

3811
N FAIRFAX

YOUR NEXT
CHAPTER
STARTS HERE



3811
N FAIRFAX

5-MINUTE WALK
VIRGINIA SQUARE
& BALLSTON METRO



STEPS TO
RESTAURANTS,
BARS &
ENTERTAINMENT
IN THE VIRGINIA SQUARE
AND BALLSTON AREA

3 RETAILERS ON-SITE
THAI TREASURE,
TROPICAL
SMOOTHIE
& TORTAS Y TACOS
LA CHIQUITA

10-MINUTE WALK
BALLSTON
QUARTER
WITH AN ABUNDANCE OF
SHOPS
AND RESTAURANTS

LESS THAN A
5-MINUTE WALK TO
DARPA
HEADQUARTERS



CREATE A NEW PATH

FOOD

1. &PIZZA
2. MEDIUM RARE
3. CAVA
4. QUINCY HALL
5. BRONSON BIERHALL
6. THAI TREASURE RESTAURANT AND BAR
7. CARBONARA
8. HAWKERS ASIAN STREET FOOD
9. LIFE ALIVE ORGANIC CAFE BALLSTON
10. EL REY BALLSTON

11. URBAN TANDOOR

12. IHOP

NEARBY CONVENIENCES

13. BALLSTON QUARTER
14. GIANT FOOD
15. HARRIS TEETER
16. INOVA-GOHEALTH URGENT CARE
17. CENTRAL LIBRARY
18. BALLSTON-MU STATION
19. QUINCY PARK

FITNESS

20. COREPOWER YOGA
21. GOLDS GYM
22. ONE LIFE FITNESS
23. ORANGE THEORY
24. VIDA FITNESS
25. F45 TRAINING

HOTEL

26. HILTON
27. RESIDENCE INN MARRIOTT



RESTAURANTS

BOLLYWOOD BISTRO
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
PUNCH BOWL SOCIAL
SIDEKICK BAKERY
SOUTH BLOCK
SUPRETTE
TED'S BULLETIN
TIMBER PIZZA CO.
TOUS LES JOURS
TRUE FOOD KITCHEN
WHINO
TACO BAMBA
SILVER DINER
SWEET LEAF
UNCLE JULIO'S
BALLSTON LOCAL
GYU SAN JAPANESE BBQ & BAR
SCOLA PASTA
T-SWIRL CREPE

SHOPS/ENTERTAINMENT

LENSCRAFTERS
REWILD
ALLURE NAIL SPA
CVS PHARMACY
DRYBAR
COOKOLOGY
SWITS
MUSE PAINTBAR
IMMERSIVE GAMEBOX
REGAL CINEMAS
CAPITAL ONE
HEART + PAW
AVEDA ARTS & SCIENCES INSTITUTE
REFRESH THERAPEUTIC MASSAGE
PR RUN & WALK
MEDSTAR CAPITALS
ICEPLEX
MUSEUM OF CONTEMPORARY ARTS
ARLINGTON
BASH

