

BALLSTON TOWER



671 NORTH GLEBE



BALLSTON TOWER soars 16 stories above Glebe Road in the heart of Ballston, the western gateway of a nationally acclaimed, master-planned neighborhood known as the Rosslyn-Ballston corridor. Located minutes from downtown DC, the “R/B corridor” integrates a dynamic 24/7 live-work-play environment with sound transit-oriented development principles that make it one of the nation’s strongest and sought after office markets. Tenants of Ballston Tower will enjoy direct access to a bevy of retail and dining options at Ballston Quarter, multiplex cinema, and immediate proximity to the Ballston Metro Station on Metrorail’s orange line, all without leaving the comfort of a controlled, indoor environment.

The building lobby & street level facade have undergone a complete renovation and now boast high-end finishes providing tenants with a dramatic portal into the building while maintaining secure connectivity to Ballston Quarter.

DISTINCTIVE FEATURES

- Attached to Ballston Quarter, Ballston Metro Station, multiplex cinema, and Sport & Health Club
- Convenient access to I-66, Route 50, and other regional arterials
- Abundance of dining, retail, hotel, and entertainment options
- Open space pocket parks nearby
- Proximate to the Custis, Bluemont Junction, and W&OD running/biking trails

ENERGETIC ENVIRONMENT

SWEEPING PANORAMAS

The **224,825** square foot building is one of the tallest in Arlington and provides tenants with unparalleled views of Washington, DC and Northern Virginia. Clad in a facade that blends together traditional architectural elements with sweeping contemporary gestures, Ballston Tower proves to be a distinctive landmark in the Ballston skyline.

