

6400 AND 6402 ARLINGTON BOULEVARD, FALLS CHURCH VA



LOOKOUT AT 6400



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**

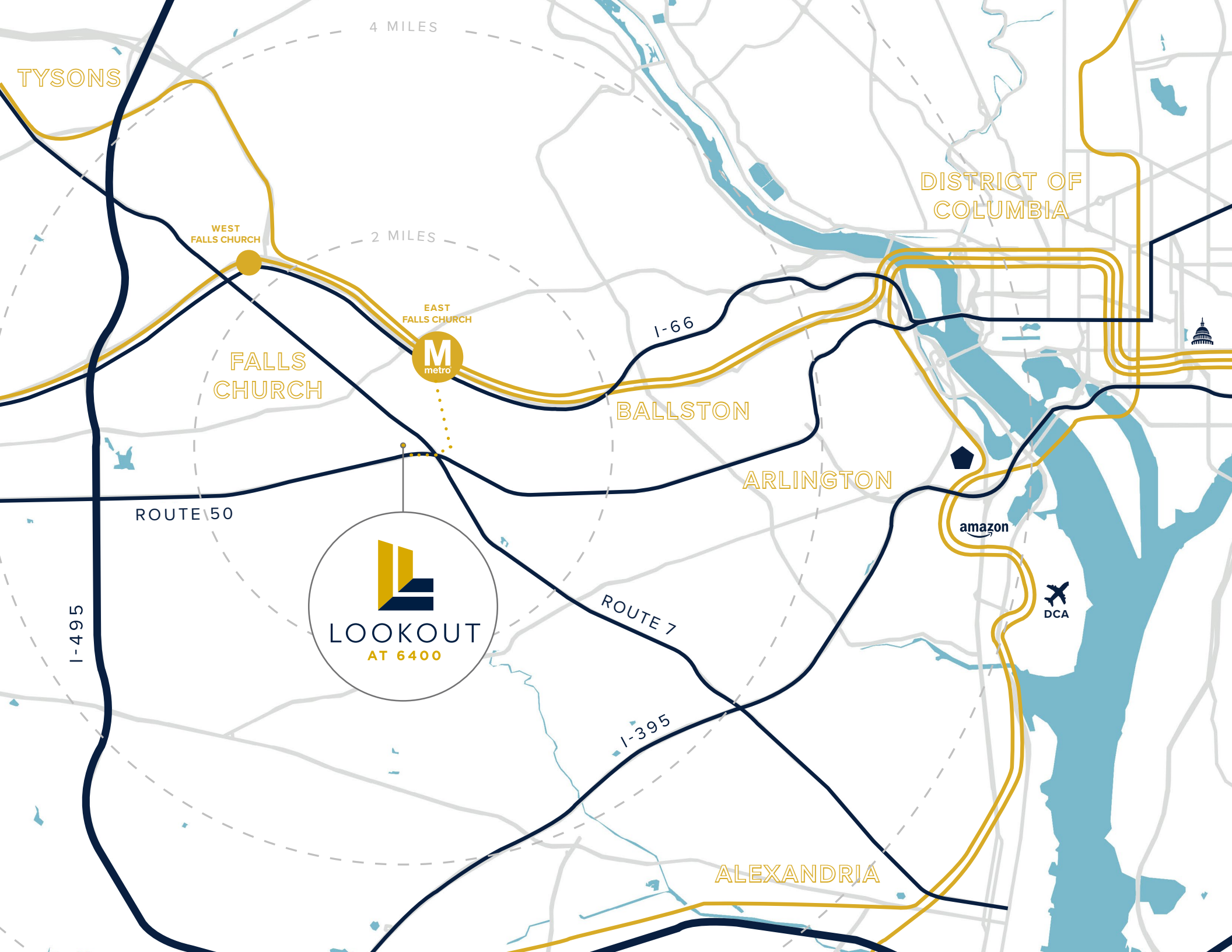


**SHUTTLE SERVICE
TO EAST FALLS
CHURCH STATION**



**SURROUNDED BY HIGH
QUALITY RETAIL**





TYSONS

4 MILES

DISTRICT OF COLUMBIA

WEST FALLS CHURCH

2 MILES

EAST FALLS CHURCH



I-66

FALLS CHURCH

BALLSTON

ARLINGTON

ROUTE 50

amazon



ROUTE 7

I-495

I-395

ALEXANDRIA

1.5 MILES

