

4040

NORTH
FAIRFAX

SIGNAGE AVAILABLE

**PROMINENT
LOCATION
IMPRESSIVE
RENOVATION**

Full build-out allowance + flexible lease terms



WHEN YOU GET TO **4040** YOU'VE ARRIVED

- On-site amenities include state-of-the-art, tenant-only fitness center.
- Fully furnished 4,000 SF building terrace with impressive views into DC.
- New conference facility and tenant lounge located on the 10th floor that connects to building terrace.

REFRESHINGLY NEW CORNER TO CORNER

Dramatic and light-filled building lobby

AVAILABLE ON TOP FLOORS

- Exterior corporate signage available
- 2 blocks to Ballston and VA Square Metro Stations
- New on-site amenities include state-of-the-art tenant only fitness center and a 4,000 SF building
- terrace with impressive views into DC, along with new conference facility and tenant lounge
- Numerous dining and retail options within walking distance
- Close proximity to DARPA and ONR

A NEW PERSPECTIVE ON A PROMINENT ADDRESS



NORTH GLEBE ROAD

Ballston
Metro Station

FAIRFAX DRIVE



N RANDOLPH STREET

N QUINCY STREET

Virginia Square
Metro Station



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NORTH
FAIRFAX

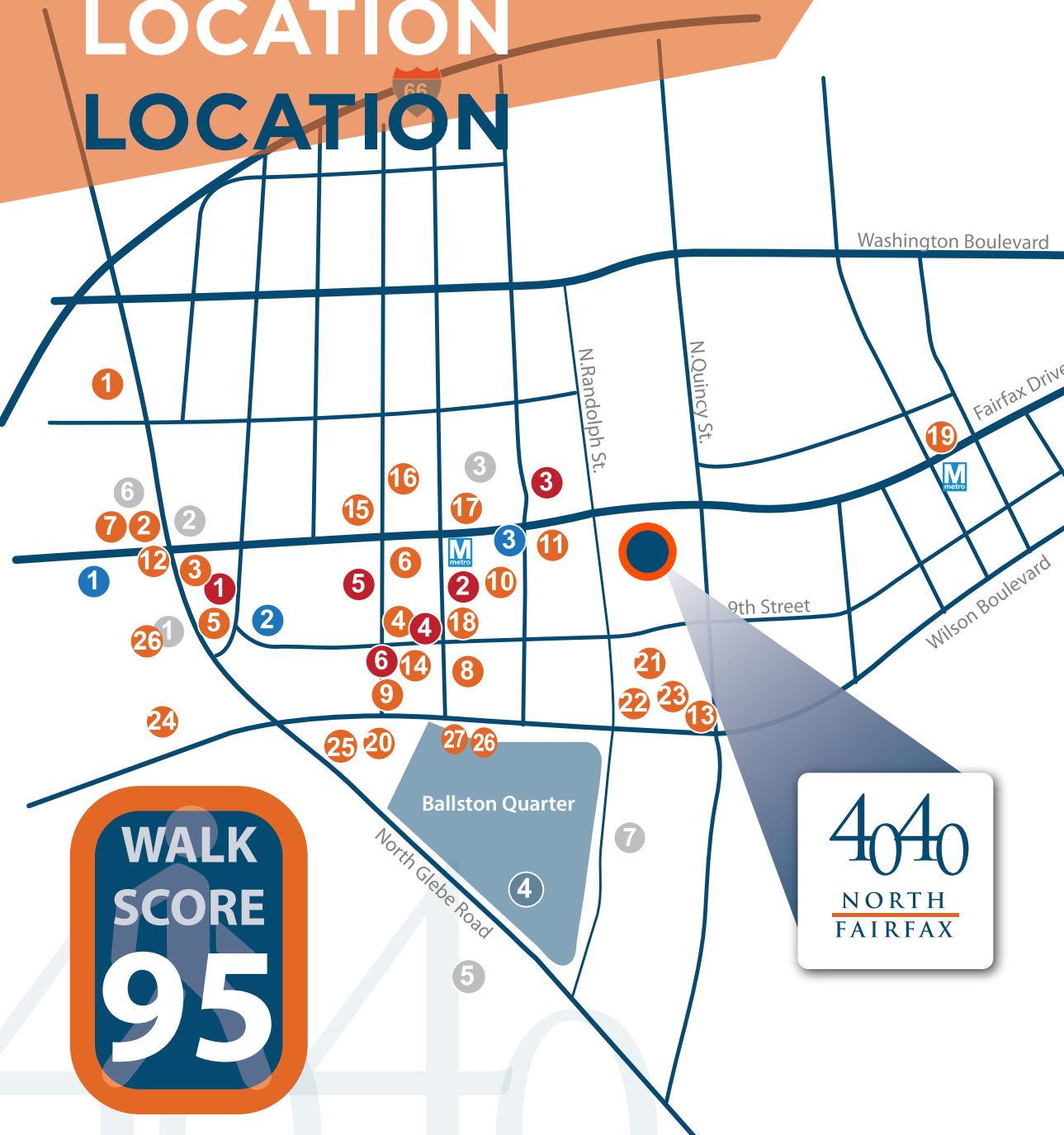
WILSON BOULEVARD

Ballston
Quarter

DRIVING TIMES

Georgetown - 11 minute | 4 miles
The Pentagon - 12 minutes | 5 miles
National Airport - 13 minutes | 6 miles
White House - 13 minutes | 6 miles
US Capitol - 22 minutes | 12 miles

LOCATION LOCATION LOCATION



Location and Amenities

DINING

- 1 The Melting Pot
- 2 Starbucks
- 3 PF Chang's
- 4 Potbelly
- 5 Crafthouse
- 6 Cosi
- 7 Eat Cafe
- 8 Dunkin'
- 9 Nando's Peri-Peri
- 10 Sushi2Go
- 11 IHOP
- 12 Buffalo Wild Wings
- 13 Bruegger's Bagels
- 14 Grand Cru Wine Bar
- 15 Uncle Julio's
- 16 Zoes Kitchen
- 17 Subway
- 18 Starbucks
- 19 Tropical Smoothie
- 20 Chipotle
- 21 Rustico
- 22 Sweetgreen
- 23 Buzz Bakeshop
- 24 Mussel Bar & Grille
- 25 Which Wich
- 26 True Food Kitchen
- 27 Ted's Bulletin

HOTELS

- 1 Holiday Inn
- 2 The Westin
- 3 Hilton

BANKS

- 1 SunTrust
- 2 Bank of America
- 3 Wells Fargo
- 4 TD Bank
- 5 BB&T Bank
- 6 PNC Bank

OTHER

- 1 Virginia Tech
- 2 FedEx Kinko's
- 3 7-Eleven
- 4 MedStar IcePlex
- 5 Harris Teeter
- 6 Marymount University
- 7 DARPA





