

# 4100 N Fairfax

Renovation first look



# Renovation scope

## Lobby

- Updated arrival experience
- Modernized finishes

## Conference Center

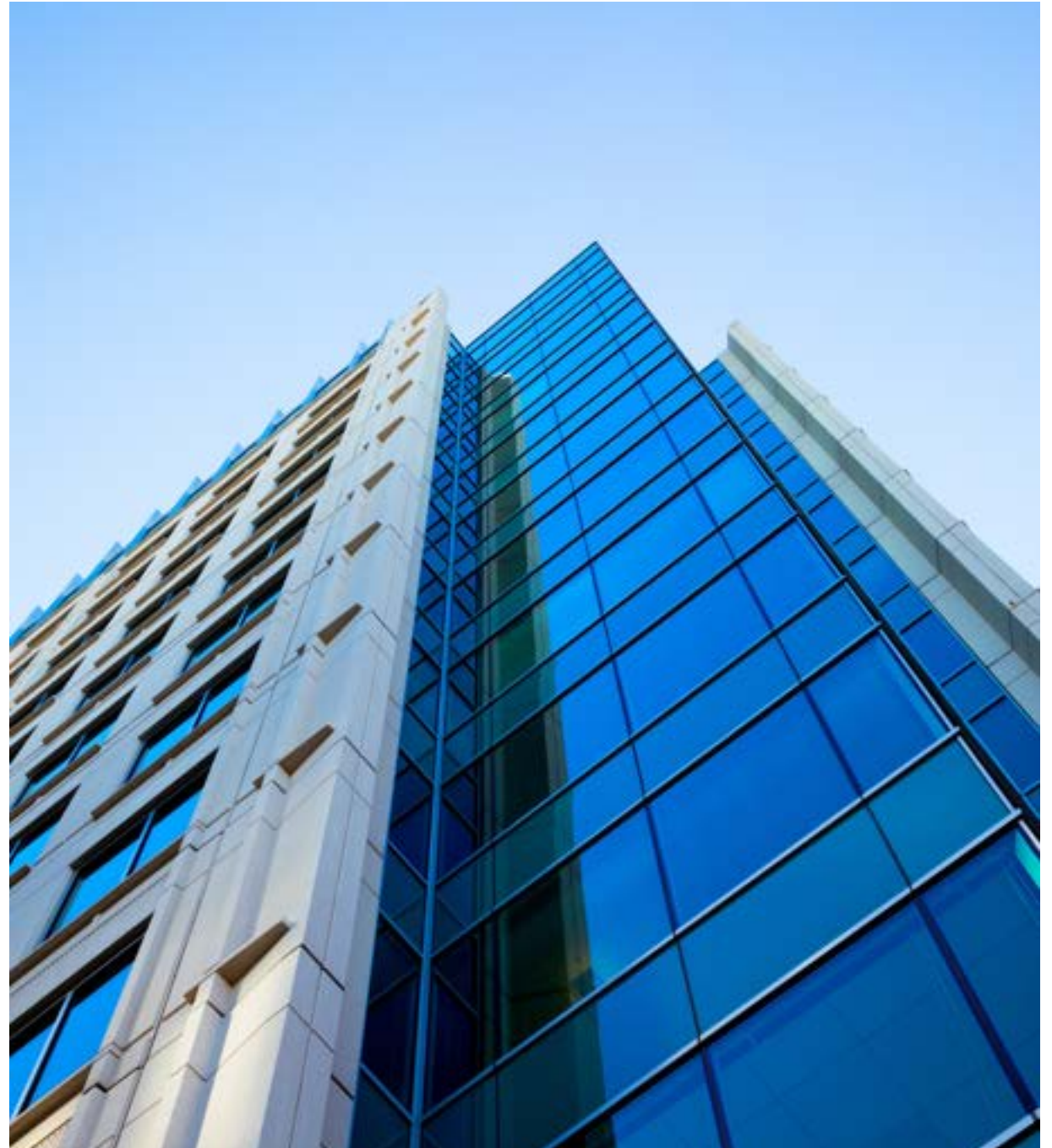
- Facilities to accommodate 100+
- Flexible conference center
- Pre-function lounge with coffee bar

## Fitness Center

- Sunsoaked fitness center with state-of-the-art equipment
- Spa-quality locker rooms

