

BALLSTON TOWER



671 NORTH GLEBE



BALLSTON TOWER rises 16 stories above Glebe Road, anchoring the vibrant Ballston neighborhood within the RB Corridor. Minutes from downtown DC, the seamless integration of community living and transit-oriented development principles establishes the RB Corridor as one of the nation's strongest and most sought-after office markets.

DISTINCTIVE FEATURES

- Renovated street level facade and building lobby
- Direct indoor access to Ballston Quarter, Ballston Metro Station, multiplex cinema, and Sport & Health Club
- Convenient connection to I-66, Route 50, and other regional arterials
- Open space pocket parks nearby
- Proximate to the Custis, Bluemont Junction, and W&OD trails

ENERGETIC ENVIRONMENT

SWEEPING PANORAMAS

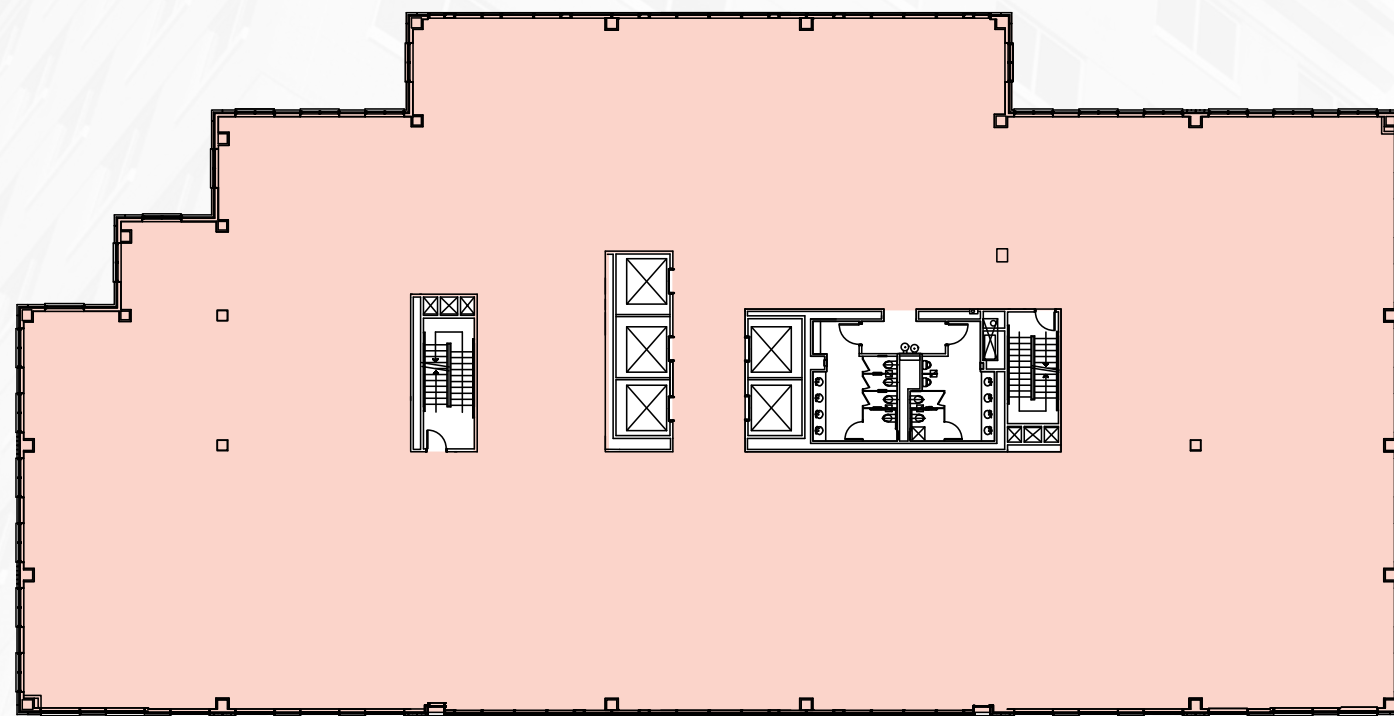
The **224,825 SF** building is one of the tallest in Arlington proving to be a distinctive landmark in the Ballston skyline.

