



# FAIRGATE *at Ballston*

**AMENITY RICH. PRIME LOCATION.**

1005 N GLEBE ROAD

**CBRE**

**WASHINGTON★REIT**

# PREMIUM FINISHES



## Leasing Information

CARTER BYRNES  
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JOHN DICAMILLO  
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1005  
N GLEBE RD  
FAIRGATE  
at Ballston

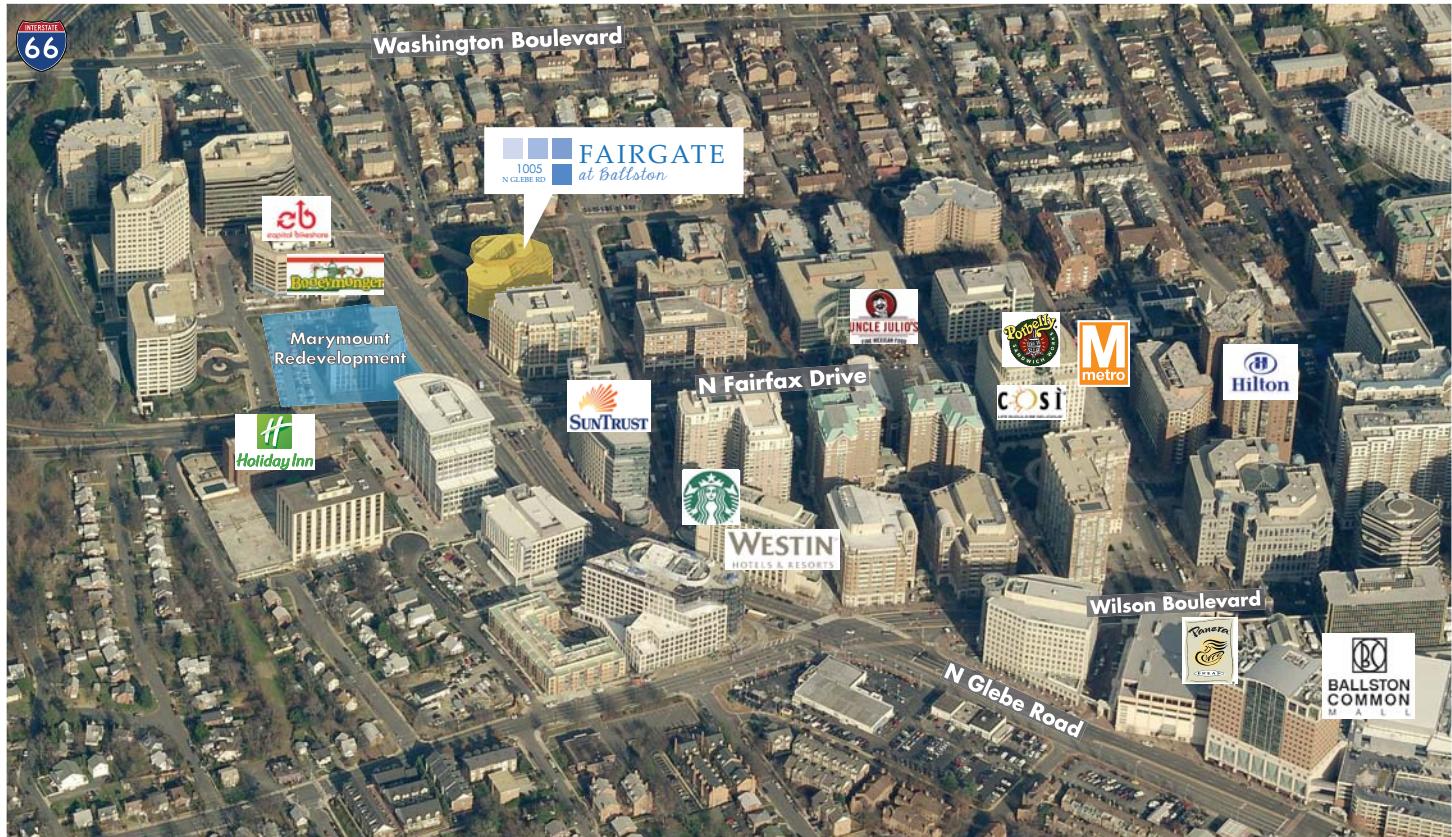


## Building Features:

- Class-A office building
- Conveniently located near the Ballston Metro Station (Orange Line) with direct access to I-66 and Washington Boulevard
- Flexible deal terms with build-out allowance
- Expansive window line with abundant natural light
- Garage parking with 2.5 spaces/1,000 SF leased
- Plentiful local amenities including dining, retail and hotel accommodations
- On-site deli, property management and engineering services



# LOCAL AMENITIES



## Restaurants

- A-Town Bar & Grill
- Bangkok Bistro
- Big Buns
- Booeymonger
