

**404  
WILSON**

**You Have High Expectations.  
We've created a building to match.**

AvalonBay

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THE RESIDENCES

404







### Property Highlights

- Highly efficient, virtually column-free floors
- Stunning rooftop deck entertainment space with tenant-only conferencing facility
- 2nd floor lounge with coffee bar, private meeting spaces & fitness center
- Dedicated Outside Air System (DOAS) air handling units allow for outside air ventilation in the Post-Covid office era
- Access to Ballston's finest amenities: VIDA Fitness, Salt Line, Compass Coffee, Sweetgreen, Taco Bamba, Marriott Hotel, Rustico Restaurant & Bar, much more
- Ballston's tallest building with the highest rooftop views
- On-site parking available: 1.3 / 1,000 SF

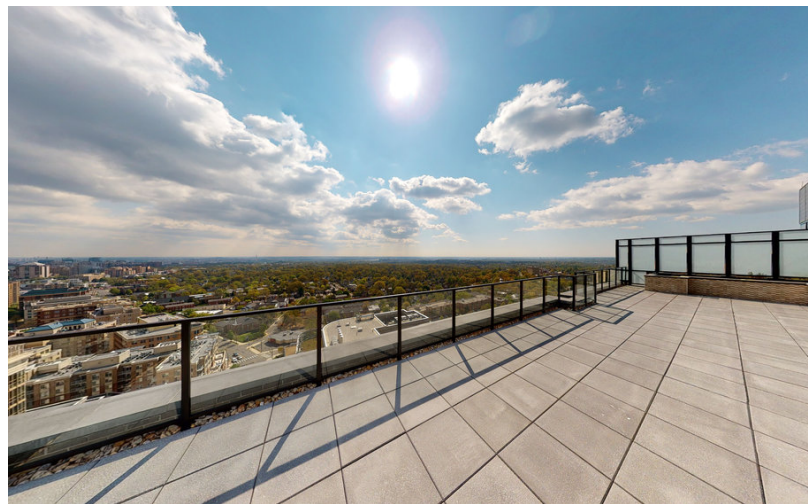
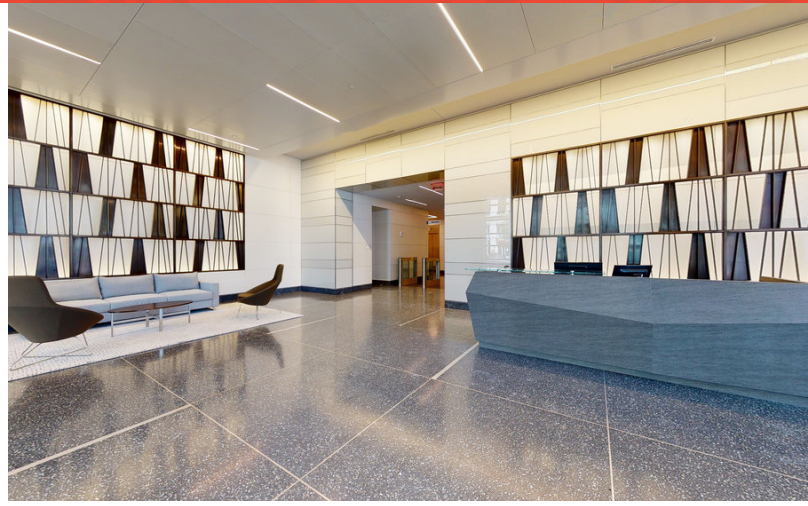
### Availabilities

Availabilities	SF	Lease Rate	Date Available
Suite 300	5,286 SF	Negotiable	Immediately
4th Floor - Spec Suite B	5,854 SF	Negotiable	Immediately

