

the
ellipse



ROONEY
PROPERTIES



VALUE-DRIVEN VARIETY

IS ALWAYS IN SEASON

Situated in Ballston’s dynamic center, The Ellipse stands as a beacon of innovative workplaces. The forward-thinking design seamlessly integrates indoor and outdoor spaces, offering a diverse range of work environments. From meticulously crafted spec suites to expansive multi-floor options, The Ellipse caters to your evolving business needs. Experience a new paradigm in professional spaces – where modern amenities and thoughtful design converge to shape the future of work.

NEW OWNERSHIP
PROVIDING A FRESH PERSPECTIVE

BRAND NEW AMENITIES
WITH STATE OF THE ART TECHNOLOGY

LOBBY UPGRADES
FULL RENOVATION COMPLETE

CENTRALLY LOCATED
in the heart of Ballston, just two blocks from the Metro

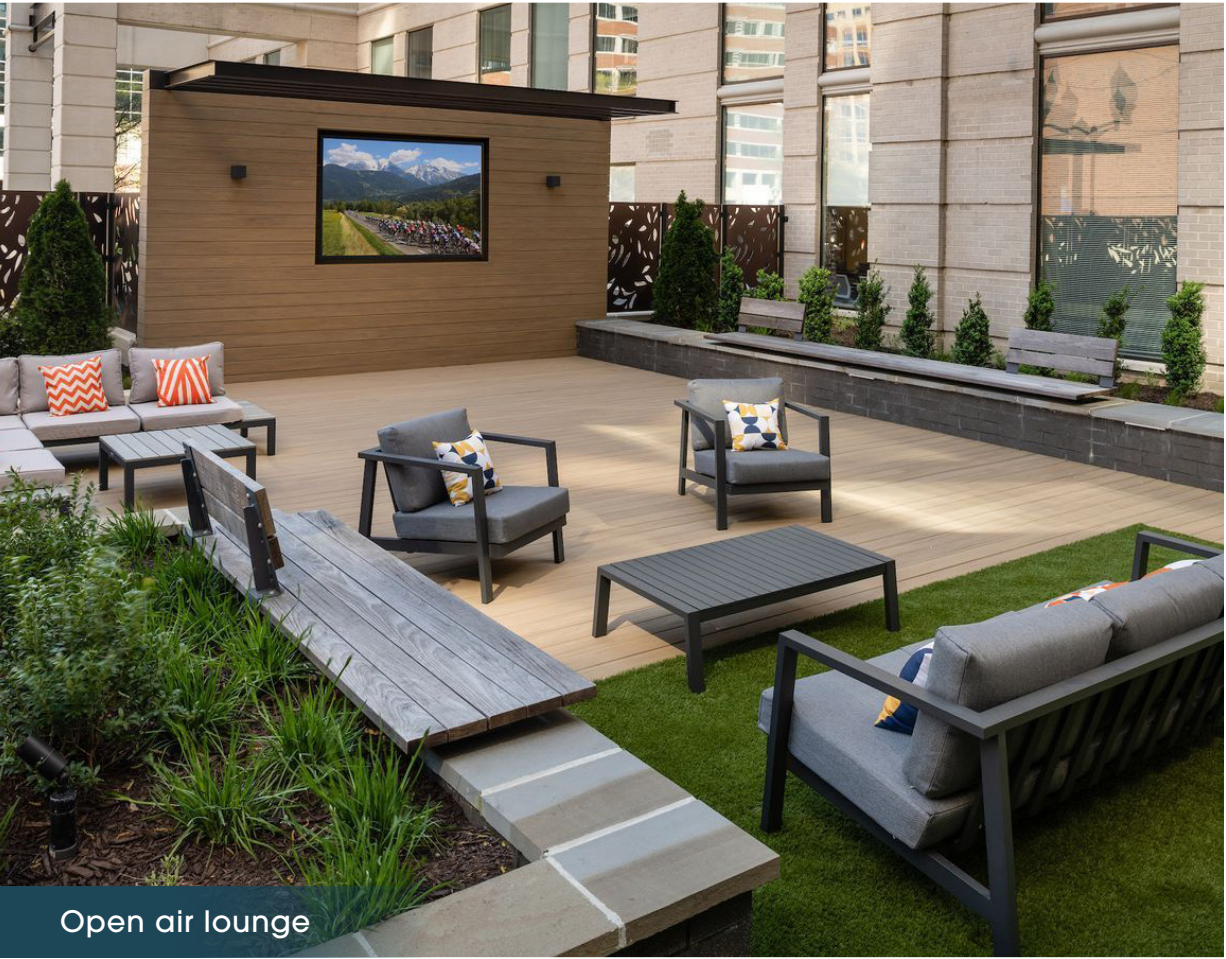


DYNAMIC *BY DESIGN,* DIVERSE IN OPPORTUNITY

Experience the pinnacle of fitness and relaxation in our state-of-the-art facility, featuring a high-end fitness center seamlessly integrated with a dynamic outdoor workout area for those who crave variety in their exercise routines. Complement your workout with our open-air lounge, equipped with cutting-edge technology and plush seating, offering a perfect blend of comfort and connectivity available round-the-clock.



