



**Brookfield**  
Properties

**4401**  
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SUCCESS HAS A NEW ADDRESS

# The Amenity Experience



Versatile Conferencing



Fitness Center with Lockers + Showers



Tenant Lounge

## The Amenity Experience

# Activated

BY BROOKFIELD PROPERTIES

Unlimited and Free Access to 40+ Amenity Spaces!



Learn more at

[brookfieldpropertiesactivated.com](https://brookfieldpropertiesactivated.com)

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### Fitness Centers

Victor Building, 750 9th Street NW, Level P3  
 655 New York Ave NW, Mezzanine Level  
 1250 Connecticut Avenue NW, Level 1C  
 799 9th Street NW, 2nd Floor  
 650 Massachusetts Avenue NW, 2nd Floor  
 2001 M Street NW, 1st Floor  
 3 Bethesda Metro Center, Mezzanine Level  
 7475 Wisconsin Avenue, Bethesda, Metro Level  
 Silver Spring Metro Plaza, Plaza Level  
 Summit II, 2000 Edmund Halley Drive, Lower Level  
 Halley Rise, 12018 Sunrise Valley Drive, 1st Floor  
 77 K Street NE, 1st Floor  
 Potomac Tower, 1001 19th Street N, 6th Floor  
 2000 M Street NW, B Level  
 1600 Wilson Boulevard, 14th Floor  
 Arlington Tower, 1300 17th Street N, Lobby Level  
 Silverline Center, 7900 Westpark Drive, 1st Floor  
 1775 Eye Street, NW, 1st Floor  
 4401 N Fairfax Drive, 1st Floor - Coming Soon

### Fitness Studios

Victor Building, 750 9th Street NW, Lobby Level  
 655 New York Ave NW, Mezzanine Level  
 2001 M Street NW, 1st Floor  
 Potomac Tower, 1001 19th Street N, Level P3

