



ARLINGTON GATEWAY

901 NORTH GLEBE ROAD | VA

Your Gateway to Success

Arlington Gateway is a landmark 334,000 SF Class A office building located in the bustling neighborhood of Ballston. The striking architectural exterior of the building makes a bold statement and the interior meets LEED Gold and Energy Star standards.

PROPERTY HIGHLIGHTS

New! ↓



334,000 SF
CLASS A



FITNESS
CENTER
(2025)



CONFERENCE
CENTER
(2024)



LEED GOLD +
ENERGY STAR
RATED



IN-BUILDING
WIRELESS
SYSTEM



RETAILERS IN
SHORT WALKING
DISTANCE



ON-SITE
BIKE RACK



PARKING OF 1.7
PER 1,000 SF



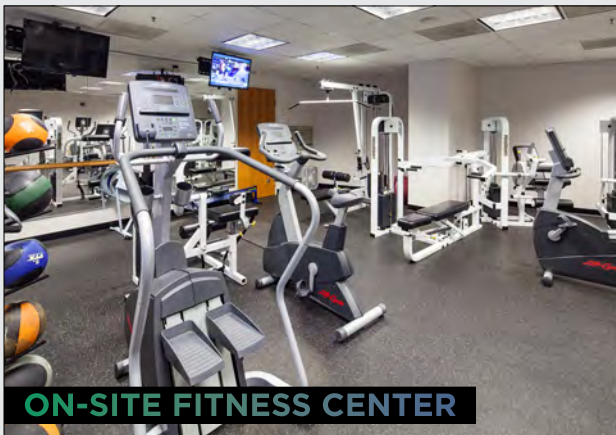
TWO BLOCKS
FROM METRO



ON-SITE DINING
OPTIONS



A Sight to See in Ballston



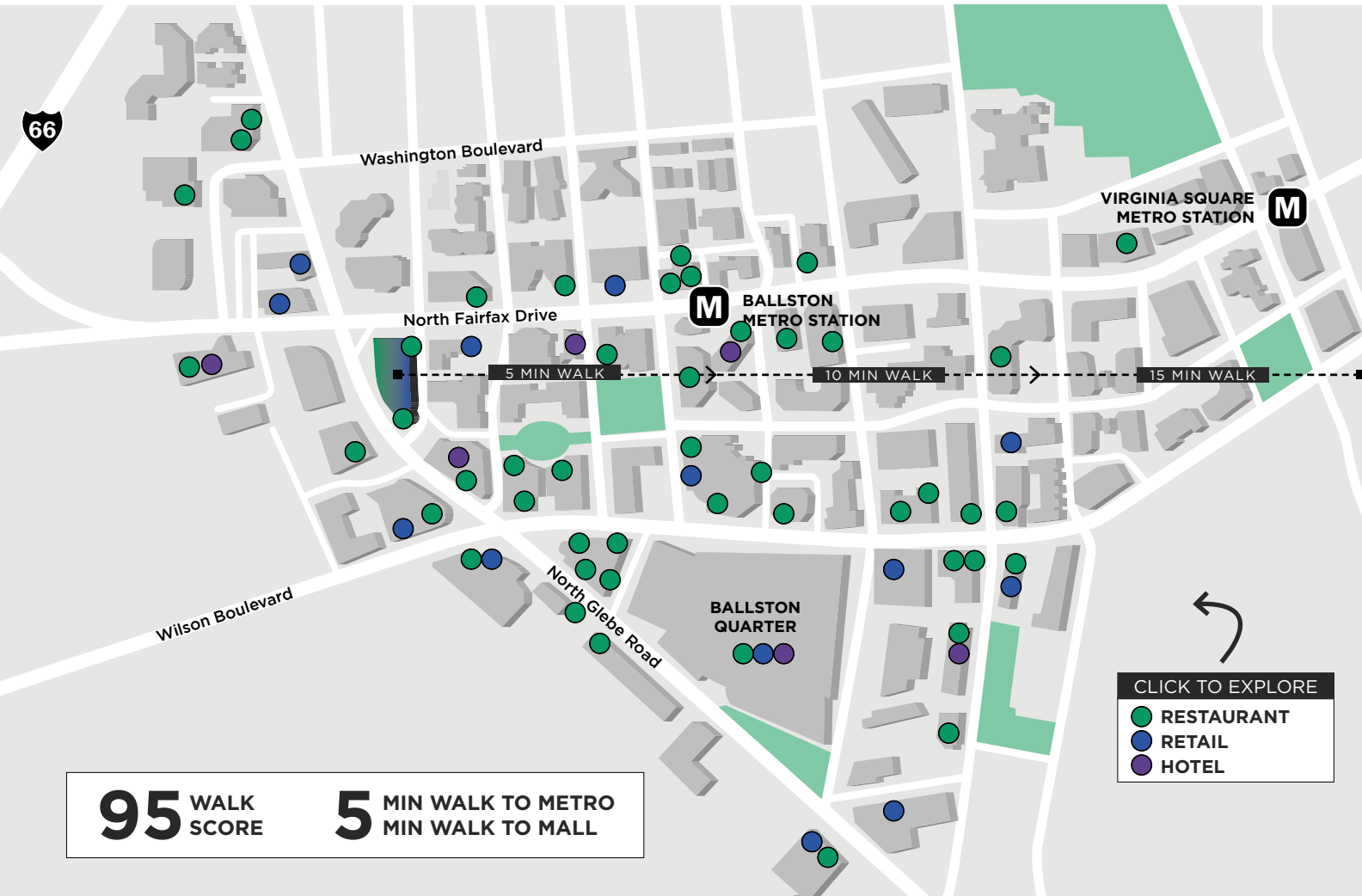
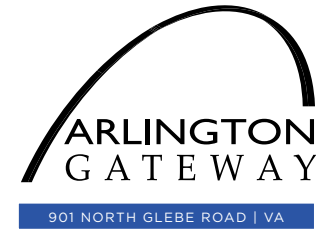
Nick Gregorios | Principal
703 752 4922
nicholas.gregorios@avisonyoung.com

