

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

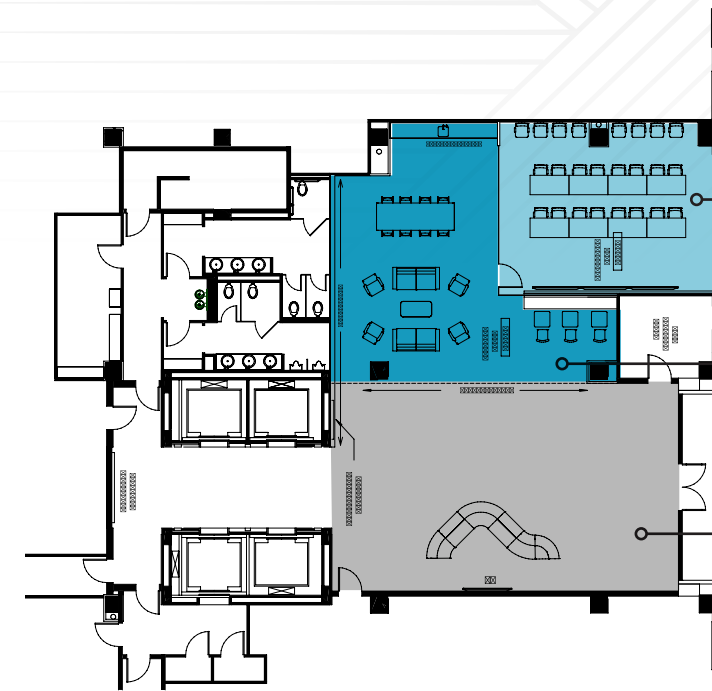


0.3 miles (2 minute walk) from the Virginia Square Metro



Surrounded by Ballston's robust retail and restaurant amenities

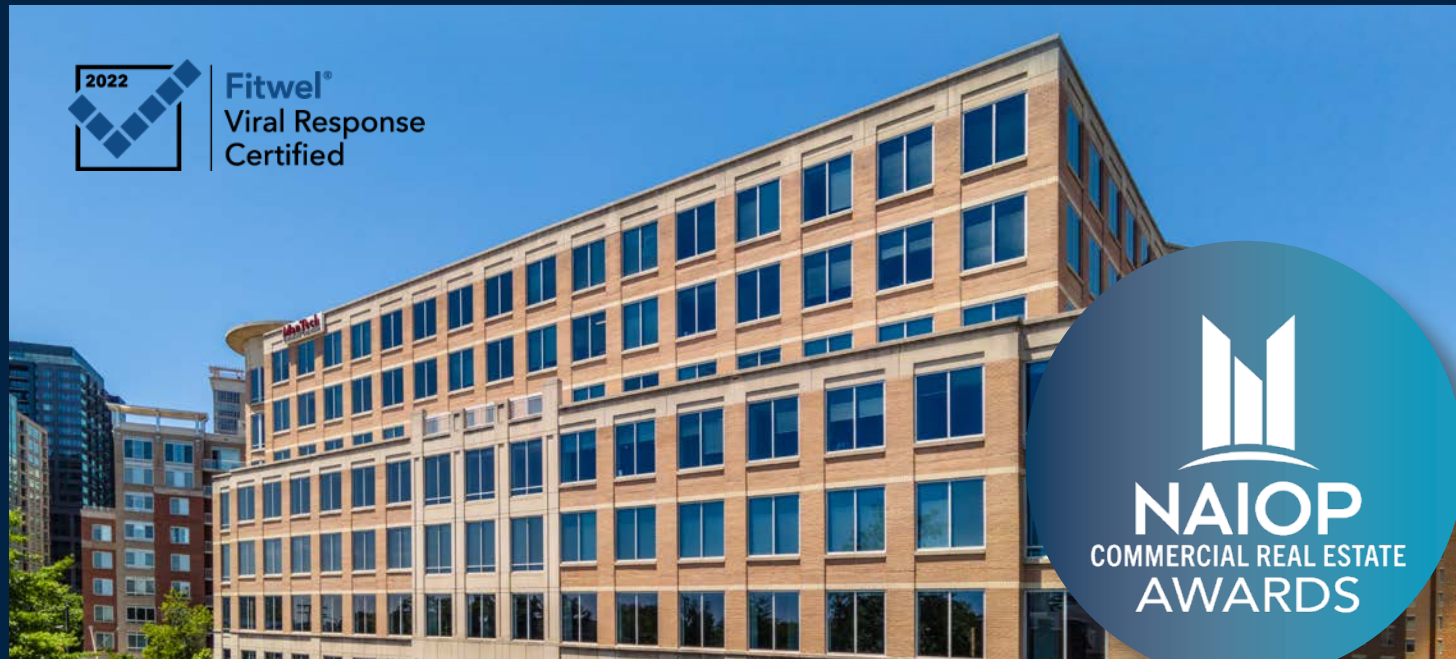
# BRAND NEW AMENITY SPACE



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