THE NEXT CHAPTER BEGINS IN THE

NEWLY RENOVATED LOBBY



A MOVE IN THE RIGHT DIRECTION

BEST-IN-CLASS 6,000 SF AMENITY SUITE WITH CONFERENCE, LOUNGE AND FITNESS

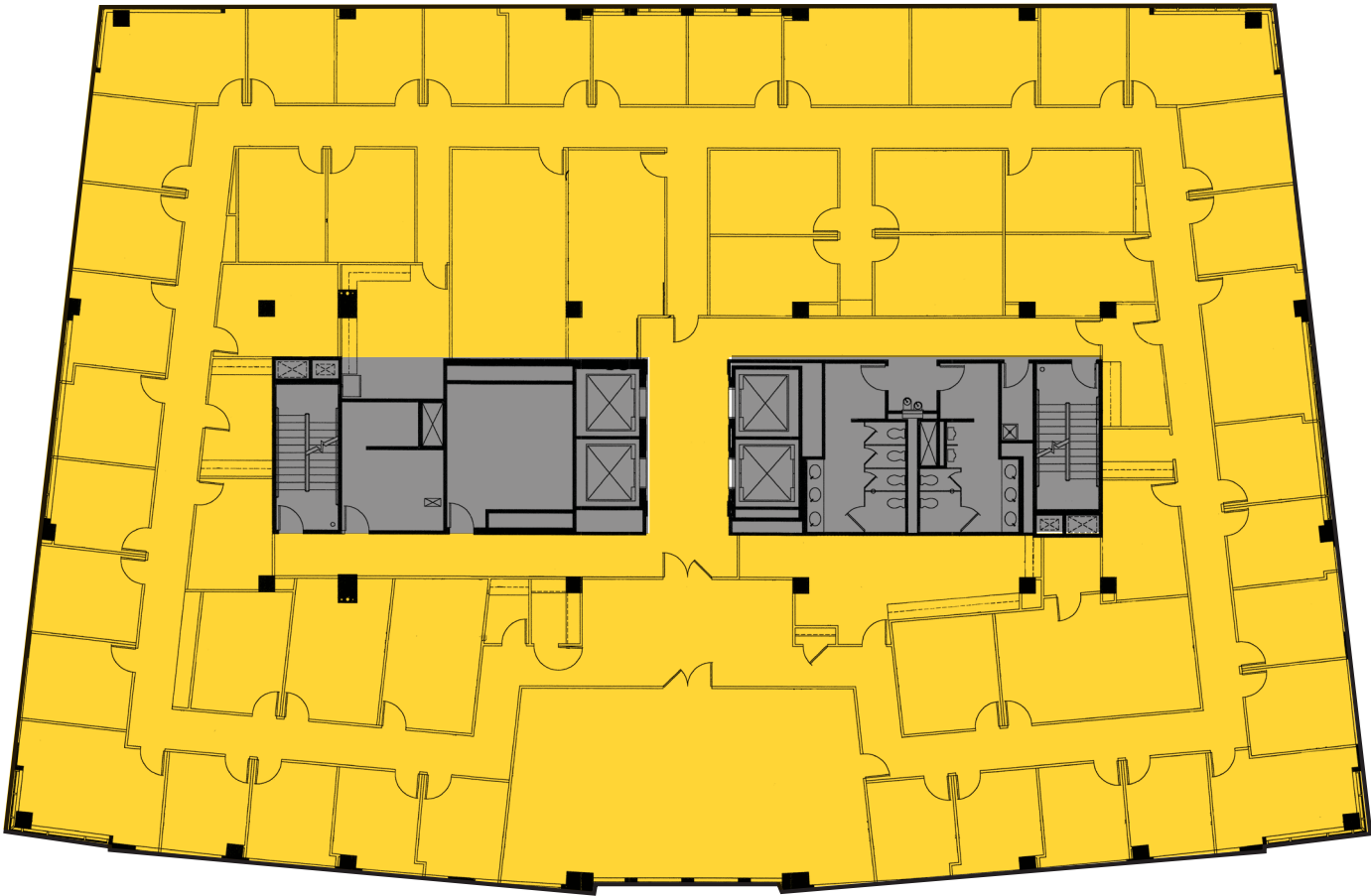
CONFERENCE CENTER MANAGEMENT OFFICE FITNESS CENTER LOUNGE



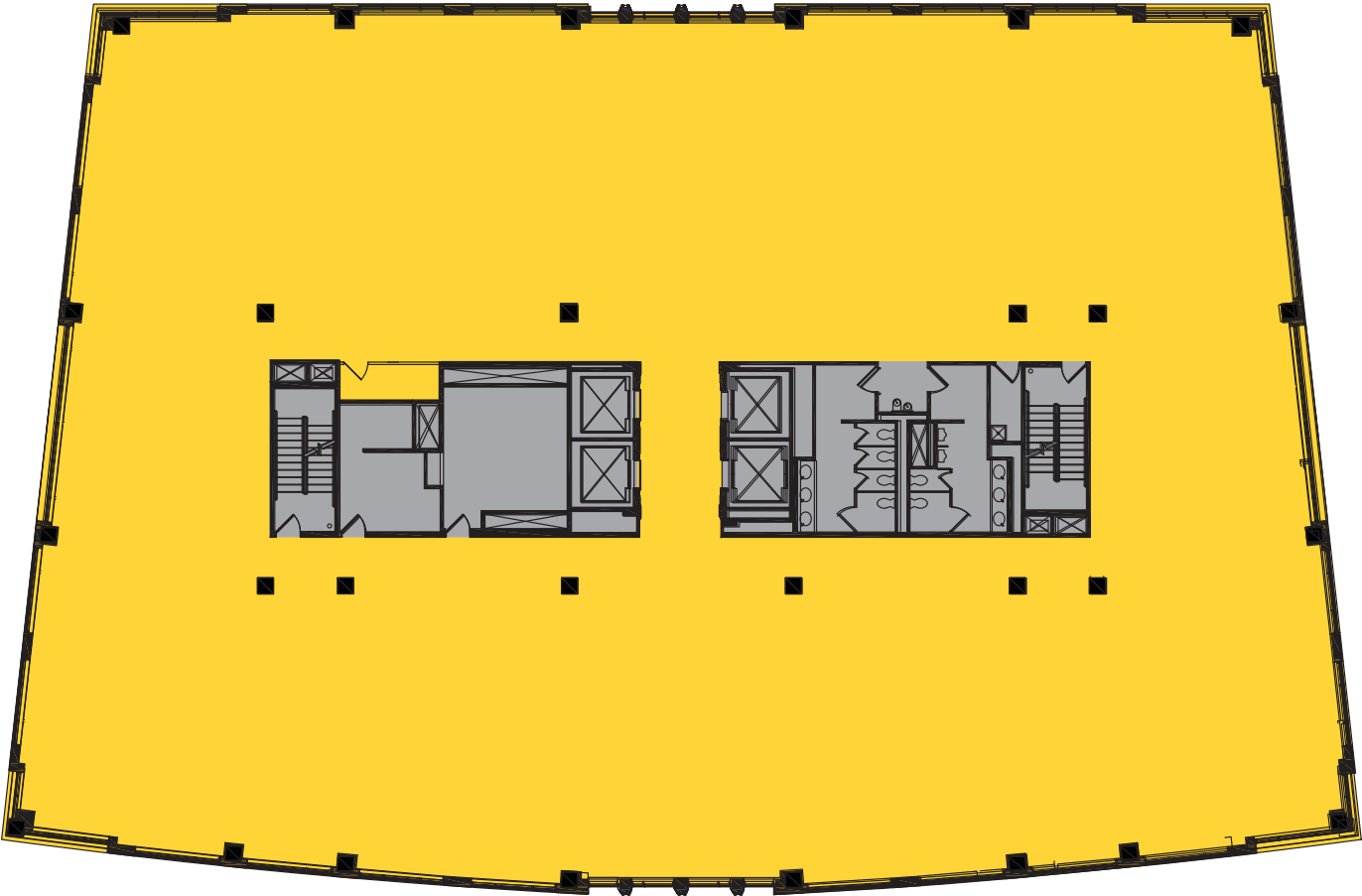