Peter Berk | Principal
703 752 4920
peter.berk@avisonyoung.com

Dave Millard | Principal
703 752 4921
dave.millard@avisonyoung.com

Wesley Preuss | Principal
202 644 8691
wesley.preuss@avisonyoung.com

Your Gateway to a Good Time



95 WALK SCORE **5** MIN WALK TO METRO
 MIN WALK TO MALL

NEARBY AMENITIES

- | | |
|-------------------|--------------------|
| P.F. Chang's | Grand Cru Wine Bar |
| Starbucks | Rus Uz |
| SER | Poke It Up |
| Uncle Julio's | The Salt Line |
| Big Buns Damn | Silver Leaf |
| Mussel Bar | El Rey |
| Shake Shack | Urban Tandoor |
| Nando's Peri-Peri | La Union |
| Rustico | Sweet Green |
| Taco Bamba | Silver Diner |
| Bronson Bierhall | |

- | | |
|-------------------|-------------|
| Target | Holiday Inn |
| Total Wine & More | The Westin |

BALLSTON QUARTER

- | | |
|-------------------|-------------------|
| bartaco | Punch Bowl Social |
| Bollywood Bistro | Rice Crook |
| Chick-fil-A | Roll'd |
| Compass Coffee | Sidekick Bakery |
| Go Poke | Siprette |
| Hot Lola's | South Block |
| Ice Cream Jubilee | Ted's Bulletin |
| Jinya Ramen Bar | True Food Kitchen |
| Kung Fu Tea | Turu's by Timber |
| Maizal | Union Kitchen |
| Mezeh | Whino |
| Oh K-Dog | |

- | | |
|--------------|-----------------|
| Aveda Salon | Muse Paintbar |
| Bash | OneLife Fitness |
| Capital One | Potomac River |
| CVS Pharmacy | Running |
| drybar | Regal Cinemas |
| Macy's | |

CLICK TO EXPLORE

- RESTAURANT
- RETAIL
- HOTEL

Nick Gregorios | Principal
 703 752 4922
 nicholas.gregorios@avisonyoung.com

Peter Berk | Principal
 703 752 4920
 peter.berk@avisonyoung.com

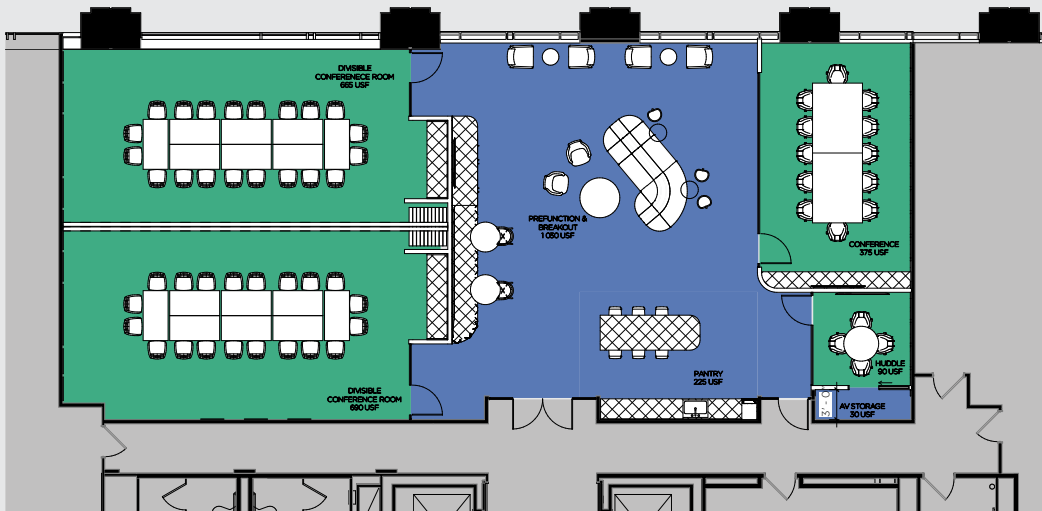
Dave Millard | Principal
 703 752 4921
 dave.millard@avisonyoung.com

Wesley Preuss | Principal
 202 644 8691
 wesley.preuss@avisonyoung.com



New Conference Center Just Delivered!