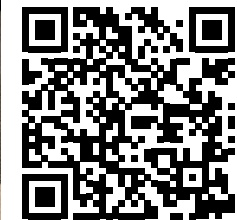
Open air lounge



Open air lounge



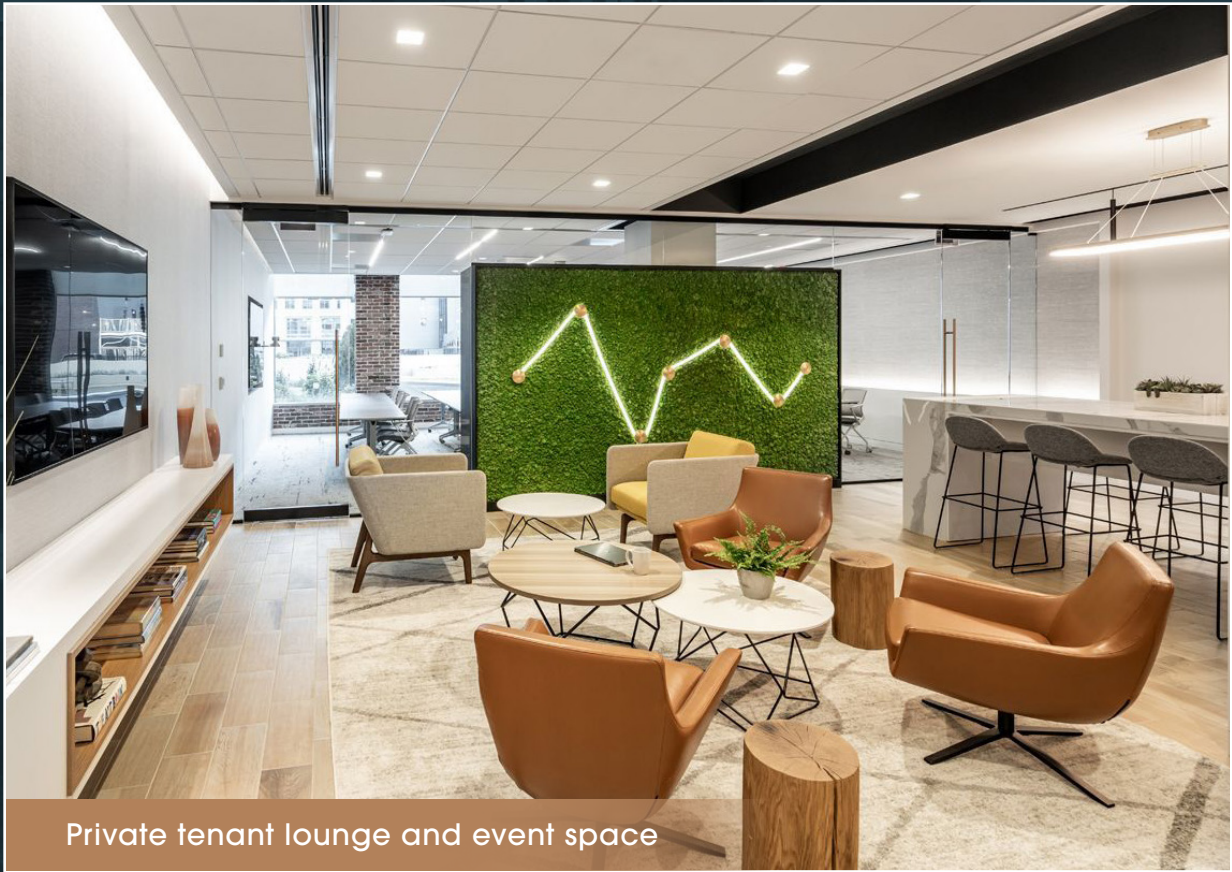
Fitness center with upgraded showers and lockers



TOUR FITNESS CENTER

UPSCALE COMFORTS, DAILY CONVENIENCE

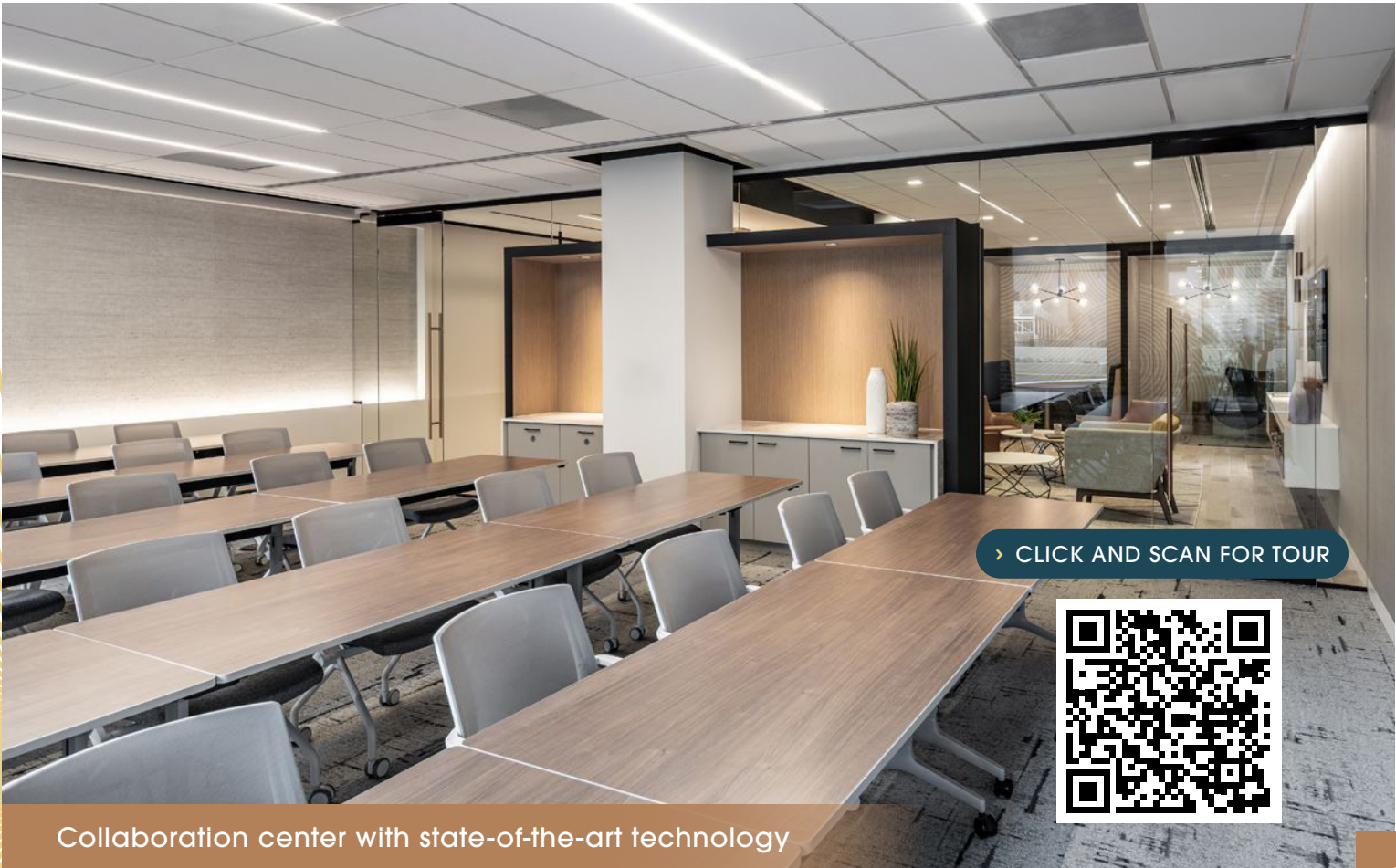
The new private tenant lounge and conference center offers a versatile space for relaxation, meetings, and events. It features comfortable seating, dining areas, a catering café, and high-tech meeting facilities, all designed to enhance your workday experience.