**Gary Cook**      **Stoddie Nibley**  
 703.284.3379      703.284.5884  
 gcook@lpc.com      snibley@lpc.com

## Lincoln



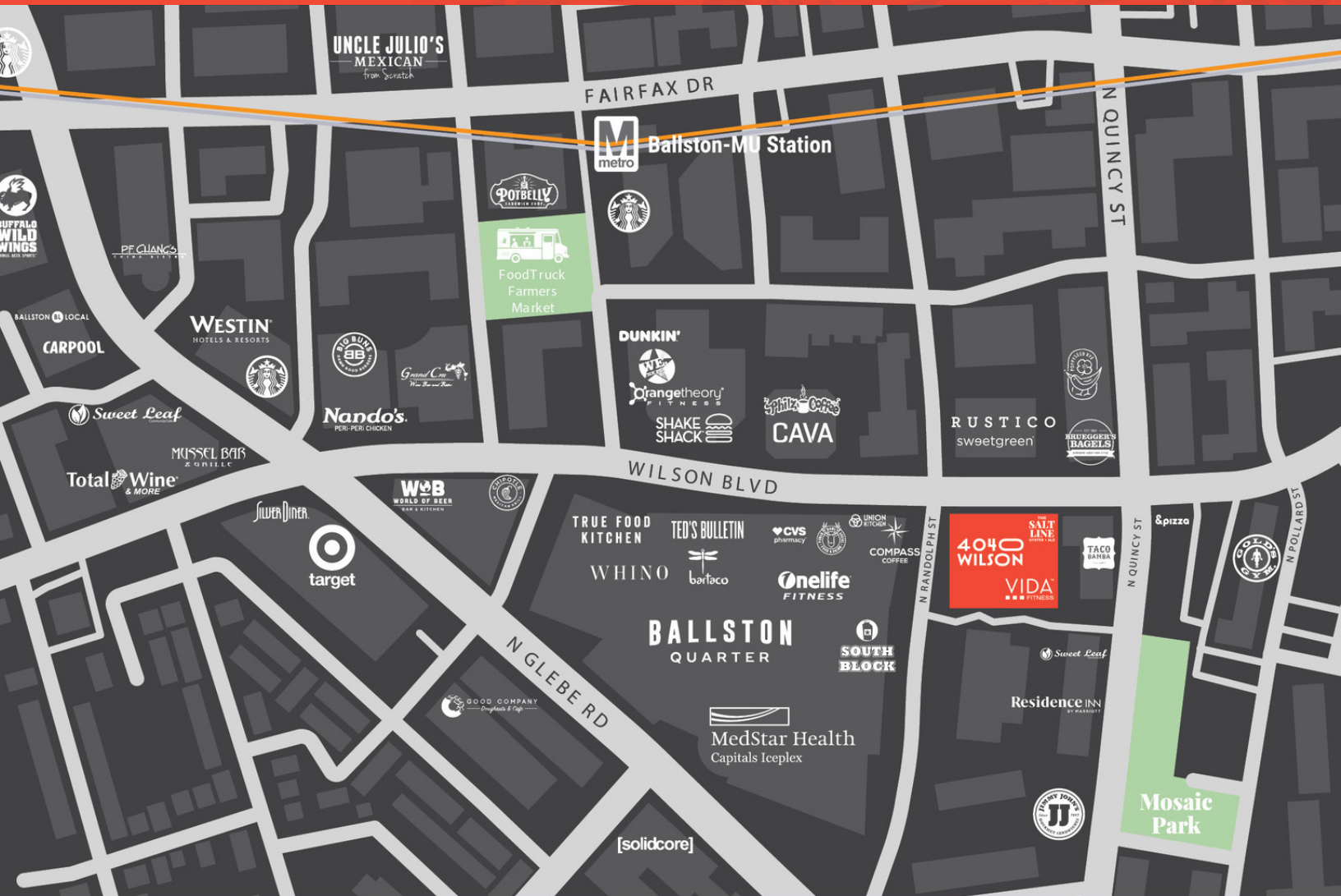


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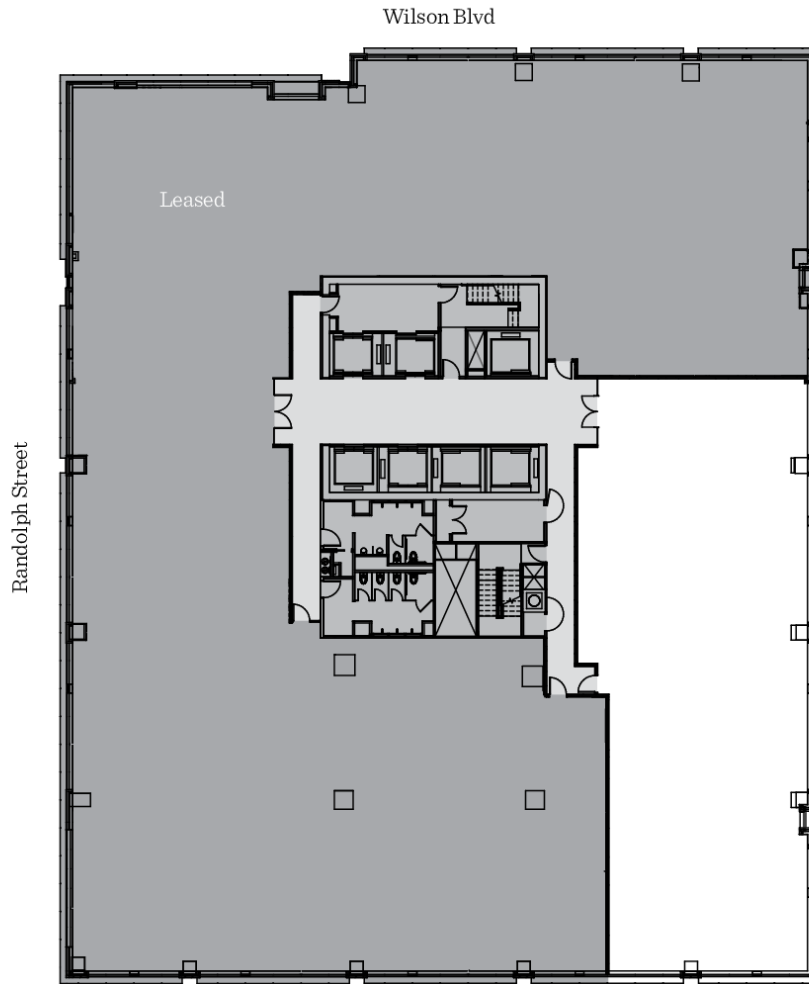
**1 BLOCK FROM BALLSTON QUARTER**

