



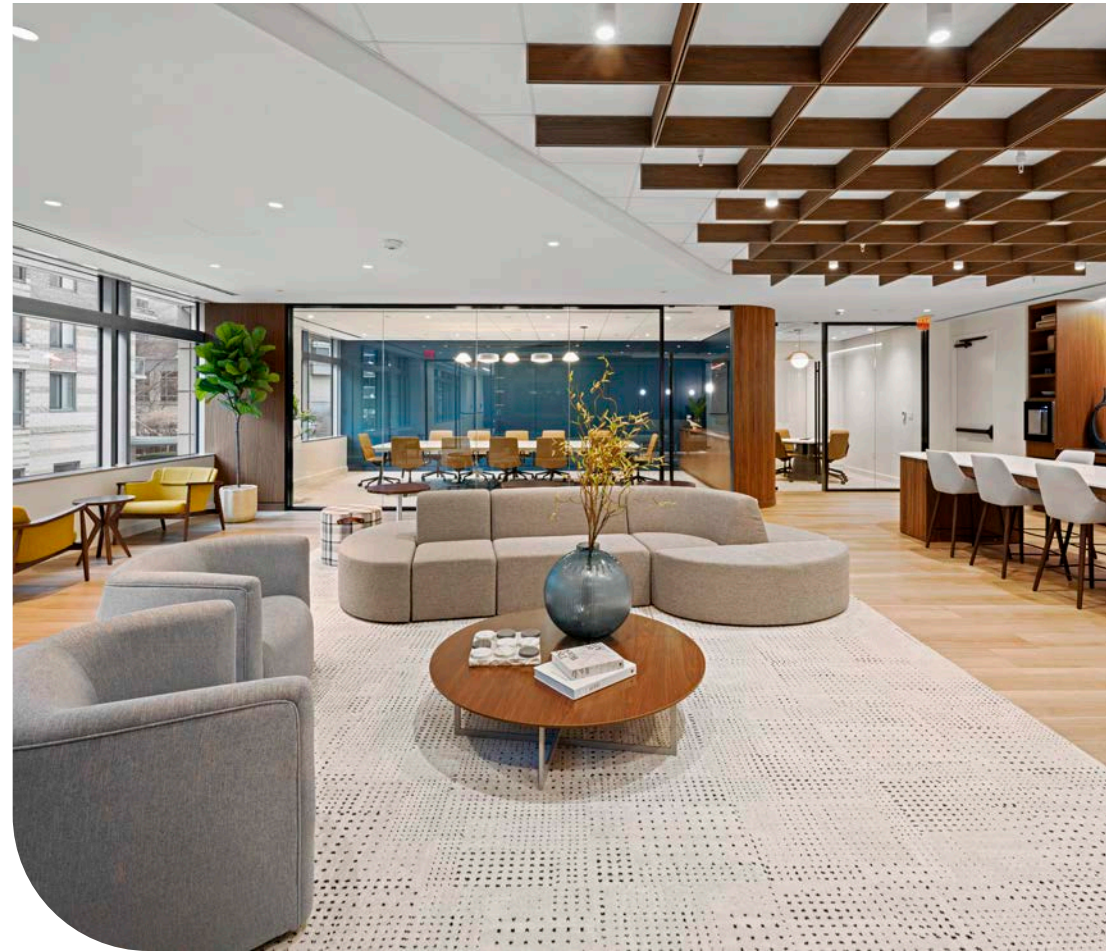
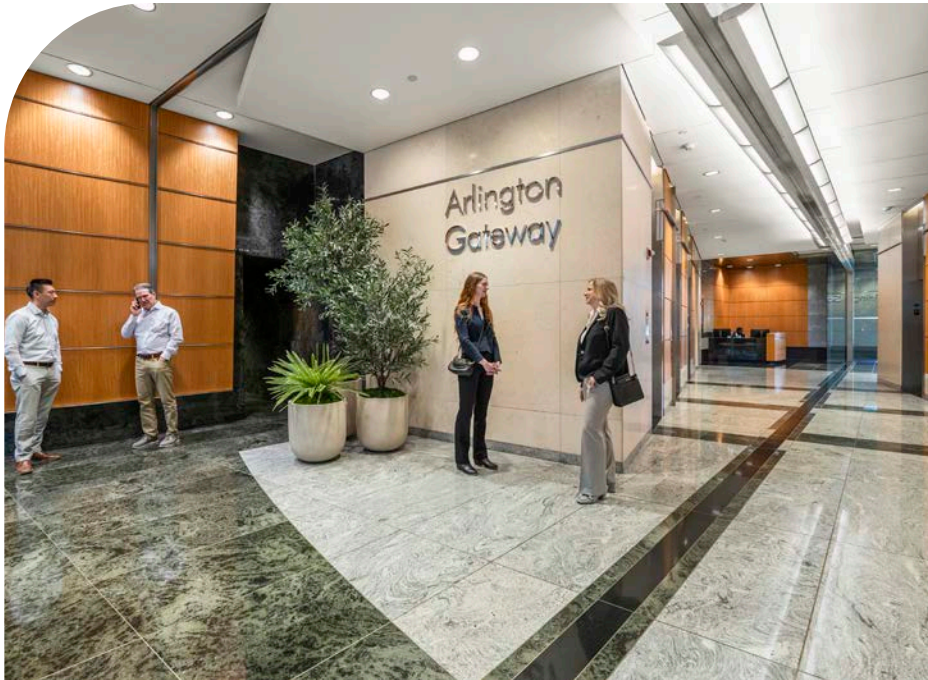
# Arlington Gateway