NOW IT'S YOUR TURN TO

ADD TO THE STORY

4th Floor
16,779 SF



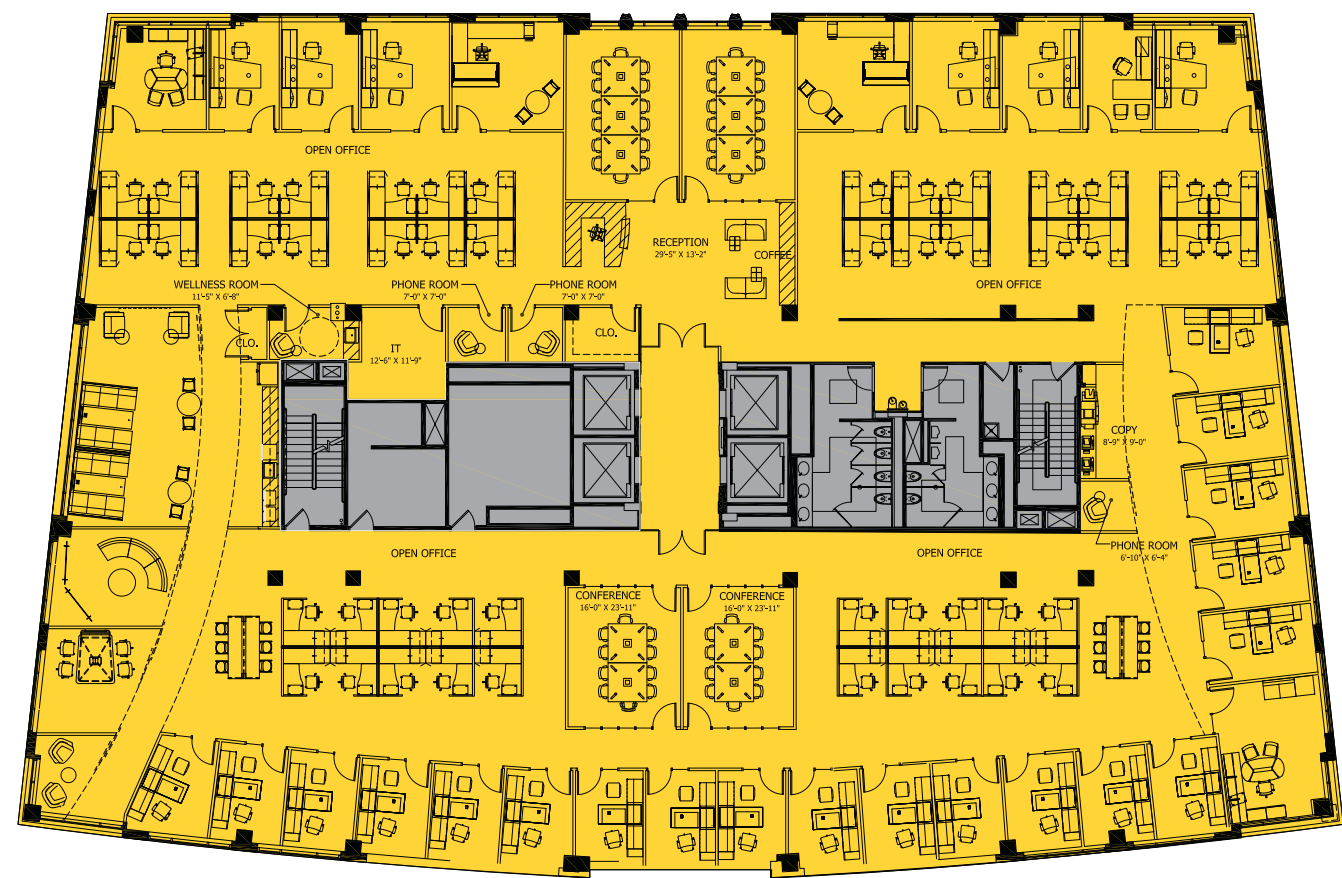
6th Floor
16,797 SF



Hypothetical Floor Plans

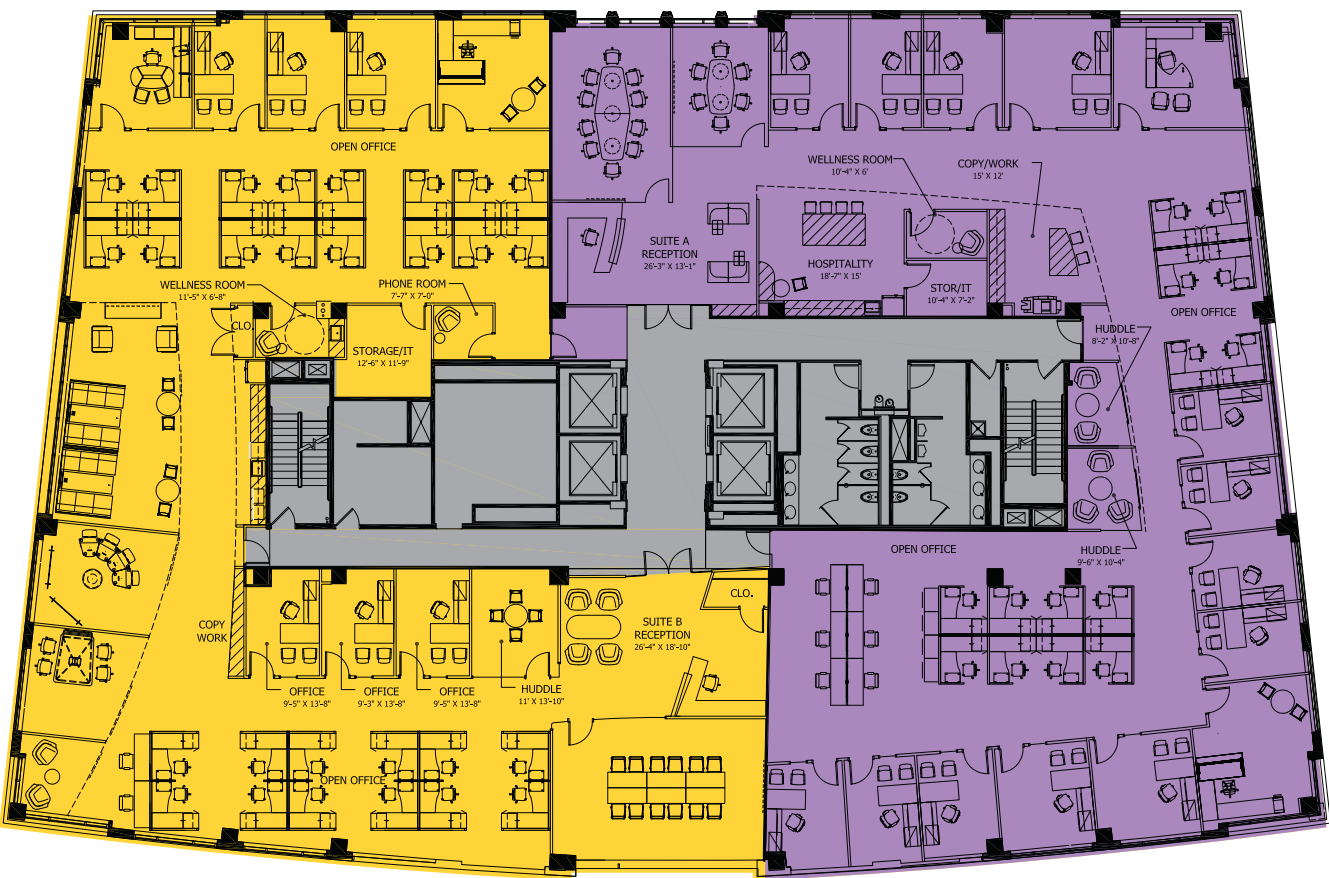
16,798 SF

Full Floor Tenant
Plan



Space Type	Plan	Space Type	Plan
Reception	1	Telephone Room	3
Private Office	31	Copy Area	1
Work Station	48	Kitchen/Breakout Cafe	1
Large Conference Room	2	Collaboration	2
Medium Conference Room	2	Closet	1
Huddle Room	3	Server Room	1
Wellness Room	1	Total Headcount	80

2 Tenant Plan
8,399 SF Each



Space Type	Suite A	Suite B	Space Type	Suite A	Suite B
Reception	1	1	Telephone Room	0	1
Private Office	15	8	Copy Area	1	1
Work Station	14	28	Kitchen/Breakout Cafe	1	1
Large Conference Room	1	1	Closet	0	2
Medium Conference Room	1	0	Server Room	1	1
Huddle Room	2	4	Total Headcount	44	23
Wellness Room	1	1			

