



4100
N FAIRFAX



RENOVATED

FOR THE OFFICE TENANTS OF TOMORROW

Lobby

Updated arrival experience

Modernized finishes

Conference Center

Facilities to accomodate 100+

Flexible conference center

Pre-function lounge with coffee bar

Fitness Center

Sunsoaked fitness center with
state-of-the-art equipment

Spa-quality locker rooms

Private Rooftop

Exclusive rooftop terrace to be
designated to large block tenant

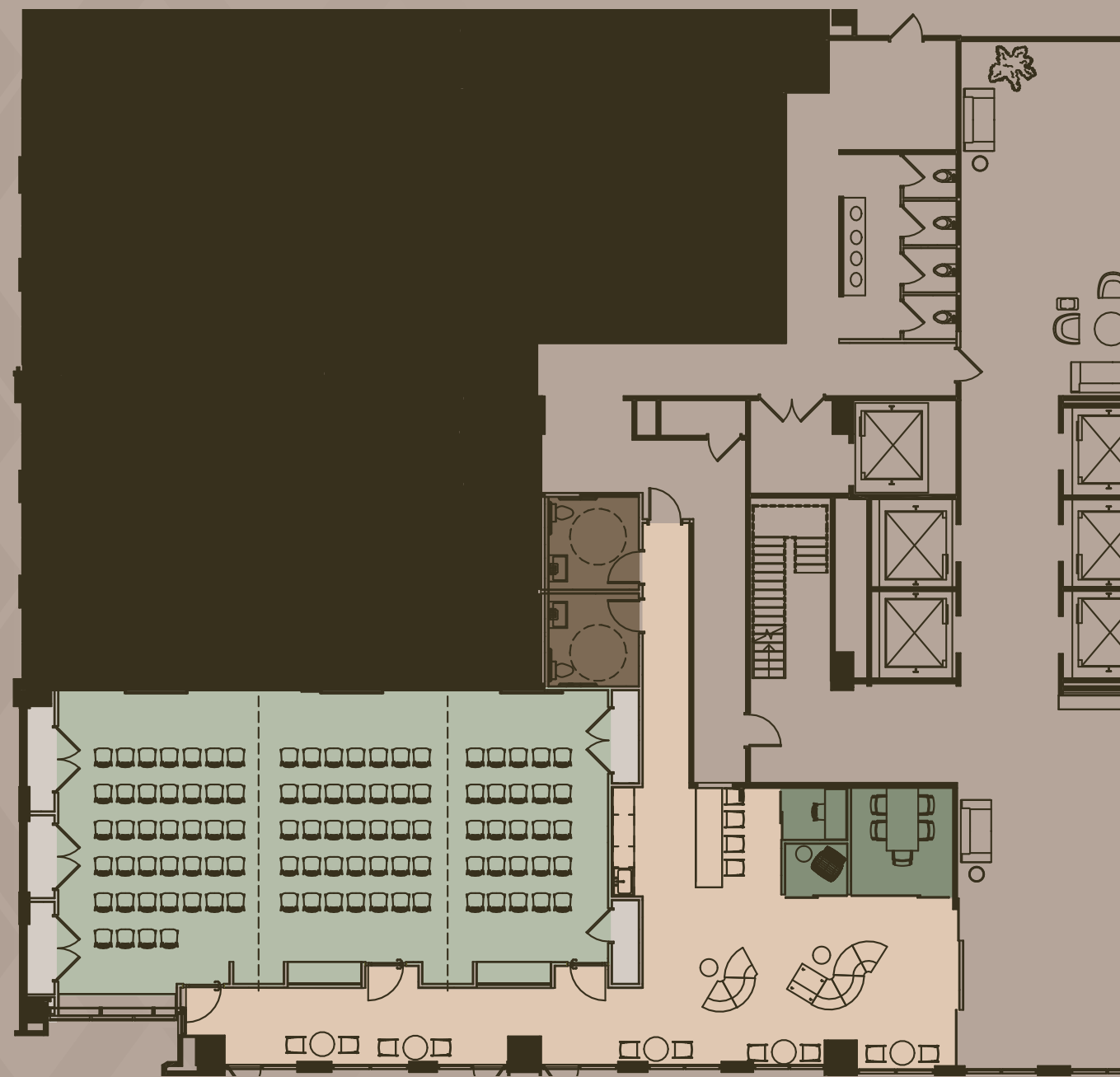




A WARM WELCOME

Freshly appointed lobby finishes





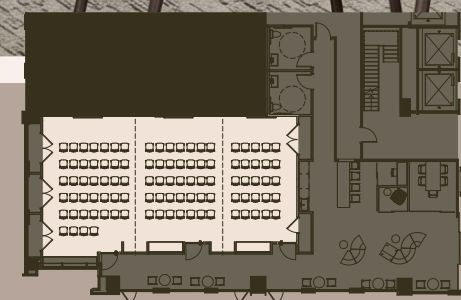
- Conference rooms
- Meeting/phone rooms
- ADA restrooms
- Pre-function area
- Storage

