

EXTRAORDINARY DELIVERED

BALLSTON METRO CENTER

Arlington, Virginia
Capital Markets

OPPORTUNITY

Transwestern was retained to sell Ballston Metro Center at 901 N. Stuart St. The 235,568-square-foot office building is part of a mixed-used project directly above Ballston Metro Station. The property was 61% occupied at the time of sale, but falling to 45% occupancy in the next 12 months.

SOLUTION

Marketing materials highlighted the building as a value-add opportunity in a prime location above a Metro station and one block from Ballston Common Mall's high-profile, \$317 million renovation into Ballston Quarter. The revitalization project, set to deliver in 2017, will create an entertainment-focused central gathering place with street-facing retail and a pedestrian plaza.

RESULTS

A joint venture between PERSEUS Realty and ELV Associates purchased the property for \$69.5 million.