901 N GLEBE ROAD

AVISON  
YOUNG

# Prime Location & ELEVATED FEATURES

Arlington Gateway is a landmark 334,000 SF Class A office building located in the bustling neighborhood of Ballston. The striking architectural exterior of the building makes a bold statement and the interior meets LEED Gold and Energy Star standards.



## NEW FEATURES

### NEW FITNESS CENTER

Providing a convenient on-site option for staying active.

### NEW CONFERENCE CENTER

Recently unveiled last fall, offering modern facilities for meetings and events.

### IN-BUILDING WIRELESS SYSTEM

Ensures seamless connectivity throughout the building.

Coming Summer 2026!



**BAGEL UPRISING**, a beloved local bagel shop is bringing its handcrafted, small-batch bagels to **ARLINGTON GATEWAY**. Get ready for fresh flavors, bold toppings, and a new favorite breakfast spot—**RIGHT ON-SITE!**

# Building Features



## ON-SITE FITNESS CENTER

Available for tenants to maintain their fitness routines.



## CONFERENCE CENTER

Equipped with state-of-the-art facilities for business needs.



## VIRTUALLY COLUMN-FREE AVAILABILITIES

Maximizes usable space within the building.



## SUSTAINABILITY

LEED Gold and Energy Star certified, highlighting the building's commitment to environmental efficiency.



## BIKE RACK

On-site bike storage for cyclists.



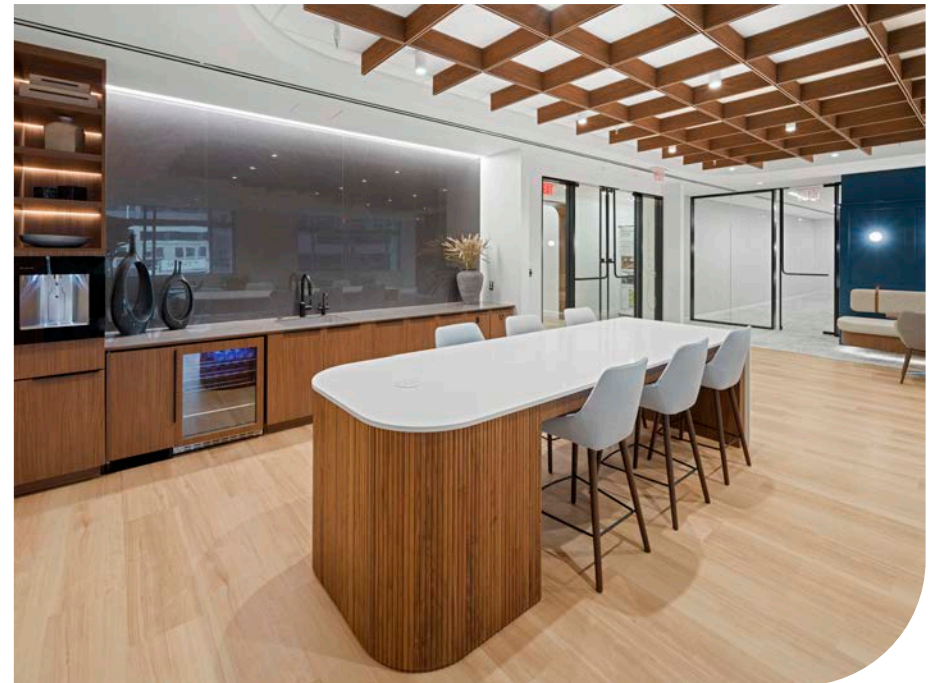
## PARKING

A parking ratio of 1.7 per 1,000 square feet.



## DINING OPTIONS

Convenient on-site dining choices as well as many restaurants within walking distance.



