



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 last fall, offering modern facilities for meetings and events.

IN-BUILDING WIRELESS SYSTEM

Ensures seamless connectivity throughout the building.

Coming Spring 2026!



BAGEL UPRISING, a beloved local bagel shop is bringing its handcrafted, small-batch bagels to **ARLINGTON GATEWAY**. Get 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.



VIRTUALLY COLUMN-FREE AVAILABILITIES

Maximizes usable space within the building.



CONFERENCE CENTER

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



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**



Your Gateway to a Good Time



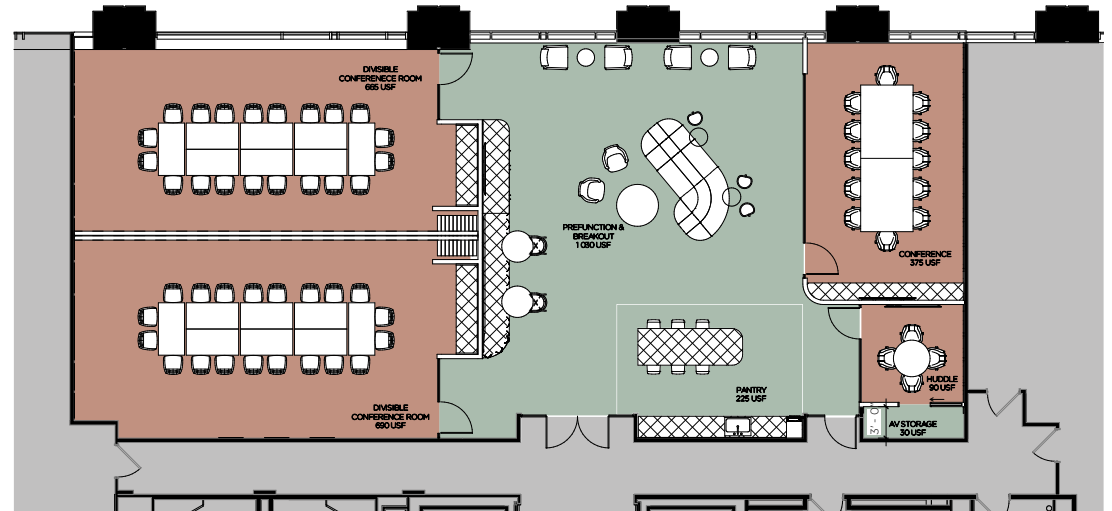
BALLSTON QUARTER

AVEDA | =PR= RUN & WALK | CVS | SOUTH BEACH | Chick-fil-ee | JINYA | KUNA FU TEA | 5 WITS |
 PUNCH BOWL SOCIAL | GOKOLEE | GROCERY | Capital One | REGAL | MAIZAL LATIN STREET FOOD | LENS CRAFTERS | SIDEKICK BAKERY | IMMERSIVE GAMEBOX |
 COMPASS COFFEE | SUPERETTE | ON POINT | HOT lela's | MUSE | jubilee | mezeh | onelife FITNESS | K-DOG

HARRIS TEETER Neighborhood Food & Pharmacy |
 RESIDENCE INN BY HARRIOTT | TACO BAMBAs | CARBONARA | &PIZZA TREK |
 SWAETGREEN | SALT LINE | CAVA | SHAKE SHACK | ORANGETHEORY FITNESS |
 GRAND CRU | NANDO'S | P.F. CHANG'S | BL Ballston Local | THE SILVERLEAF RESTAURANT |
 HOLIDAY INN | WESTIN HOTELS & RESORTS | TARGET | SILVER Diner | GOOD COMPANY Doughnuts & Cafe |
 MUSSEL BARS & GRILL | STARBUCKS |
 BRONSON | RUS UZ |
 MEDIUM RARE |
 VIRGINIA SQUARE METRO STATION |
 BALLSTON METRO STATION

New Conference Center JUST DELIVERED!

Arlington Gateway's brand new conference center, offering a well-appointed prefunction 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. 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



