



Ballston Exchange



Reinvigorating the workplace

With a comprehensive renovation complete, Ballston Exchange is reinvigorating the workplace by providing a hyper-connected, collaborative environment.

Building amenities and thoughtfully-programmed common space, paired with an integrated placemaking strategy, create a dynamic and engaging workplace for all.

BUILDING AMENITIES include a full-service conference center, event space, and more.

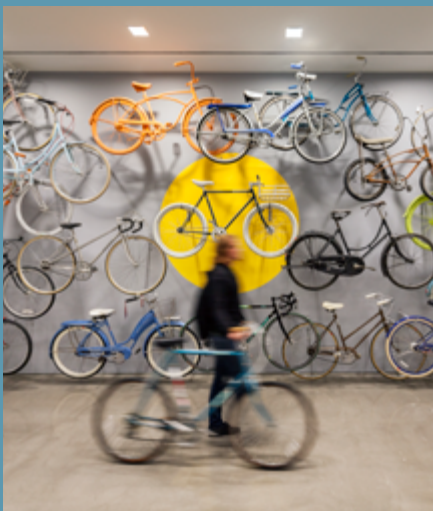
IDEAL LOCATION with, not just unbeatable proximity, but direct connectivity to the area's best transportation and attractions.

AUTHENTIC, COMMUNITY-DRIVEN CULTURE fostered by innovative event programming and activations.



THE EXPERIENCE TO DRIVE CHANGE

Jamestown holds an incomparable track record of developing innovative spaces that foster moments of inspiration, surprise, and delight for tenants, consumers and visitors. By engaging in a collaborative dialogue with tenants, Jamestown creates authentic, compelling experiences at its properties portfolio-wide.



799 MARKET STREET San Francisco, CA
22 FOURTH San Francisco, CA

MAIN LOBBY OF 4201 WILSON BOULEVARD



[CLICK TO TAKE A VIRTUAL TOUR](#)

**THOUGHTFULLY DESIGNED
COMMON SPACE**

A design-focused vision sets Jamestown projects apart from the rest, creating incomparable value that can be defined by cohesive, balanced office spaces and common areas.

Inviting activity nodes, pleasant public spaces, and intuitive wayfinding foster a sense of community among tenants who revel in the opportunity to socialize, exchange ideas, and network with their neighbors.

THE ATRIUM

The newly redesigned atrium offers dynamic, multilevel public space, with the first and second floors serving as an energetic destination for office tenants to post up with their laptops, grab coffee with friends, and more.



Office floors have been designed to maximize natural light. 360-degree window lines, coupled with the central, light-filled atrium means that you are never far from a window.



Wired Certified Platinum



Outfit with AV systems and digital screens, the atrium is equipped for large company presentations, events, and meetings.



THE DAVENPORT
Boston, MA
INDUSTRY CITY
Brooklyn, NY
LANTANA
Los Angeles, CA



INDUSTRY CITY Brooklyn, NY
 INNOVATION AND DESIGN BUILDING Boston, MA
 999 PEACHTREE Atlanta, GA



THE PASEO

Recharged with lively storefronts, dining patios, and public seating, the paseo at Ballston Exchange buzzes with energy, providing a casual outdoor environment to gather, dine, and shop.



ROOF DECK

Perched atop the brand new building expansion, on the corner of Wilson and N. Glebe, sits a private rooftop terrace.

In good company

Believing that successful brands grow their success from the company they keep, Jamestown's model has generated value for tenants across our portfolio. Companies that have grown with Jamestown include:



Time Inc.

— AMERICA'S —
TEST KITCHEN



CONTINUUM



UBER



ELKUS | MANFREDI
ARCHITECTS

MailChimp



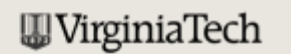
Home to the best and the brightest

Ballston has the highest percentage of millennials in the US – over **40%** of the population

85% of the Ballston population has a college degree and **48%** holds an advanced degree

BRAIN POWER

In Ballston, companies have an opportunity tap into the community's strong university and research presence.