ONE MILE

HALF MILE



WESTOVER

FALLS CHURCH

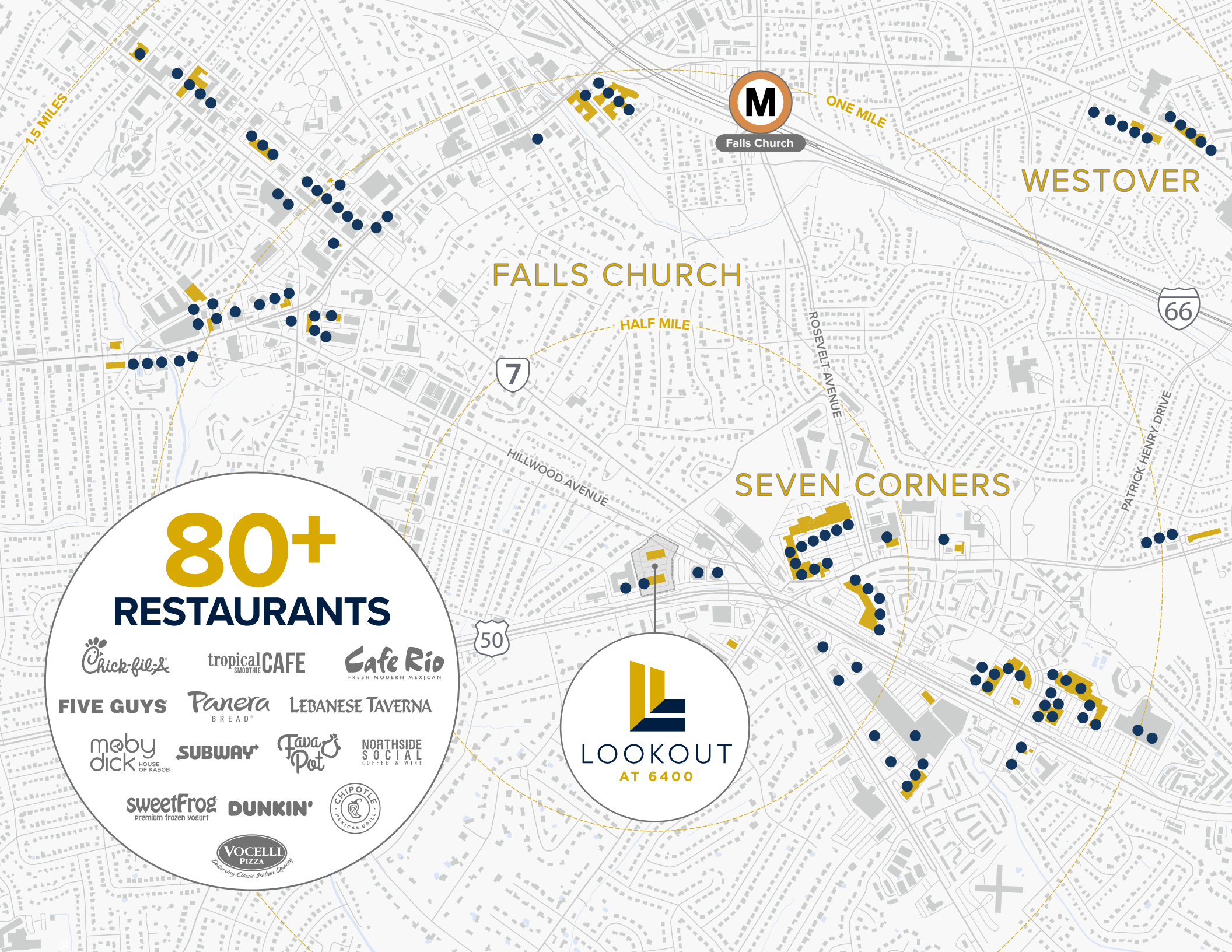
SEVEN CORNERS



80+ RESTAURANTS

Chick-fil& tropical CAFE Cafe Rio
 FIVE GUYS Panera BREAD LEBANESE TAVERNA
 moby dick HOUSE OF KABOB SUBWAY Tava & Pet NORTHSIDE SOCIAL COFFEE & WINE
 sweetFrog premium frozen yogurt DUNKIN' CHIPOTLE MEXICAN GRILL
 VOCELLI PIZZA Serving Classic Italian Dishes

LOOKOUT AT 6400



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.

