



4 3 0 1 N F A I R F A X

# BALLSTON

S T A T I O N

7,501 SF SECOND GENERATION RESTAURANT SPACE AVAILABLE  
998 FLEX RETAIL/OFFICE SPACE AVAILABLE



# BALLSTON STATION

Situated just **4 miles outside of Washington, DC**, Ballston Station is located on the western-most section of the **Rosslyn-Ballston corridor**- Arlington, Virginia's central business district. The **275,000 SF office building** sits along one of Ballston's main thoroughfares, Fairfax Drive with exposure to over **17,000 vehicles per day**. Ballston Station's surroundings offer a great blend of city and suburban life, in its **24/7 environment**. This urban village is called "home" by some of the nation's top research companies, satellite campuses for Virginia's top universities, and as well as the country's most affluent millennials.

**7,501 square foot retail space** with **14' ceilings**, an **expansive glass storefront on three sides**. Beautiful **outdoor patio seating area** adjacent to the building's landscaped courtyard.

**998 SF Flex Retail/Office Space** with **glass storefront** and optional **lobby entrance**.



## AFFLUENT

2nd wealthiest county in the country



## MILLENNIAL

Highest concentration in the country



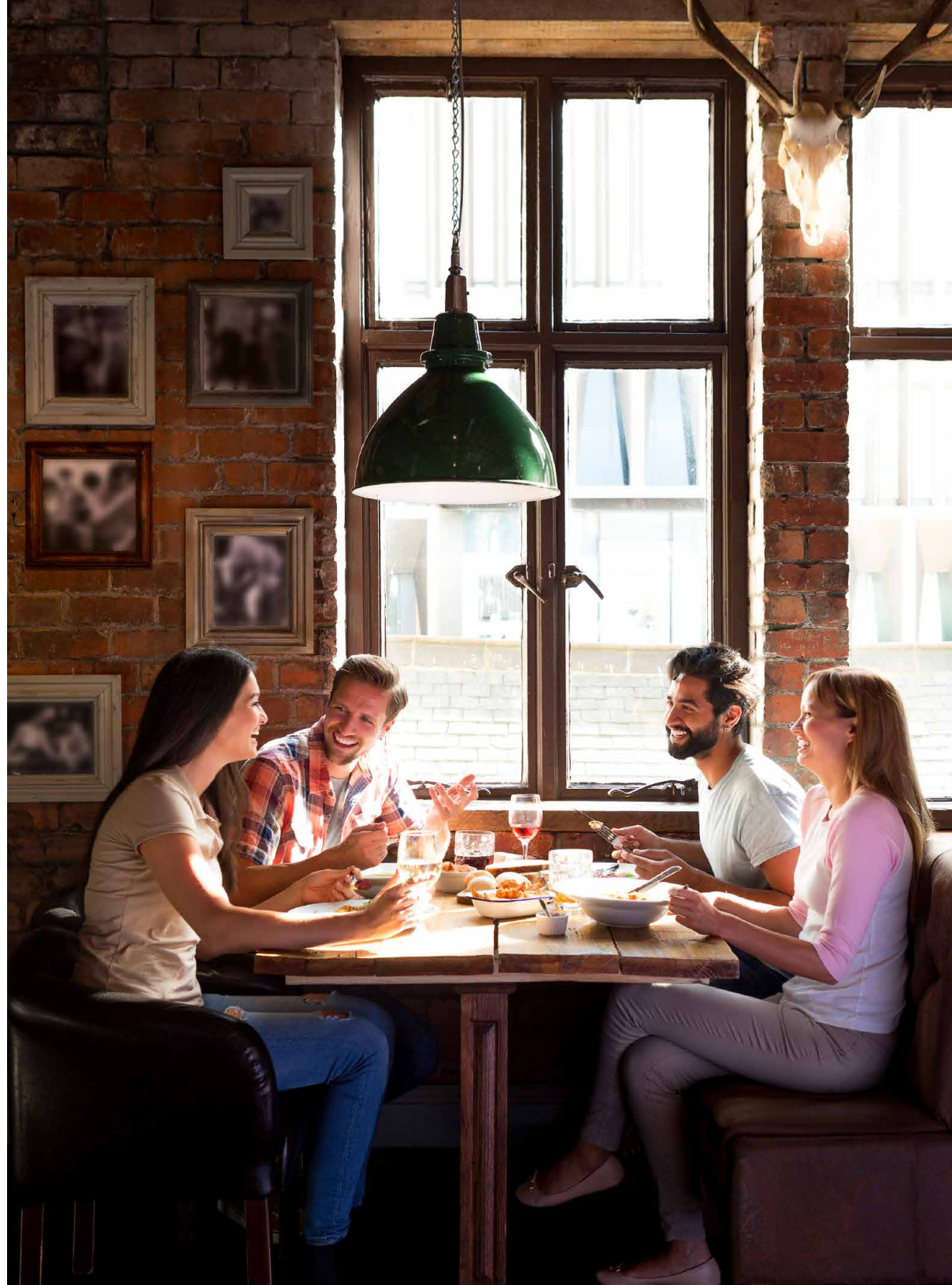
## WALKER'S PARADISE

Daily errands do not require a car

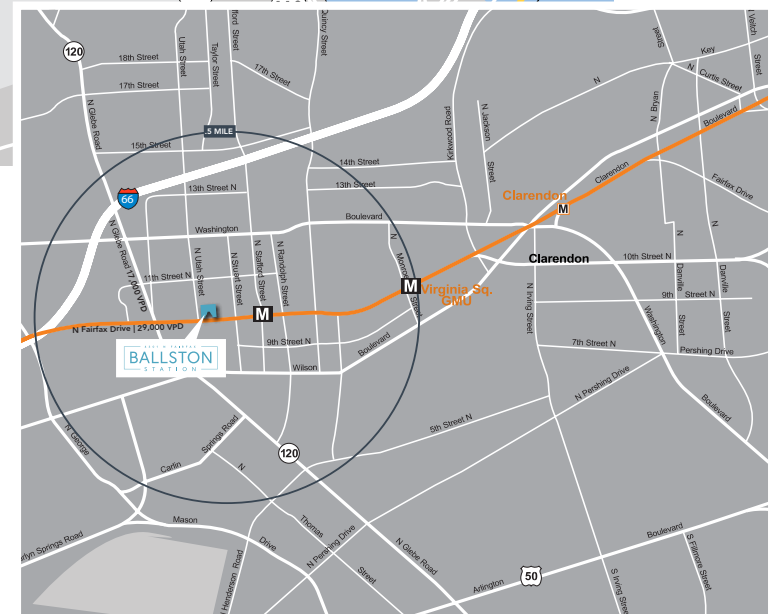
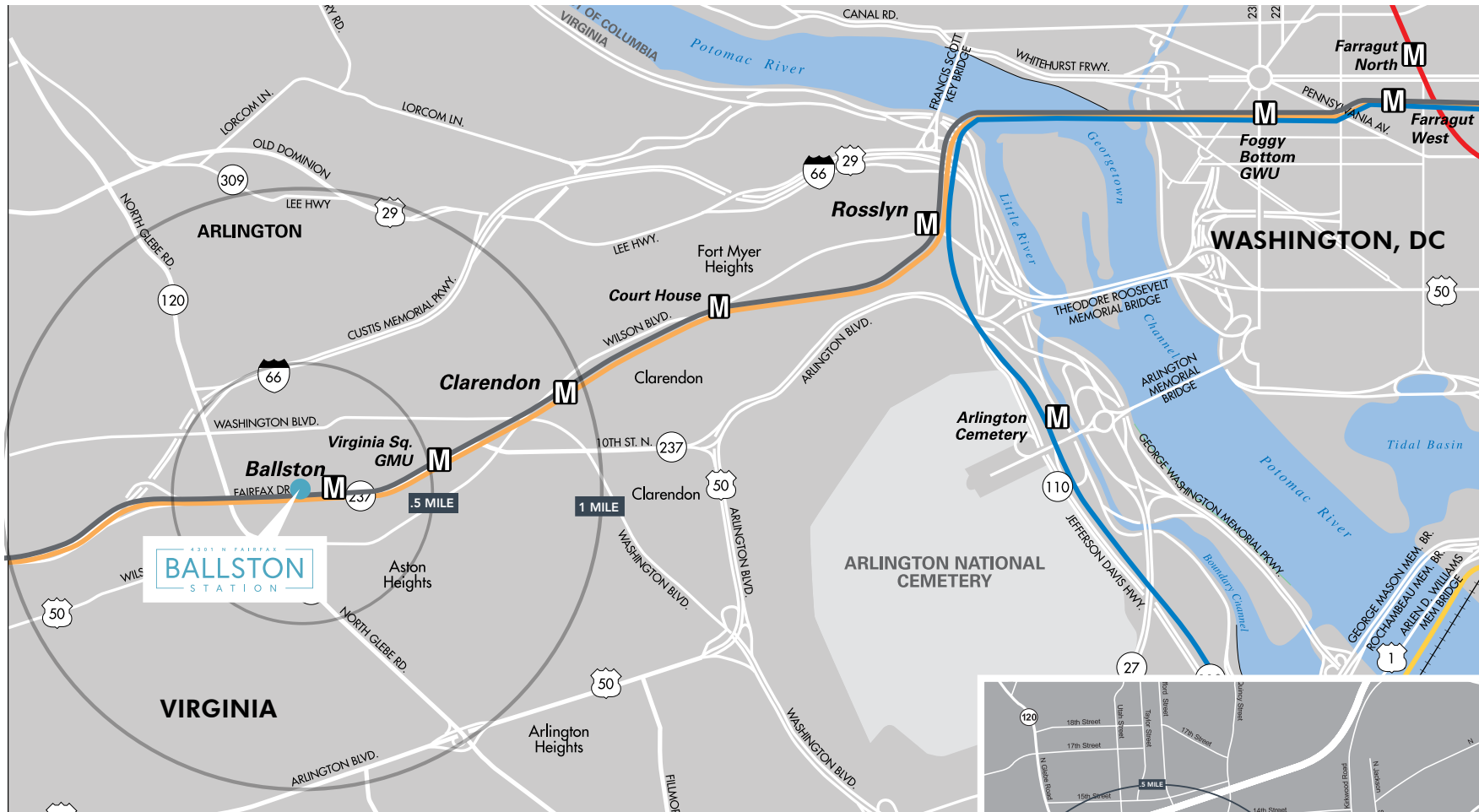