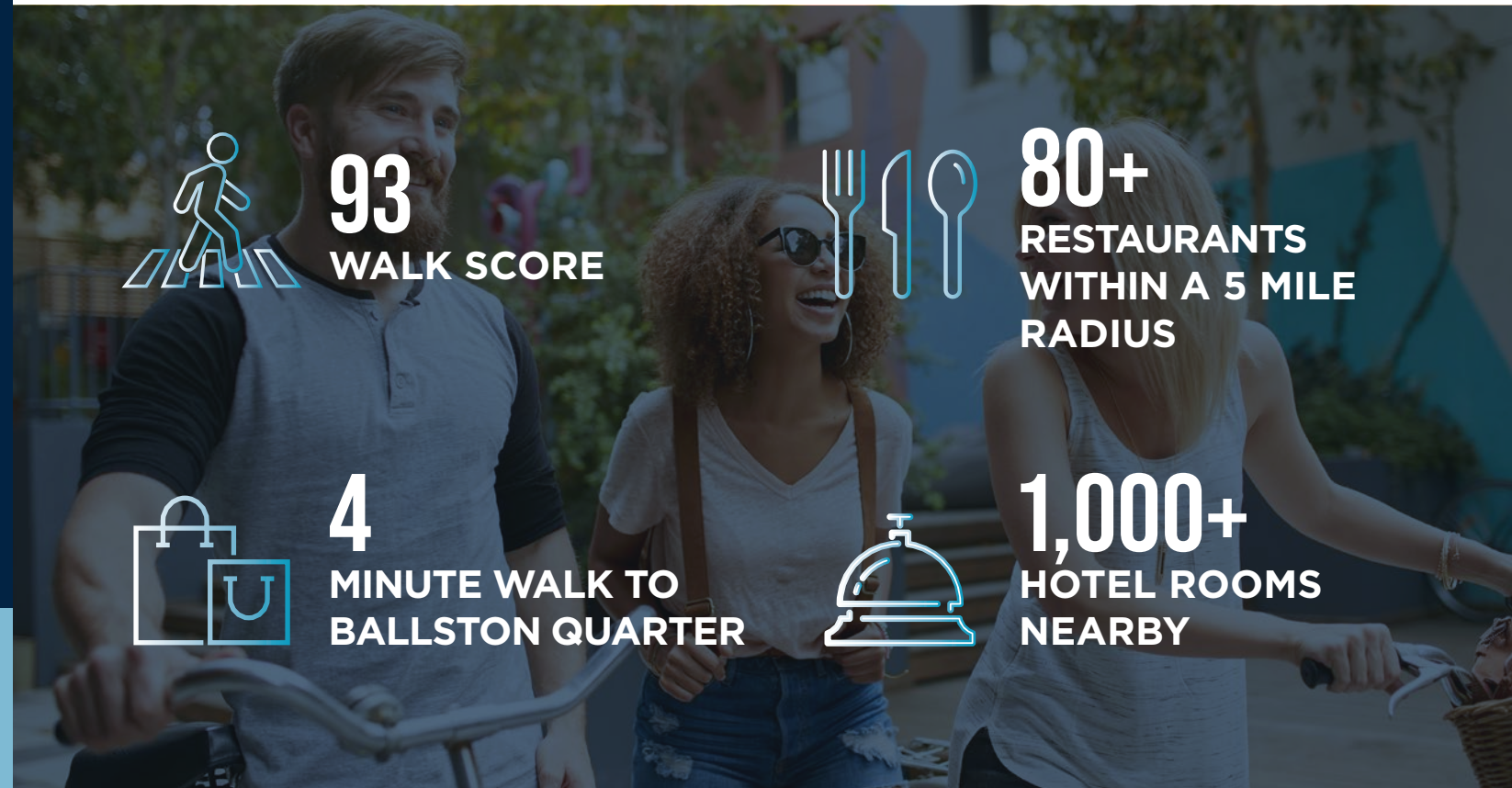
80+ RESTAURANTS WITHIN A 5 MILE RADIUS



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  
10.42

TODAY  
62°F

BUILDING DIRECTORY

| Address                            | Floor |
|------------------------------------|-------|
| 100 Salome by JC                   | 1     |
| 130 F&S 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**

