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 768,176 square feet of retail and office space.

With thoughtful repositioning and renovations that brought new life into the property and renewed vitality to the greater community, Ballston Exchange is a vibrant piece of the evolution of the 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.



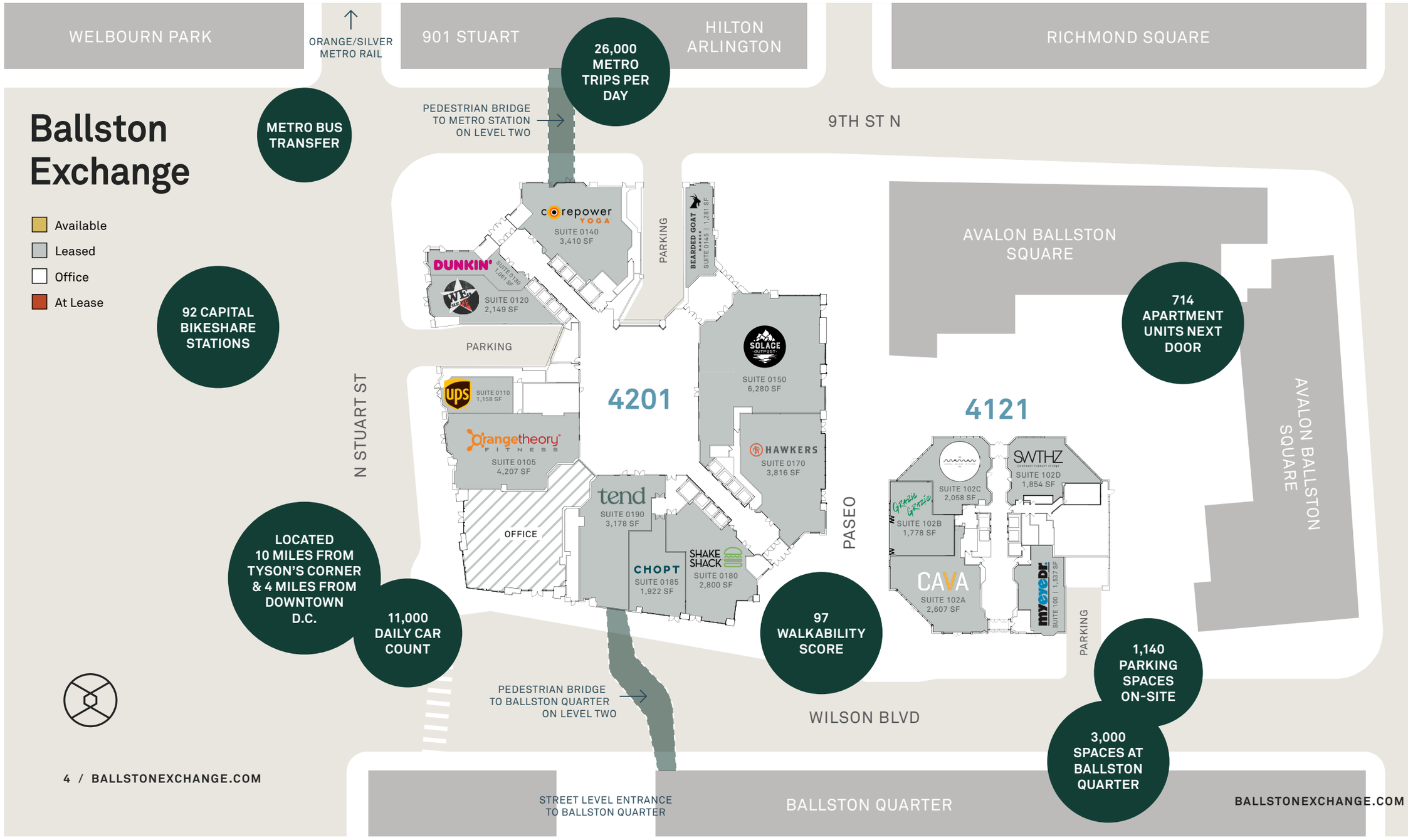
PROPERTY FEATURES INCLUDE

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 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 buzzes with energy, providing tenants and visitors with a casual outdoor environment to gather, dine, and shop