# A SIGHT TO SEE in Ballston

## VIBRANT COMMUNITY

The area is a mix of commercial and residential spaces, providing a lively environment with plenty of dining, shopping, and entertainment options

## PROXIMITY TO GOVERNMENT AGENCIES

Ballston hosts several government agencies, including the Office of Naval Research and the Air Force Office of Scientific Research, which can be advantageous for businesses involved in research and development



**METRO JUST 2 BLOCKS AWAY,  
MAKING COMMUTING EASY**

## MODERN AMENITIES

The neighborhood has undergone significant revitalization, with new developments like Ballston Quarter offering a range of amenities, including dining, retail, and fitness options

## ACCESSIBILITY

Ballston is a major transportation hub with easy access to the Metro's Orange and Silver lines, making commuting convenient for employees

SITUATED IN A  
VIBRANT AREA  
WITH **A WALK  
SCORE OF 96  
& TRANSIT  
SCORE OF 73**



# Your Gateway to a Good Time



**BALLSTON QUARTER**

AVEDA | =PR= RUN & WALK | CVS | SOUTH BEACH | Chick-fil-ee | JINYA | KUNG FU TEA | 5wiTs | **BALLSTON QUARTER**  
 PUNCH BOWL SOCIAL | GOSKELDEE | UNION KITCHEN GROCERY | Capital One | REGAL | MAIZAL LATIN STREET FOOD | LENS CRAFTERS | SIDEKICK BAKERY | IMMERSIVE GAMEBOX  
 COMPASS COFFEE | SUPERETTE | Go Peas | HOT lela's | muse | jubilee | mezeh | onelife FITNESS | K-DOG