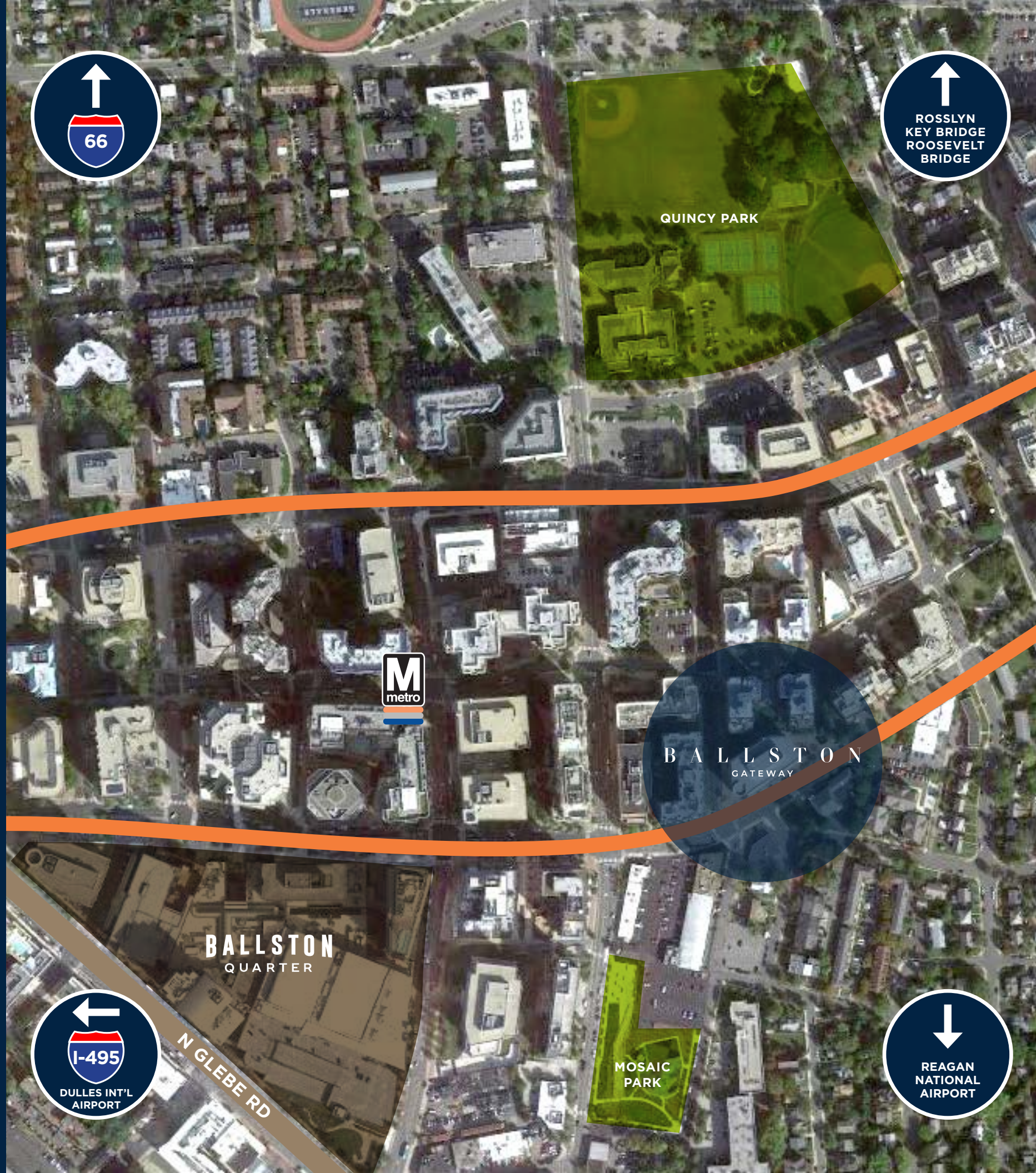
**9 MINUTE WALK BALLSTON-MU METRO**



**2 BLOCKS FROM BALLSTON QUARTER**

**3 