

THIS IS 800 NORTH GLEBE ROAD



**MORE THAN A MODERN WORKPLACE,
IT'S AN ELEVATED EXPERIENCE**



WELCOME TO 800 NORTH GLEBE

800 North Glebe is an ideal modern workplace; considered, balanced, and thoughtfully designed. Situated in the heart of Ballston, the building's prime location ensures effortless accessibility for teams and clients alike.



DISTINCTIVE FEATURES

- **10-story** trophy office building
- Over **300,000 square feet** of commercial and retail space
- Sweeping, **curved glass curtain-wall** with stainless steel accents
- **LEED® Gold certified** with numerous sustainability features
- Parking ratio of **1.5 per 1,000 SF**

VIRTUALLY COLUMN-FREE FLOORS

30x45 foot long-span column spacing give occupiers flexibility in space planning and unobstructed view perspectives.



MAIN LOBBY

PARKING GARAGE
RATIO OF 1.5 PER 1,000 SF

STATE-OF-THE-ART VAV HVAC SYSTEM

A more healthy and comfortable environment for employees to do their best work.

FLOOR-TO-CEILING WINDOWS

9'4" finished ceilings with an 11' glass perimeter, allowing access to an abundance of natural light.

3

DISTINCTIVE FEATURES

SIGNAGE OPPORTUNITY

SITUATED IN A LOCATION FOR PRIME SIGNAGE OPTIONS



AVAILABILITY

9TH FLOOR
29,034 RSF

8TH FLOOR
29,017 RSF

6TH FLOOR
21,978 RSF

*PARTIAL AVAILABILITY, AND DIVISIBLE

4

DISTINCTIVE FEATURES

MAIN LOBBY

Light-filled double height lobby makes a lasting first impression.



FITNESS CENTER

With state-of-the-art equipment including Peloton bikes.



BIKE ROOM

Secure bike storage.





5

**DISTINCTIVE
FEATURES**

MAXIMIZED NATURAL LIGHT

Expansive 11' glass line.

TYPICAL FLOOR PLAN

~29,034 RSF



6

THE RISE OF BALLSTON.

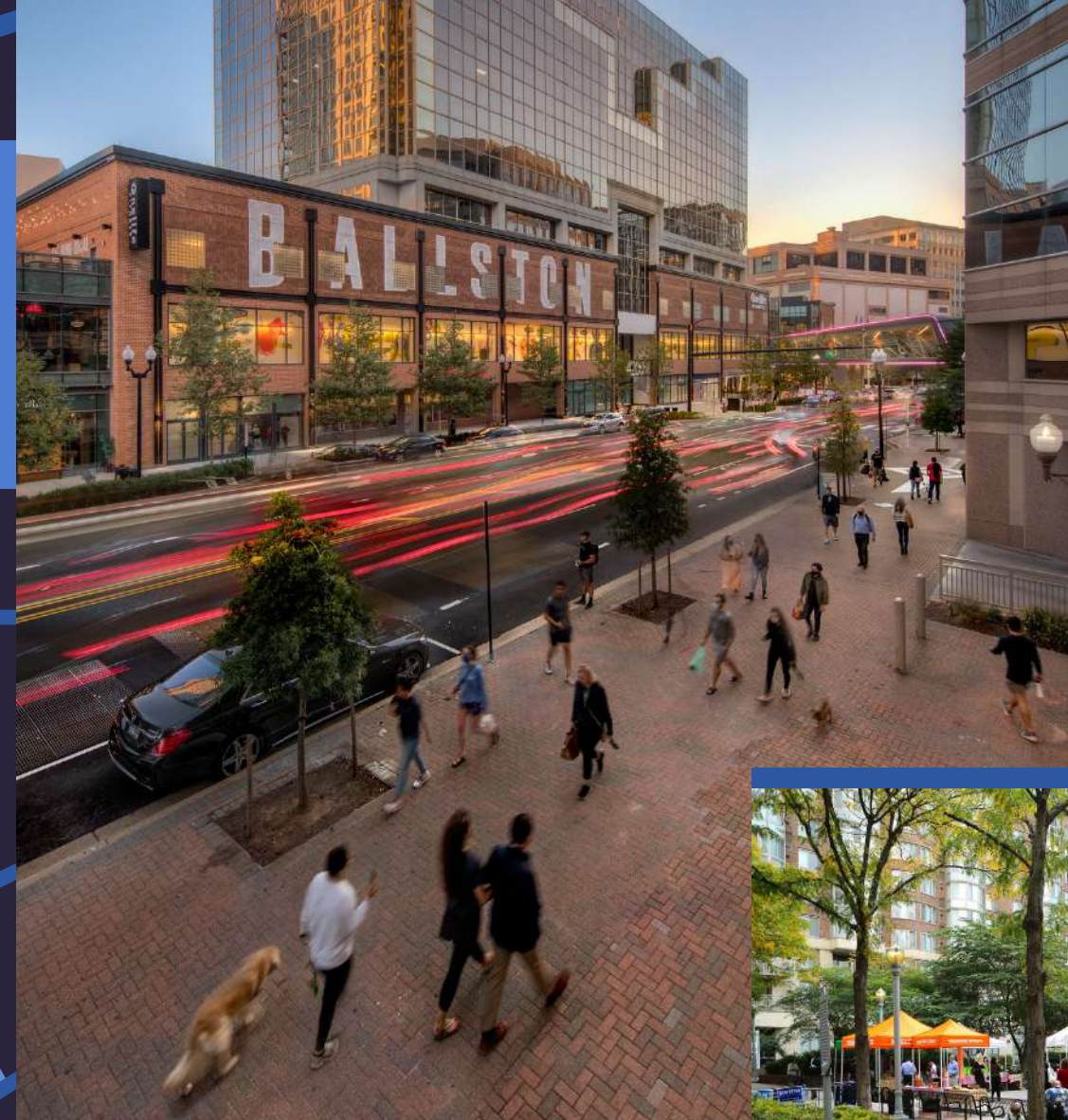
AN ENERGETIC, EDUCATED, AND
BUSINESS-CENTRIC COMMUNITY.



