



# Ballston Exchange





# Welcome to Ballston Exchange

Set in the heart of Arlington's burgeoning Rosslyn-Ballston Metro corridor, Ballston Exchange is made up of two adjacent buildings with tremendous presence totaling over 776,000 square feet of retail and office space.

With thoughtful repositioning and renovation plans that are breathing new life into the property and bringing renewed vitality to the greater community, Ballston Exchange is poised to anchor the rapidly evolving neighborhood in which it lies.



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# A destination is born

Common space at Ballston Exchange is specifically designed to foster a sense of community among those who revel in the opportunity to socialize, collaborate and network with their neighbors.



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## PROPERTY FEATURES INCLUDE

An iconic building addition to 4201 Wilson provides a multistory retail opportunity with prime frontage along Wilson Boulevard

Direct connectivity via two pedestrian bridges links the second floor of Ballston Exchange to both the Metro station and Ballston Quarter, making our multilevel atrium a primary thoroughfare for daily Metro riders and mall-goers

Repositioned street-level retail spaces with newly improved facades will wrap the ground floor, making Ballston Exchange one of the largest blocks of contiguous space in the metropolitan Washington, D.C. market

Recharged with lively storefronts, dining patios, and public seating, the Ballston Exchange paseo will buzz with energy, providing tenants and visitors with a casual outdoor environment to gather, dine, and shop



# Reconfigured and reimagined

As the atrium is reimagined into dynamic, multilevel public space, the first and second floors of Ballston Exchange will serve as a standalone destination, as well as a bustling through-way for shoppers, office tenants, commuters, and locals alike.

The first floor features common area seating and interior storefront entrances to paseo- and street-facing retailers.

The second floor hosts additional retail and direct connections to the Ballston Metro Station and Ballston Quarter.



CLICK TO TAKE A VIRTUAL TOUR





# Prime location

- Available
- At Lease
- Leased

92 CAPITAL BIKESHARE STATIONS

26,000 METRO TRIPS PER DAY

LOCATED 10 MILES FROM TYSON'S CORNER & 4 MILES FROM DOWNTOWN D.C.