Private tenant lounge and event space

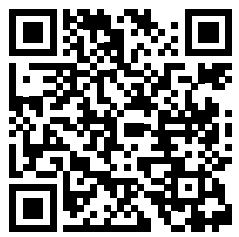


Private tenant lounge and event space

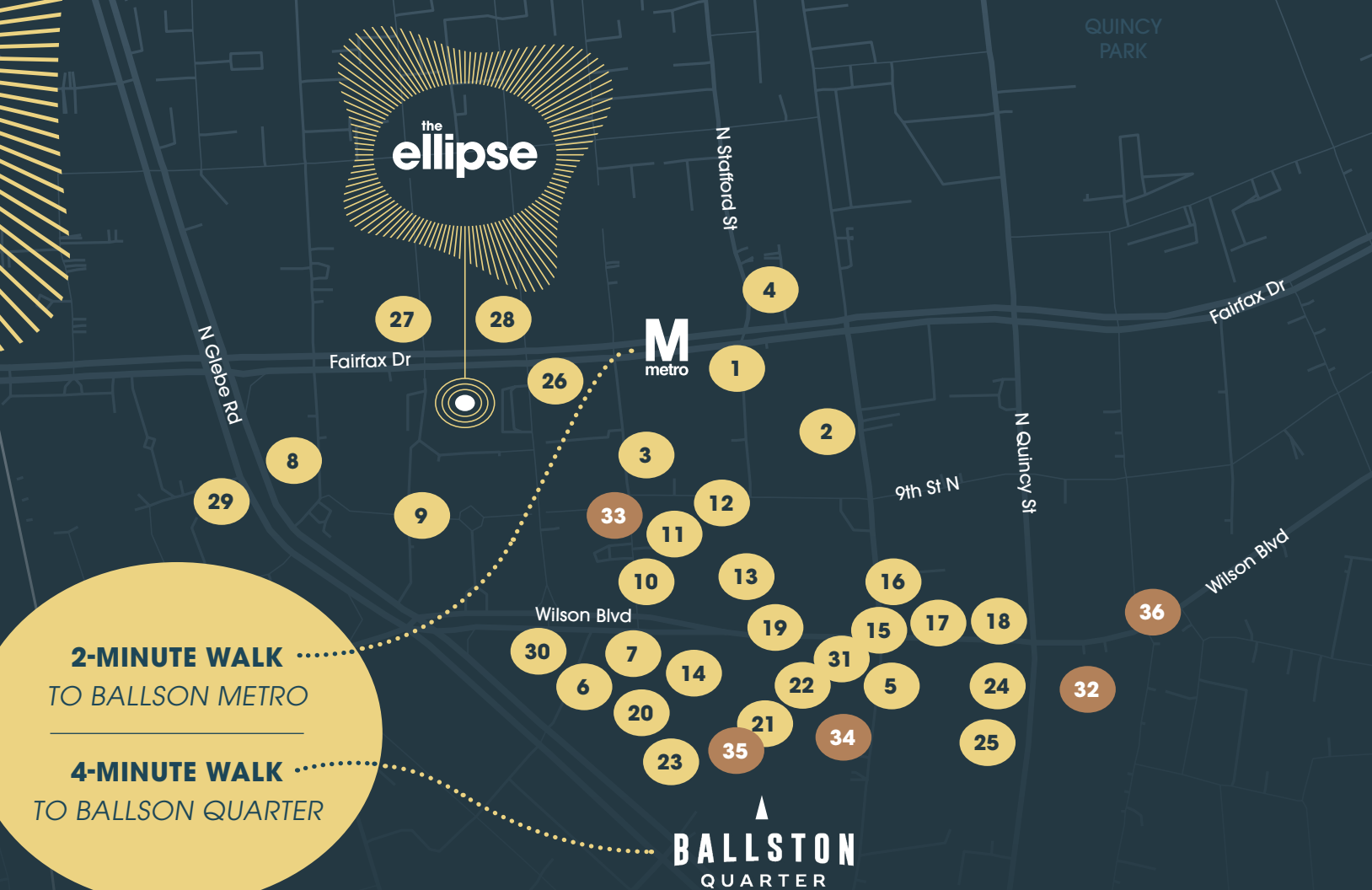


Collaboration center with state-of-the-art technology

CLICK AND SCAN FOR TOUR



COMMUTER FRIENDLY, FOOD-LOVER APPROVED



RESTAURANTS

- | | | | |
|----------------------|-------------------------------|------------------------------|--------------------|
| 1. IHOP | 9. Grand Cru Wine Bar | 16. Rustico | 25. Taco Bamba |
| 2. Bronson Bierhall | 9. Nando's | 17. Poppyseed Rye | 26. Potbelly |
| 3. Starbucks | 9. Roggenart European Bakery | 18. Bruegger's Bagels | 27. Poke it Up |
| 4. Rus Uz | 10. Point 17 | 19. Hot Lola's | 28. Uncle Julio's |
| 5. The Salt Line | 11. Shake Shack | 20. Bollywood Bistro Express | 29. Ballston Local |
| 6. True Food Kitchen | 12. El Rey | 21. Punch Bowl Social | 30. Chipotle |
| 7. Ted's Bulletin | 13. Hawkers Asian Street Food | 22. Union Kitchen | 31. Compass Coffee |
| 8. P.F. Chang's | 14. CAVA | 23. Superette | |
| 9. Big Buns | 15. Sweetgreen | 24. LEBAV | |

