



Ellipse at Ballston

4350 N Fairfax Dr, Arlington, VA 22203, Arlington County

SPACE DETAILS:

- **Suite 125, 7,336 SF**
- \$35.00 PSF Full Service
- Sublet through January 31, 2027
- Signage available on Fairfax Dr
- Fully Furnished

PROPERTY HIGHLIGHTS:

- Explore the chance to lease a plug & play, fully furnished professional services office with retail exposure on Fairfax Dr.
- Ideally situated, mere steps away from the Ballston-MU Metro stop and just one block from Interstate 66.
- New conference facility & lounge, available for all tenants, along with an indoor/outdoor fitness center.
- Surrounded by easily accessible amenities such as diverse dining options, shopping and lodging facilities, all within walking distance.
- Access to 15 parking spaces, including 5 designated spots.



PLUG & PLAY

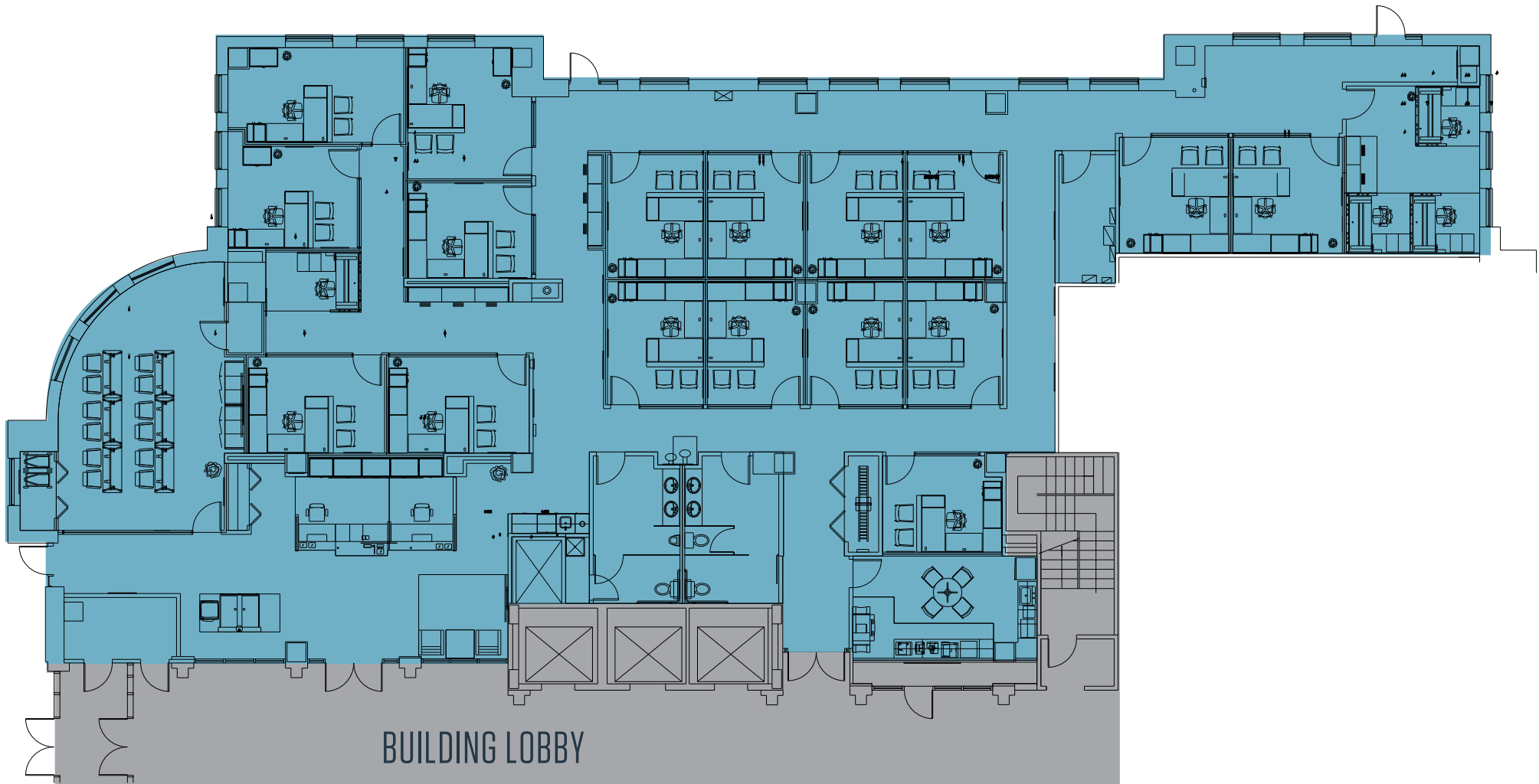
1ST FLOOR OFFICE FOR SUBLEASE

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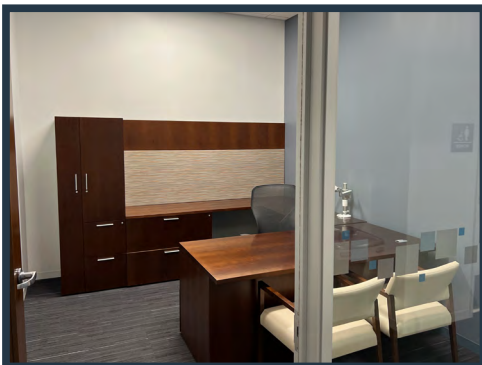
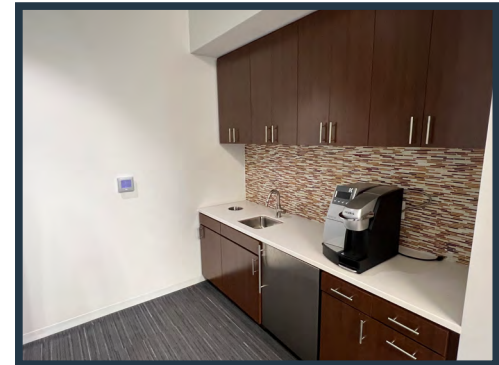
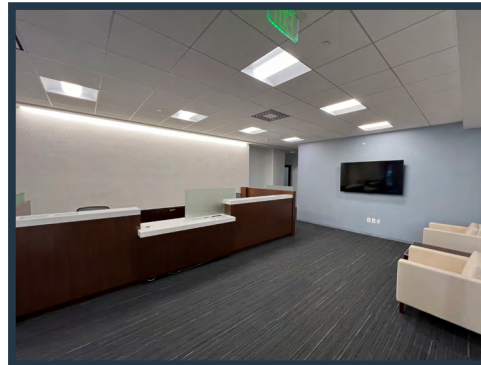
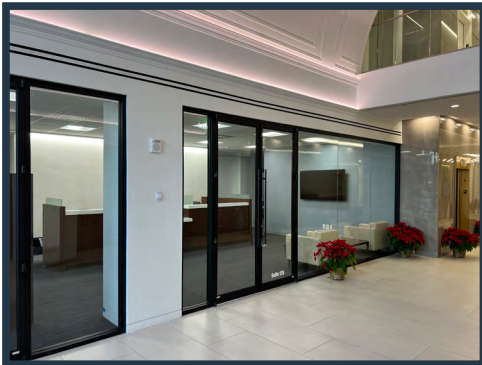
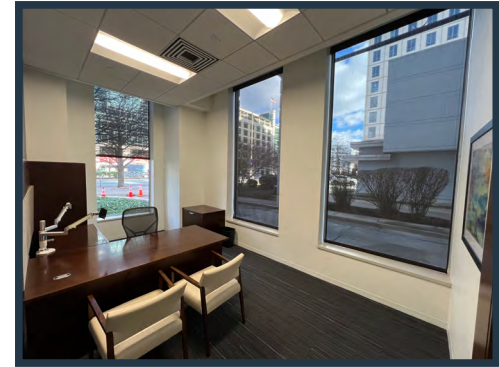
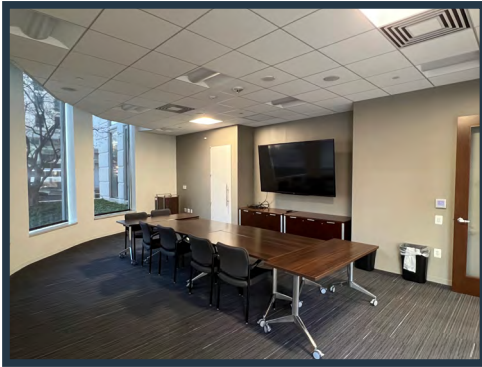
FLOOR PLAN

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PHOTOS

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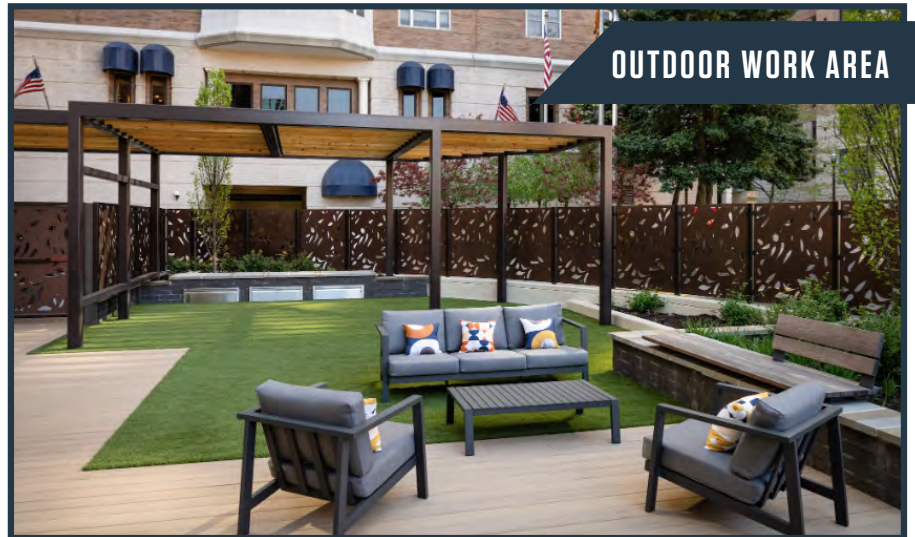
CONFERENCE FACILITY



TENANT LOUNGE



FITNESS CENTER



OUTDOOR WORK AREA

WALKABLE AMENITIES:



OVERVIEW

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VISIT PROPERTY WEBSITE



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