



# LOOKOUT AT 6400

6400 AND 6402 ARLINGTON BOULEVARD, FALLS CHURCH VA



**SAGE**  
VENTURES

**NEWMARK**

# LIVE.WORK.PLAY.



**TWO FITNESS  
CENTERS**



**SPA QUALITY  
LOCKER ROOMS**



**MULTIPLE CONFERENCE  
FACILITIES**



**NEW LOBBIES AND  
COMMON AREAS**



**TENANT  
LOUNGE**



**GOLF  
SIMULATOR**



**UPSCALE CAFE  
ON-SITE**



**SECURED STRUCTURED  
PARKING**

## PROMINENT ACCESS



**LOCATED JUST  
ONE MILE FROM  
INTERSTATE-66**



**ONSITE  
WMATA BUS  
STATION**



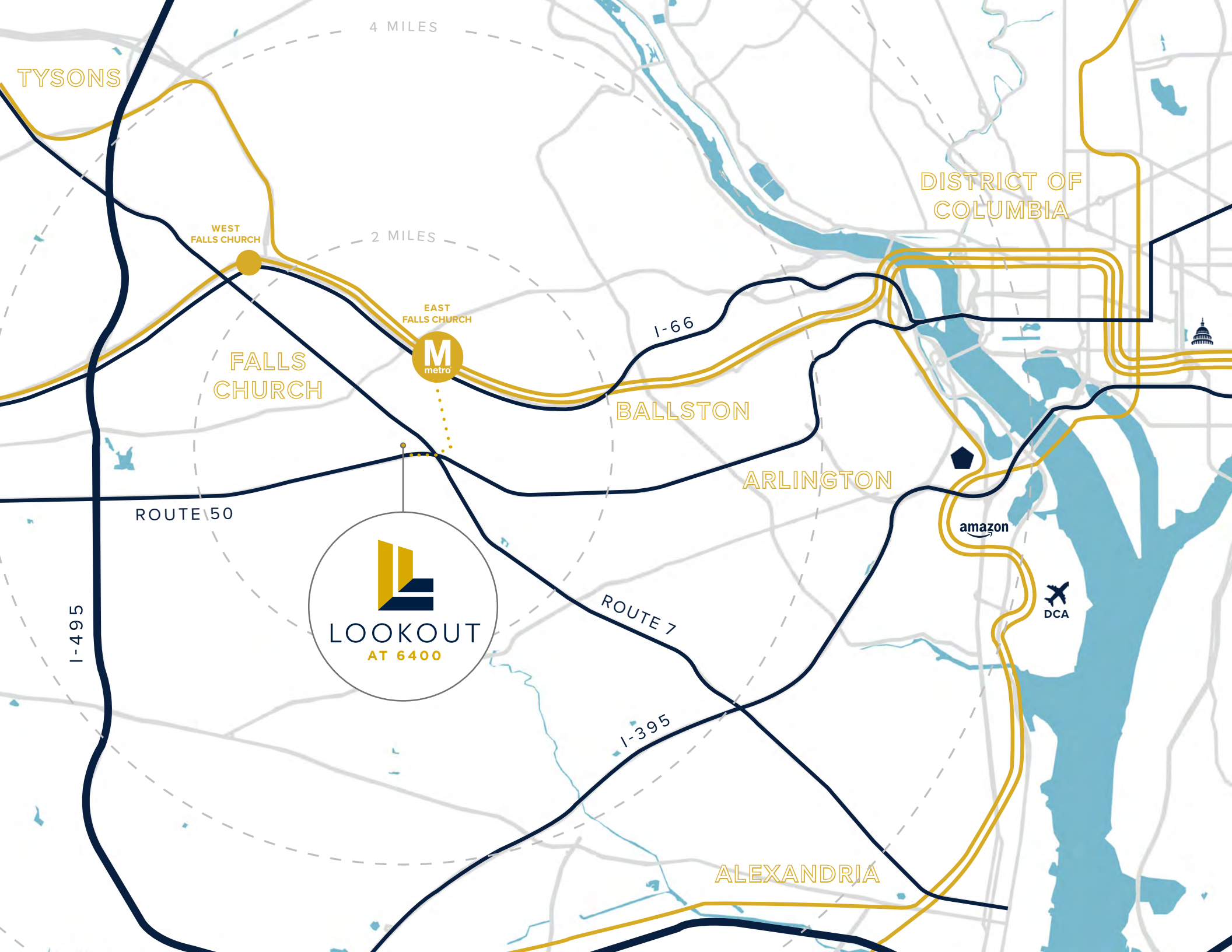
**SHUTTLE SERVICE  
TO EAST FALLS  
CHURCH STATION**