MINUTE WALK TO MOSAIC PARK**

**7 MINUTE WALK TO QUINCY PARK**



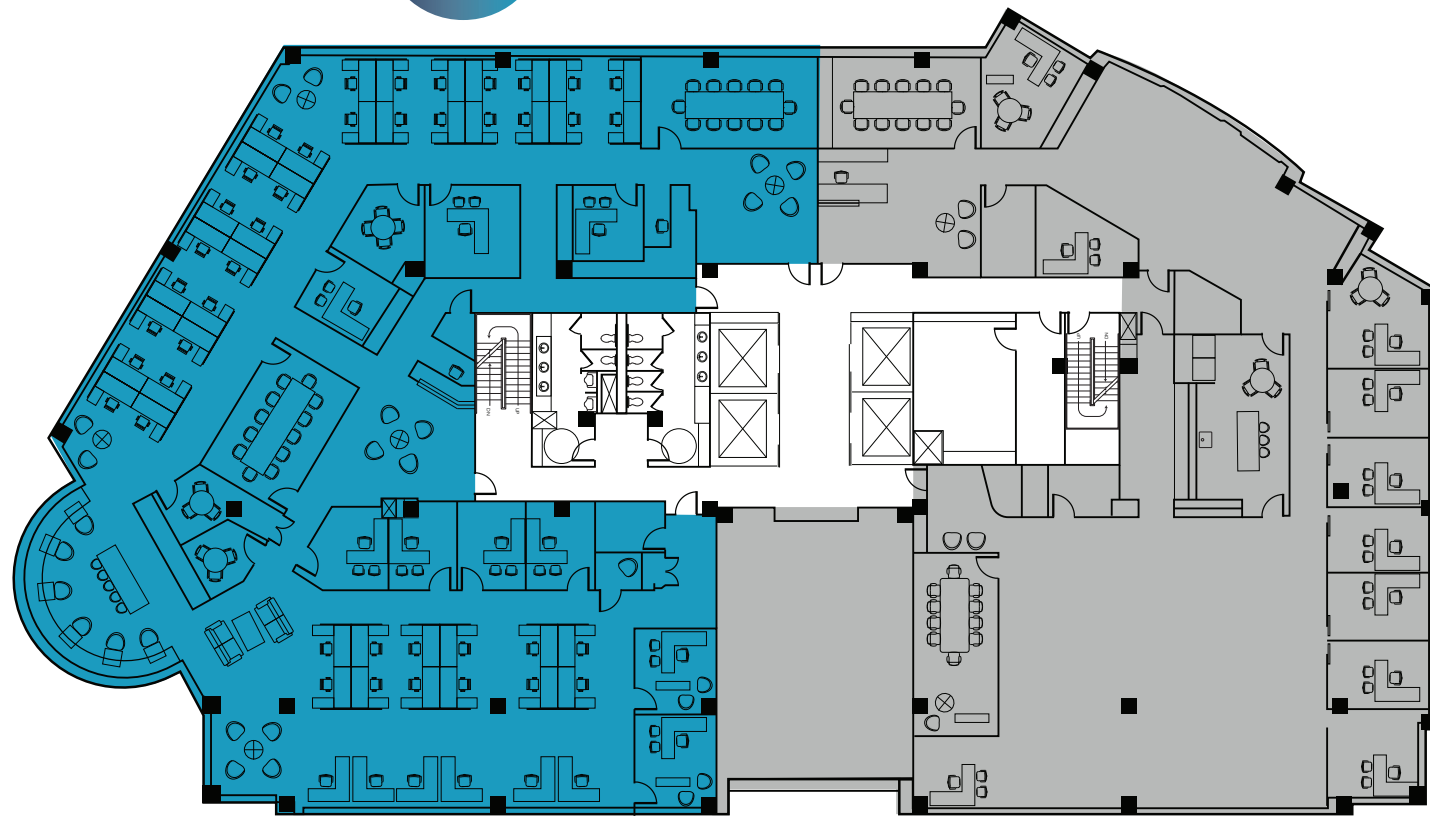
