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901 N Stuart Street Arlington, VA 22203

Property Highlights:

- Unmatched convenience with Ballston-MU Metro Station located directly beneath the building
- Tenant-exclusive fitness facility and 100+ person conference center with adjacent tenant lounge
- Covered walkway providing direct connectivity to Ballston Quarter
- Dine without leaving the building, with on-site and connected options including Tivoli Gourmet Deli & Pastry and Dan & Brad's at Hilton Arlington (coming soon: Java Loco)
- Within steps of some of Ballston's best dining, retail and entertainment options
- 1.6/1,000 SF parking ratio

At the heart
of everything
Ballston

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Workstations



Kitchen



Windowed Office



Suite	810
Available Space	3,431 RSF
Asking Rent	\$31.00/SF, Full Service
Sublease Term	Thru January 31, 2028
Available	Immediately
Notes	Lightly Used and Well Maintained

Suite Breakdown:

- Five (5) Private Offices
- Seven (7) Sit-to-Stand Desks in Open Area
- One (1) 8-Person Conference Room
- Reception
- Kitchen
- Print/Copy Area
- LAN/Storage Room

Suite Highlights:

- Short-term lease opportunity
- Move-in-ready, plug-and-play suite
- Motivated, creditworthy Sublandlord

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