



4250
N Fairfax Drive


PIEDMONT
REALTY TRUST™

 JLL

DESIGN IS IN THE DETAIL

Thread your workday with inspiration upon arrival. Uniquely 4250 N Fairfax, our lobby features an “After Monet (Water Lilies)” art installation - made of 41,920 spools of thread, stainless steel ball chain and hanging apparatus, and nine hemispherical mirrors mounted on the opposing wall.



Dramatic two-story main lobby



Unique top-of-building signage opportunity



7 building elevators



On-site security concierge



Parking ratio: 2/1,000 SF



A WALK IN THE PARK

Enjoy the ease of Welburn Square's park-like setting accompanied by convenient dining on-site at Potbelly and Panera.



Potbelly Sandwich On-site



Panera Bread On-site



Welburn Square Park is the perfect place for a lunch break, grabbing a breath of fresh air or heading to the seasonal FRESHFARM market on Thursdays.



On top of Ballston-MU Station

HOSPITALITY-INFUSED AMENITIES

02



- ✓ Divisible conferencing with movable furniture
- ✓ Versatile lounge with areas to meet, work and entertain
- ✓ Spa-quality fitness center with floor-to-ceiling windows and park views



HOSPITALITY-INFUSED AMENITIES

02



BE AMID BUSTLING BALLSTON



1 minute walk
to Ballston Metro

4 minute walk
to Ballston Quarter



RESTAURANTS

1. IHOP
2. Bronson Bierhall
3. Starbucks
4. Urban Tandoor
5. Rus Uz
6. The Salt Line
7. True Food Kitchen
8. Ted's Bulletin
9. P.F. Chang's
10. Big Buns Damn Good Burgers
11. Shake Shack
12. El Rey
13. CAVA
14. Sweetgreen
15. Hot Lola's
16. Bollywood Bistro Express
17. Punch Bowl Social
18. Superette
19. Taco Bamba

FITNESS

20. Gold's Gym Ballston
21. Orangetheory Fitness
22. BASH Boxing
23. Onelife Fitness
24. F45

MAKE YOUR MARK IN BALLSTON



 FULL FLOORS  AVAILABLE SPACE

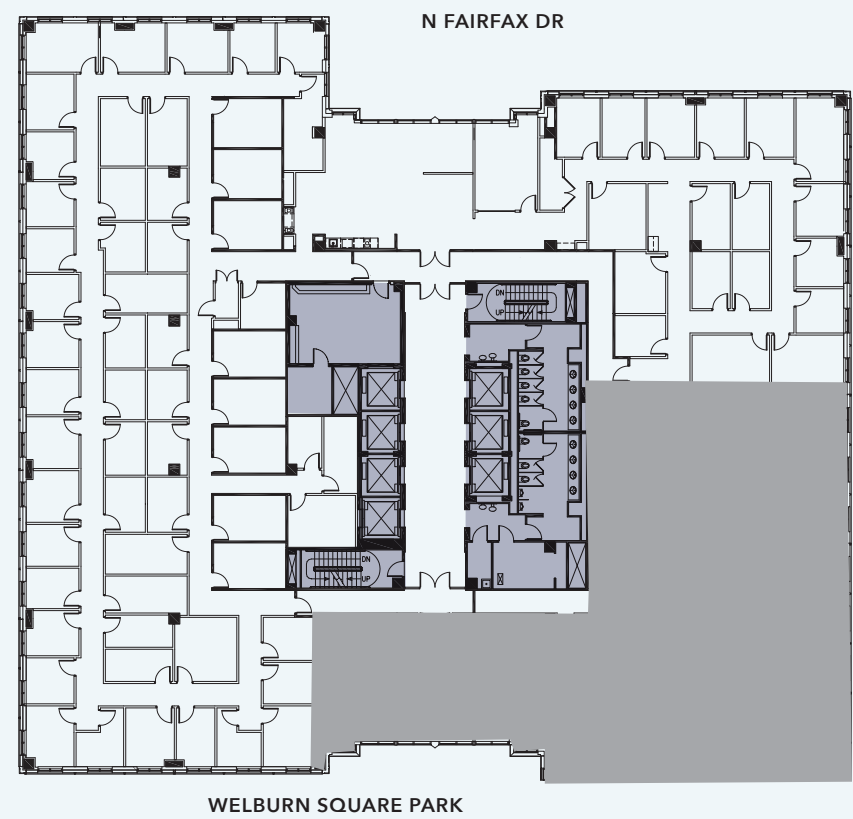
- 14
- 13
- 12
- 11
- 10
- 9
- 8
- 7
- 6
- 5
- 4
- 3
- 2
- 1