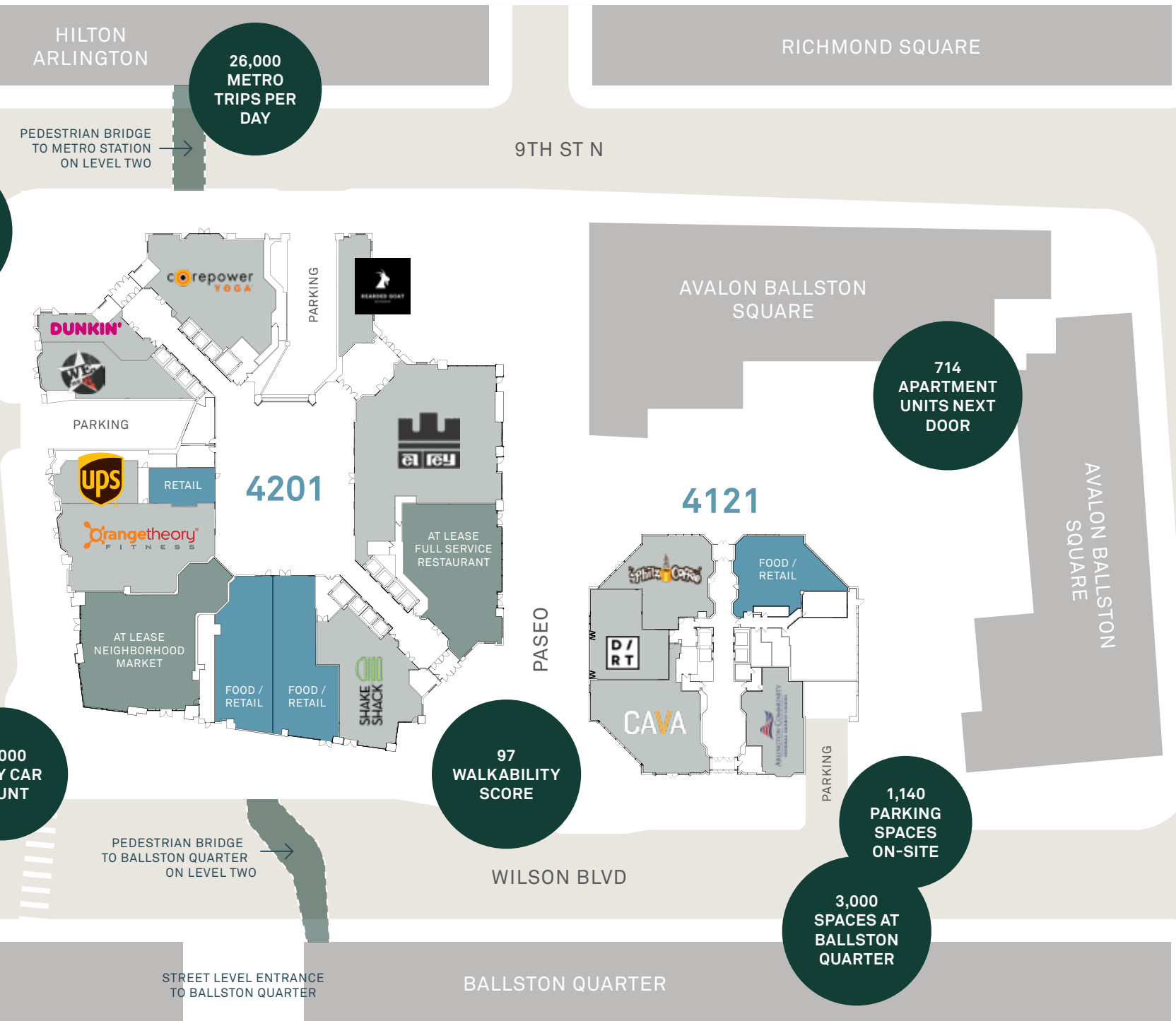
11,000 DAILY CAR COUNT

97 WALKABILITY SCORE

714 APARTMENT UNITS NEXT DOOR

1,140 PARKING SPACES ON-SITE

3,000 SPACES AT BALLSTON QUARTER





# A dense and diverse population

## WITHIN A ONE MILE RADIUS

Median age is 33.5 with 47.1% of the population ranging from 25-44 years old

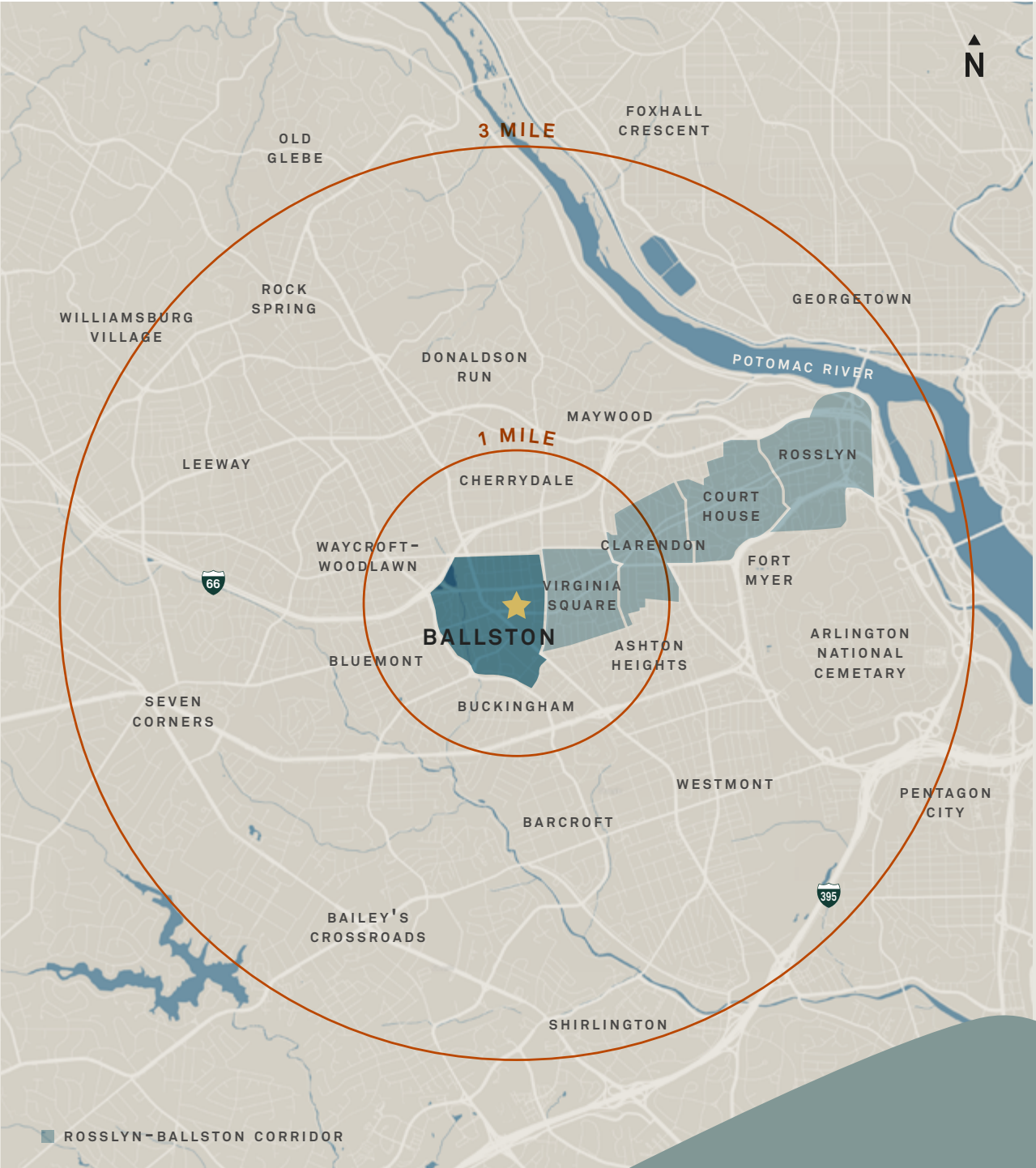
Average household income is \$146,755 with 56.2% of households earning over \$100,000

38,577 employees come to work each day

33,000 vehicles take the Glebe Road exit off I-66, intersecting with Wilson Boulevard

## WITHIN A THREE MILE RADIUS

257,492 residents – the area's blend of urban sophistication and neighborhood charm has attracted some of the most creative, compelling and ambitious minds in the region



Arlington county has the **highest concentration of millennials** in the country

Over **80%** of the population has a college degree & more than **38%** have advanced degrees making it one of the **most educated workforces** in the country

**\$57 million** spent annually on apparel and services & **\$134 million** on food within a 1 mile radius



# Ballston Quarter

The evolution of Ballston Exchange coincides with the \$350 million redevelopment of the mall, located across the street and directly connected to Ballston Exchange via pedestrian bridge.

Ballston Quarter’s complete overhaul includes new residential units, street-facing retail, restaurants, and 25,000-sf food hall Quarter Market, featuring an indoor-outdoor plaza that will spill out onto Wilson Boulevard, packed with local musicians, and fire pits.

