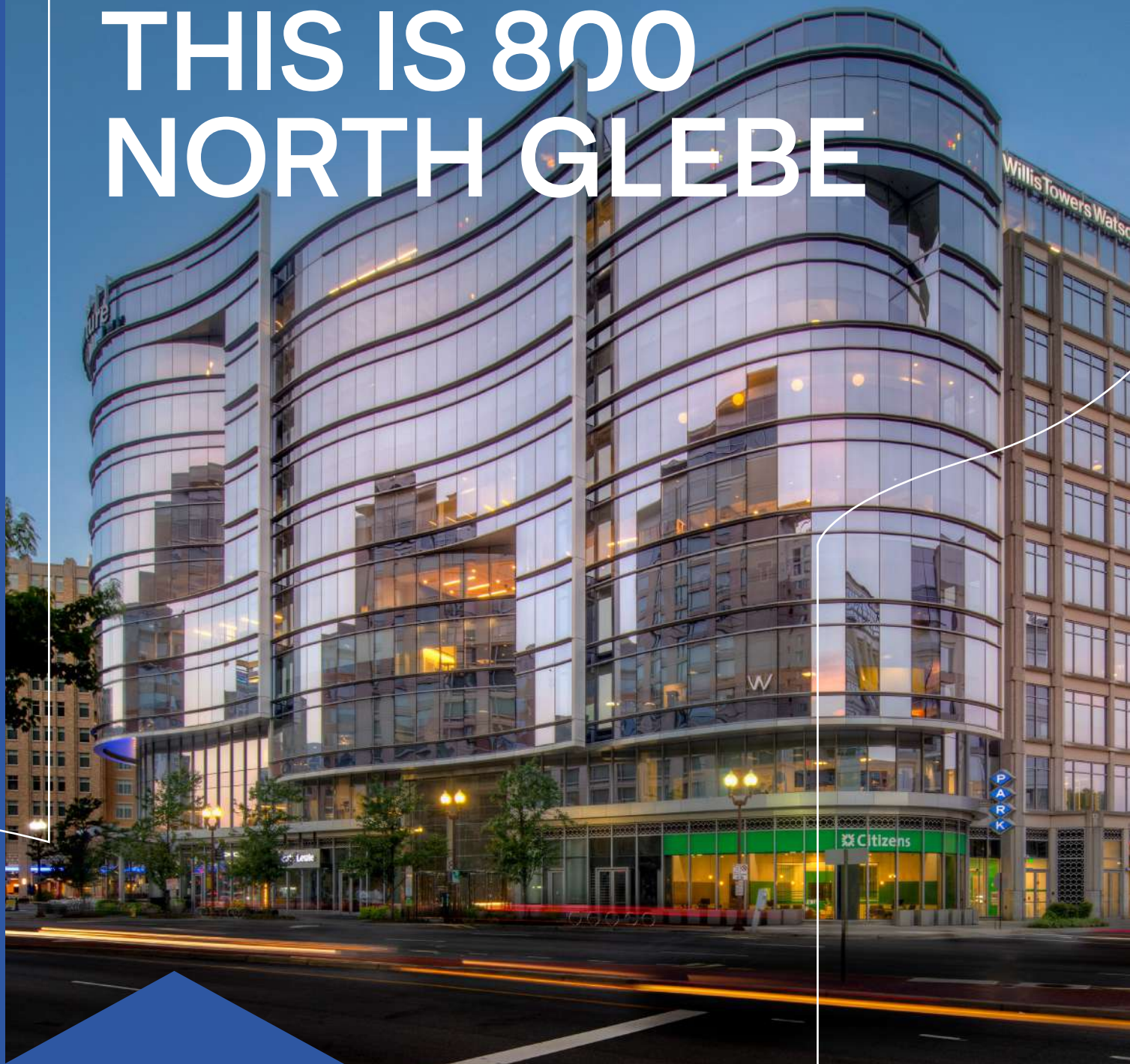


# THIS IS 800 NORTH GLEBE



**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.



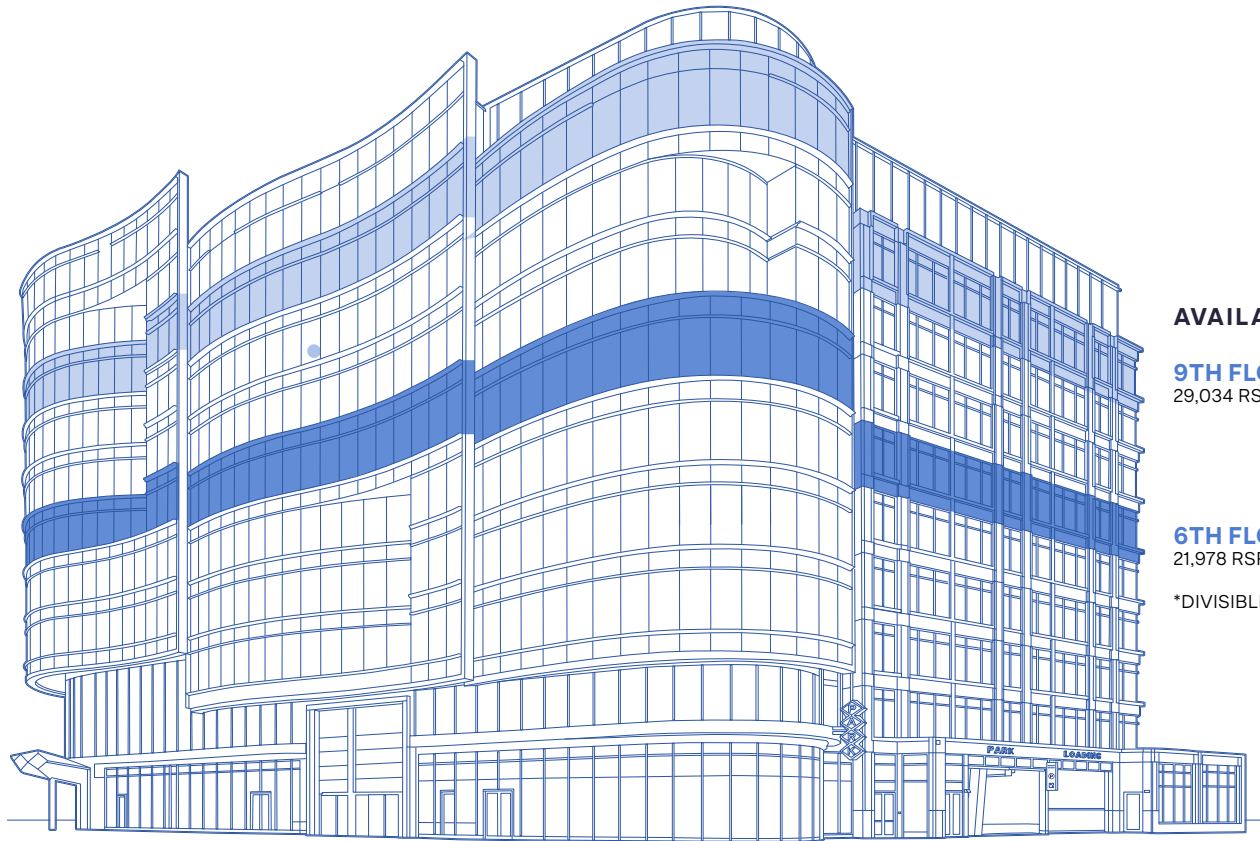
## DISTINCTIVE FEATURES

- **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 BUILDING SYSTEMS

A 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

### AVAILABILITY

9TH FLOOR  
29,034 RSF

6TH FLOOR  
21,978 RSF\*

\*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.



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.





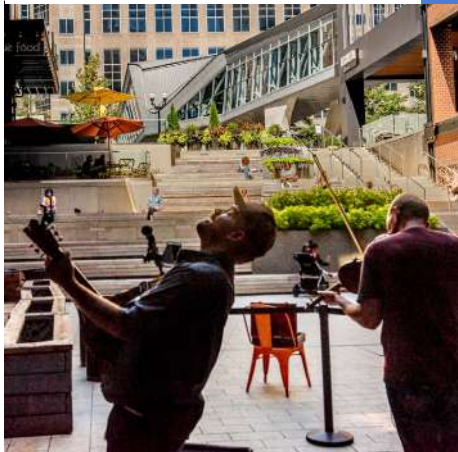