# NEIGHBORHOOD AMENITIES

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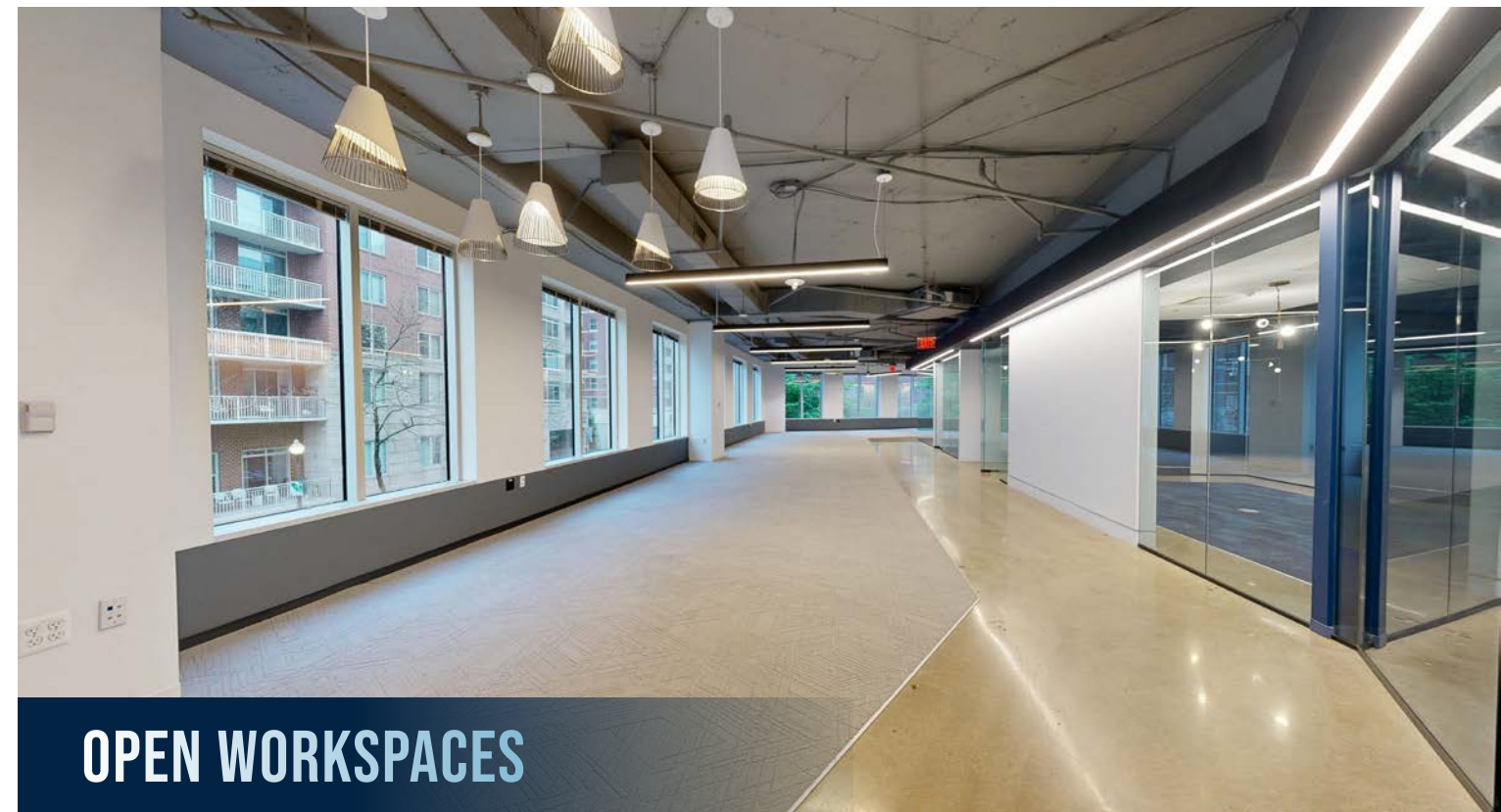
# AVAILABILITIES

