



4501 N
FAIRFAX



 **CUSHMAN &
WAKEFIELD**

 **Manulife** Investment Management



BUILDING HIGHLIGHTS

BUILDING SIZE 199,022 RSF

OF FLOORS 9 Floors

TYPICAL FLOOR SIZE 24,137 RSF

PARKING Three (3) levels of parking provided at a ratio of 1.6 spaces for every 1,000 RSF of space leased

BUILDING HOURS OF OPERATION 8:00 AM – 6:00 PM Monday – Friday

HVAC SYSTEM

- Overhead VAV system controlled by local thermostats and monitored and adjusted by a central computer in Chief Engineer's office
- Individual air conditioning units per floor with central cooling towers on the roof supplying condenser water to each

AMENITIES

- Full-service bank with ATM on site
- Immediate driving access to Route 66 East and West ramps
- 3 block walk to Orange and Silver line Metro stop.
- Short walking distance to restaurants and retail
- Comcast Cable available throughout building
- Energy Star Building

FIRE & LIFE SAFETY

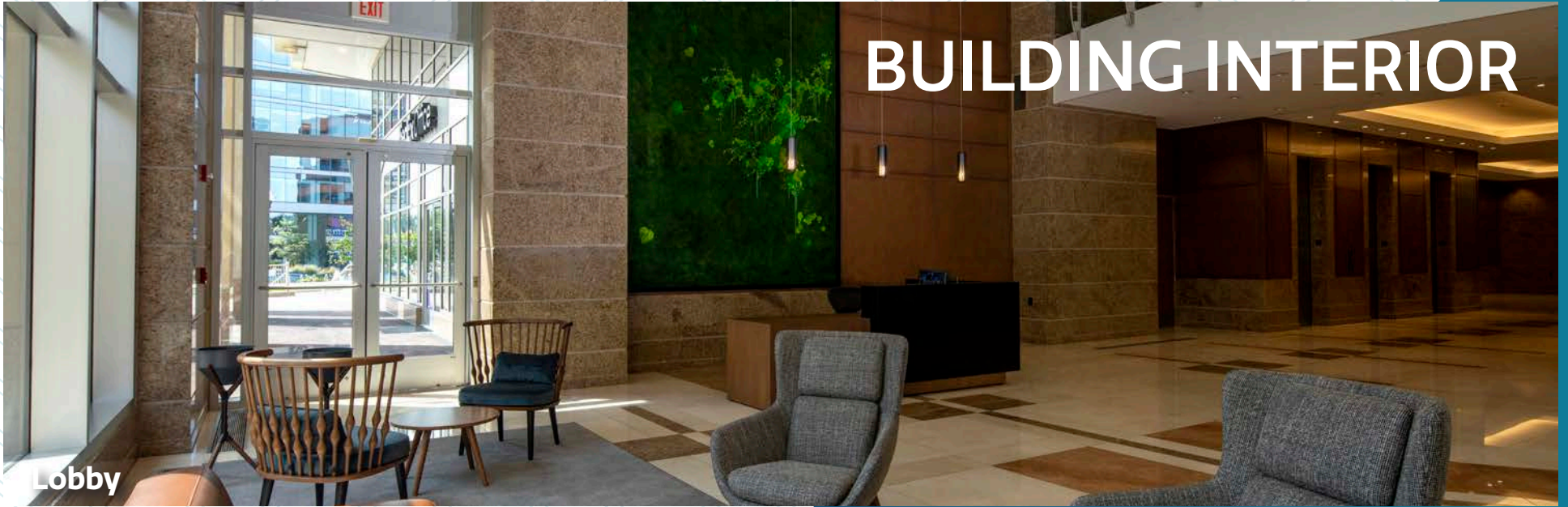
- Fully sprinklered from parking garage to penthouse level
- Fire alarm system with pull stations and heat and smoke detectors
- Pressurized stairwells with outside air to suppress smoke
- Standby emergency generator provides back up power

SECURITY

- Security attendant in Lobby
- 7:00 AM – 11:00 PM Monday – Friday
- A monitored electronic card system provides 24-hour access to the building, elevators and parking garage

ELEVATORS Five high-speed passenger elevators service all floors and the parking garage