The Ballston neighborhood has transformed dramatically over recent decades, as its amenity-rich urban streetscape has developed into a premiere destination for businesses, employees, residents, and visitors alike.

NEIGHBORHOOD

Proximate to over 100 restaurants, from coffee shops and fast-casual lunch options to happy hour bars and fine dining.



\$131,333
 AVERAGE HOUSEHOLD
 INCOME IN BALLSTON



The new Ballston Quarter is just steps away, featuring shopping, dining, entertainment and events year round.

65%
 OF RESIDENTS
 ARE UNDER 55

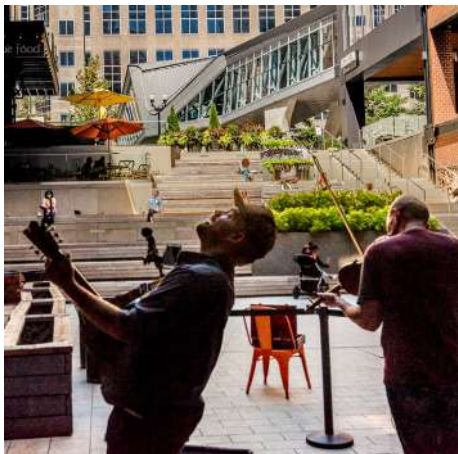


NEIGHBORHOOD

Proximate to Virginia Tech's Executive Briefing Center and The Westin, which can host events and meetings for conferencing at scale.