CONNECTIVITY MEETS CURATION

Brand new 1st floor conference center

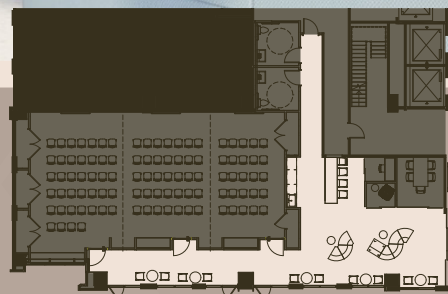


100+ person conference center

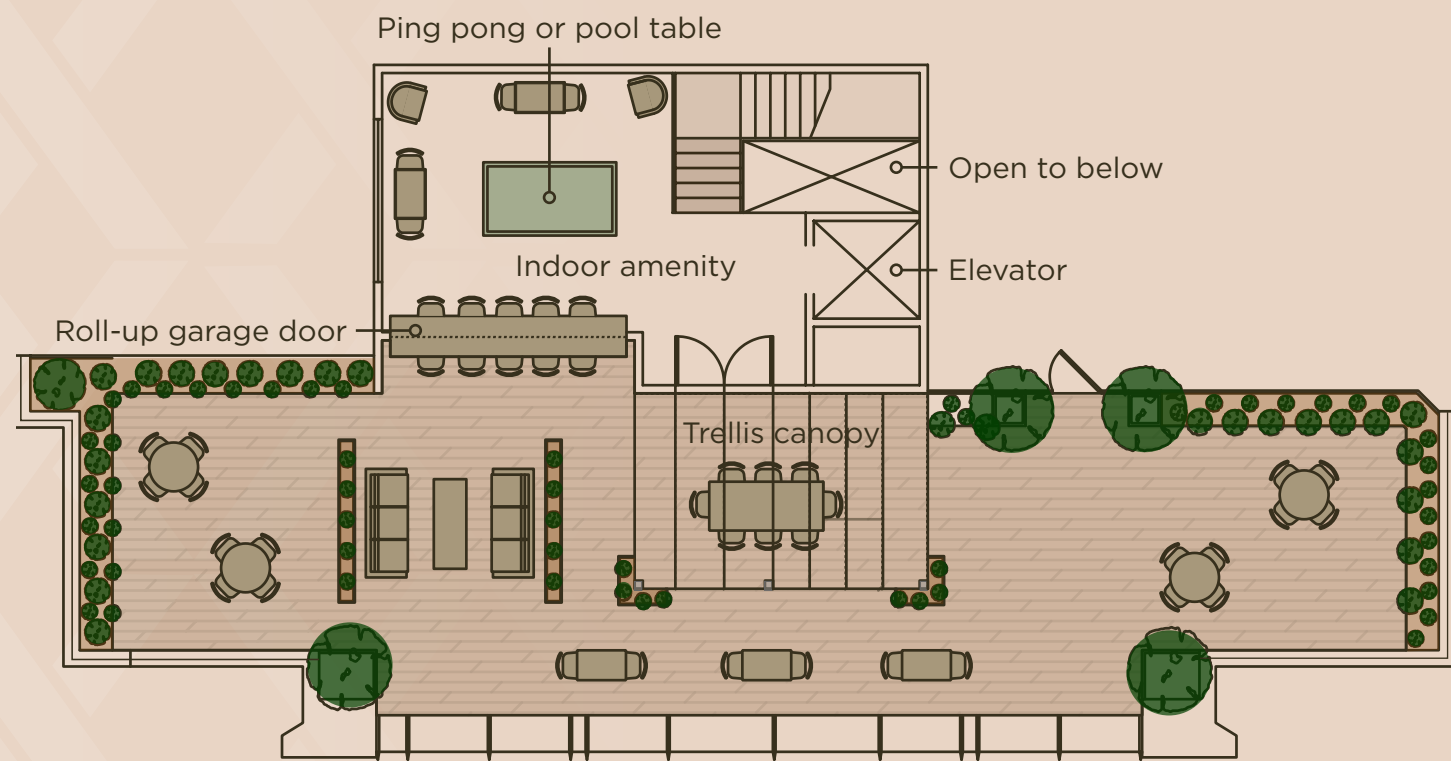




Pre-function area with lounge and coffee bar



Ability to divide into 3 breakout rooms



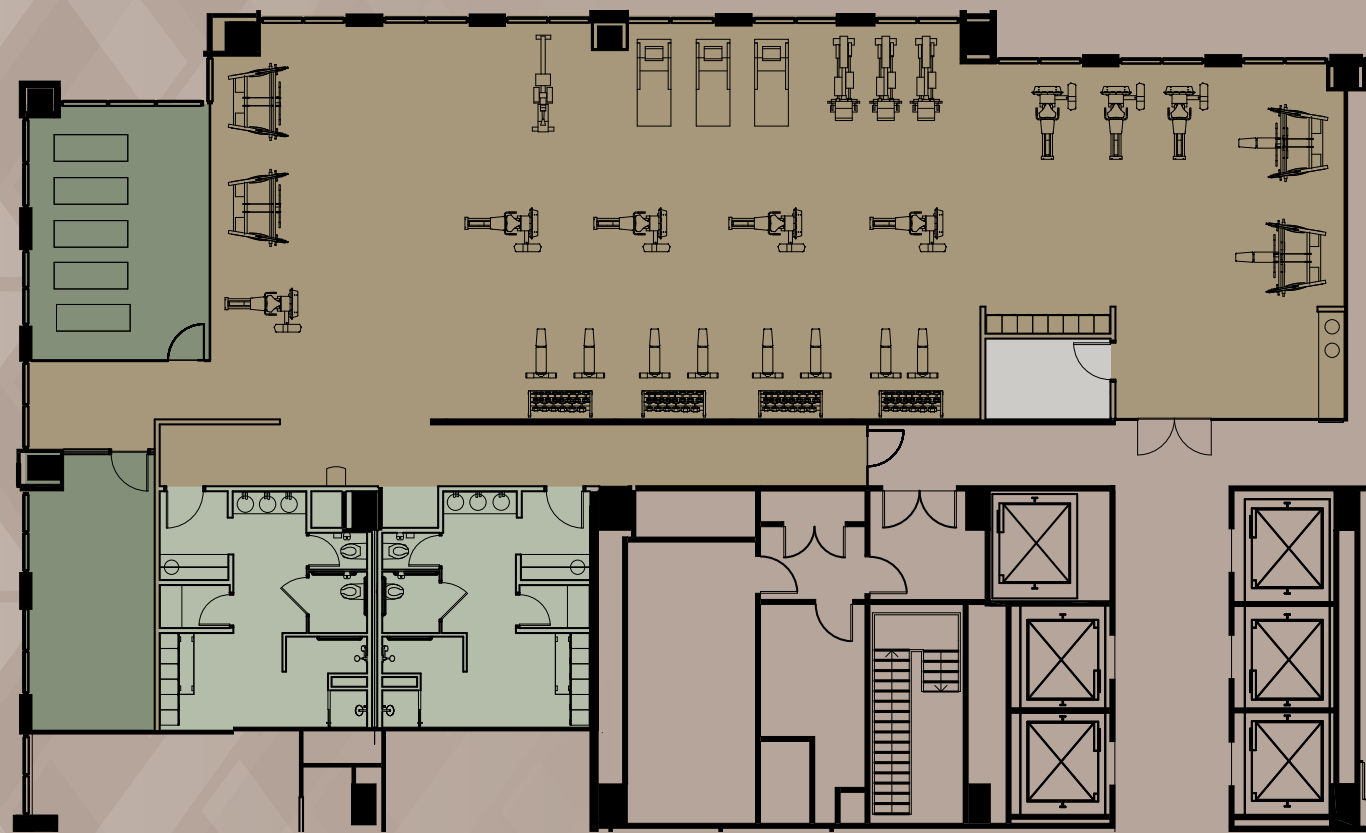
A ROOFTOP REPOSITION

Potential private rooftop lounge for large block tenant



A WORKDAY DRIVEN BY WELLNESS

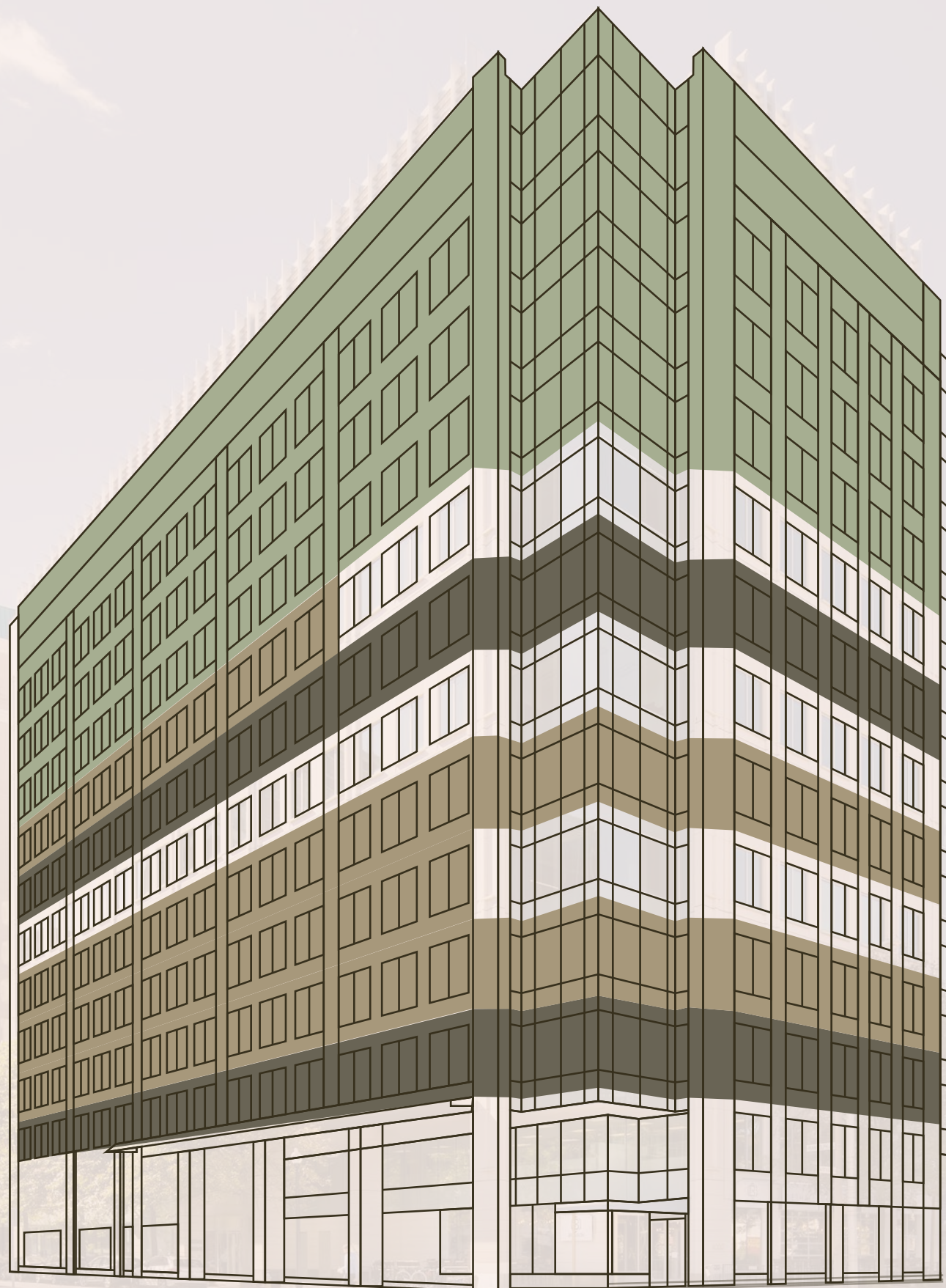
Brand new fitness center + locker rooms



 Fitness Center  Stretching/Recovery  Locker Rooms  Storage



FIND YOUR SPACE



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

90,379 SF
Contiguous
large block with
opportunity for
signage and
private terrace.

Spec Suites
4 brand new spec
suites coming soon

Spec Suites
4 brand new spec
suites coming soon

13th Floor

Suite 1300 - 22,678 SF

12th Floor

Suite 1200 - 22,567 SF

11th Floor

Suite 1100 - 22,567 SF

10th Floor

Suite 1000 - 22,567 SF

9th Floor

Suite 900 - 8,104 SF

8th Floor

22,567 SF (spec suites under construction)

6th Floor

Suite 600 - 22,567 SF

5th Floor

Suite 550 - 9,669 SF

4th Floor

Suite 400 - 22,567 SF

3rd Floor

22,567 SF (spec suites under construction)

3RD FLOOR SPEC SUITES

Under construction

- Suite 320**
8 offices
1 large conference room
9 workstations (6x6)

Suite 320: 4,106 SF

Suite 350: 6,198 SF

- Suite 350**
7 offices
1 large conference room
1 medium conference room
2 phone rooms
19 workstations (6x6)
1 lounge/collaboration area



- Suite 310**
8 offices
1 large conference room
1 huddle room
2 phone rooms
16 workstations (6x6)

Suite 310: 5,481 SF

Suite 300: 6,782 SF

- Suite 300**
7 offices
1 large conference room
1 huddle room
2 phone rooms
22 workstations (6x6)