**Harris Teeter**  
Neighborhood Food & Pharmacy

**Residence Inn**  
BY HARRIOTT

**TACO BAMBÁ**  
RESTAURANT

**&pizza TREK**

**CARBONARA**  
100% SCHOOL ITALIAN & WINE BAR

**Simply Banh Mi** | **URBAN SANDOZ**

**swæetgreen**

**Orangetheory FITNESS** | **SHAKE SHACK**

**Nando's** | **BIG BUYS**

**TARGET** | **SILVER DINER**

**Total Wine & MORE** | **MUSSEL BAR & GRILL**

**BL Ballston Local** | **CARPPOOL**

**Holiday Inn** | **THE SILVERLEAF RESTAURANT**

**Starbucks**

**FedEx**

**POKE IT UP**

**UNCLE JULIO'S MEXICAN**  
from scratch

**THE FIRST DOWN**

*Russ Uz*

**BRONSON**

**Hilton**

**M**

**BALLSTON METRO STATION**

**MEDIUM RARE**

**M**

**VIRGINIA SQUARE METRO STATION**

66

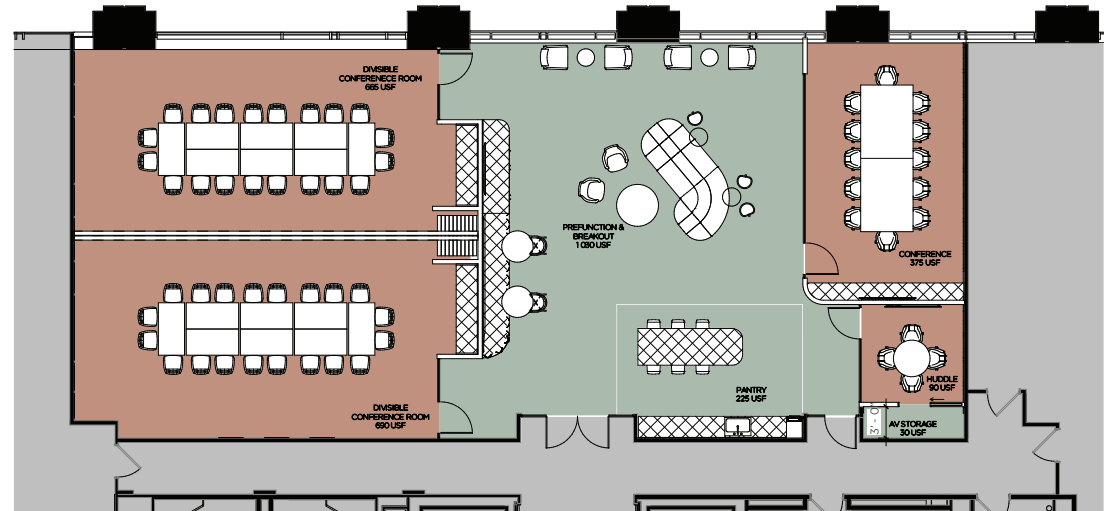
**CrossFit Melting Pot** | **SER**

**OLIVE**

# Conference Center

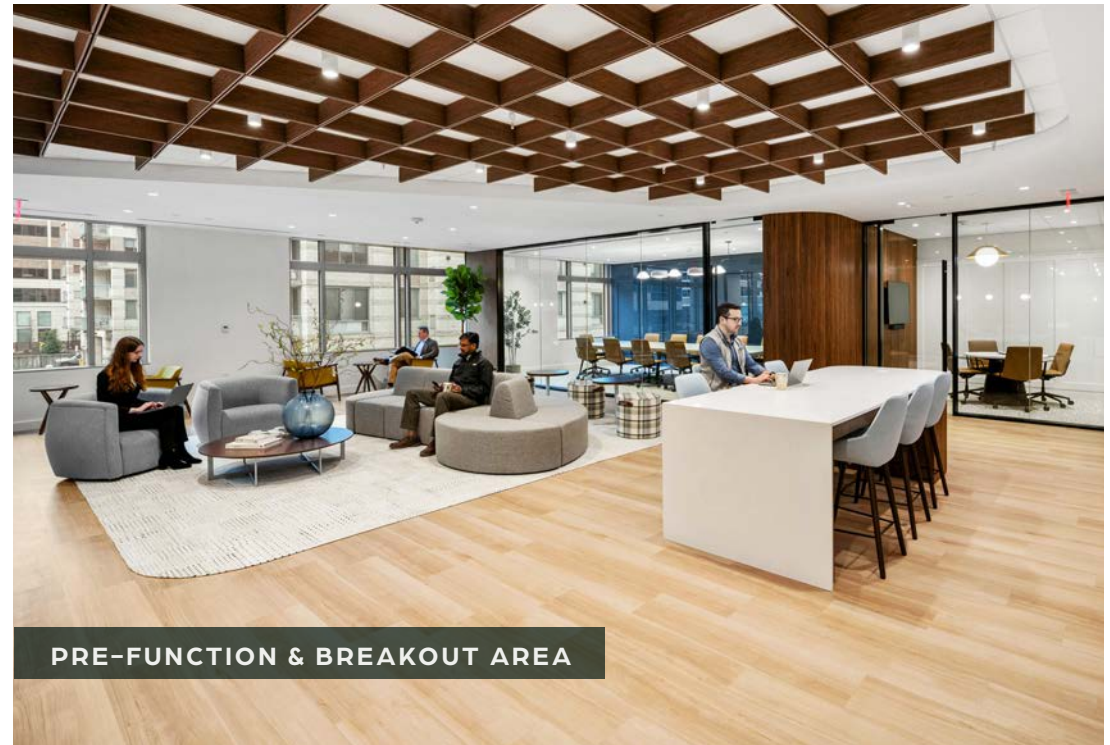