THE TENANT 4040 EXPERIENCE: ACTIVATED & ENGAGED

NONSTOP TENANT APPRECIATION

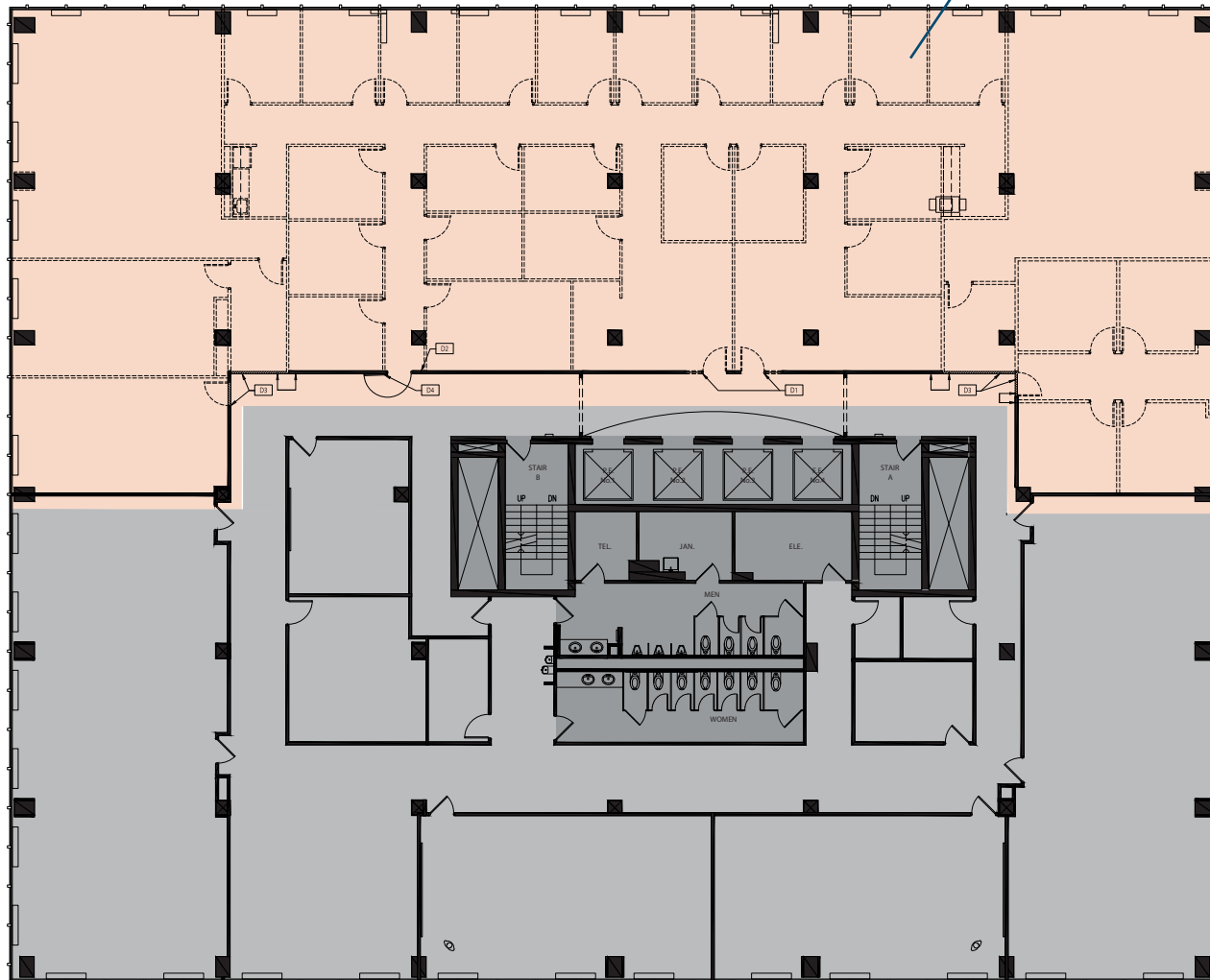
- Simpli Concierge App
- Popcorn Wednesdays
- Fresh Fruit Fridays
- Food Truck Events
- Tenant Yoga
- Mardi Gras Beignet Bar
- Earth Day Flowers
- Ice Cream Social
- Opening Day Event
- Summer Rooftop Soiree
- St. Patrick's Day Desserts
- National Hot Chocolate Day
- Commonwealth Joe Happy Hour
- Plus even more tenant programming!

