

*Moving You Forward*

4401



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ARLINGTON VA

CBRE





## It's In The Details

- 100-Person Conferencing Facility with Tenant Lounge
- Fitness Center with Lockers and Showers
- Outdoor Courtyard
- Fast Casual Restaurant Onsite



### Key Features:

Virtually Column Free Floors  
for Efficient Design

Signage Opportunity  
for Full Floor

1.4/1,000  
Dedicated Parking



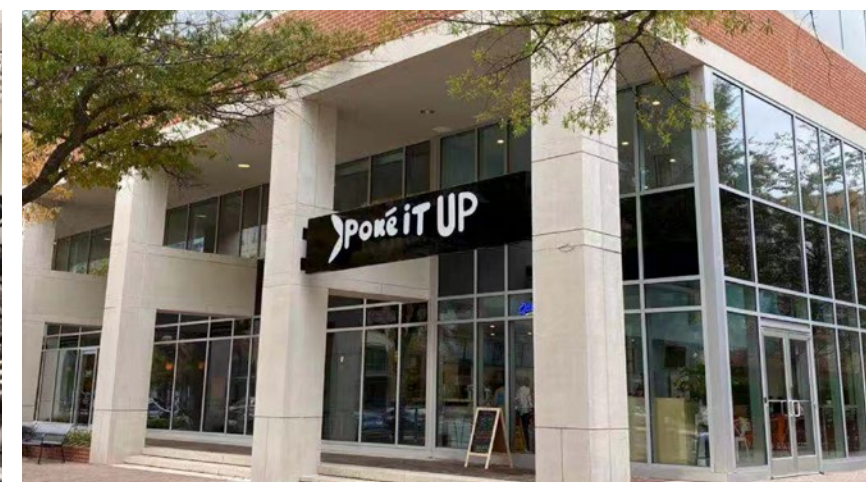
Tenant Lounge



Conference Room (100-seat)