PREFUNCTION & BREAKOUT AREA



New 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



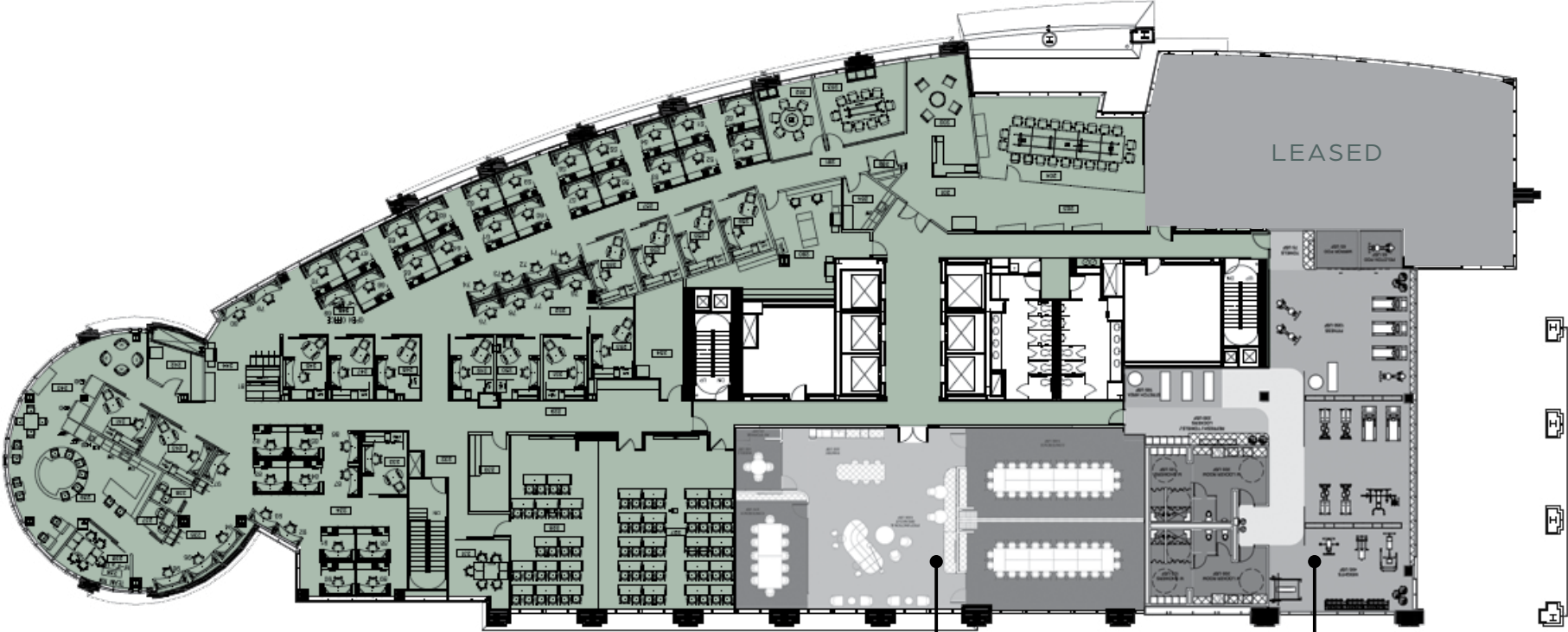
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STRETCH AREA & LOCKER ROOMS