BUILDING INTERIOR



Lobby



Fitness



Conference



Patio



Spec Suites

ACCESS & AMENITIES



I-66 WEST



I-66 EAST



The Melting Pot



Sandy Spring Bank

FedEx



UNCLE JULIO'S MEXICAN from Scratch

ZOËS KITCHEN

SUBWAY



N FAIRFAX DR

BUFFALO WILD WINGS

cosi



PF. CHANG'S CHINA BISTRO



DUNKIN' DONUTS

Sweet Leaf

Nando's PER-PER CHICKEN

Orangetheory FITNESS

GLEBE RD

CAVA

swêetgreen

MUSSEL BAR & GRILL

WILSON BLVD

Harris Teeter

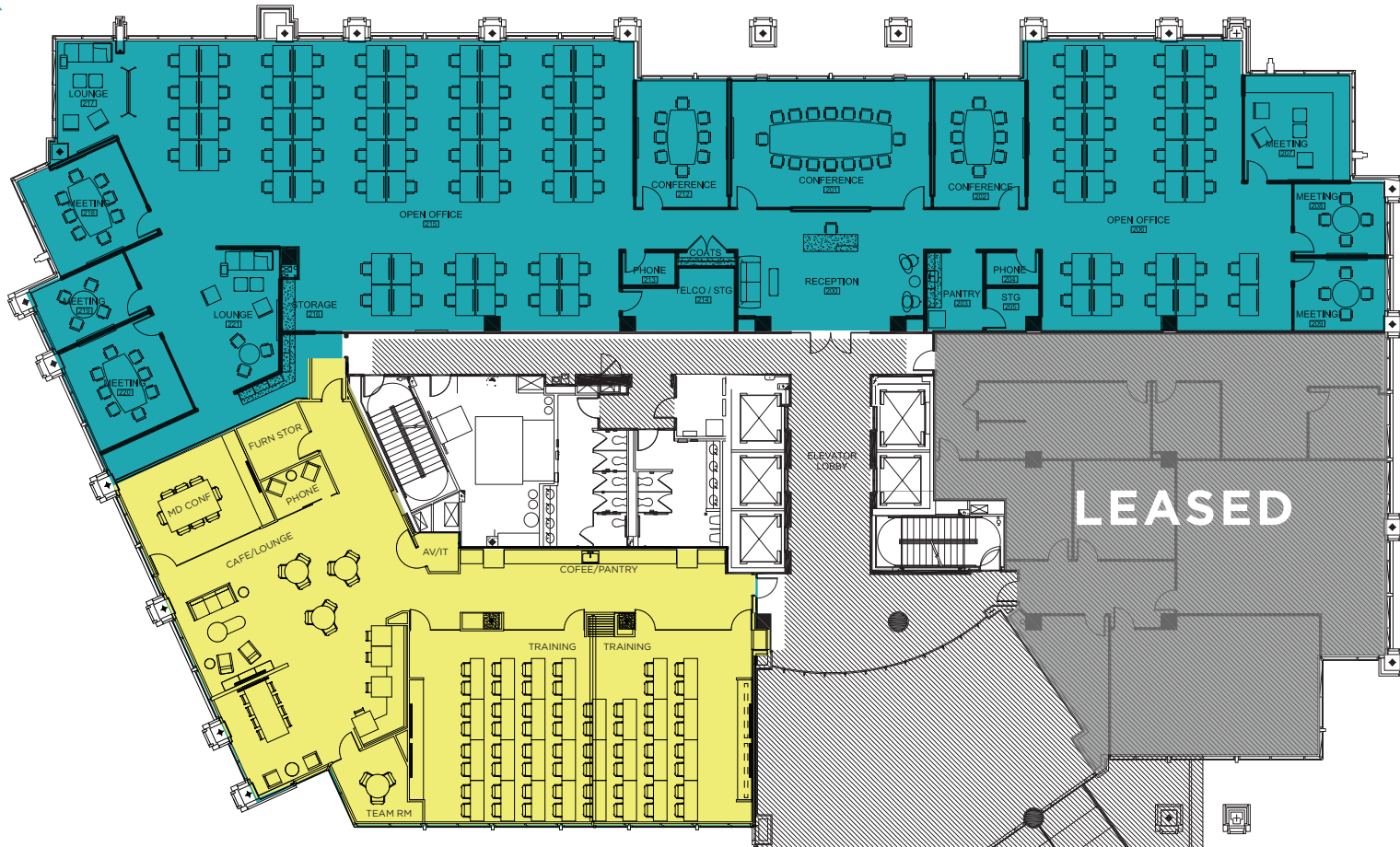


BALLSTON QUARTER RETAIL

ALL ABOUT BURGER
 BALLSTON SERVICE STATION
 BAR TACO
 BASH
 CAPITAL ONE BANK
 CHICK-FIL-A
 COMPASS COFFEE
 COPA KITCHEN & BAR
 CUCINA AL VOLO
 CVS PHARMACY
 DISTRICT DOUGHNUT