Fitness Center



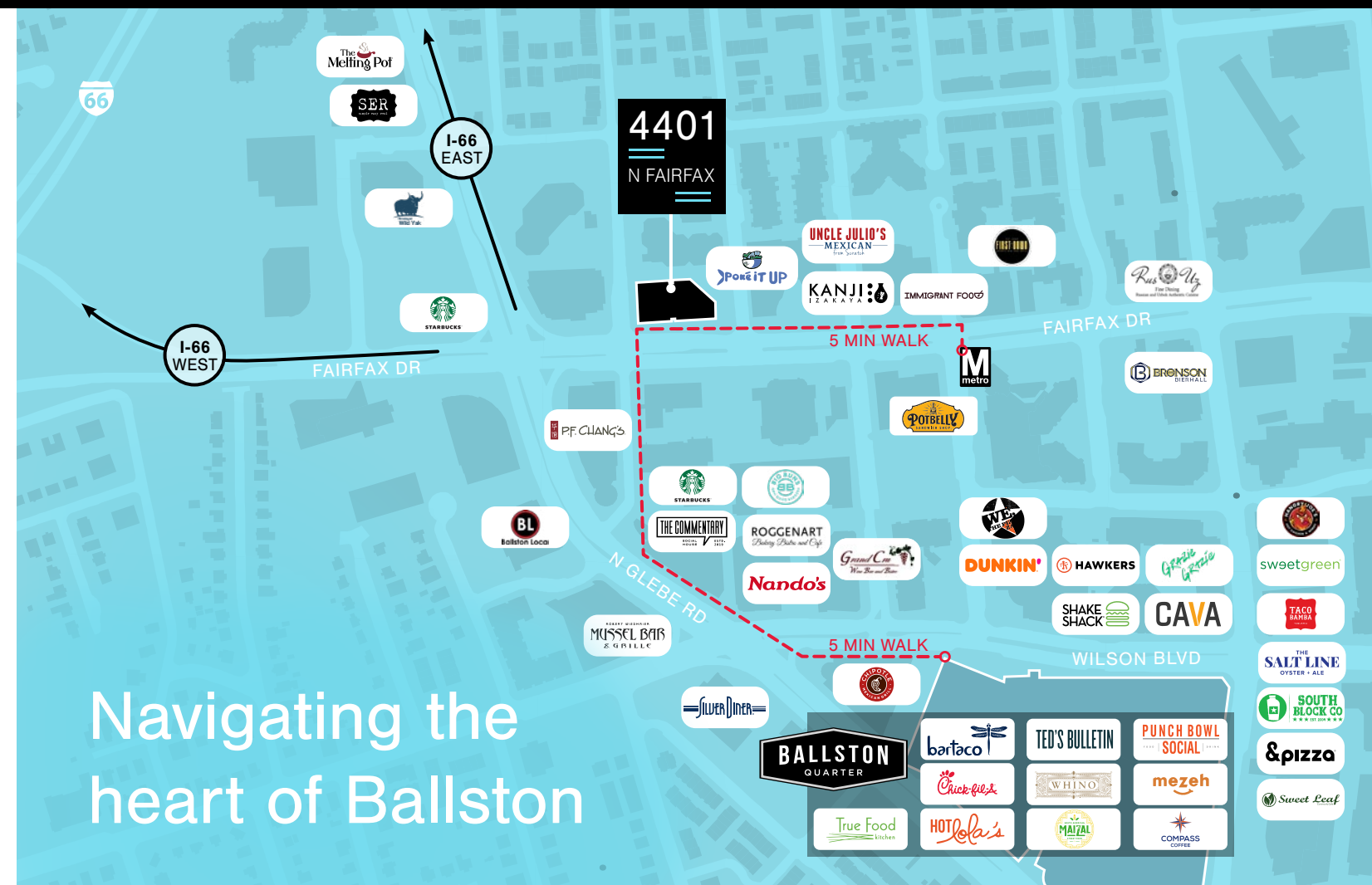
Poké It Up Restaurant





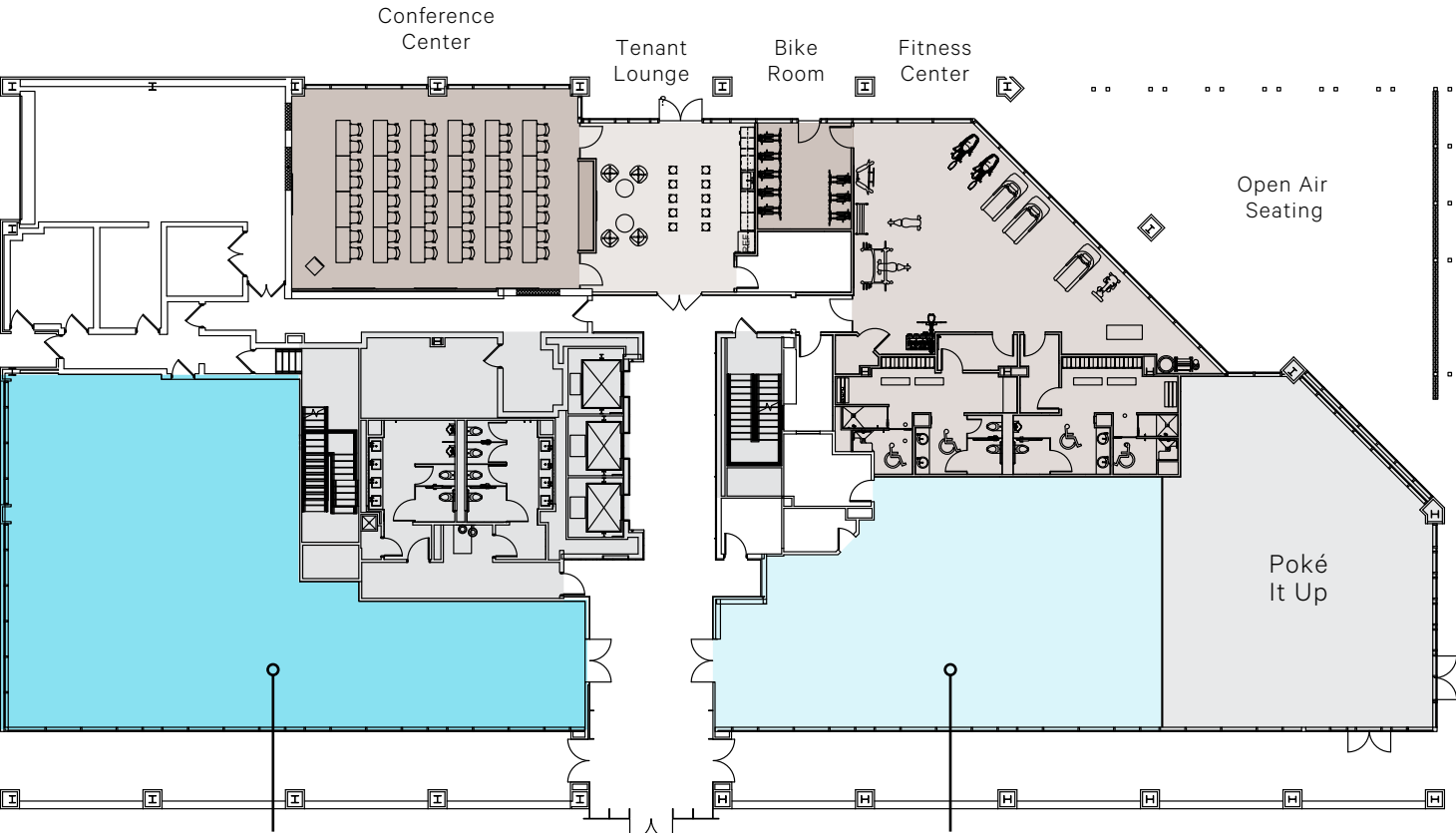
## The Right Move

- Two Blocks to Ballston Metro Station
