



PGIM REAL ESTATE



JLL

4300 WILSON



A modern interior lobby with a curved, geometric ceiling and large windows. The space is furnished with a long white sofa, a round coffee table, and several armchairs. A few people are visible in the background, and the overall atmosphere is bright and contemporary.

REINVIGORATED RENOVATIONS

2022 Best of Year Award:
Small Commercial Lobby + Amenity Space

INTERIOR
DESIGN

LUSH LOBBY

Arrive in style +
connect under
our canopy



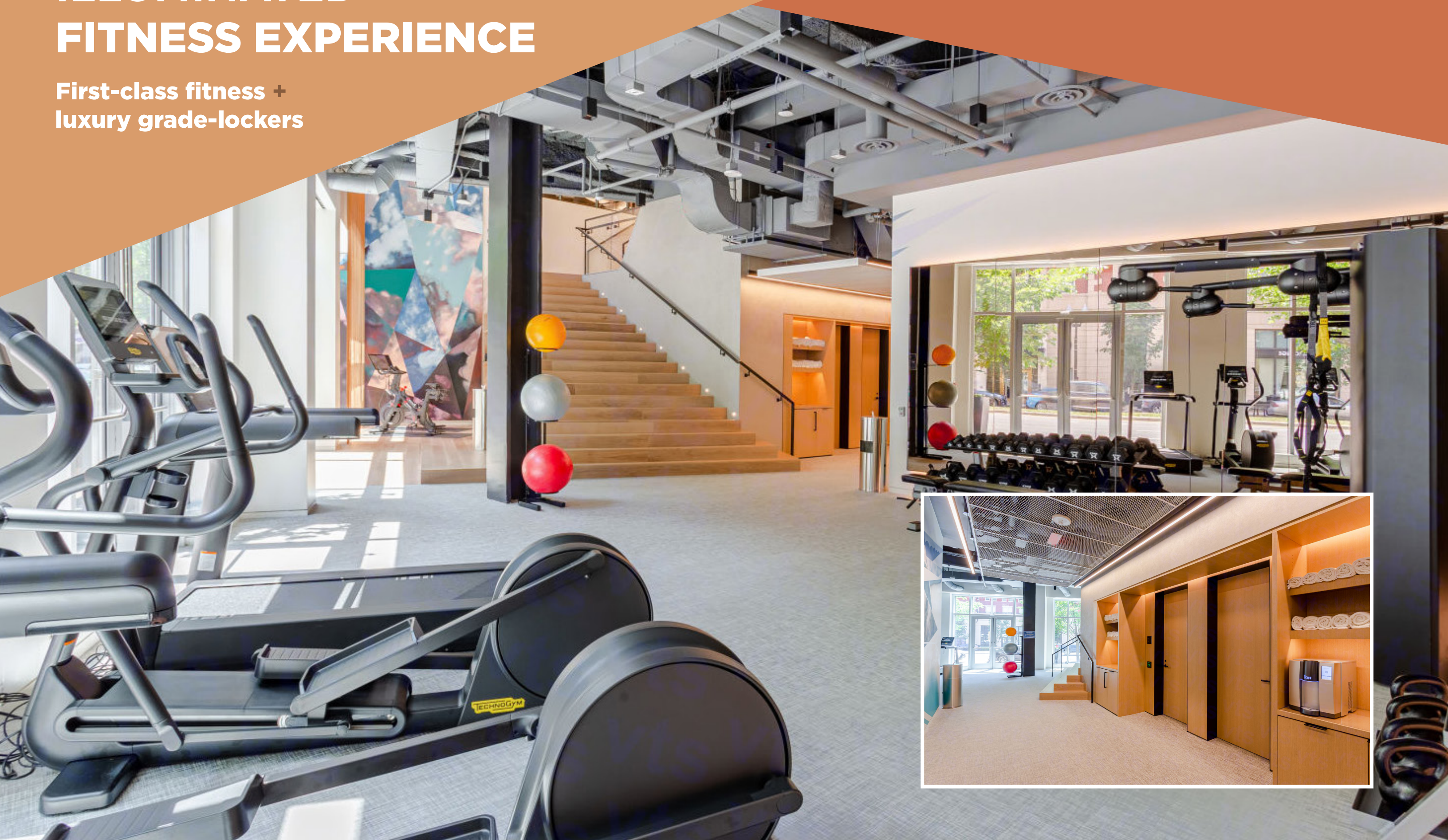


COLLABORATIVE CONFERENCING + LOUNGE

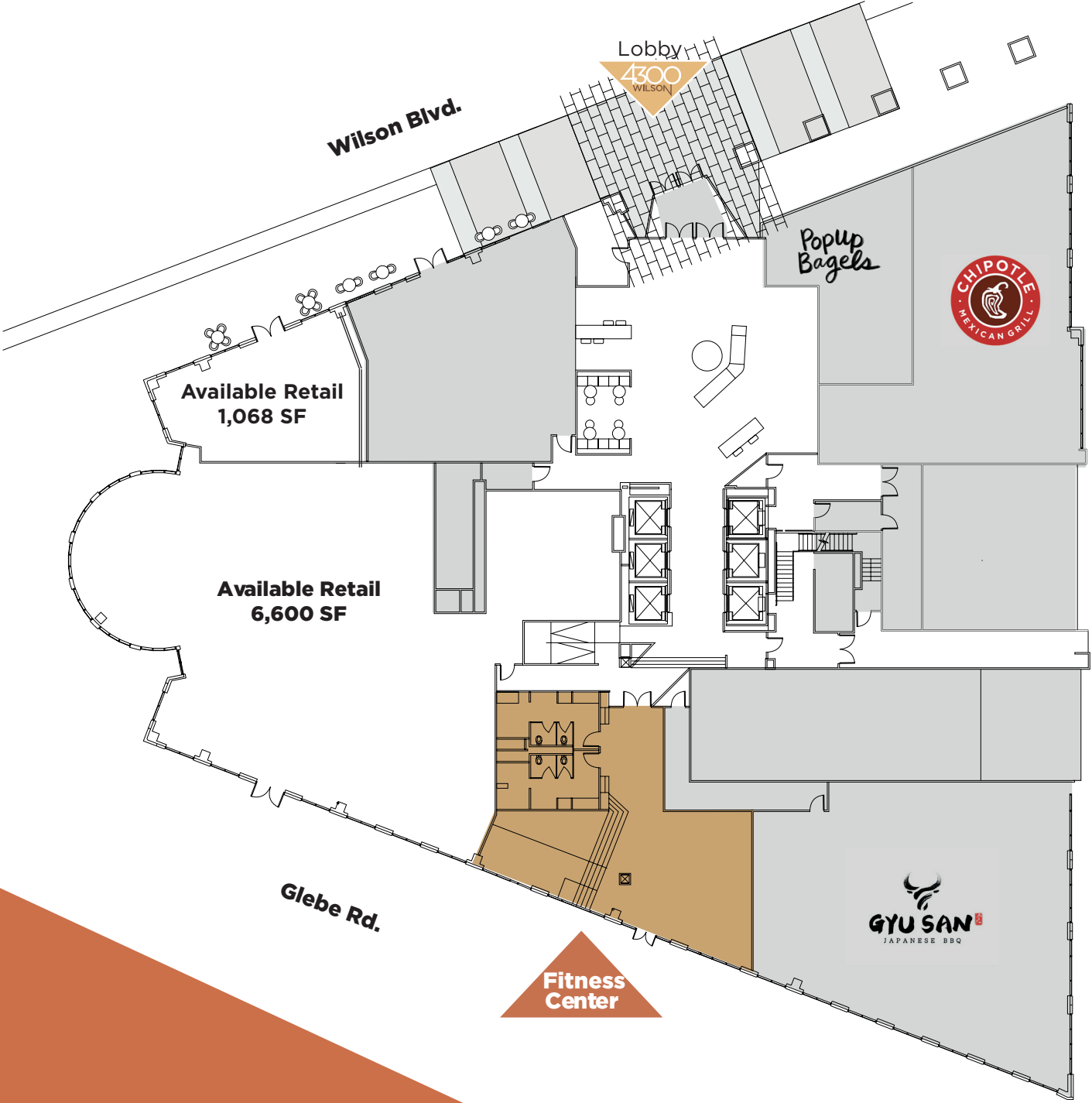
- Large conference room with capacity up to 50 people
- With overall capacity up to 100 people throughout the conference, breakout room and hospitality-inspired lounge