## SUITE 225

10,629 SF



**MODERN KITCHEN**



**OPEN WORKSPACES**

# MOVE-IN READY SPACES **SUITE 225**



**CASUAL MEETING AREAS**



**LUXURY BREAK ROOM**



**FLEXIBLE OFFICE LAYOUT**

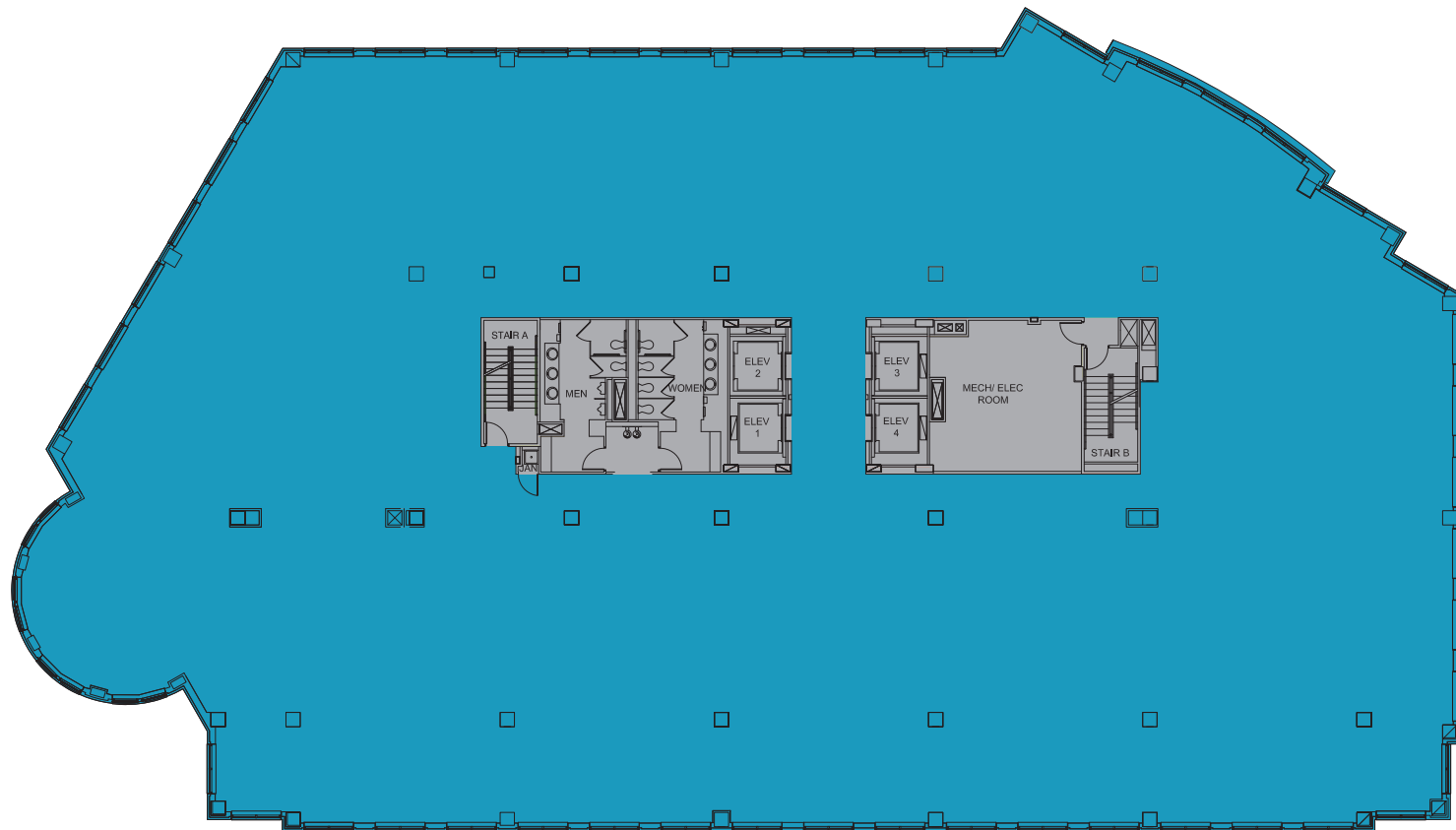


**CONVENIENT RECEPTION**

# AVAILABILITIES

## 3RD FLOOR - SHELL

20,700 SF