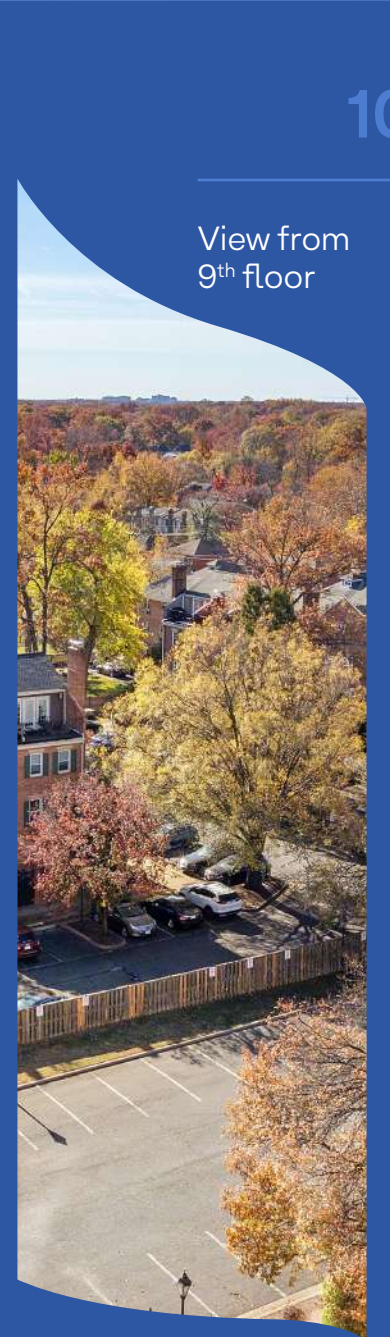
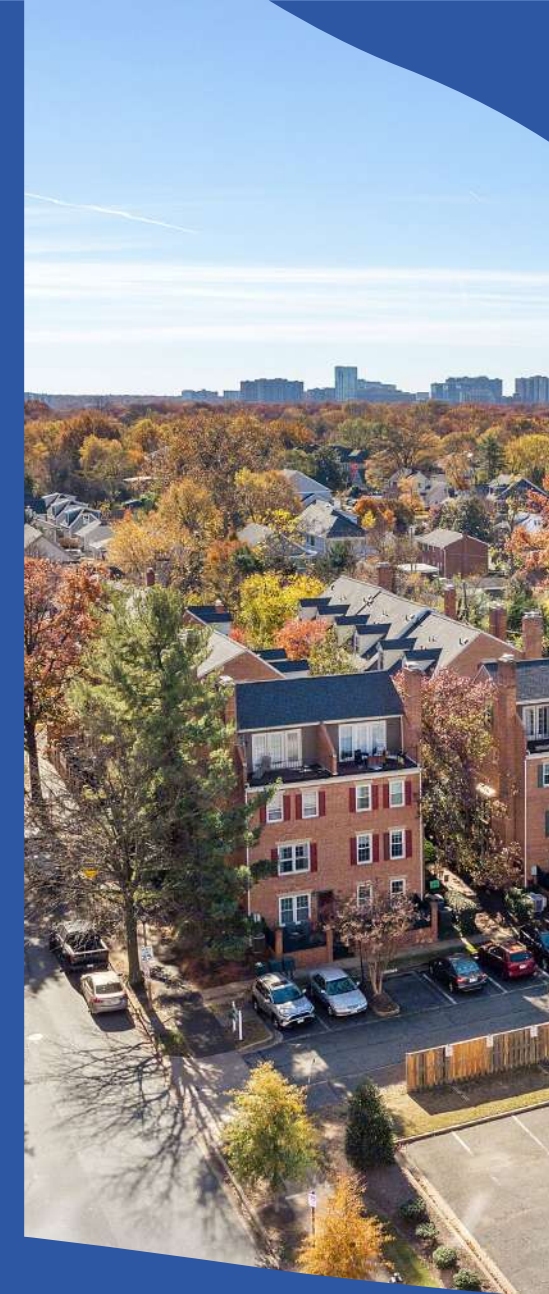
72% OF RESIDENTS IN ARLINGTON COUNTY HAVE A COLLEGE DEGREE OR HIGHER



20+ parks, green spaces, walking and jogging trails nearby.



View from 9th floor



SUSTAINABILITY

LEED® Core & Shell Gold certified, 800 North Glebe is designed to minimize its impact on the planet and make a huge difference in the lives of employees and visitors. Natural light, fresh air, water savings and a walkable location enhance the work environment of tenants every day.

RECYCLING PROGRAM

Comprehensive building recycling program that reduces waste sent to landfills.

WATER USE-REDUCTION TECHNOLOGY

Water-efficient landscaping that result in lower utility expenses.

GREEN CLEANING

Green cleaning program for improved air quality.

SMART DESIGN

Energy-efficient, innovative design.



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