2nd Floor

16,890 SF



NEW CONFERENCE CENTER

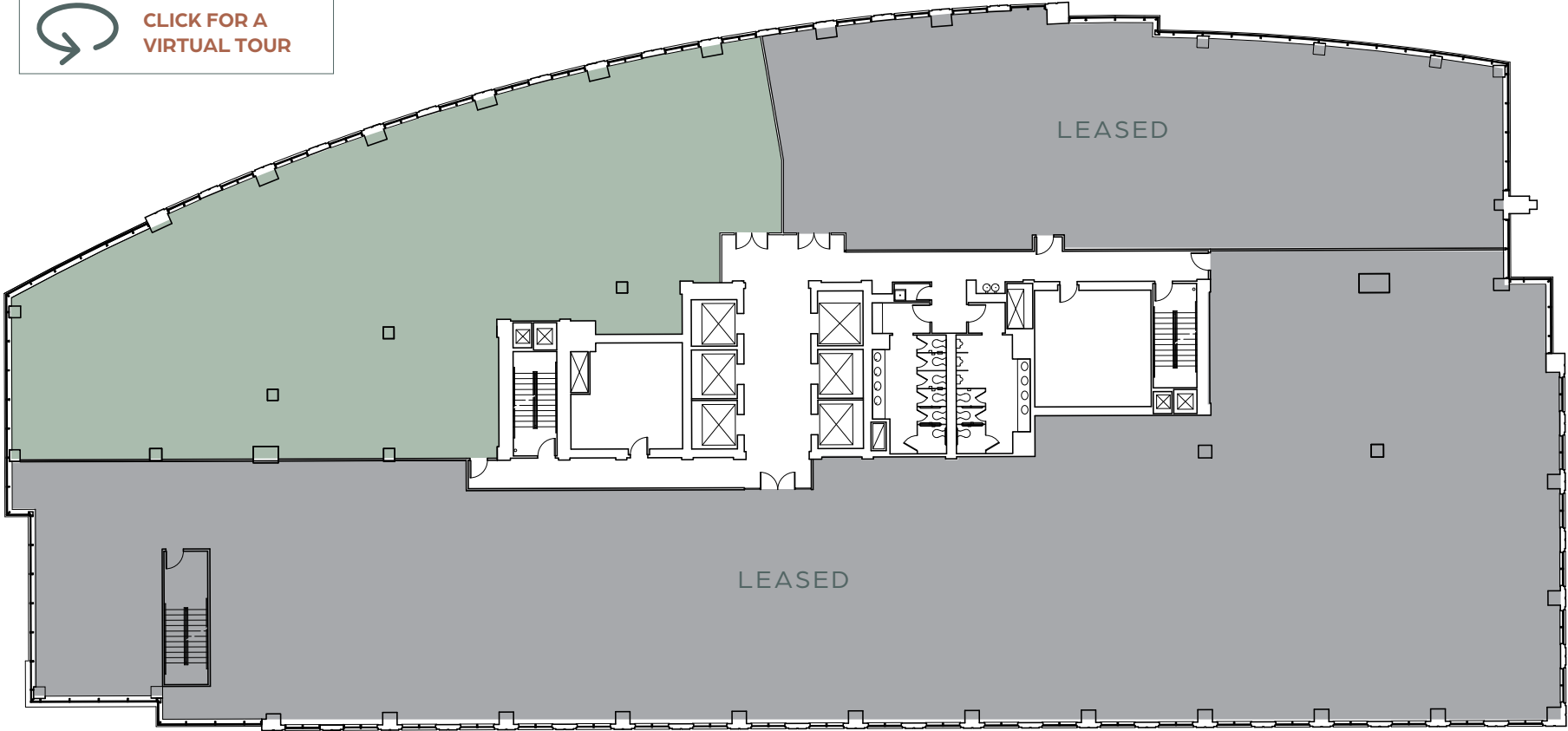
NEW FITNESS CENTER

4th Floor

7,384 SF



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6th Floor

30,439 SF

CONTIGUOUS WITH 7TH FLOOR FOR UP TO 53,544 SF



7th Floor



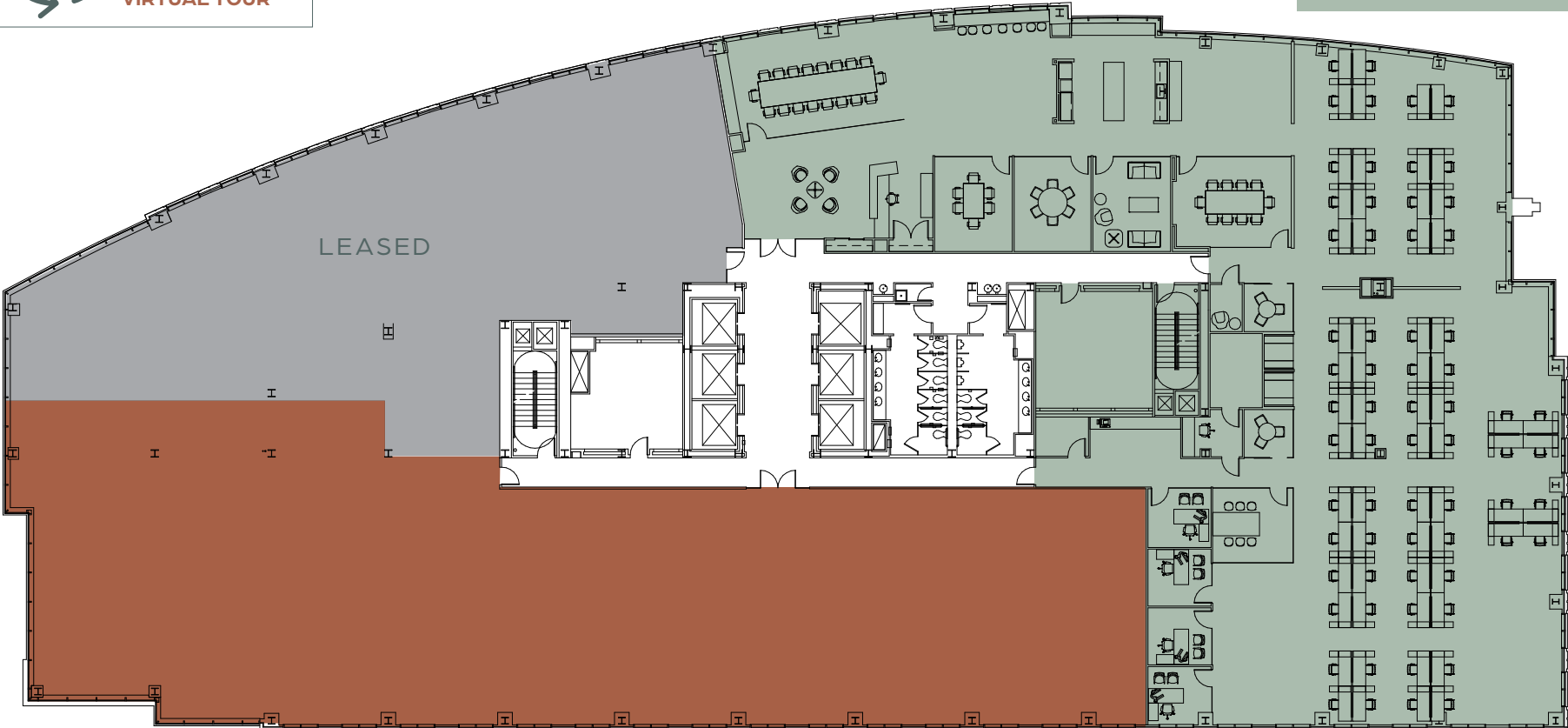
SHELL SPACE - 9,878 SF

SUITE 700 - 13,227 SF