SUPERIOR PROPERTY ATTRIBUTES

- Commanding views of DC and Northern Virginia from the top floors; Ballston skyline views from the north side of each floor
- Unobstructed visibility from Glebe Road and Wilson Boulevard, two of Arlington's main thoroughfares
- Prominent entrance exposure for multi-tenanted floors
- Low single tenant core factor yields highly efficient space utilization
- 2,950 parking spaces available at Ballston Common public parking garage at competitive market rates



TENTH FLOOR

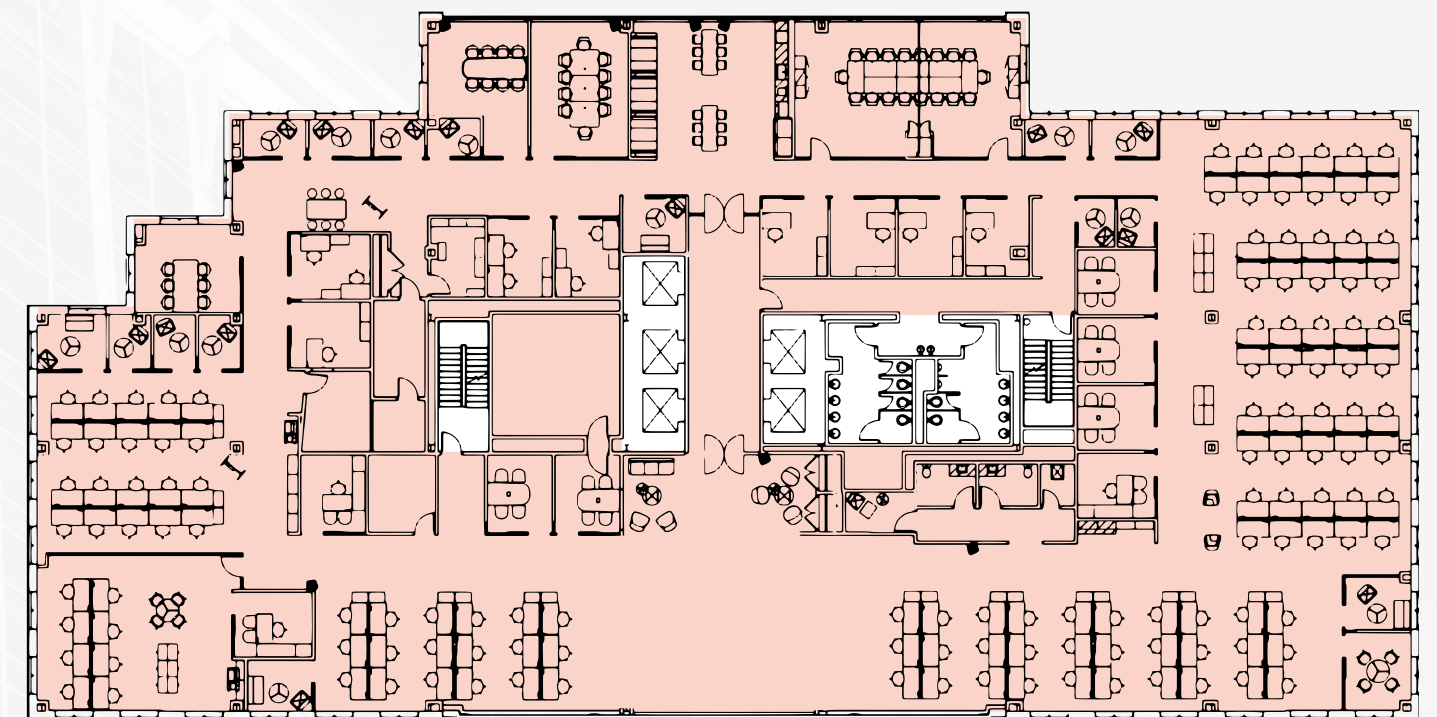


Suite 1000 | 20,437 SF | Available Immediately | Contiguous to 26,043 SF

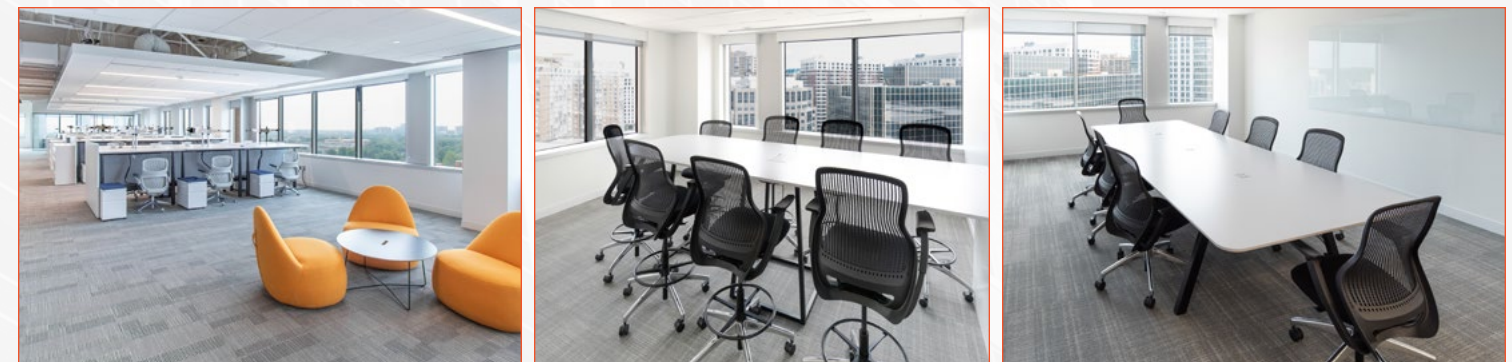


TWELFTH FLOOR

[Click for Virtual Tour](#)

