



Arlington Gateway

901 N GLEBE ROAD

AVISON
YOUNG

Prime Location & ELEVATED FEATURES



Arlington Gateway is a landmark 334,000 SF Class A office building located in the bustling neighborhood of Ballston. The striking architectural exterior of the building makes a bold statement and the interior meets LEED Gold and Energy Star standards.



NEW FEATURES

NEW FITNESS CENTER

Providing a convenient on-site option for staying active.

NEW CONFERENCE CENTER

Recently unveiled modern facilities and pre-function space for meetings and events.

IN-BUILDING WIRELESS SYSTEM

Ensures seamless connectivity throughout the building.

NOW OPEN!



BAGEL UPRISING, a beloved local bagel shop brings its handcrafted, small-batch bagels to **ARLINGTON GATEWAY**. Be ready for fresh flavors, bold toppings, and a new favorite breakfast spot—**RIGHT ON-SITE!**

Building Features



ON-SITE FITNESS CENTER

Available for tenants to maintain their fitness routines.



CONFERENCE CENTER

Equipped with state-of-the-art facilities for business needs.



VIRTUALLY COLUMN-FREE AVAILABILITIES

Maximizes usable space within the building.



SUSTAINABILITY

LEED Gold and Energy Star certified, highlighting the building's commitment to environmental efficiency.



BIKE RACK

On-site bike storage for cyclists.



PARKING

A parking ratio of 1.7 per 1,000 square feet.



DINING OPTIONS

Convenient on-site dining choices as well as many restaurants within walking distance.



A SIGHT TO SEE in Ballston

VIBRANT COMMUNITY

The area is a mix of commercial and residential spaces, providing a lively environment with plenty of dining, shopping, and entertainment options

PROXIMITY TO GOVERNMENT AGENCIES

Ballston hosts several government agencies, including the Office of Naval Research and the Air Force Office of Scientific Research, which can be advantageous for businesses involved in research and development



**METRO JUST 2 BLOCKS AWAY,
MAKING COMMUTING EASY**

MODERN AMENITIES

The neighborhood has undergone significant revitalization, with new developments like Ballston Quarter offering a range of amenities, including dining, retail, and fitness options

ACCESSIBILITY

Ballston is a major transportation hub with easy access to the Metro's Orange and Silver lines, making commuting convenient for employees

SITUATED IN A
VIBRANT AREA
WITH **A WALK
SCORE OF 96
& TRANSIT
SCORE OF 73**



Map of Ballston Quarter Area

Streets: Washington Boulevard, North Fairfax Drive, Wilson Boulevard, North Glebe Road.

Transportation: Ballston Metro Station (M), Virginia Square Metro Station (M).

Key Locations and Distances:

- 5 MIN WALK: Ballston Metro Station (M)
- 10 MIN WALK: Ballston Metro Station (M)
- 15 MIN WALK: Ballston Metro Station (M)

Businesses and Restaurants:

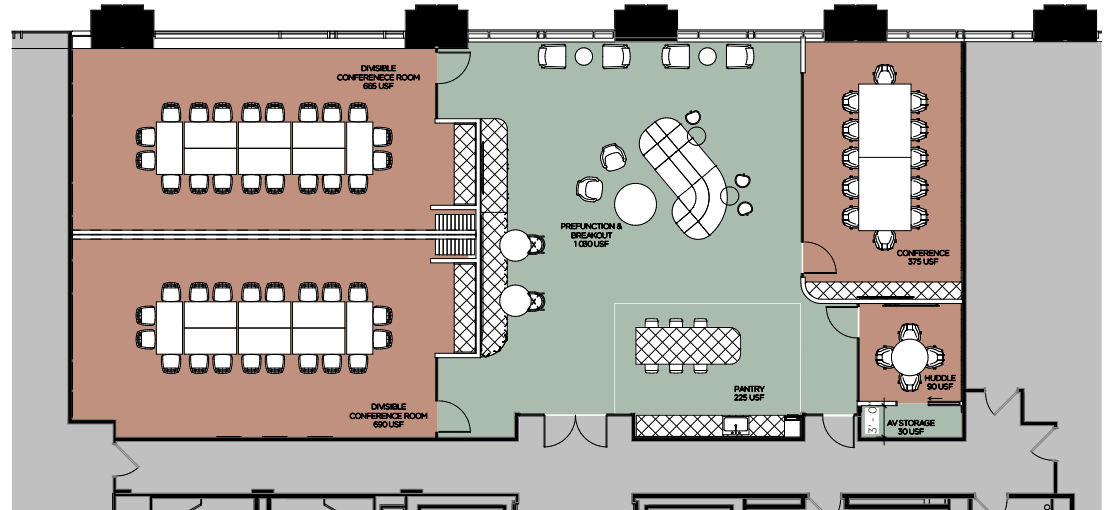
- CrossFit Melting Pot
- OLIVE
- FedEx
- Starbucks
- UNCLE JULIO'S MEXICAN
- POKE IT UP
- Rus Uz
- BRONSON
- Hilton
- Nando's
- Big Buns
- Orangetheory Fitness
- Shake Shack
- sweetgreen
- Simply Banh Mi
- Urban Panache
- Carbonara
- &pizza TREK
- Taco Bamba
- Residence Inn by Marriott
- Harris Teeter
- IMMERSIVE GAMEBOX
- SIDEKICK BAKERY
- MAIZAL LATIN STREET FOOD
- REGAL
- Capital One
- GROCERY
- PUNCH BOWL SOCIAL
- AVEDA
- PR RUN & WALK
- CVS
- Chick-fil-A
- JINYA
- KINDA FU TEA
- SWITS
- BALLSTON QUARTER
- WESTIN HOTELS & RESORTS
- Target
- Silver Diner
- GOOD COMPANY Doughnuts & Cafe
- CAVA
- THE SALT LINE
- BL Ballston Local
- P.F. Chang's
- Holiday Inn
- THE SILVERLEAF RESTAURANT
- Grand Cru Wine Bar & Bistro
- Total Wine & More
- MUSSEL BAR & GRILL
- Starbucks



Conference Center

JUST DELIVERED!

Arlington Gateway's brand new conference center, offering a well-appointed pre-function area and multiple meeting spaces has arrived! This modern space includes a variety of comfortable and inviting seating along with a pantry area, perfect for any gathering. This new tenant amenity area features a large training room for 60+ which can be divided into two spaces for flexibility. A smaller board room with state of the art technology provides floor to ceiling glass with views back into the lounge.



[CLICK FOR A VIRTUAL TOUR](#)

60+ CAPACITY LARGE TRAINING FACILITY



PRE-FUNCTION & BREAKOUT AREA



Fitness Center JUST DELIVERED!

Arlington Gateway is pleased to offer a new state-of-the-art fitness center located on the second floor adjacent to the brand new conference center.



FEATURES INCLUDE:

- LOCKER ROOMS WITH SHOWERS
- TOWEL SERVICE
- WEIGHT ROOM
- STATE-OF-THE-ART CARDIO EQUIPMENT
- STRETCH AREA
- WELLNESS ROOM