- Direct Access to I-66
- Central to Reagan National and Washington Dulles International Airports
- Five Minute Walk to Ballston Quarter Mall





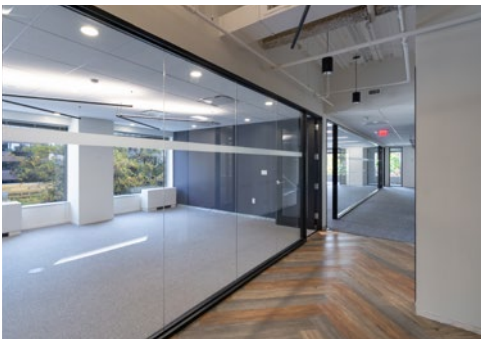
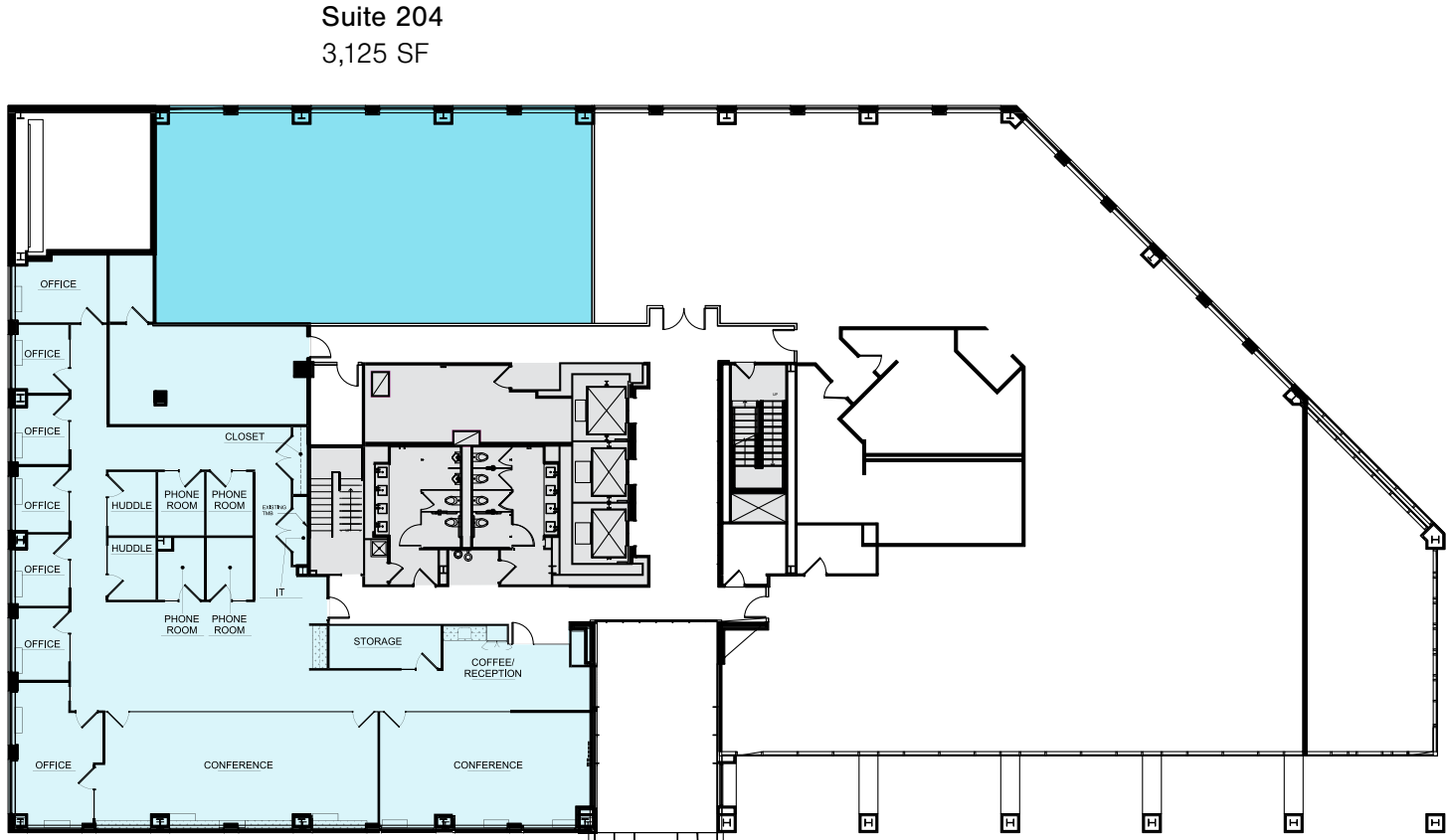
4401  
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Suite 100  
2,738 SF



