

SPACE DETAILS:

- **Suite 125, 7,336 SF**
- \$29.00 PSF Full Service
- Sublet through January 31, 2027
- Signage available on Fairfax Dr
- Fully Furnished

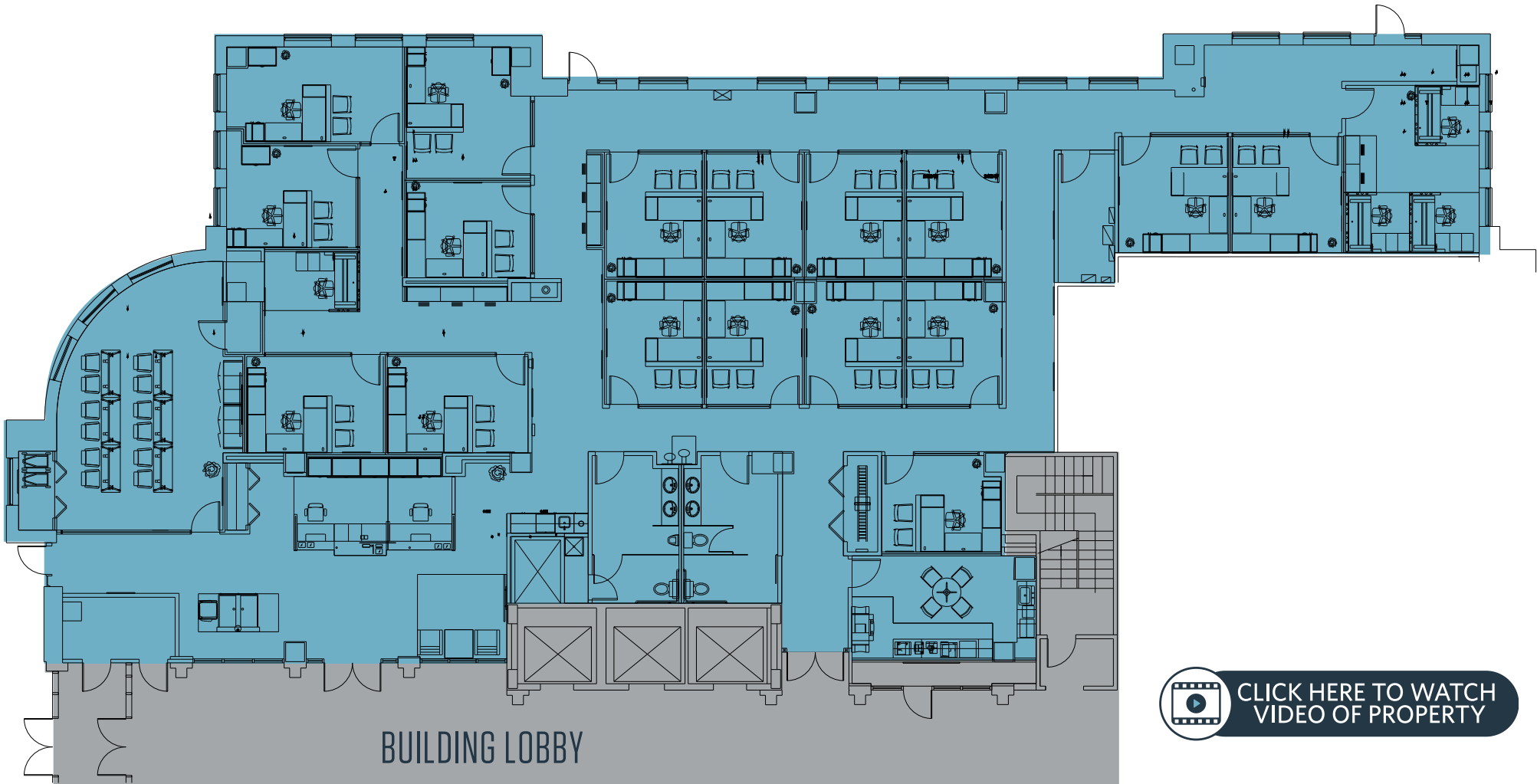
PROPERTY HIGHLIGHTS:

- 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



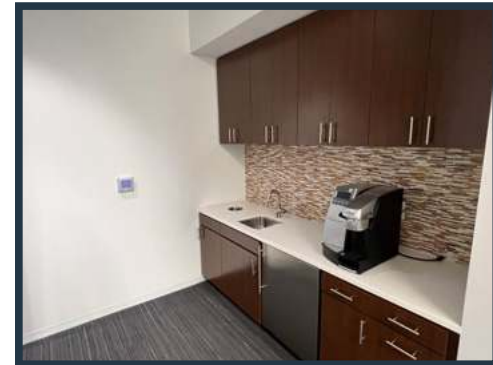
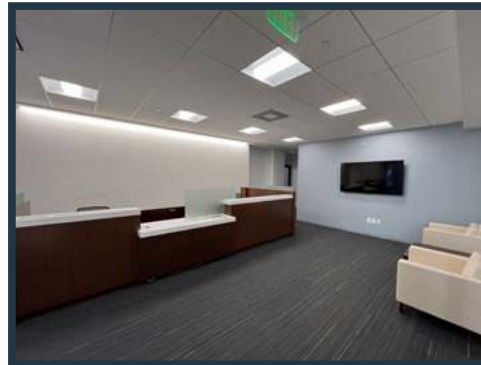
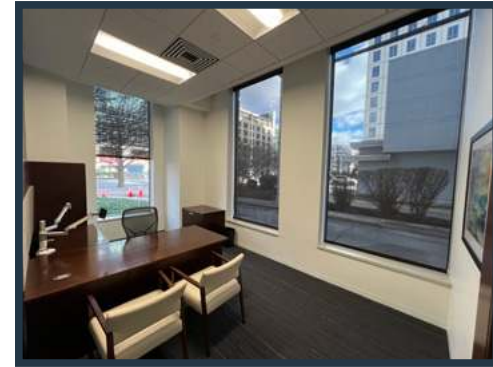
CLICK HERE TO WATCH VIDEO OF PROPERTY

FLOOR PLAN

Ellipse at Ballston

MARC TASKER, CCIM, SIOR
mtasker@klnb.com
703-268-2735

JACK REGLER
jregler@klnb.com
703-268-2740



PHOTOS

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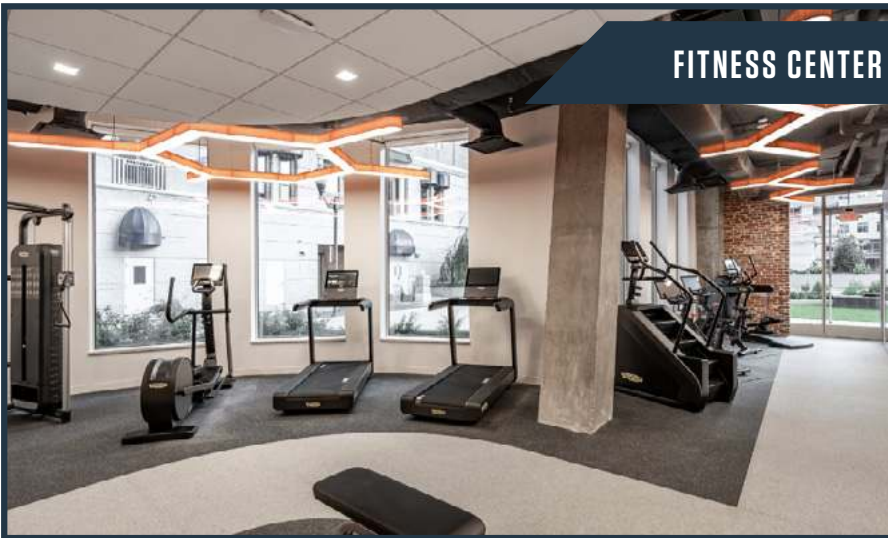
CONFERENCE FACILITY



TENANT LOUNGE



FITNESS CENTER



OUTDOOR WORK AREA



WALKABLE AMENITIES:



OVERVIEW

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RETAIL AERIAL

Ellipse at Ballston

MARC TASKER, CCIM, SIOR
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703-268-2735

JACK REGLER
jregler@klnb.com
703-268-2740



Ellipse at Ballston

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

CONTACT

MARC TASKER, CCIM, SIOR
mtasker@klnb.com
703-268-2735

JACK REGLER
jregler@klnb.com
703-268-2740

8065 Leesburg Pike, Suite 700
Tysons, VA 22182

klnb.com

[VISIT PROPERTY WEBSITE](#)



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