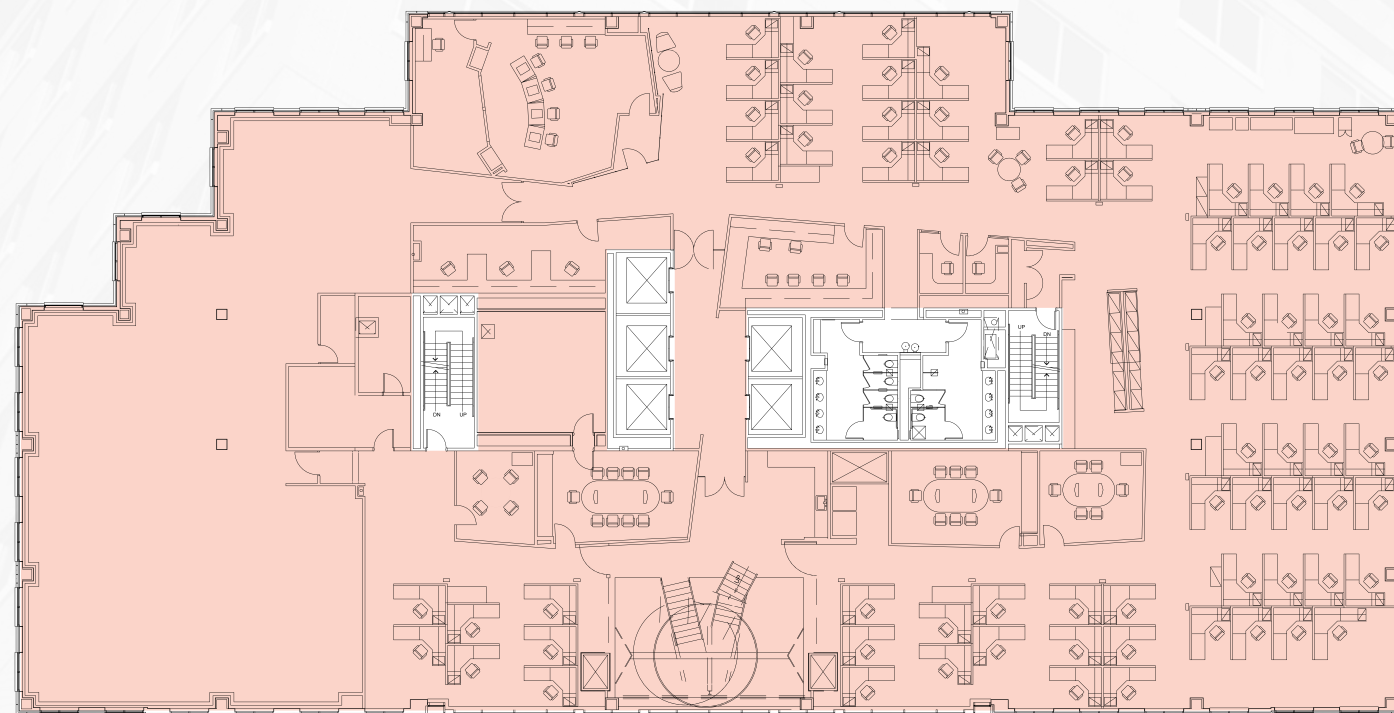


Suite 1200 | 20,437 SF | Available Immediately | Contiguous up to 101,696 SF