Suite 101  
1,891 SF  
(former deli)



Suite 200  
5,619 SF

Contiguous to 8,744 SF

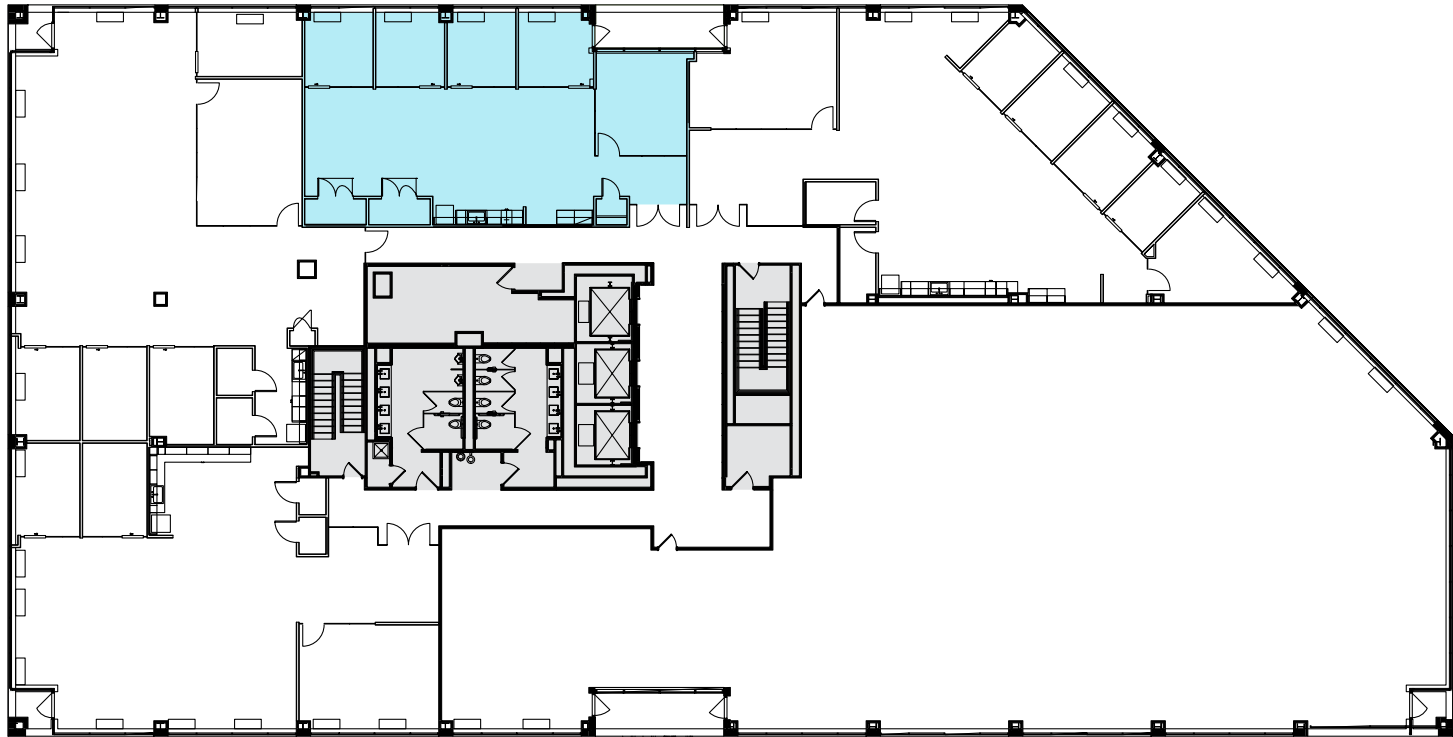
1<sup>st</sup>  
FLOOR

2<sup>nd</sup>  
FLOOR



Suite 311  
2,055 SF

[EXPLORE IN 3D](#)



# 4401

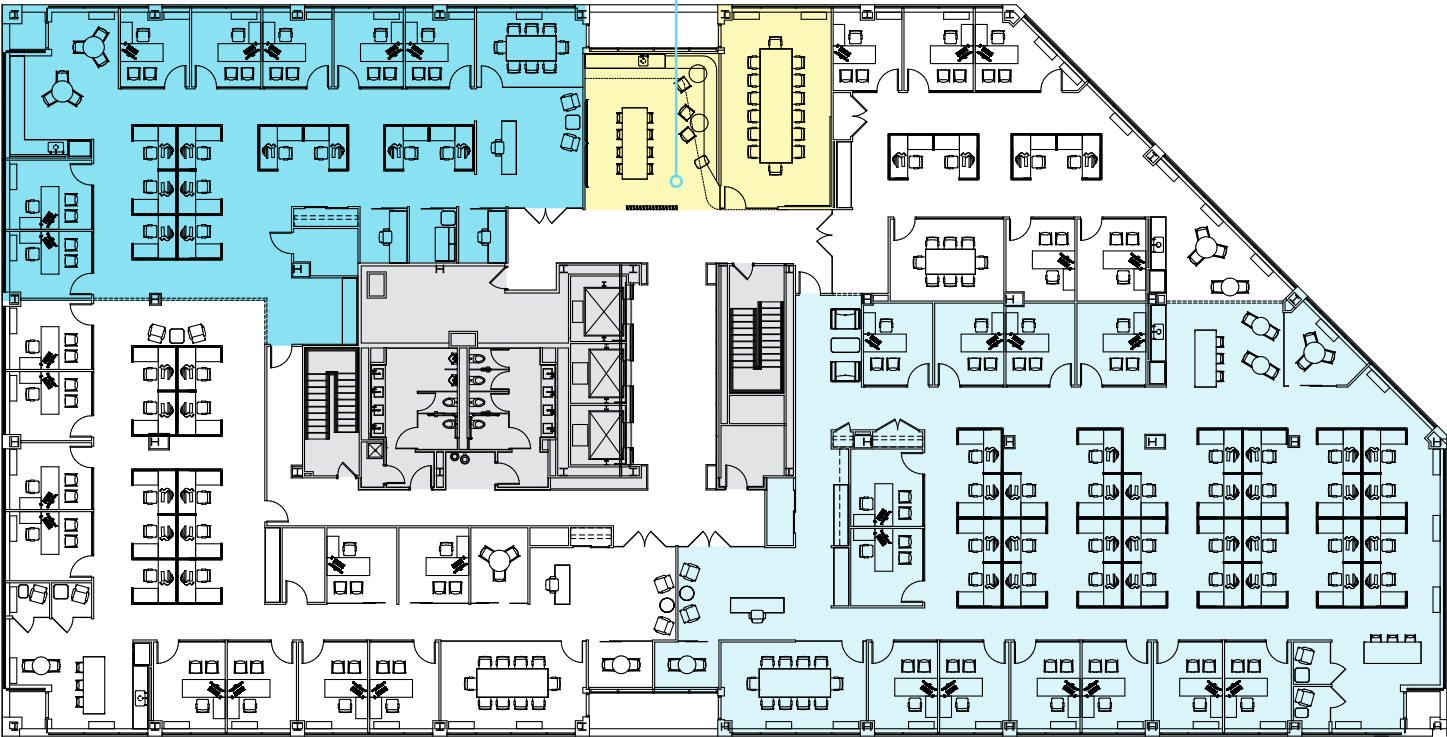
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Suite 420  
4,357 SF