## URBAN

More than twice the average density of Arlington County



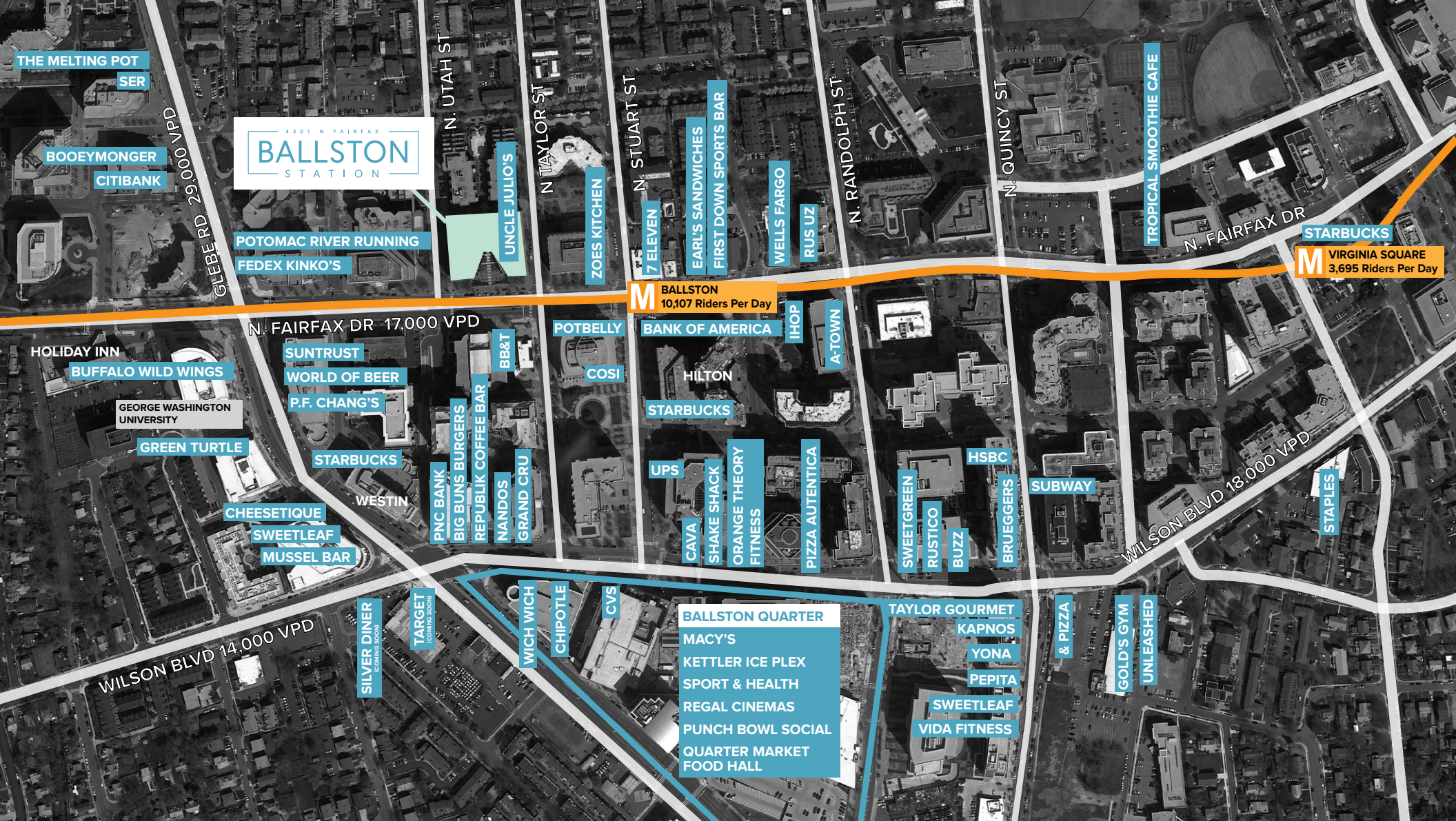
# LOCATION



## DEMOGRAPHICS

|                                  | 1/2 MILE  | 1 MILE    | 3 MILE    |
|----------------------------------|-----------|-----------|-----------|
| <b>2016 Population</b>           | 17,367    | 42,492    | 249,457   |
| <b>5-Year Growth (Projected)</b> | 10%       | 10%       | 7%        |
| <b>Average HH Income</b>         | \$141,728 | \$144,098 | \$138,944 |
| <b>Workforce</b>                 | 28,025    | 39,129    | 143,812   |





