



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.



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.



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.



WELBOURN PARK

↑
ORANGE/SILVER
METRO RAIL

901 STUART

HILTON
ARLINGTON

RICHMOND SQUARE

Prime location

- Available
- Leased Retail
- At Lease

METRO BUS
TRANSFER

PEDESTRIAN BRIDGE
TO METRO STATION
ON LEVEL TWO

26,000
METRO
TRIPS PER
DAY

9TH ST N

92 CAPITAL
BIKESHARE
STATIONS

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

11,000
DAILY CAR
COUNT

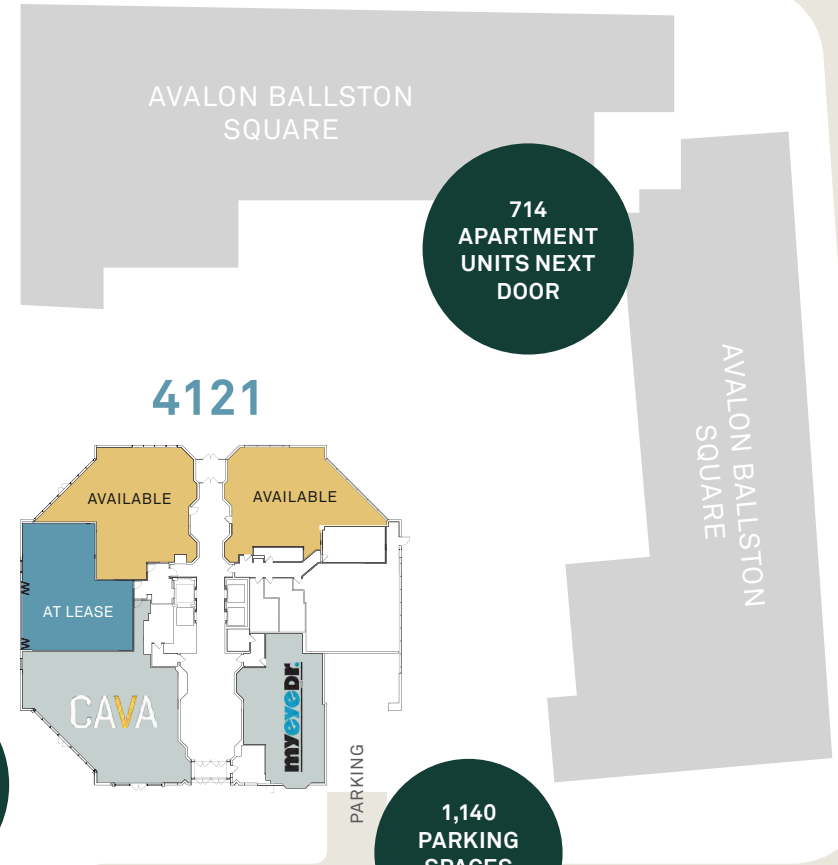


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4201

N STUART ST



4121

PASEO

97
WALKABILITY
SCORE

714
APARTMENT
UNITS NEXT
DOOR

1,140
PARKING
SPACES
ON-SITE

3,000
SPACES AT
BALLSTON
QUARTER

PEDESTRIAN BRIDGE
TO BALLSTON QUARTER
ON LEVEL TWO

WILSON BLVD

STREET LEVEL ENTRANCE
TO BALLSTON QUARTER

BALLSTON QUARTER

AVALON BALLSTON
SQUARE