23,105 SF CONTIGUOUS | CONTIGUOUS WITH 6TH FLOOR FOR UP TO 53,544 SF

 [CLICK FOR A VIRTUAL TOUR](#)

SUITE 700



SHELL SPACE

10th Floor

SUITE 1000 – 16,233 SF

SUITE 1005 – 13,215 SF

29,448 SF CONTIGUOUS



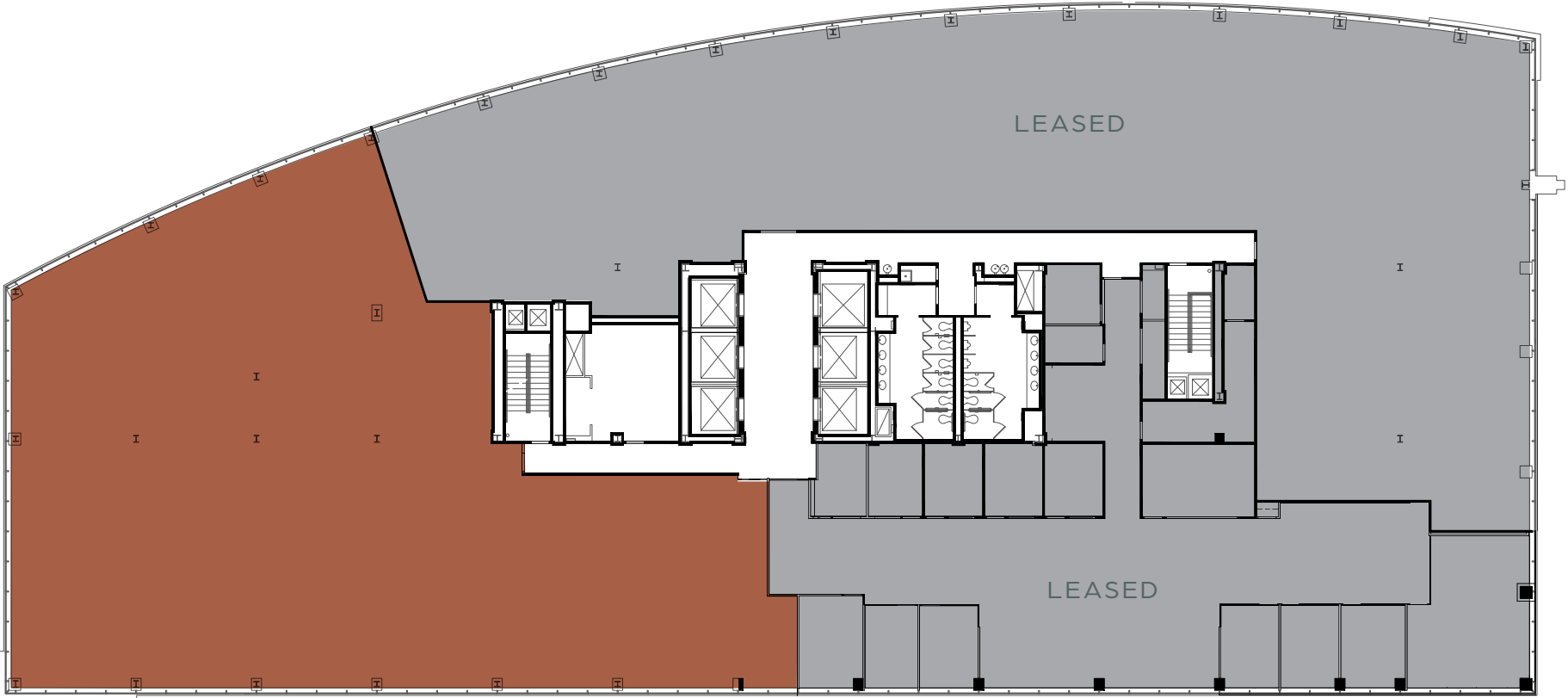
SUITE 1000



SUITE 1005

12th Floor

SUITE 1210 – 9,203 SF



SUITE 1210



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