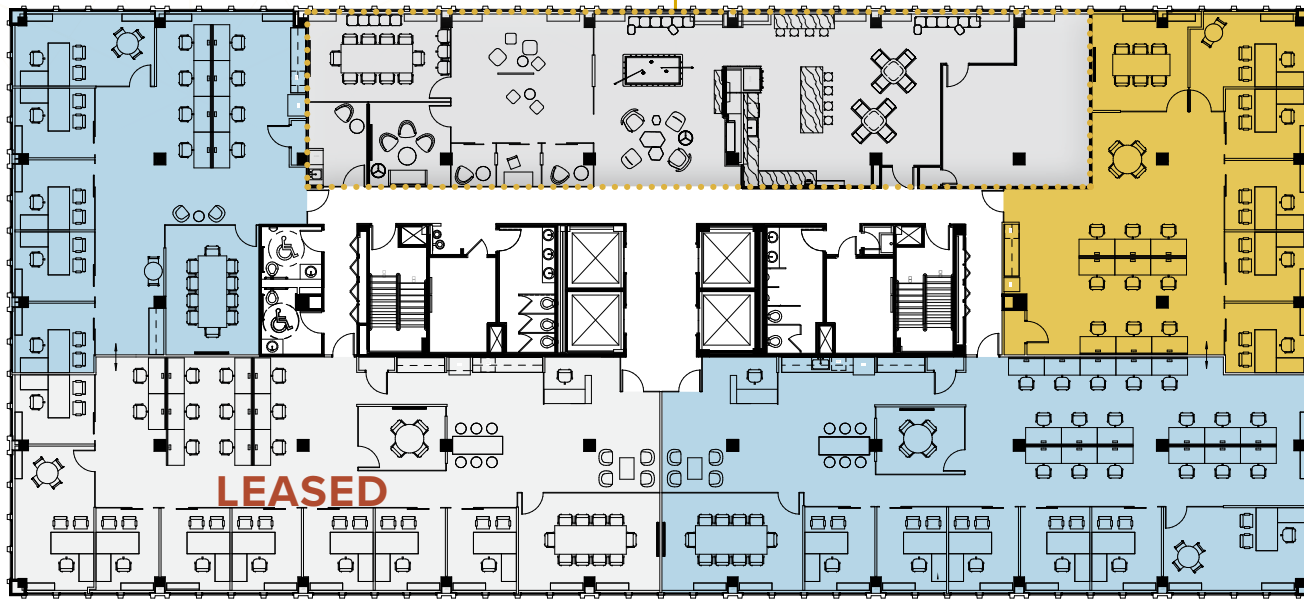


LOOKOUT
AT 6400

TOWN HALL

SPEC SUITE A
2,285 RSF

SPEC SUITE D
2,160 RSF



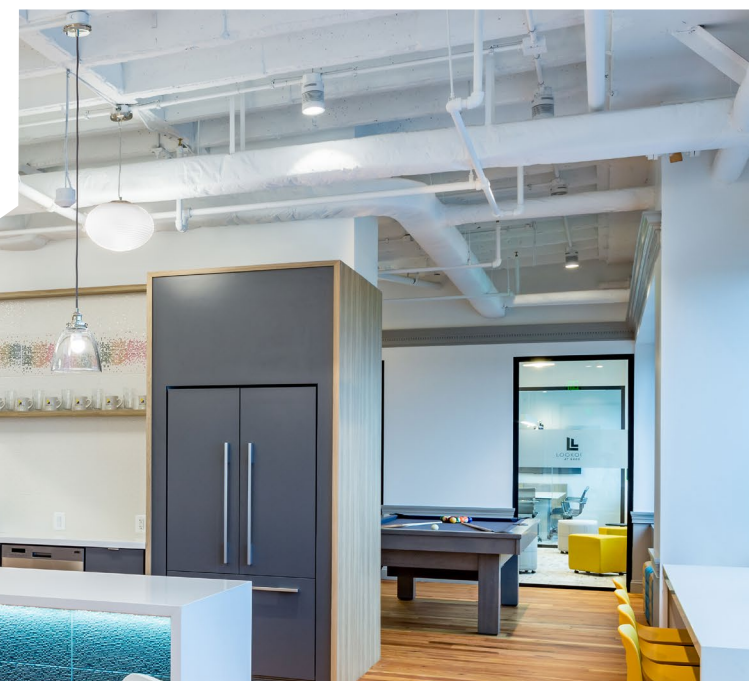
LEASED

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 SEPARATE 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
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