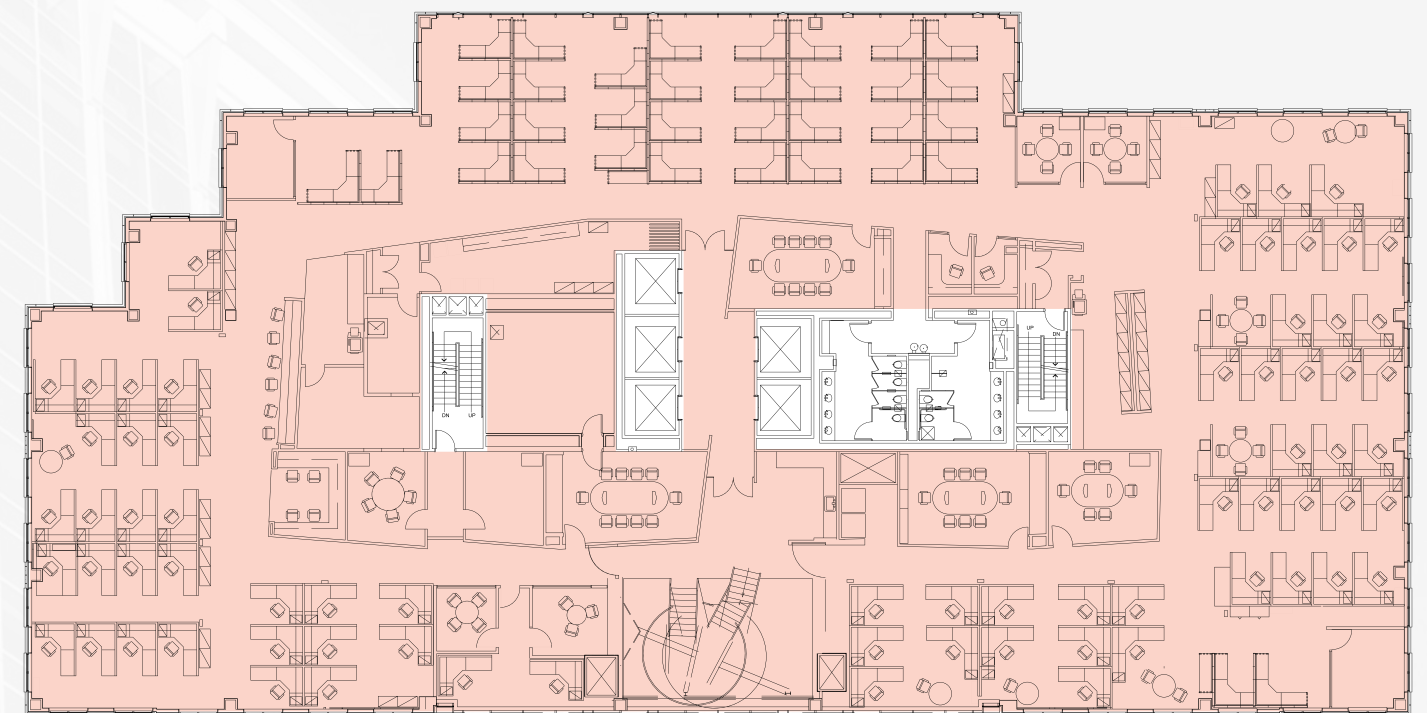
Suites 1100 and 1200 have similar finishes and furniture