ILLUMINATED FITNESS EXPERIENCE

First-class fitness +
luxury grade-lockers



1st Floor



1st FLOOR
+ FITNESS



2nd Floor Spec Suites



Conference
Center & Tenant
Lounge

Suite 200
7,250 SF

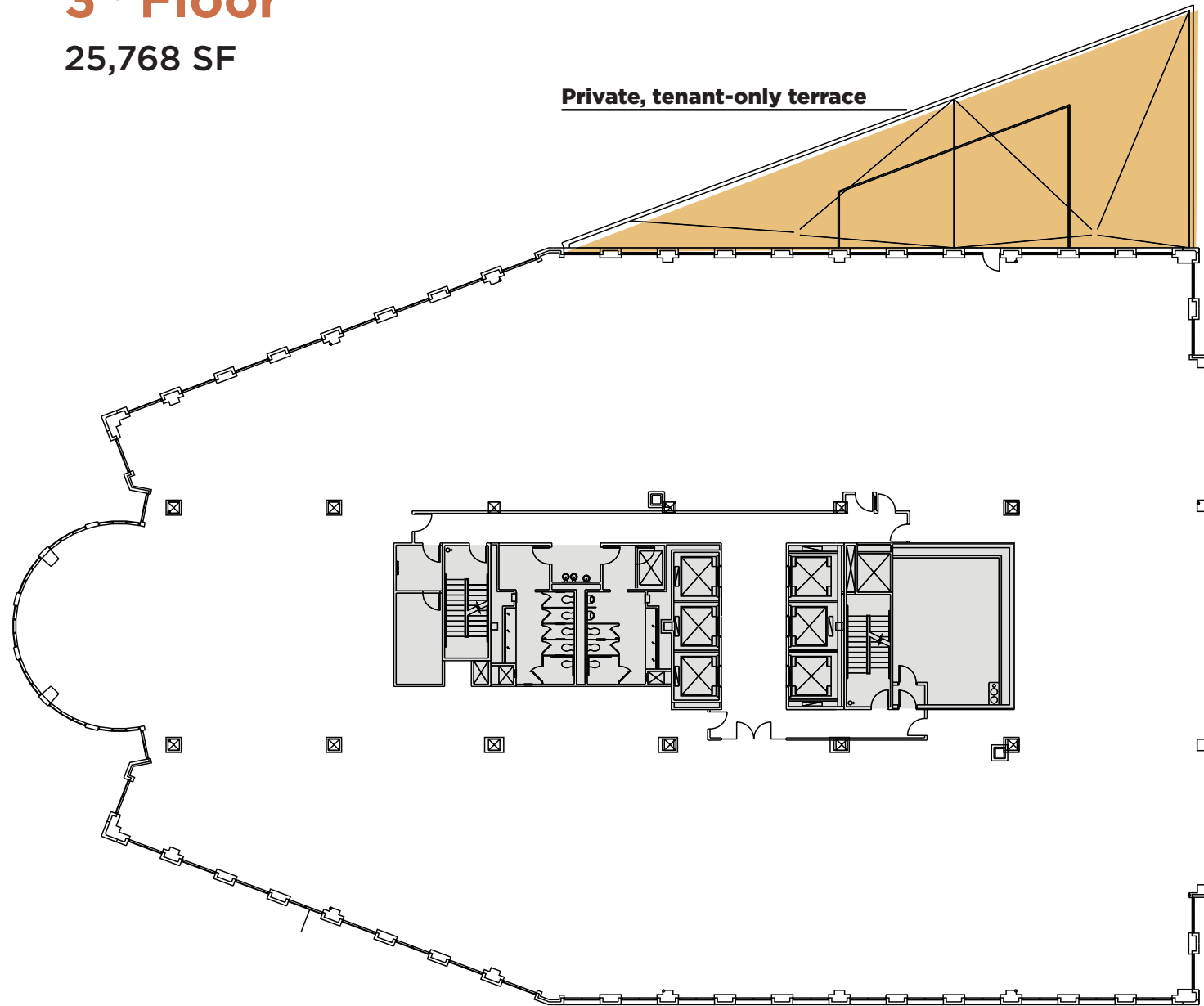
AVAILABILITY



3rd Floor

25,768 SF

Private, tenant-only terrace

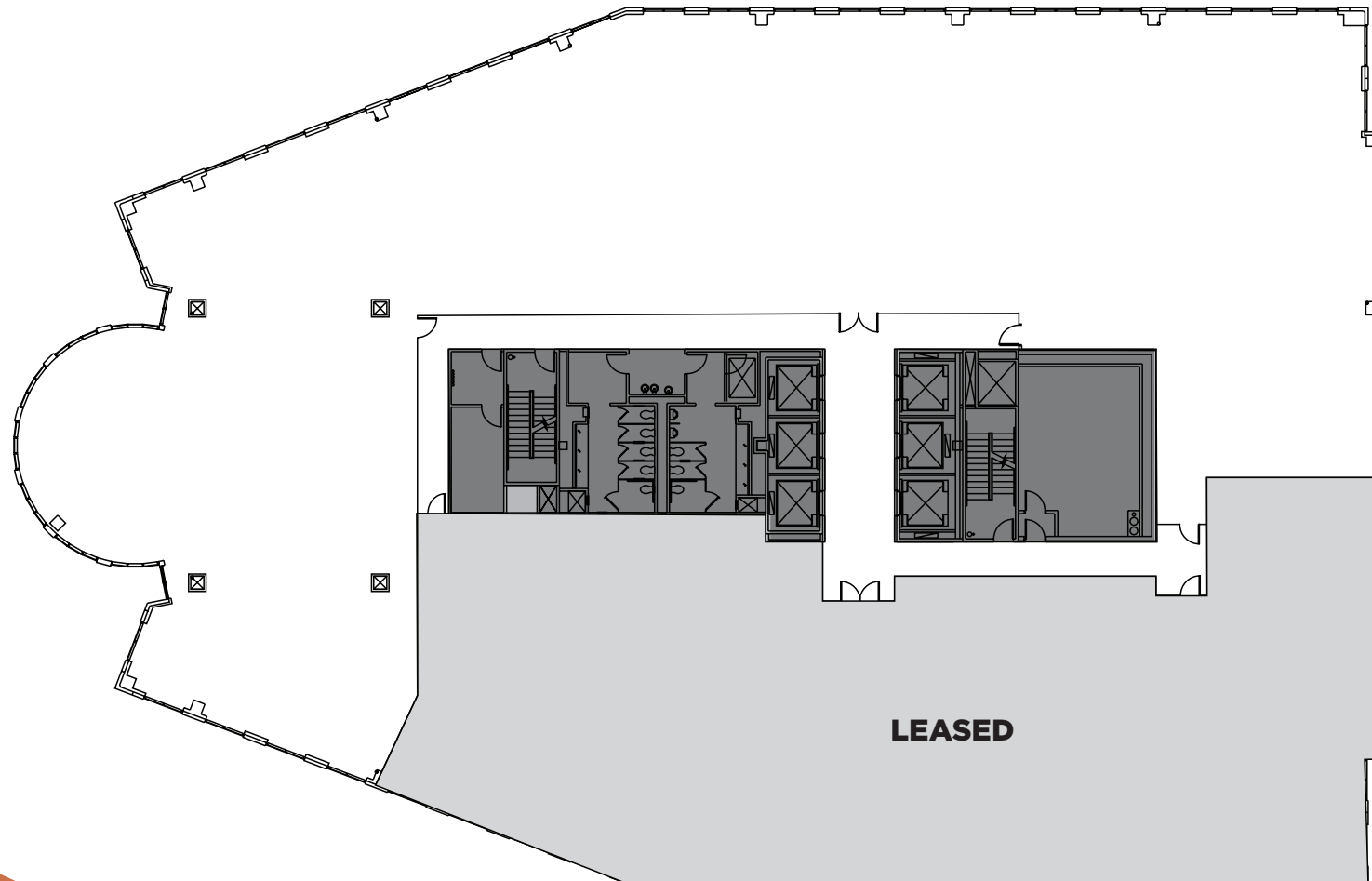


AVAILABILITY



4th Floor

Suite 450
16,202 SF

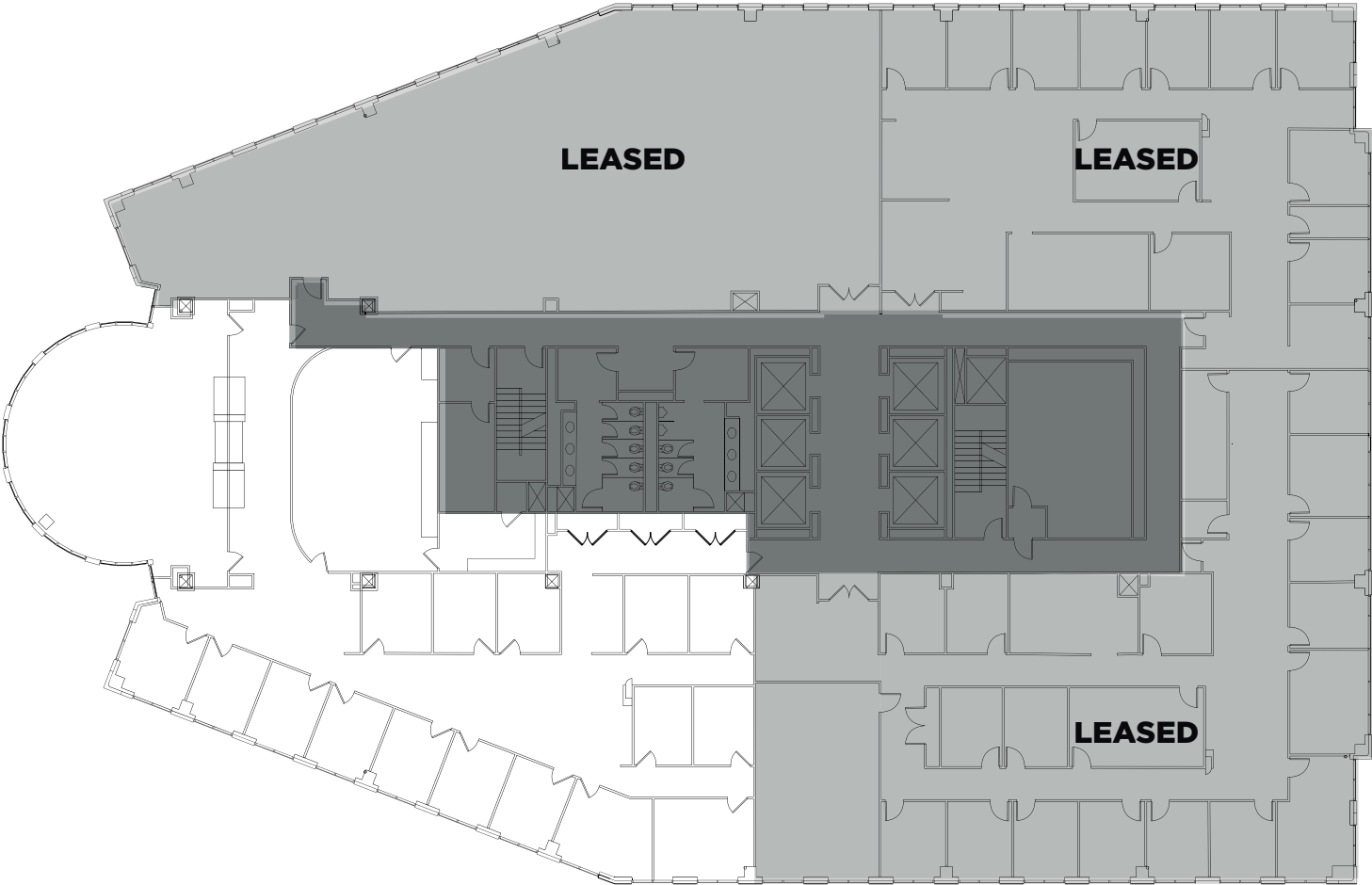


AVAILABILITY