AVALON BALLSTON
SQUARE

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

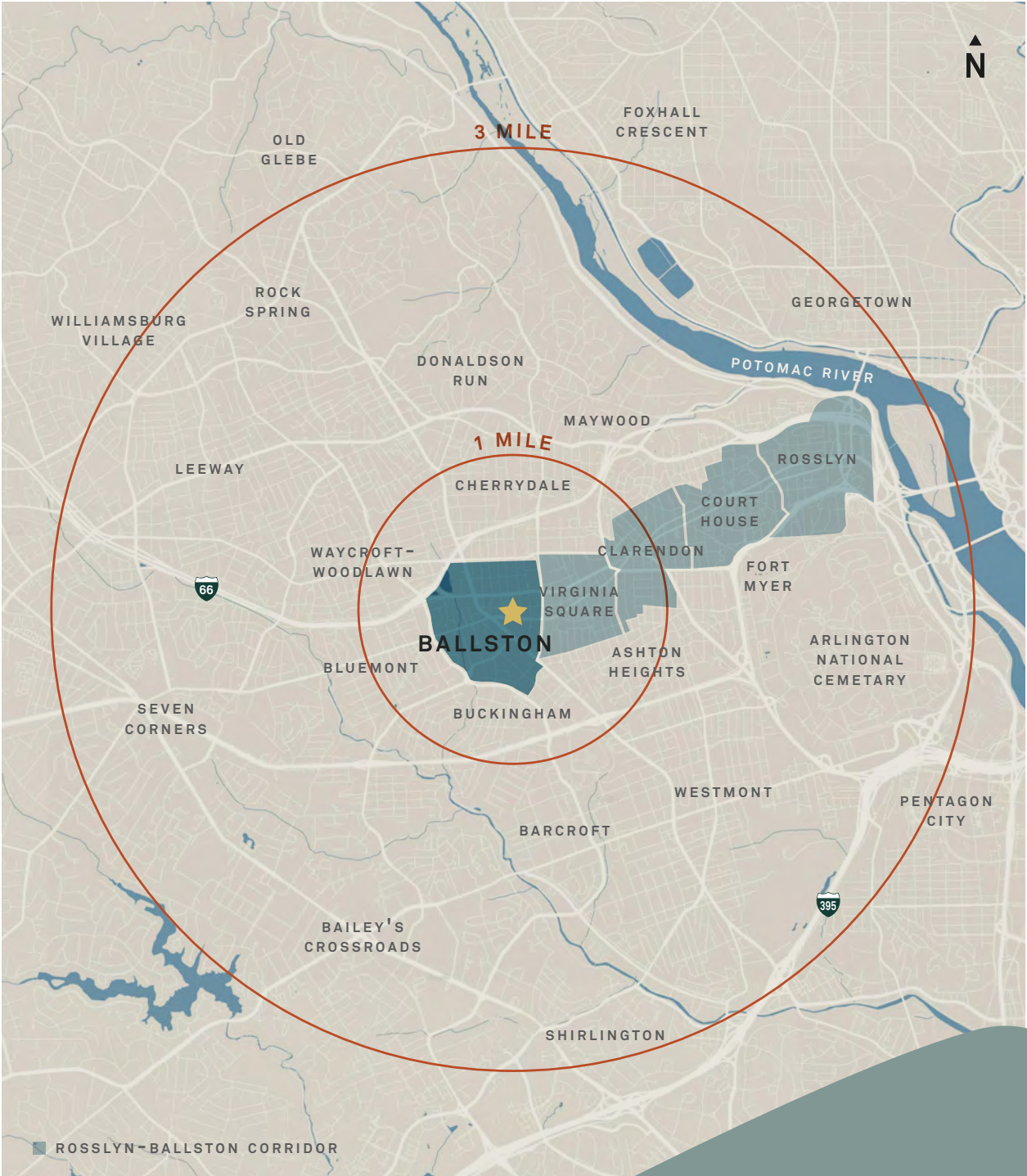
Average household income is \$146,755 with 56.2% of households earning over \$100,000

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. SWEETGREEN
2. RUSTICO RESTAURANT & BAR
3. KAPNOS TAVERNA
4. SWEET LEAF CAFE
5. &PIZZA
6. CRAFTHOUSE
7. PF CHANGS
8. POTBELLY SANDWICH SHOP
9. COSI
10. CHIPOTLE

HOTELS

11. THE WESTIN
12. HILTON ARLINGTON
13. RESIDENCE INN

SHOPPING & ATTRACTIONS

14. BALLSTON QUARTER
15. MACY'S
16. REGAL CINEMAS
17. MEDSTAR CAPITALS ICEPLEX
18. FRESHFARM THURSDAYS
19. SPOKES

PARKS

20. WELBURN SQUARE
21. GLEBE & RANDLOLPH PARK
22. MOSAIC PARK
23. QUINCY PARK

UNIVERSITIES & HIGHER EDUCATION

24. THE GEORGE WASHINGTON UNIVERSITY
25. VIRGINIA TECH
26. CALIFORNIA UNIVERSITY OF MANAGEMENT AND SCIENCES
27. 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 April through November.