FITNESS

- | |
|--------------------------|
| 32. Gold's Gym Ballston |
| 33. Orangetheory Fitness |
| 34. BASH Boxing |
| 35. Onelife Fitness |
| 36. F45 |





AVAILABILITIES

FLOOR 9

23,116 SF

FLOOR 8

11,832 SF

FLOOR 7

21,842 SF

FLOOR 6 (SPEC SUITES)

8,697 SF

FLOOR 5* (SPEC SUITES)

15,960 SF

FLOOR 4*

22,903 SF

FLOOR 3*

23,069 SF

FLOOR 2

18,136 SF

FLOOR 1

(OFFICE/RETAIL)

7,487 SF

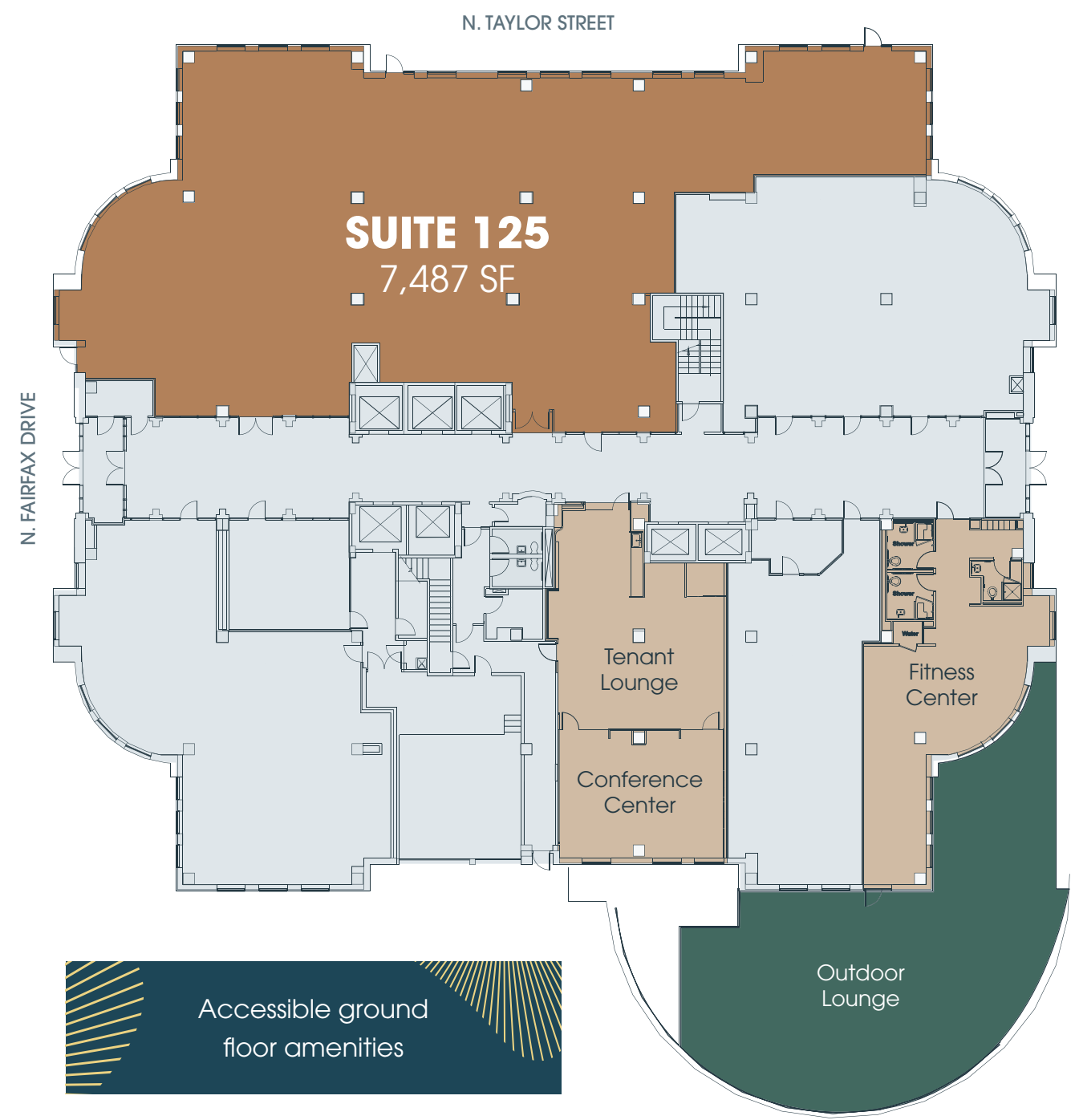
*** FLOORS 3-5**

61,932 SF AVAILABLE

CONTIGUOUS THREE
FLOOR OPPORTUNITY

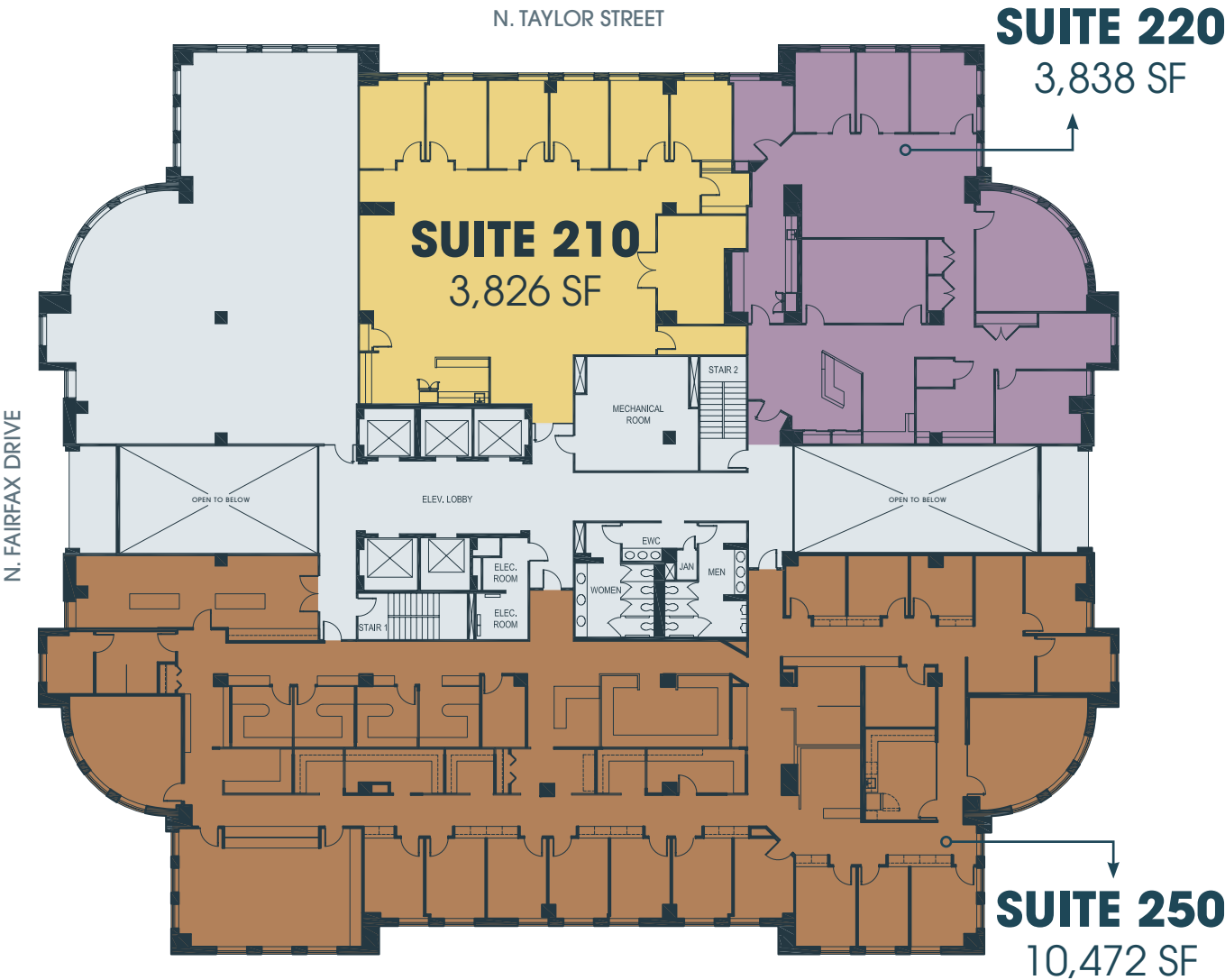
WHERE **BOLD IDEAS** TAKE SHAPE

FLOOR 1



FLOOR 2

UP TO 18,136 SF

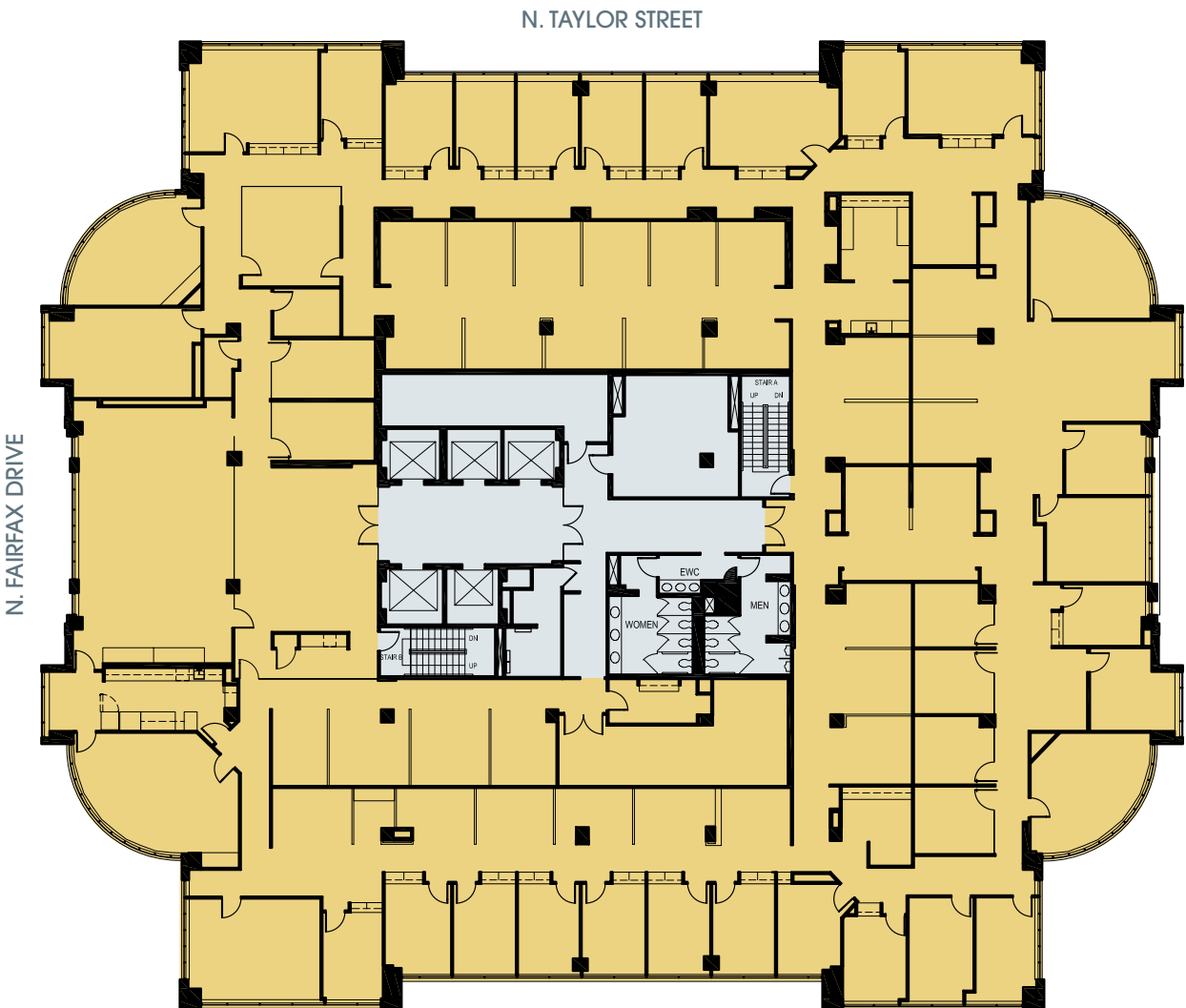


Suite 210: Move-in ready. Mix open/office with upgraded finishes

Suite 250: Good existing conditions

FLOOR 3

23,069 SF