57,852 SF LARGE
BLOCK
AVAILABLE

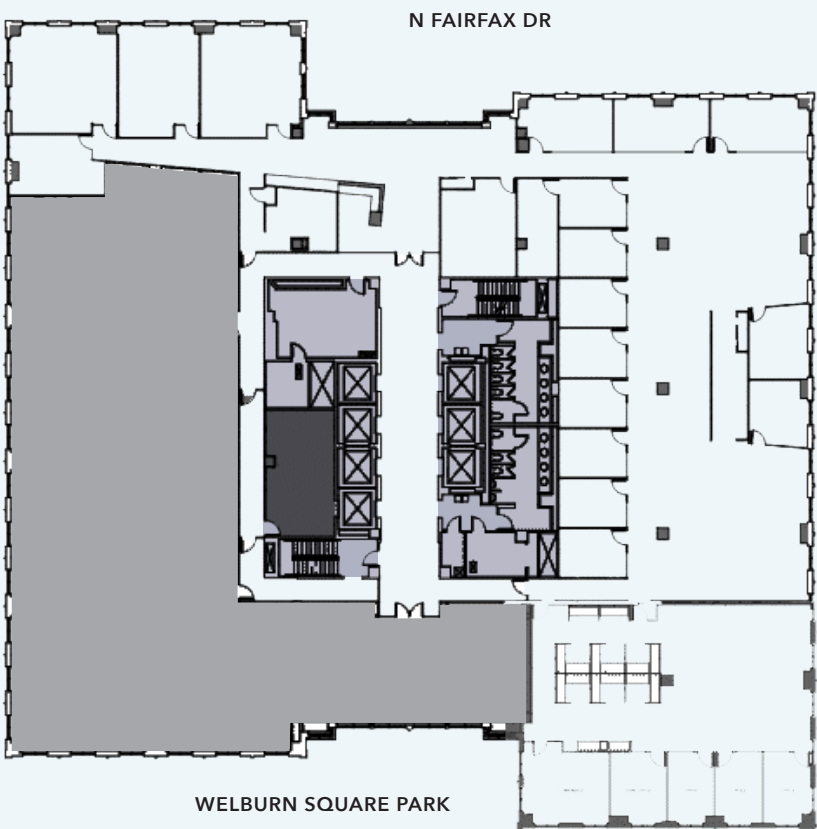
- 6TH FLOOR | 16,802 SF
- 5TH FLOOR | 15,121 SF
- 4TH FLOOR | 25,929 SF

IN THE HEART OF IT ALL

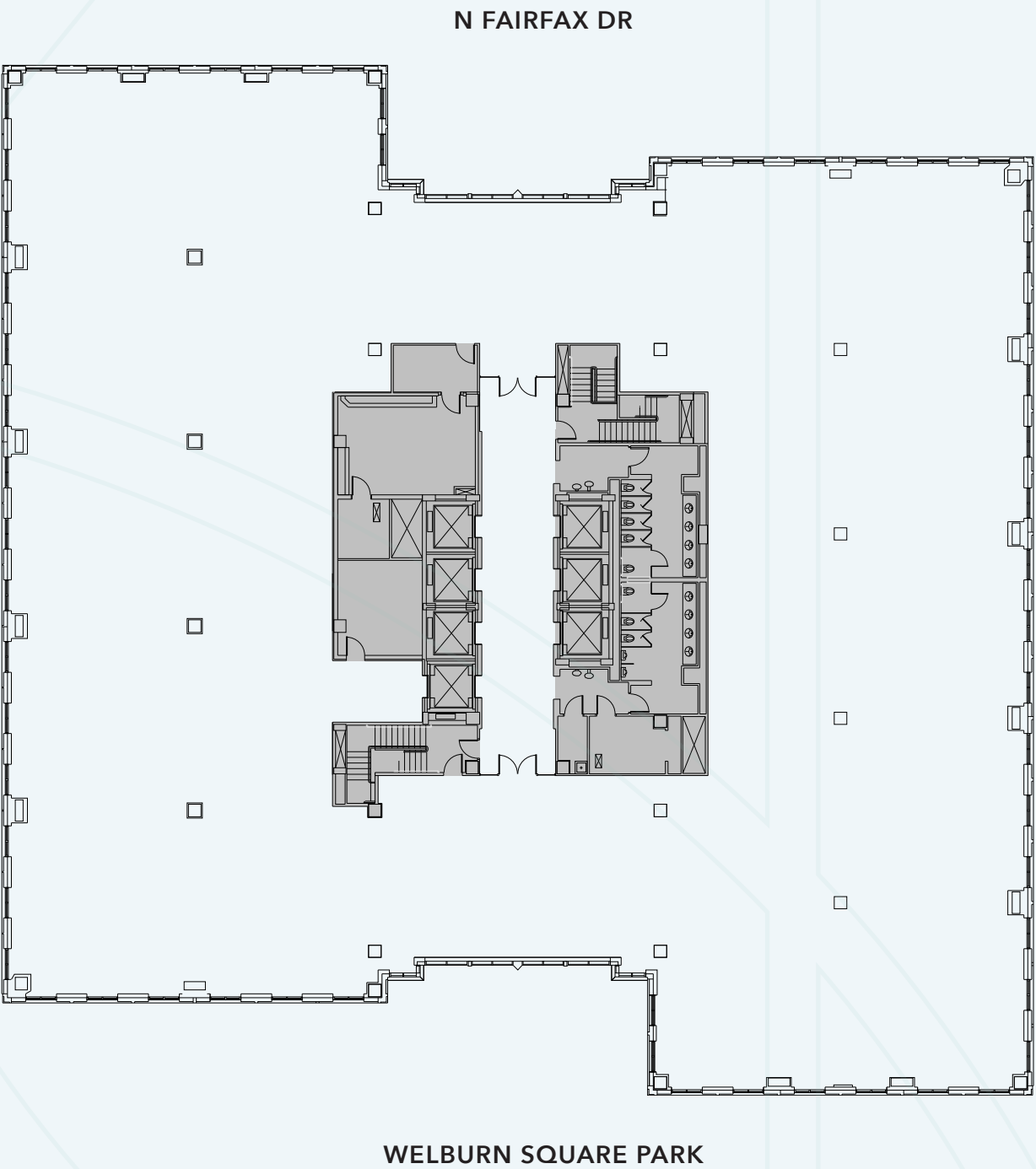
6 16,802 SF
AVAILABLE 12/1/2026



5 15,121 SF



4 25,929 SF



4250

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For leasing information, please contact:

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