- Buffalo Wild Wings
- Chick-fil-A
- Chipotle Mexican Grill
- Cosi
- Earl's Sandwiches
- Grand Cru Wine Bar
- Il Forno

- Jimmy John's
- Manhattan Bagel
- Mussel Bar & Grille
- Noodle & Company
- Panera Bread
- P.F. Chang's
- Pinzimini
- Pizza Vinoteca
- Potbelly Sandwich Shop
- Rock Bottom Brewery
- Starbucks Coffee

- Subway
- Ted's Montana Grill
- The Front Page
- The Greene Turtle
- The Melting Pot
- Uncle Julio's Rio Grande Cafe
- Vapiano
- Willow
- Which Wich
- World of Beer
- Zoës Kitchen

## Conveniences

- Ballston CrossFit
- Bank of America
- Citibank
- CVS
- FedEx Office
- Gold's Gym
- PNC Bank
- Sport&Health Club
- SunTrust Bank
- The UPS Store
- Wells Fargo

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# SITE PLAN



Easy access for employees  
and visitors



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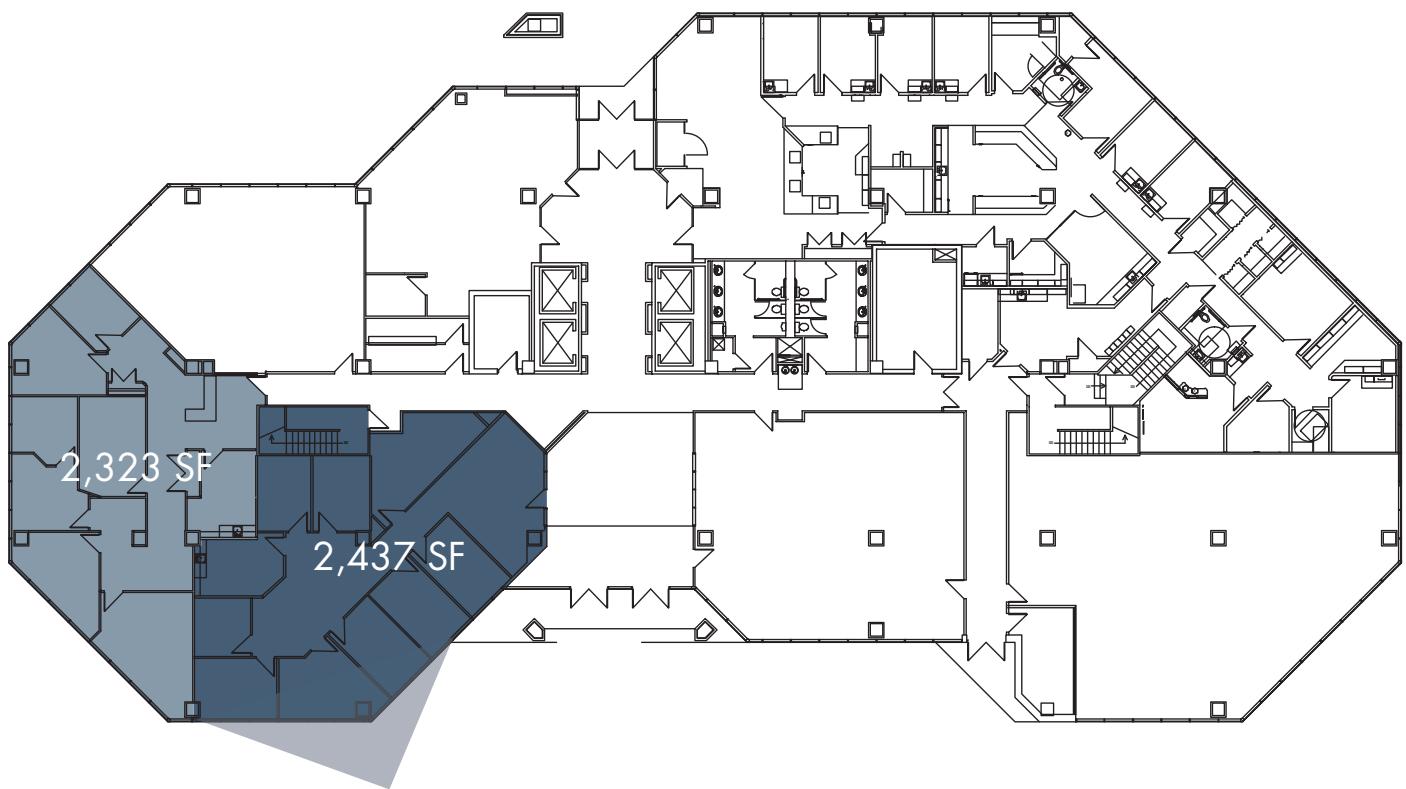
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# FLOOR PLANS