FRENCH EXIT
 HOT LOLA'S
 ICE CREAM JUBILEE
 THE LOCAL OYSTER
 MACY'S
 MAIZAL
 MEZEH
 MI & YU NOODLE BAR
 ONELIFE FITNESS
 POTOMAC RIVER RUNNING
 PUNCHBOWL SOCIAL

REGAL STADIUM 12
 RICE CROOK
 ROLL'D
 SIDEKICK BAKERY
 SLAPFISH
 SLOPPY MAMA'S BBQ
 SOUTH BLOCK
 TED'S BULLETIN
 TRUE FOOD KITCHEN
 TURU'S BY TIMBER PIZZA CO.
 UNION KITCHEN





Spec Suite 604
6,505 SF



Spec Suite 600
3,321 SF

 Exclusive 6th Floor Townhall Amenities

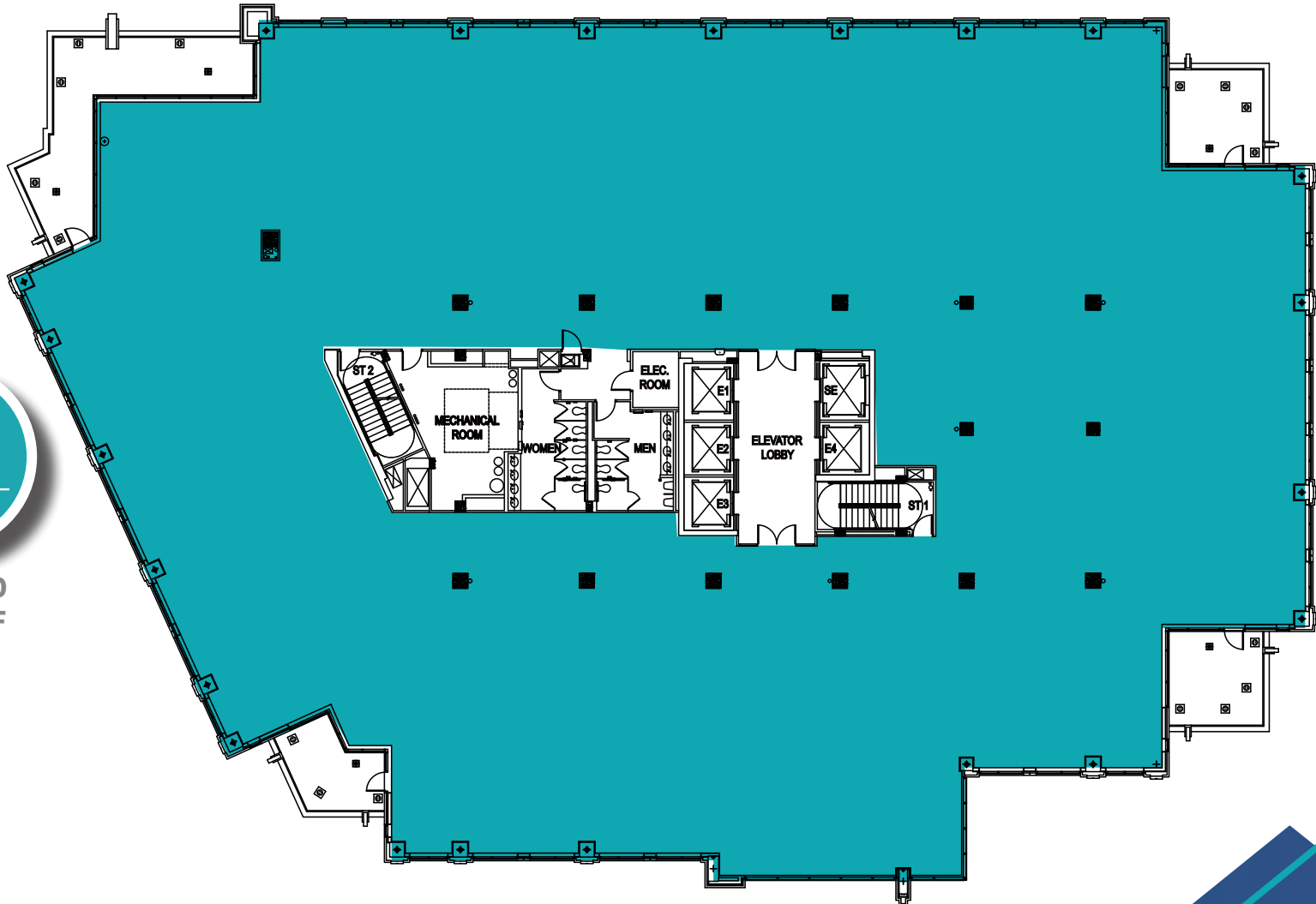
Suite 720
4,317 SF
Available 10/1/2024

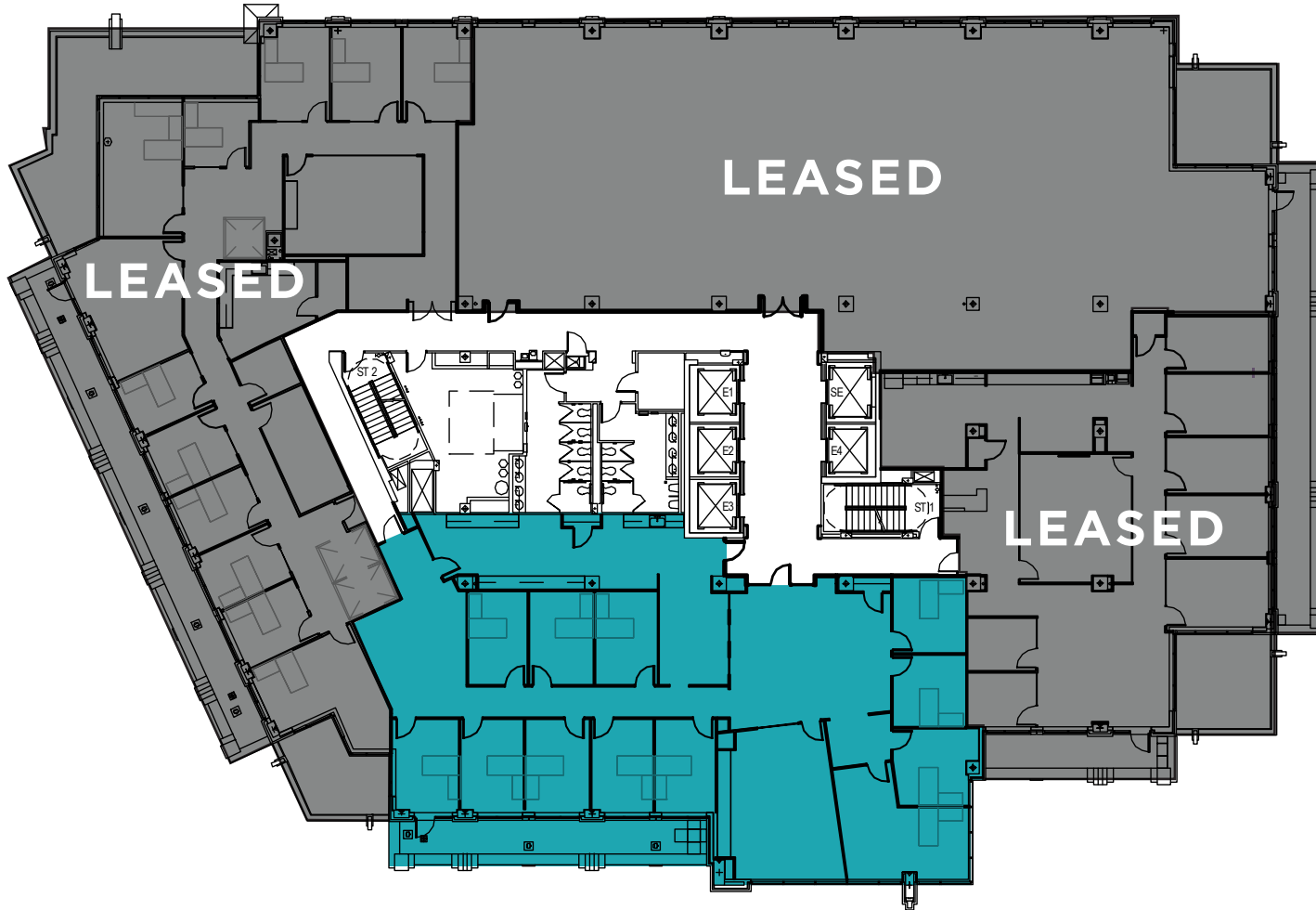
Suite 710
8,257 SF



CLICK
TO VIEW
360°
SUITE 800

Suite 800
23,482 SF







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