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PARTIAL FLOOR

3RD FLOOR- 11,342 SF

SUITE 300
11,342 SF

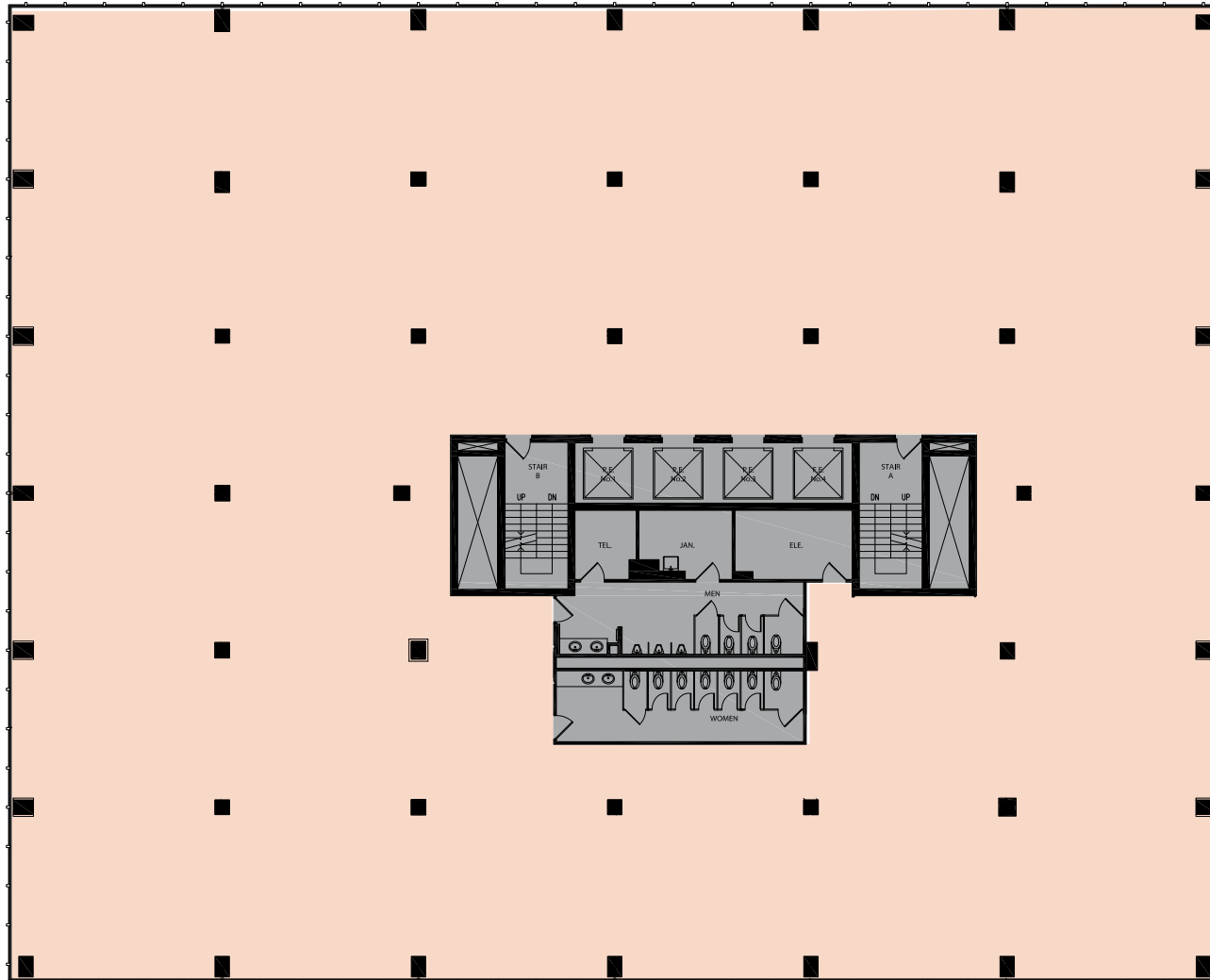


FULL FLOOR

4TH FLOOR- 20,830 SF



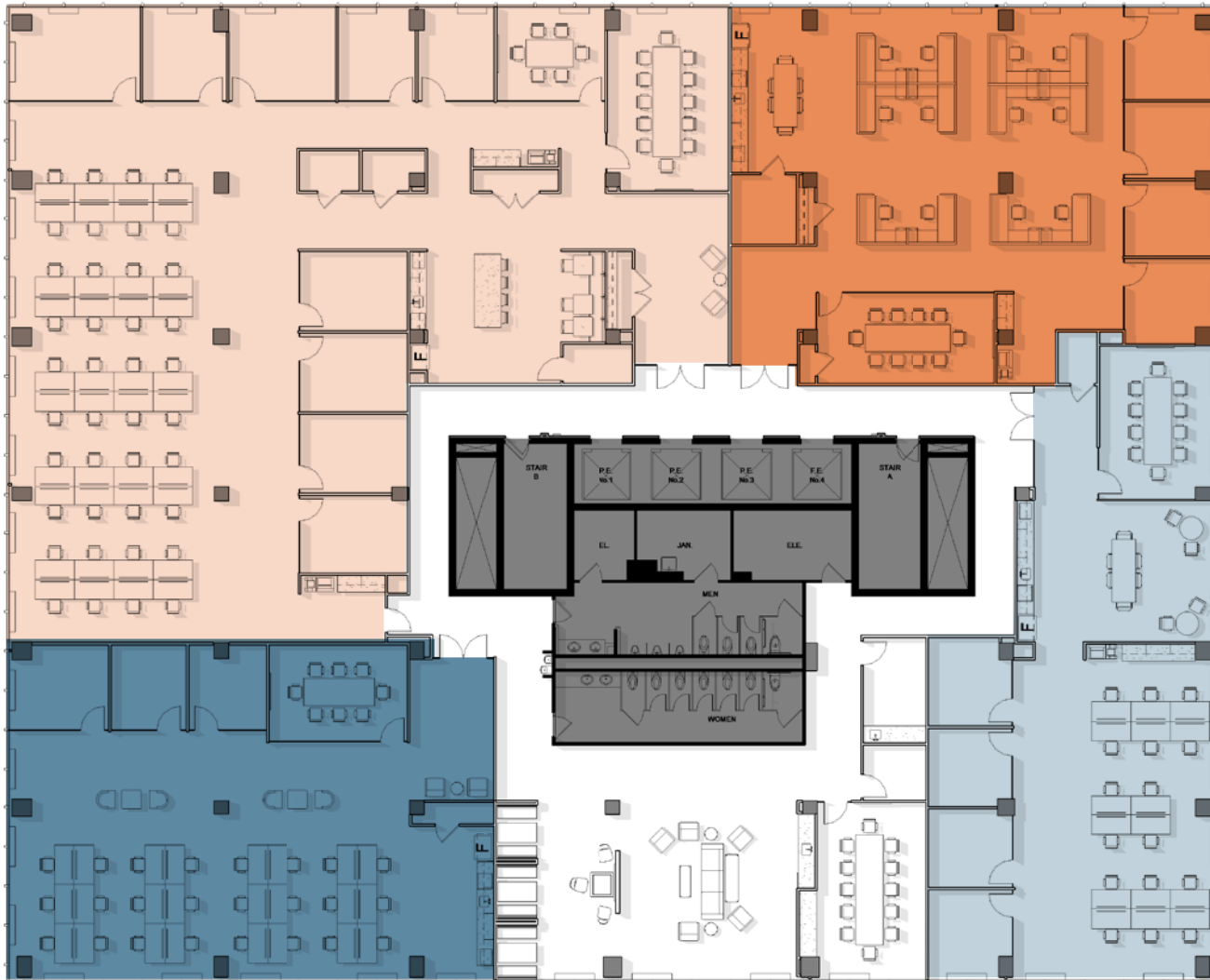
[CLICK FOR VIRTUAL TOUR](#)



