

40
FORTY
N. FAIRFAX

PRIME SPOT,
STUNNING
TRANSFORMATION

4040 N FAIRFAX DRIVE | ARLINGTON VA 22203

 PENZANCE

 STREAM

FIND YOUR WORK-LIFE HARMONY HERE



AMENITIES BEYOND NINE TO FIVE

Recently renovated, 4040 North Fairfax Drive boasts a prime location with top-tier amenities in the heart of a vibrant, amenity-rich neighborhood. Just two blocks from both Ballston and Virginia Square Metrorail Stations, DARPA, and minutes from I-66, the property offers unparalleled connectivity to the region’s major thoroughfares.

On-site amenities include:

- Fully furnished 4,000 SF building terrace with impressive views into DC.
- Conference facility and tenant lounge located on the 10th floor that connects to the building terrace.
- Tenant-only fitness center.
- Bike room with tune-up station.
- SPENGA, a cardio strength and flexibility studio, is located in the building and offers tenant-only discounts.



TENANT LOUNGE & CONFERENCE CENTER

4040 NORTH FAIRFAX | ARLINGTON, VA 5



40
FORTY
N. FAIRFAX



STREAM

LOBBY & ROOFTOP TERRACE



FITNESS CENTER



ACCESS MADE EFFORTLESS

FIVE + TEN MINUTE WALKING DISTANCE

BALLSTON
METRO STATION

4 MINS

BALLSTON
QUARTER

5 MINS

QUINCY
PARK

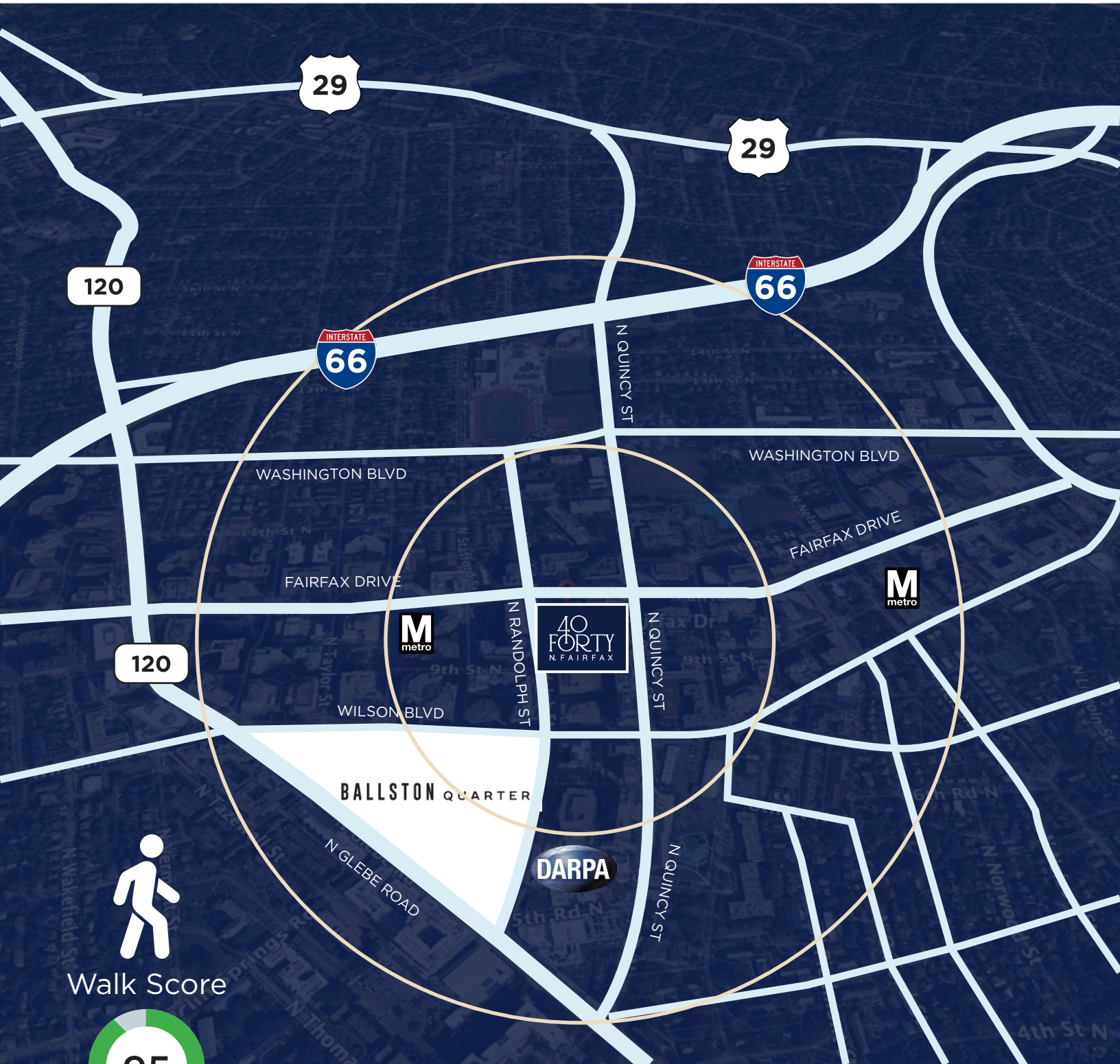
6 MINS

DEFENSE ADVANCED
RESEARCH PROJECTS AGENCY

7 MINS

VIRGINIA SQUARE
METRO STATION

8 MINS



Walk Score

95

AMENITIES & DINING OPTIONS

DINING

- 1 TRUE FOOD KITCHEN
- 2 COMPASS COFFEE
- 3 BIG BUNS
- 4 POTBELLY
- 5 WHINO
- 6 RUS UZ
- 7 TED'S BULLETIN
- 8 DUNKIN' DONUTS
- 9 NANDO'S PERI PERI
- 10 BRONSON BIERHALL
- 11 IHOP
- 12 WE, THE PIZZA
- 13 PUNCH BOWL SOCIAL
- 14 GRAND CRU WINE BAR
- 15 IMMIGRANT FOOD
- 16 SHAKE SHACK
- 17 CAVA
- 18 STARBUCKS
- 19 EL REY
- 20 CHIPOTLE
- 21 SWEETGREEN
- 22 TACO BAMBA

- 23 THE SALTINE
- 24 WHICH WICH
- 25 WORLD OF BEER
- 26 UNCLE JULIO'S
- 27 PANERA BREAD
- 28 P.F. CHANGS
- 29 SILVER DINER
- 30 SUBWAY

BANKS

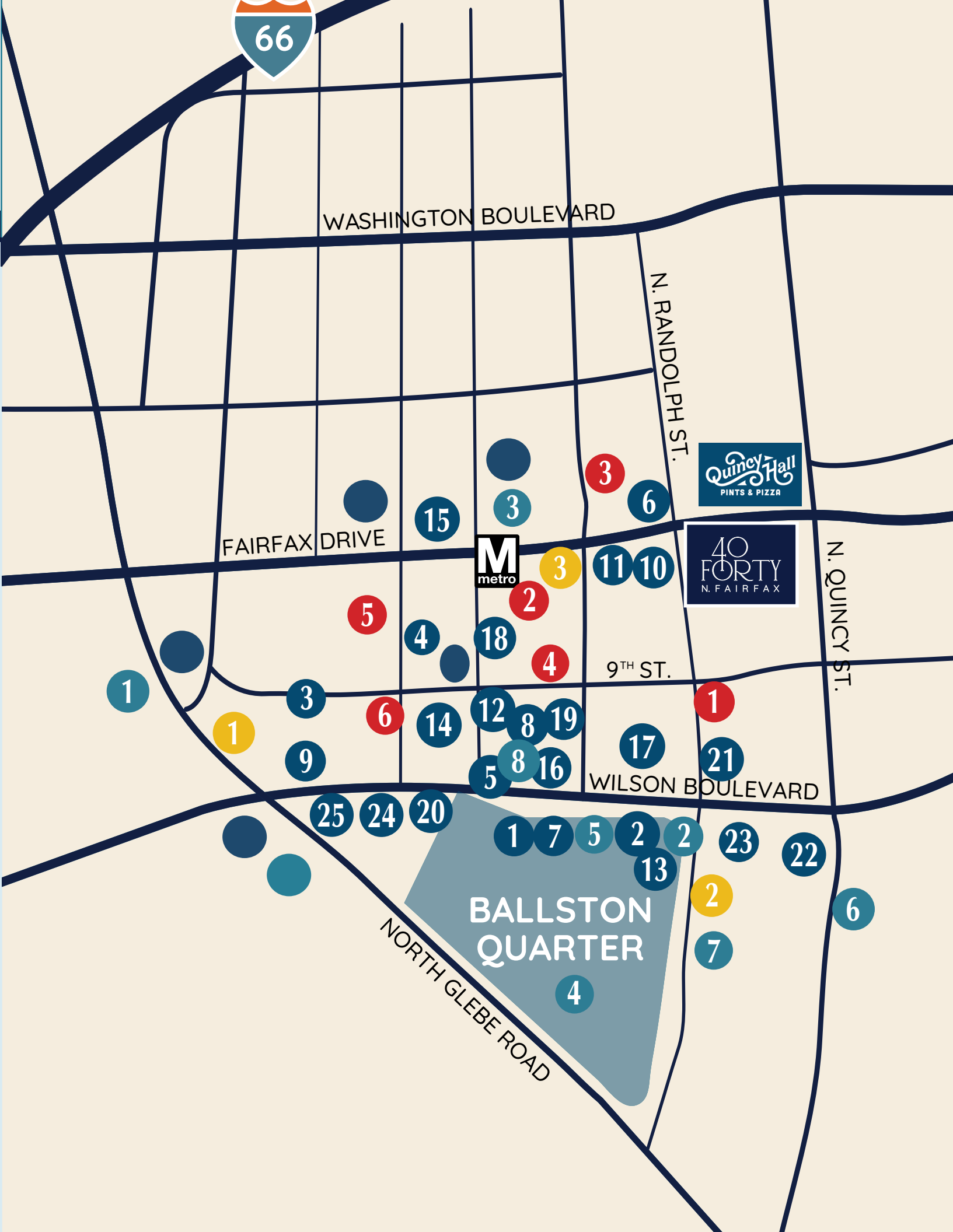
- 1 NAVY FEDERAL
- 2 BANK OF AMERICA
- 3 WELLS FARGO
- 4 CHASE
- 5 TRUIST
- 6 PNC BANK

