



4250

N Fairfax Drive



DESIGN IS IN THE DETAIL

Thread your workday with inspiration upon arrival. Uniquely 4250 N Fairfax, our lobby features an "After Monet (Water Lillies)" art installation - made of 41,920 spools of thread, stainless steel ball chain and hanging apparatus, and nine hemispherical mirrors mounted on the opposing wall.



Dramatic two-story main lobby



Unique top-of-building signage opportunity



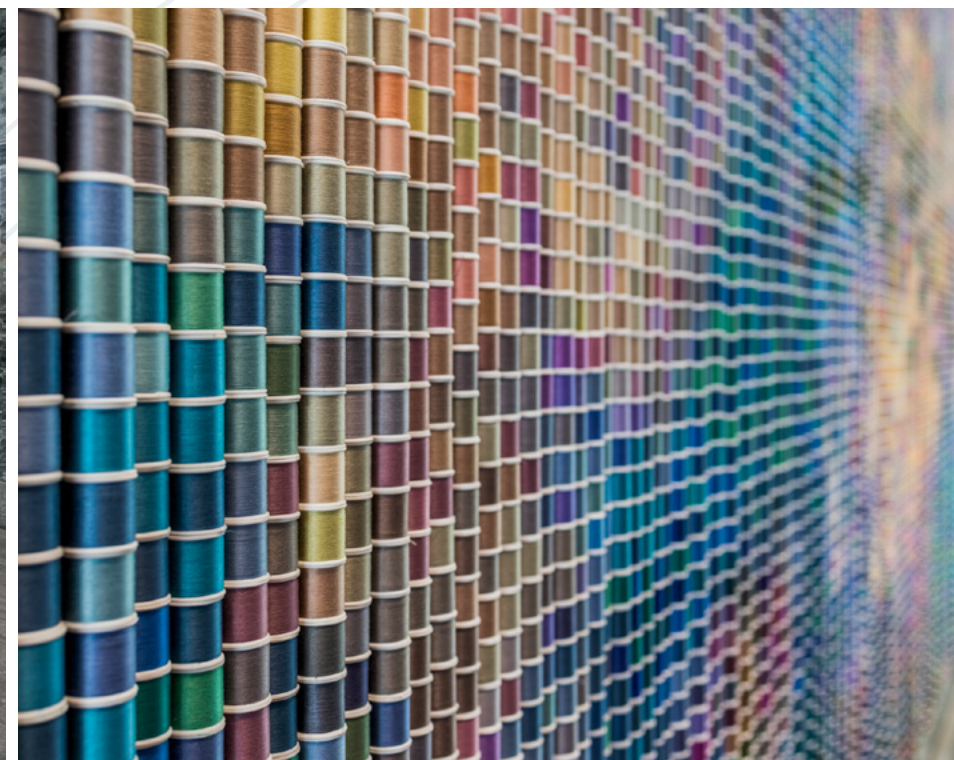
7 building elevators



On-site security attendant



Parking ratio: 2/1,000 SF



A WALK IN THE PARK

Enjoy the ease of Welburn Square's park-like setting accompanied by convenient dining on-site at Potbelly and Panera.