Amenity spotlight



TRANSPORTATION & PARKING

On-site, Secure Parking including EV Parking and Charging Stations

Bike Room featuring Bike Service and Repair Station

Capital Bikeshare Station



FOOD & BEVERAGE

Full Service and Fast-casual Restaurants on-site including:

- CAVA
- Philz Coffee
- DIRT
- We, the Pizza
- Dunkin Donuts
- Shake Shack
- El Rey

Food Trucks on-site daily

FreshFarm Market, a weekly farmers market next door



CORPORATE & OFFICE SERVICES

Event Space

Conference Center

- Shared Meeting & Conference Rooms
- Audio Visual Equipment
- Conference Management & Scheduling
- Meeting Planning & Catering



HEALTH & WELLNESS

Brand new, Private Locker Rooms & Showers

Pressbox Dry Cleaning
On-demand

Membership Discount to Nearby Gym

Orange Theory Fitness

CorePower Yoga



BUILDING FACILITIES & SERVICES

On-site Property Management Office

24/7 building attendance service with video surveillance

Platinum Wired Score: Including two entry points of "Black Fiber" (secured fiber optic lines)

Pursuing Fitwel certification

Ballston Exchange mobile tenant-experience app

Free Public WiFi

Covered Pedestrian Bridges providing direct connectivity to Metro station and Ballston Quarter

Robust Events and Marketing Program



CONFERENCE CENTER

Multifunctional, innovative conference center provides for tenant efficiencies in office space

- A. Conference Room: 12 people
- B. Boardroom: 14 people
- C. Conference Room: 10 people
- D. Conference Room: 12 people
- E. Conference Room: 16 people
- F. Classroom: 32 people
- G. Multipurpose Classroom
formed by D, E, F: 100 people
- H. Breakout Gallery
- I. Catering Kitchen
- J. Breakout Gallery



