



4501 N FAIRFAX



THE ULTIMATE EXPERIENCE

BUILDING HIGHLIGHTS

BUILDING SIZE	197,480 SF
# OF FLOORS	9 Floors
TYPICAL FLOOR SIZE	24,137 SF
PARKING	Three (3) levels of parking provided at a ratio of 1.6 spaces for every 1,000 SF of space leased
BUILDING HOURS OF OPERATION	8:00 AM - 6:00 PM Monday - Friday
HVAC SYSTEM	» Overhead VAV system controlled by local thermostats and monitored and adjusted by a central computer in Chief Engineers office » Individual air conditioning units per floor with central cooling towers on the roof supplying condenser water to each
FIRE & LIFE SAFETY	» Fully sprinklered from parking garage to penthouse level » Fire alarm system with pull stations and heat and smoke detectors
SECURITY	» 7:00 AM - 11:00 PM Monday - Friday » A monitored electronic card system provides 24-hour access to the building, elevators, and parking garage
ELEVATORS	Five high-speed passenger elevators service all floors and the parking garage



360° VIEW

FITNESS CENTER & LOCKER ROOMS



OUTDOOR PATIO



4501 N. FAIRFAX DRIVE



TAKE YOUR MEETINGS TO THE NEXT LEVEL

YOUR DEDICATED SPACE FOR SEAMLESS COLLABORATION

Discover the perfect space for your next important gathering at 4501 N. Fairfax. Our new conference center is designed to meet all your meeting needs with:



COMFORTABLE BREAK AREA TO RECHARGE AFTER MEETINGS



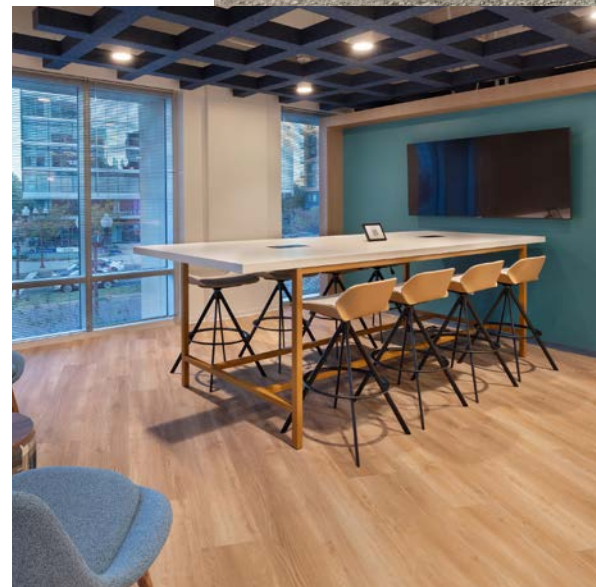
PRIVATE ROOMS FOR ONE-ON-ONE OR SMALL GROUP DISCUSSIONS



DYNAMIC HIGH-TOP SPACES FOR QUICK COLLABORATION



A MODERN KITCHEN DESIGNED FOR YOUR CONVENIENCE



4501 N. FAIRFAX DRIVE



WORK, PLAY, AND SHOP

WITH 350,000 SF
OF RETAIL STEPS AWAY
IN BALLSTON QUARTER

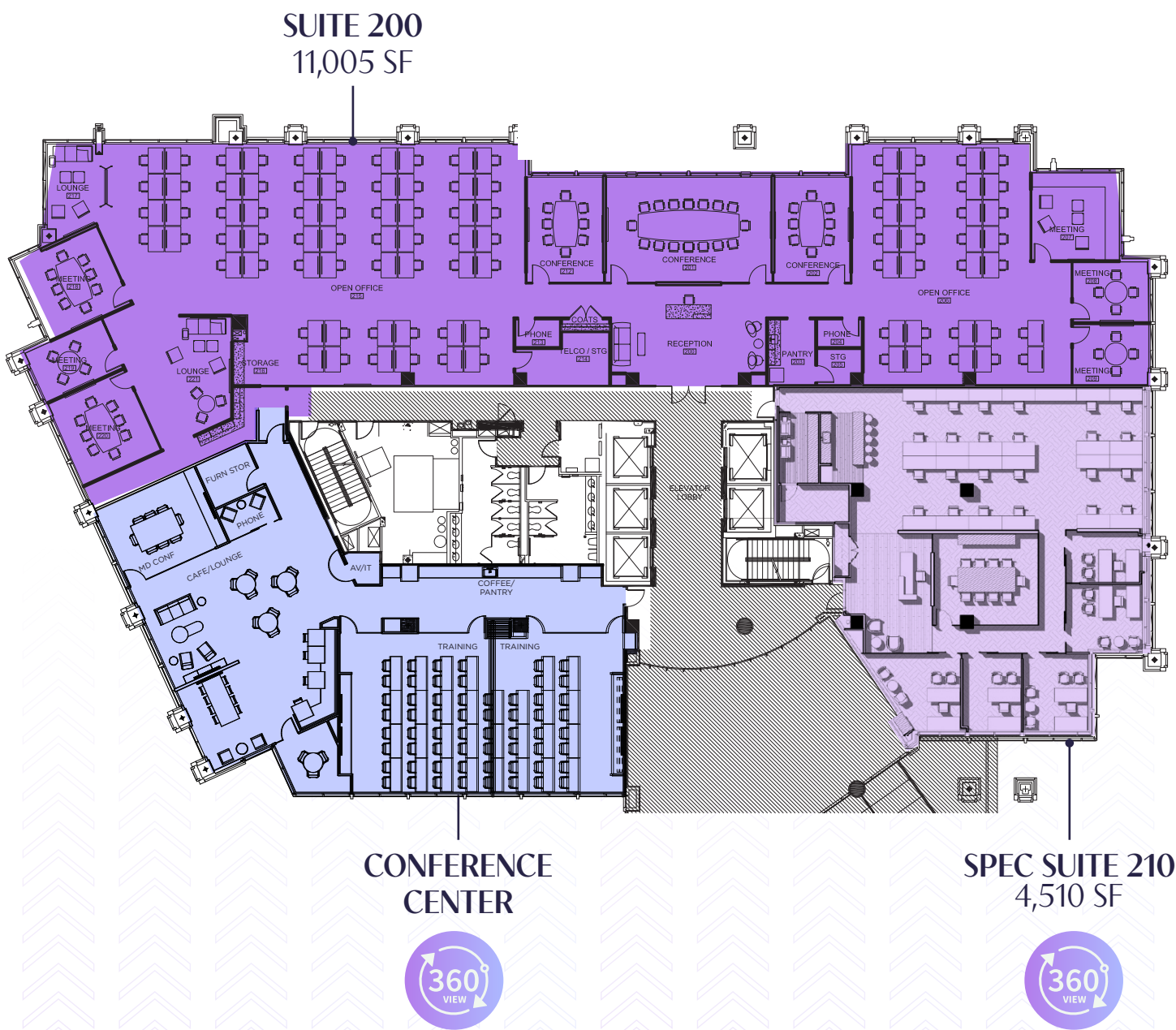
BALLSTON'S VIBRANT RETAIL SCENE

- ALLABOUT BURGER
- BALLSTON SERVICE STATION
- BAR TACO
- BASH
- CAPITAL ONE BANK
- CHICK-FIL-A
- COMPASS COFFEE
- COPA KITCHEN & BAR
- CUCINA AL VOLO
- CVS PHARMACY
- DISTRICT DOUGHNUT
- FRENCH EXIT
- HOT LOLA'S
- ICE CREAM JUBILEE
- THE LOCAL OYSTER
- MACY'S
- MAIZAL
- MEZEH
- MI & YU NOODLE BAR
- ONELIFE FITNESS
- POTOMAC RIVER RUNNING
- + *MORE*