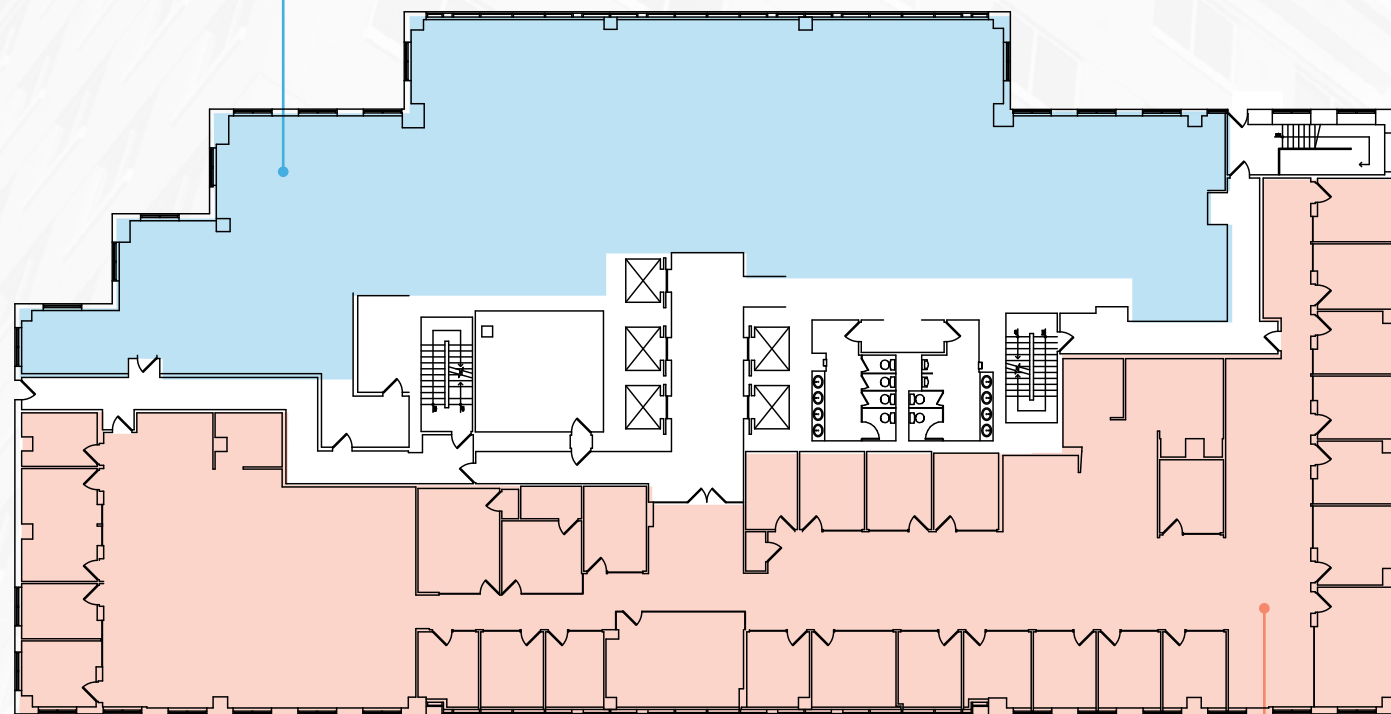
SUPERIOR PROPERTY ATTRIBUTES

- Commanding views of DC and Northern Virginia from the top floors; Ballston skyline views from the north side of each floor
- Unobstructed visibility from Glebe Road and Wilson Boulevard, two of Arlington's main thoroughfares
- Prominent entrance exposure for multi-tenanted floors
- Low single tenant core factor yields highly efficient space utilization
- 2,950 parking spaces available at Ballston Common public parking garage at competitive market rates



CURRENT AVAILABILITY SIXTH FLOOR

Suite 600 | 7,778 SF | Available Immediately

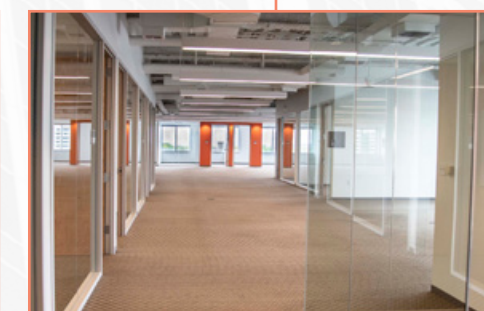
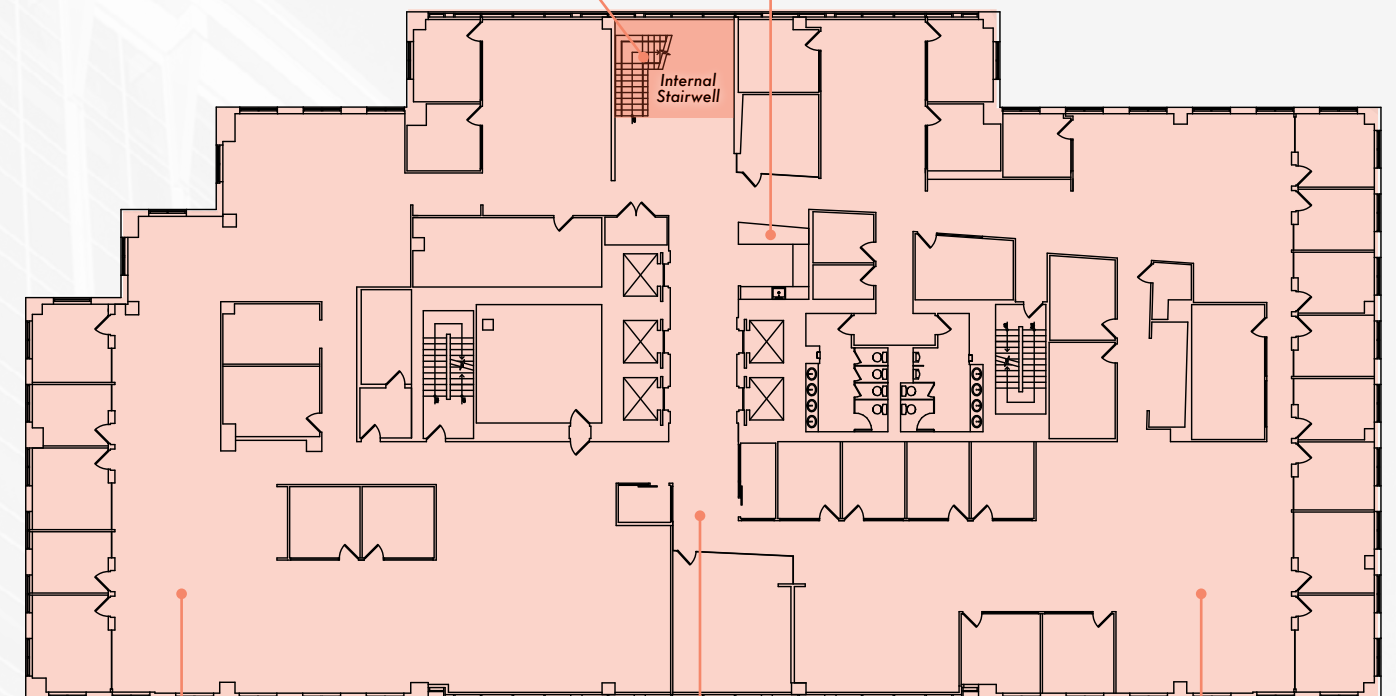