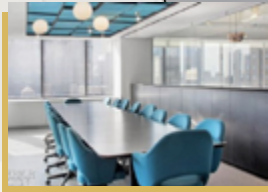
MULTIPURPOSE CLASSROOM
CAN ACCOMMODATE
100 PEOPLE

TOTAL CAPACITY: 340
ENCOMPASSING OF
ENTIRE PLAN

WILSON BLVD

BRIDGE TO
BALLSTON QUARTER MALL

BRIDGE TO
ANTHONY TON



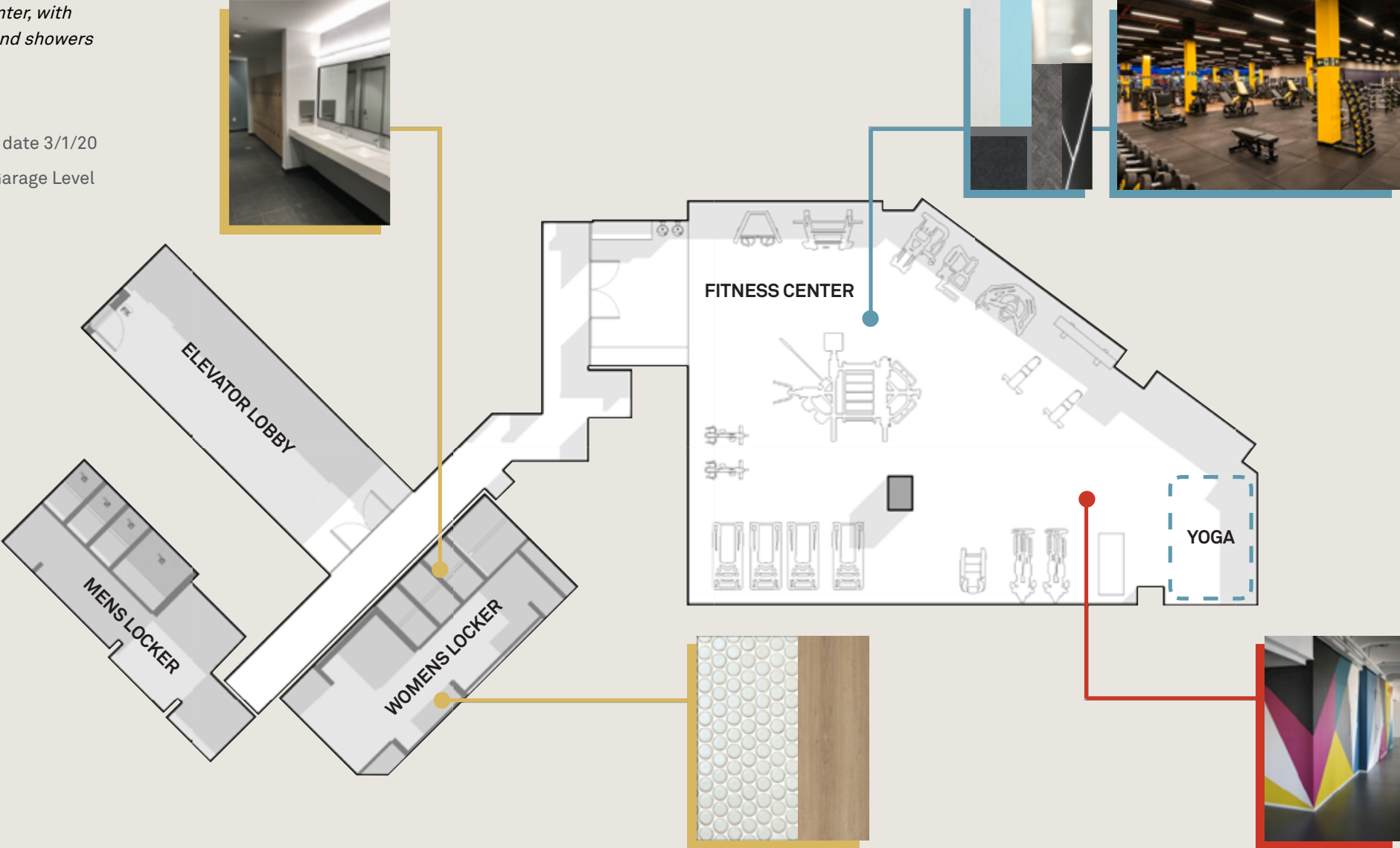
FITNESS CENTER

Brand new Fitness Center, with private locker rooms and showers exclusive to tenants

2, 238 USF

Estimated completion date 3/1/20

Located on P1 South Garage Level





FLEXIBLE EVENT SPACE

Outfit with AV systems and digital screens, the atrium is equipped to host a wide variety of company-wide events, presentations and meetings.