WELBOURN PARK
ORANGE/SILVER METRO RAIL
901 STUART
HILTON ARLINGTON
RICHMOND SQUARE
Ballston Exchange
Available
Leased
Office
At Lease
METRO BUS TRANSFER
26,000 METRO TRIPS PER DAY
PEDESTRIAN BRIDGE TO METRO STATION ON LEVEL TWO
9TH ST N
92 CAPITAL BIKESHARE STATIONS
AVALON BALLSTON SQUARE
714 APARTMENT UNITS NEXT DOOR
corepower YOGA
SUITE 0140
3,410 SF
BEARDED GOAT
SUITE 0145 | 1,281 SF
PARKING
DUNKIN'
SUITE 0130
1,061 SF
SUITE 0120
2,149 SF
PARKING
SOLACE OUTPOST
SUITE 0150
6,280 SF
4201
4121
N STUART ST
ups
SUITE 0110
1,158 SF
orangetheory FITNESS
SUITE 0105
4,207 SF
HAWKERS
SUITE 0170
3,816 SF
SWTHZ
SUITE 102D
1,854 SF
SUITE 102C
2,058 SF
Grazie Grazie
SUITE 102B
1,778 SF
PASEO
AVALON BALLSTON SQUARE
OFFICE
tend
SUITE 0190
3,178 SF
CHOPT
SUITE 0185
1,922 SF
SHAKE SHACK
SUITE 0180
2,800 SF
CAVA
SUITE 102A
2,607 SF
myeyedr.
SUITE 100 | 1,537 SF
PARKING
LOCATED 10 MILES FROM TYSON'S CORNER & 4 MILES FROM DOWNTOWN D.C.
11,000 DAILY CAR COUNT
97 WALKABILITY SCORE
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

