

3 8 6 5 W I L S O N B L V D , A R L I N G T O N , V A 2 2 2 0 3

B A L L S T O N

G A T E W A Y

PROMINENT SIGNAGE AVAILABLE

INTRODUCING THE NEW BALLSTON GATEWAY



2 new spec suites under construction



New Ownership with Fresh Capital for Market Deals



One block to DARPA headquarters



1.8 / 1,000 SF parking

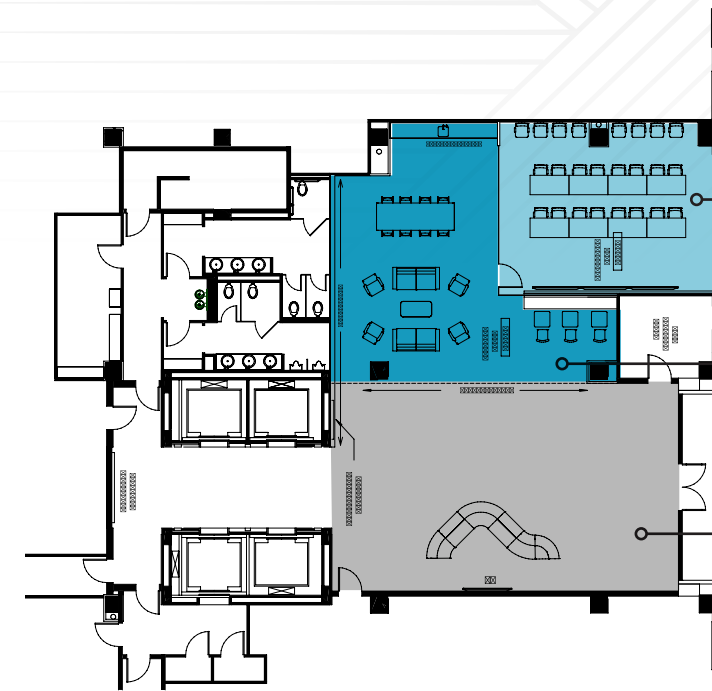


0.3 miles (2 minute walk) from the Virginia Square Metro



Surrounded by Ballston's robust retail and restaurant amenities

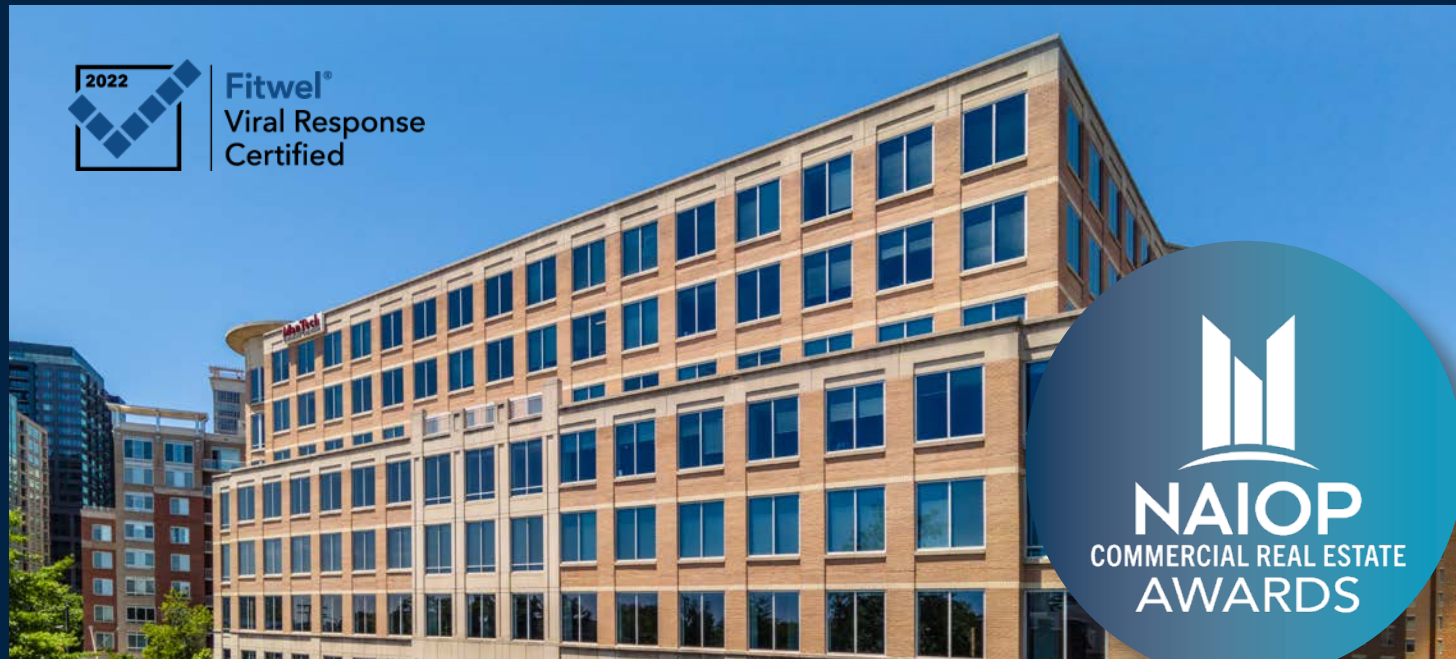
BRAND NEW AMENITY SPACE