3RD FLOOR SPEC SUITES

Under construction



8TH FLOOR SPEC SUITES

Under construction

Suite 860

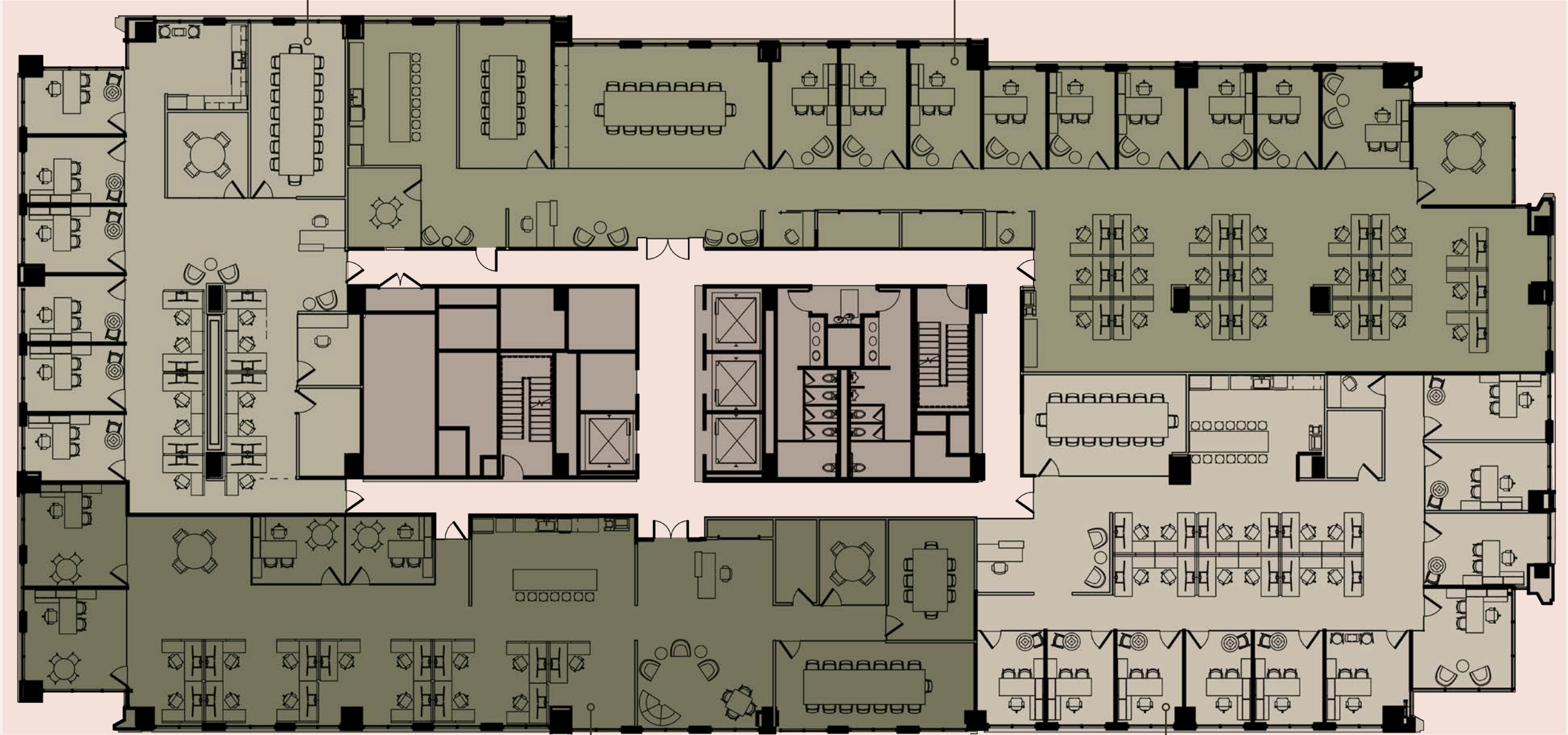
- 6 offices
- 1 large conference room
- 1 huddle room
- 1 phone room
- 10 workstations (6x6)

Suite 860: 4,072 SF

Suite 800: 8,116 SF

Suite 800

- 9 offices
- 1 large conference room
- 2 huddle rooms
- 2 phone rooms
- 21 workstations (6x6)



Suite 850

- 4 offices
- 1 large conference room
- 1 medium conference room
- 1 huddle room
- 14 workstations (6x6)

Suite 850: 5,287 SF

Suite 810: 5,093 SF

Suite 810

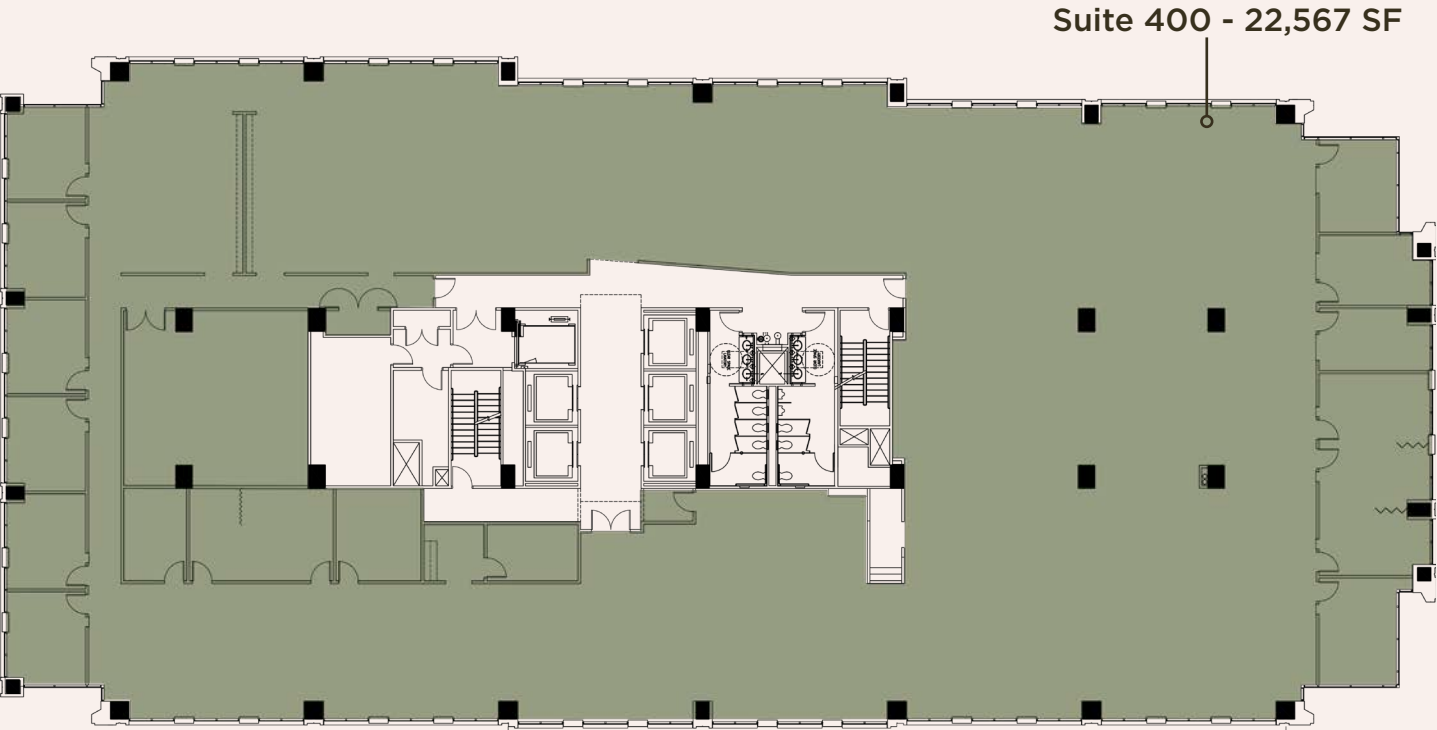
- 10 offices
- 1 large conference room
- 1 phone room
- 12 workstations (6x6)