Notable signed leases include:





# Neighborhood map

## DINING

- 1. BUZZ BAKESHOP
- 2. SWEETGREEN
- 3. RUSTICO RESTAURANT & BAR
- 4. KAPNOS TAVERNA
- 5. SWEET LEAF CAFE
- 6. &PIZZA
- 7. CRAFTHOUSE
- 8. PF CHANGS
- 9. POTBELLY SANDWICH SHOP
- 10. COSI
- 11. CHIPOTLE
- 12. A-TOWN BAR & GRILL

## HOTELS

- 13. THE WESTIN
- 14. HILTON ARLINGTON
- 15. RESIDENCE INN

## SHOPPING & ATTRACTIONS

- 16. BALLSTON QUARTER
- 17. MACY'S
- 18. REGAL CINEMAS
- 19. MEDSTAR CAPITALS ICEPLEX

- 20. FRESHFARM THURSDAYS
- 21. SPOKES

## PARKS

- 22. WELBURN SQUARE
- 23. GLEBE & RANDLOLPH PARK
- 24. MOSAIC PARK
- 25. QUINCY PARK

## UNIVERSITIES & HIGHER EDUCATION

- 26. THE GEORGE WASHINGTON UNIVERSITY
- 27. VIRGINIA TECH
- 28. CALIFORNIA UNIVERSITY OF MANAGEMENT AND SCIENCES
- 29. MARYMOUNT UNIVERSITY





# Local activity and recreation



## FRESHFARM THURSDAYS

The Ballston BID, in partnership with FreshFarm Markets, produces a farmers market every Thursday next door at Welburn Square. Over a dozen food vendors offer fresh, local produce from May through October.

## TASTE OF ARLINGTON

Held annually for the past 30 years, Taste of Arlington is the largest food, beer, wine and entertainment festival in Northern Virginia, attracting more than 50,000 attendees along Wilson Boulevard per year.

## FRESH BIKE TUESDAYS

Every Tuesday during the summer, 500 riders get a police escort through Ballston as part of a 16-mile bike ride with a BBQ and drinks served at the finish line.