7th Floor
4,833 SF

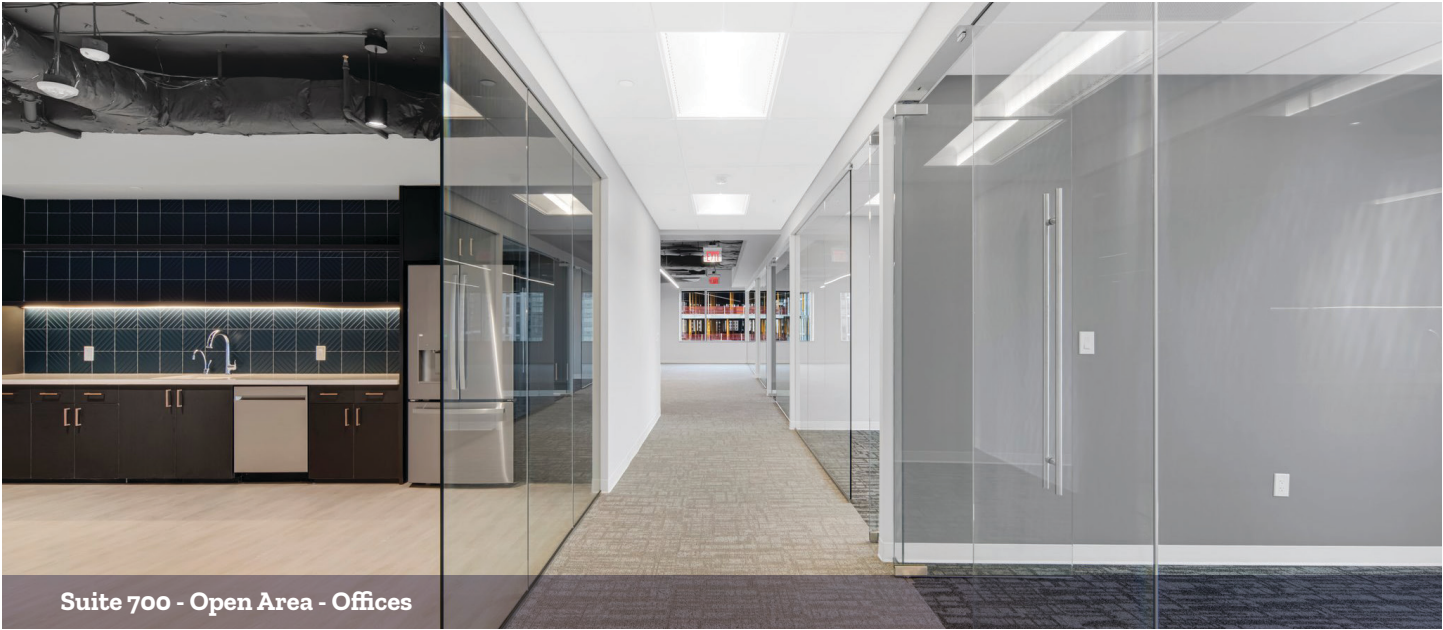
Suite 700
4,833 SF
Spec Suite



Suite 700 - Kitchen



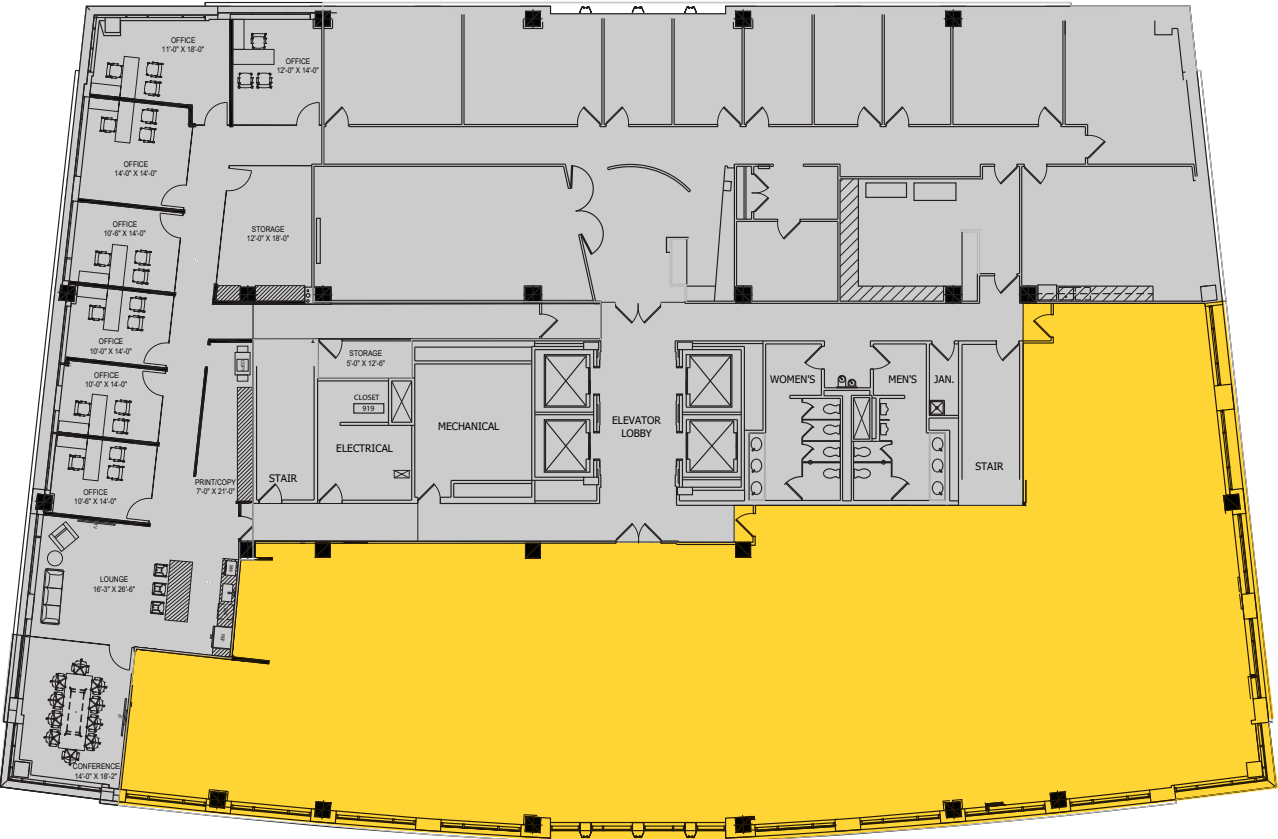
Suite 700 - Open Area



Suite 700 - Open Area - Offices