## JUST DELIVERED!

**Arlington Gateway's** brand new conference center, offering a well-appointed prefunction area and multiple meeting spaces has arrived! This modern space includes a variety of comfortable and inviting seating along with a pantry area, perfect for any gathering. This new tenant amenity area features a large training room for 60+ which can be divided into two spaces for flexibility. A smaller board room with state of the art technology provides floor to ceiling glass with views back into the lounge.



[CLICK FOR A VIRTUAL TOUR](#)

**60+ CAPACITY LARGE TRAINING FACILITY**



**PREFUNCTION & BREAKOUT AREA**



## Fitness Center JUST DELIVERED!

Arlington Gateway is pleased to offer a new state-of-the-art fitness center located on the second floor adjacent to the brand new conference center.



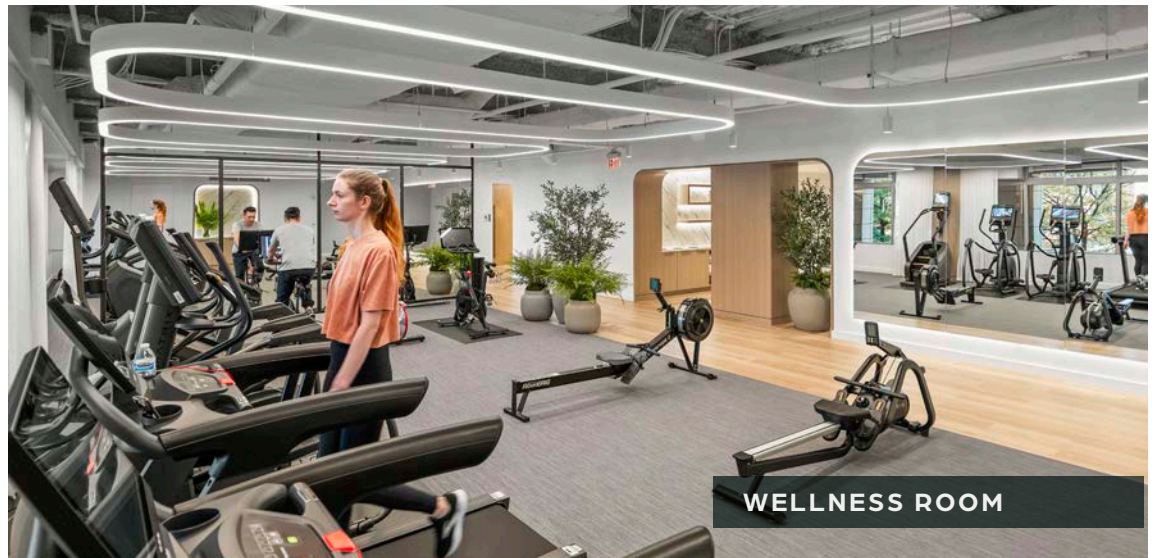
### FEATURES INCLUDE:

- LOCKER ROOMS WITH SHOWERS
- TOWEL SERVICE
- WEIGHT ROOM
- STATE OF THE ART CARDIO EQUIPMENT
- STRETCH AREA
- WELLNESS ROOM



[CLICK FOR A VIRTUAL TOUR](#)

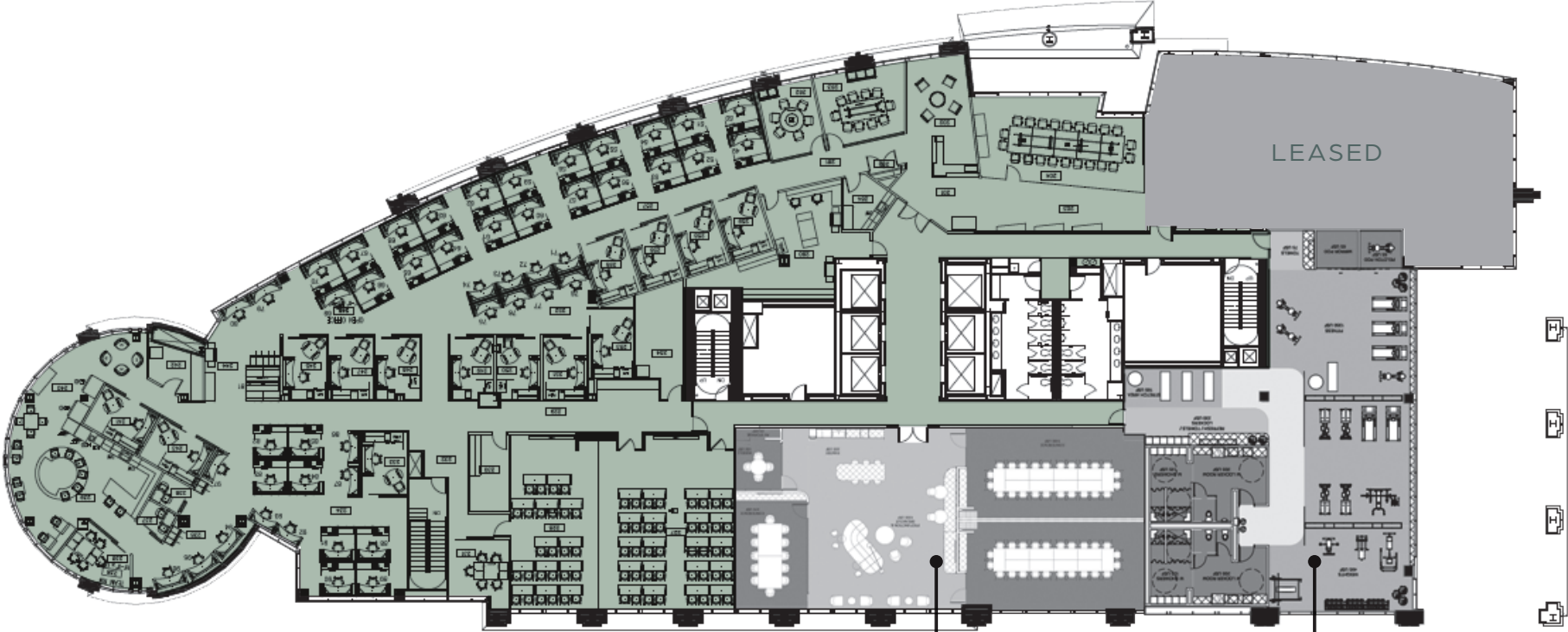
### STRETCH AREA & LOCKER ROOMS



**WELLNESS ROOM**

# 2nd Floor

16,890 SF



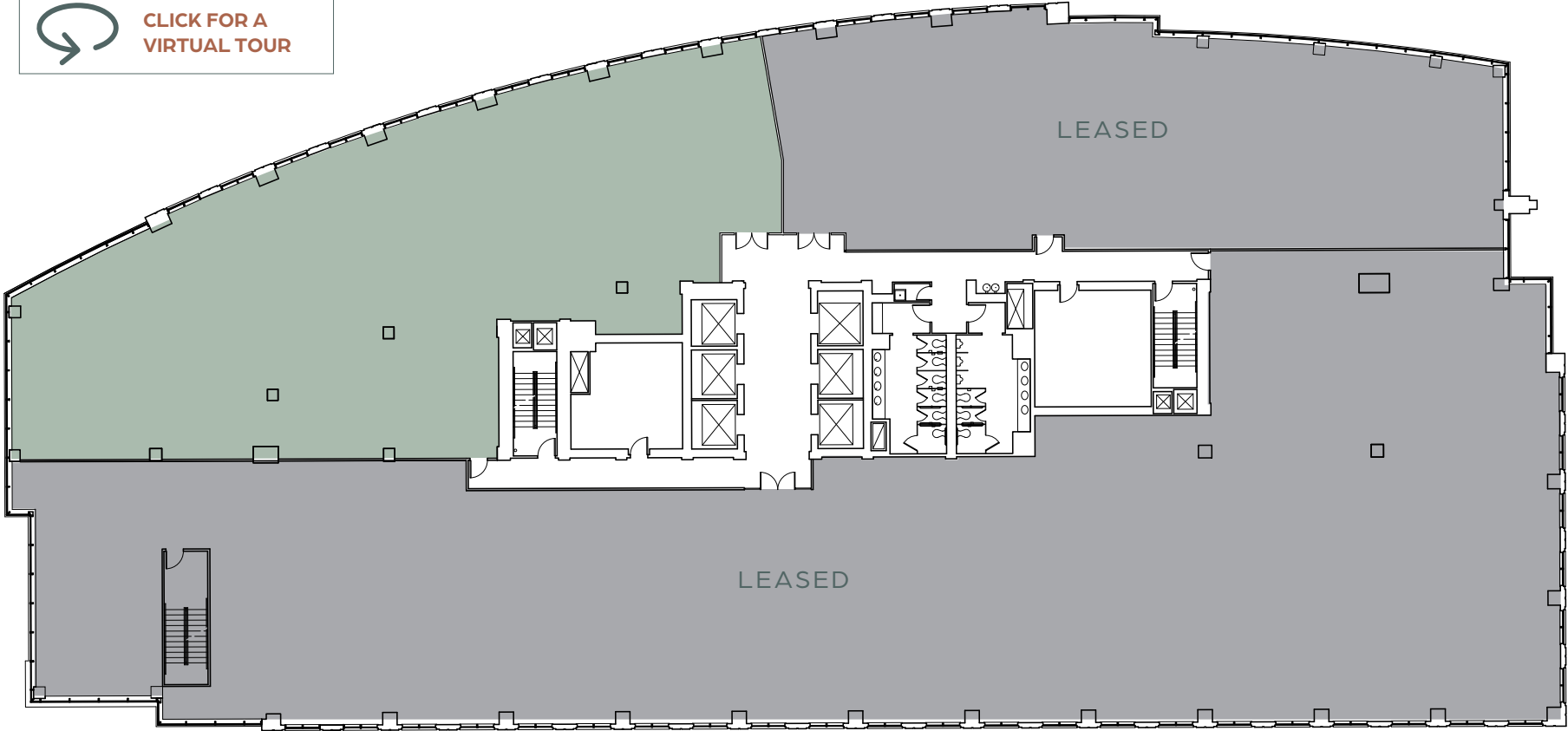
NEW CONFERENCE CENTER

NEW FITNESS CENTER

# 4th Floor

7,384 SF

 [CLICK FOR A VIRTUAL TOUR](#)