Potbelly Sandwich On-site



Panera Bread On-site



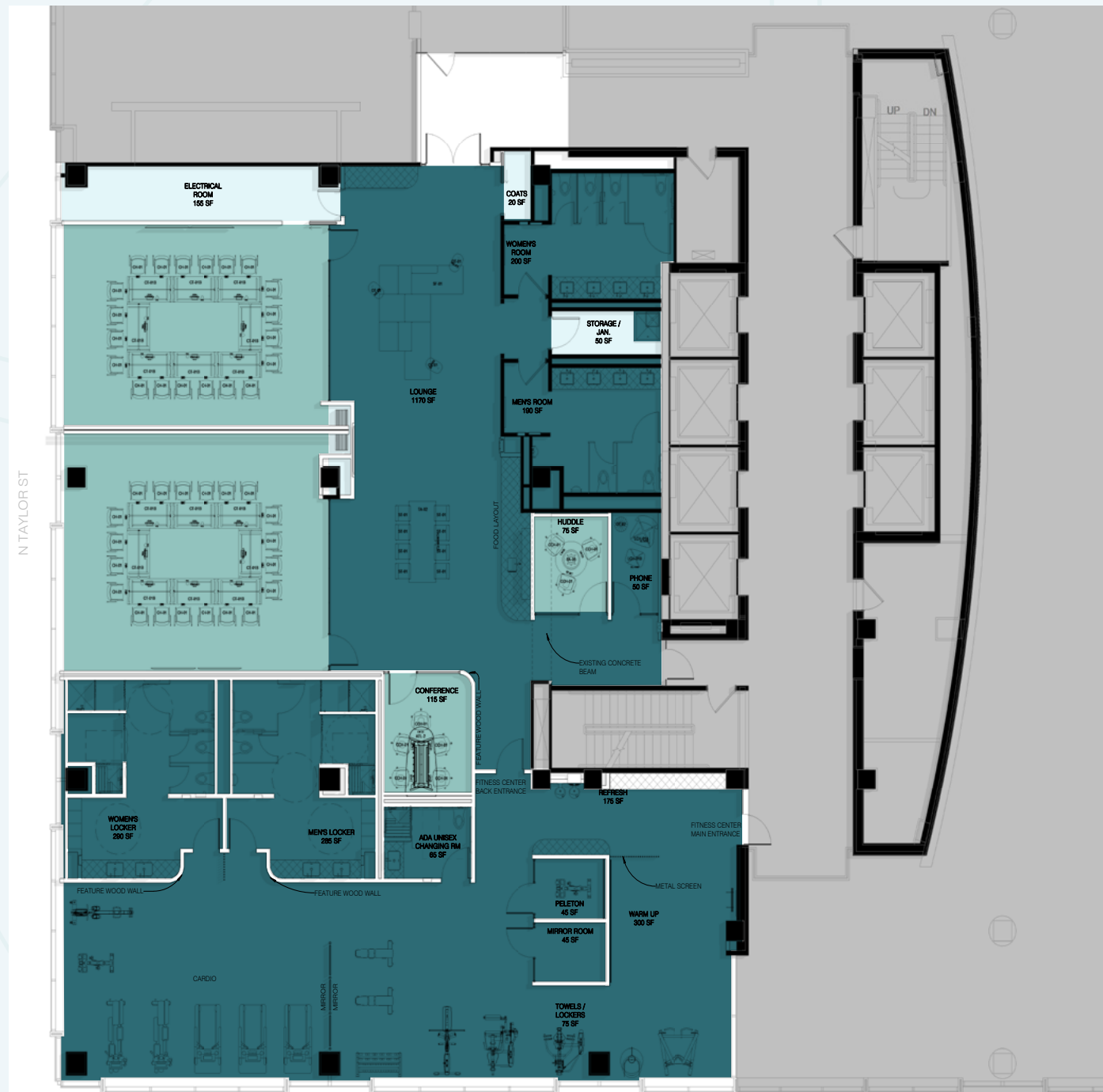
Welburn Square Park is the perfect place for a lunch break, grabbing a breath of fresh air or heading to the seasonal FRESHFARM market on Thursdays.



On top of Ballston-MU Station

HOSPITALITY-INFUSED AMENITIES

02



□ Conference Room □ Storage □ Support/Amenities

- ✓ Divisible conferencing with movable furniture
- ✓ Versatile lounge with areas to meet, work and entertain
- ✓ Spa-quality fitness center with floor-to-ceiling windows and park views



OTJ



HOSPITALITY-INFUSED AMENITIES

02



BE AMID BUSTLING BALLSTON



1 minute walk to Ballston Metro

4 minute walk to Ballston Quarter



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N Fairfax Drive



BALLSTON
QUARTER

RESTAURANTS

1. IHOP
2. Bronson Bierhall
3. Starbucks
4. Urban Tandoor
5. Rus Uz
6. The Salt Line
7. True Food Kitchen
8. Ted's Bulletin
9. P.F. Chang's
10. Big Buns Damn Good Burgers
11. Point 17
12. Shake Shack
13. El Rey
14. Philz Coffee
15. CAVA
16. Sweetgreen
17. Rustico
18. Poppyseed Rye
19. Bruegger's Bagels
20. Hot Lola's
21. Bollywood Bistro Express
22. Punch Bowl Social
23. Union Kitchen
24. Superette
25. LEBTAV
26. Taco Bamba