First Floor  
2,323 - 4,760 SF



Available 9/1/2015

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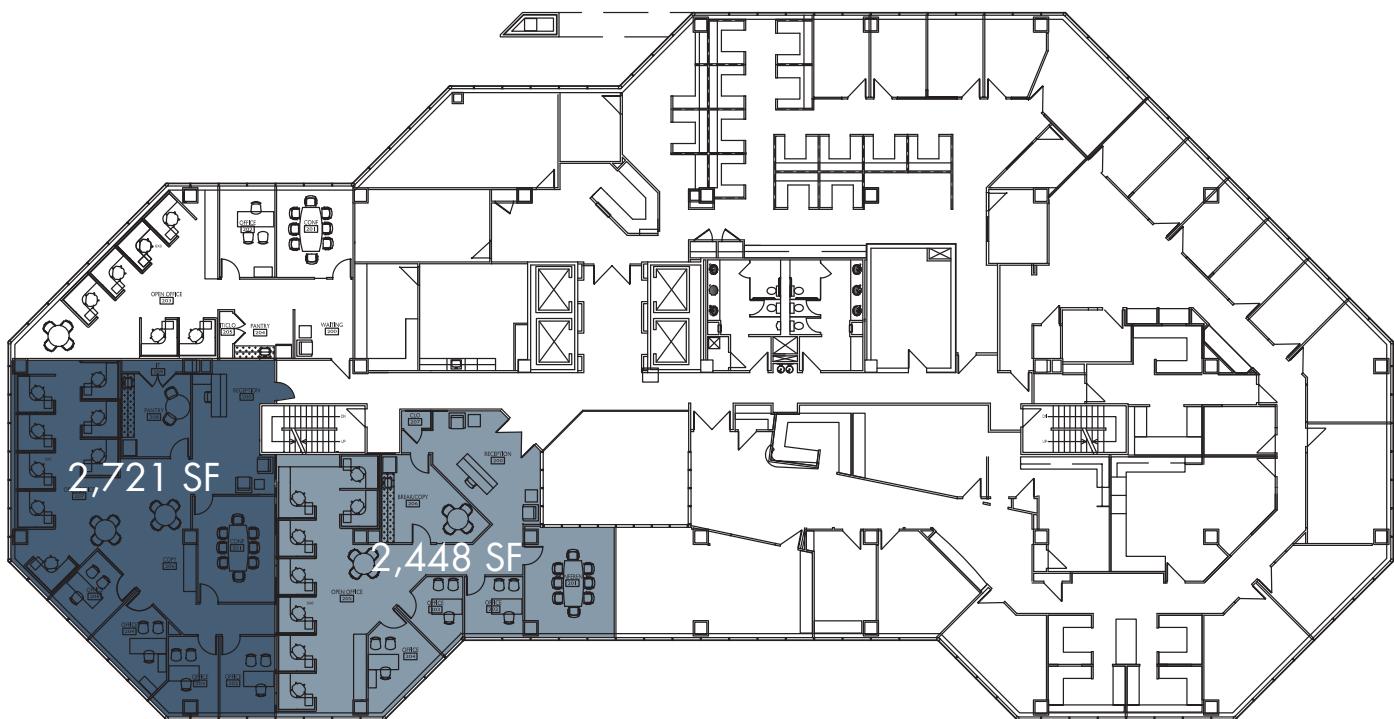