Arlington Gateway's brand new conference center, offering a well-appointed prefunction area and multiple meeting spaces has arrived! This modern space includes a variety of comfortable and inviting seating along with a pantry area, perfect for any gathering. This new tenant amenity area features a large training room for 60+ which can be divided into two spaces for flexibility. A smaller board room with state of the art technology provides floor to ceiling glass with views back into the lounge.

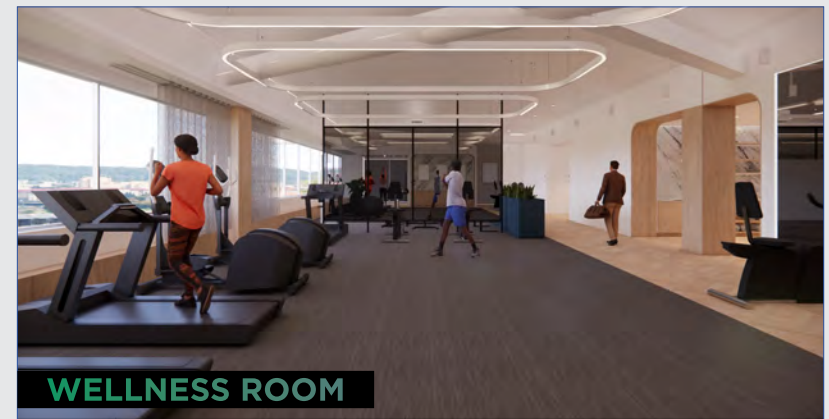
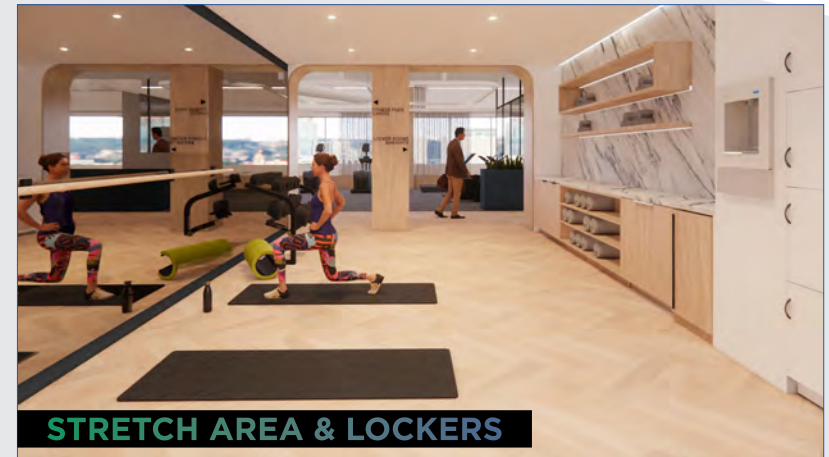


New Fitness Center Delivering May 2025!

Arlington Gateway is pleased to offer a new state-of-the-art fitness center located on the second floor adjacent to the brand new conference center.

Features include:

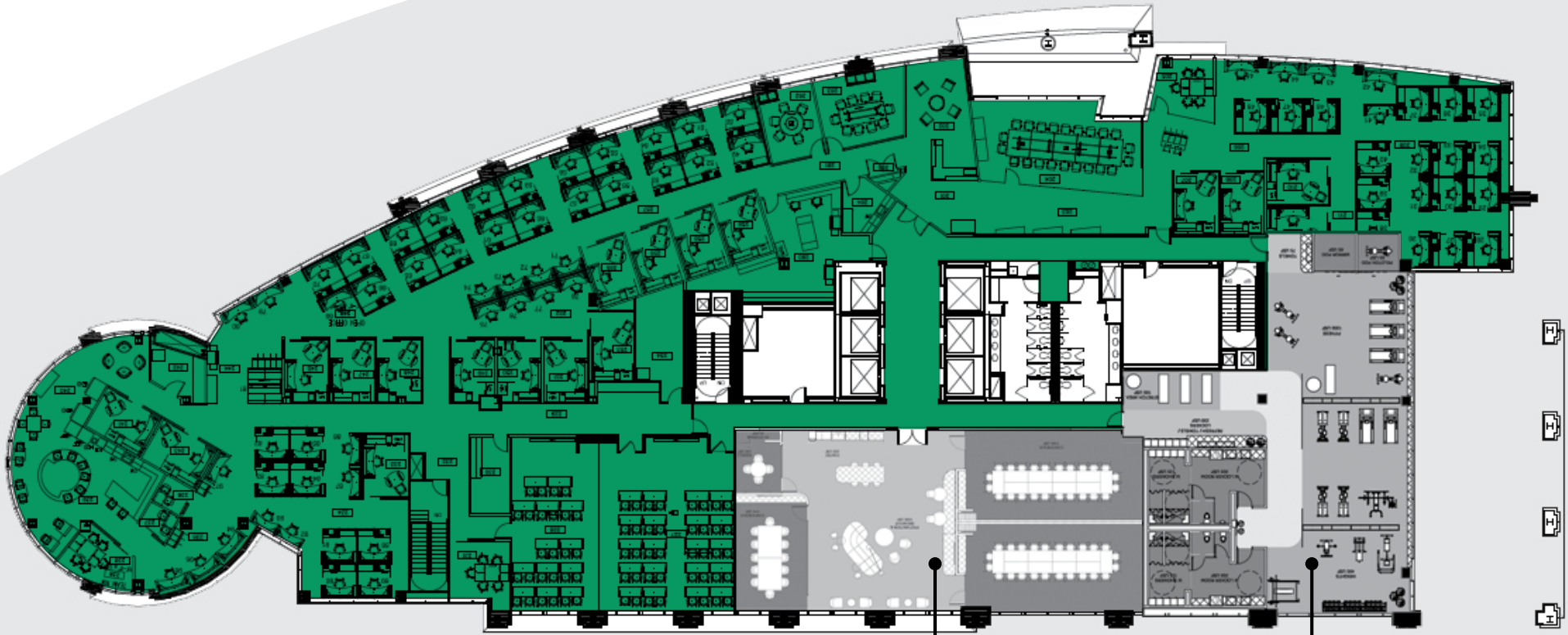
- Locker Rooms with Showers + Towel Service
- Weight Room
- State of the Art Cardio Equipment
- Stretch Area
- Wellness Room
- Mirror Pod + more!