SPEC SUITES

5TH FLOOR

SUITE 500
8,980 RSF



SUITE 501
4,231 RSF

SUITE 502
3,734 RSF

SUITE 503
3,886 RSF

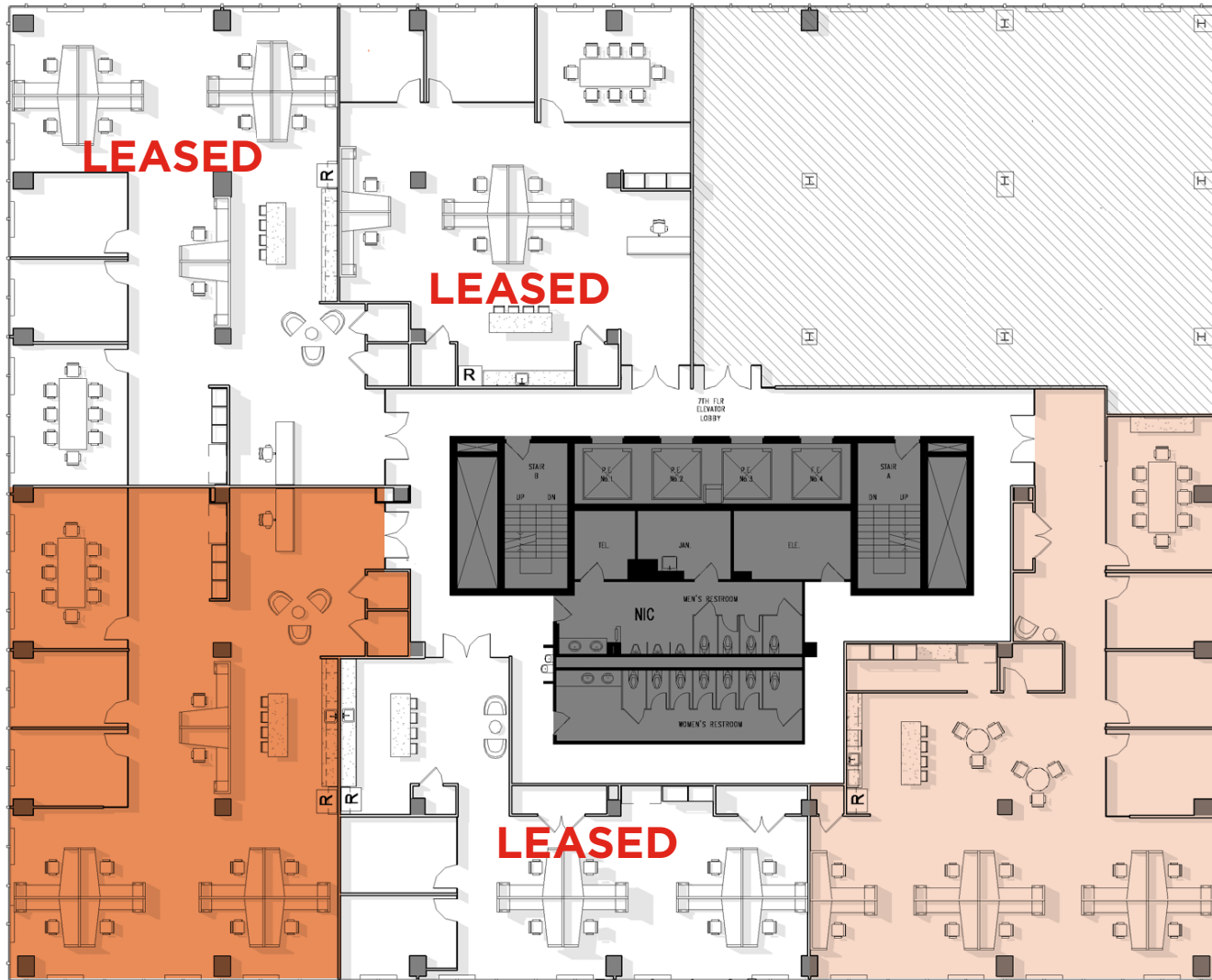