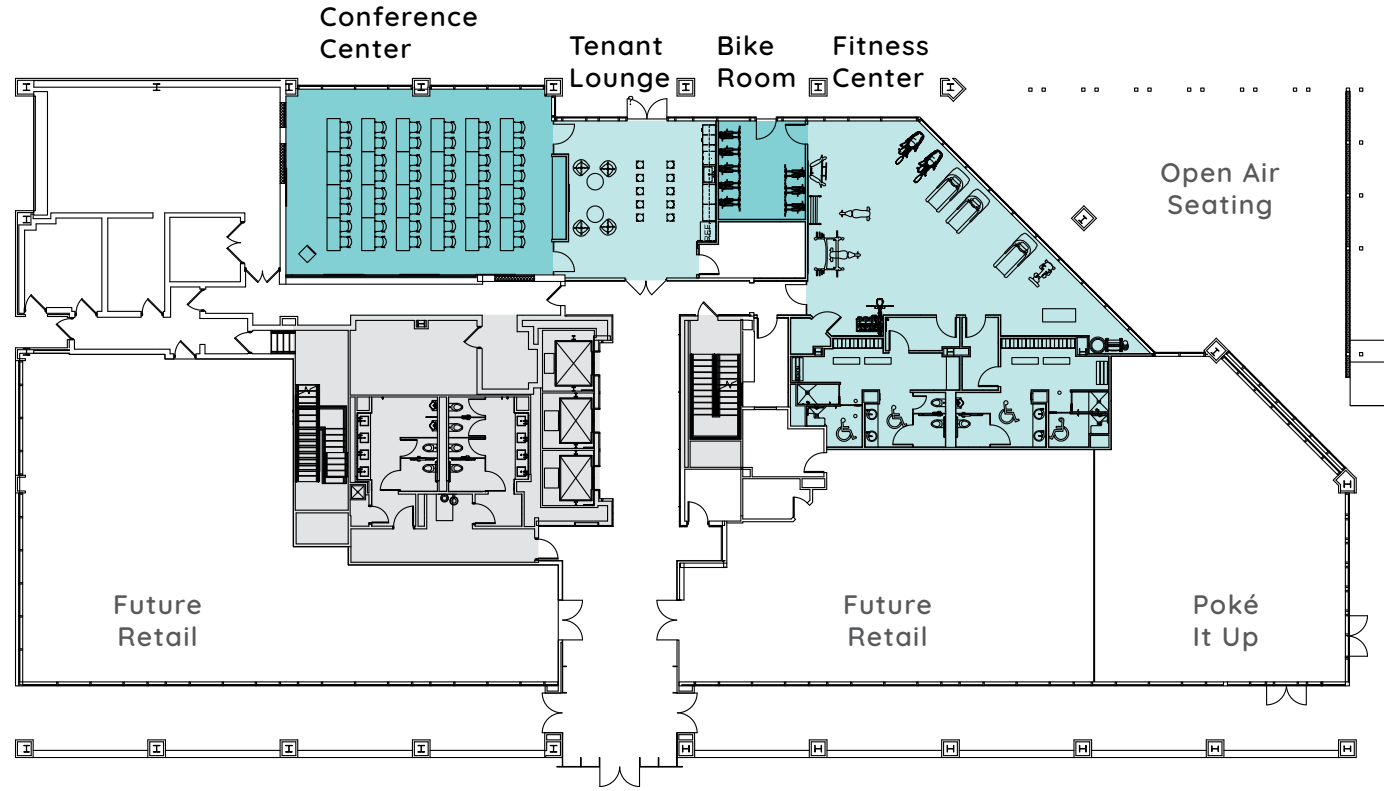
### Rooftop Terraces

Victor Building, 750 9th Street NW, PH Level  
 655 New York Ave NW, East and West PH Levels  
 799 9th Street NW, PH Level  
 2001 M Street NW, PH Level  
 3 Bethesda Metro Center, 12th Floor  
 77 K Street NE, PH level  
 Potomac Tower, 1001 19th Street N, 19th Floor  
 Bethesda Crescent, 7475 Wisconsin Ave., PH Level  
 Army Navy Building, 1627 Eye Street NW, 12th Floor  
 Arlington Tower, 1300 17th Street N, PH Level  
 Arlington Tower, 1300 17th Street N, PH Level