QUARTERFEST

This annual pup-friendly neighborhood-wide event combines safe and fun activities with specials on food and drinks from your favorite Ballston restaurants. Enjoy a scavenger hunt, performances from local artists, giant-size games, and outdoor seating.

FREE YOGA

Vida Yoga provides free yoga classes at Farmers Market Welburn Square once a month.

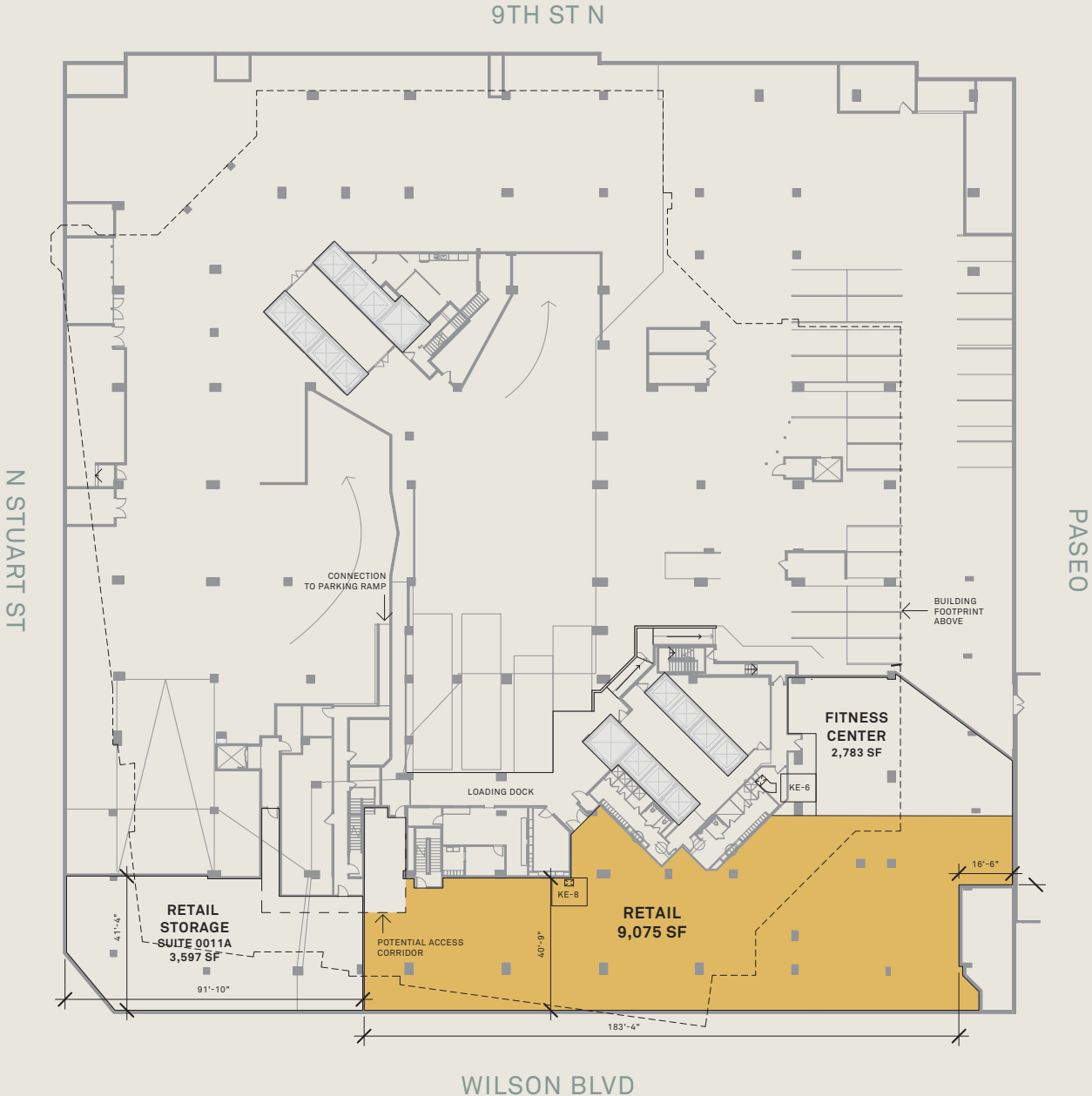
MEDSTAR CAPITALS ICEPLEX

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. Level P1

Available Retail



4201 Wilson Blvd. Level 1

—
Leased Retail

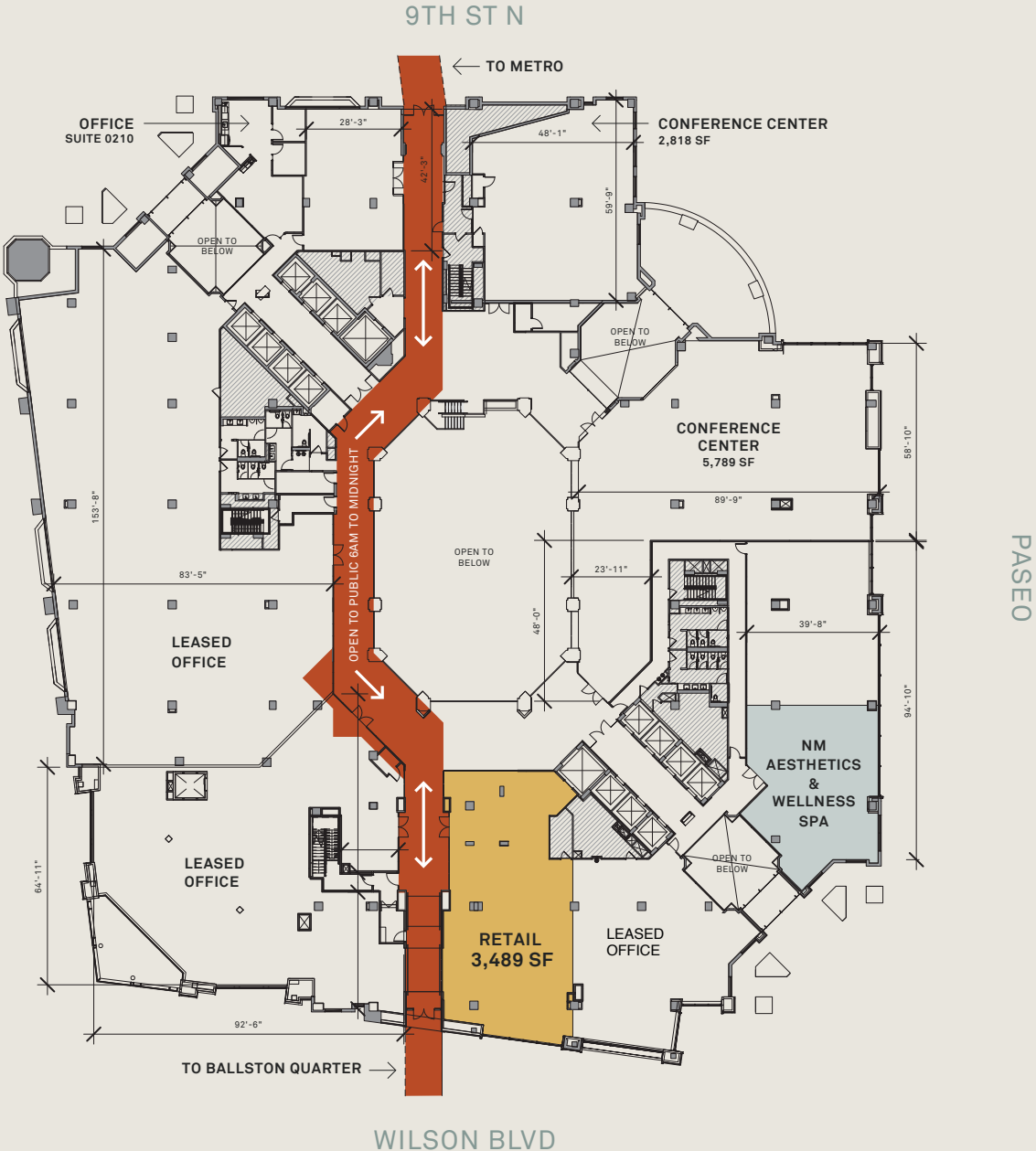
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Ceiling height: 14' - 3"