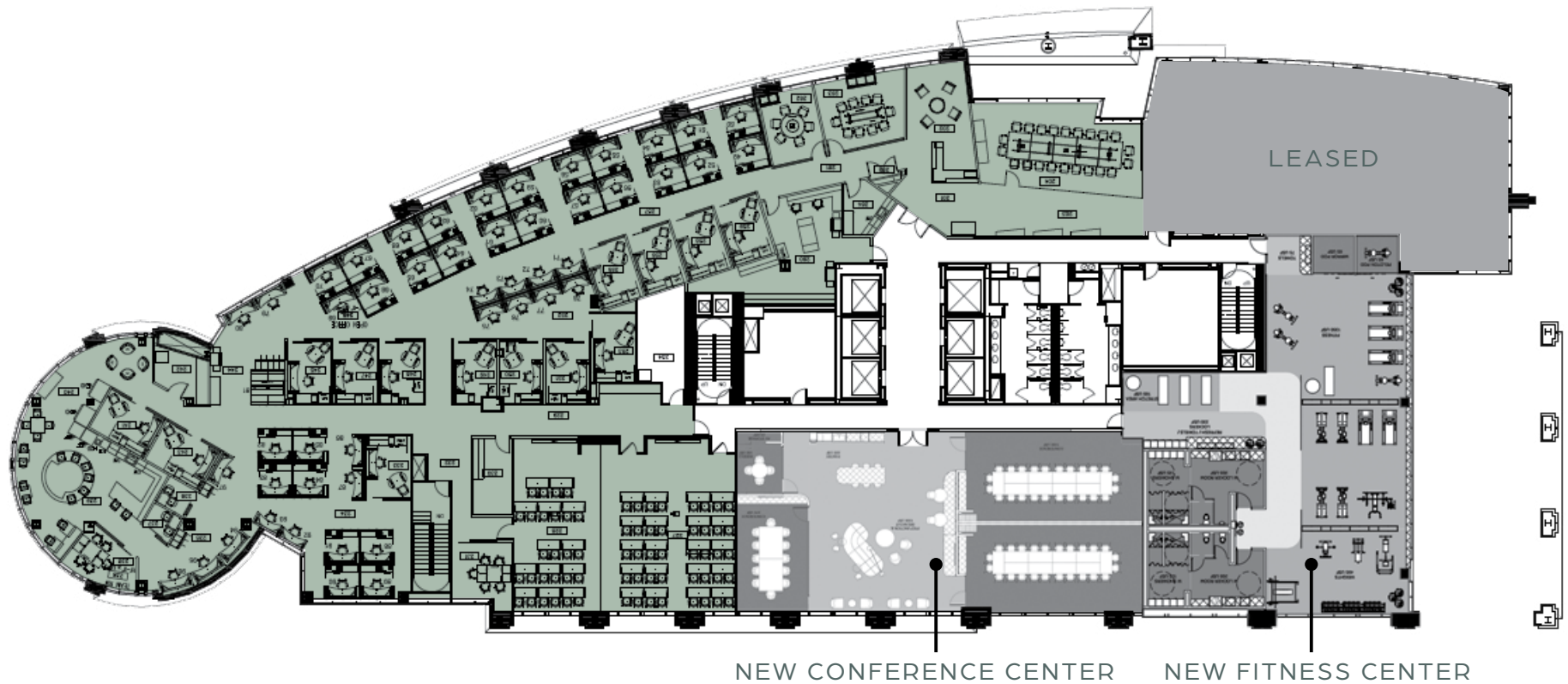
**CLICK FOR A
VIRTUAL TOUR**

STRETCH AREA & LOCKER ROOMS