# 6th Floor

30,439 SF

CONTIGUOUS WITH 7TH FLOOR FOR UP TO 53,544 SF



# 7th Floor



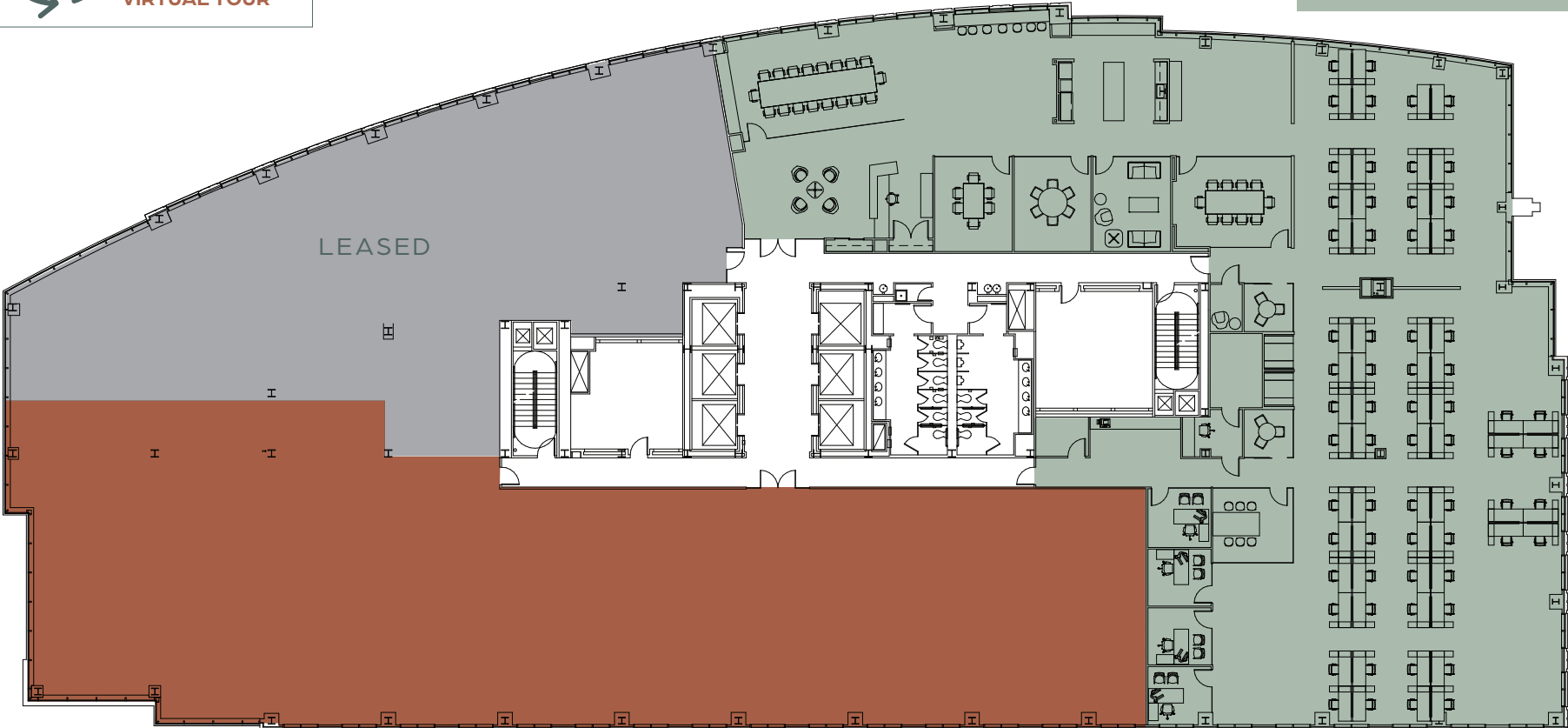
SHELL SPACE - 9,878 SF

SUITE 700 - 13,227 SF

23,105 SF CONTIGUOUS | CONTIGUOUS WITH 6TH FLOOR FOR UP TO 53,544 SF

 [CLICK FOR A VIRTUAL TOUR](#)