2nd Floor

20,450 SF

Available December 2024



New Conference Center

New Fitness Center

Nick Gregorios | Principal
703 752 4922
nicholas.gregorios@avisonyoung.com

Peter Berk | Principal
703 752 4920
peter.berk@avisonyoung.com

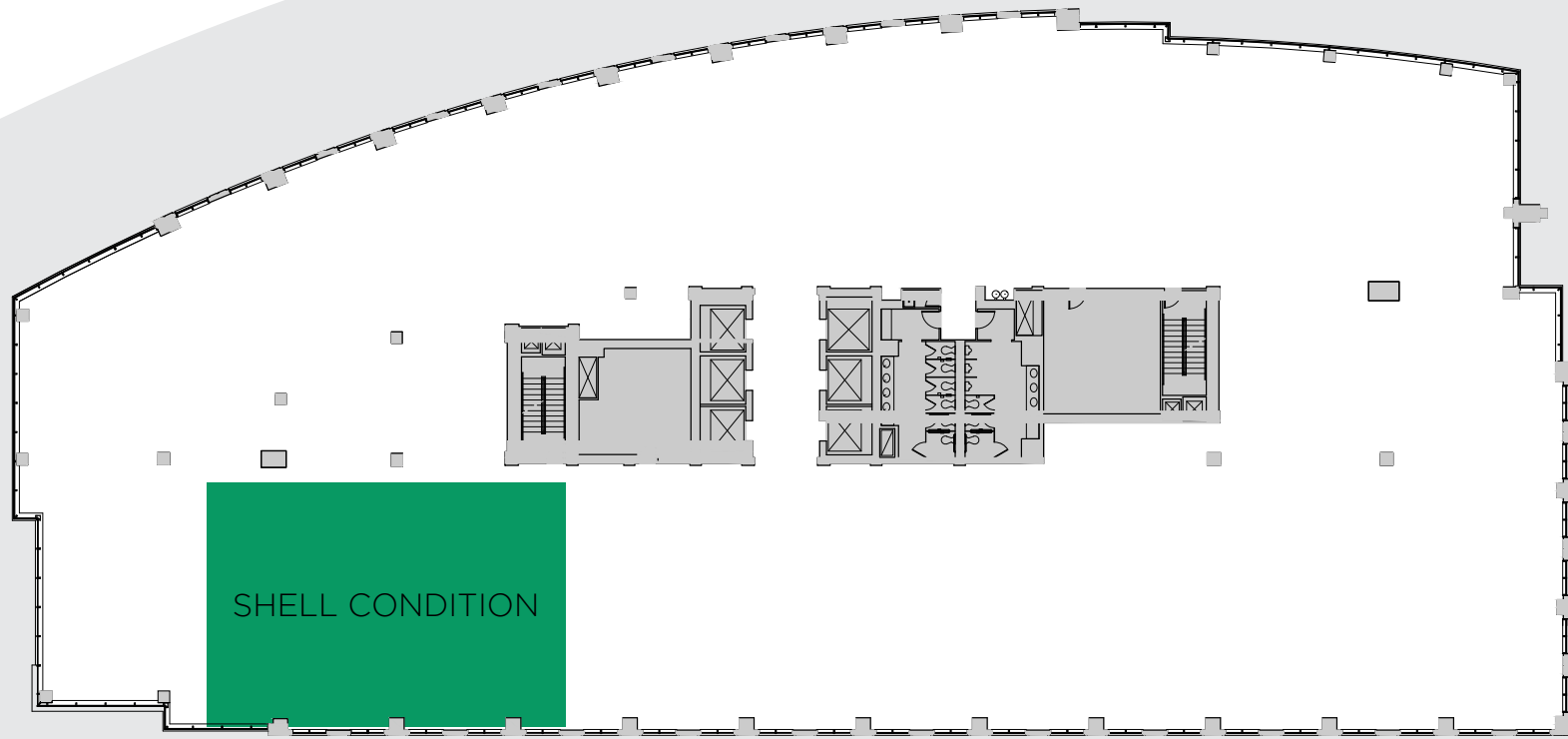
Dave Millard | Principal
703 752 4921
dave.millard@avisonyoung.com