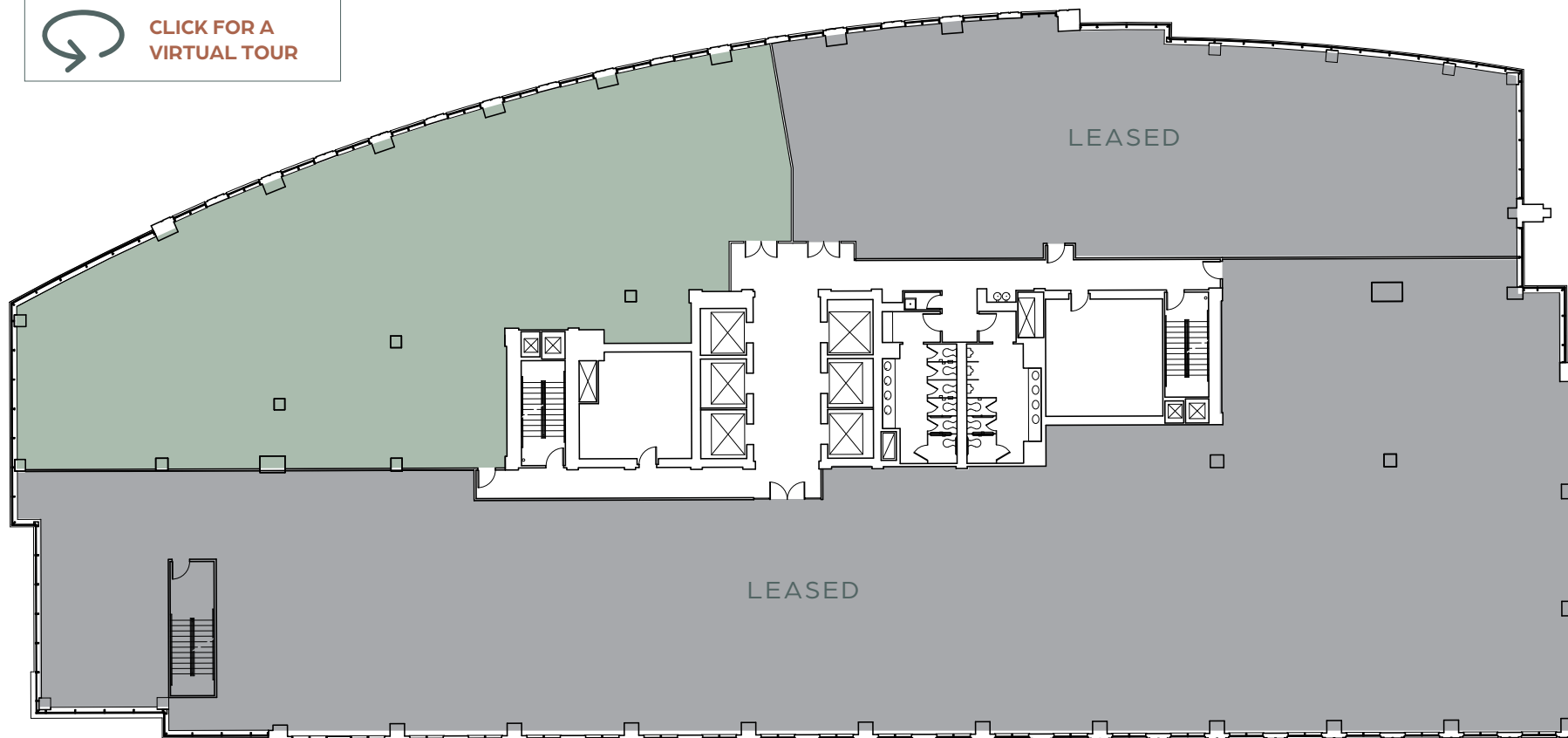
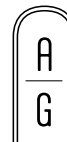
2nd Floor