THIRTEENTH FLOOR



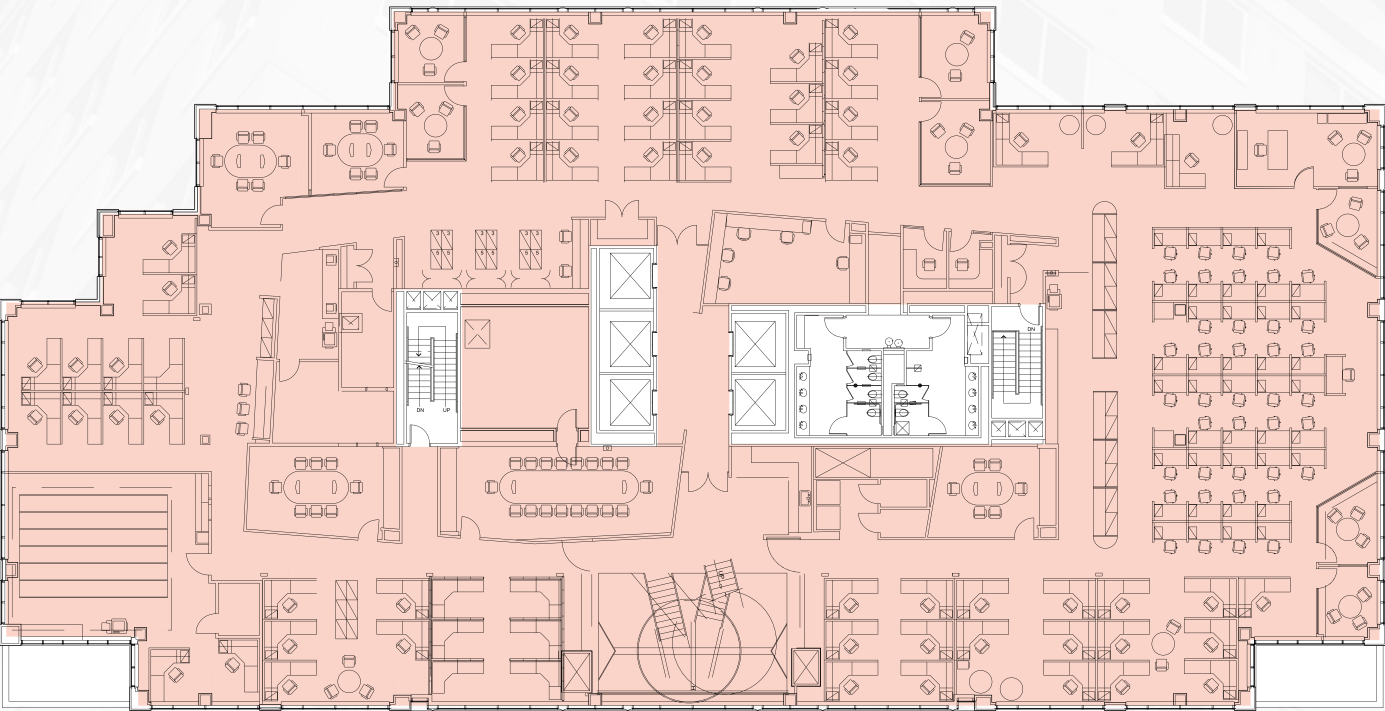
Suite 1300 | 20,437 SF | Available Immediately | Contiguous up to 101,696 SF