Wesley Preuss | Principal
202 644 8691
wesley.preuss@avisonyoung.com



3rd Floor

2,958 SF



Nick Gregorios | Principal
703 752 4922
nicholas.gregorios@avisonyoung.com

Peter Berk | Principal
703 752 4920
peter.berk@avisonyoung.com

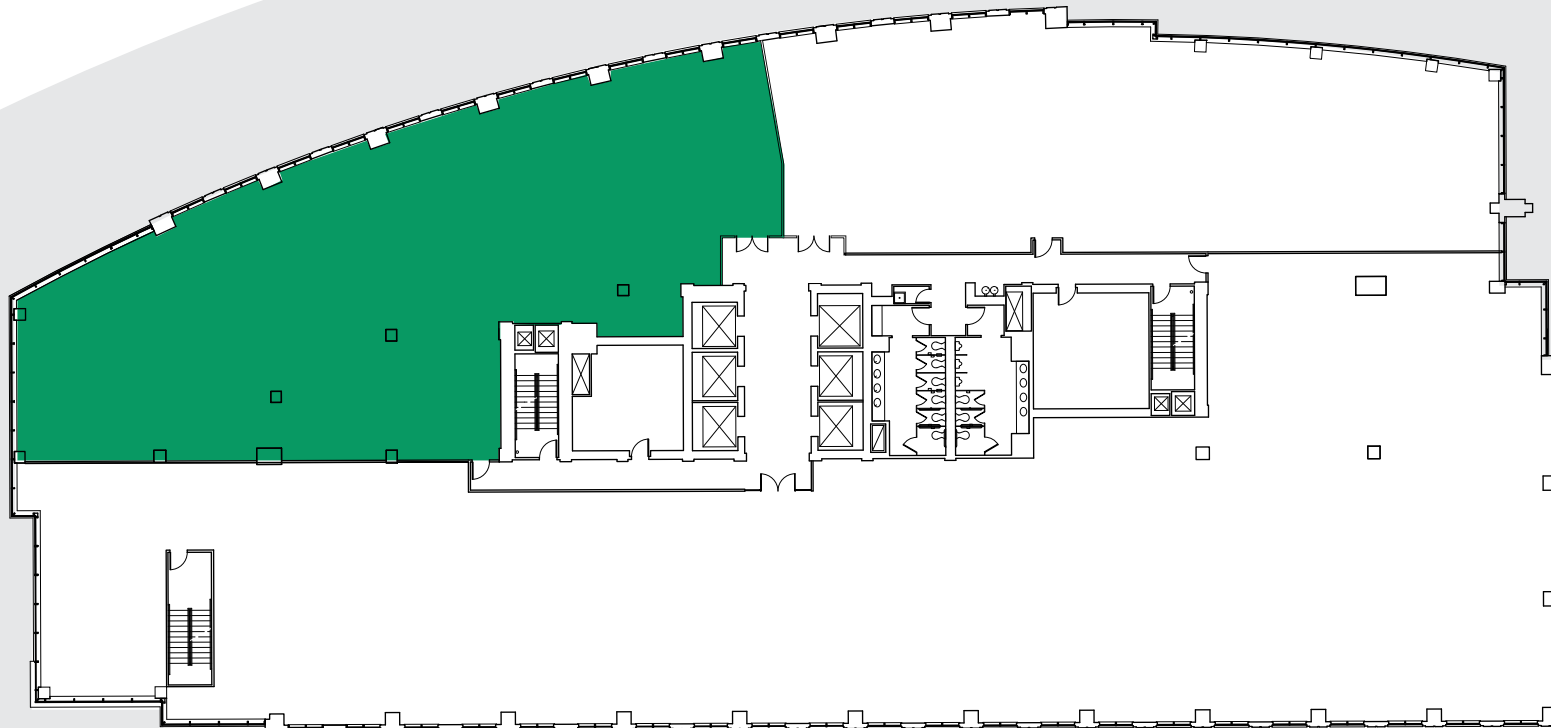
Dave Millard | Principal
703 752 4921
dave.millard@avisonyoung.com

