

FAIRGATE *at Ballston*

AMENITY RICH. PRIME LOCATION.

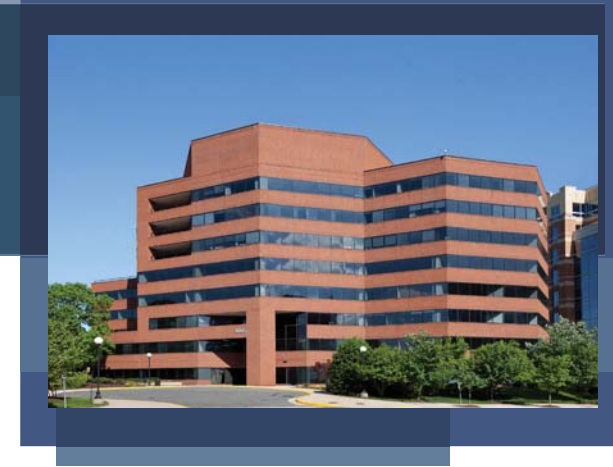
1005 N GLEBE ROAD

1005

CBRE

WASHINGTON★REIT

PREMIUM FINISHES



Leasing
Information

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First Vice President
703 905 0204
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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
- Boeeymonger
- 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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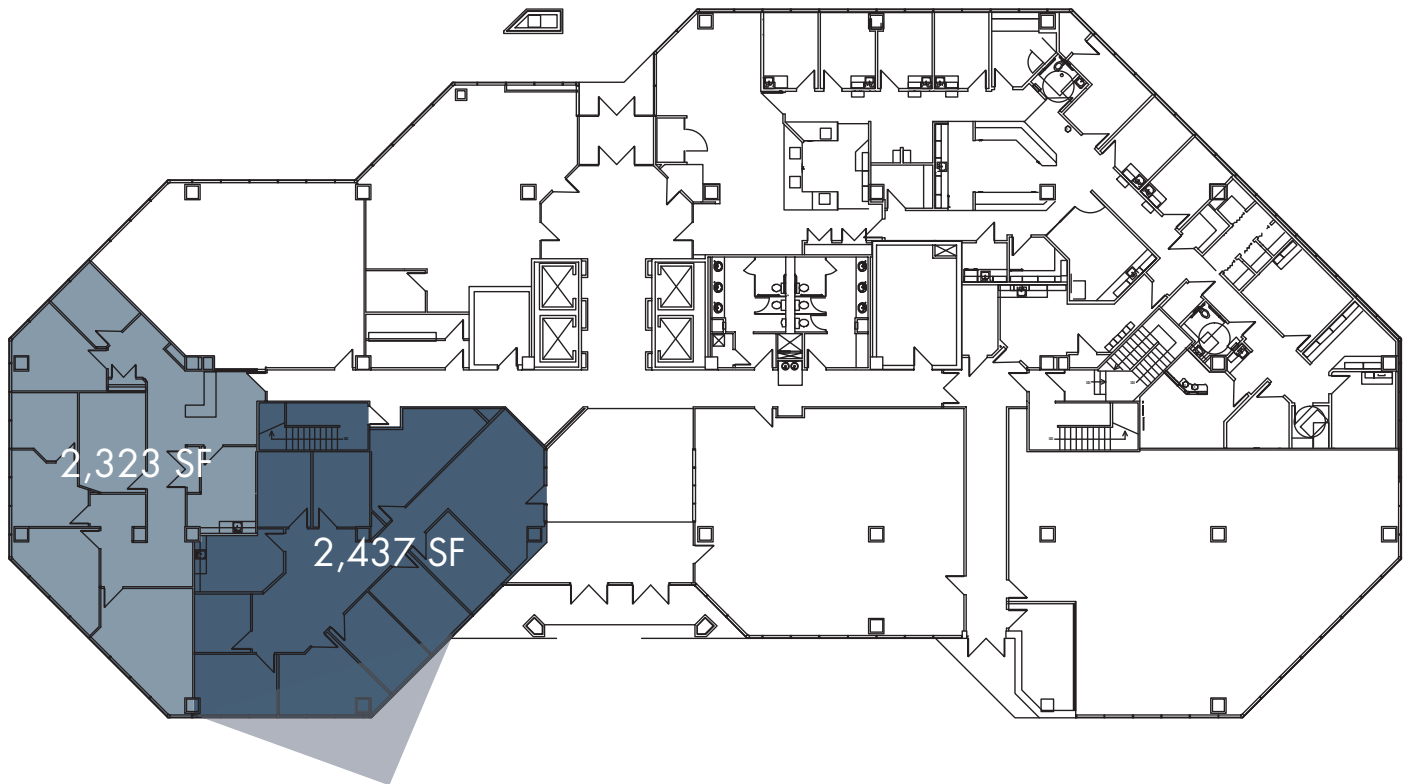