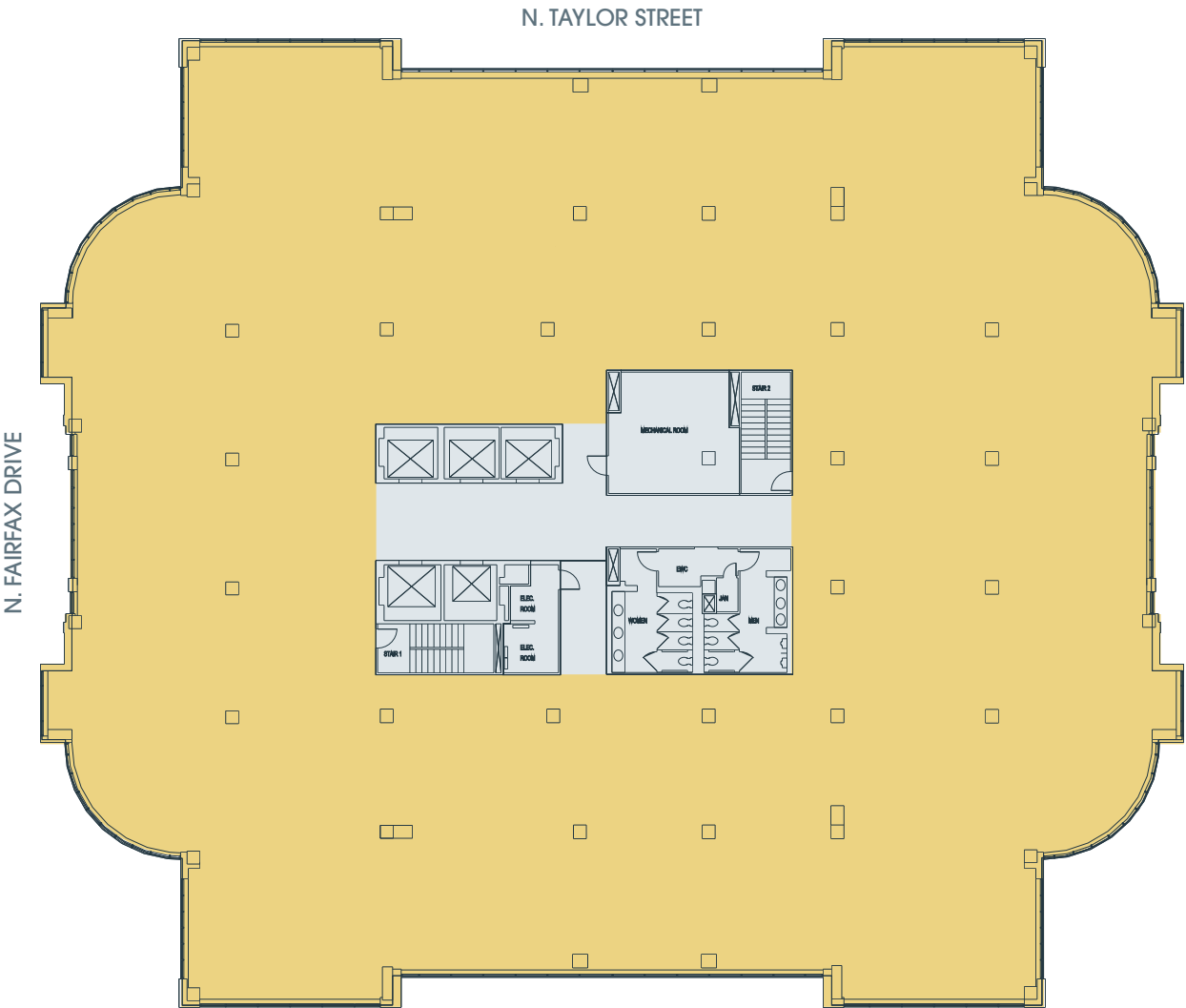


2nd gen condition

3rd, 4th & partial 5th floors can be combined for up to 61,925 SF

FLOOR 4

22,903 SF



Shell space
3rd, 4th & partial 5th floors can be combined for up to 61,925 SF

FLOOR 4

HYPOTHETICAL TEST FIT



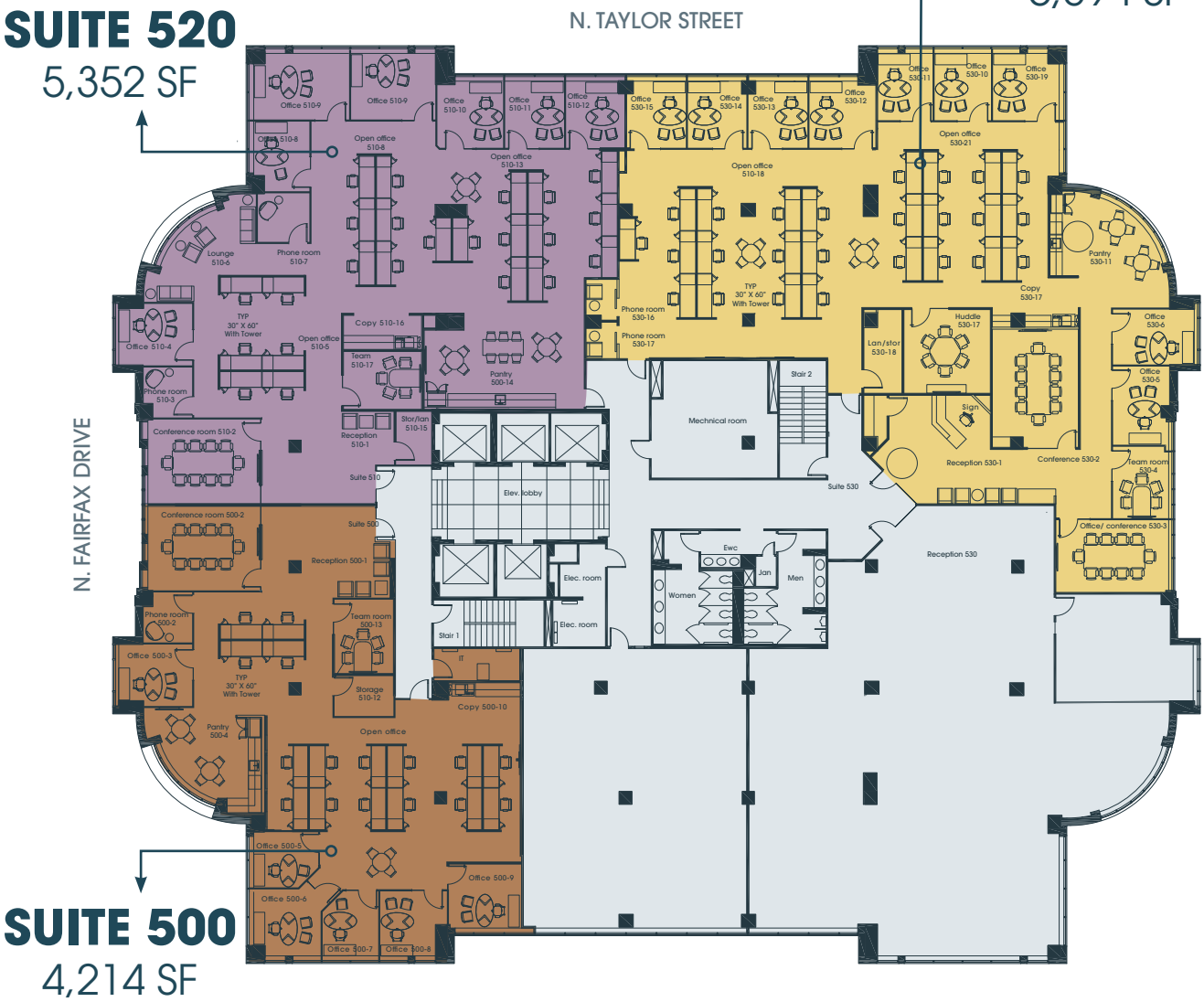
76 workstations | 29 private offices | 2 large conference rooms
6 collaboration rooms | 6 phone rooms | Café / kitchen

