

Office Space *with Meaning*












a unique Opportunity

CBRE is pleased to present 4245 N. Fairfax Drive, also known as the Robert W. Wilson Building, after the renowned philanthropist and The Nature Conservancy benefactor.

Located in the heart of Arlington's vibrant Ballston submarket with a combination of on-site and walkable amenities, on-site structured parking, and direct access to metro, I-66 and the all new Ballston Quarter, 4245 N. Fairfax Drive represents a leasing opportunity unlike any other in the market. Owned by The Nature Conservancy, tenants in the project can take pride in co-locating with the leading global conservation organization, currently active in 79 countries around the world.



Building Highlights

-  165,848 SF of office space
-  21,000 SF floorplates
-  On-site management
-  Floor to ceiling windows
-  4 high-speed elevators
-  1.7/1,000 parking; 105 reserved
-  Over 300 solar panels installed
-  23,000-gallon cistern for rain water collection
-  Upgraded HVAC system



Renovations

Elevator Lobby & Digital Wall Elevation



Building Amenities



On-site metro



On-site restaurant



Bike storage and locker room



Outdoor patio with native garden views
& tenant lounge



Conference facility



Walkable to countless dining/retail amenities



2 blocks from new Ballston Quarter mall



Oak Grove activated outdoor space





a vibrant
Neighborhood

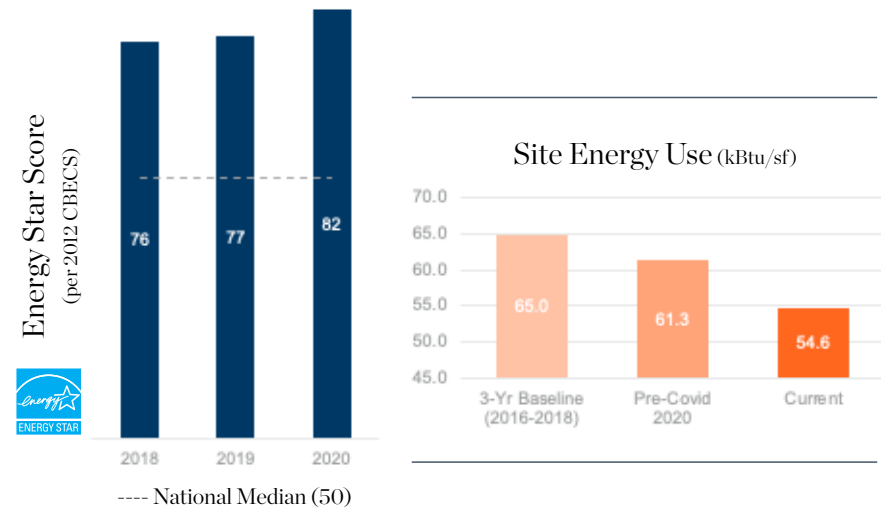
Sustainability of Today

The Nature Conservancy HQ

Achieved LEED EBOM Platinum

Top 20% of buildings for energy performance across the US (per CBECS data).

Adhere to LEED policies, including integrated pest management, locally/sustainably sourced materials, green cleaning, green landscaping, promotion and facilitation of alternative transportation, etc.



Emits 43% less Green House Gas than median US building



Energy Star: 80 Re-Certified (2022)



LEED Platinum Re-Certified (2024)





5th Floor

21,531 SF AVAILABLE IMMEDIATELY

- 119 WORKSTATIONS
- 12 OFFICES
- 1 CONFERENCE ROOM
- 2 HUDDLE ROOMS





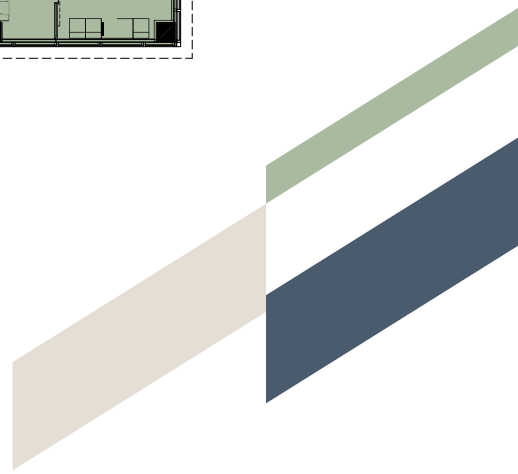
VIRTUAL TOUR [↗](#)

VIRTUAL TOUR [↗](#)