FAIRGATE
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FLOOR PLANS



First Floor
2,323 - 4,760 SF



Available 9/1/2015

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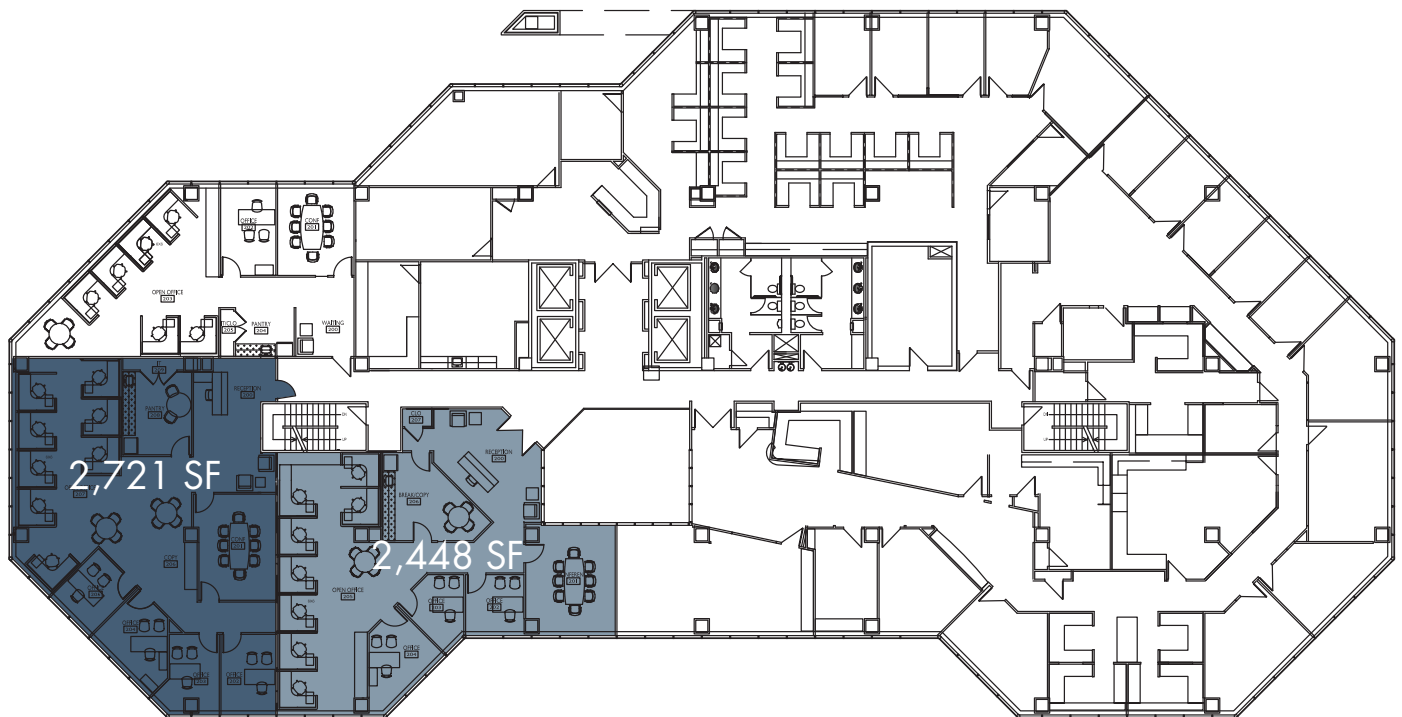
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FLOOR PLANS