8TH FLOOR SPEC SUITES

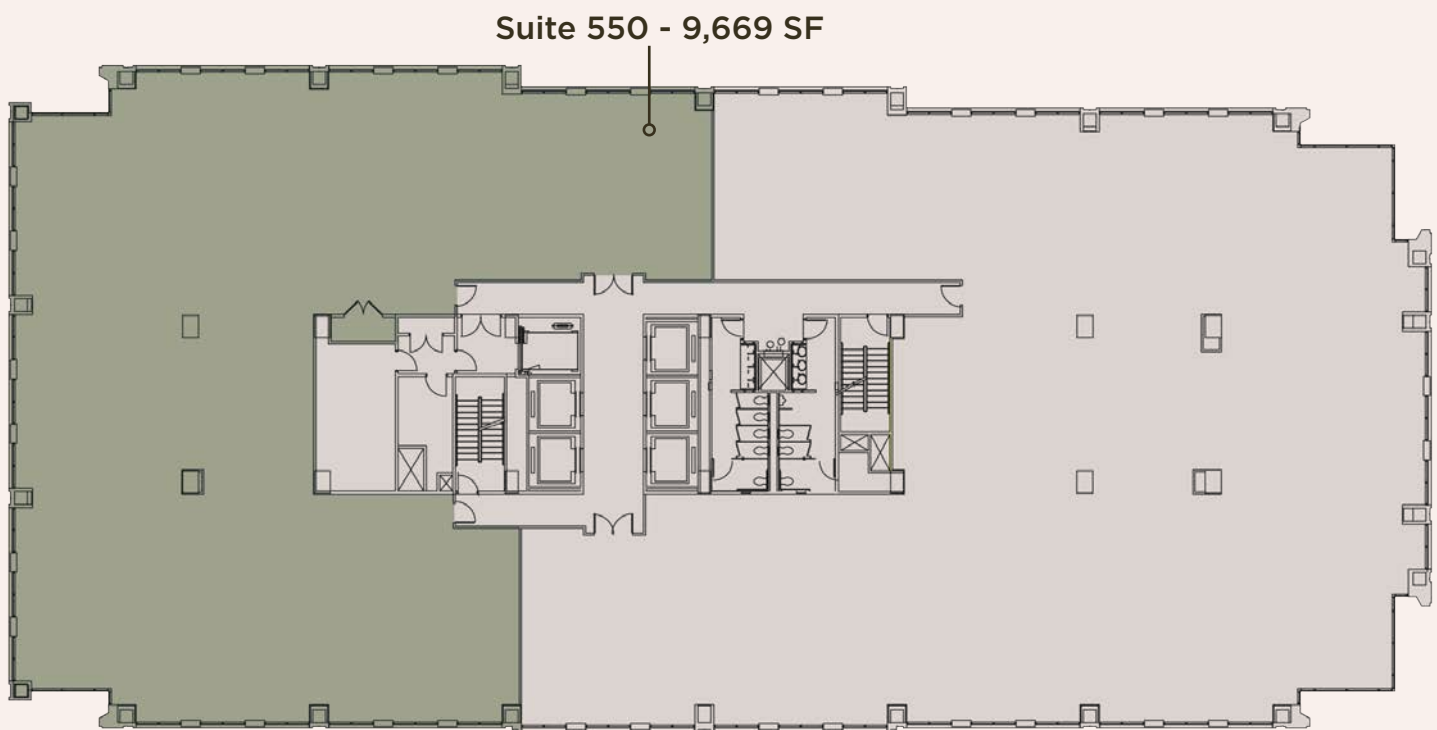
Under construction



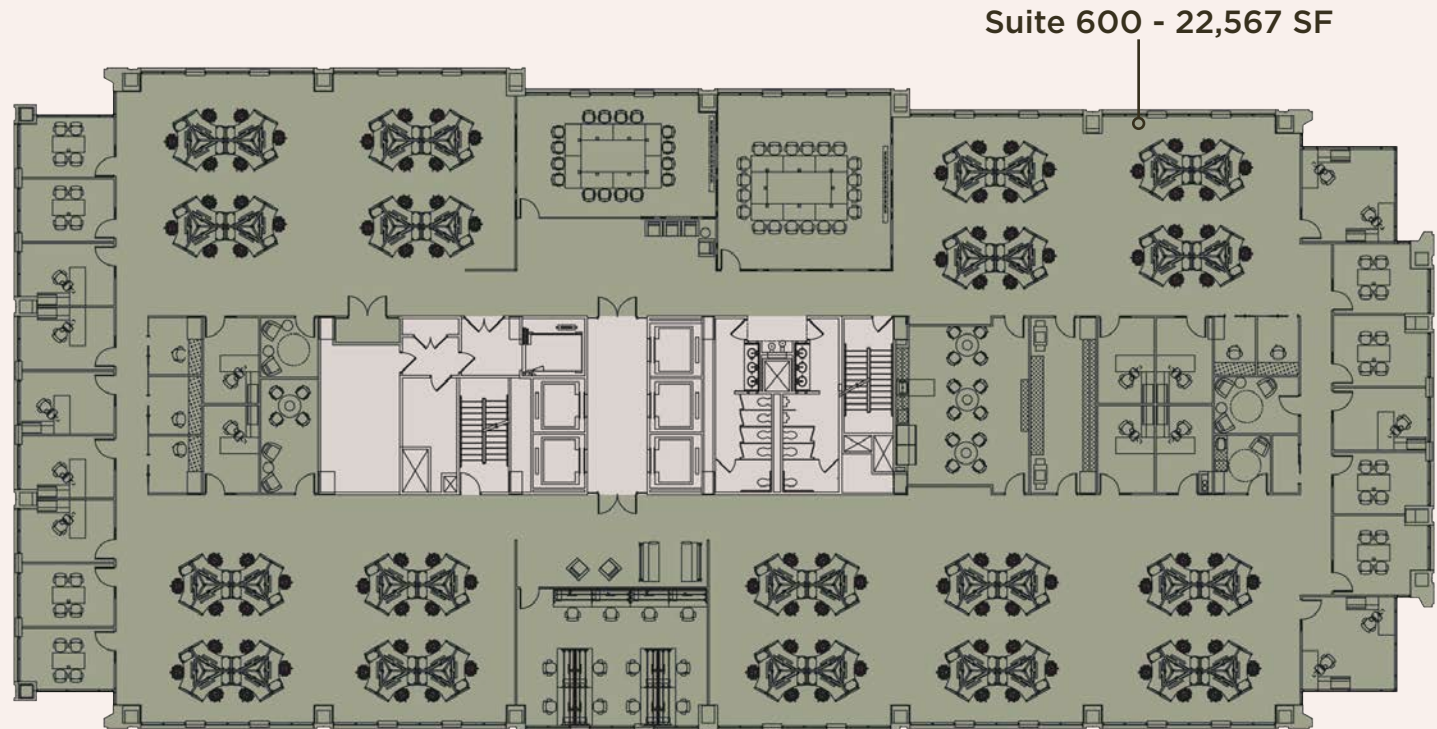
4TH FLOOR



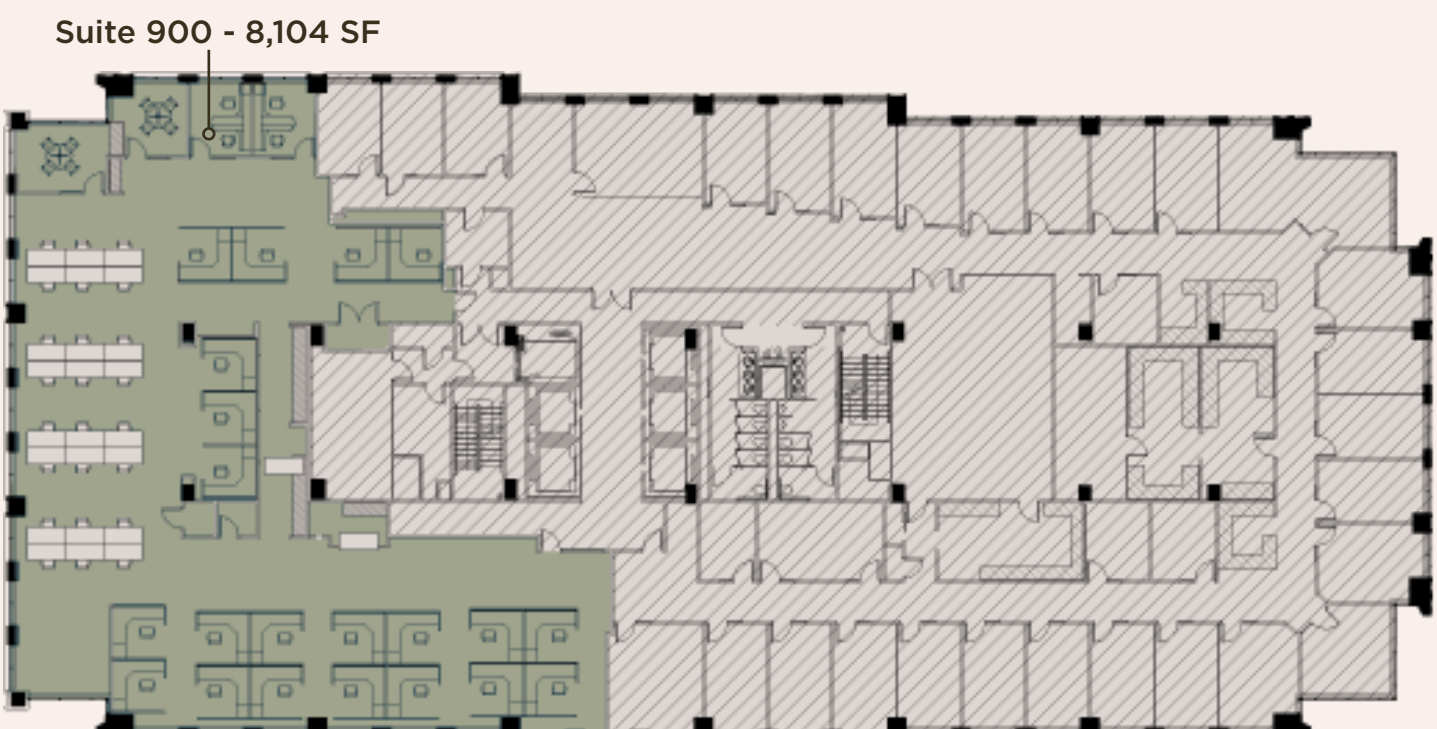
5TH FLOOR



6TH FLOOR

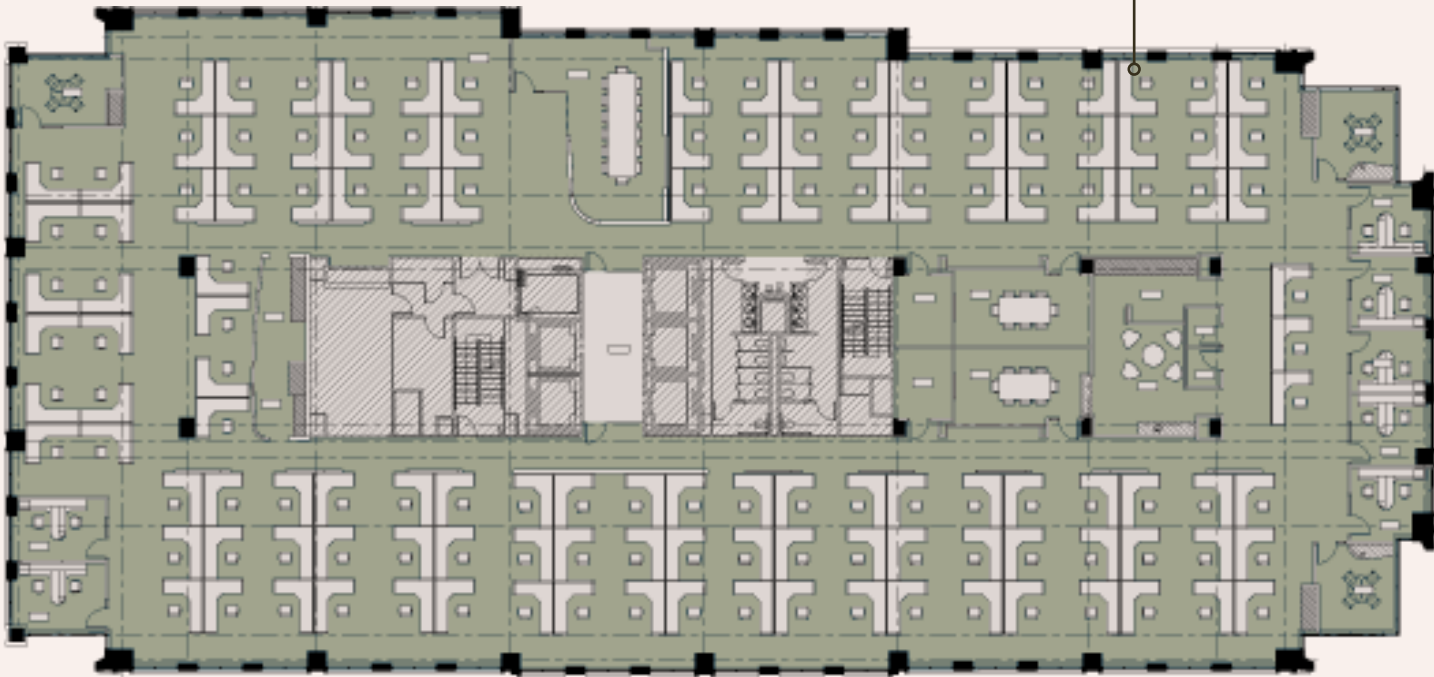


9TH FLOOR



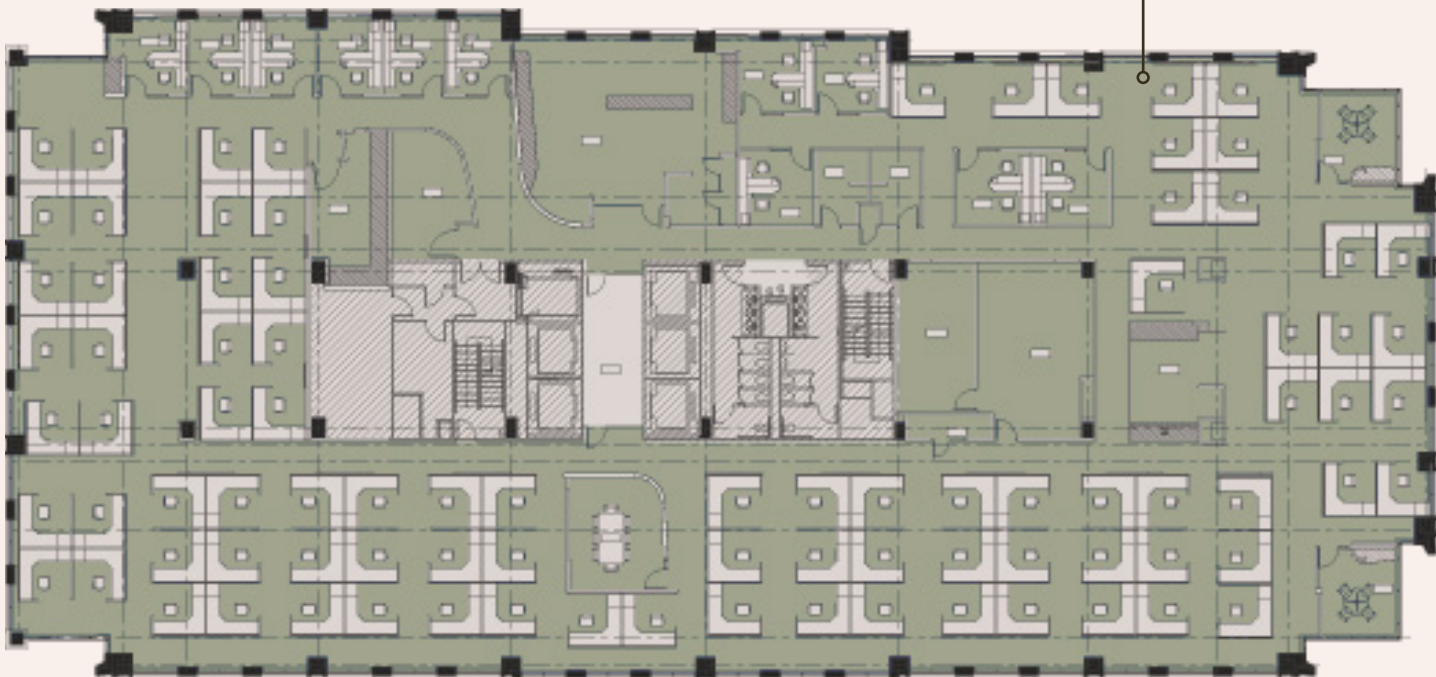
10TH FLOOR

Suite 1000 - 22,567 SF



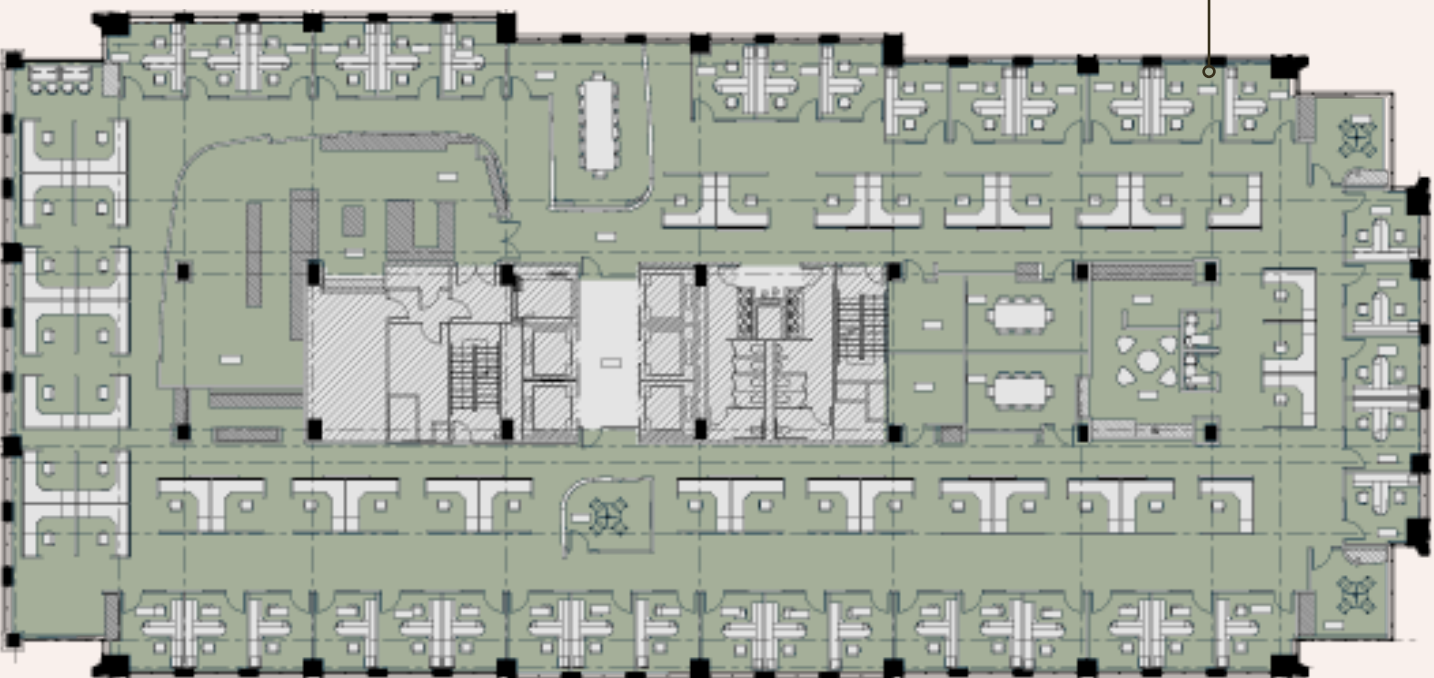