Suite 610 | 12,006 SF* | Available Immediately

**Ability to demise*

Contiguous to 81,095 SF

CURRENT AVAILABILITY SEVENTH FLOOR

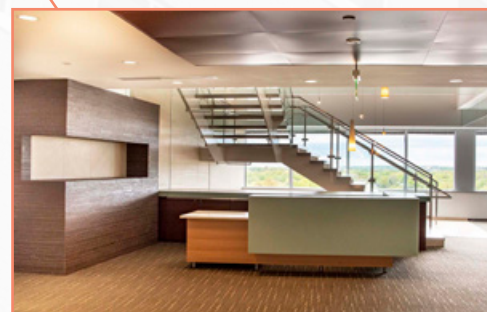
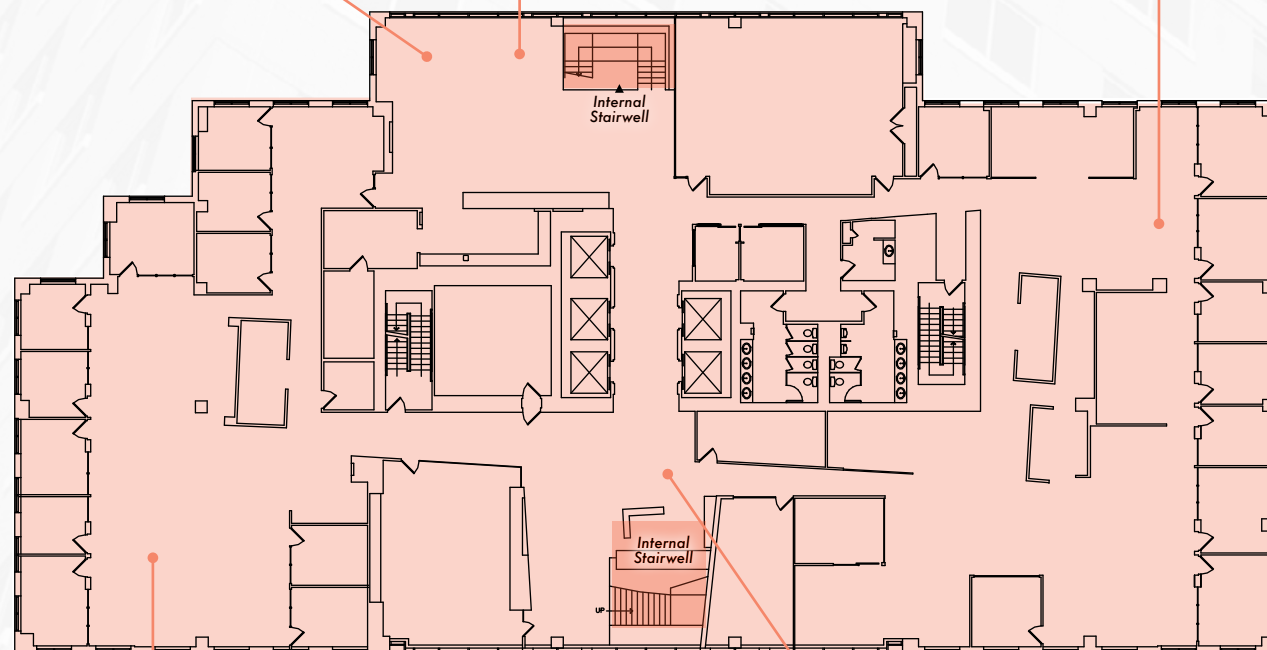


