



PGIM REAL ESTATE



JLL

4300 WILSON



A modern commercial lobby with a curved, textured ceiling and large windows. The space is furnished with white sofas, brown armchairs, and a round table. A large orange and brown geometric pattern is overlaid on the right side of the image.

REINVIGORATED RENOVATIONS

2022 Best of Year Award:
Small Commercial Lobby + Amenity Space

INTERIOR
DESIGN

LUSH LOBBY

Arrive in style +
connect under
our canopy



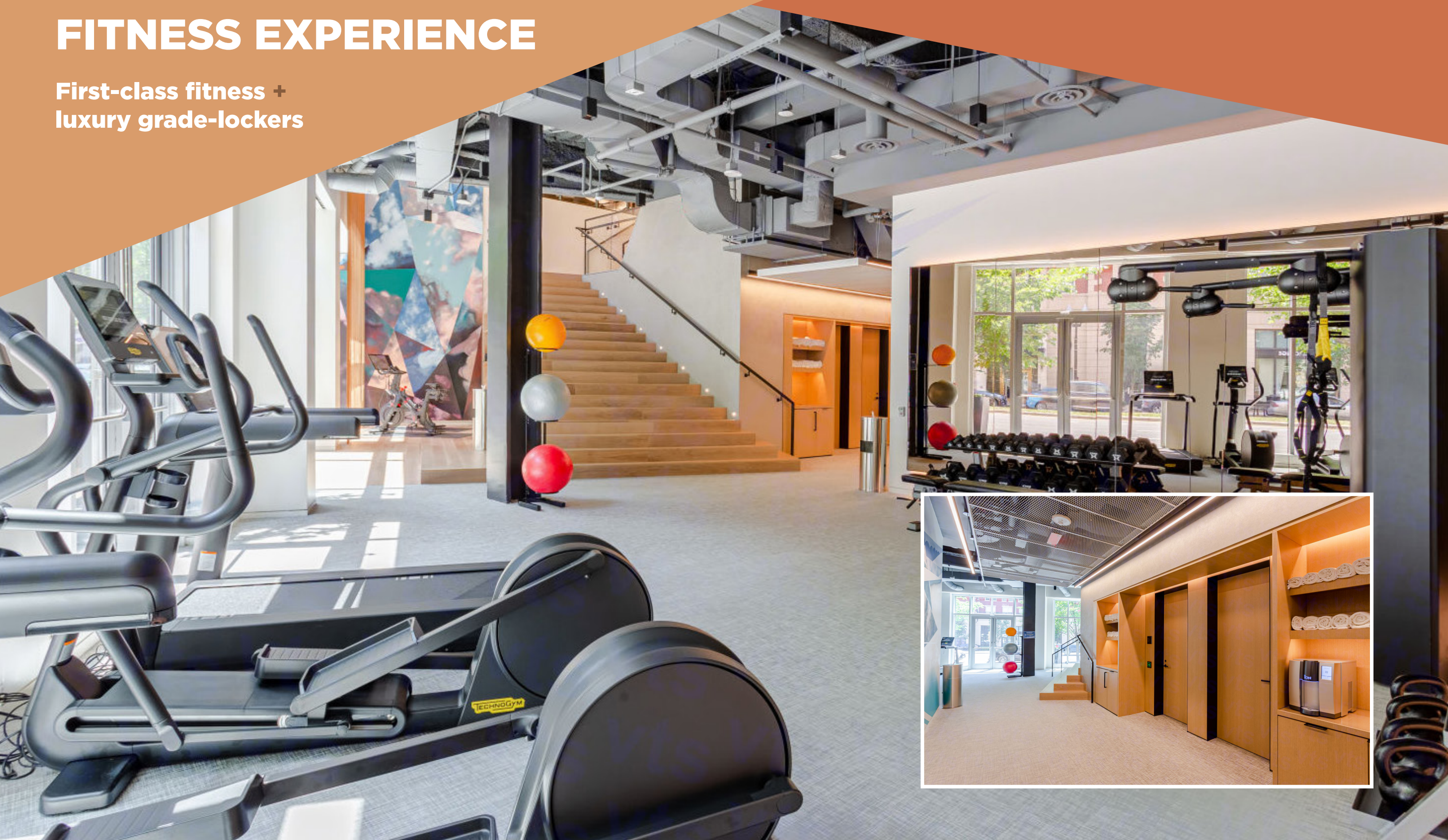


COLLABORATIVE CONFERENCE + LOUNGE

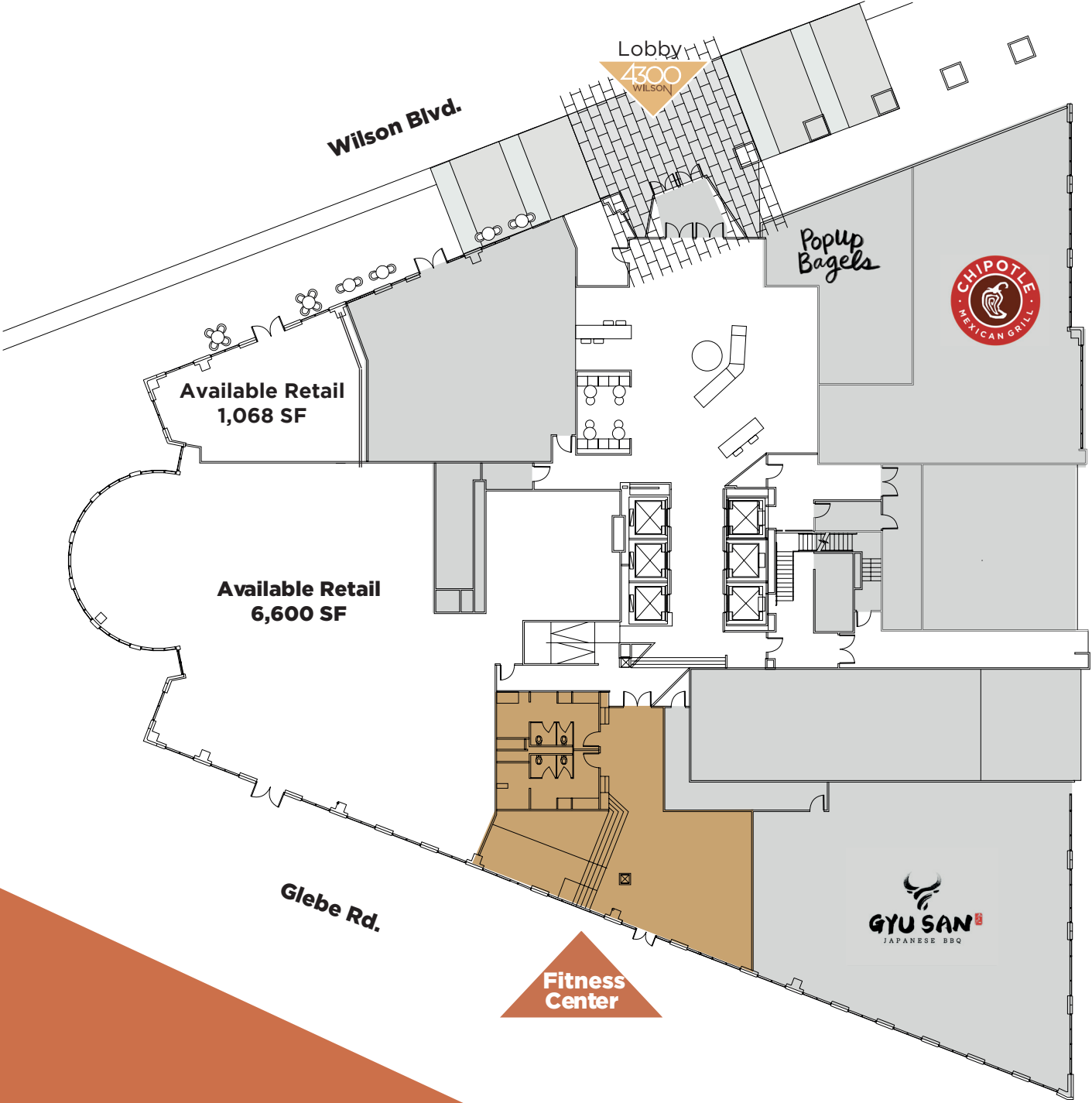
- Large conference room with capacity up to 50 people
- With overall capacity up to 100 people throughout the conference, breakout room and hospitality-inspired lounge