11TH FLOOR

Suite 1100 - 22,567 SF



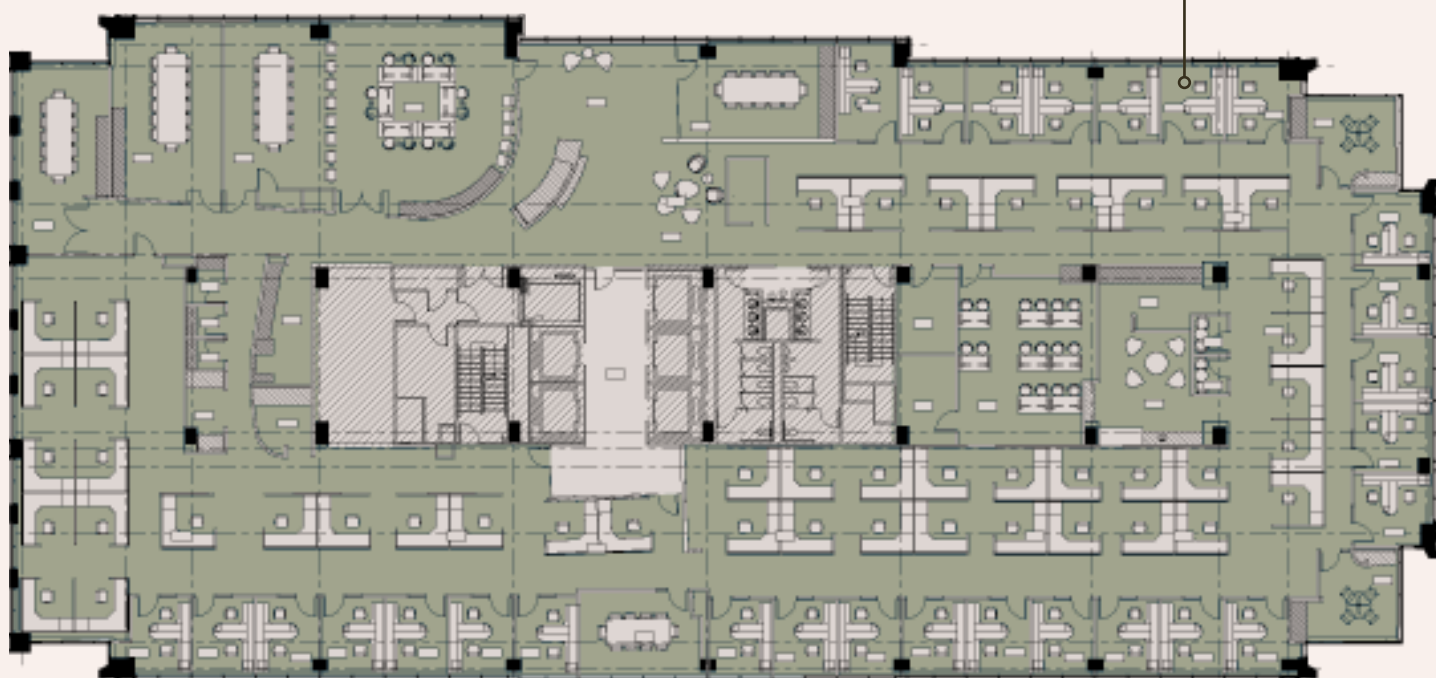
12TH FLOOR

Suite 1200 - 22,567 SF



13TH FLOOR

Suite 1300 - 22,678 SF



YOUR SIGN HERE

STAND OUT WITH SIGNAGE

90,379 SF

Contiguous large block with opportunity for signage and private terrace.



RESTAURANTS

- 1 Poke It Up
- 2 Kanji Izakaya
- 3 Uncle Julio's
- 4 Immigrant Food Ballston
- 5 First Down Sports Bar & Grill
- 6 Rus Uz
- 7 Quincy Hall
- 8 PF Chang's
- 9 Big Buns
- 10 Panera Bread
- 11 IHOP
- 12 Bronson Bierhall
- 13 Hawkers Asian Street Food
- 14 Cava
- 15 Grazie Grazie
- 16 Maman
- 17 Sweetgreen
- 18 Life Alive Organic Cafe
- 19 Urban Tandoor
- 20 Simply Banh Mi
- 21 Good Company Cafe
- 22 Gyu San Japanese BBQ
- 23 Chipotle Mexican Grill
- 24 Chick-Fil-A
- 25 Bollywood Bistro Express
- 26 Ted's Bulletin
- 27 Punch Bowl Social
- 28 The Salt Line
- 29 Taco Bamba Ballston

FITNESS

- 30 SPENGA
- 31 Corepower Yoga
- 32 [Solidcore]
- 33 Onelife Fitness
- 34 BASH Boxing
- 35 VIDA
- 36 Gold's Gym

A PLETHORA OF NEARBY
AMENITIES





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