HOTELS

- 1 THE WESTIN
- 2 RESIDENCE INN
- 3 HILTON

OTHER

- 1 VIRGINIA TECH
- 2 VIDA FITNESS
- 3 7-ELEVEN
- 4 MEDSTAR ICEPLEX
- 5 CVS PHARMACY
- 6 GOLD'S GYM
- 7 DARPA
- 8 UPS STORE
- 9 TARGET



TENANT PERKS THAT NEVER CEASE

4040 NORTH FAIRFAX | ARLINGTON, VA

THE 4040 EXPERIENCE

We are turning up tenant expectations and upgrading your workplace experience at 4040 by providing concierge services and organizing tenant events and celebrations, all easily managed.

- Tenant Yoga
- Mardi Gras Beignet Bar
- Earth Day Flowers
- National Hot Chocolate Day
- Plus even more tenant programming
- Ice Cream Social
- Opening Day Event
- Summer Rooftop Soiree
- St. Patrick's Day Desserts
- Annual Electronic Recycling Event



UNLOCK POTENTIAL ON EVERY FLOOR

EIGHTH FLOOR

SUITE 888 - 8,447 SF

SEVENTH FLOOR

SPEC SUITE A - 2,761 SF
SPEC SUITE C - 3,741 SF

SIXTH FLOOR

SUITE 601 - 2,924 SF

FIFTH FLOOR

SUITE 550 - 3,886 SF

FOURTH FLOOR