ILLUMINATED FITNESS EXPERIENCE

First-class fitness +
luxury grade-lockers



1st Floor



1st FLOOR
+ FITNESS



2nd Floor Spec Suites



Suite 230
1,934 RSF
Available 6/1/26

Suite 220
832 RSF
Available 4/1/26

Suite 200
7,250 SF

Conference
Center & Tenant
Lounge

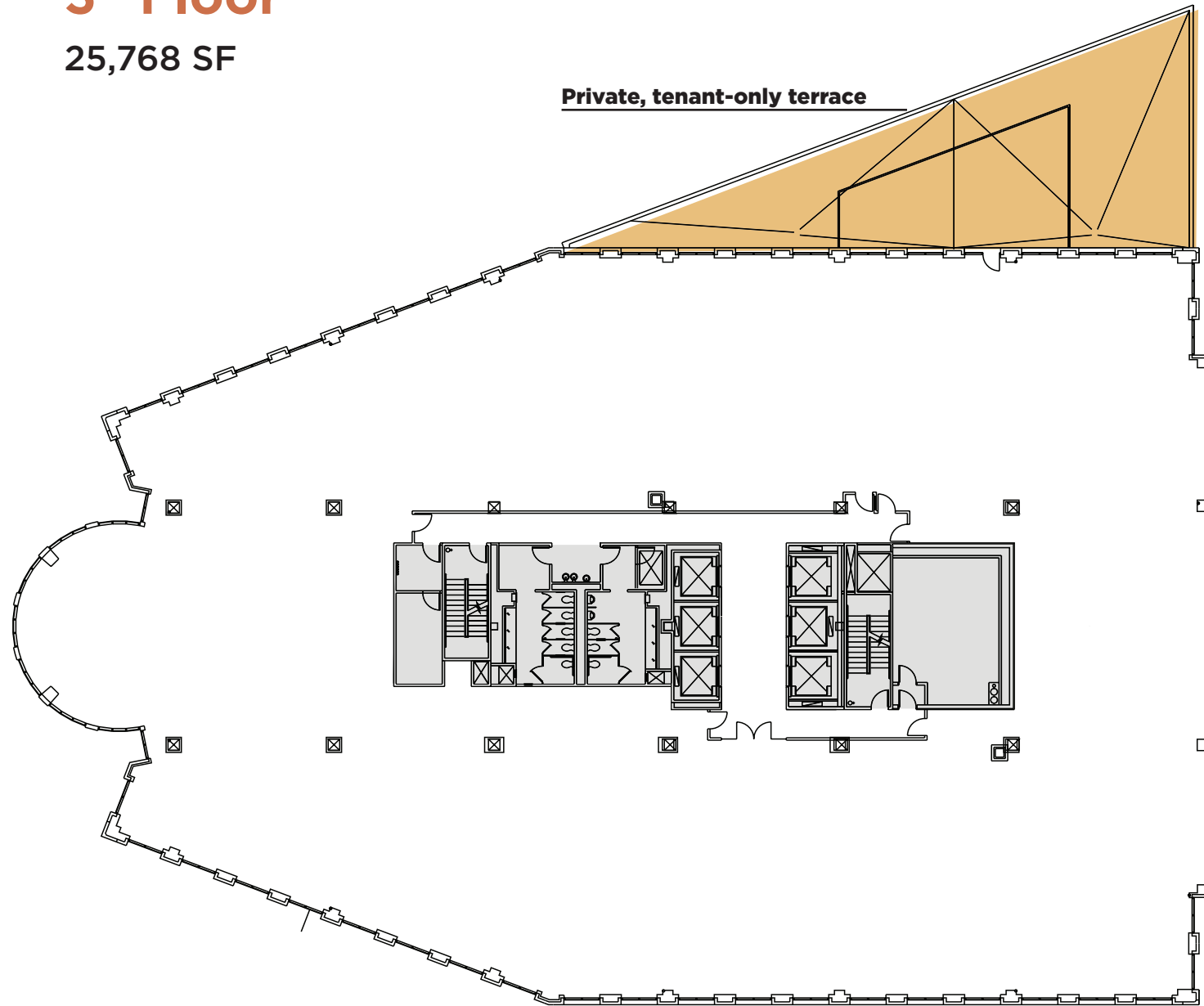
AVAILABILITY



3rd Floor

25,768 SF

Private, tenant-only terrace

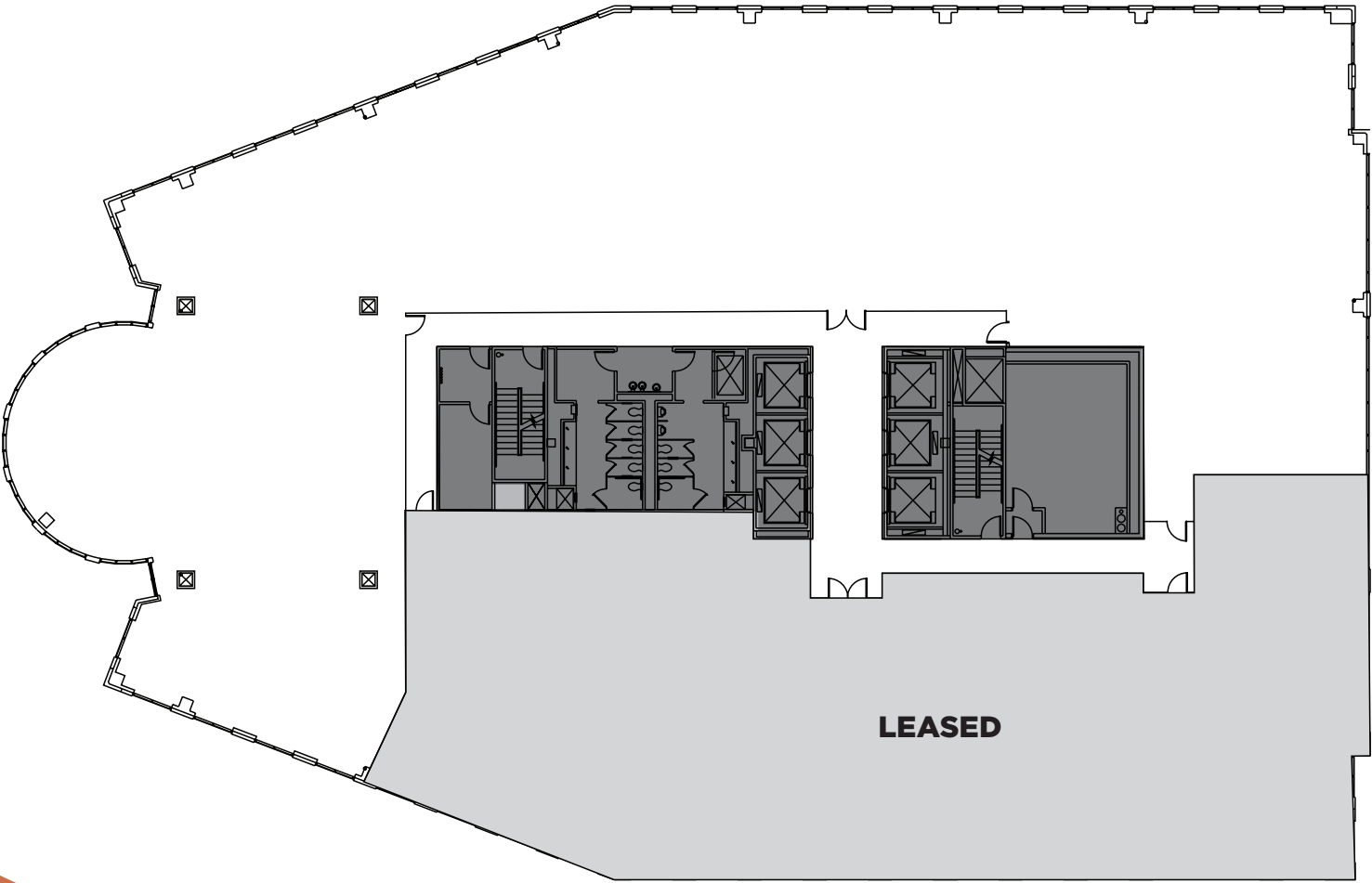


AVAILABILITY