Wesley Preuss | Principal
202 644 8691
wesley.preuss@avisonyoung.com

4th Floor

7,127 SF

 **CLICK FOR A
VIRTUAL TOUR**



Nick Gregorios | Principal
703 752 4922
nicholas.gregorios@avisonyoung.com

Peter Berk | Principal
703 752 4920
peter.berk@avisonyoung.com

Dave Millard | Principal
703 752 4921
dave.millard@avisonyoung.com

Wesley Preuss | Principal
202 644 8691
wesley.preuss@avisonyoung.com

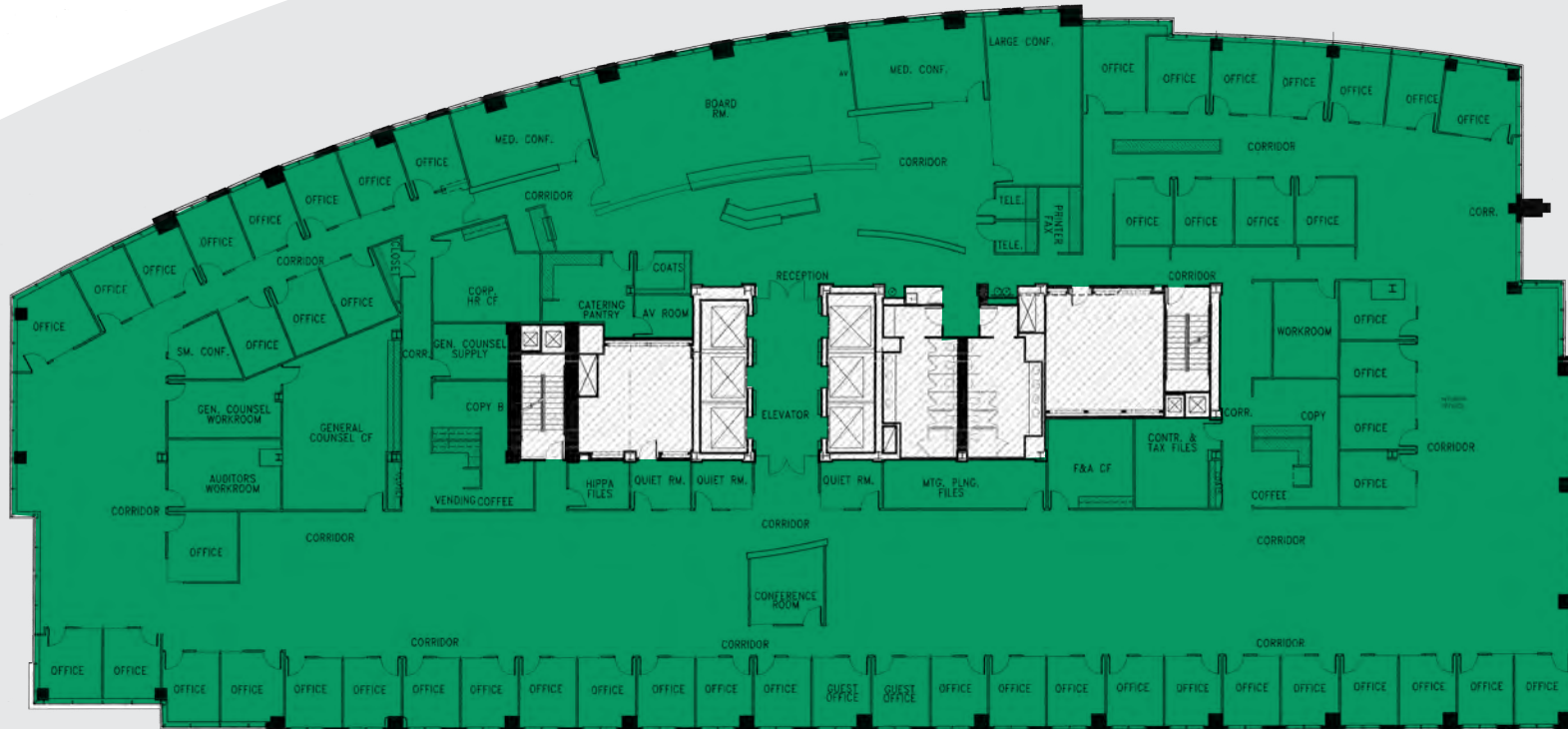


6th Floor

29,379 SF | Contiguous with 7th Floor for up to 45,692 SF
Available December 2024