AVAILABILITIES

2ND FLOOR



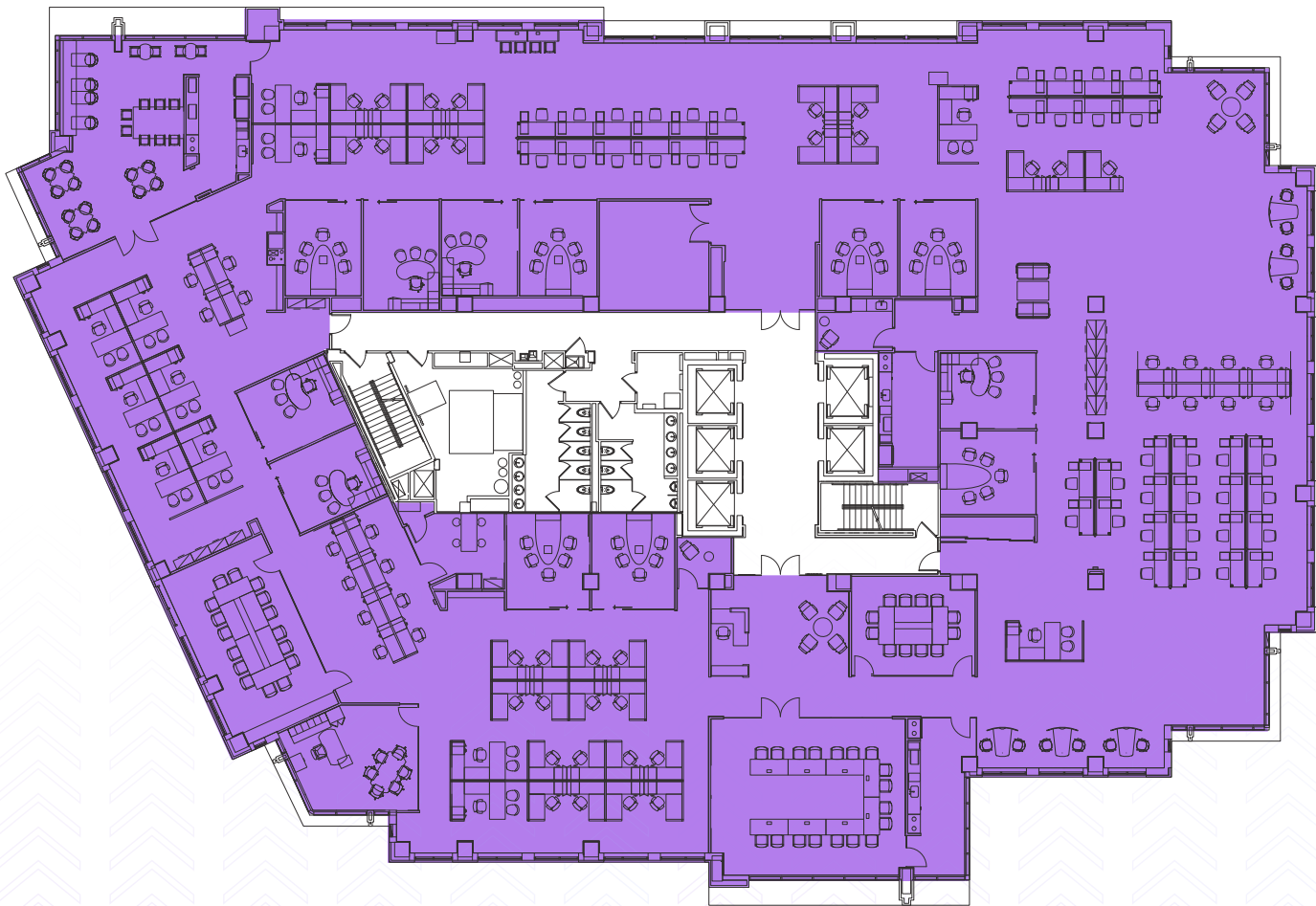
AVAILABILITIES

3RD FLOOR



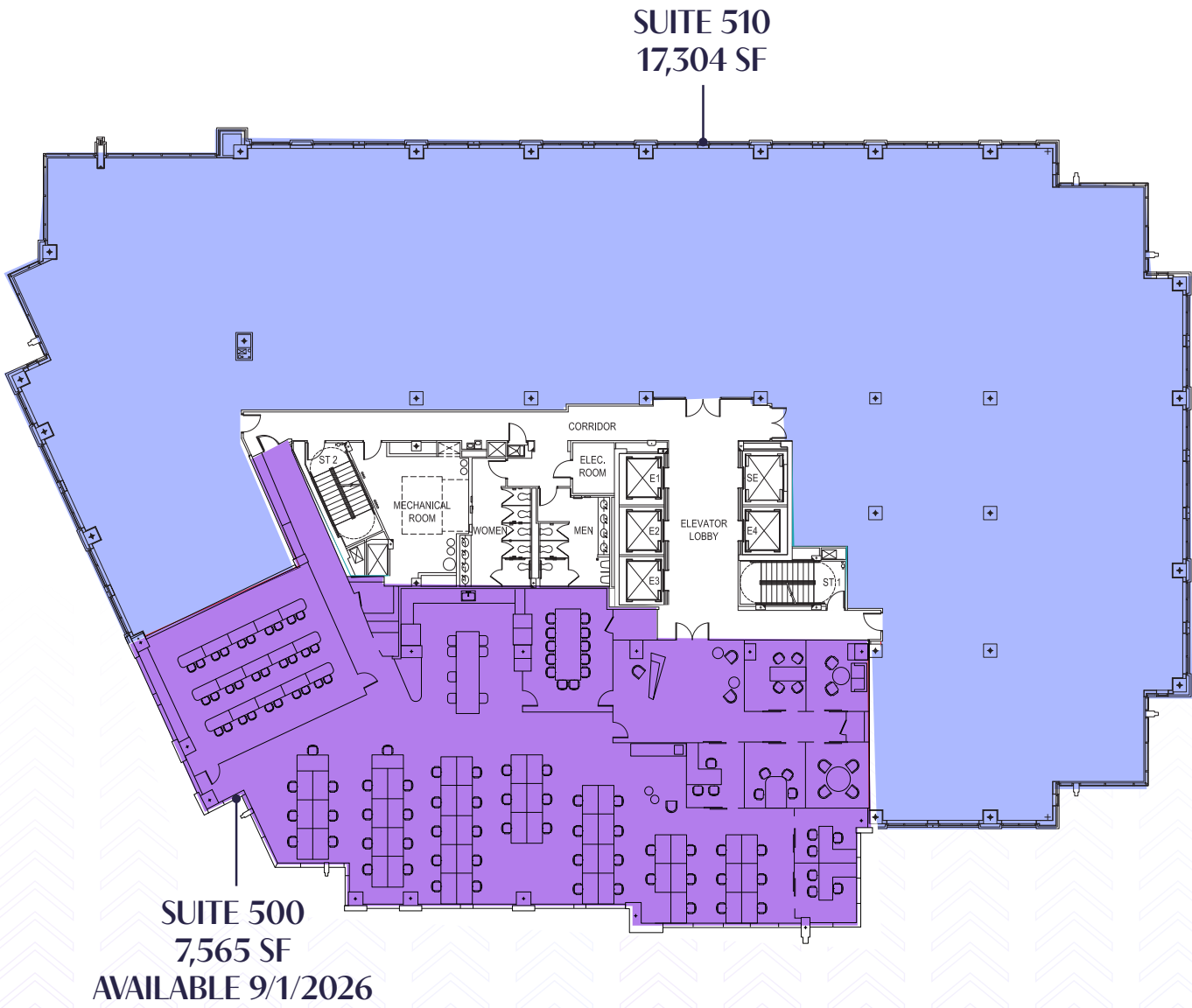