## Private Rooftop

- Exclusive rooftop terrace to be designated to large block tenant



Freshly appointed lobby finishes



**A warm  
welcome.**

Freshly appointed lobby finishes



**Elevated  
arrival.**

# 1<sup>st</sup> floor brand new conference center



## 1<sup>st</sup> floor brand new conference center



100+ person conference center

**Connectivity  
meets  
curation.**

## 1<sup>st</sup> floor brand new conference center



Flexible configurations - ability to  
divide into 3 breakout rooms

**Refined to  
meet your  
needs.**

## 1<sup>st</sup> floor brand new conference center



Pre-function area with lounge  
and coffee bar

**Caffeinate &  
connect.**

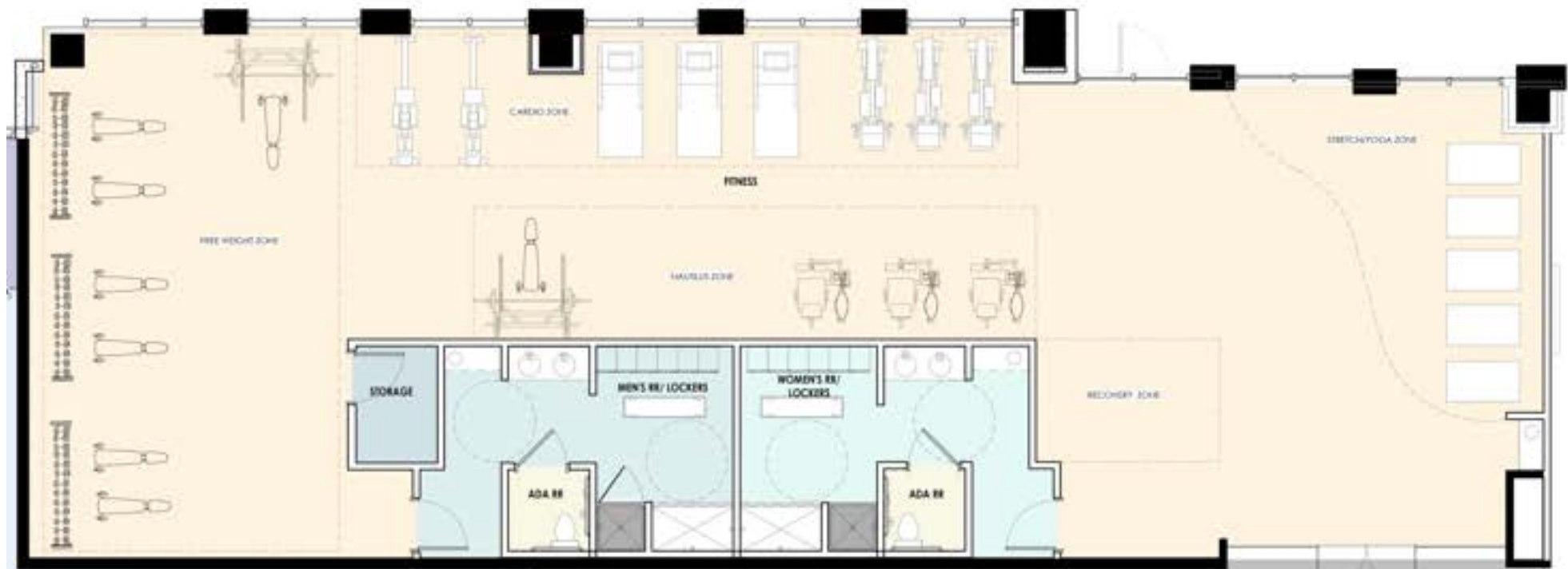
## 1<sup>st</sup> floor brand new conference center



Pre-function area with lounge  
and coffee bar

**Meeting  
space built  
to impress.**

## 2<sup>nd</sup> floor brand new fitness center + locker rooms



- ADA RR
- CONFERENCE ROOM
- FITNESS
- IT STORAGE
- MEN'S RR/ LOCKERS
- OFFICE
- OPEN WORK AREA
- PANTRY/COPY
- RECEPTION
- STORAGE
- WOMEN'S RR/ LOCKERS



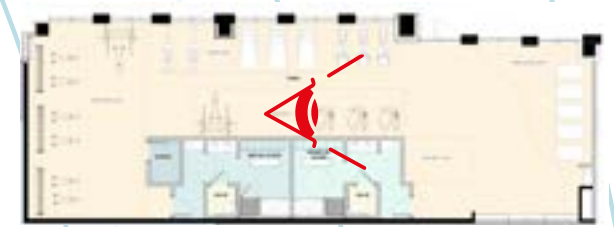
2<sup>nd</sup> floor brand new fitness center + locker rooms



Illuminated fitness space for  
morning milestones & beyond

**A wellness-  
driven  
workday.**

2<sup>nd</sup> floor brand new fitness center + locker rooms



Illuminated fitness space for  
morning milestones & beyond

**Spa-quality  
locker rooms.**

2<sup>nd</sup> floor brand new fitness center + locker rooms



Illuminated fitness space for  
morning milestones & beyond

**Best-in-class  
equipment.**

## Exclusive rooftop lounge for anchor tenant



## Exclusive rooftop lounge for anchor tenant



Private rooftop open-air lounge  
for large block tenant

**A rooftop  
reposition.**

# Available spaces

## 2nd Floor

- Suite 210 - 1,817 SF

## 3rd Floor

- 21,926 SF (newly constructed spec suites)