FLOOR 5

SPEC SUITES

SUITE 520
5,352 SF

SUITE 580
6,394 SF



SUITE 500
4,214 SF



Click and scan to view
alternate workstation layout

New common areas planned

5th & 6th floors will deliver Fall 2026

FLOOR 6

SPEC SUITES

SUITE 610
2,656 RSF

SUITE 680
3,088 RSF

SUITE 660
2,953 RSF



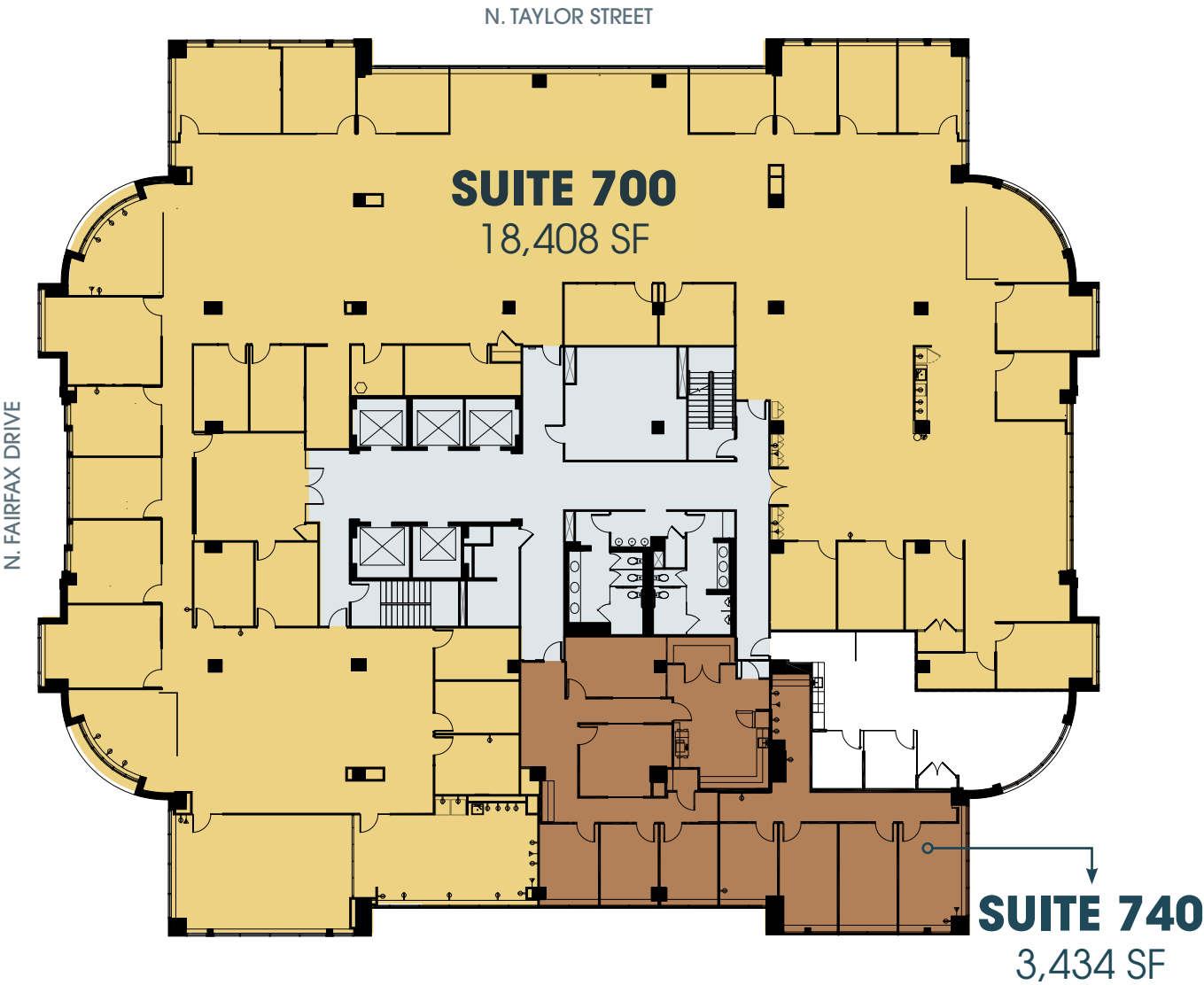
Click and scan to view
alternate workstation layout