FITNESS

27. Gold's Gym Ballston
28. Orangetheory Fitness
29. BASH Boxing
30. Onelife Fitness
31. F45

BE ON TOP OF BALLSTON



TOP FOUR FULL FLOORS

14TH FLOOR | 19,765 RSF

13TH FLOOR | 20,325 RSF

12TH FLOOR | 25,793 RSF

11TH FLOOR | 25,793 RSF

10TH FLOOR | 10,643 RSF

6TH FLOOR | 8,500 RSF

3RD FLOOR | 7,400 RSF
NEW HIGH-END SPEC SUITE

1ST FLOOR | 3,900 RSF

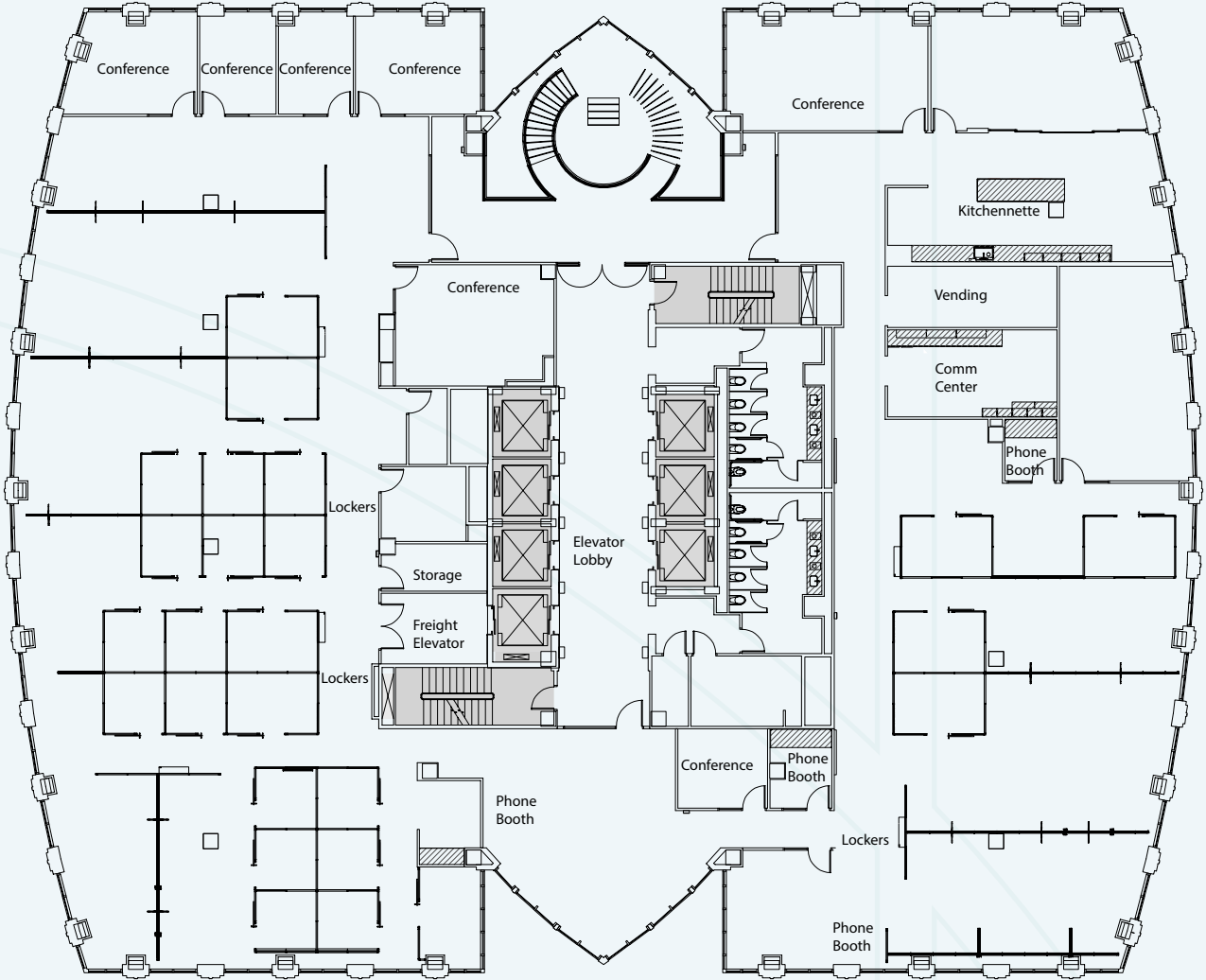
102,319 RSF
TOTAL

MAJOR SIGNAGE
OPPORTUNITY

TOP BLOCK IN BALLSTON