FULL FLOOR - 20,830 SF

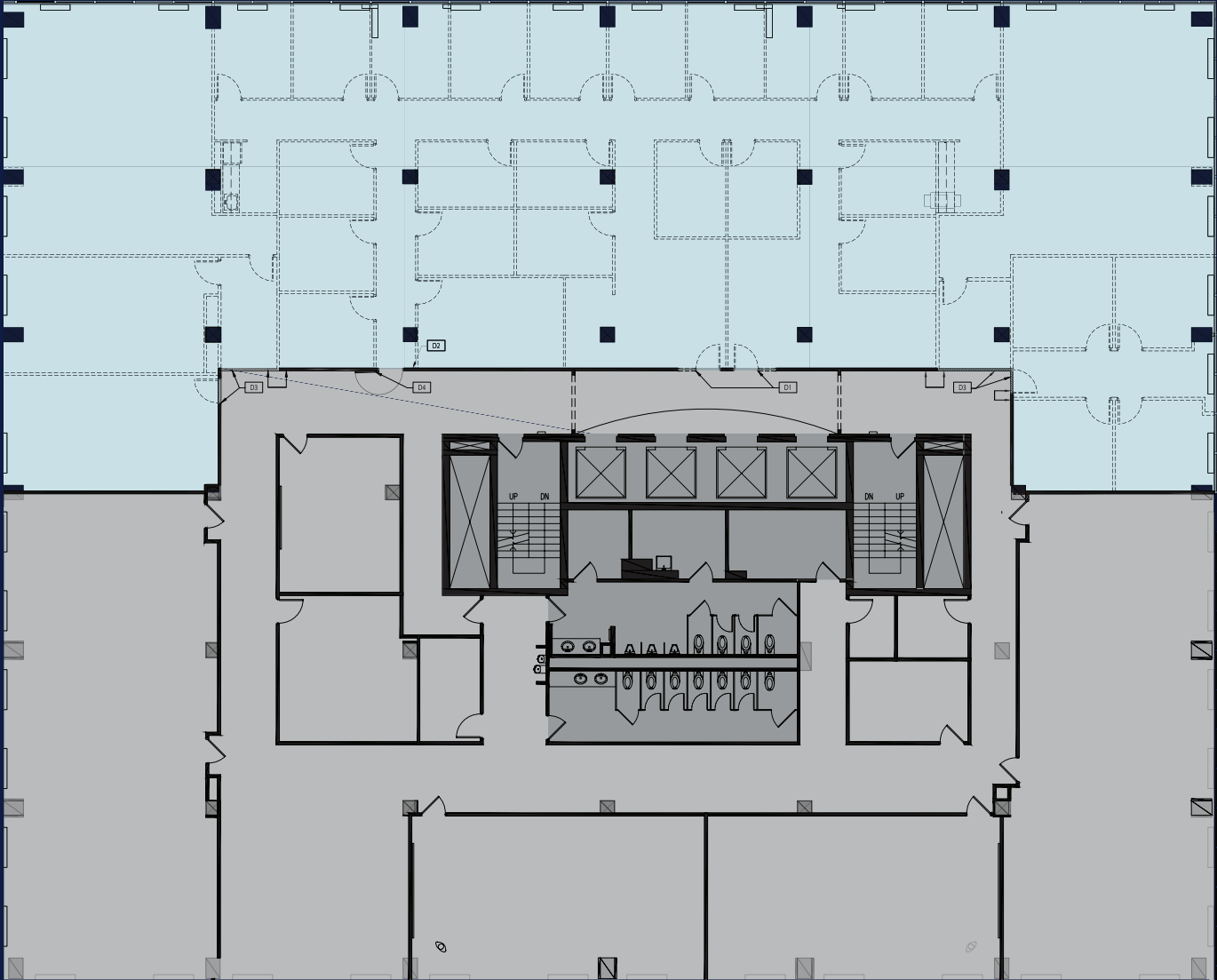
THIRD FLOOR

SUITE 300 - 11,342 SF

THIRD FLOOR

SUITE 300 - 11,342 SF

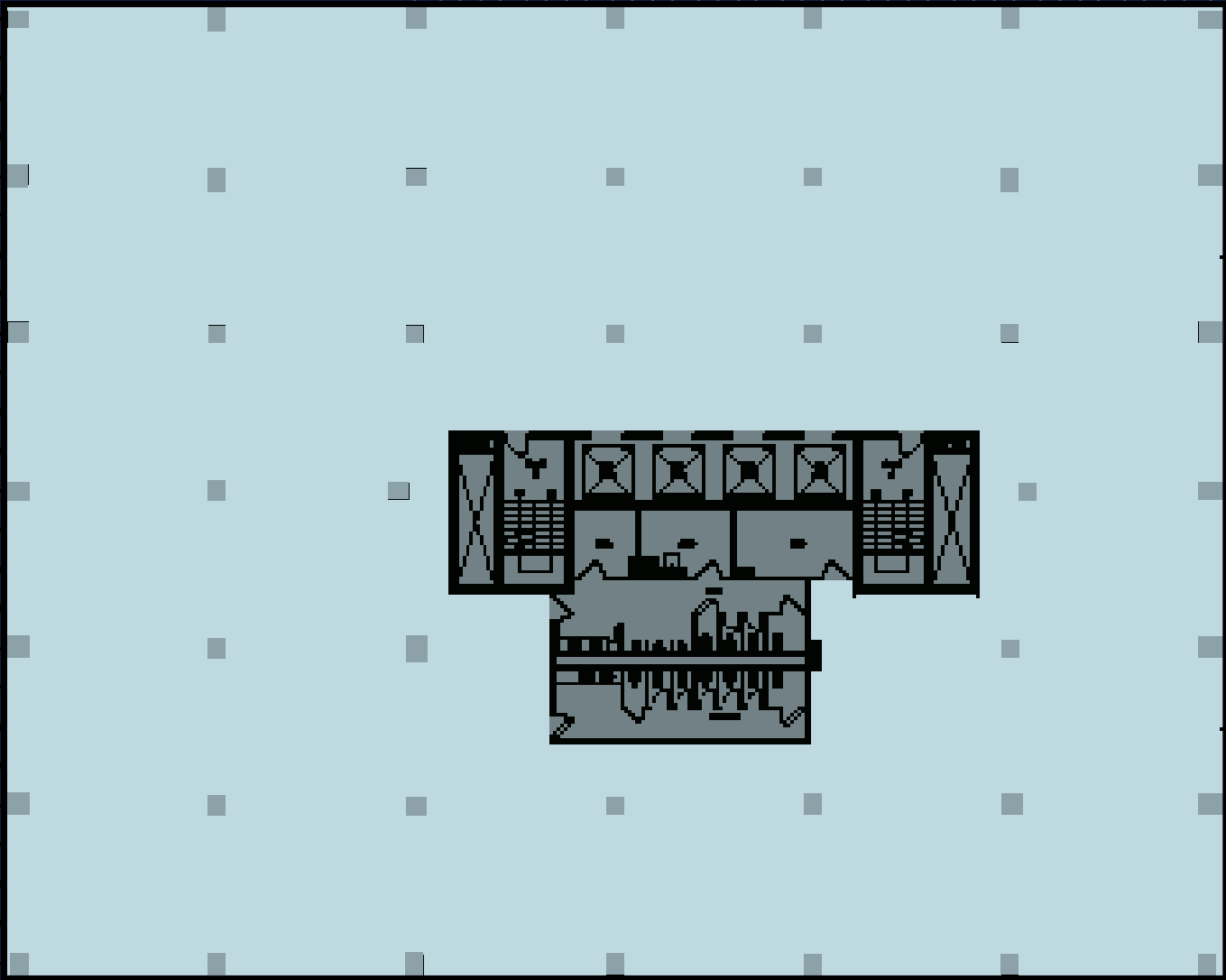
SUITE 300



FOURTH FLOOR

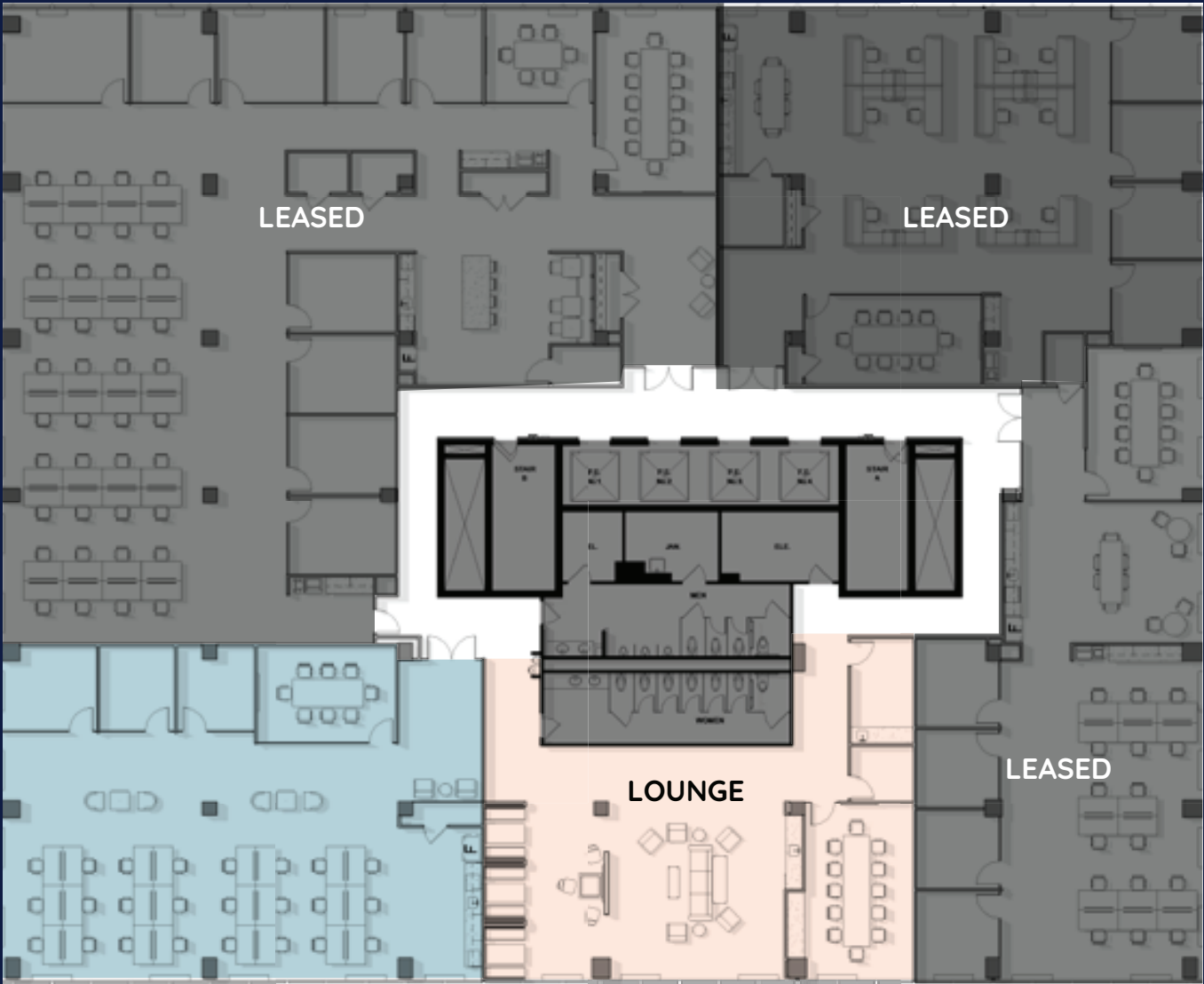
FULL FLOOR AVAILABLE - 20,830 SF

SUITE 400



FIFTH FLOOR

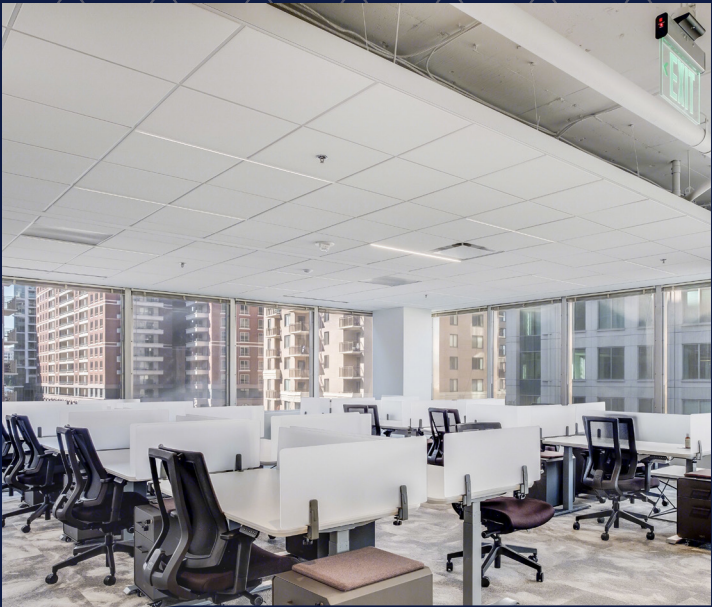
SPEC SUITES



SUITE 550 | 3,886 RSF

FIFTH FLOOR

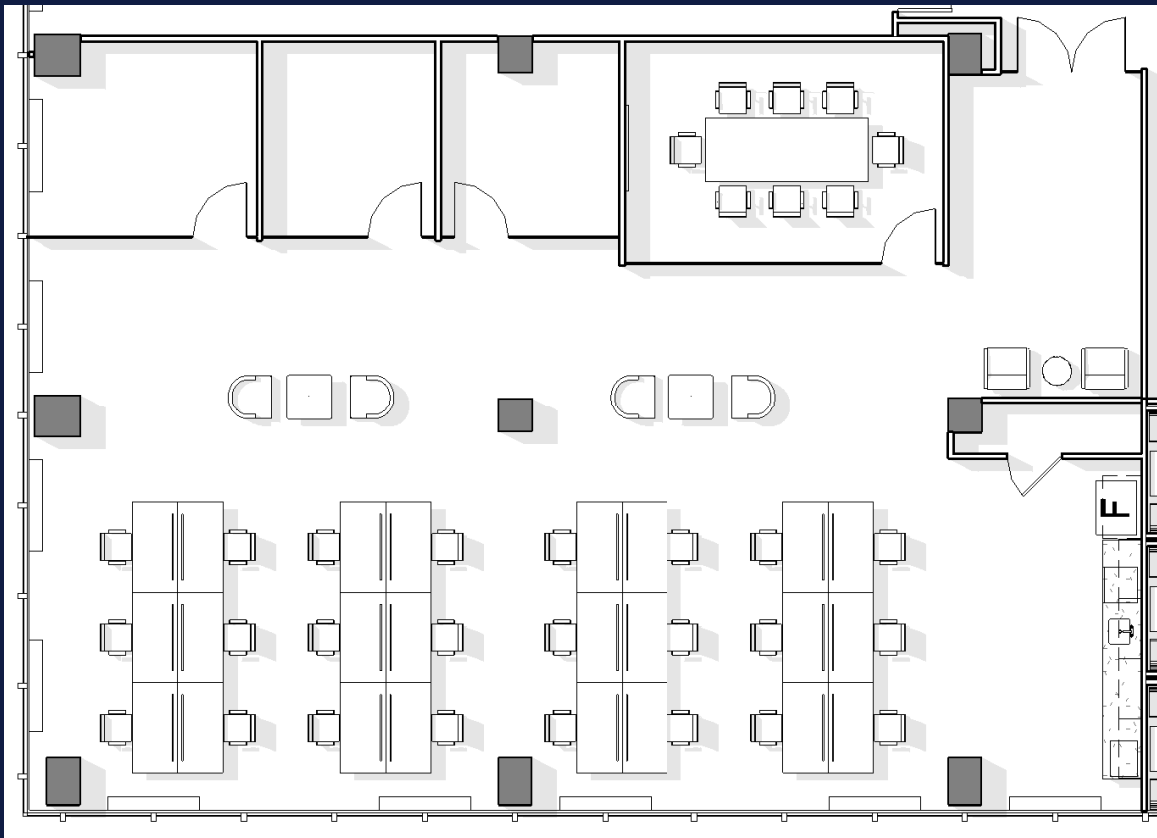
SPEC SUITES AND AMENITIES



FIFTH FLOOR