## MEDSTAR CAPITALS ICEPLEX

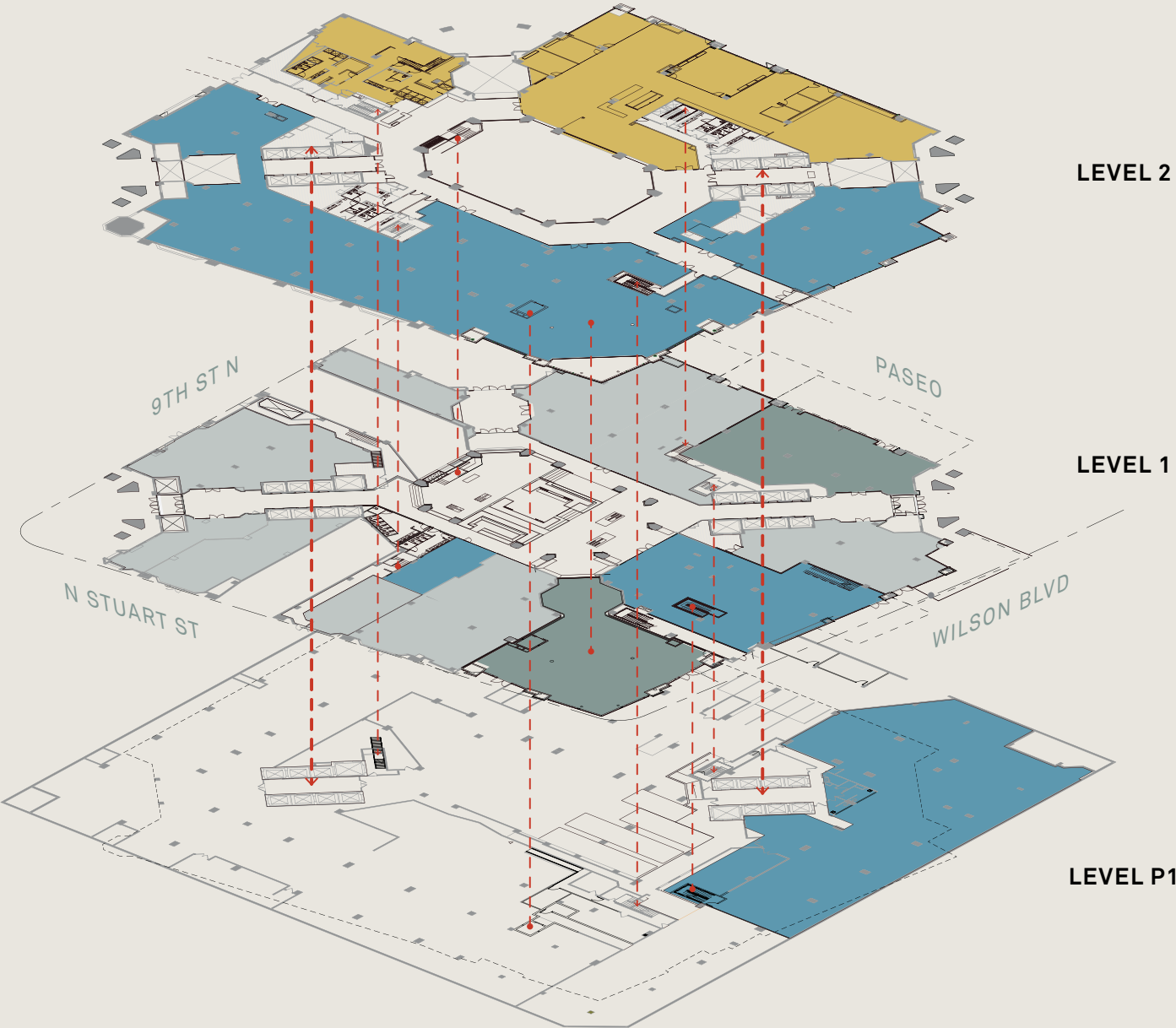
Official home of the Washington Capitals, Medstar offers public skating, figure skating and hockey programs for youth and adults, year round. Capitals practices, which are open to the public and free of charge, have become a popular attraction within the Ballston community and beyond.