901 NORTH GLEBE ROAD | VA



Nick Gregorios | Principal
703 752 4922
nicholas.gregorios@avisonyoung.com

Peter Berk | Principal
703 752 4920
peter.berk@avisonyoung.com

Dave Millard | Principal
703 752 4921
dave.millard@avisonyoung.com

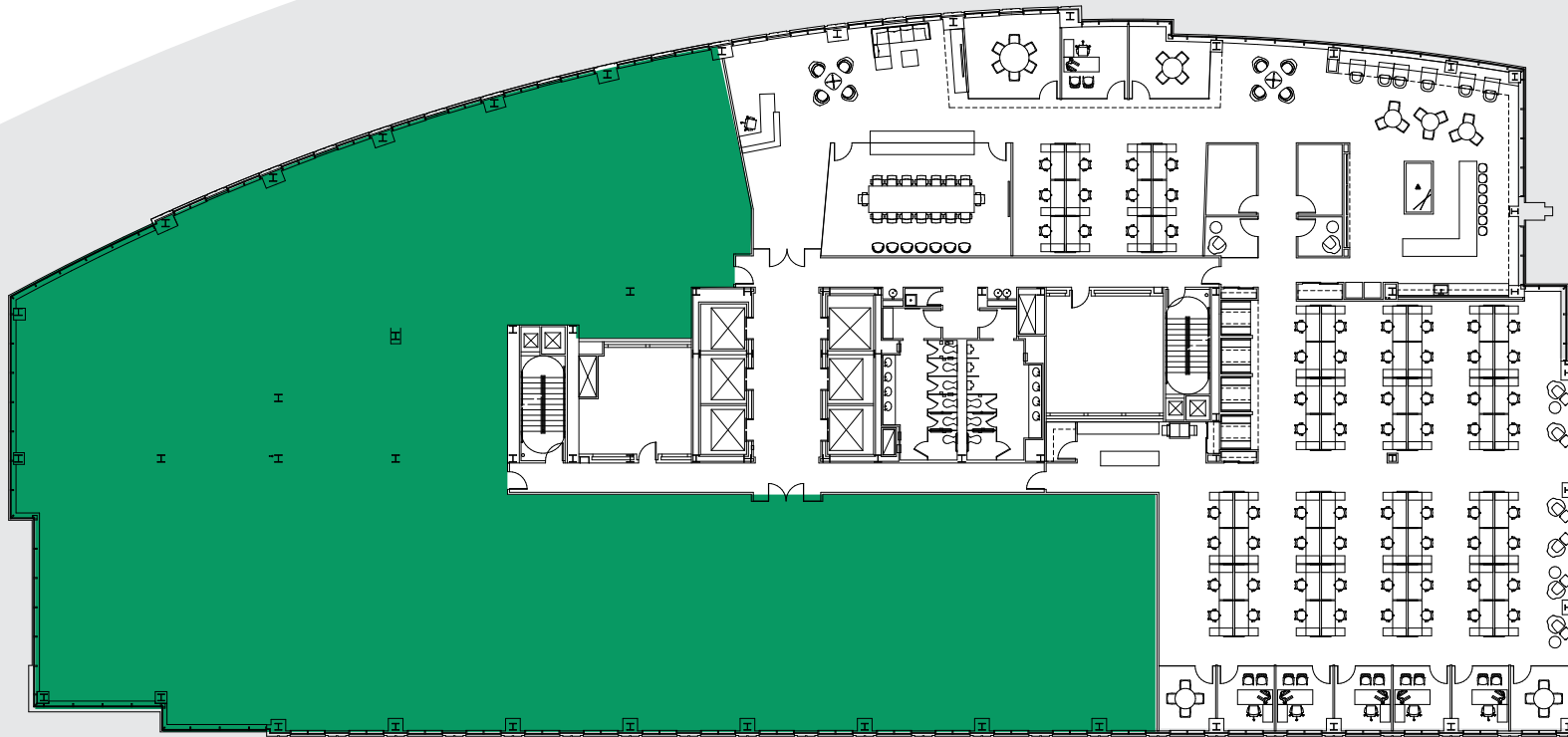
Wesley Preuss | Principal
202 644 8691
wesley.preuss@avisonyoung.com



7th Floor

16,313 SF | Contiguous with 6th Floor for up to 45,692 SF

 **CLICK FOR A
VIRTUAL TOUR**



Nick Gregorios | Principal
703 752 4922
nicholas.gregorios@avisonyoung.com

Peter Berk | Principal
703 752 4920
peter.berk@avisonyoung.com

Dave Millard | Principal
703 752 4921
dave.millard@avisonyoung.com

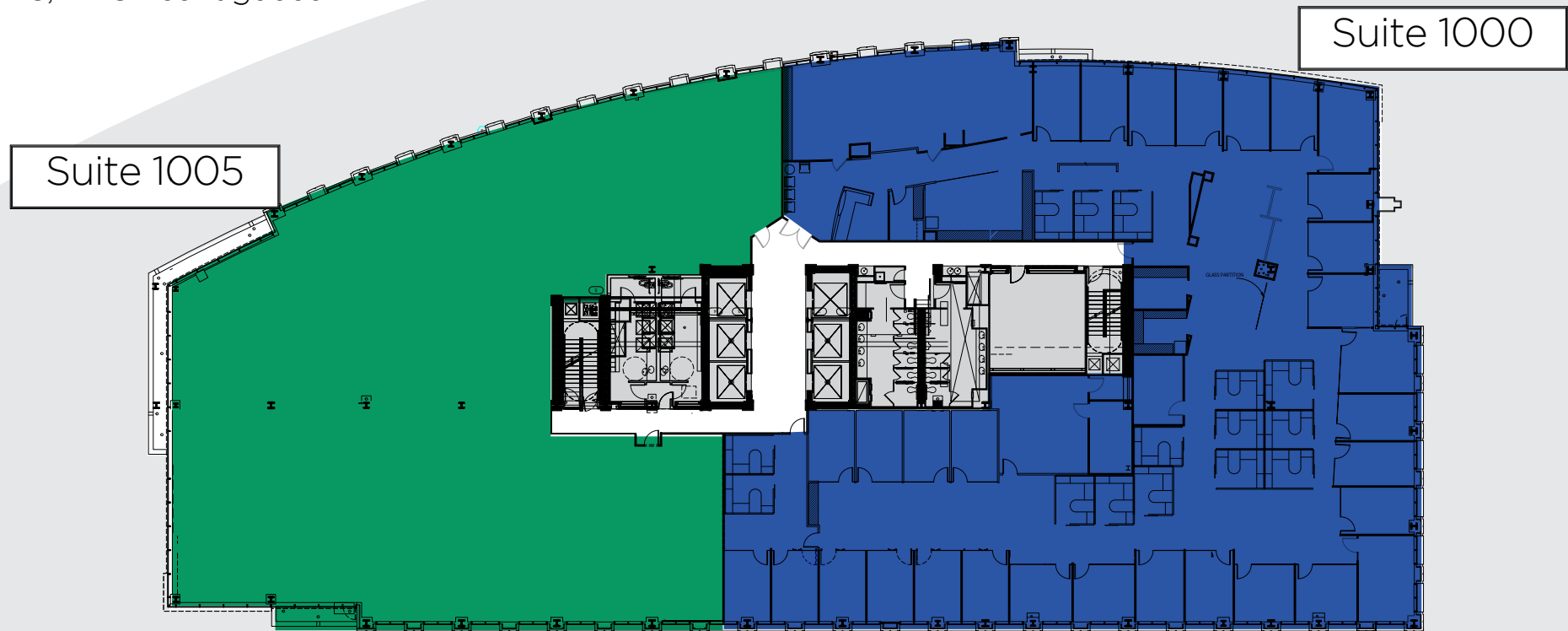
Wesley Preuss | Principal
202 644 8691
wesley.preuss@avisonyoung.com