## 4th Floor

- Suite 400 - 21,926 SF

## 5th Floor

- Suite 550 - 9,657 SF

## 6th Floor

- Suite 600 - 22,546 SF

## 8th Floor

- 22,546 SF (newly constructed spec suites)

## 9th Floor

- Suite 900 - 7,863 SF

## 10th Floor\*

- Suite 1000 - 21,907 SF

## 11th Floor\*

- Suite 1100 - 21,902 SF

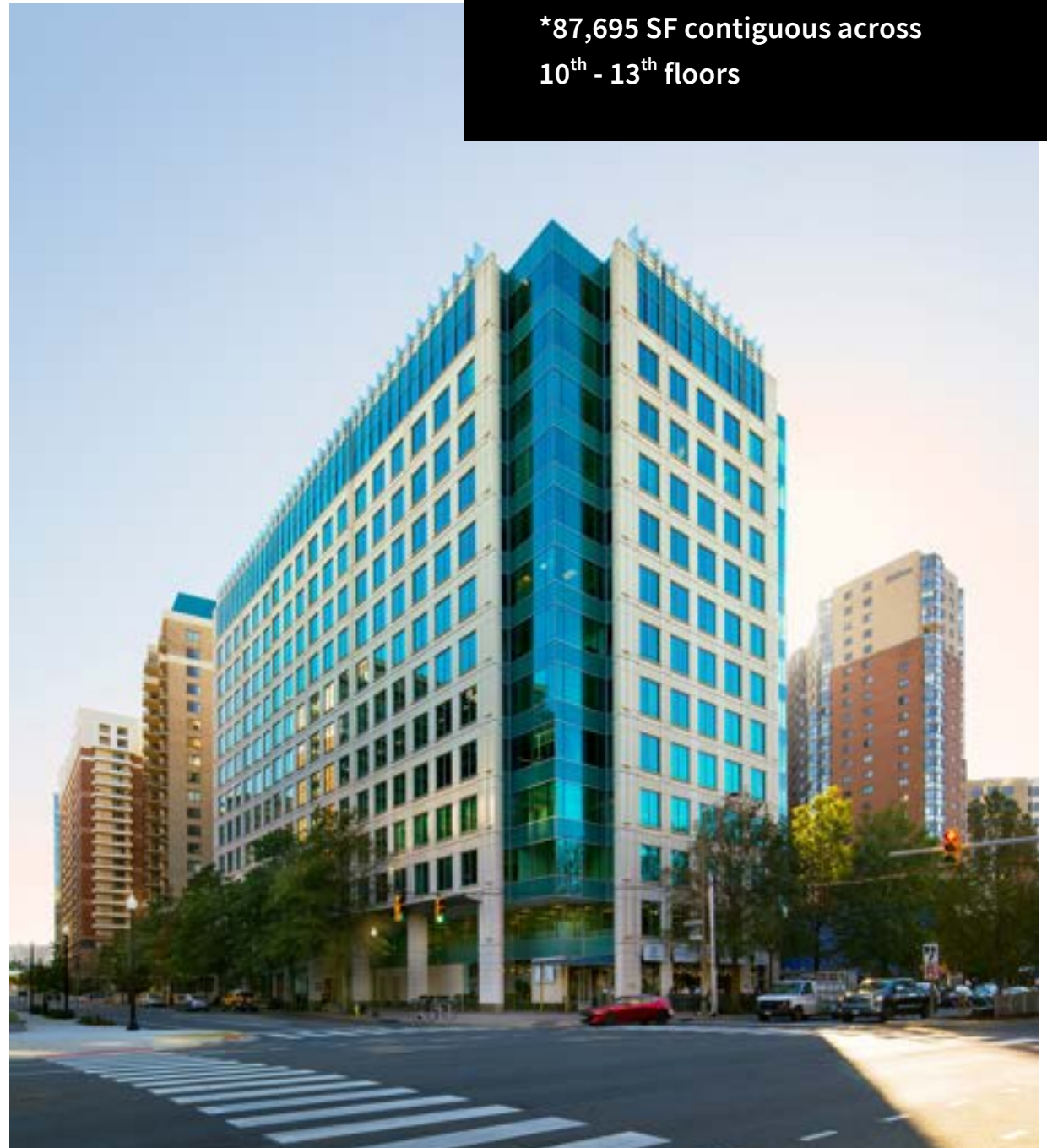
## 12th Floor\*

- Suite 1200 - 21,903 SF

## 13th Floor\*

- Suite 1300 - 21,983 SF

**\*87,695 SF contiguous across  
10<sup>th</sup> - 13<sup>th</sup> floors**



## 2<sup>nd</sup> floor

### Suite 210

- 1,817 SF

Brand new spec suite



# 3<sup>rd</sup> floor

Brand new spec suites

## Suite A

- 5,289 SF

## Suite B

- 3,447 SF

## Suite C

- 5,086 SF

## Suite D

- 7,089 SF

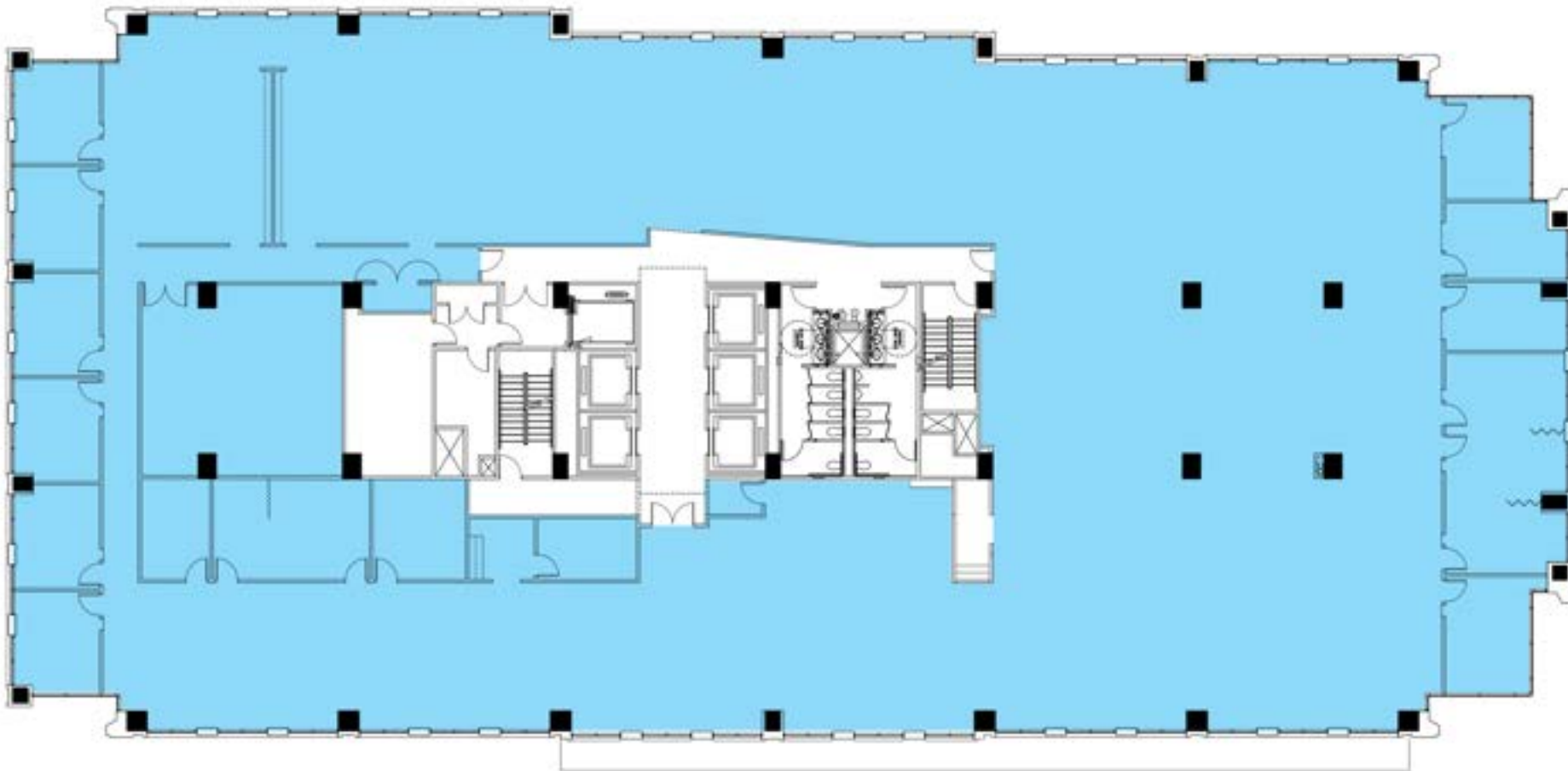