# 4201 Wilson Blvd. Stacking plan

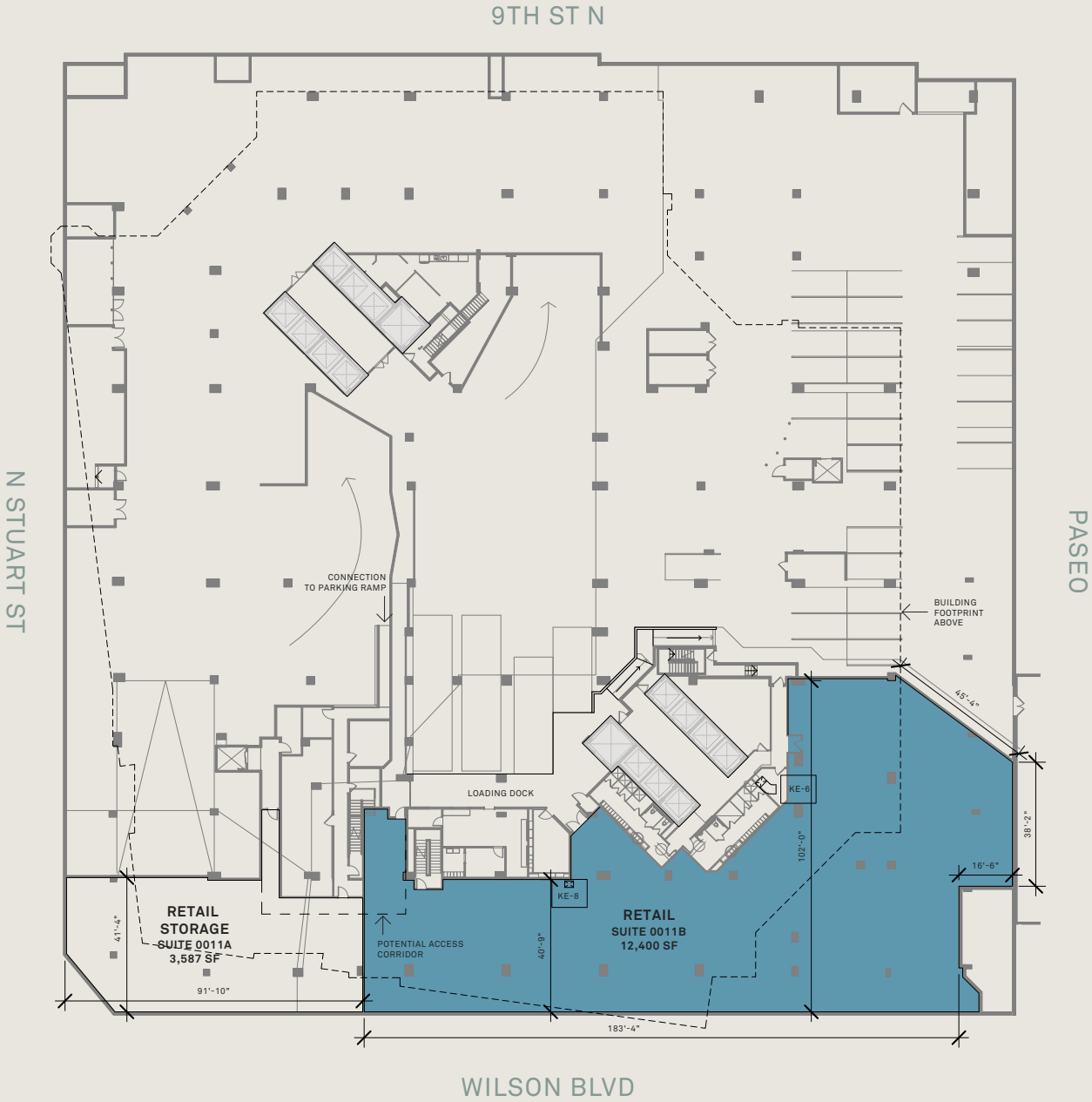
- Available
- At Lease
- Leased
- Building Amenity





# 4201 Wilson Blvd. Level P1

Available





# 4201 Wilson Blvd.

## Level 1

- Available
- At Lease
- Leased

Ceiling height: 14' - 3"