Second Floor 2,448 - 5,169 SF



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

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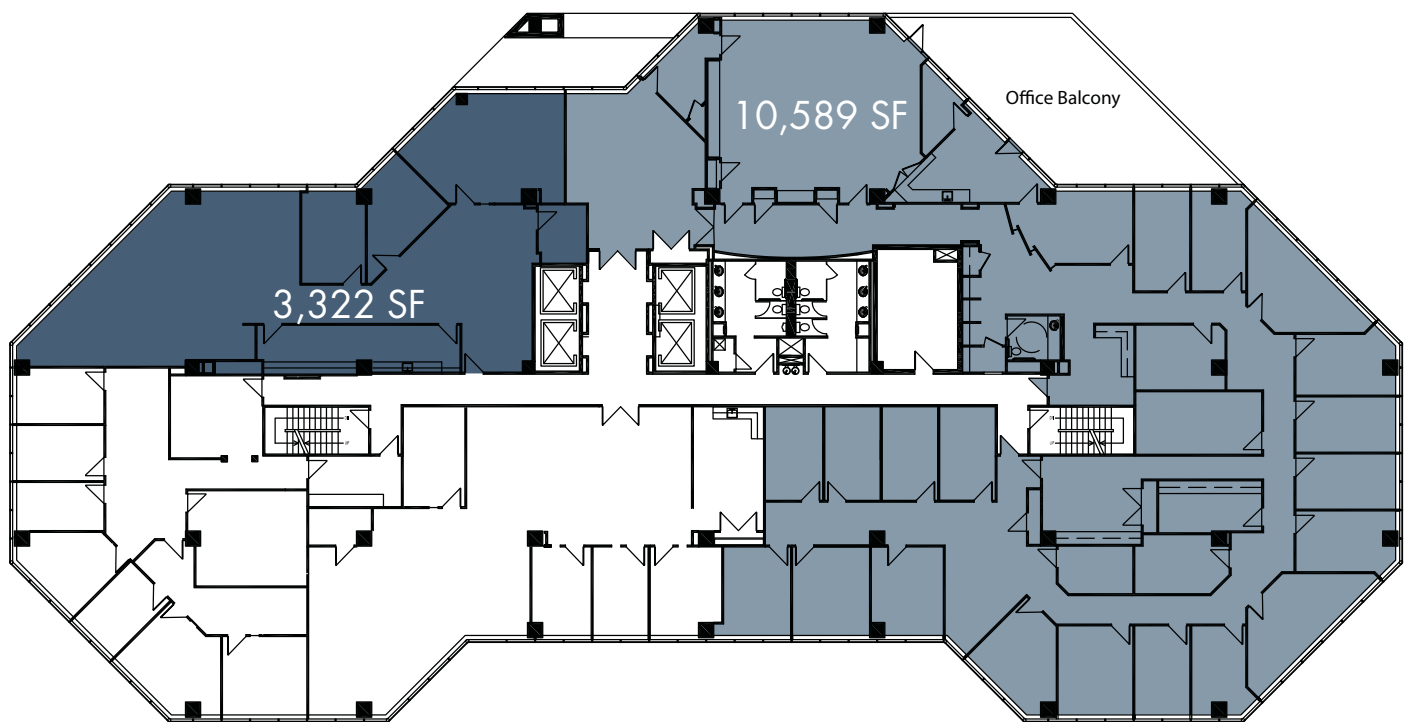
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FLOOR PLANS