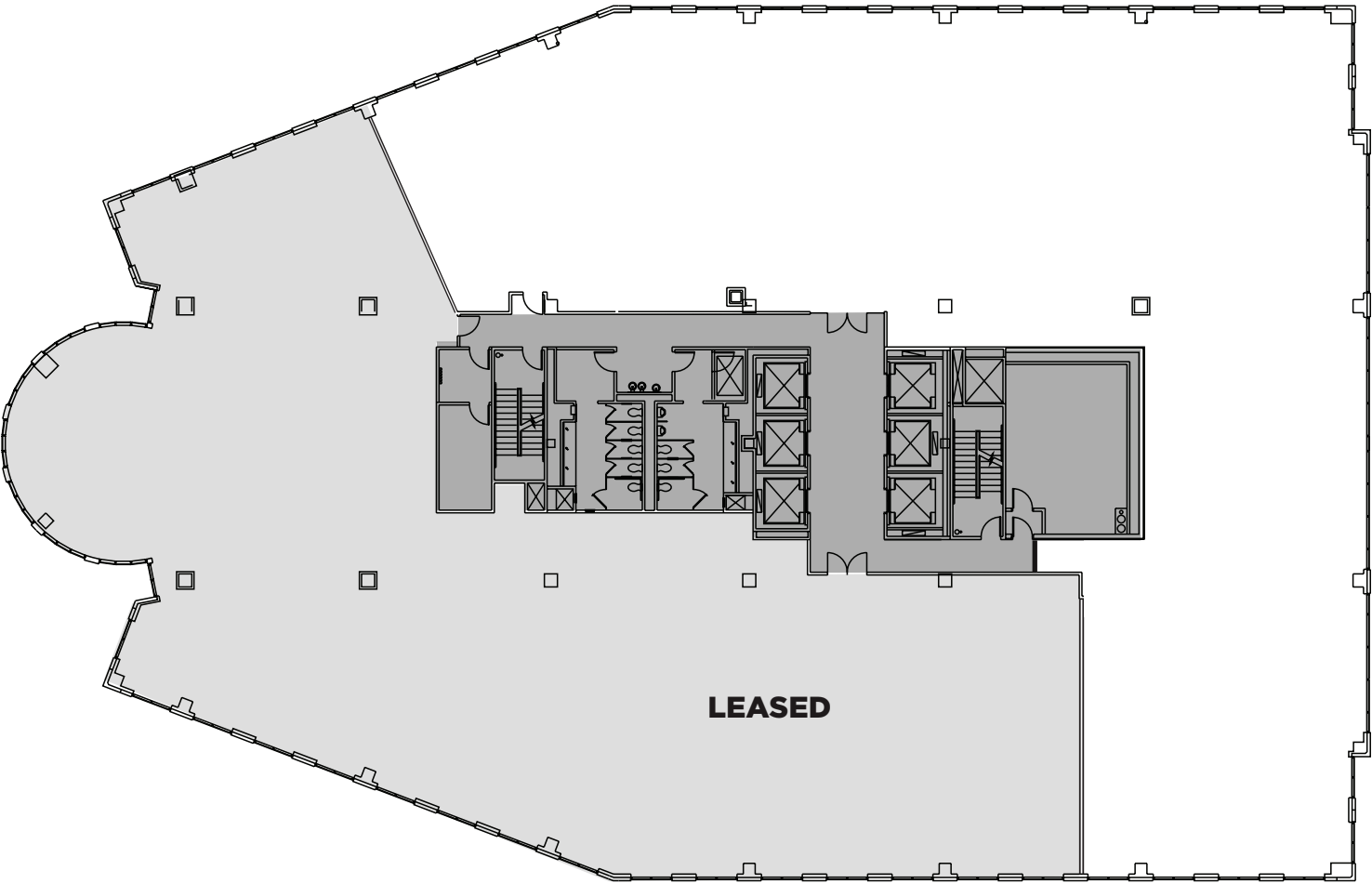
6th Floor

Suite 630
Available Now
7,989 SF



7th Floor

Suite 710
12,872 SF



AVAILABILITY

A BACKYARD FOR BALANCE

A. 4300 WILSON

- Chipotle
- Gyu San
- Pop Up Bagels

B. ACROSS THE STREET

- Big Buns
- Ballston Local
- Cava
- Chopt
- Core Power Yoga
- Good Company Doughnuts & Café
- Dunkin Donuts
- El Rey
- Hawkers Asian Street Food
- Nando's PERi-PERi
- Orangetheory Fitness
- PF Changs