Suite 610: Direct elevator lobby exposure with
views overlooking N. Fairfax Dr

5th & 6th floors will deliver Fall 2026

FLOOR 7

UP TO 21,842 SF



Suite 700: High end move-in ready opportunity
Suite 740: Available 11/1/2027, ability to recapture if needed



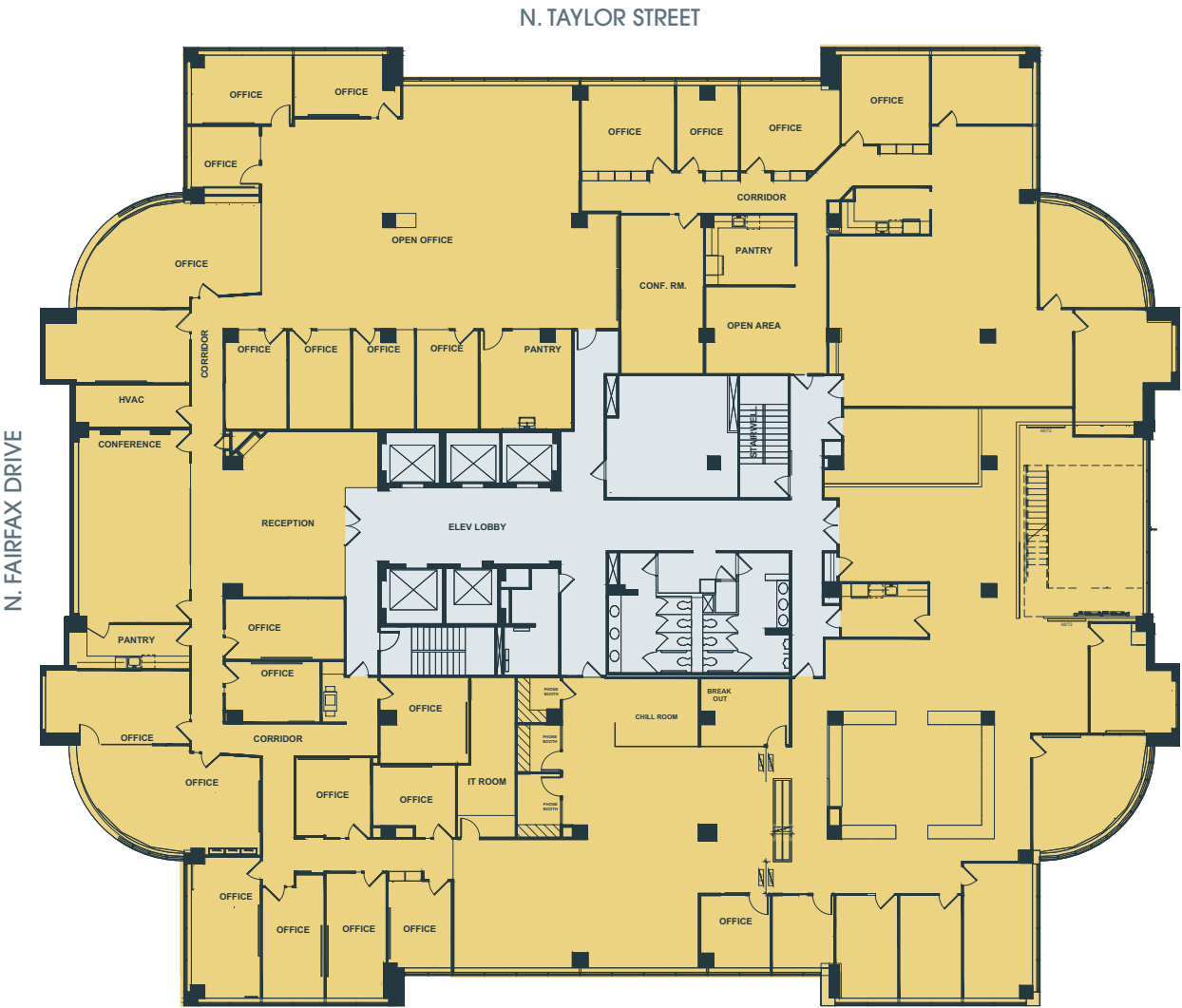
Views from Suite 700

FLOOR 8



FLOOR 9

23,116 SF



Unique full floor opportunity on top floor of the building with internal staircase to private mezzanine level.



Views from 9th floor



the ellipse

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