Third Floor 3,322 - 13,911 SF

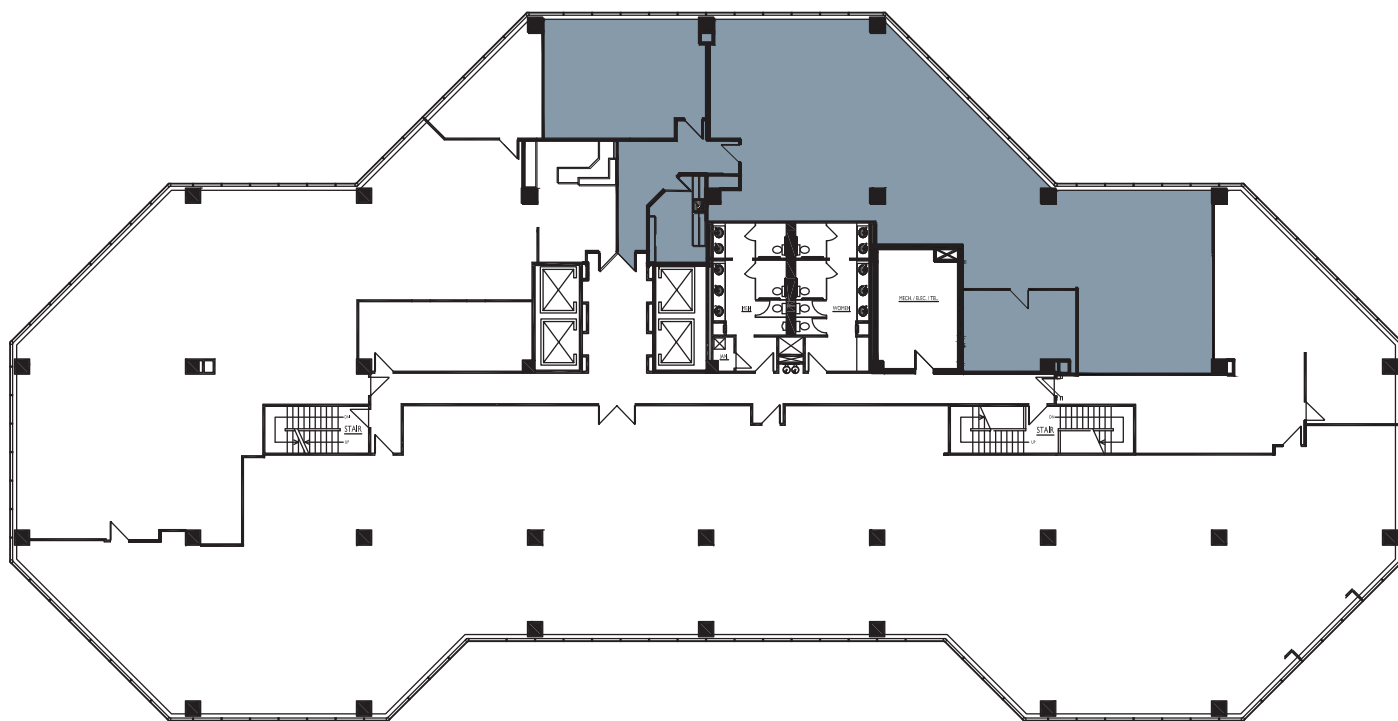


- Office intensive build out
- Elevator lobby exposure
- Private bathroom
- Significant window line
- Access to private balcony

FLOOR PLANS



Fifth Floor 4,411 SF



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

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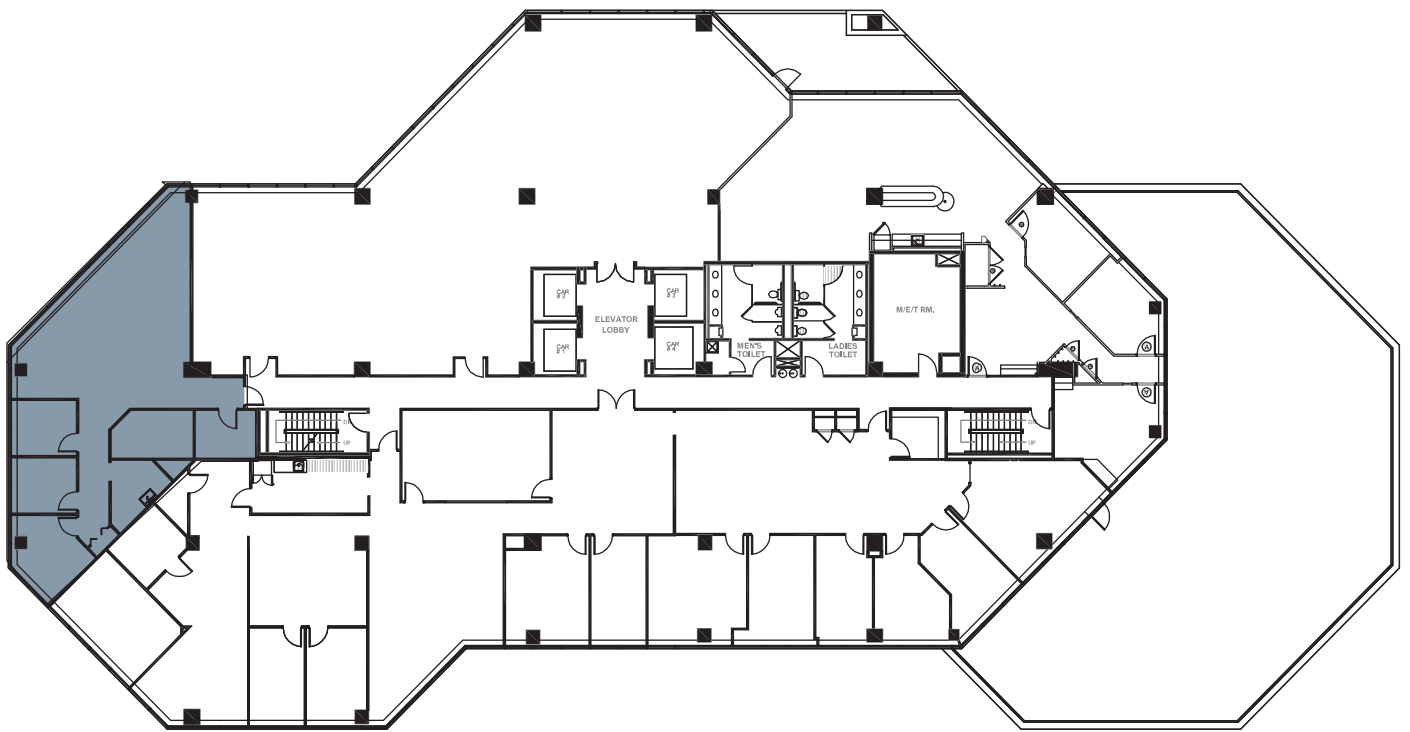


FAIRGATE
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FLOOR PLANS



Sixth Floor 2,022 SF



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DIRECTORY

Administration	Human Resources
Finance	Information Technology
Legal	Marketing
Operations	Public Relations
Security	Training
Facilities	Executive Office