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# FLOOR PLANS



## Second Floor 2,448 - 5,169 SF

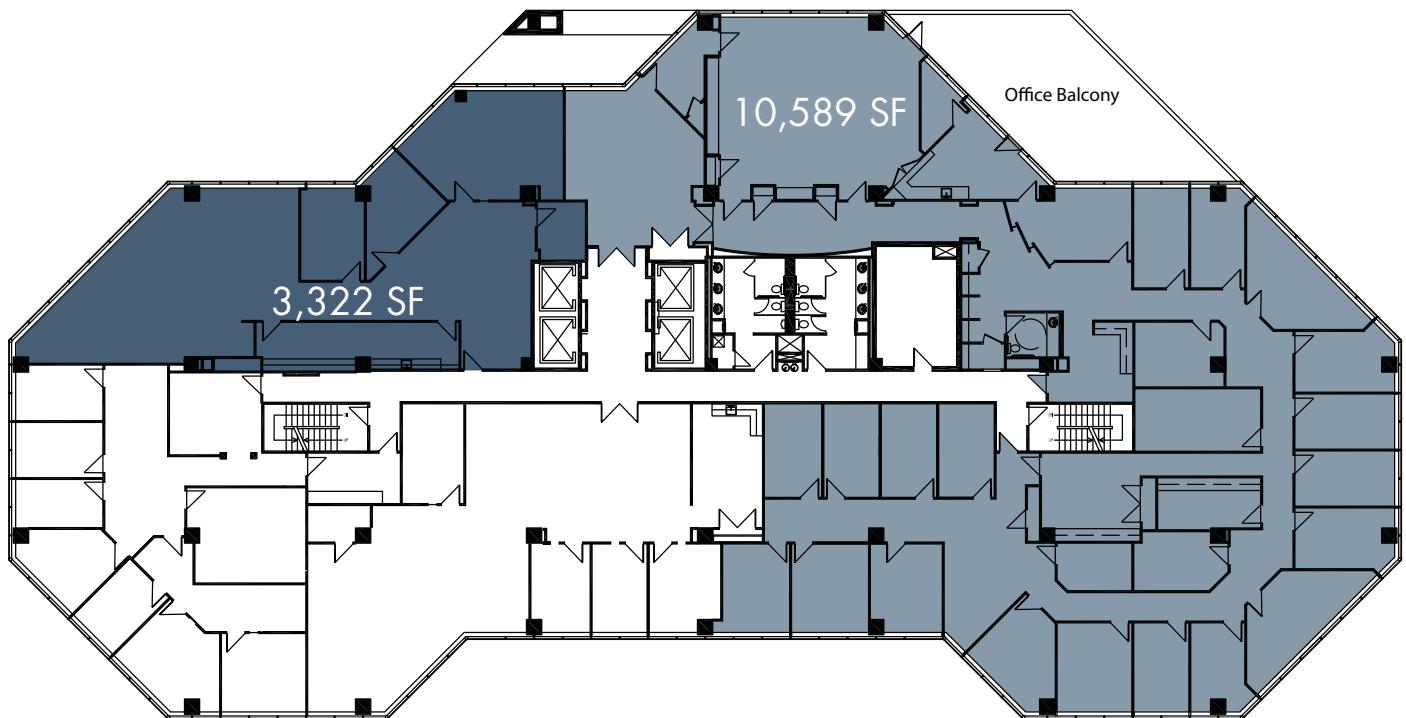


- Spec suites available
- High end finishes
- Abundant windowline and natural light