## 4<sup>th</sup> floor

### Suite 400

- 21,926 SF

Full floor availability



# 5<sup>th</sup> floor

## Suite 550

- 9,657 SF

Shell condition

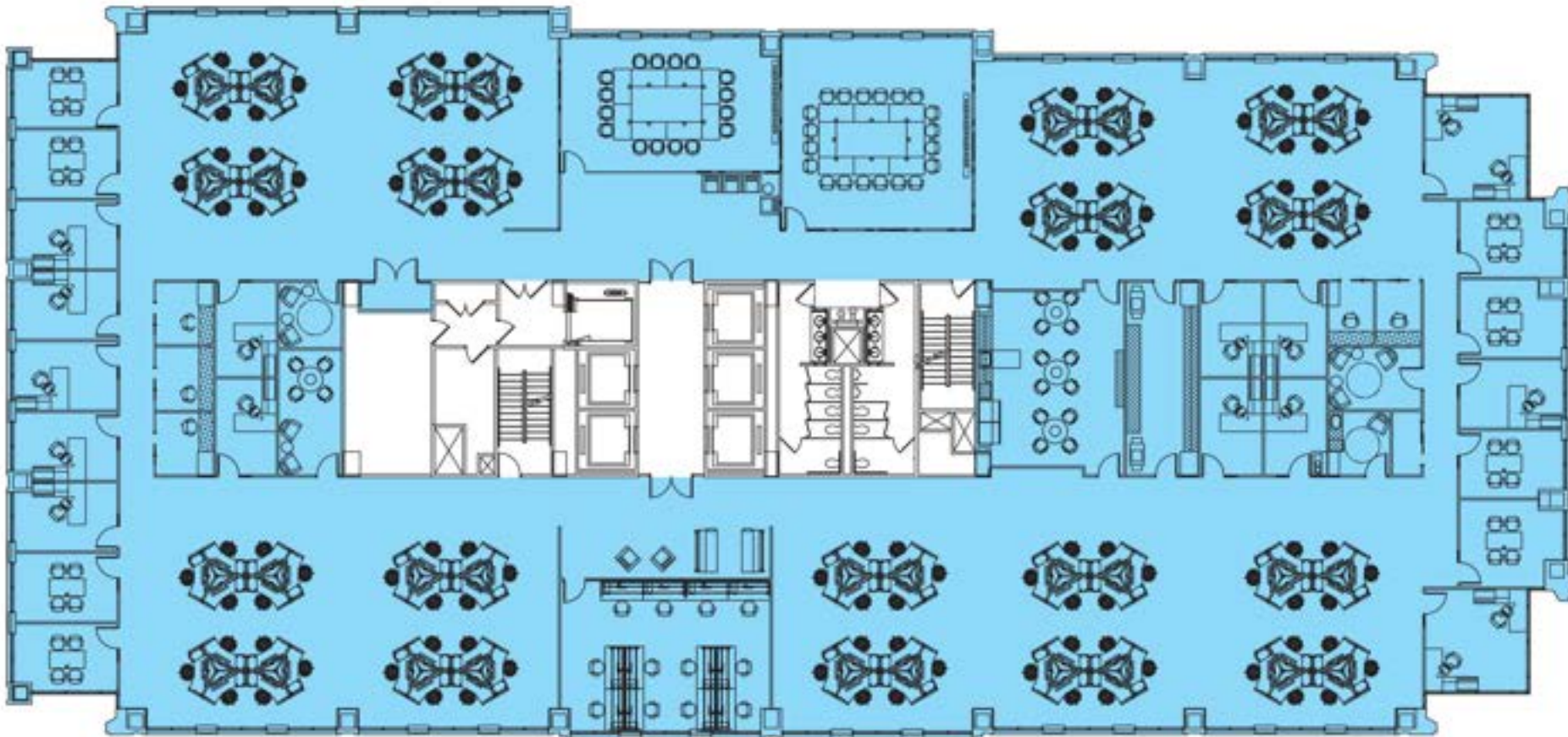


## 6<sup>th</sup> floor

### Suite 600

- 22,546 SF

Full floor plug and play opportunity



# 8<sup>th</sup> floor

## Suite A

- 5,289 SF

## Suite B

- 3,447 SF

## Suite C

- 5,086 SF

## Suite D

- 7,089 SF

Brand new spec suites

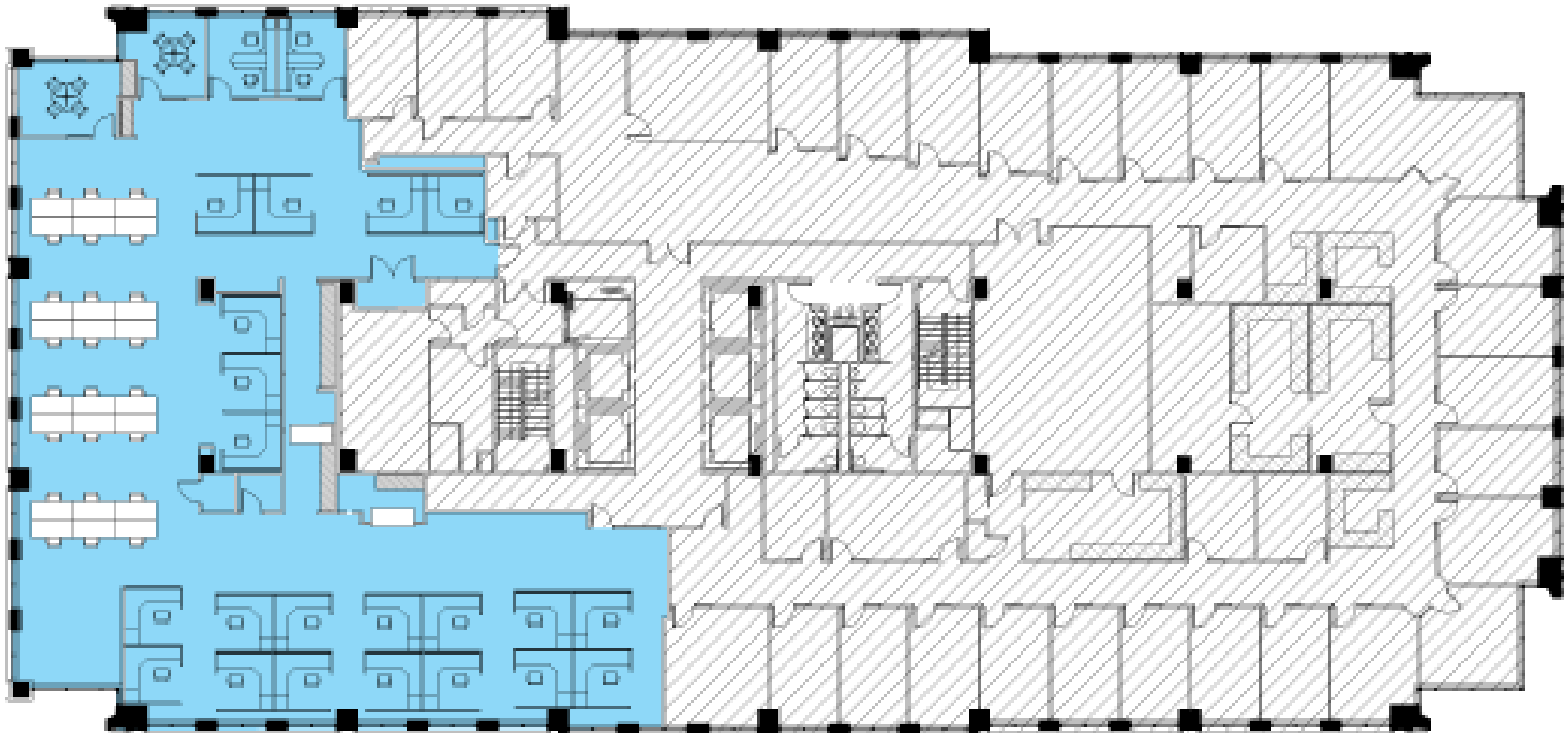


# 9<sup>th</sup> floor

## Suite 900

- 7,863 SF

Partial floor availability



# 10<sup>th</sup> floor

## Suite 1000

- 21,907 SF

\*87,695 SF contiguous across  
10<sup>th</sup> - 13<sup>th</sup> floors

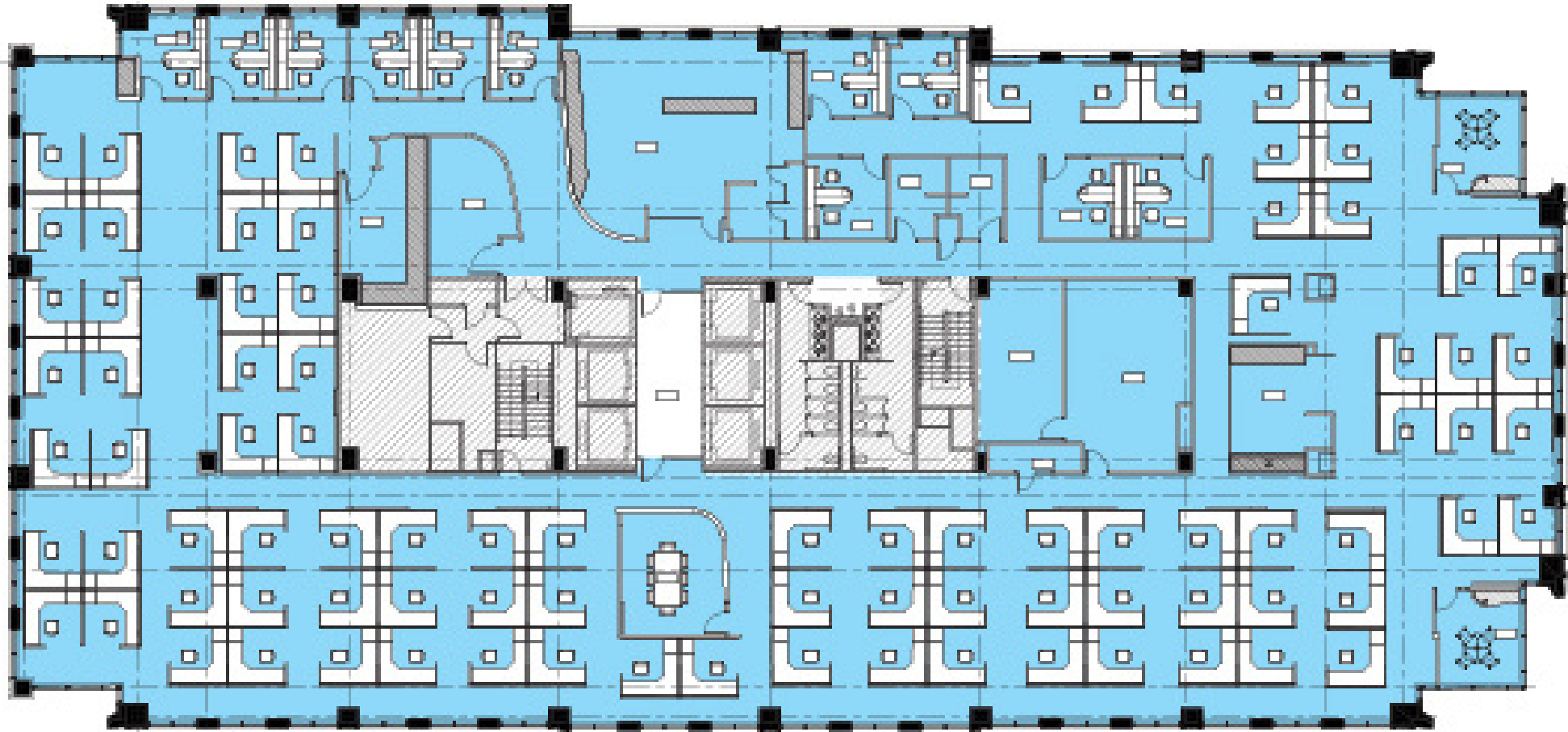


# 11<sup>th</sup> floor

## Suite 1100

- 21,902 SF