**8.3M SF**  
Office



**20,000**  
Employees



**8,000 Units**  
Residential



**1.2M SF**  
Retail



**1,000**  
Hotel Rooms



**10,000**  
Metro Riders/Day

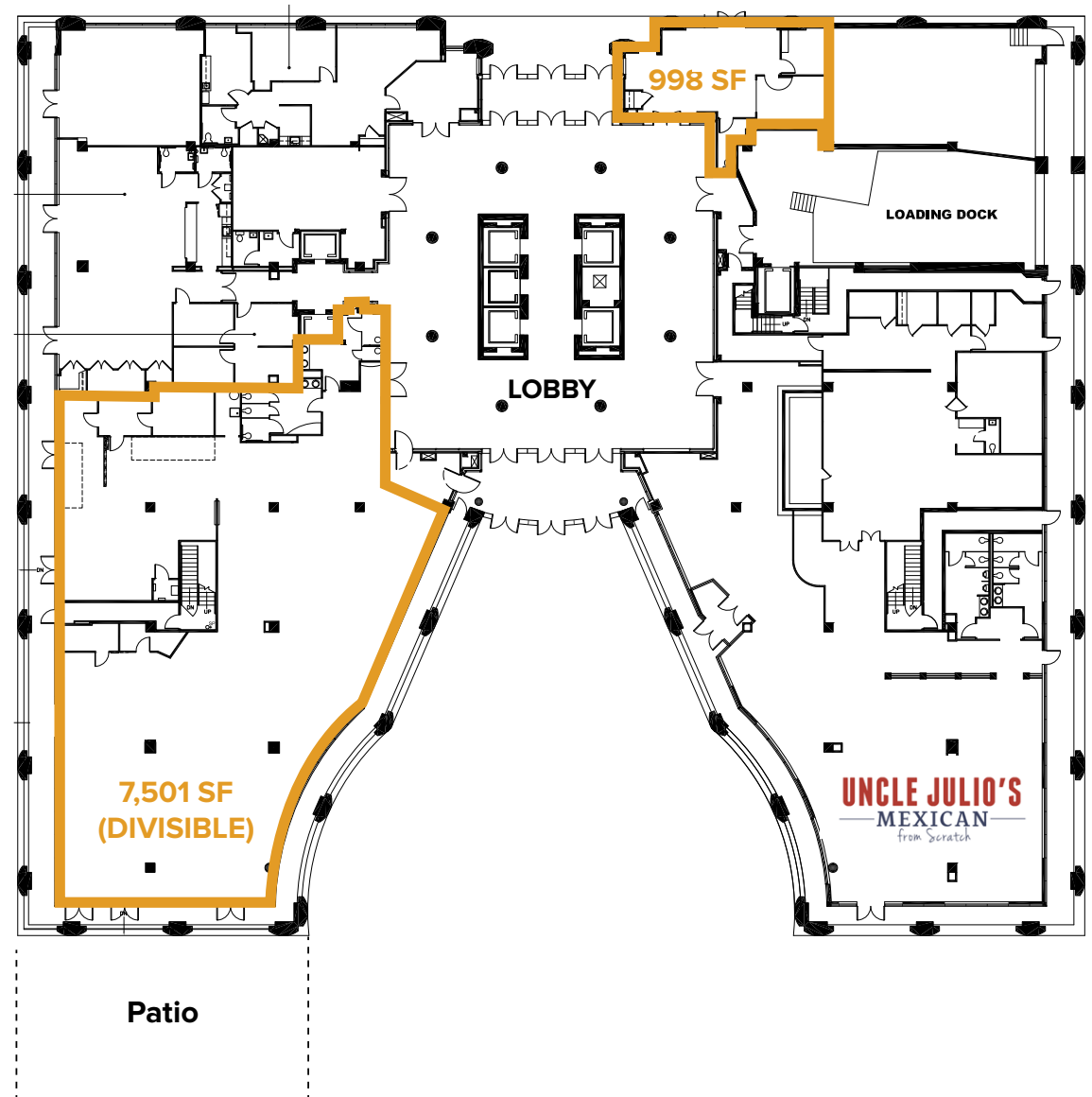


**17,000**  
Vehicles Per Day

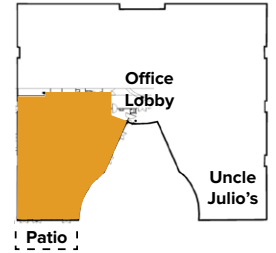