24 Person Conference Center with Flexible Seating

Comfortable Lounge with Multiple Collaborative Areas

Brand New Lobby with Modern Finishes



2023 NAIOP WINNER | CAPITAL IMPROVEMENT NON-INSTITUTIONAL AWARD OF MERIT FOR BALLSTON GATEWAY'S LOBBY RENOVATION



93 WALK SCORE



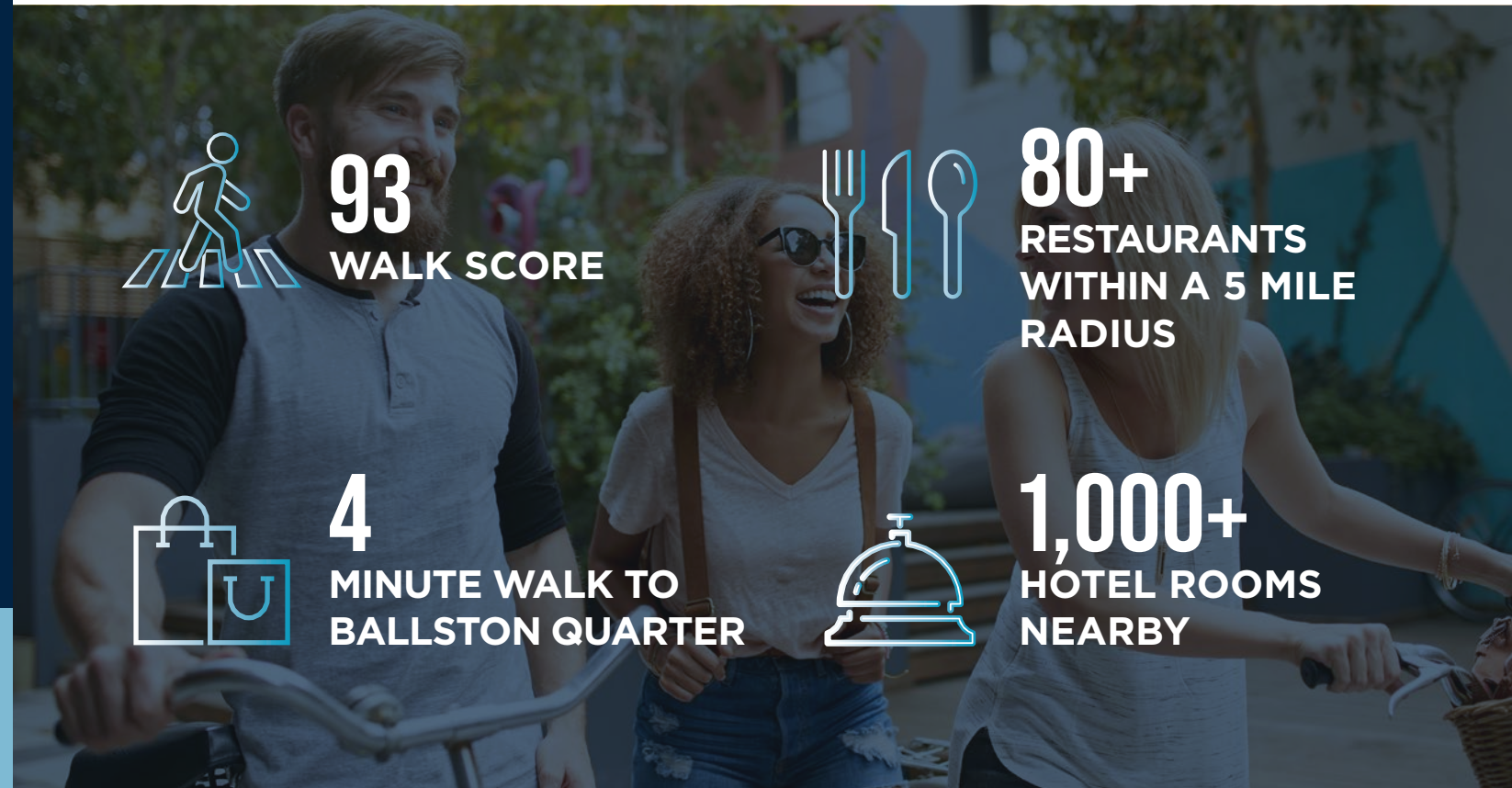
80+ RESTAURANTS WITHIN A 5 MILE RADIUS



4 MINUTE WALK TO BALLSTON QUARTER



1,000+ HOTEL ROOMS NEARBY



CONTEMPORARY SPACES BUILT FOR TRANSFORMING PRODUCTIVITY INTO CUTTING-EDGE SOLUTIONS



VIBRANT PLACES
CONVENIENTLY LOCATED AT
YOUR DOORSTEP

STEP INTO YOUR NEW LOBBY



VIRTUAL TOUR



RECHARGE & RELAX NEW TENANT LOUNGE UNLOCKED



BALLOTTON
CORPORATE

10.42

TODAY
62°F
BALLOTTON

BUILDING DIRECTORY

| Address | Company | Floor |
|---------|--------------------------------|-------|
| 100 | Salone by JC | 1 |
| 130 | FAS Training | 1 |
| 150 | Carbonara - Coming Soon! | 1 |
| 200 | Red 5 Holdings | 2 |
| 225 | CareJourney | 2 |
| 400 | Amentum | 4 |
| 500 | ThreatConnect | 5 |
| 600 | ECS Federal | 6 |
| 700 | Applied Physical Sciences | 7 |
| 800 | ManTech SRS Technologies, Inc. | 8 |