## BALLSTON QUARTER

- |                          |                         |                           |
|--------------------------|-------------------------|---------------------------|
| All About Burger         | Jinya Ramen Bar         | South Block Co. Smoothies |
| Ballston Service Station | Maizal                  | Superette Market          |
| BarTaco                  | Mezeh                   | Ted's Bulletin            |
| Bollywood Bistro Express | Nook                    | The Local Oyster          |
| Chik-Fil-A               | Punch Bowl Social       | True Food Kitchen         |
| Compass Coffee           | Union Kitchen Grocery   | Turu's by Timber Pizza    |
| District Doughnut        | Rice Crook              | Union Kitchen             |
| Go Poké                  | Roll'd                  | Whino                     |
| Hot Lola's               | Sidekick Bakery         | Zofia's Kitchen           |
| Ice Cream Jubilee        | Slapfish Modern Seafood |                           |

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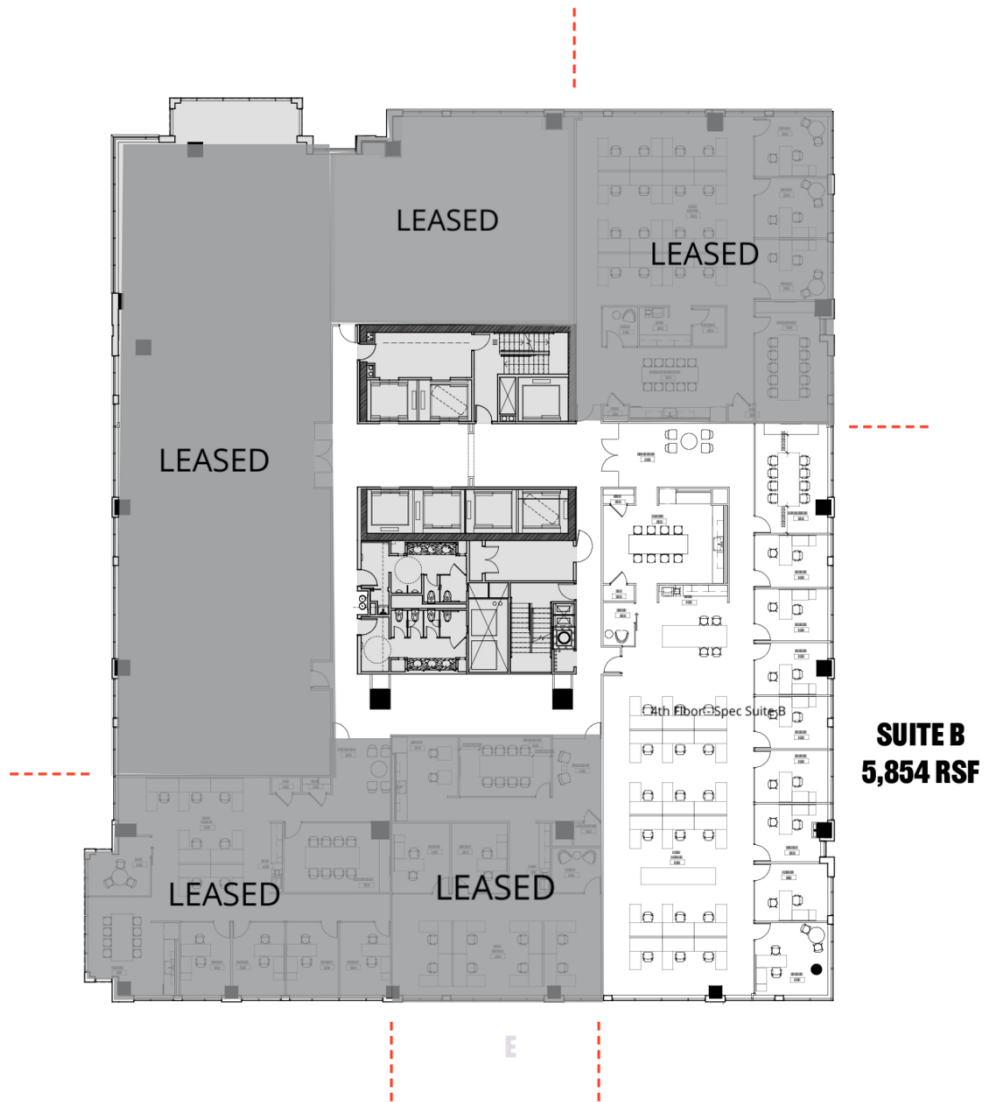
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Suite	Size	Description
Suite 300	5,286 SF	Available Immediately

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Suite	Size	Description	Virtual Tour
4th Floor - Spec Suite B	5,854 SF	Available Immediately.	<a href="#">View Here</a>

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# 4040 WILSON

Leasing Information:  
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