- Flexible term lengths

# FLOOR PLANS



Third Floor  
3,322 - 13,911 SF

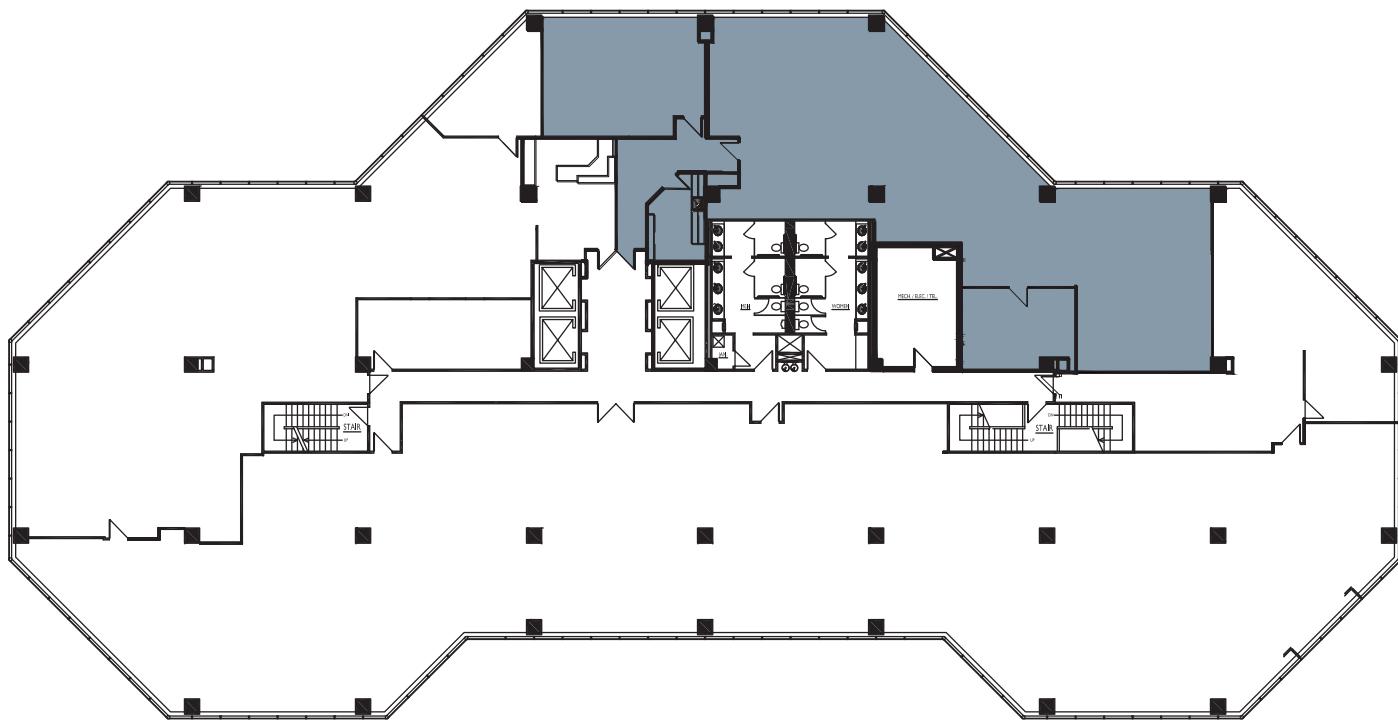


- Office intensive build out
- Elevator lobby exposure
- Private bathroom
- Significant window line
- Access to private balcony