CONFERENCE YOUR WAY
FUNCTIONAL VERSATILITY ACHIEVED

SURROUNDED BY IT ALL



7 MILES TO RONALD REAGAN AIRPORT

23 MILES TO DULLES INTERNATIONAL AIRPORT



5 MINUTE WALK VIRGINIA SQUARE-GMU

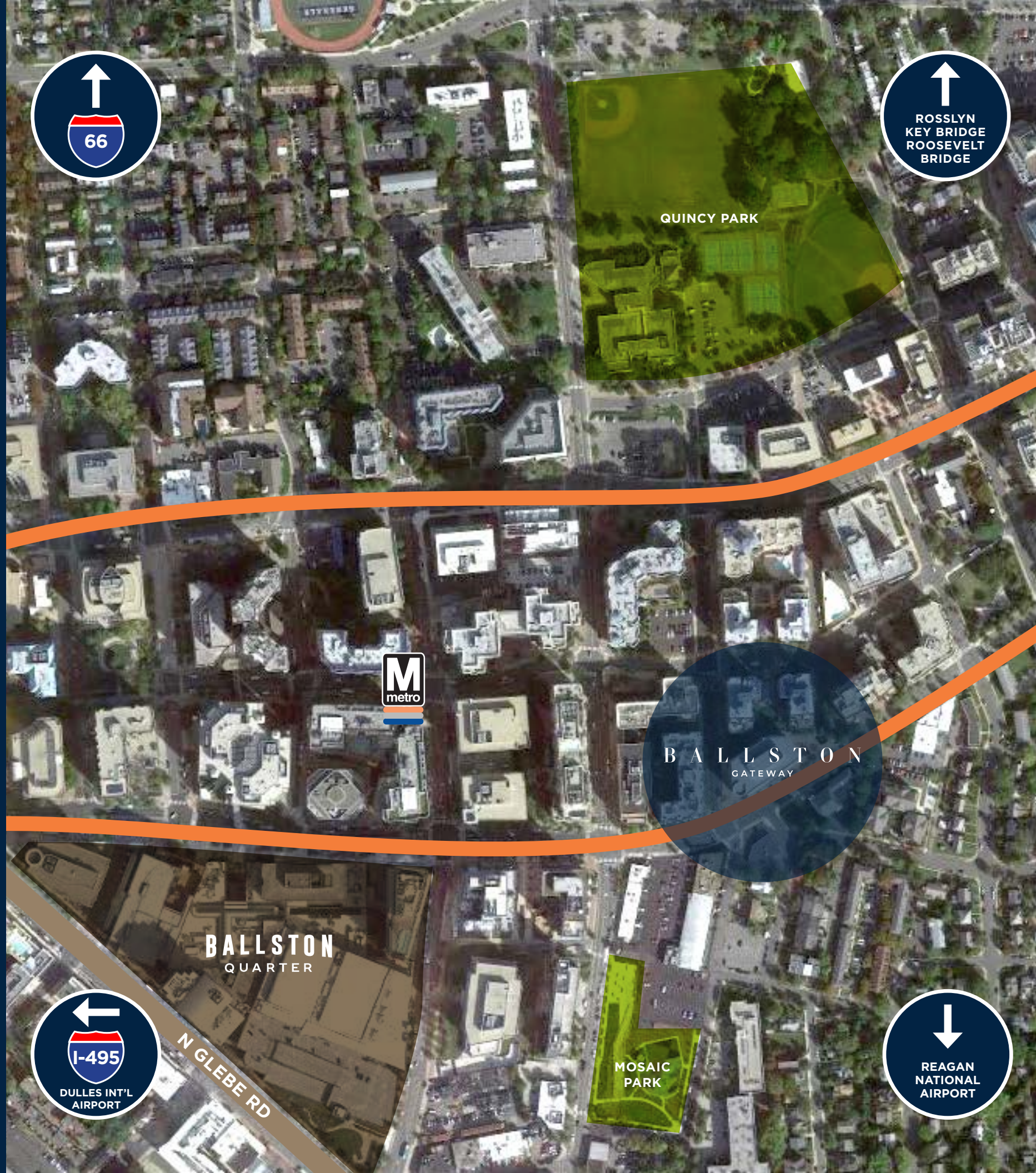
9 MINUTE WALK BALLSTON-MU METRO



2 BLOCKS FROM BALLSTON QUARTER

3 MINUTE WALK TO MOSAIC PARK

7 MINUTE WALK TO QUINCY PARK

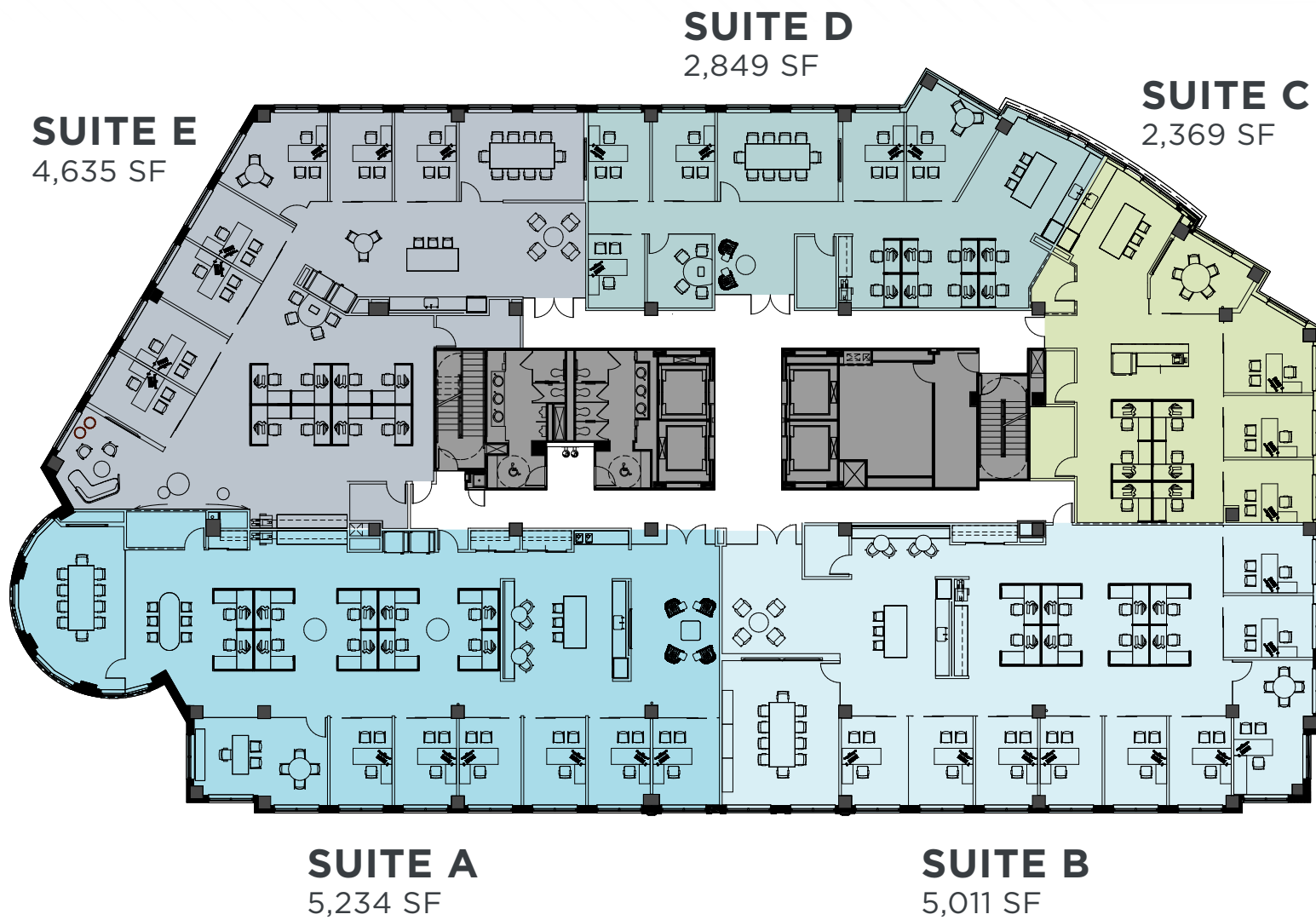


NEIGHBORHOOD AMENITIES

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AVAILABILITIES

3RD FLOOR - SPEC SUITES



AVAILABILITIES

5TH FLOOR - SPEC SUITE 530

5,120 SF
AVAILABLE 3/1/2027



AVAILABILITIES

8TH FLOOR - TEST FITS

FUTURE
SPEC SUITES



SUITE 810
3,844 SF

BUILT WITH YOU IN MIND

8TH FLOOR SPEC SUITES | HYPOTHETICAL



BALLSTON GATEWAY

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