FOURTEENTH FLOOR



Suite 1400 | 20,438 SF | Available Immediately | Contiguous up to 101,696 SF

FIFTEENTH FLOOR

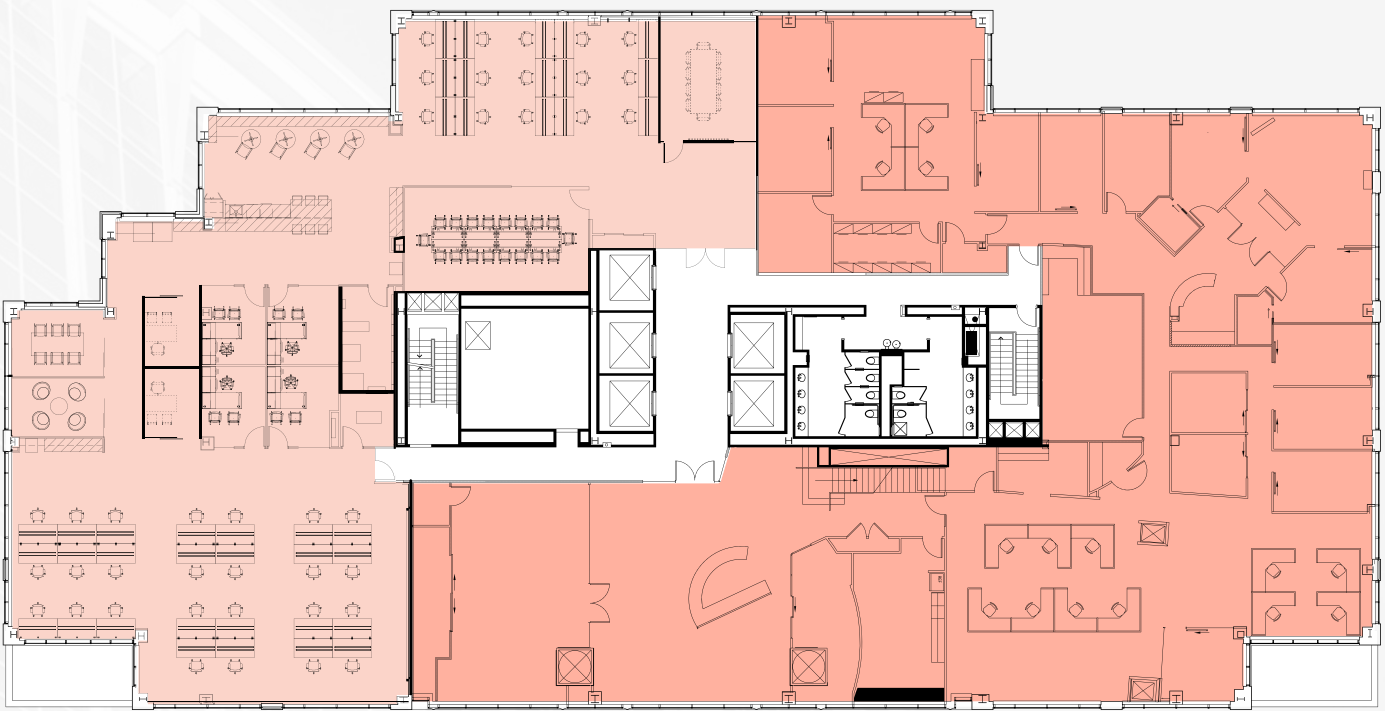


Suite 1500 | 20,428 SF | Available Immediately | Contiguous up to 101,696 SF

SIXTEENTH FLOOR

Suite 1610 | 7,942 SF

Suite 1600 | 12,014 SF



Available Immediately | Contiguous up to 101,696 SF

OPEN SKY ENTERTAINMENT



The redesigned **Ballston mall** offers **411,000 SF** of exciting new places to gather, shop, and dine. An open-air concourse design has turned the mall concept inside out with abundant natural light and open spaces, while Wilson Boulevard's street presence has been improved by numerous multi-story retail storefronts with green terraces.



METRO ACCESSIBLE

Ballston Tower is connected to **major transportation hubs** and destinations in the Washington, DC metro area.

	Tysons	11 mins
	The Pentagon	13 mins
	DC Central Business District	13 mins
	Reagan National Airport	18 mins
	Union Station	21 mins
	U.S. Capitol	23 mins
	Old Town Alexandria	25 mins
	Dulles International Airport	30 mins





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