14 19,765 RSF

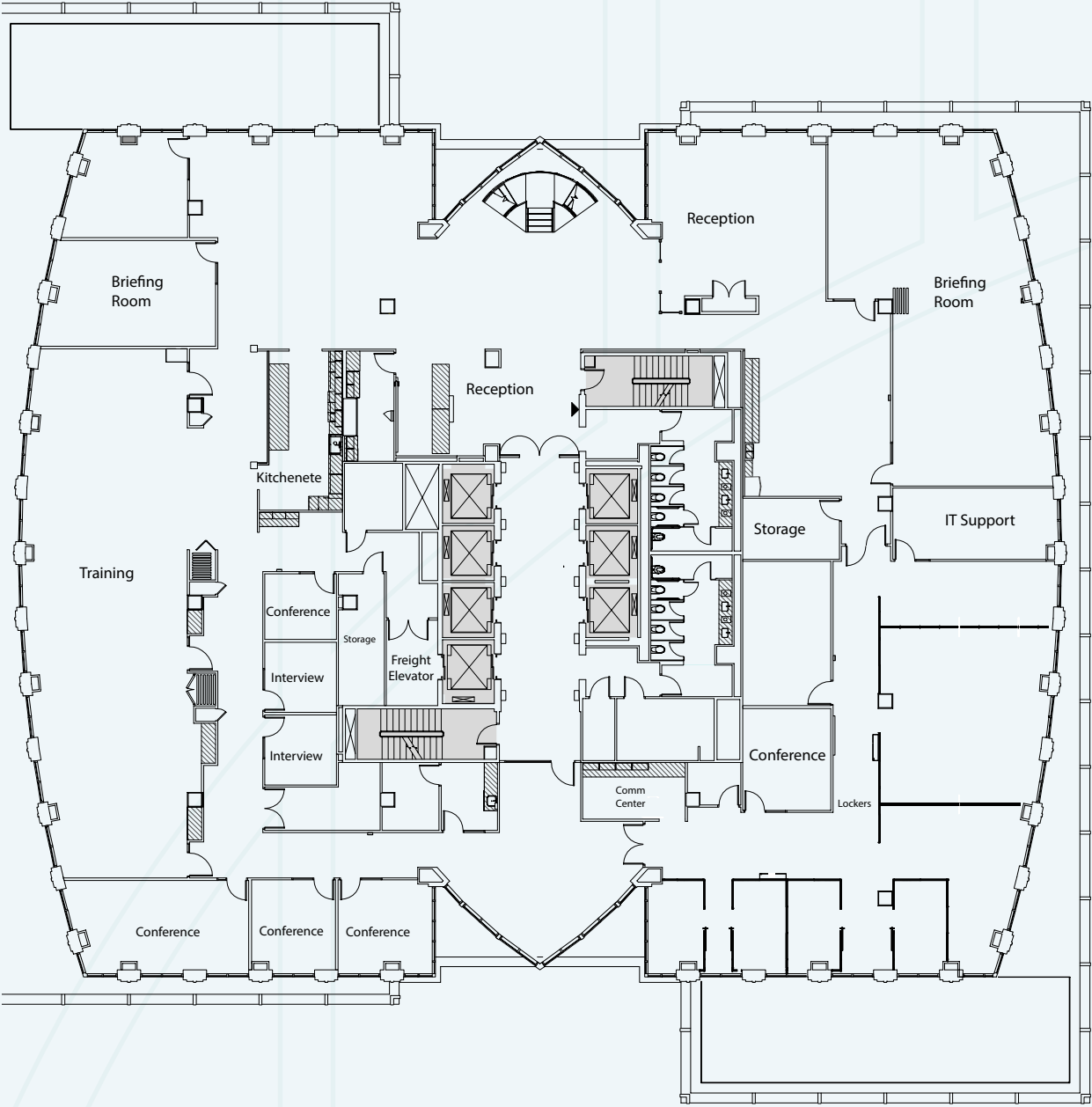
N FAIRFAX DR



WELBURN SQUARE PARK

13 20,325 RSF

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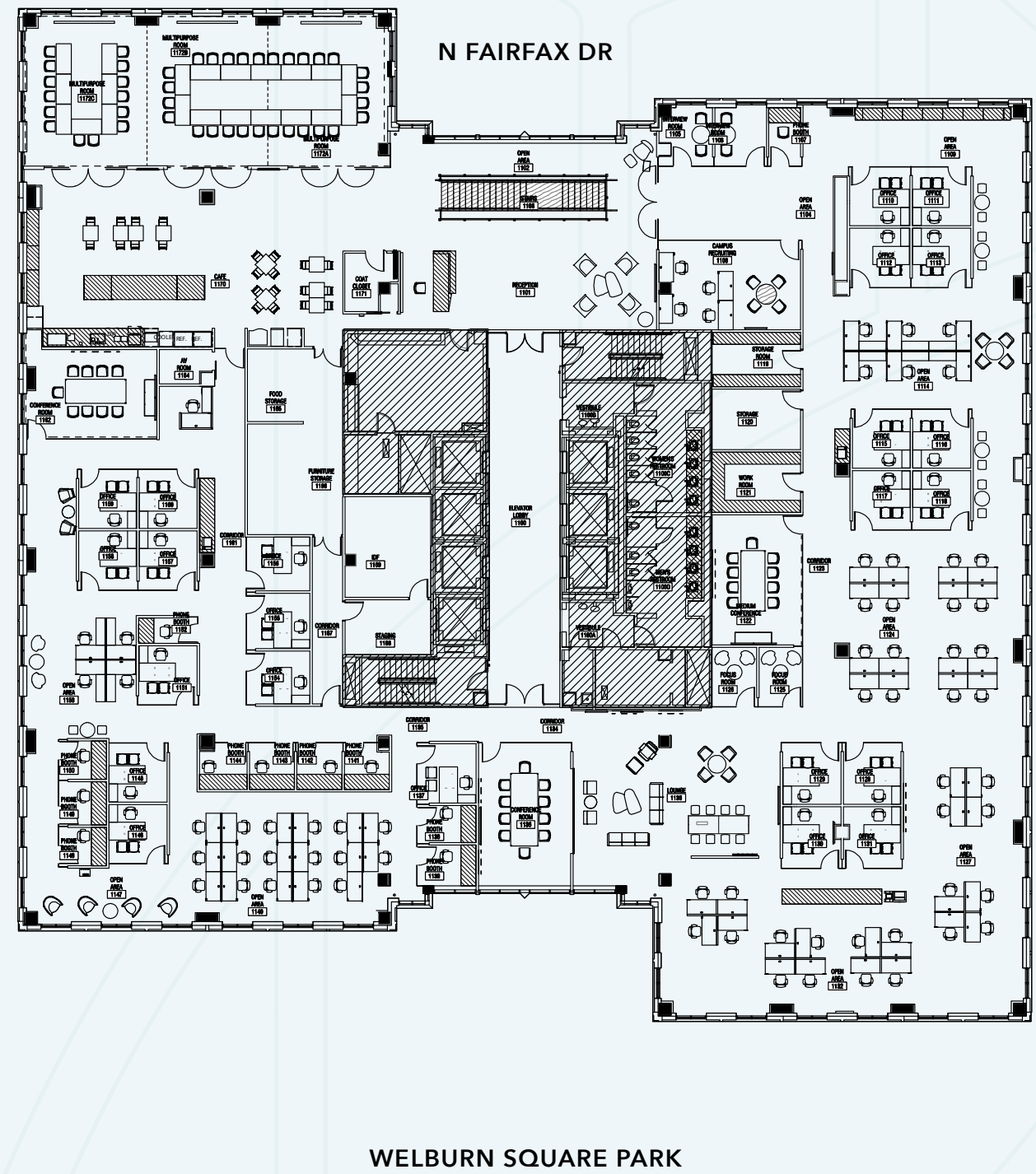
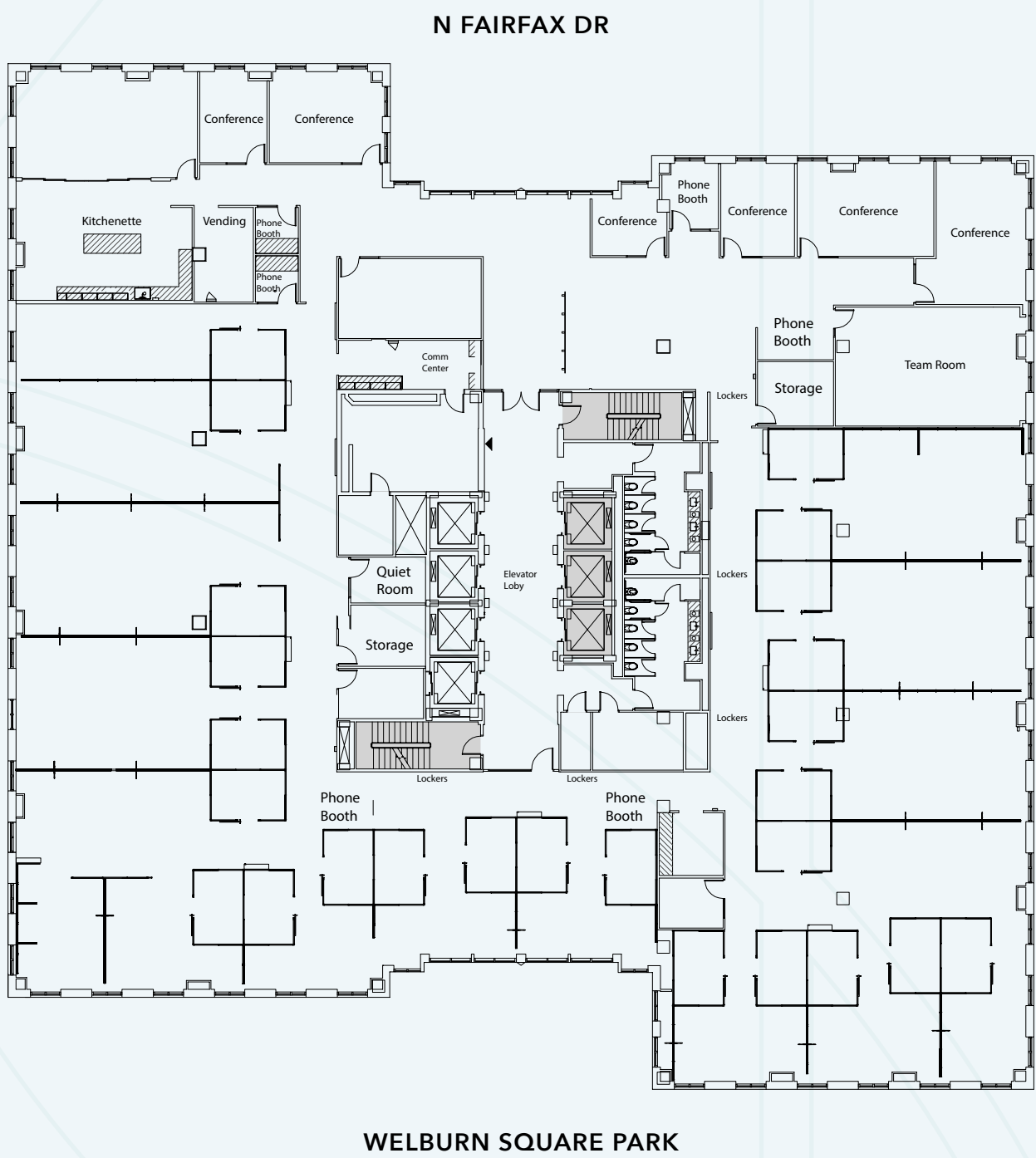