SUITE 700



SHELL SPACE

# 10th Floor

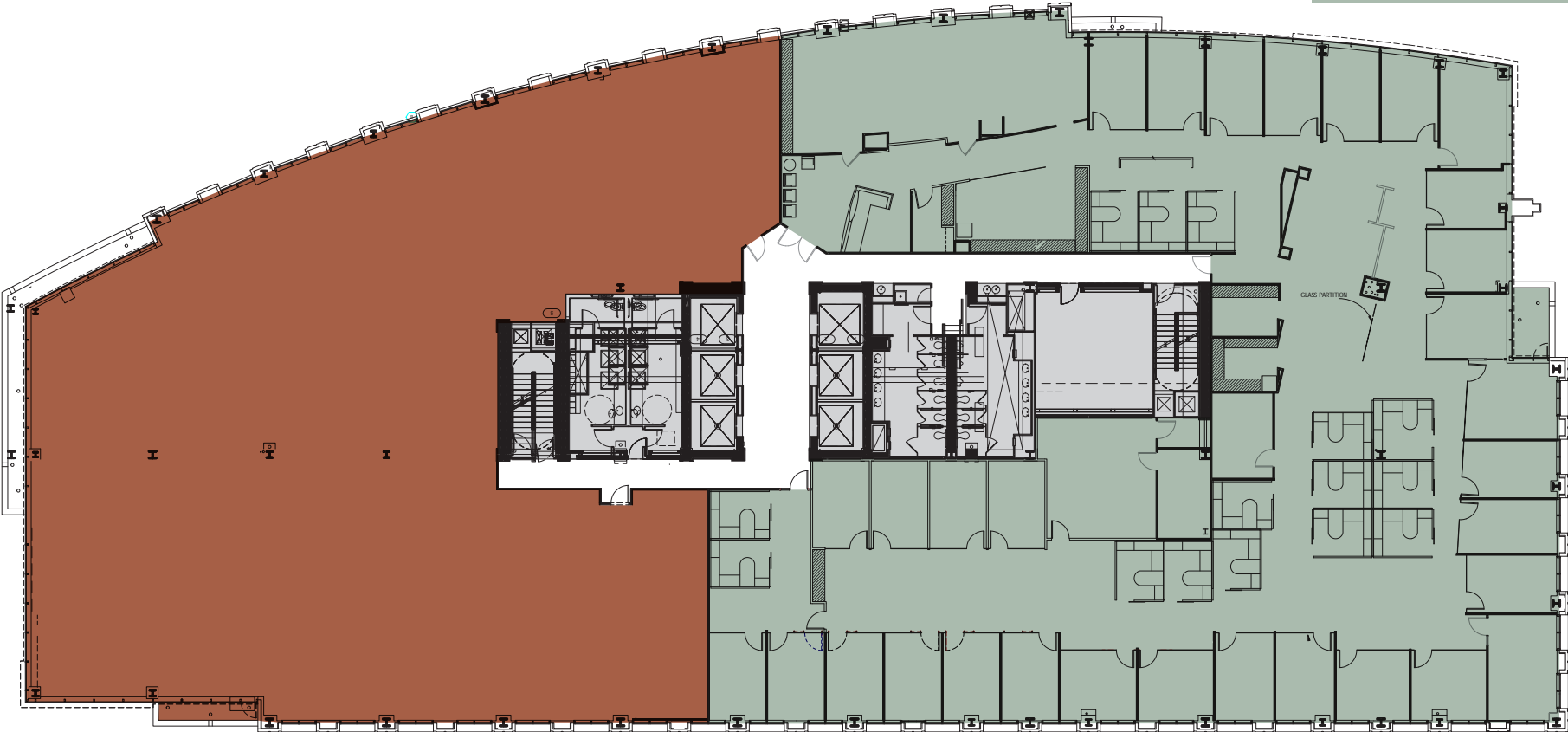
SUITE 1000 – 16,233 SF

SUITE 1005 – 13,215 SF

29,448 SF CONTIGUOUS



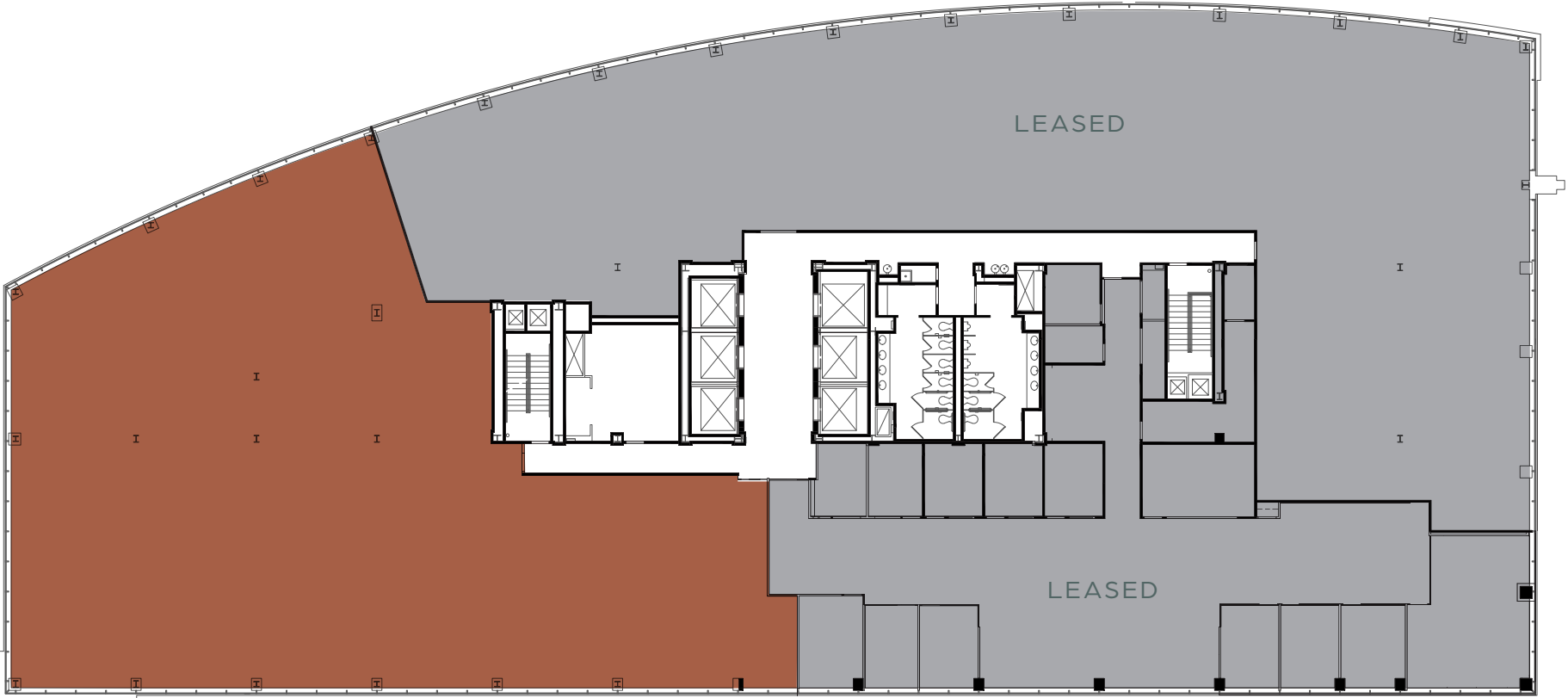
SUITE 1000



SUITE 1005

# 12th Floor

SUITE 1225 – 9,203 SF



SUITE 1225



# Arlington Gateway

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**PIEDMONT**  
REALTY TRUST

**AVISON  
YOUNG**