# FLOOR PLANS



## Fifth Floor 4,411 SF

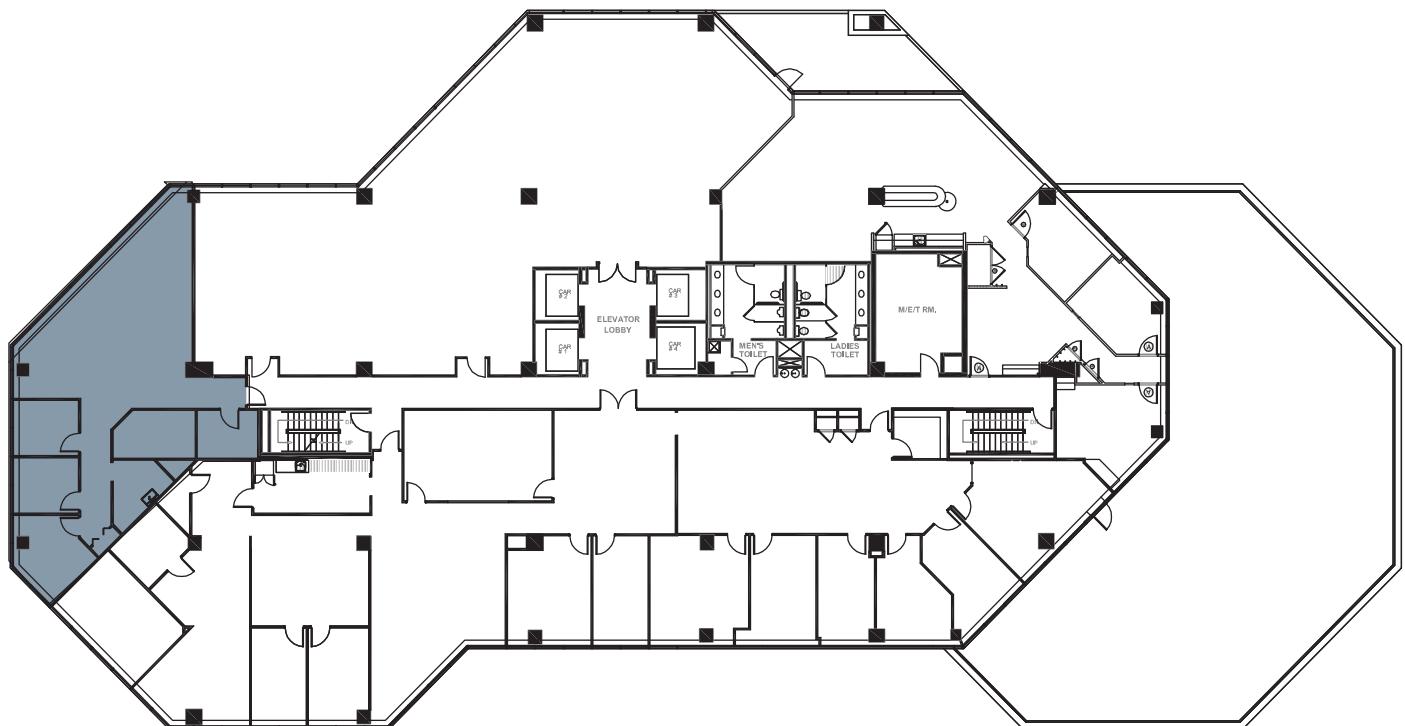


- Direct lobby access and elevator exposure
- Expansive window line throughout

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Sixth Floor  
2,022 SF



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