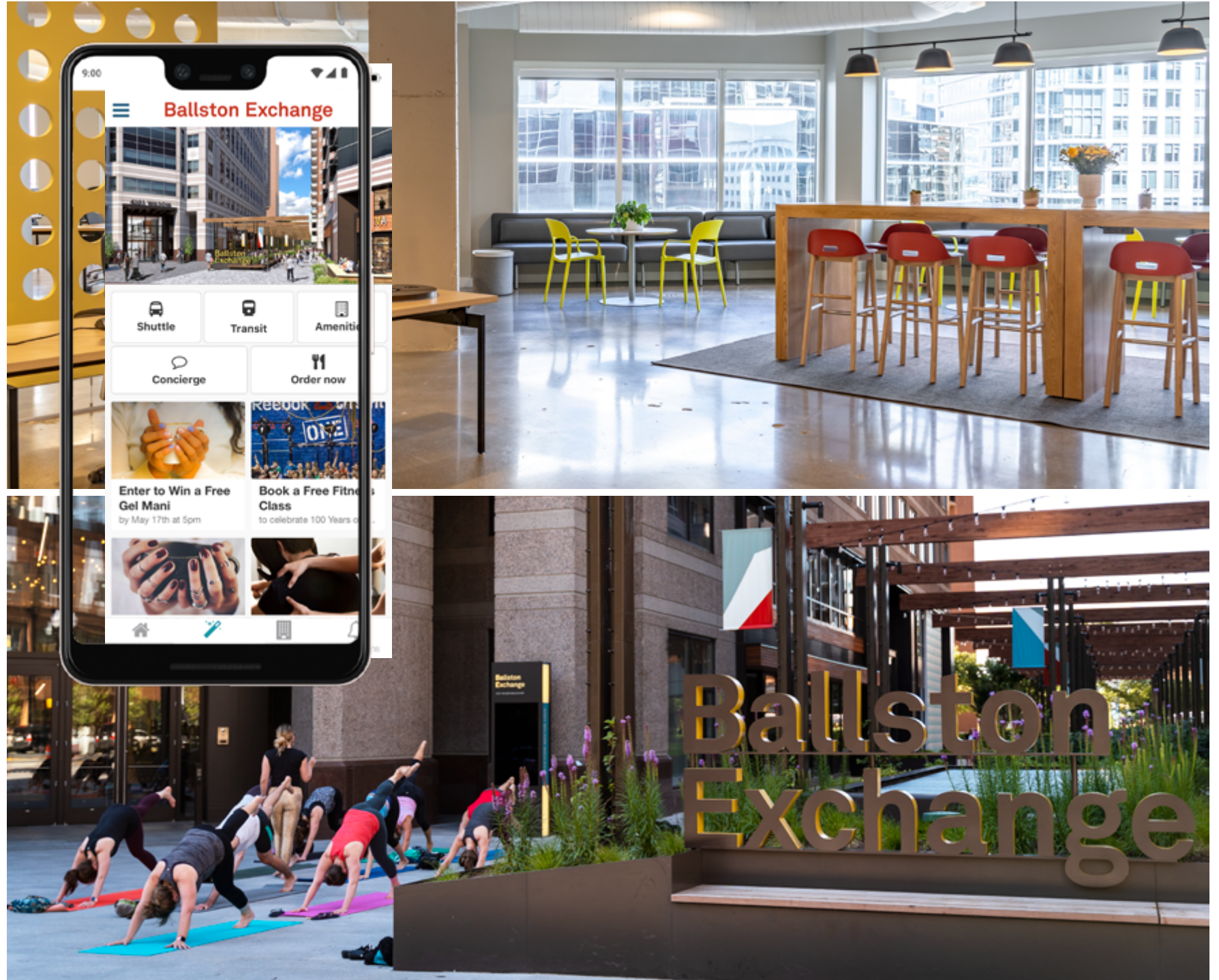
PASEO ACTIVATIONS

Recharged with lively storefronts, dining patios, and public seating, the paseo connects buildings 4201 and 4121 and provides an active outdoor environment.

BALLSTON EXCHANGE APP

A mobile tenant experience platform that connects employees to asset information, amenities and the surrounding community

- Available to all tenants to provide access to perks and experiences
- Book and RSVP to services and events on-site, including conference center bookings
- Explore new and engaging activities in the Ballston and greater Arlington area
- Receive important building updates and information
- Track real-time transit and mobility options such as metro delays
- Access to a personal mobile concierge