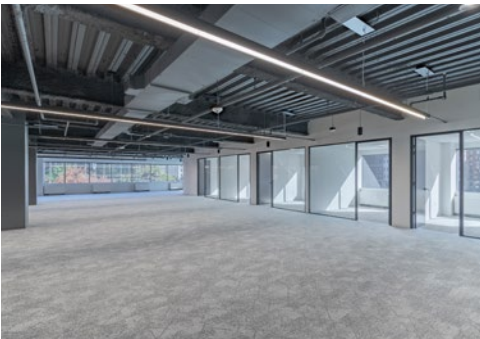
- Town Hall
- Coffee Bar
  - Banquette Style Lounge
  - Conference Room

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Suite 400  
8,053 SF

## 3<sup>rd</sup> FLOOR

## 4<sup>th</sup> FLOOR

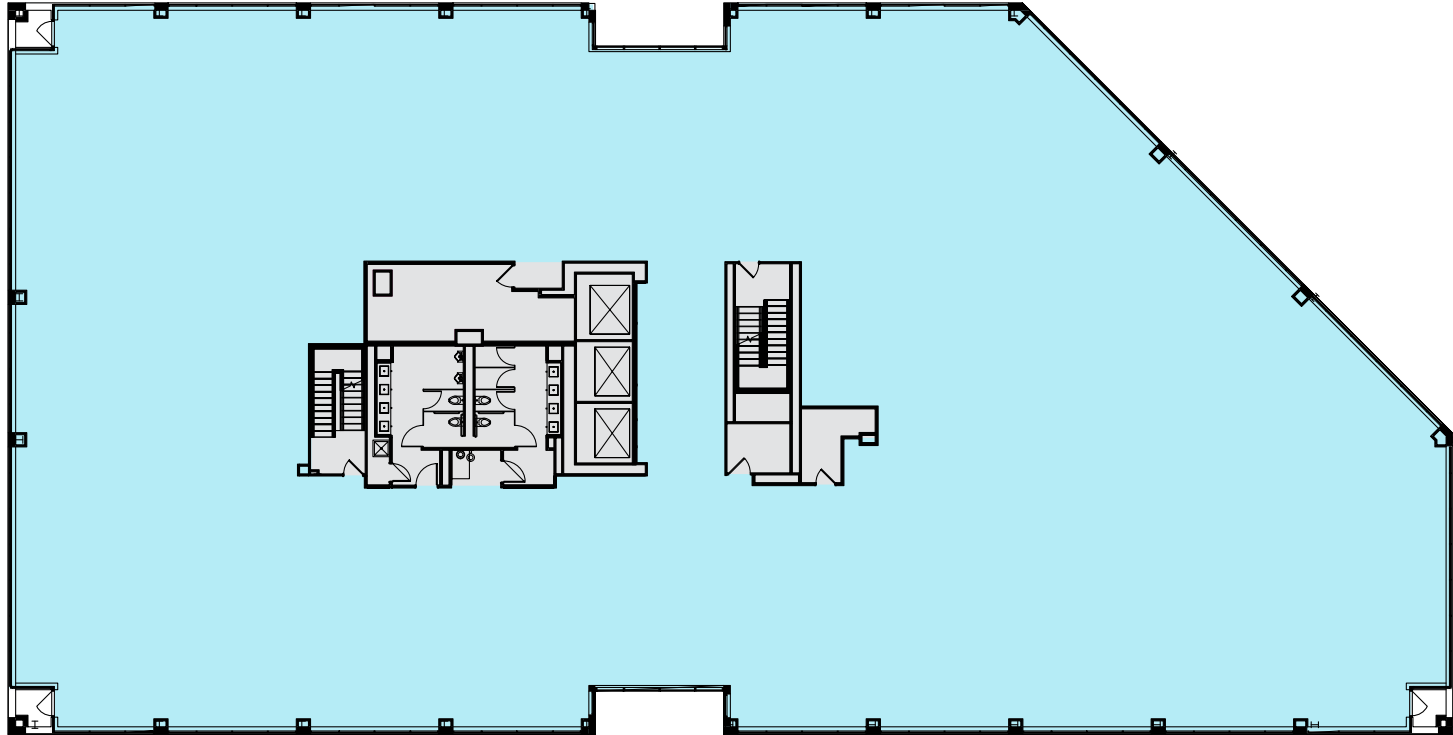