**SURROUNDED BY HIGH  
QUALITY RETAIL**







TYSONS

DISTRICT OF  
COLUMBIA

WEST  
FALLS CHURCH

2 MILES

EAST  
FALLS CHURCH



FALLS  
CHURCH

I-66

BALLSTON

ARLINGTON

ROUTE 50

amazon

DCA

ROUTE 7

I-395

ALEXANDRIA

I-495



# 80+ RESTAURANTS

Chick-fil&

tropical CAFE  
SMOOTHIE

Cafe Rio  
FRESH MODERN MEXICAN

FIVE GUYS

Panera  
BREAD®

LEBANESE TAVERNA

moby  
dick  
HOUSE  
OF KABOB

SUBWAY®

Tava & Pet

NORTHSIDE  
SOCIAL  
COFFEE & WINE

sweetFrog  
premium frozen yogurt

DUNKIN'



VOCELLI  
PIZZA  
Savoring Classic Italian Quality

  
LOOKOUT  
AT 6400



Falls Church

FALLS CHURCH

WESTOVER

SEVEN CORNERS

66

7

50

1.5 MILES

ONE MILE

HALF MILE

HILLWOOD AVENUE

ROSEVELT AVENUE

PATRICK HENRY DRIVE



# TOWN HALL

## INCREDIBLE VIEWS

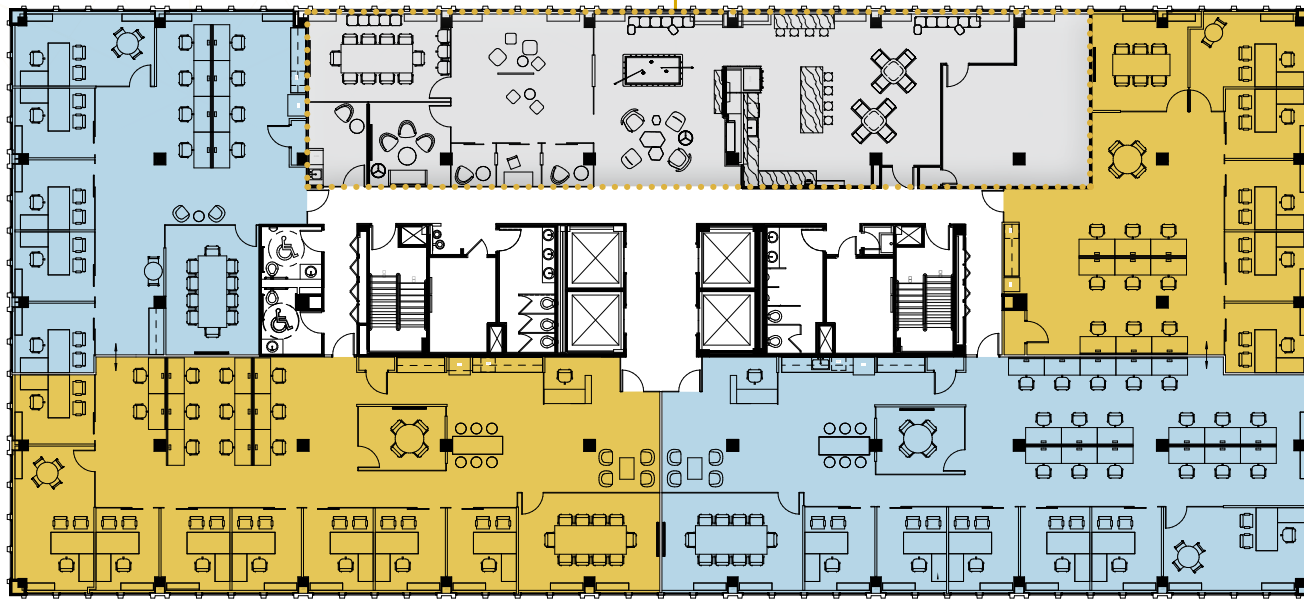
Experience the 12th Floor Tenant Lounge at Lookout at 6400, where stunning panoramic views meet elevated amenities. Enjoy access to modern conference rooms, collaborative workspaces, a full golf simulator, and private phone booths.