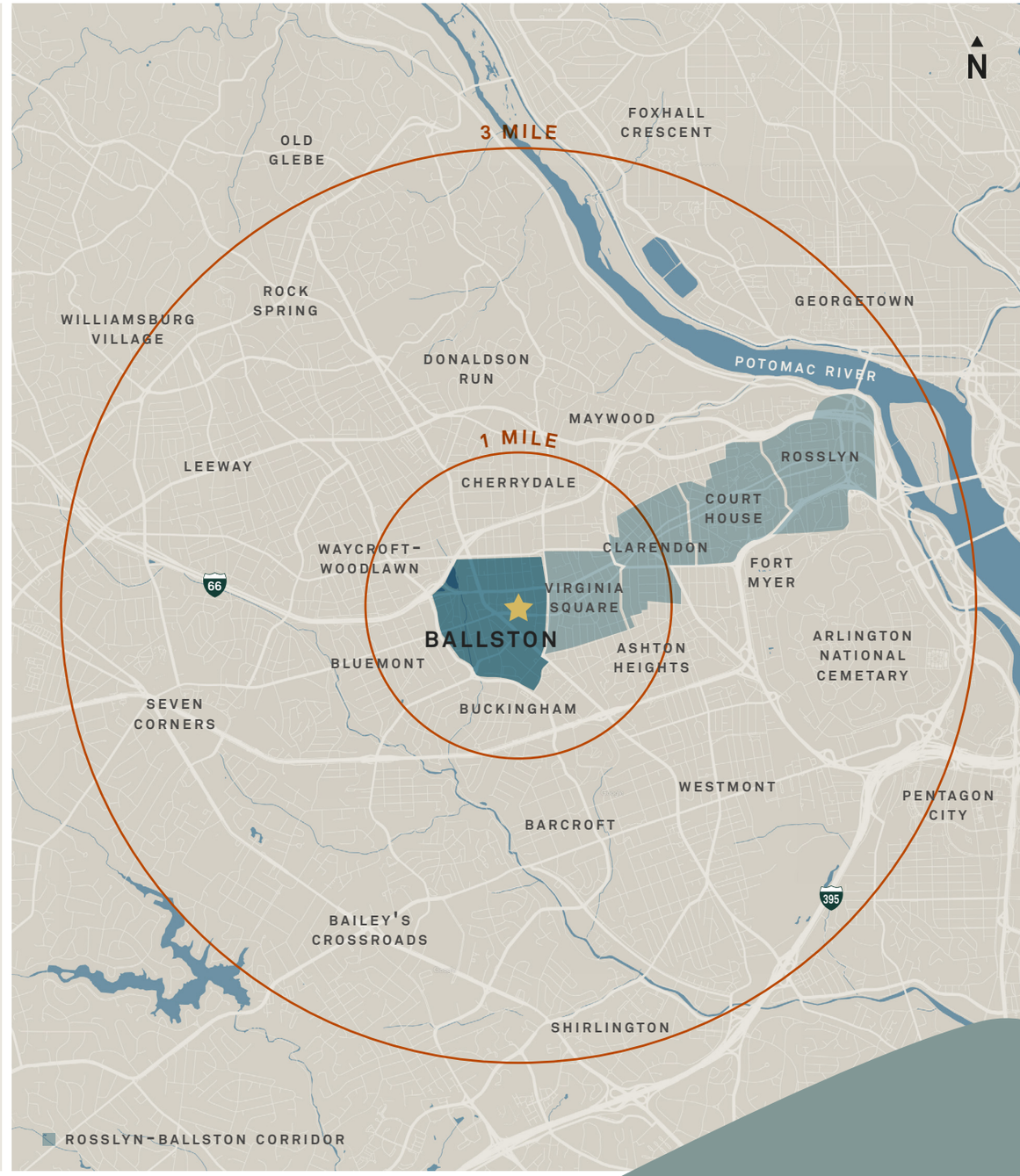
A dense and diverse population

WITHIN A ONE MILE RADIUS

- **Median age:** 33.5, with 47.1% of the population between ages 25–44
- **Average household income:** $146,755
- **Households earning $100K+:** 56.2%
- **Daily employees**: 38,577
- **Daily traffic:** 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 coincided 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 spills out onto Wilson Boulevard, packed with local musicians, and fire pits.

Notable tenants include:

5WITS · Aveda Arts & Sciences Institutes Arlington · Capital One · Chick-fil-A · Compass Coffee · CVS · Jinya Ramen Bar · Ice Cream Jubilee · Punch Bowl Social · Regal · True Food Kitchen · Popup Bagels





Neighborhood map

DINING

1. SWEETGREEN
2. CALL YOUR MOTHER
3. SWEET LEAF CAFE
4. &PIZZA
5. PF CHANGS
6. POTBELLY SANDWICH SHOP
7. THE SALT LINE & TACO BAMBA
8. CHIPOTLE

HOTELS

9. THE WESTIN
10. HILTON ARLINGTON
11. RESIDENCE INN

SHOPPING & ATTRACTIONS

12. F&B AT BALLSTON QUARTER: TRUE FOOD, JINYA, TED'S, CHICK-FIL-A, COMPASS COFFEE
13. WHOLE FOODS (COMING SOON)
14. REGAL CINEMAS
15. MEDSTAR CAPITALS ICEPLEX
16. FRESHFARM THURSDAYS
17. SPOKES

PARKS

18. WELBURN SQUARE
19. GLEBE & RANDLOLPH PARK
20. MOSAIC PARK
21. QUINCY PARK

UNIVERSITIES & HIGHER EDUCATION

22. THE GEORGE WASHINGTON UNIVERSITY
23. VIRGINIA TECH
24. CALIFORNIA UNIVERSITY OF MANAGEMENT AND SCIENCES
25. MARYMOUNT UNIVERSITY



4201 Wilson Blvd.
Level 1

—

Leased
Office

—

Ceiling height: 14' - 3"



4201 Wilson Blvd.
Level 2

—

- Leased
- Office
- Building Amenity
- Pedestrian Path

—

Ceiling height: 11’ - 3”