FULL FLOOR

6TH FLOOR- 1,834 SF



SPEC SUITES

7TH FLOOR



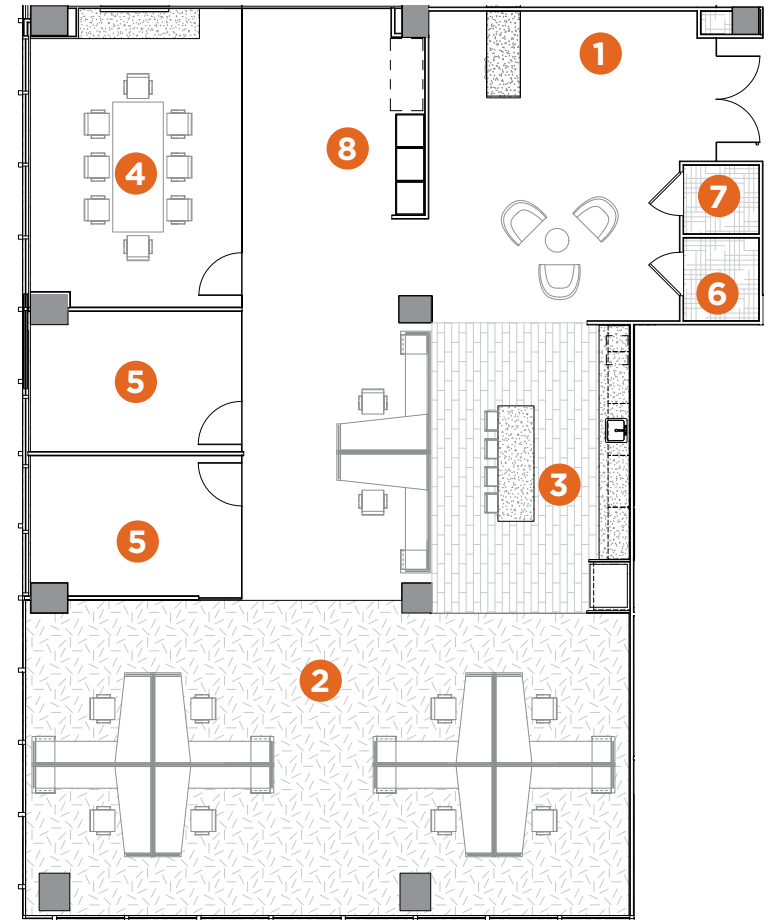
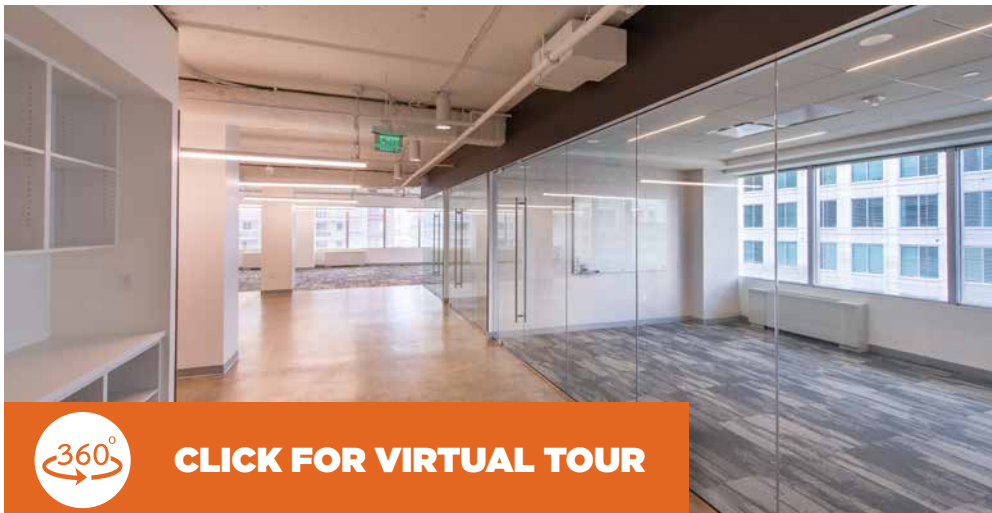
SUITE C
3,741 RSF