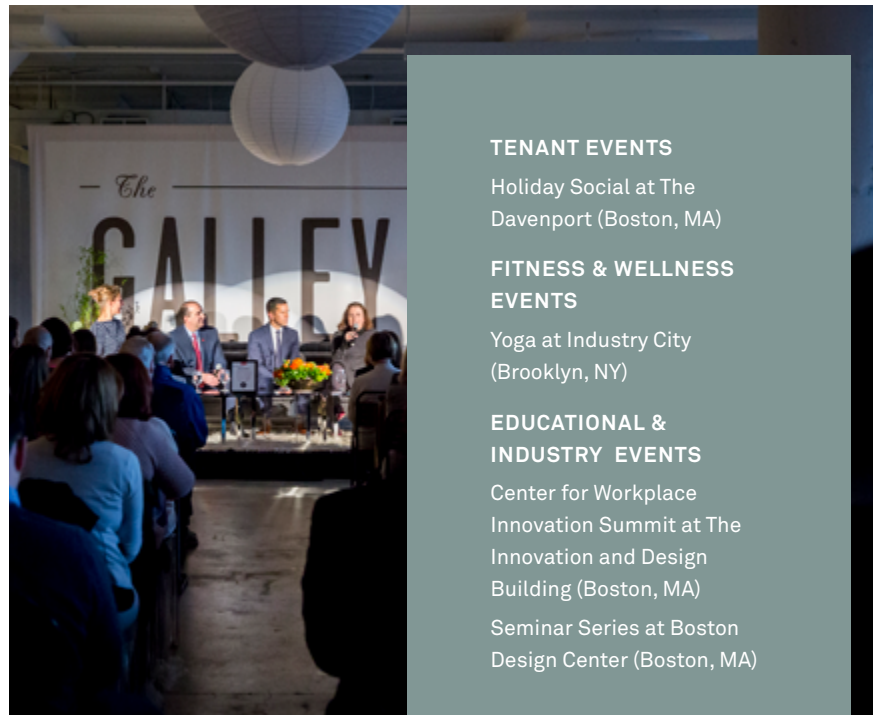




Cultivating community

We believe in the importance of developing places and spaces for our tenants to gather, network, and be inspired. Our commitment to placemaking and community engagement has inspired a compelling event and marketing platform, portfolio-wide.

At Ballston Exchange, we'll host lecture series, social gatherings, partner with local organizations, and design our own roster of community events.



TENANT EVENTS

Holiday Social at The Davenport (Boston, MA)

FITNESS & WELLNESS EVENTS

Yoga at Industry City (Brooklyn, NY)

EDUCATIONAL & INDUSTRY EVENTS

Center for Workplace Innovation Summit at The Innovation and Design Building (Boston, MA)

Seminar Series at Boston Design Center (Boston, MA)

“One of the aspects that appealed to us was the incredibly innovative culture that is so apparent when you visit the space. I know this environment will inspire our people, and I hope we can inspire those around us, as well.”

MATT O'TOOLE

President of Reebok
The Innovation and Design Building

A nexus of activity





Ballston Quarter

The evolution of Ballston Exchange coincides 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 signed leases include:



4201 Wilson Blvd. full floor option 1

Sample test fits show optionality for efficient, flexible office space and workspaces that drive collaboration and team work

WORKSPACE

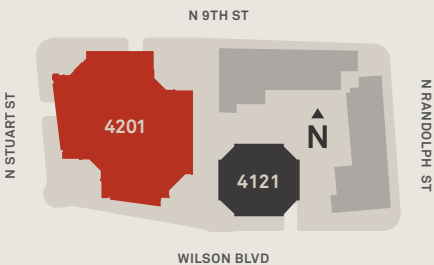
Total Seats	249
Open Workstations	152
Offices	97
RSF	51,335
RSF/Person	206
Ratio	60/40