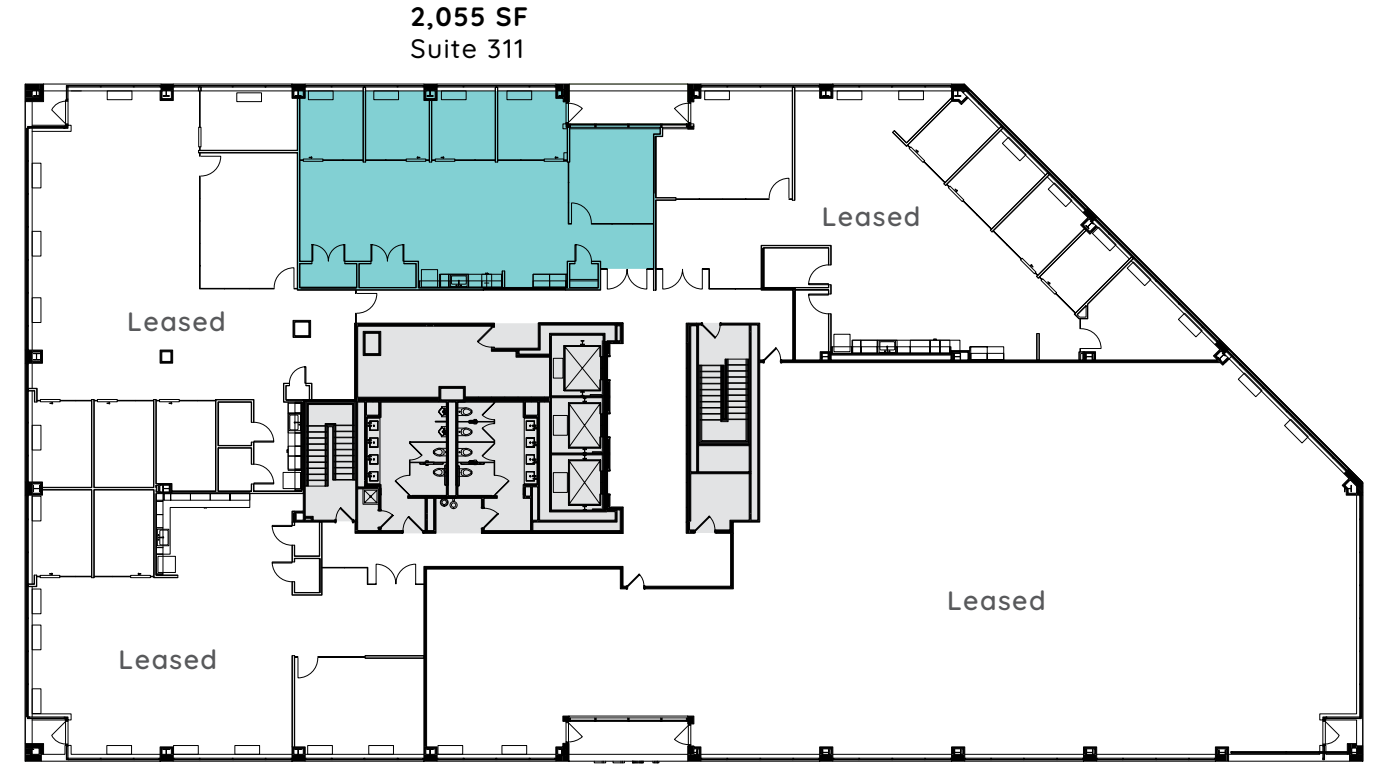
### Lounges

799 9th Street NW, PH Level  
 655 New York Ave NW, East Penthouse  
 2001 M Street NW, PH Level  
 3 Bethesda Metro Center, 12th Floor  
 Potomac Tower, 1001 19th Street N, 19th Floor  
 Army Navy Building, 1627 Eye St NW, 12th Floor  
 Arlington Tower, 1300 17th Street N, Lobby Level  
 Silverline Center, 7900 Westpark Drive, 1st Floor  
 Victor Building, PH Level  
 650 Massachusetts NW, Lobby Level  
 Silver Spring Metro Plaza, Plaza Level  
 1250 Connecticut Ave, Level 1C