10th Floor

Suite 1000 - 15,667 SF

Suite 1005 - 12,754 SF

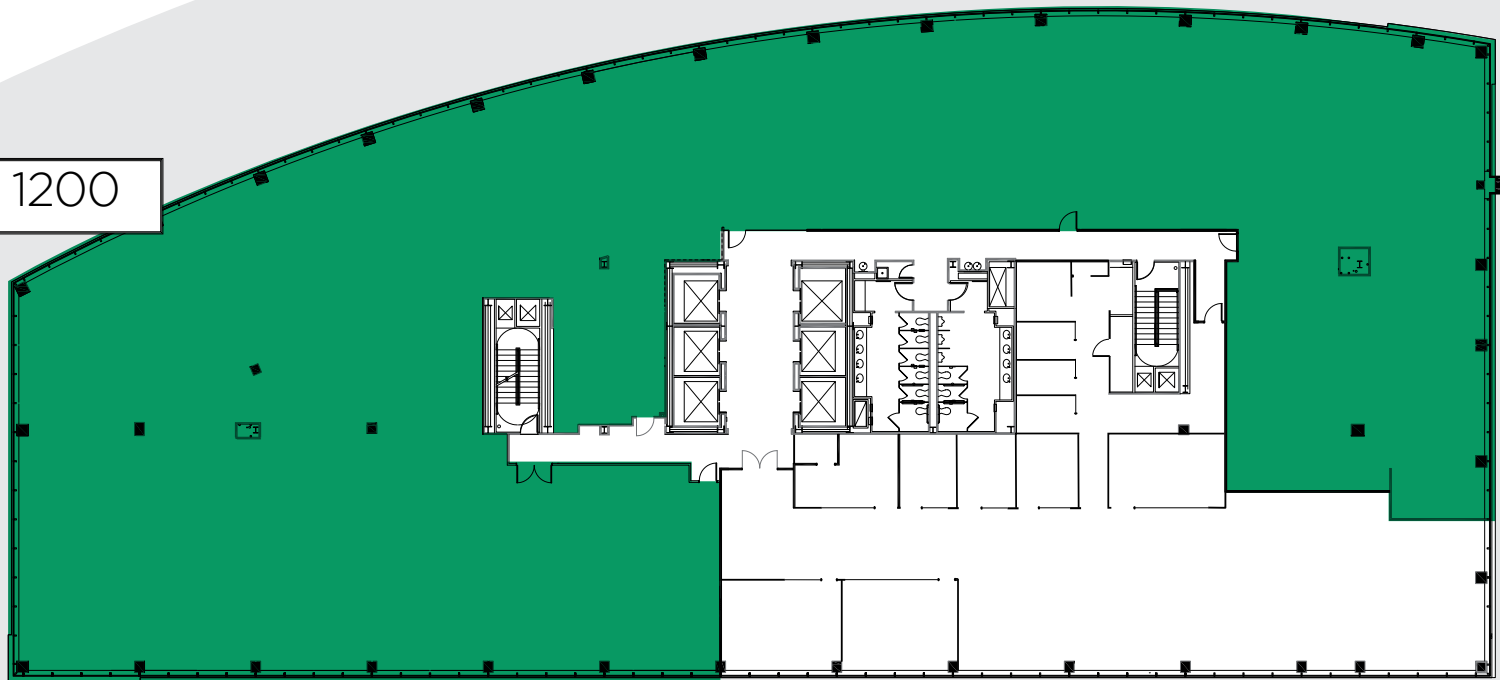
28,421 SF contiguous



12th Floor

Suite 1200 – 20,356 SF

Suite 1200



Nick Gregorios | Principal
703 752 4922
nicholas.gregorios@avisonyoung.com

Peter Berk | Principal
703 752 4920
peter.berk@avisonyoung.com

Dave Millard | Principal
703 752 4921
dave.millard@avisonyoung.com

Wesley Preuss | Principal
202 644 8691
wesley.preuss@avisonyoung.com



ARLINGTON GATEWAY

901 NORTH GLEBE ROAD | VA



AVISON
YOUNG

Nick Gregorios | Principal
703 752 4922
nicholas.gregorios@avisonyoung.com

Dave Millard | Principal
703 752 4921
dave.millard@avisonyoung.com

Peter Berk | Principal
703 752 4920
peter.berk@avisonyoung.com

Wesley Preuss | Principal
202 644 8691
wesley.preuss@avisonyoung.com