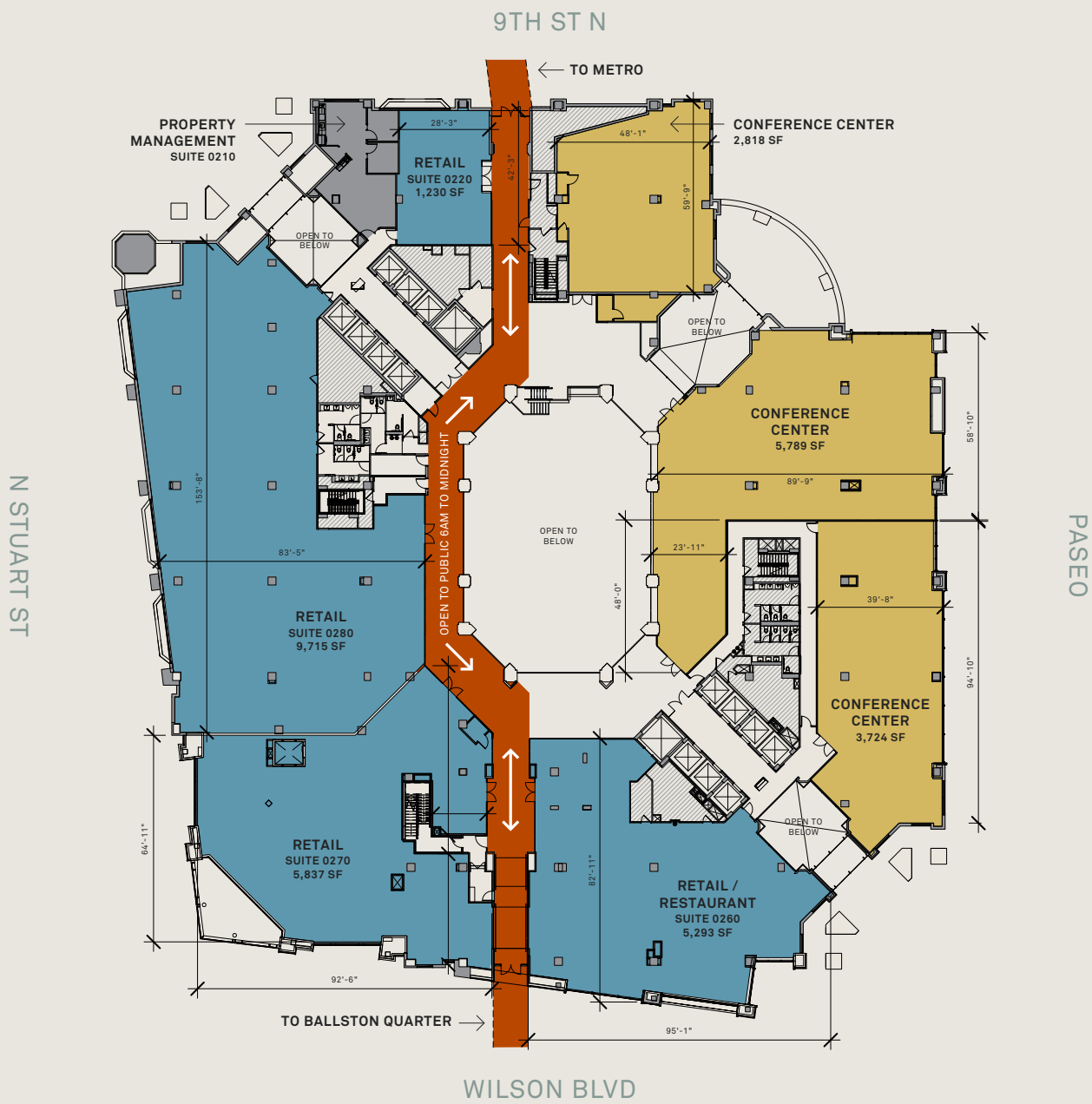


# 4201 Wilson Blvd.

## Level 2

- Available
- Property Management
- Building Amenity
- Pedestrian Path

Ceiling height: 11' - 3"