AVAILABILITIES

4TH FLOOR - 24,766 SF



AVAILABILITIES

5TH FLOOR



AVAILABILITIES

6TH FLOOR

SHARED AMENITIES

360°

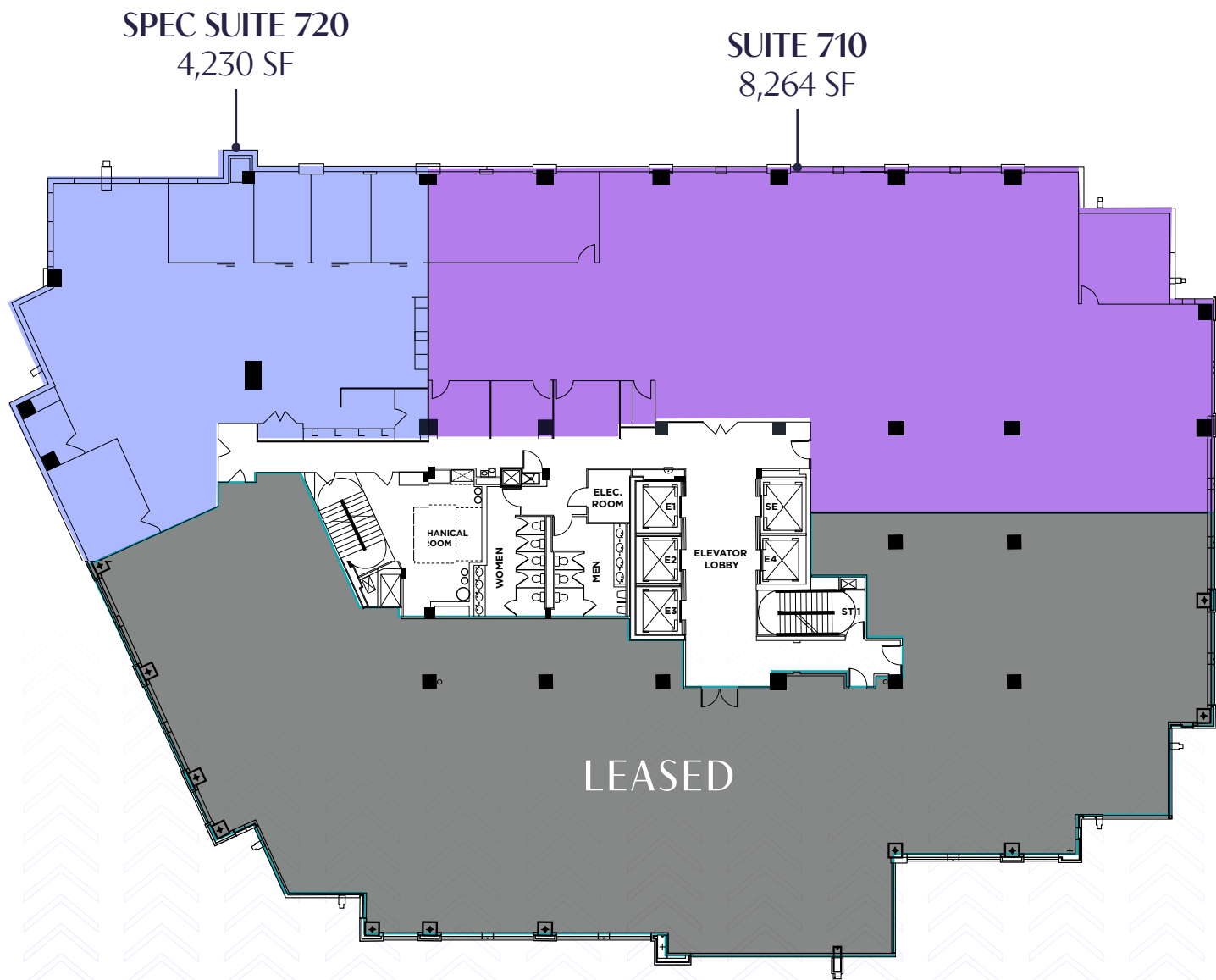
VIEW

SUITE 603
3,297 SF
AVAILABLE IN 90 DAYS



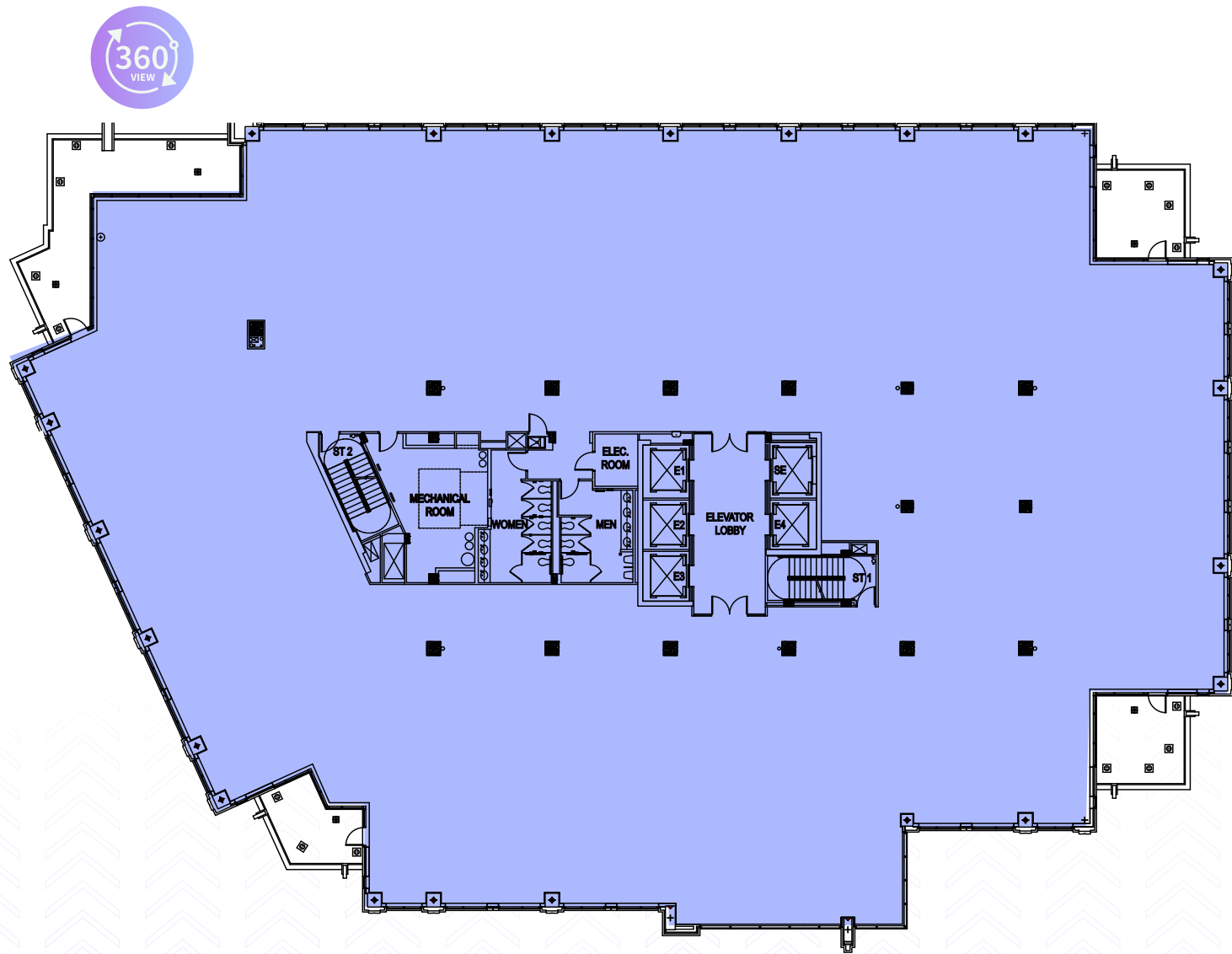
AVAILABILITIES

7TH FLOOR



AVAILABILITIES

8TH FLOOR - 24,713 SF





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