SUITE E
3,839 RSF

SPEC SUITE

7TH FLOOR- SUITE C

3,741 RSF



- 1 RECEPTION
- 2 OPEN OFFICE
- 3 PANTRY
- 4 CONFERENCE
- 5 OFFICE
- 6 LAN STORAGE
- 7 COAT CLOSET
- 8 WORK COUNTER

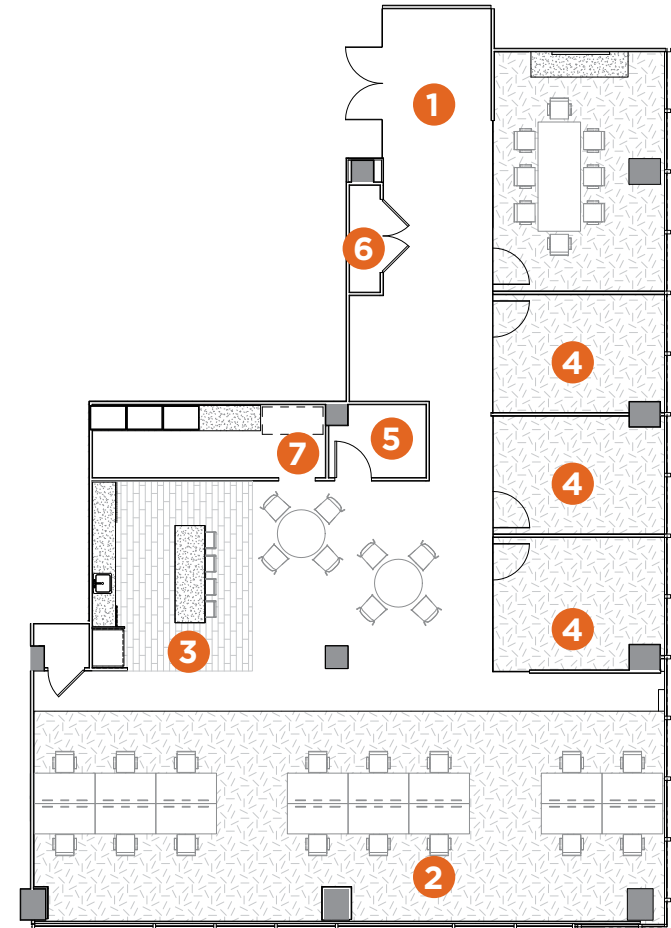


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SPEC SUITE

7TH FLOOR- SUITE E

3,839 RSF



1	RECEPTION
2	OPEN OFFICE
3	PANTRY
4	OFFICE
5	LAN STORAGE
6	COAT CLOSET
7	WORK COUNTER



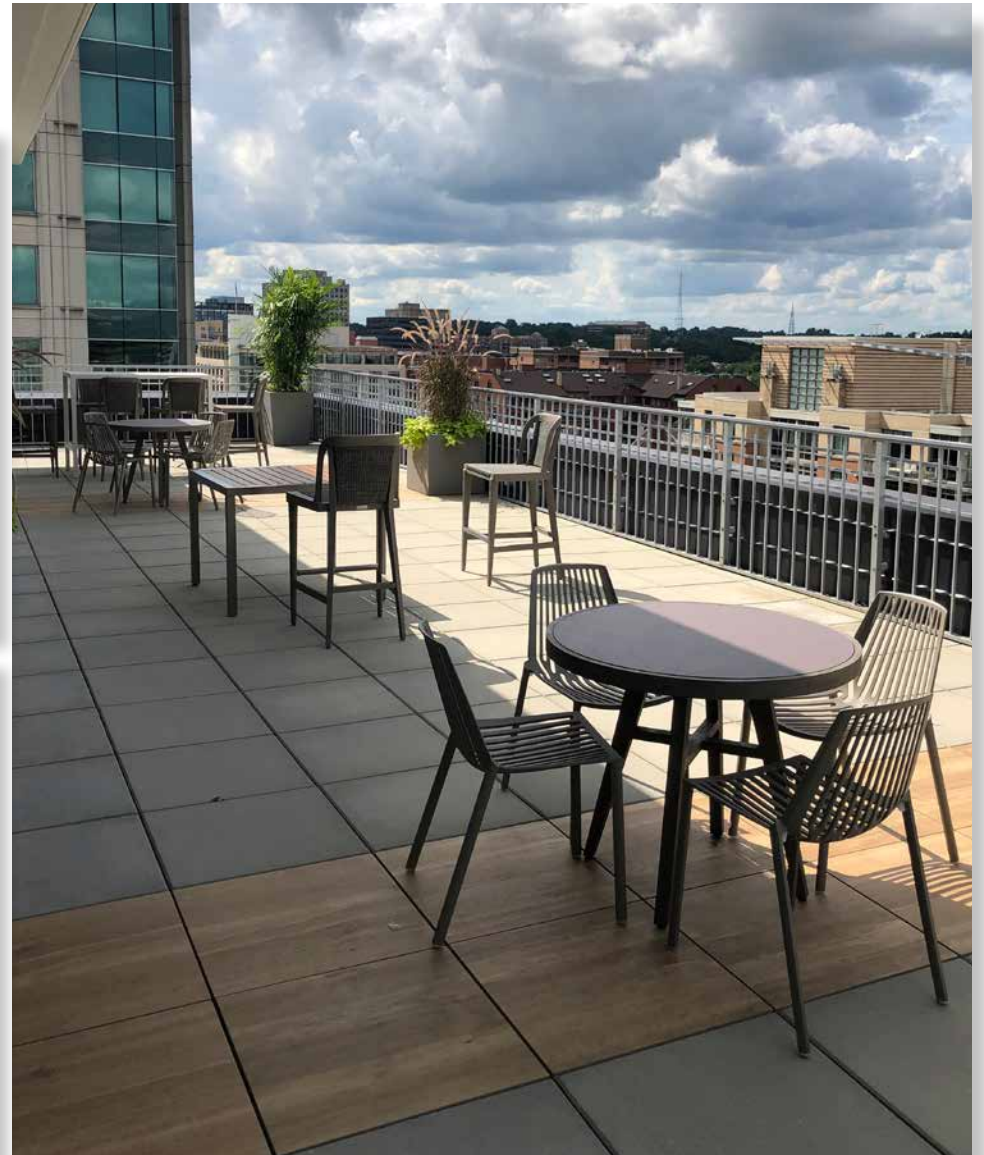
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TENANT LOUNGE

10TH FLOOR



ROOFTOP TERRACE



CONTACT OUR TEAM



Ownership:



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