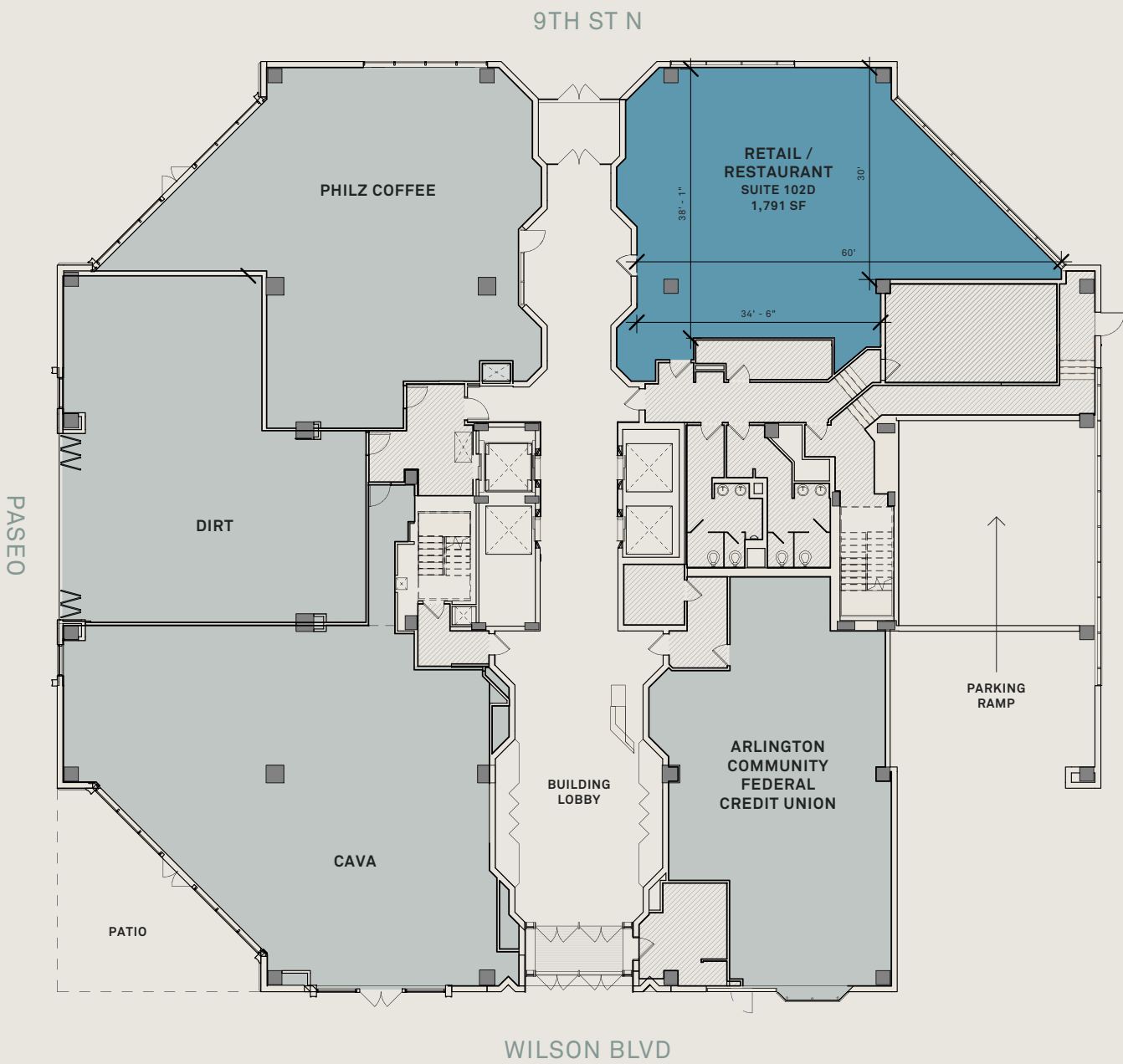


# 4121 Wilson Blvd.

## Level 1

- Available
- Leased

Ceiling height: 13' - 10"





# About Jamestown

Jamestown is a privately-owned real estate investment and management firm whose scope extends far beyond the traditions of its industry. The company is a multi-disciplined, full service platform managing approximately \$10.3 billion of assets on behalf of investors and itself as of June 30, 2018. Jamestown's capabilities include: acquisitions, capital markets, property management, asset management, retail leasing, design, sustainability and risk management.

The company's keen ability to reposition real estate is exemplified by its collection of nationally-recognized mixed-use properties across the country including landmark buildings such as Chelsea Market, which was sold to Google in 2018, and Industry City in New York City, Ponce City Market in Atlanta and Ghirardelli Square in San Francisco.

Jamestown's greater Washington-area portfolio includes America's Square, Georgetown Park, One Metro Center, 700 Penn, and a retail portfolio called The Georgetown Collection. Jamestown has headquarters in Atlanta, GA and New York, NY and additional offices in Boston, MA and San Francisco, CA.

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