

4501
N. FAIRFAX
ARLINGTON, VA



**GREAT
SUBLEASE
OPPORTUNITY**

\$30 /PSF



RARE 51,008 SF SUBLEASE OPPORTUNITY

5th Fl - 16,427 SF | 6th Fl - 23,744 SF | 7th Fl - 10,837 SF

- Direct access to I-66
- 2.5 blocks from Ballston Metrorail station
- Ample parking for tenants and guests (1.6 per 1,000 RSF)
- Brand new tenant-only conference center
- Tenant-only fitness center under construction (delivery Summer 2018)
- Close proximity to hotels, restaurants, shops and new Ballston retail
- Available August 1, 2018, Sublease term thru August 30, 2021
- Furniture Available



JBG SMITH

Randall Lennon | Gary Cook | Brian Cotter | Leanne Berthiaume | Kristin Scharer 240.333.3600 | www.jbgsmith.com



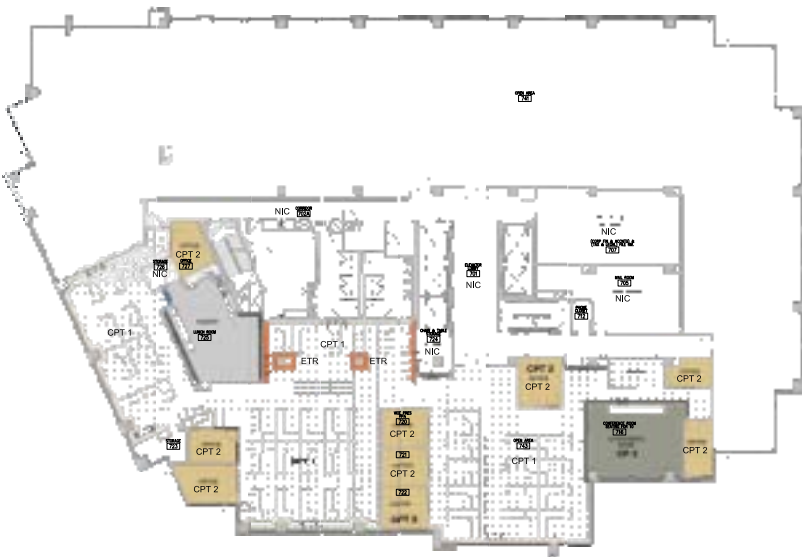
5th Floor- 16,427 SF

- 22 perimeter offices, 7 interior offices
- Exclusives executive office suite
- 30-person board room with pantry
- 2 large conference rooms
- Eat-in Kitchen with lunchroom
- Direct exposure from elevator lobby



6th Floor- 23,744 SF

- 27 offices
- Multipurpose lounge
- 58 workstations
- 4 conference rooms
- 2 pantries



7th Floor- 10,837 SF

- 9 offices
- Conference room and pantry with lunchroom
- 35 workstations