- Roggenart European Bakery
- Shake Shack
- Silver Diner
- Target
- We, The Pizza

C. BALLSTON QUARTER

- Bollywood Bistro Express
- Chick-Fil-A
- Compass Coffee
- Go Poke
- Hal & Al's BBQ
- Hot Lola's

• Ice Cream Jubilee

- Jinya Ramen Bar
- Kung Fu Tea
- Mezeh
- Oh K-Dog
- Sidekick Bakery
- South Block
- Superette
- Ted's Bulletin
- True Food Kitchen
- Timber Pizza
- Tous Les Jours
- Onelife Fitness
- BASH Boxing
- Regal Cinemas
- Punch Bowl Social
- CVS Pharmacy
- Capital One

D. WITHIN A 5 MINUTE WALK

- &Pizza
- Andy's Pizza
- Bronson Bierhall
- Carbonara
- F45
- Gold's Gym
- IHOP
- Panera Bread
- Quincy Hall
- Starbucks
- Sweetgreen
- Taco Bamba
- The Salt Line
- Urban Tandoor



Fairfax Dr

Ballston-MU



Welburn Square

Wilson Blvd

4300 WILSON

N Glebe Rd

BALLSTON QUARTER

Wilson Blvd

N Quincy St

Fairfax Dr

Quincy Park





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