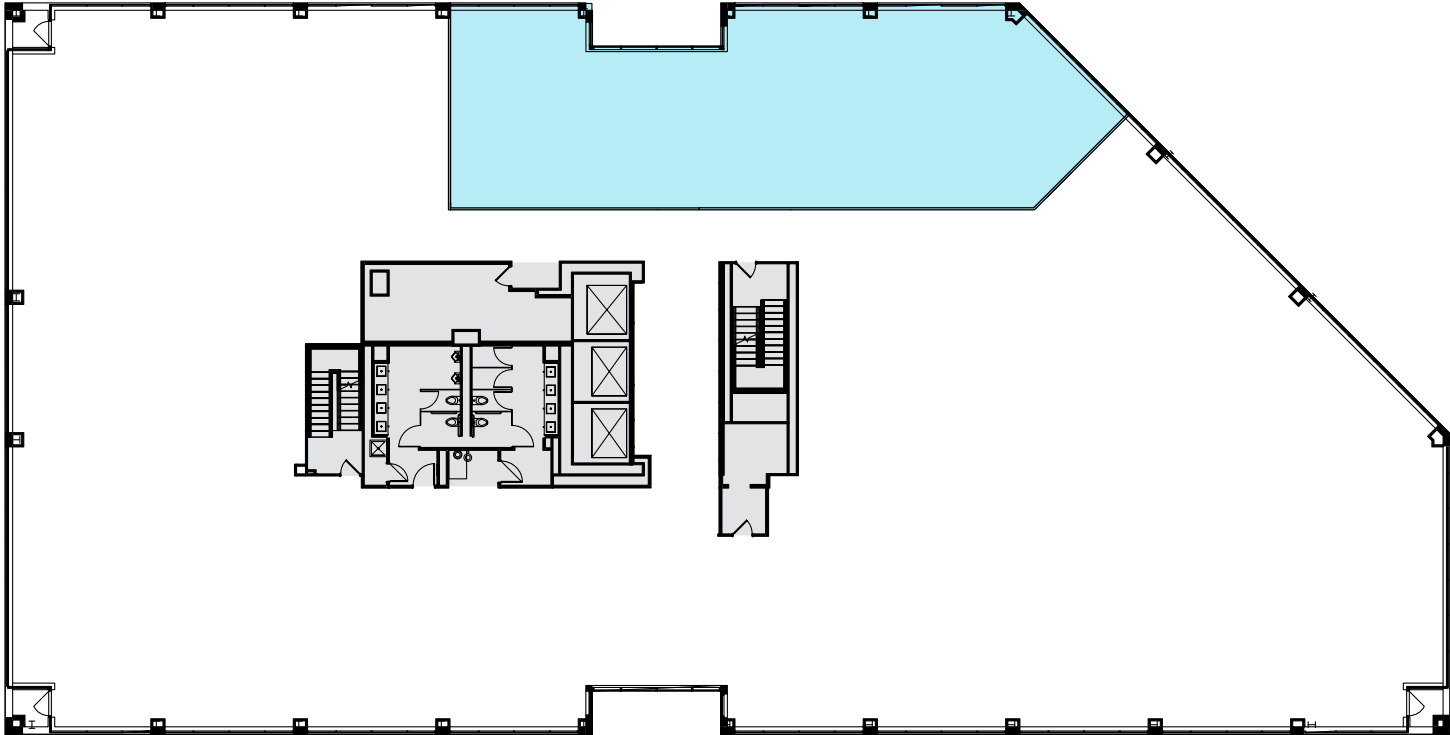
Suite 500  
21,127 SF



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Suite 610  
4,141 SF



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5<sup>th</sup>  
FLOOR



6<sup>th</sup>  
FLOOR



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