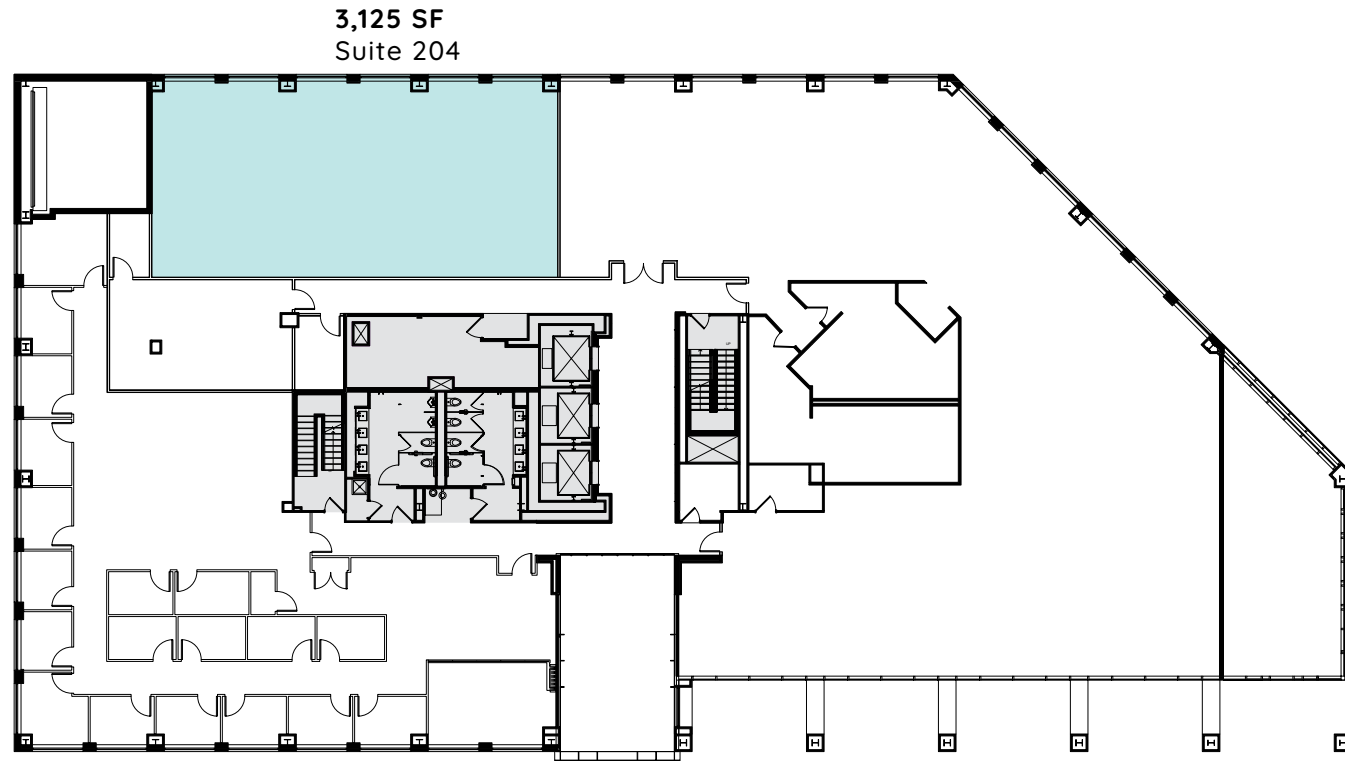
Floor 1



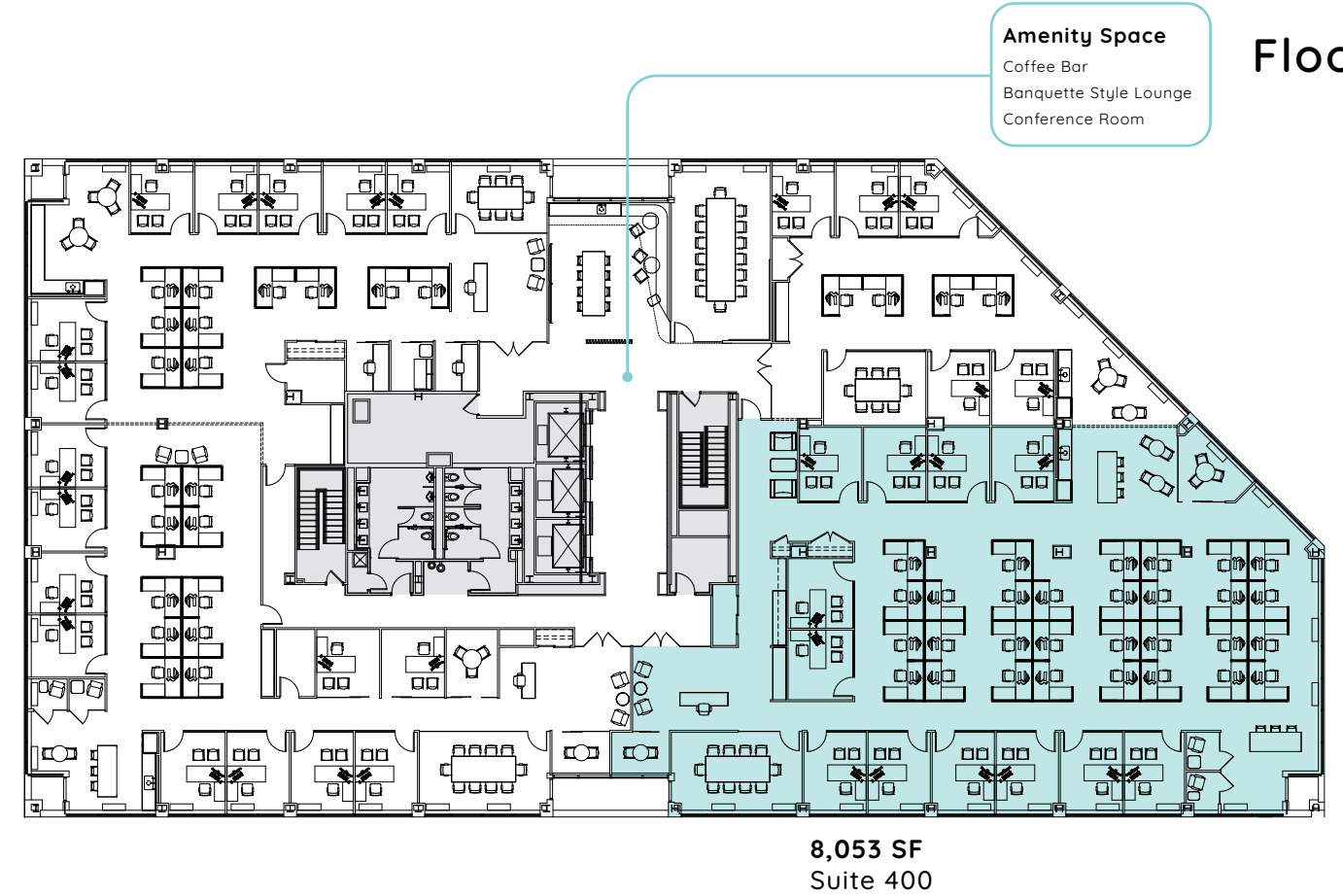
Floor 3



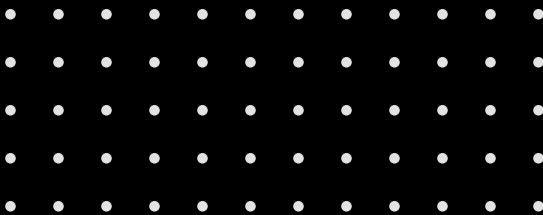
Floor 2



Floor 4

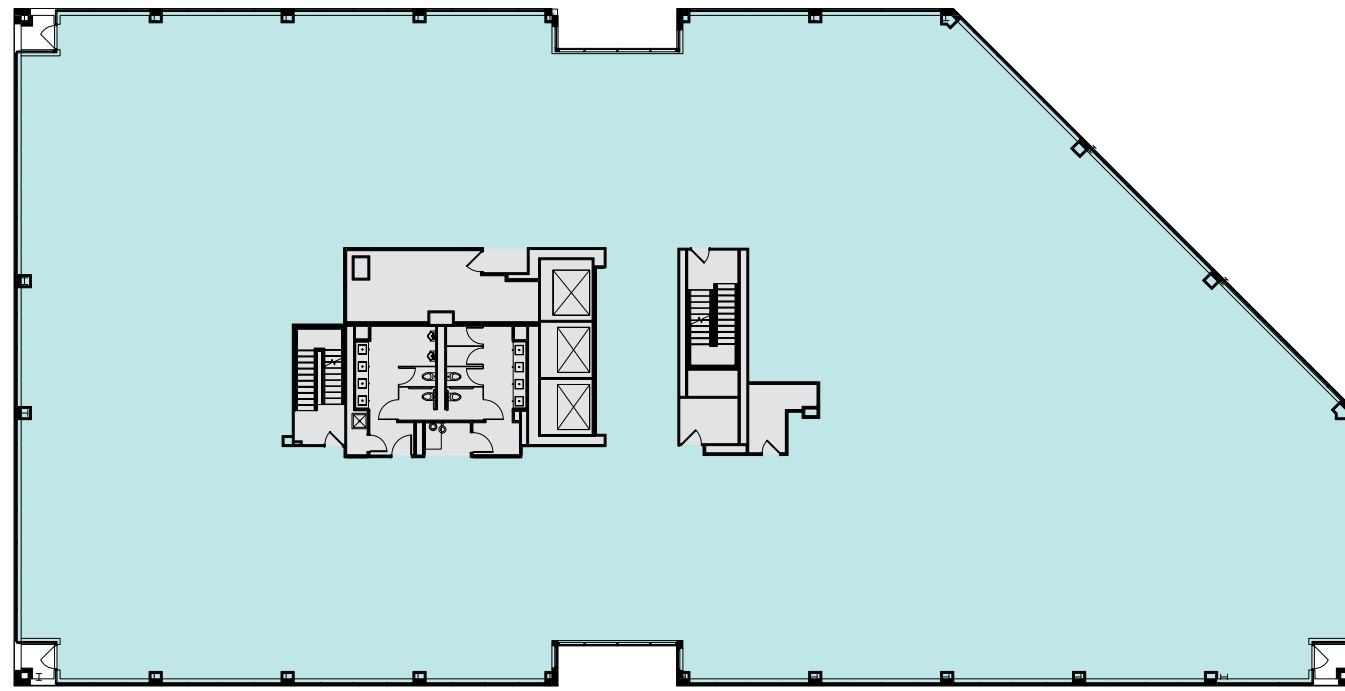


# Ballston's New Caliber of Spec Suites



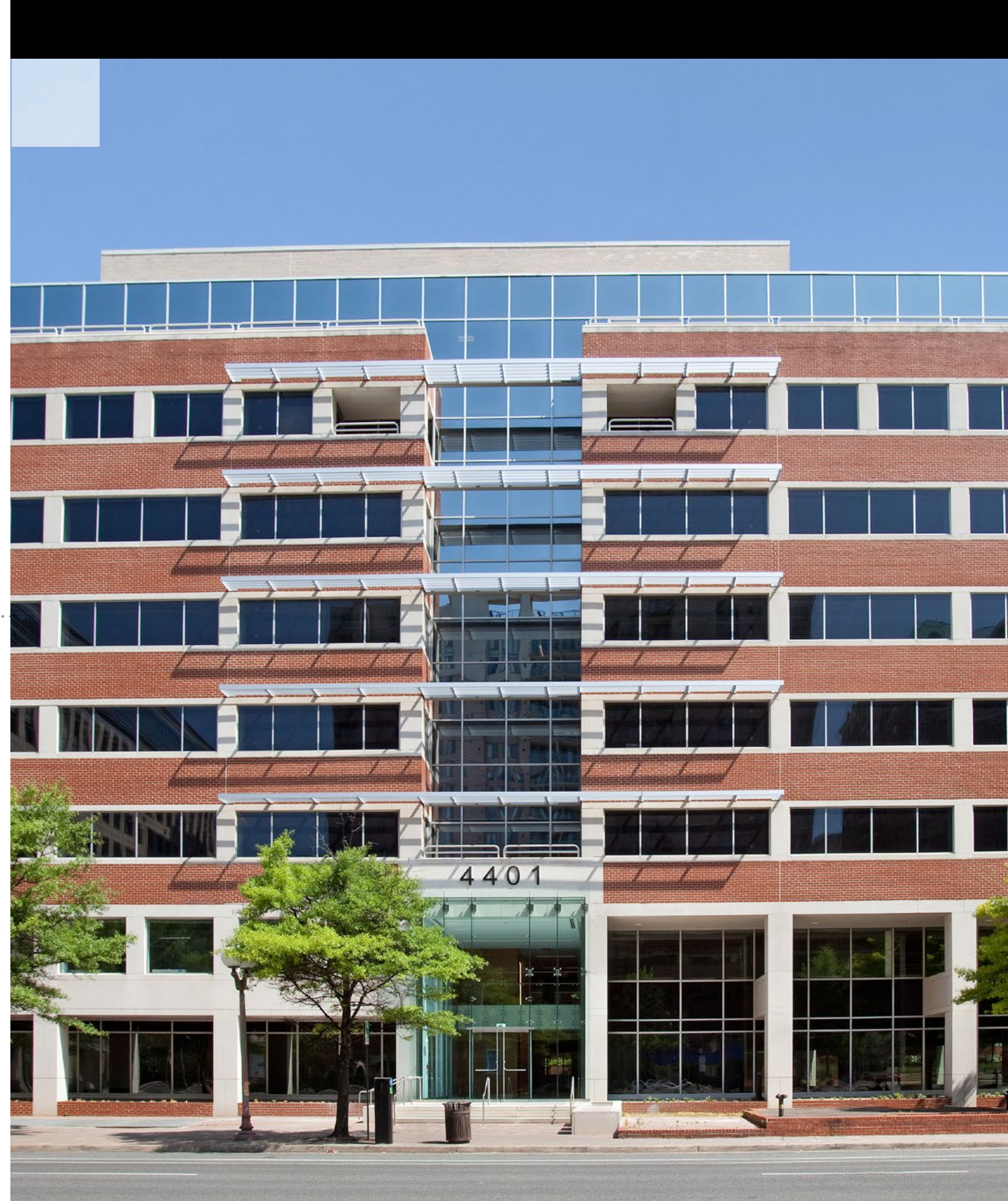