SUITE 200 – 17,150 SF



4th Floor

SUITE 425 – 7,585 SF



SUITE 425 – SHELL SPACE

6th Floor

SUITE 600 – 30,767 SF

CONTIGUOUS WITH 7TH FLOOR FOR UP TO 55,212 SF



- OFFICES - 54
- CONFERENCE ROOMS - 7
- PHONE ROOMS - 5
- WORK/COPY ROOMS - 5
- KITCHEN/PANTRY - 3



7th Floor



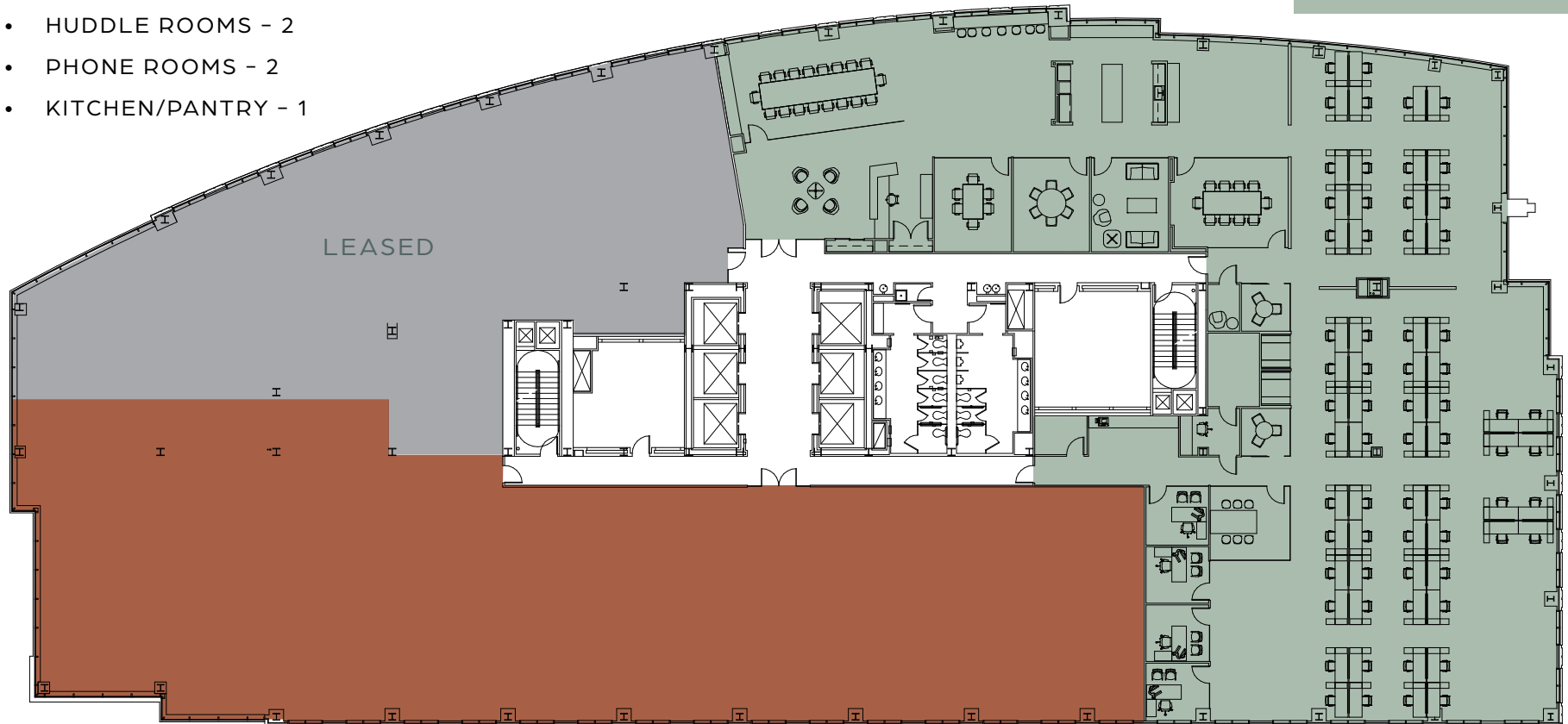
SUITE 725 – 10,900 SF

SUITE 700 – 13,545 SF

24,445 SF CONTIGUOUS | CONTIGUOUS WITH 6TH FLOOR FOR UP TO 55,212 SF

- WORKSTATIONS - 66
- PRIVATE OFFICES - 4
- CONFERENCE ROOMS - 5
- HUDDLE ROOMS - 2
- PHONE ROOMS - 2
- KITCHEN/PANTRY - 1