WELBURN SQUARE PARK

TOP BLOCK IN BALLSTON

12 25,793 RSF

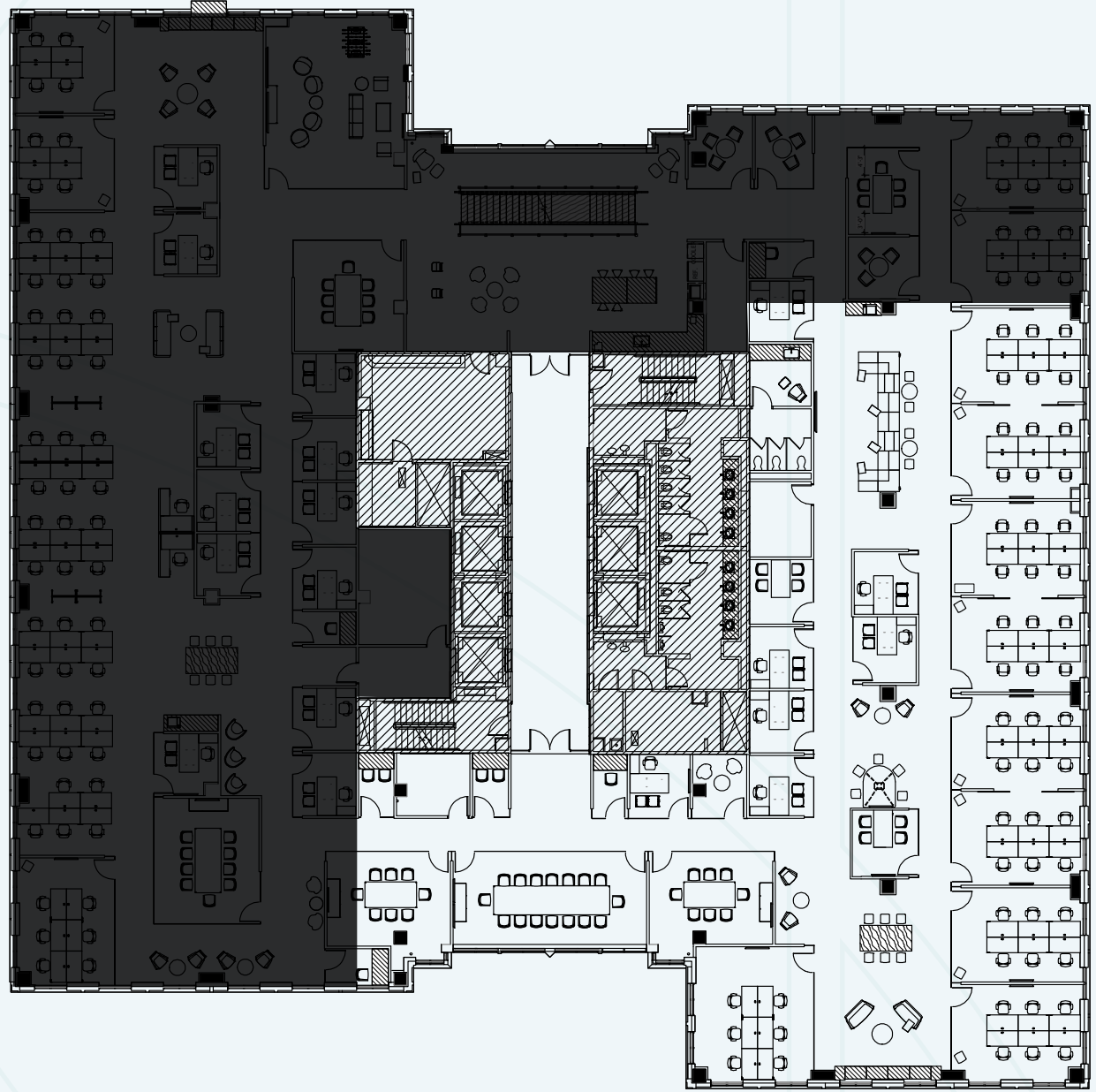
11 25,793 RSF



TOP BLOCK IN BALLSTON