Suite 700 | 20,437 SF | Available Immediately

[EXPLORE IN 3D](#)

Contiguous to 81,095 SF

CURRENT AVAILABILITY EIGHTH FLOOR

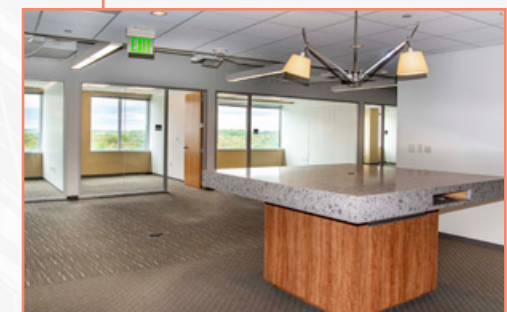
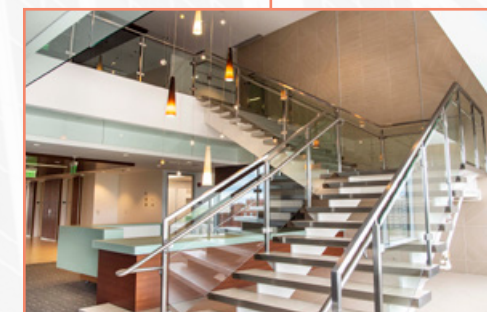


Suite 800 | 20,437 SF | Available Immediately

[EXPLORE IN 3D](#)

Contiguous to 81,095 SF

CURRENT AVAILABILITY NINTH FLOOR



Suite 900 | 20,437 SF | Available Immediately

[EXPLORE IN 3D](#)

Contiguous to 81,095 SF

OPEN SKY ENTERTAINMENT



Completely redesigned from the ground up, the new Ballston mall offers **411,000** square feet of **exciting new places to gather, shop, and dine**. A new open-air concourse design has turned the mall concept inside out with abundant natural light and open spaces, while Wilson Boulevard's street presence has been improved by numerous **multi-story retail storefronts** with green terraces. A 393-unit residential tower will supplement the development and offer sweeping views of DC and Virginia.





The **R/B corridor** is Northern Virginia's premier urban business and residential location and Arlington's thriving office submarket.

Located in the heart of Arlington County and directly across the Potomac River from the District of Columbia, the area is well-situated in close proximity to several of the region's major road arteries including the George Washington Parkway, Routes 50 and 29, and Interstate 66, all of which provide easy access to Washington, DC.

Comprised of four office submarkets including Ballston, Virginia Square, Clarendon/Court House, and Rosslyn, the R/B corridor is anchored by an accessible transportation network, a rich amenity base, and serves as an attractive alternative to downtown Washington, DC.