### TOWN HALL

**SPEC SUITE A**  
2,285 RSF

**SPEC SUITE D**  
2,160 RSF



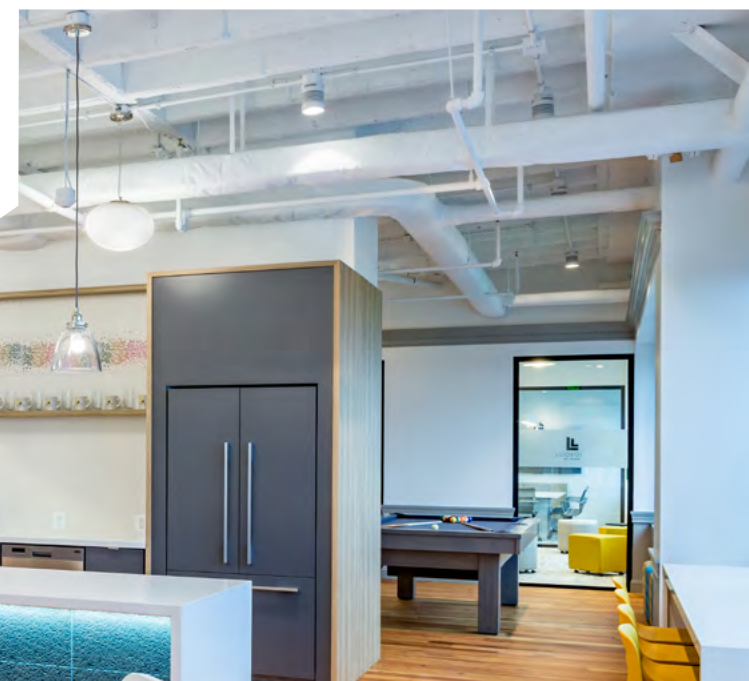
**SPEC SUITE B**  
3,572 RSF

**SPEC SUITE C**  
3,728 RSF





# TROPHY AMENITIES



**FINISHED**  
& **PHENOMENAL**



# CONFERENCE FACILITY



BOARD ROOM

## TRUE CONFERENCING CENTER ON SITE WITH A

- » 75 PERSON TRAINING FACILITY
- » 25 PERSON CONFERENCE FACILITIES
- » 20 PERSON BOARD ROOM
- » LOUNGE WITH SMALLER BREAKOUT ROOMS.



TRAINING CENTER



MULTIPLE BREAKOUT SPACES



# TENANT LOUNGE

## 12TH FLOOR TENANT LOUNGE EQUIPPED WITH

- » CONFERENCE ROOMS
- » COLLABORATIVE AREAS
- » A FULL GOLF SIMULATOR
- » AND PRIVATE PHONE BOOTHS.





# 2 SEPERATE FITNESS CENTERS

## EXPANSIVE GYM WITH

- » NEW FITNESS EQUIPMENT
- » PELOTON ROOM
- » TOWEL SERVICE
- » AVAILABLE ONSITE TRAINING

The Vault





# SPA QUALITY LOCKER ROOMS





# HEALTHY MEASURES

## THAT MAKE A DIFFERENCE



**HVAC AIR  
PURIFIER**



**UV-C  
LIGHT UNITS**



**TOUCHLESS  
ENTRY**



**ENHANCED  
JANITORIAL**





EXCEPTIONAL  
CORPORATE CATERING

ONSITE AND  
AVAILABLE WITH:

 **SINPLICITY**  
CATERING.COM

TOTALLY FROM SCRATCH, ARTISTICALLY  
PRESENTED & DELIVERED ON TIME.  
SINPLICITY GUARANTEES IT.

NO ONE TAKES MORE CARE TO PROVIDE  
THE VERY BEST IN FOOD, DELIVERY AND  
SERVICE THAN SINPLICITY. WHETHER YOU  
NEED BUSINESS CATERING IN NORTHERN  
VIRGINIA OR DC, SINPLICITY IS HOPING  
THAT YOU'LL THINK OF THEM FOR  
YOUR NEXT MEETING OR CELEBRATION.



**NEWMARK**





Sage Ventures is a Maryland-based real estate investment and management company specializing in acquisitions and development in the Baltimore-Washington corridor. Since its first acquisition in 2004, Sage Ventures has grown its portfolio value to over \$1 Billion. The hands-on approach to asset and property management reduces operating costs and allows for strategic capital improvements leading to greater benefits for tenants and investors. As a large-scale corporation that's mom-and-pop at heart, clients and tenants are provided a signature combination of nimble, personalized care and a broad range of opportunities.

AS A COLLABORATIVELY-RUN CORPORATION, SAGE VENTURES DEVELOPS, OWNS, AND MANAGES EXCEPTIONAL PROPERTIES THROUGHOUT THE GREATER BALTIMORE/WASHINGTON REGION.



DEVELOP



OWN



MANAGE



ADD VALUE



COLLABORATE

OVER 21 YEARS  
OF OPERATION

\$1B+ ASSETS  
UNDER MANAGEMENT

GEOGRAPHICAL FOCUS IN  
WASHINGTON DC-AREA

WYNFIELD PARK

MARK AT BRICKYARD







LOOKOUT  
AT 6400

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**SAGE**  
VENTURES

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