10 10,643 RSF

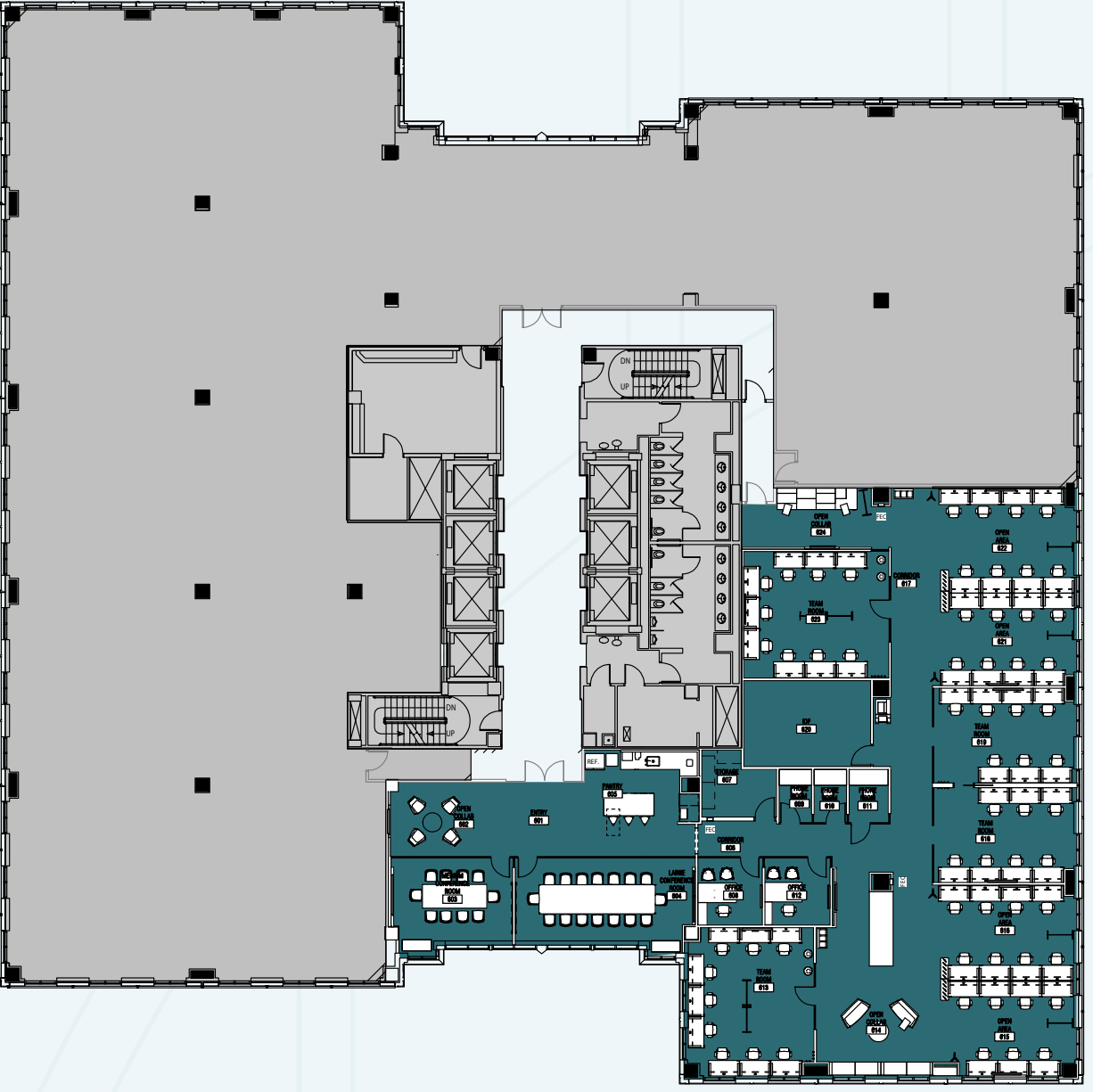
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WELBURN SQUARE PARK