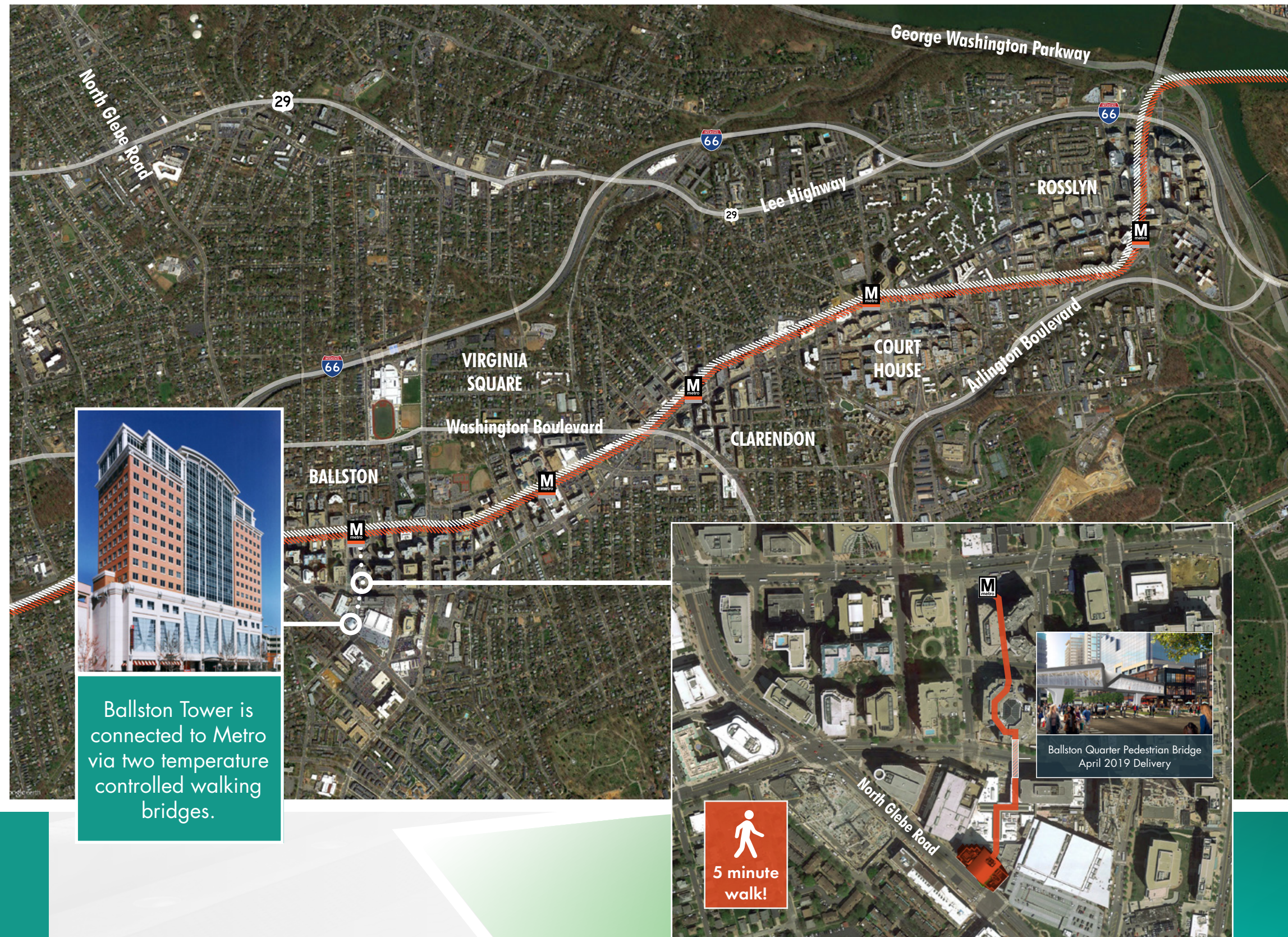
IDEAL LOCATION

METRO ACCESSIBLE

Conveniently surrounding Ballston Tower are connections to **major transportation hubs** and destinations in the Washington, DC metro area:

	Tysons	11-min. metro ride
	The Pentagon	13-min. metro ride
	DC Central Business District	13-min. metro ride
	Reagan National Airport	18-min. metro ride
	Union Station	21-min. metro ride
	U.S. Capitol	23-min. metro ride
	Old Town Alexandria	25-min. metro ride
	Dulles International Airport (future metro)	30-min. metro ride

Ballston Tower is connected to Metro via two temperature controlled walking bridges.





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