4th Floor

Suite 450
16,202 SF

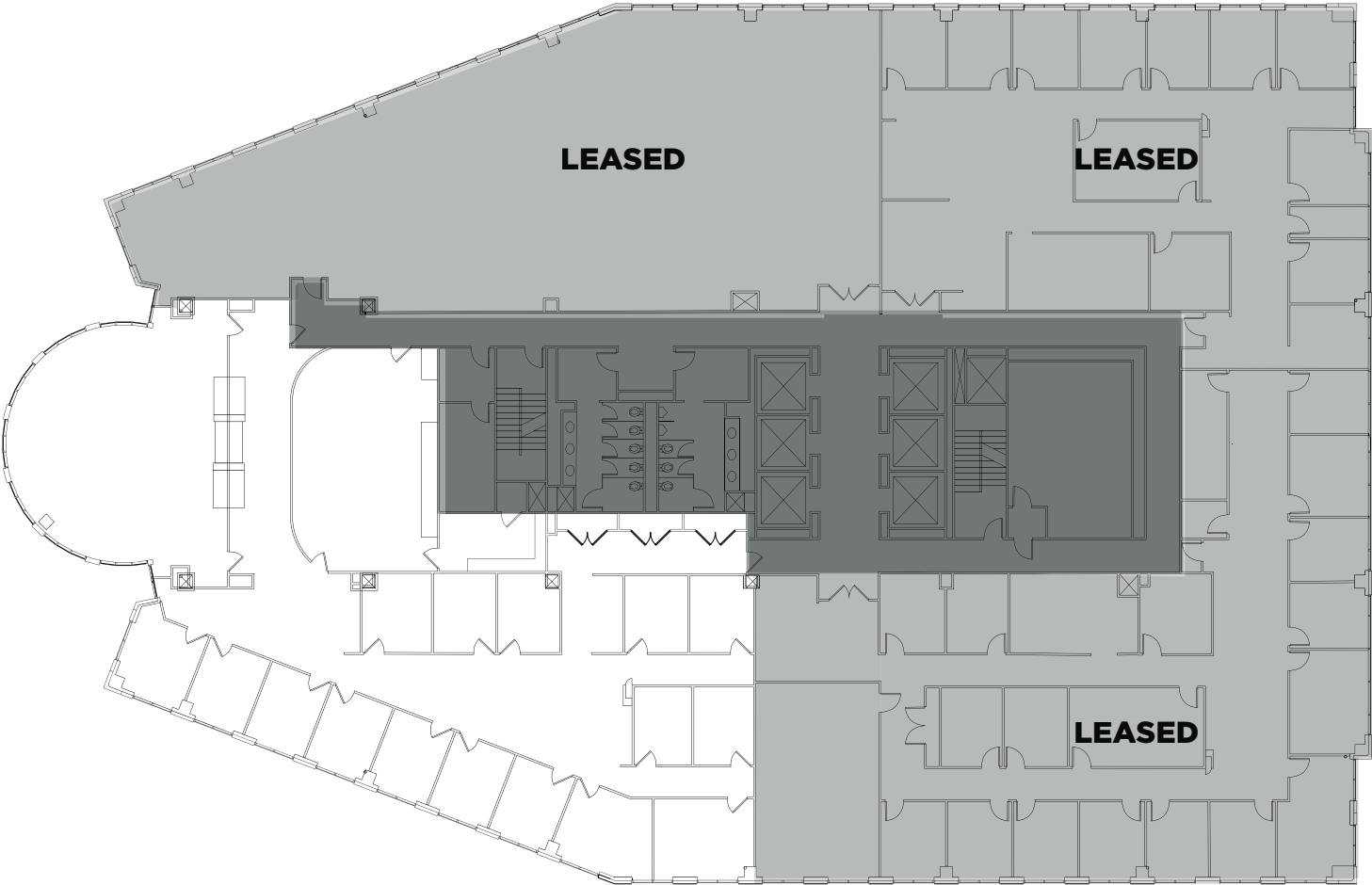


AVAILABILITY



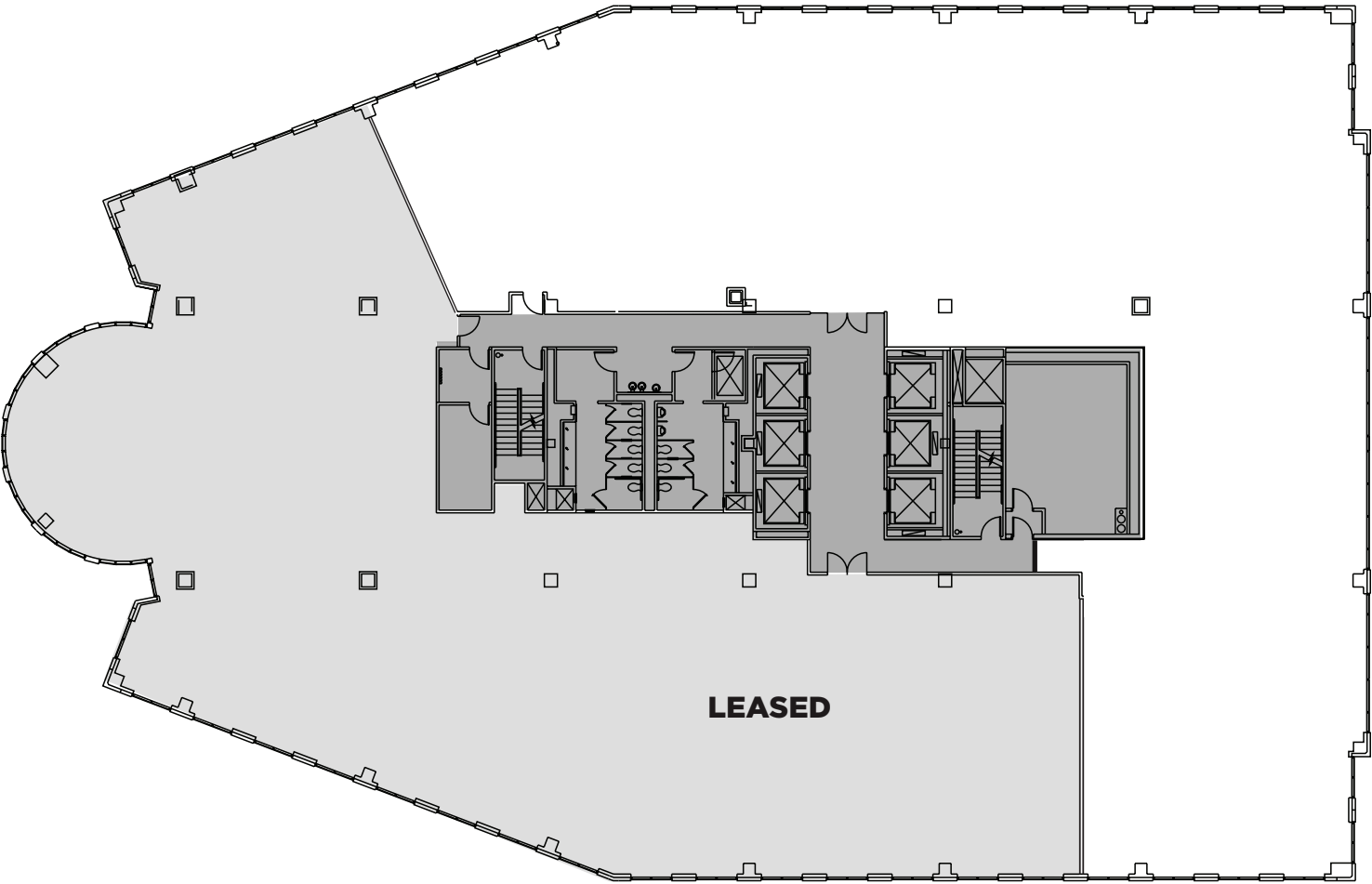
6th Floor

Suite 630
7,989 SF



7th Floor

Suite 710
12,810 SF



AVAILABILITY

A BACKYARD FOR BALANCE

A. 4300 WILSON

- Chipotle
- Gyu San
- Pop Up Bagels

B. ACROSS THE STREET

- BigBuns
- Cava
- Chopt
- Core Power Yoga
- Doughnuts & Café
- Dunkin Donuts
- El Rey
- Good Company
- Grand Cru Wine Bar
- Grill Kabob
- Hawkers Asian Street Food
- Nando's PERi-PERi
- Orangetheory Fitness
- PFChangs
- ShakeShack
- SilverDiner
- Target
- We, The Pizza

C. BALLSTON QUARTER

- Bartaco
- Bollywood Bistro Express
- Chick-Fil-A
- Compass Coffee
- Go Poke
- Hot Lola's
- Ice Cream Jubilee
- Jinya Ramen Bar
- Kung Fu Tea

- Maizal
- Mezeh
- Oh K-Dog
- Rice Crook
- Roll'd
- Sidekick Bakery
- South Block
- Superette
- Ted's Bulletin
- True Food Kitchen
- Turu's by Timber Pizza
- Union Kitchen
- Whino
- Onelife Fitness
- BASH Boxing
- Regal Cinemas
- Punch Bowl Social
- CVS Pharmacy
- Capital One

D. WITHIN A 5 MINUTE WALK

- Bronson Bierhall
- Bruegger's Bagels
- Gold's Gym Ballston
- IHOP
- Poppysseed Rye
- Rustico
- Starbucks
- Sweetgreen
- Taco Bamba
- The Salt Line
- Urban Tandoor







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