4201 Wilson Blvd. Level 2

- Available Retail
- Leased Retail
- Pedestrian Path

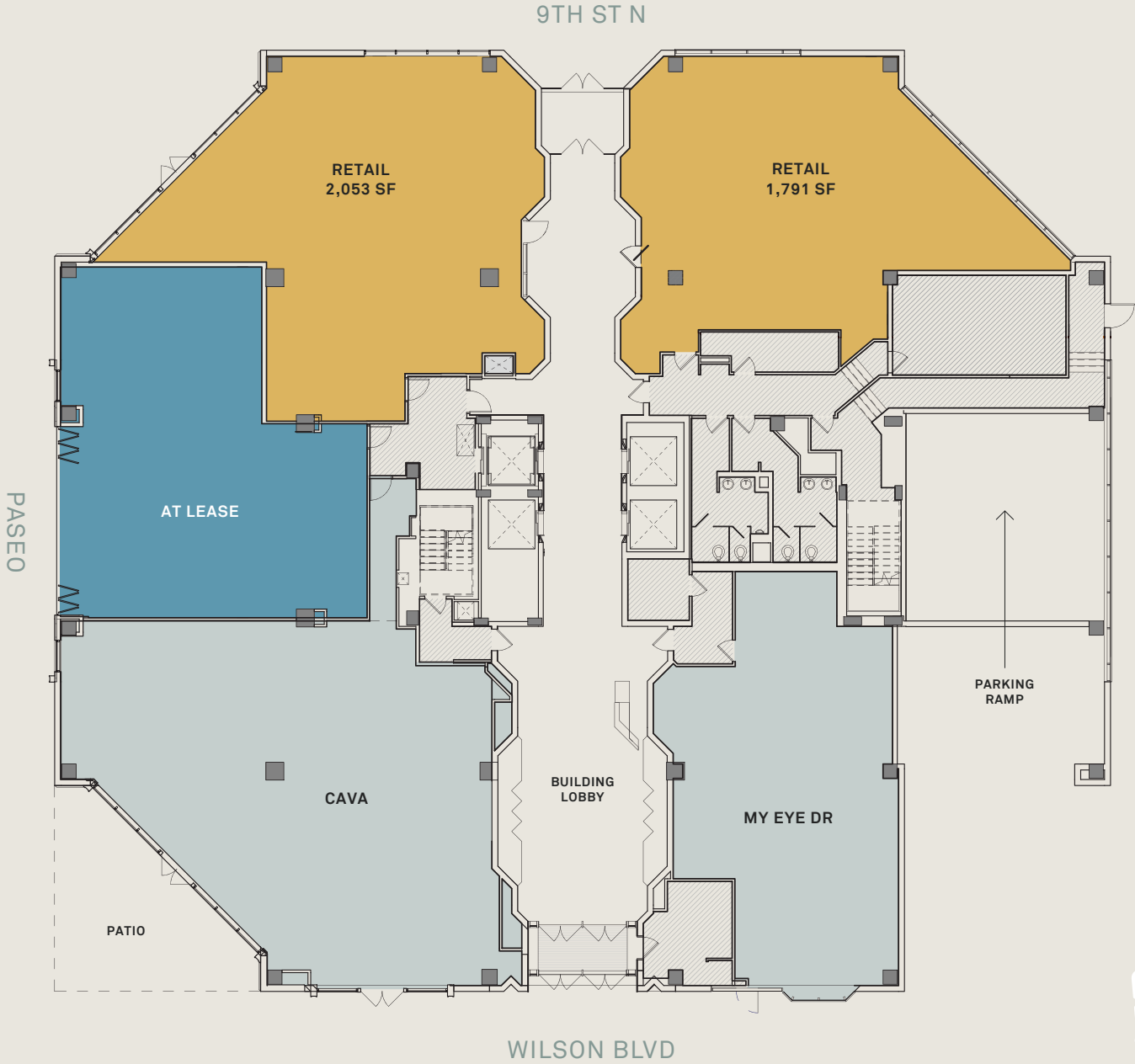
Ceiling height: 11' - 3"



4121 Wilson Blvd. Level 1

- Available Retail
- Leased Retail
- At Lease

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 \$11.8 billion of assets on behalf of investors and itself as of June 30, 2020. 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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