MEETING

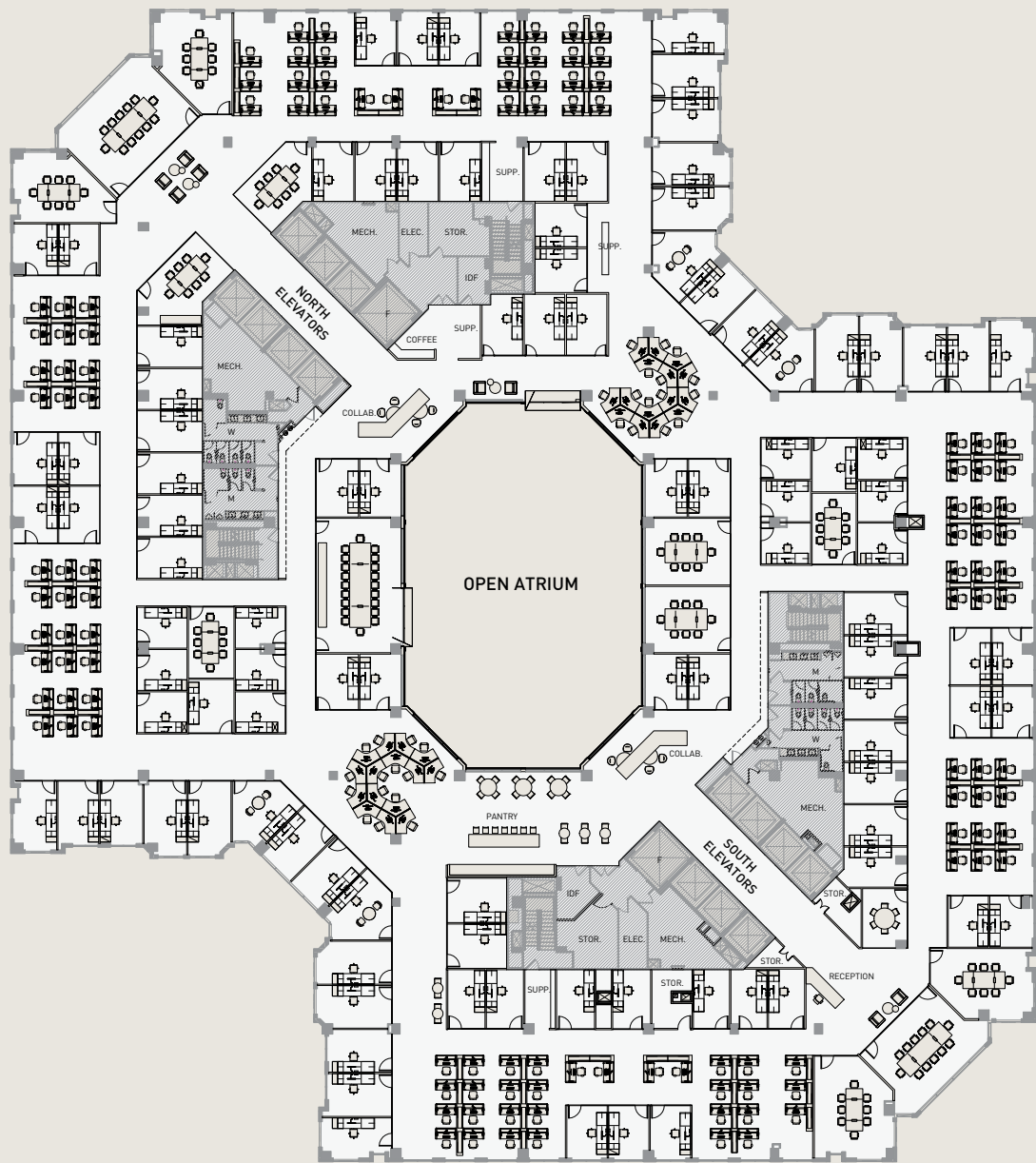
Total Seats (All)	171
Closed	118
Open	53
Seats/Person	.69: 1(All)
	.41: 1(Closed)

*Includes all conference room seating as well as open collaboration.

**Recommended conference room ratio (seats per person) is 1:1. Private office can be converted to meeting space if needed.