SUITE 700



SUITE 725 – SHELL SPACE

10th Floor

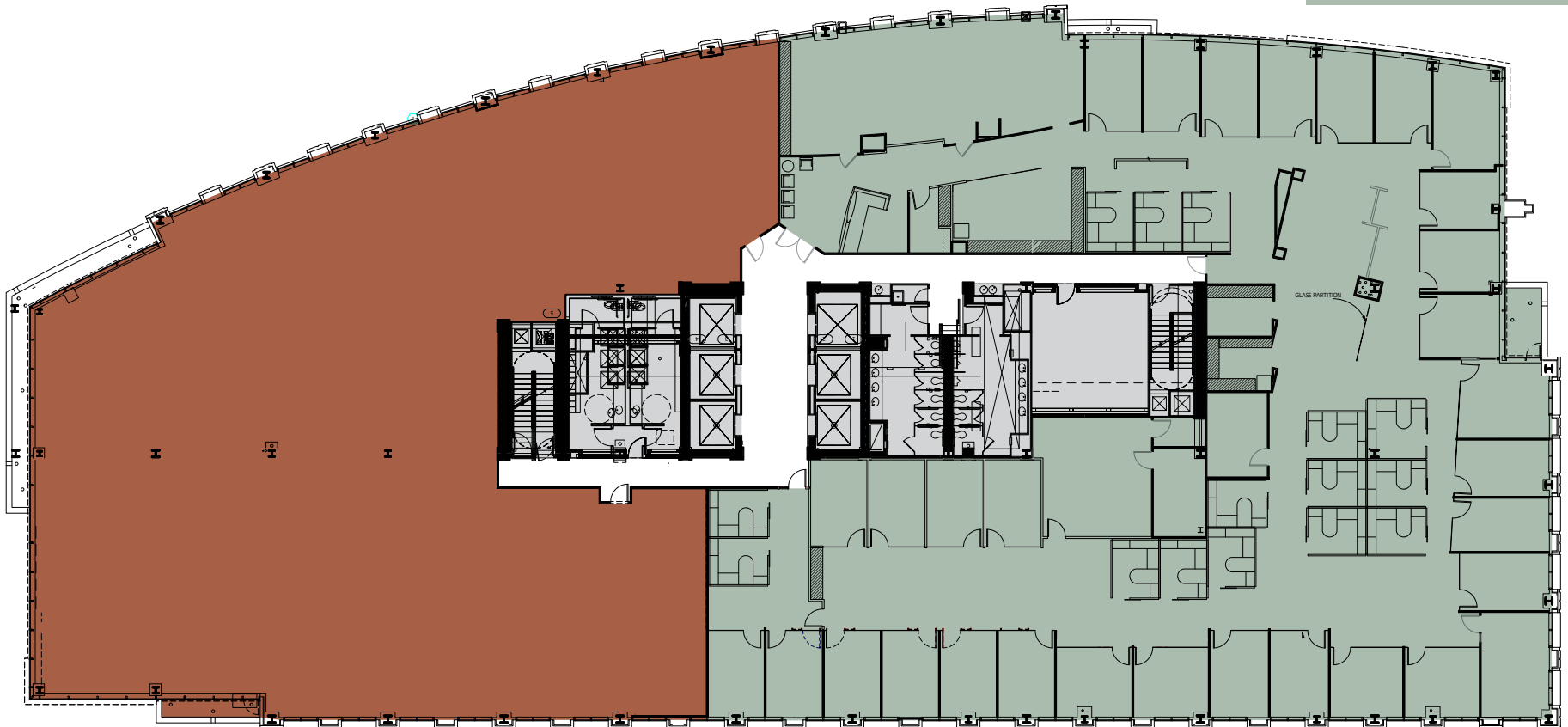
SUITE 1000 – 16,517 SF

SUITE 1005 – 16,295 SF

32,812 SF CONTIGUOUS

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SUITE 1000



SUITE 1005 - SHELL SPACE



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