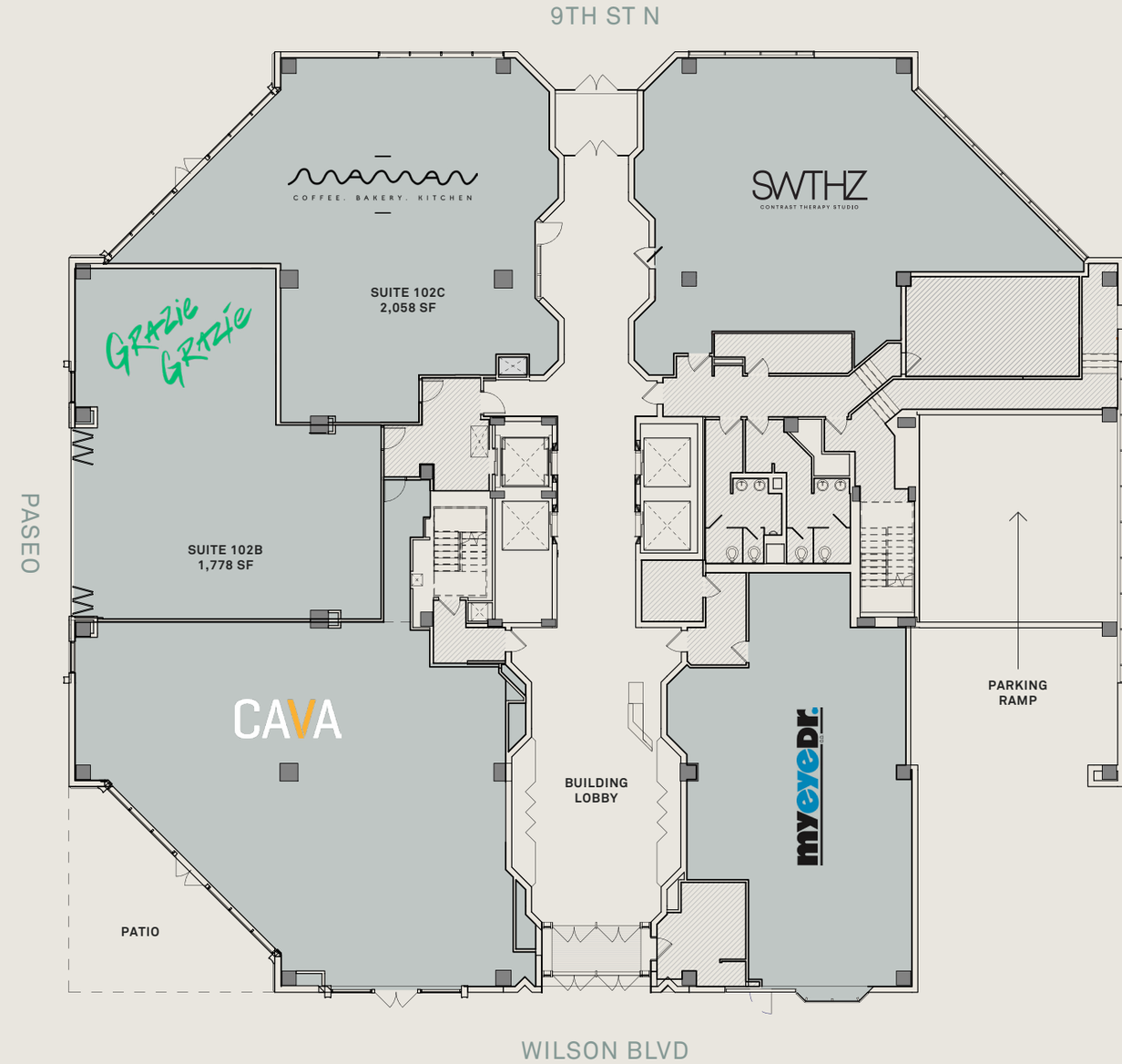


4121 Wilson Blvd.
Level 1

Available

Leased

Ceiling height: 13’ - 10”



About Jamestown

Jamestown is a design-focused, vertically integrated real estate investment manager and service provider with over 40 years of experience and a mission to create places that inspire. Since its founding in 1983, Jamestown has executed transactions exceeding $40 billion. As of June 30, 2024, Jamestown has assets under management of $11.7 billion and a portfolio spanning key markets throughout the U.S., Latin America, and Europe.

Jamestown employs approximately 500 people worldwide with 12 global offices, including headquarters in Atlanta and Cologne. Current and previous projects include One Times Square and Chelsea Market in New York, Industry City in Brooklyn, Ponce City Market in Atlanta, Ghirardelli Square in San Francisco, the Innovation and Design Buildings in Boston and Lisbon, and Groot Handelsgebouw in Rotterdam. For more information, visit www.jamestownlp.com.

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