- 65 WORKSTATIONS
- 8 OFFICES
- 2 CONFERENCE ROOMS
- 1 HUDDLE ROOM

6th Floor 16,795 SF Contiguous

SUITE 600 - 11,943 SF AVAILABLE IMMEDIATELY
 SUITE 625 - 4,852 SF AVAILABLE IMMEDIATELY

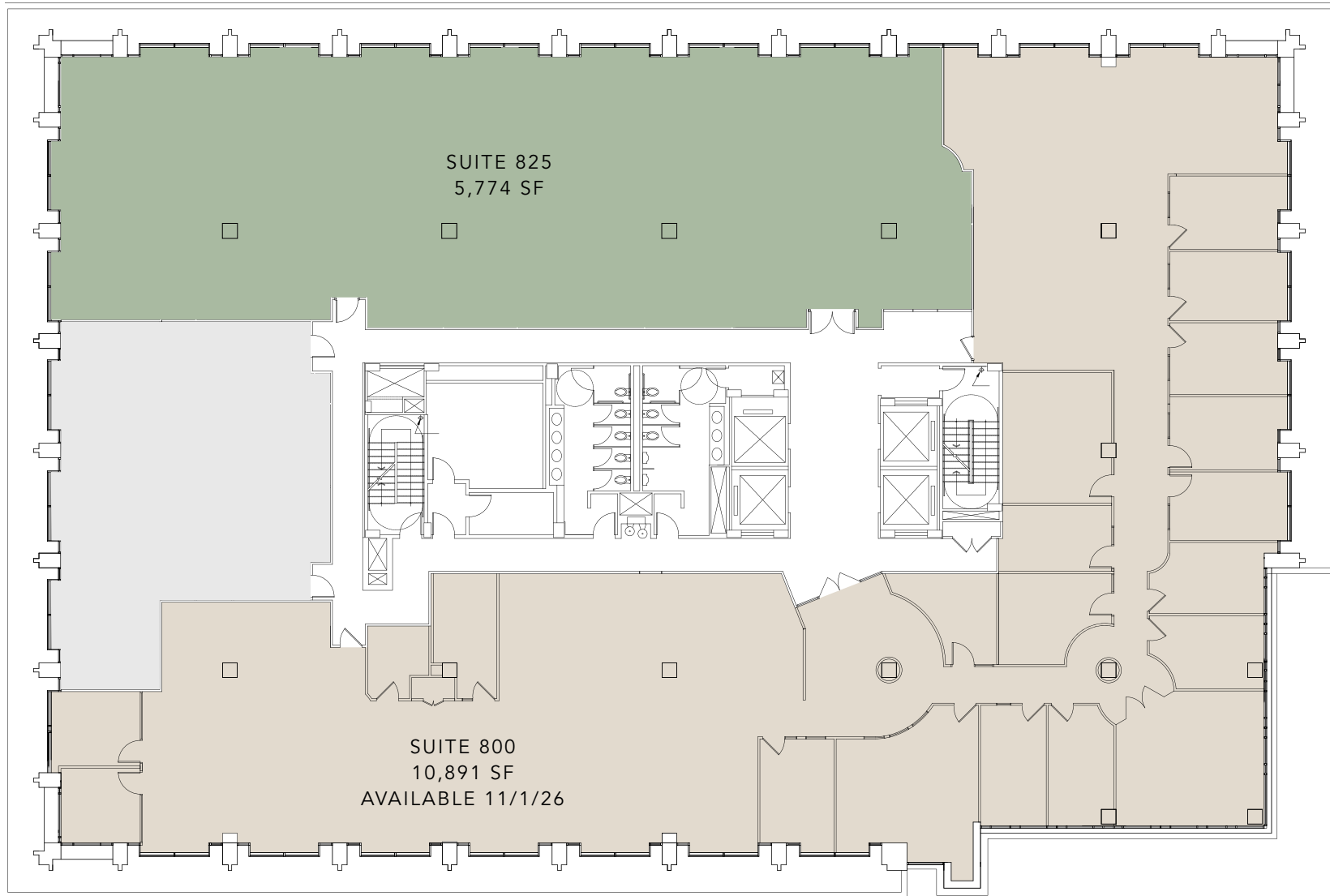


Suite 600



Suite 625

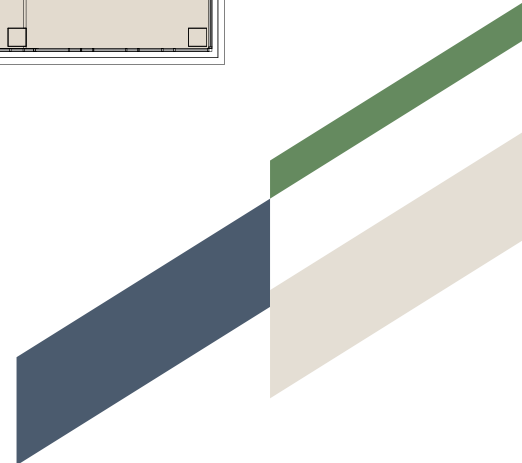
[VIRTUAL TOUR](#)



8th Floor 16,665 SF Contiguous

SUITE 800 - 10,891 SF AVAILABLE 11/1/26

SUITE 825 - 5,774 SF AVAILABLE IMMEDIATELY



Ownership

THE NATURE CONSERVANCY

The Nature Conservancy is the world's largest conservation organization, headquartered in Arlington, Virginia.



125 MILLION ACRES OF LAND PROTECTED
SINCE 1951

The Nature Conservancy is a global environmental nonprofit working to create a world where people and nature can thrive.

Founded at its grassroots in the United States in 1951, The Nature Conservancy has grown to become one of the most effective and wide-reaching environmental organizations in the world. Thanks to more than a million members and the dedicated efforts of our diverse staff and more than 400 scientists, we impact conservation in 79 countries and territories across six continents.

BY THE NUMBERS



79

We impact conservation in 79 countries and territories



100

We operate more than 100 marine conservation projects



400

We have more than 400 scientists on staff



125M

We have protected more than 125 million acres of land

Let's Talk



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