\*87,695 SF contiguous across  
10<sup>th</sup> - 13<sup>th</sup> floors

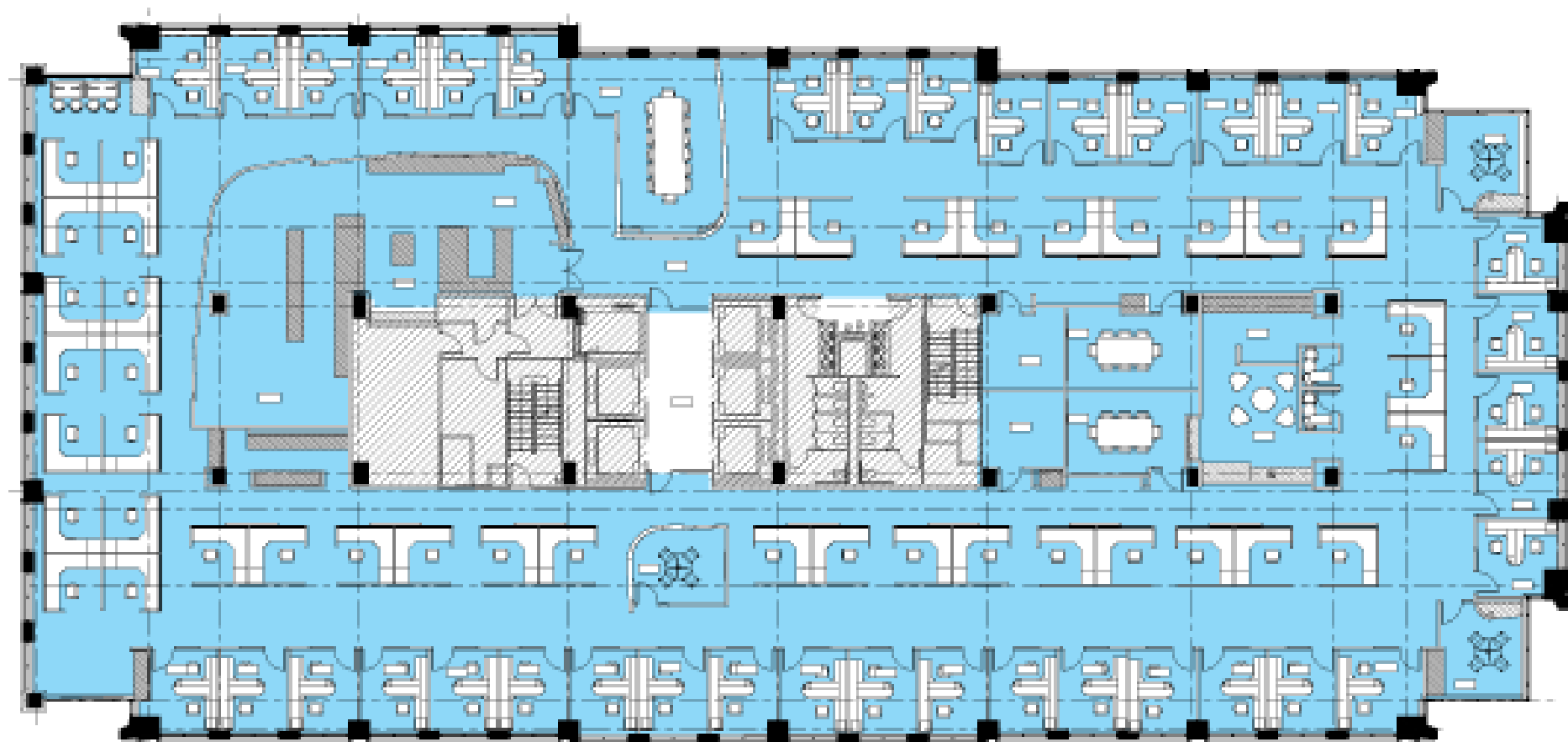


# 12<sup>th</sup> floor

## Suite 1200

- 21,903 SF

\*87,695 SF contiguous across  
10<sup>th</sup> - 13<sup>th</sup> floors



# 13<sup>th</sup> floor

## Suite 1300

- 21,983 SF

\*87,695 SF contiguous across  
10<sup>th</sup> - 13<sup>th</sup> floors





## Nearby amenities

### Restaurants

- |                                  |                               |                                   |
|----------------------------------|-------------------------------|-----------------------------------|
| 1. Poké It Up                    | 11. IHOP                      | 21. Good Company Doughnuts & Cafe |