SPEC SUITE 550 - 3,886 SF

- 8 PERSON CONFERENCE CENTER
- 3 OFFICES
- 24 WORKSTATIONS
- FULLY FURNISHED



SIXTH FLOOR

SUITE 601 - 2,924 SF

- 12 PERSON CONFERENCE CENTER
- 20 WORKSTATIONS



SEVENTH FLOOR

SPEC SUITES

SUITE A | 2,761 SF

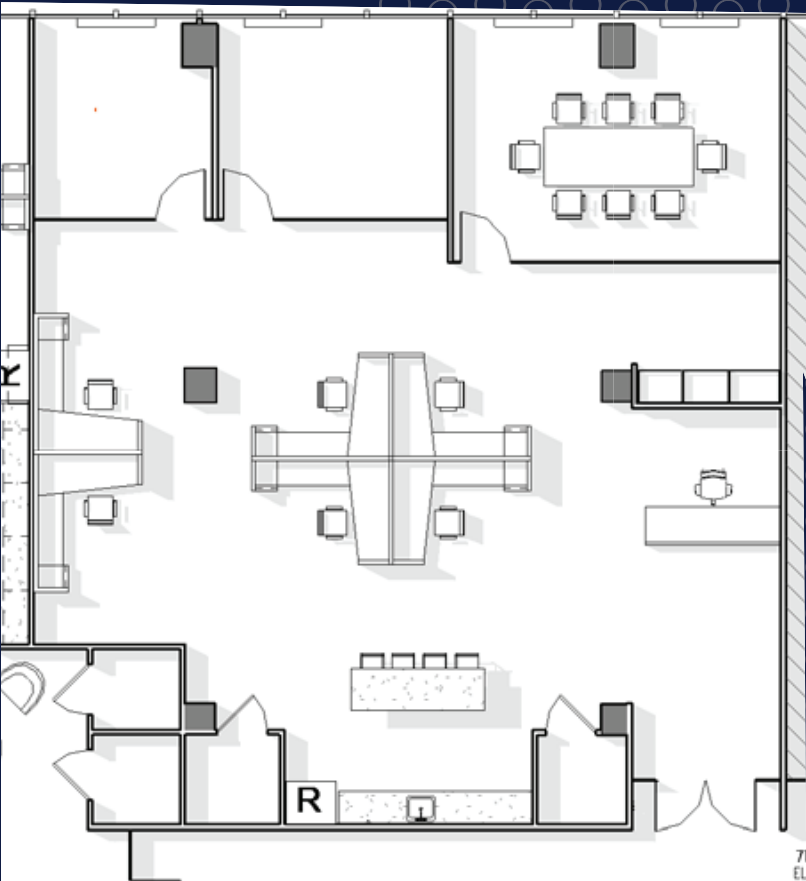


SEVENTH FLOOR

4040 NORTH FAIRFAX | ARLINGTON, VA 22204

SPEC SUITE A - 2,761 SF

-  8 PERSON CONFERENCE CENTER
-  2 OFFICES
-  6 WORKSTATIONS

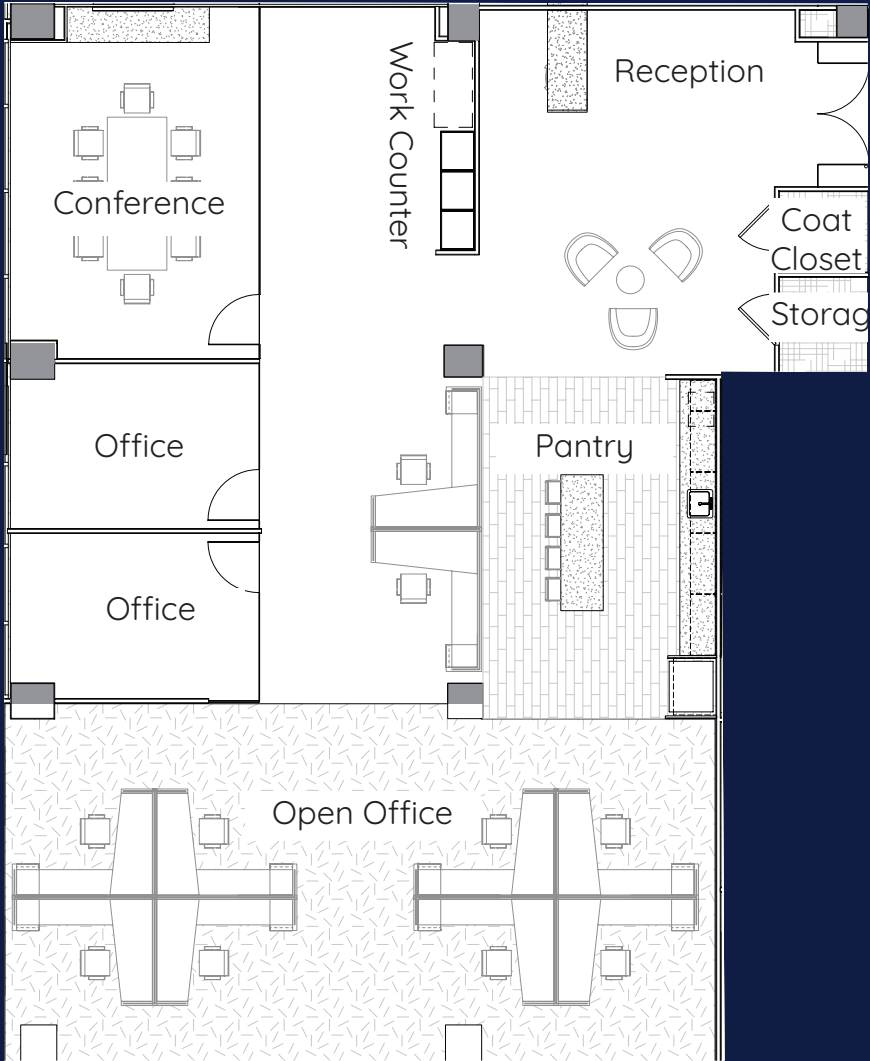