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## NEIGHBORHOOD

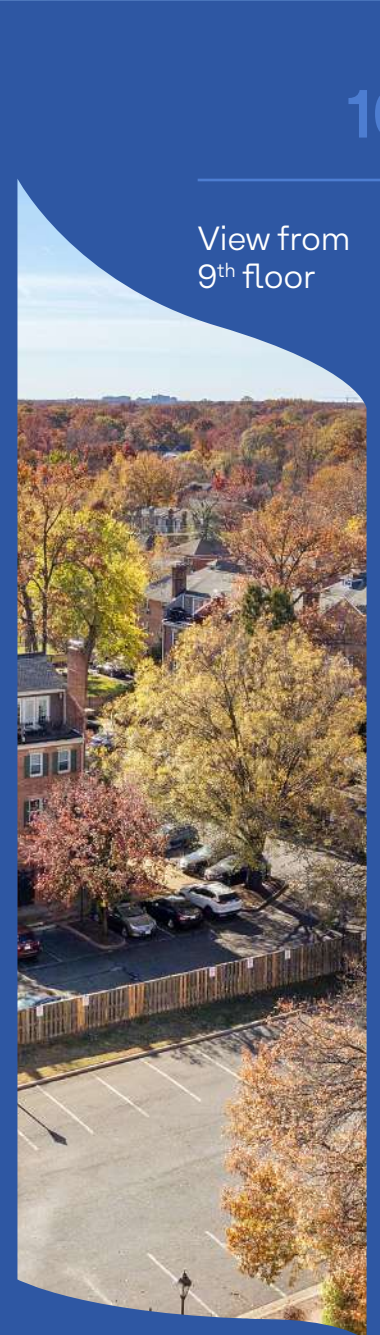
Proximate to Virginia Tech's Executive Briefing Center and The Westin, which can host events and meetings for conferencing at scale.



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



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



10

View from  
9<sup>th</sup> 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.

800  
NORTH GLEBE

## CONTACTS

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JBG SMITH