| 2. Kanji Izakaya                 | 12. Bronson Bierhall          | 22. Gyu San Japanese BBQ & Bar    |
| 3. Uncle Julio's                 | 13. Hawkers Asian Street Food | 23. Chipotle Mexican Grill        |
| 4. Immigrant Food Ballston       | 14. CAVA                      | 24. Chick-Fil-A                   |
| 5. First Down Sports Bar & Grill | 15. Grazie Grazie             | 25. Bollywood Bistro Express      |
| 6. Rus Uz                        | 16. maman                     | 26. Ted's Bulletin                |
| 7. Quincy Hall                   | 17. sweetgreen                | 27. Punch Bowl Social             |
| 8. P.F. Chang's                  | 18. Life Alive Organic Cafe   | 28. The Salt Line                 |
| 9. Big Buns                      | 19. Urban Tandoor             | 29. Taco Bamba Ballston           |
| 10. Panera Bread                 | 20. Simply Banh Mi            |                                   |

### Fitness

- 30. SPENGA
- 31. Corepower Yoga
- 32. {solidcore}
- 33. Onelife Fitness
- 34. BASH Boxing
- 35. VIDA
- 36. Gold's Gym

# Thank you

## About JLL

For over 200 years, JLL (NYSE: JLL), a leading global commercial real estate and investment management company, has helped clients buy, build, occupy, manage and invest in a variety of commercial, industrial, hotel, residential and retail properties. A Fortune 500® company with annual revenue of \$20.9 billion and operations in over 80 countries around the world, our more than 103,000 employees bring the power of a global platform combined with local expertise. Driven by our purpose to shape the future of real estate for a better world, we help our clients, people and communities SEE A BRIGHTER WAY<sup>SM</sup>. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit [jll.com](https://jll.com).

### David Goldstein

Executive Managing Director  
[david.goldstein@jll.com](mailto:david.goldstein@jll.com)  
+1 703 485 8743

### Matt Owens

Managing Director  
[matt.owens@jll.com](mailto:matt.owens@jll.com)  
+1 703 485 8764

### Brent Mathis

Senior Vice President  
[brent.mathis@jll.com](mailto:brent.mathis@jll.com)  
+1 703 891 8389

© 2026 Jones Lang LaSalle IP, Inc. All rights reserved. All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.

Jones Lang LaSalle Limited, Licensed under the REA Act 2008