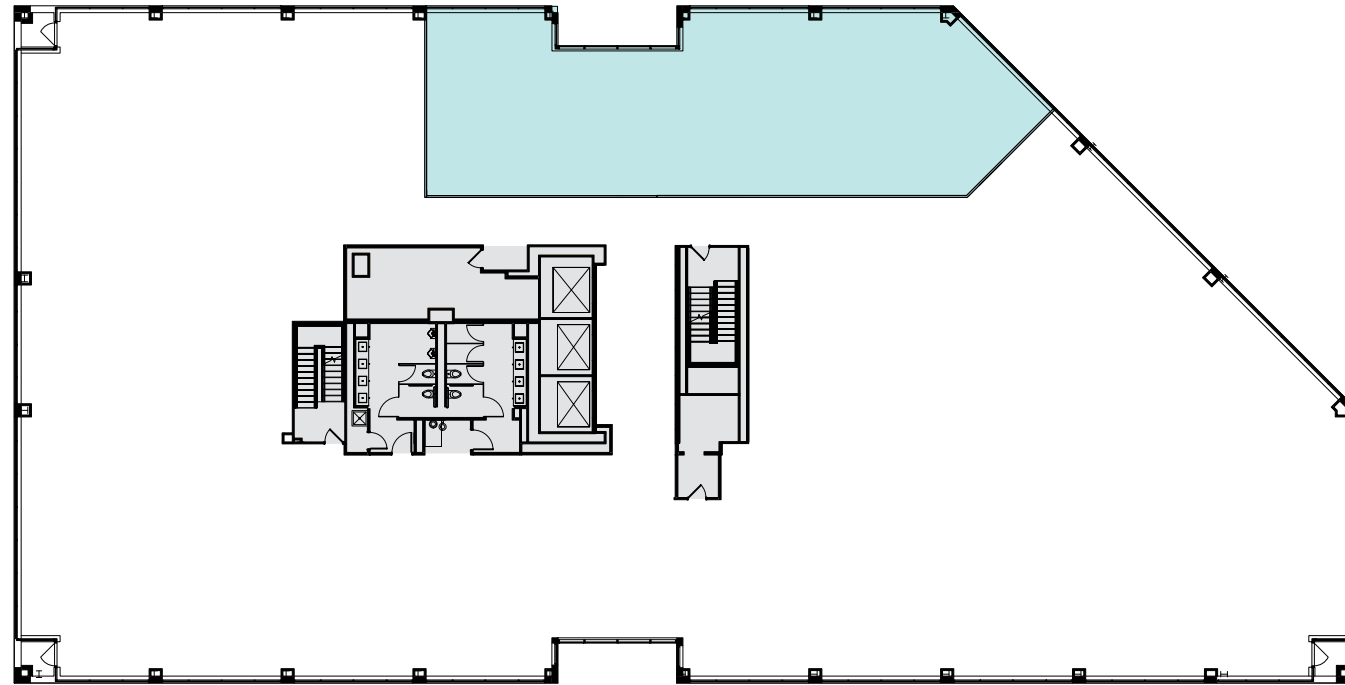
# Floor 5

21,127 SF  
Suite 500



# Floor 6

4,141 SF  
Suite 610



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## Key Building Facts



Boutique 8-story, 150,000 SF office property



Prominent Ballston location



Easy access to Metro, dining and entertainment



Availabilities include move-in ready spec suites up to full floors of approximately 21,000 SF



Fast-casual dining (Poke It Up) on the street level and additional retail in process



Multiple outdoor spaces: tenant balconies, terraces and a dedicated backyard amenity



Onsite lounge and conferencing facility (100-seat capacity)



Fully equipped fitness center with lockers and showers



Garage parking – 1.4 spaces per 1,000 rsf leased



Exterior tenant signage opportunities

## Brookfield Properties

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