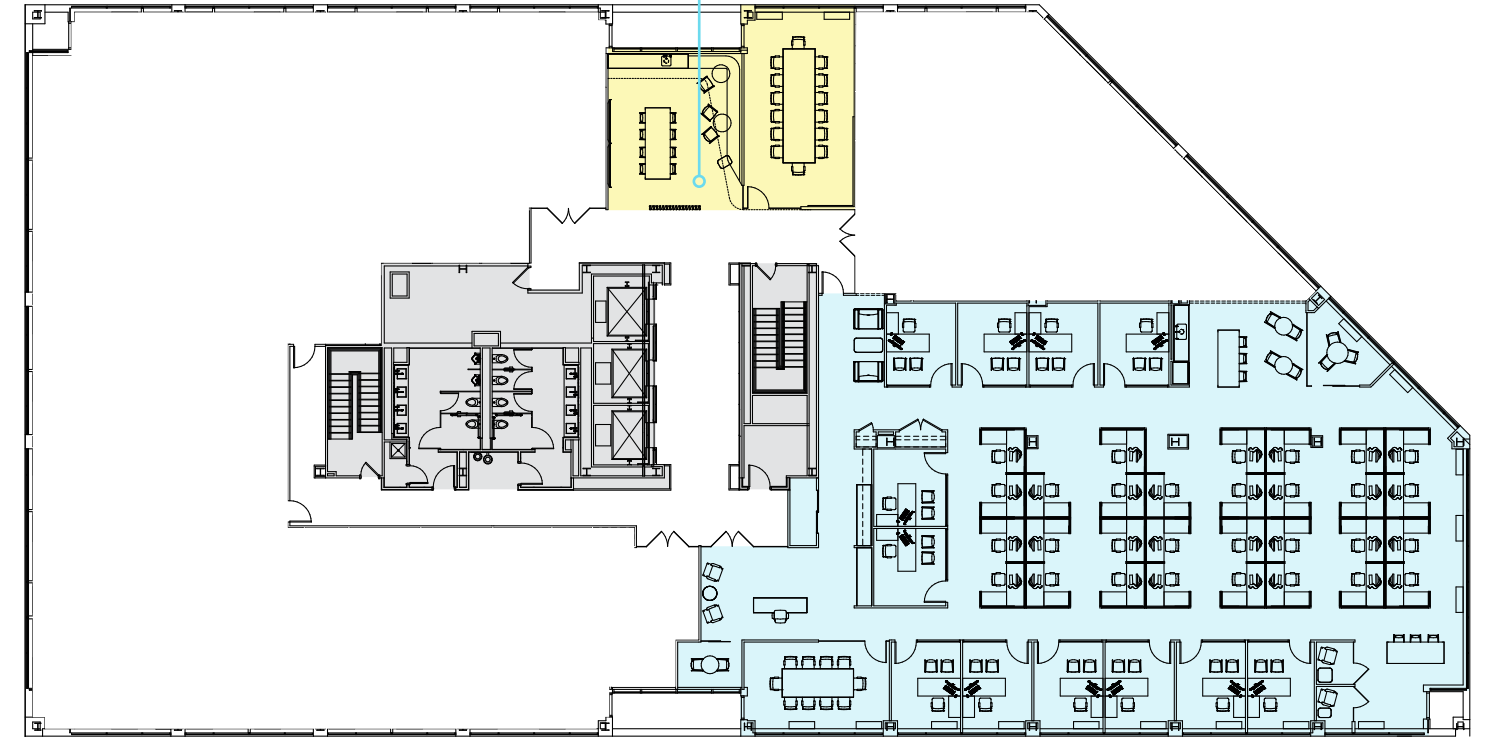


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- Town Hall
- Coffee Bar
  - Banquette Style Lounge
  - Conference Room