N STUART ST



WILSON BLVD

PASEO



4201 Wilson Blvd. full floor option 2

Sample test fits show optionality for efficient, flexible office space and workspaces that drive collaboration and team work

WORKSPACE

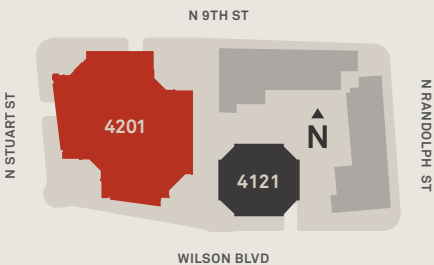
Total Seats	334
Open Workstations	265
Offices	69
RSF	51,335
RSF/Person	153
Ratio	73/27

MEETING

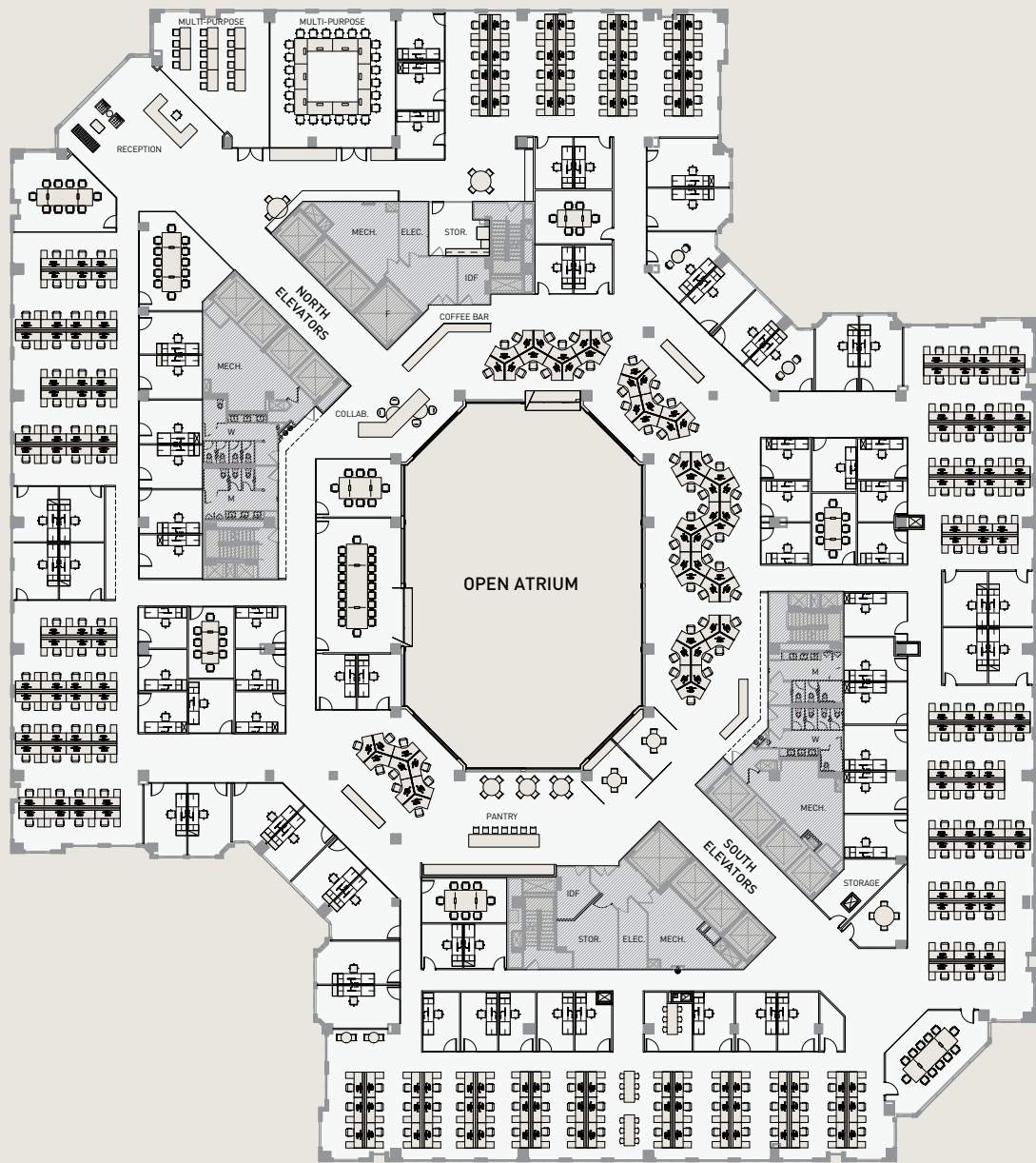
Total Seats (All)	195
Closed	148
Open	47
Seats/Person	.58: 1(All)
	.44: 1(Closed)

*Includes all conference room seating as well as open collaboration.