# AVAILABILITIES

## 8TH FLOOR - TEST FITS

**FUTURE  
SPEC SUITES**

### SUITE 820

2,981 SF

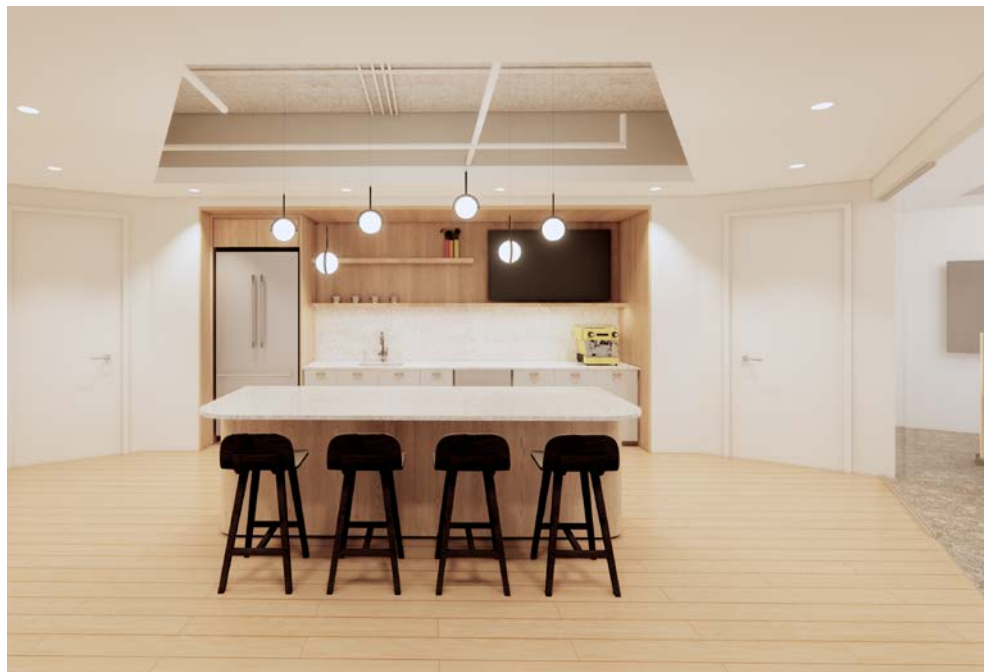


### SUITE 810

3,844 SF

# BUILT WITH YOU IN MIND

8TH FLOOR SPEC SUITES | HYPOTHETICAL



# BALLSTON GATEWAY

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