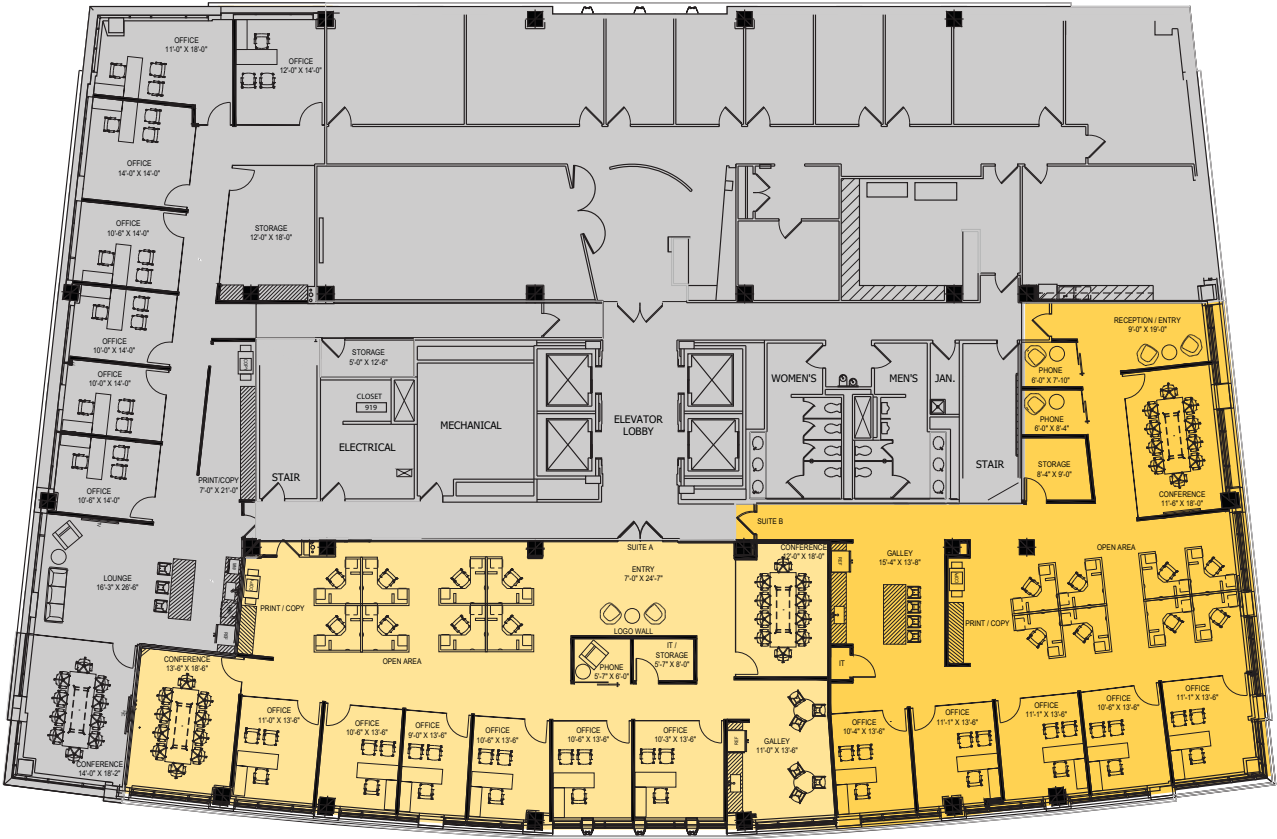
9th Floor
7,618 SF

As-is Plan



Suite 950
7,618 SF

Hypothetical Plan



Spec Suite A
3,917 SF

Spec Suite B
3,701 SF



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