SUITE C | 3,741 SF

SEVENTH FLOOR

SPEC SUITE C - 3,741 SF

- 8 PERSON CONFERENCE CENTER
- 2 OFFICES
- 10 WORKSTATIONS

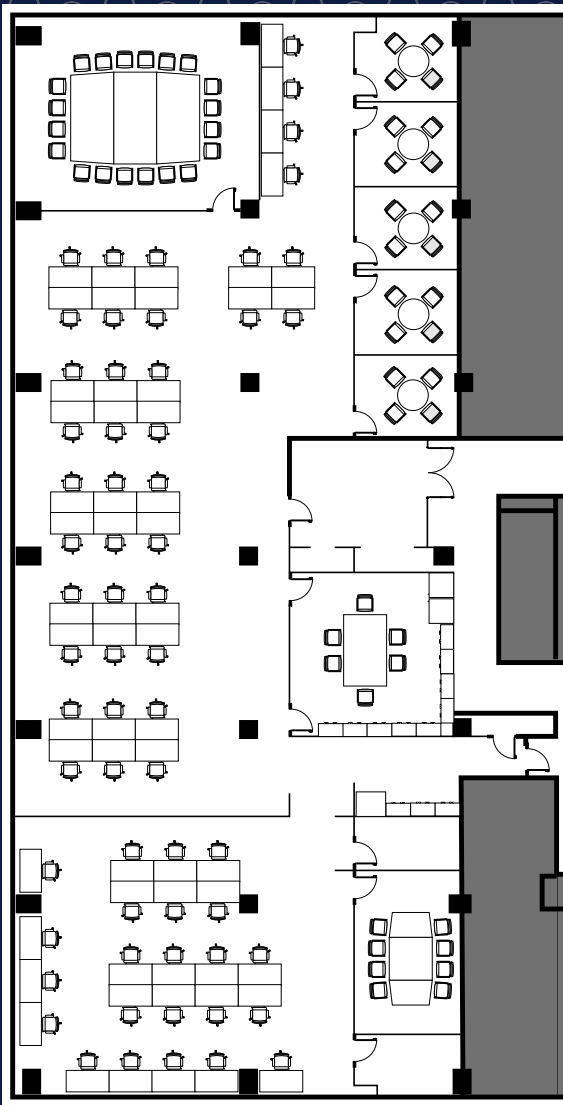


EIGHTH FLOOR

4040 NORTH FAIRFAX | ARLINGTON, VA 22204

SUITE 888 - 8,447 SF

- 20 PERSON CONFERENCE CENTER
- 8 PERSON CONFERENCE CENTER
- 5 OFFICES
- 61 WORKSTATIONS



40
FORTY
N. FAIRFAX

PRIME SPOT,
STUNNING
TRANSFORMATION

CARTER BYRNES

703.439.1096

carter.byrnesh@streamrealty.com

AUSTIN HIGH

703.596.1012

austin.high@streamrealty.com

ERIK MCLAUGHLIN

703.439.1137

erik.mclaughlin@streamrealty.com

NICOLE POTOCKI

608.471.0804

nicole.potocki@streamrealty.com



Copyright © 2024 Stream Realty Partners, All rights reserved.

The information contained herein was obtained from sources believed reliable; however, Stream Realty Partners, L.P. make no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, change of price, or conditions, prior sale or lease, or withdrawal without notice.