06 8,500 RSF

N FAIRFAX DR



WELBURN SQUARE PARK

COMMANDING CORNER OFFICE

03 7,400 RSF

NEW HIGH-END SPEC SUITE

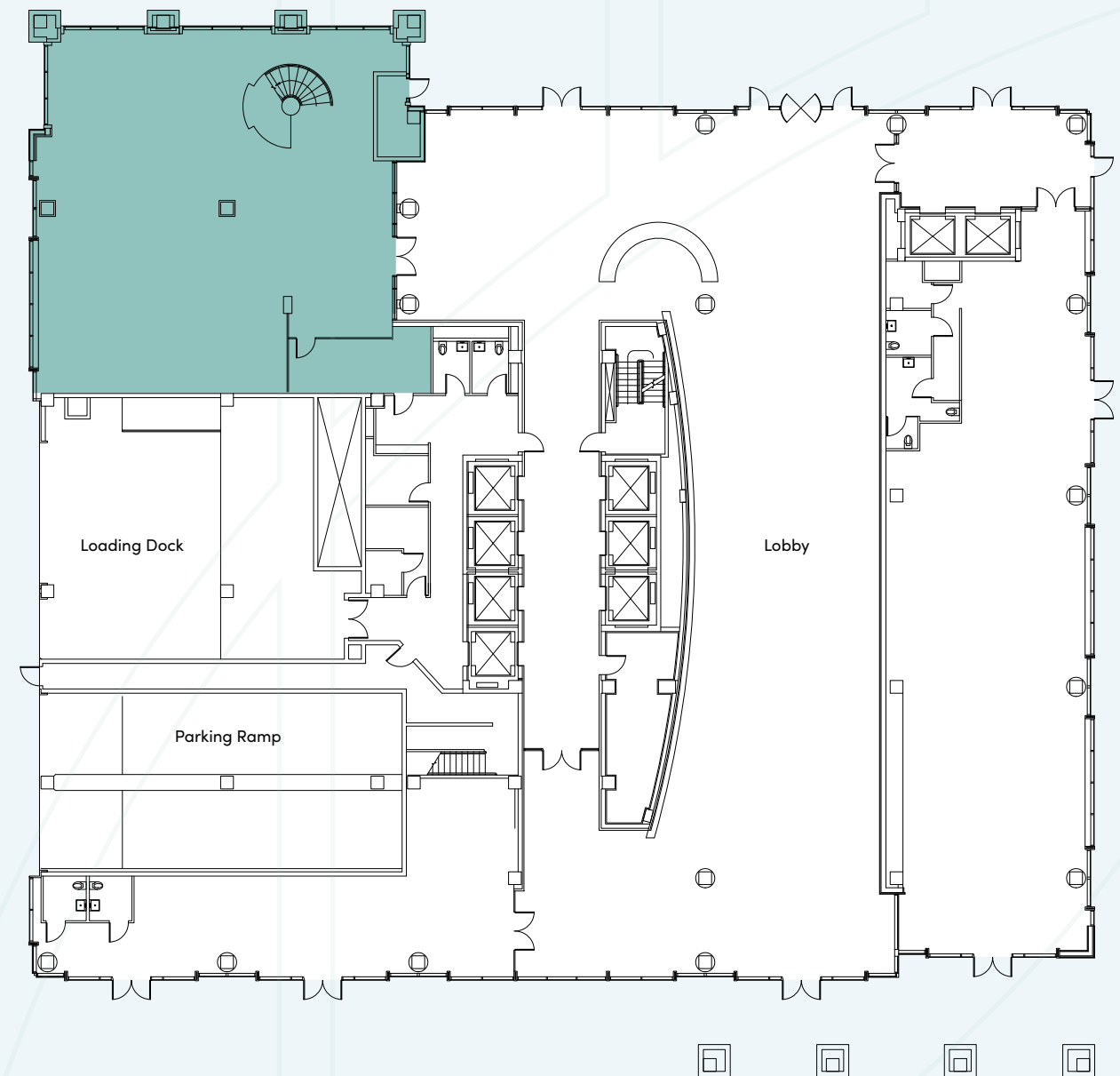
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WELBURN SQUARE PARK

01 3,900 RSF

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