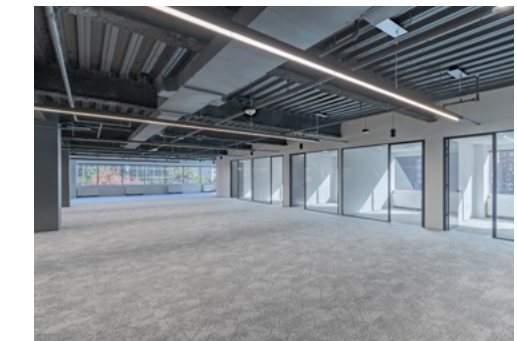
[EXPLORE IN 3D](#)



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Suite 400  
8,053 SF



## 3<sup>rd</sup> FLOOR

## 4<sup>th</sup> FLOOR

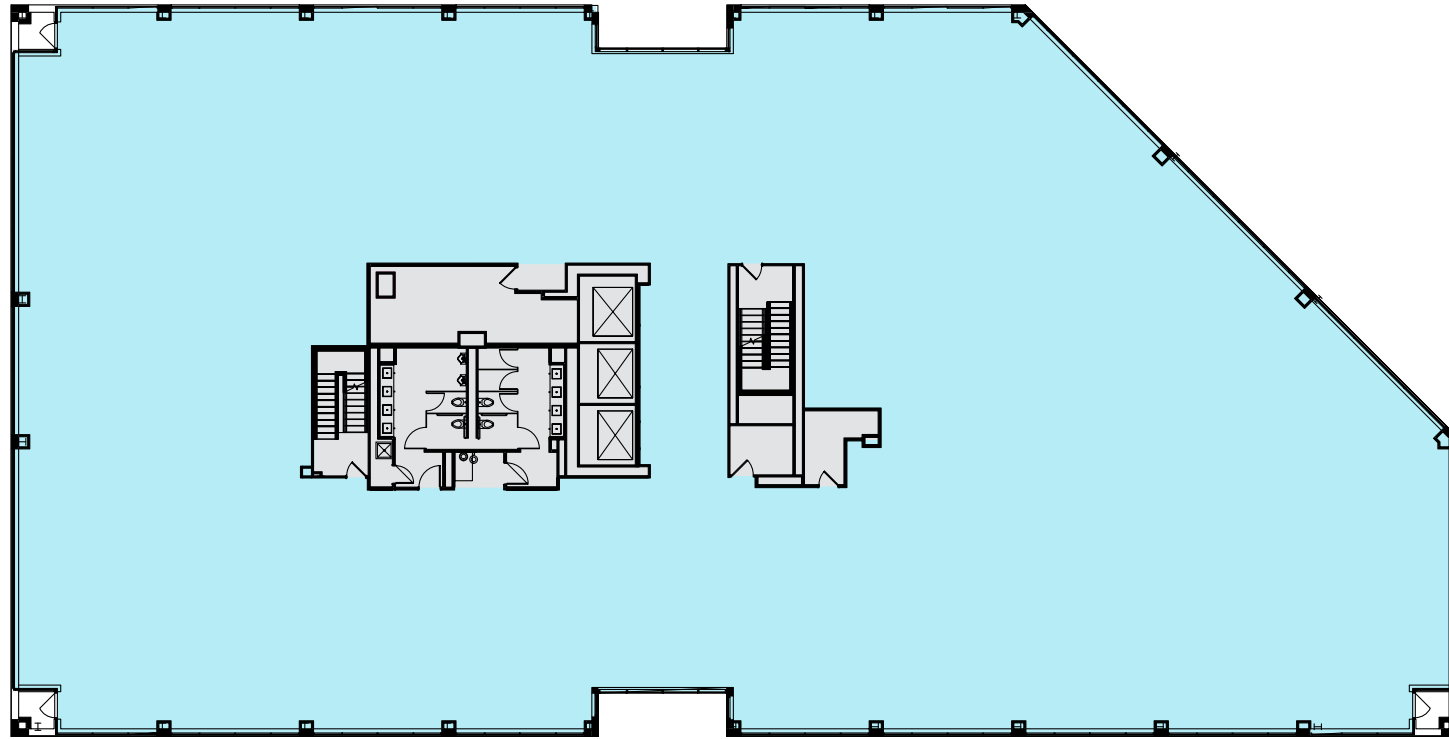




Suite 500  
21,127 SF