**Recommended conference room ratio (seats per person) is 1:1. Private office can be converted to meeting space if needed.



N STUART ST



WILSON BLVD

PASEO



4201 Wilson Blvd. half floor

Sample test fits show optionality for efficient, flexible office space and workspaces that drive collaboration and team work

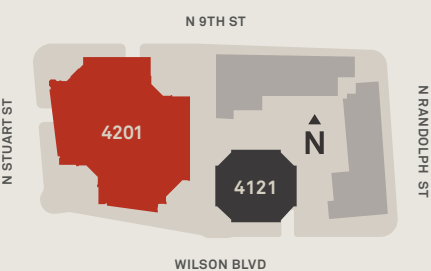
- Office
- Workstation
- Collaboration
- Conference
- Storage
- Support

5TH FLOOR PROGRAM SUMMARY

Office A (160 SF)	6
Office B (120 SF)	26
Workstation	73
Total	105

SQUARE FOOTAGE COMBINED

76,616.43 RSF
288 RSF per person





Ballston Exchange I
recently earned **LEED
Silver** certification from
the US Green Building
Council

Sustainability

Jamestown has a comprehensive sustainability program, Jamestown Green, which integrates environmental, social, and governance (ESG) factors throughout our operations.

EMS – Jamestown has an Environmental Management System (EMS) in place to track environmental performance data across the portfolio and to maximize the operational efficiency of our properties. In 2019, Jamestown was honored as a Gold Level Green Lease Leader by the Institute for Market Transformation and the Department of Energy.

GOVERNANCE – Jamestown reports annually to third parties, including the UN Principles for Responsible Investment (UNPRI) and the Global Real Estate Sustainability Benchmark (GRESB). Since 2014, Jamestown Premier has been categorized as a Green Star, which is the best possible GRESB quadrant designation.

JAMESTOWN GREEN GOALS

- Use Resources Responsibly – Minimize or reduce consumption of energy, water and waste creation through active property management and by engaging our tenants in best practices
- Enhance Our Communities – Engage with employees, tenants and other stakeholders to lead by example and be at the forefront of conversations at industry, government and community levels
- Create Healthy Spaces – Create healthier spaces that benefit our building occupants and increase occupancy and retention

JAMESTOWN GREEN TARGETS

Jamestown continues to work towards the following reduction targets by 2024 (from a 2014 baseline):

ENERGY



20%

GREENHOUSE GAS



20%

WATER



20%

WASTE



40-75% *

* diversion rate based on property type

About Jamestown

Jamestown is a privately-owned real estate investment and management firm whose scope extends far beyond the traditions of its industry. The company is a multi-disciplined, full service platform managing approximately \$10.2 billion of assets on behalf of investors and itself as of June 30, 2019.

With a nationwide portfolio heavily concentrated in the gateway markets of San Francisco, Los Angeles, Washington, D.C., Boston, and New York, Jamestown is deeply invested and committed to the national creative office movement.

Portfolio-wide, Jamestown's tenants can be found in the sectors that are fueling tomorrow's economy. It's this powerful, deep and influential network that Jamestown is utilizing to activate and energize Ballston Exchange.



PONCE CITY MARKET
Atlanta, GA



CHELSEA MARKET
New York, NY



22 FOURTH
San Francisco, CA



INDUSTRY CITY
Brooklyn, NY

Own the opportunity at Ballston Exchange

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