# RETAIL OPPORTUNITIES

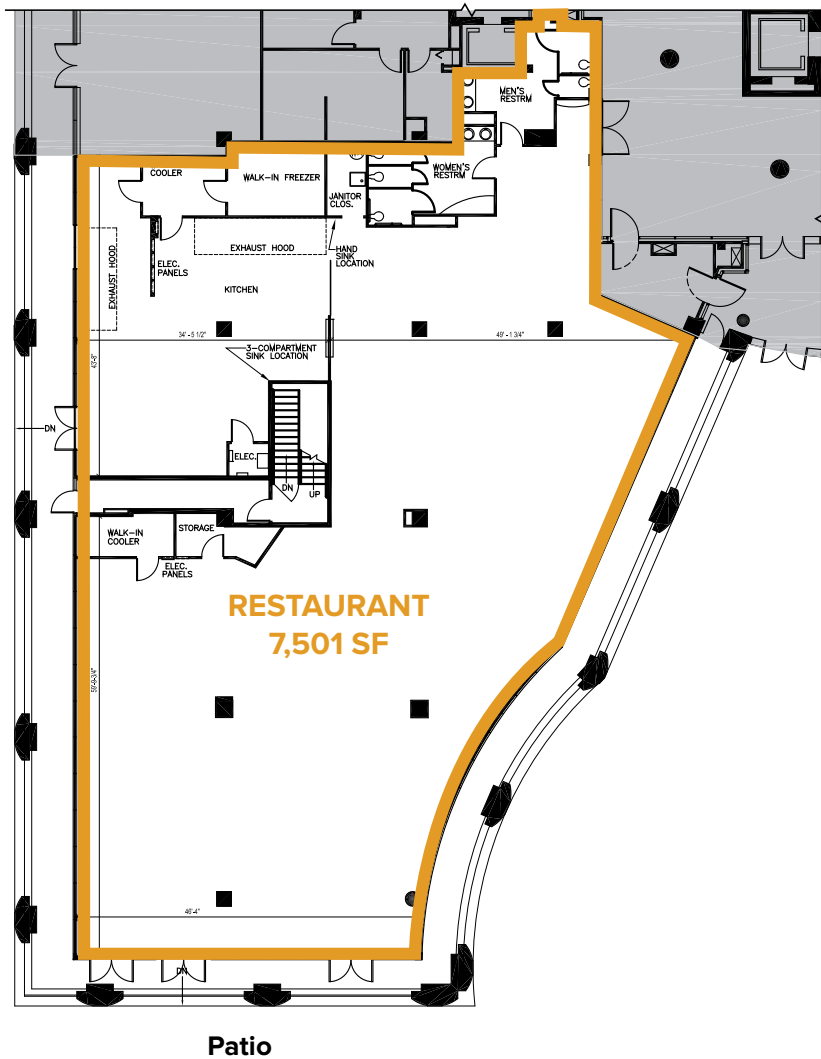


# RESTAURANT SPACE DEMISING OPTIONS

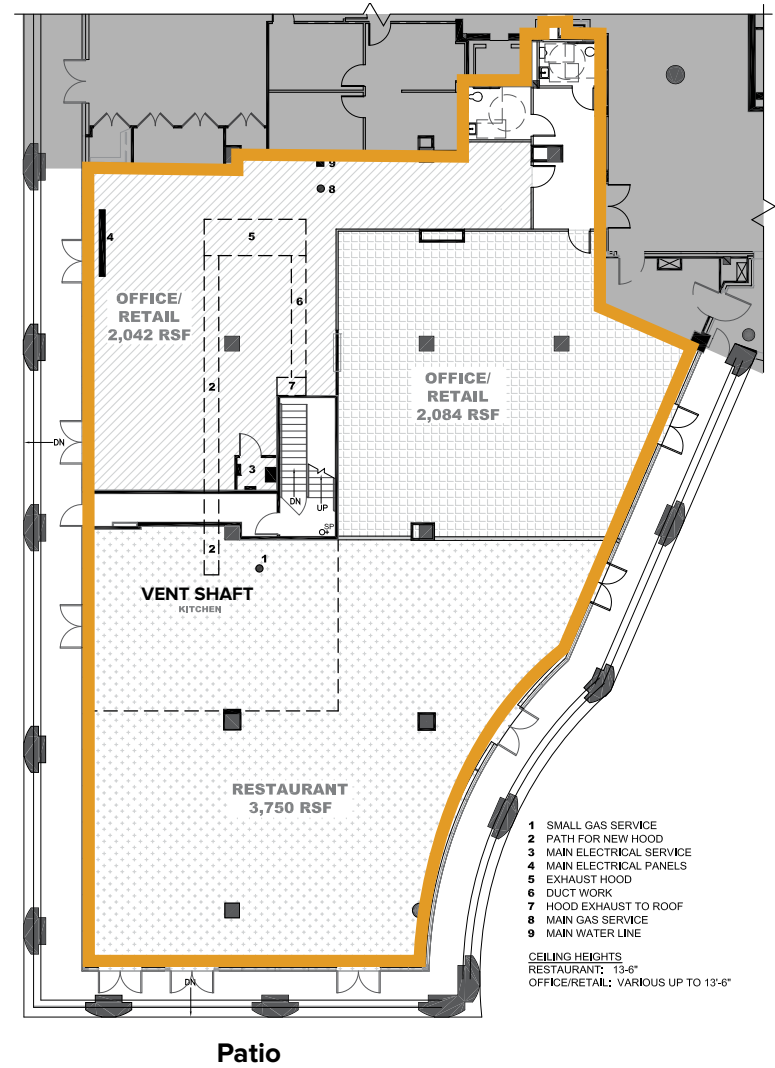


- Second Generation Restaurant
- Available Immediately
- Expansive outdoor seating area
- 13' 7" Ceiling heights slab to slab

## OPTION A



## OPTION B



- 1 SMALL GAS SERVICE
  - 2 PATH FOR NEW HOOD
  - 3 MAIN ELECTRICAL SERVICE
  - 4 MAIN ELECTRICAL PANELS
  - 5 EXHAUST HOOD
  - 6 DUCT WORK
  - 7 HOOD EXHAUST TO ROOF
  - 8 MAIN GAS SERVICE
  - 9 MAIN WATER LINE
- CEILING HEIGHTS  
RESTAURANT: 13'-6"  
OFFICE/RETAIL: VARIOUS UP TO 13'-6"





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