# 4401

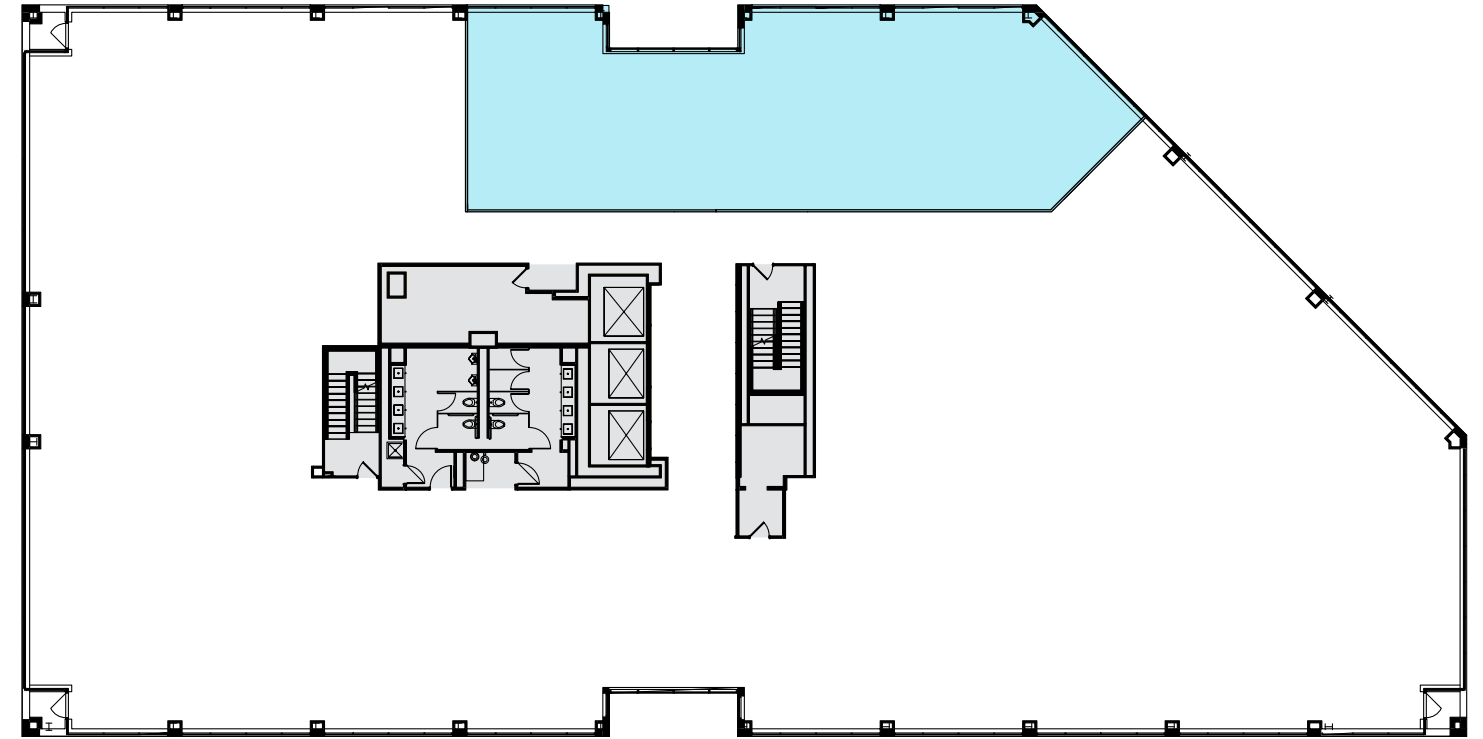
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Suite 610  
4,141 SF

# 4401

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# 5<sup>th</sup>

FLOOR



# 6<sup>th</sup>

FLOOR



4401

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