

# 4040

NORTH  
FAIRFAX



## FULL BUILD-OUT ALLOWANCE FLEXIBLE LEASE TERM

- UP TO 75,000 SF CONTIGUOUS AVAILABLE | TOP FLOORS
- Transactions from 3,000 SF
- 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
- Numerous dining and retail options within walking distance
- Close proximity to DARPA and ONR

Leasing by:



[avisonyoung.com](http://avisonyoung.com)

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Owned by:

PENZANCE



The information contained herein was obtained from sources deemed reliable and is believed to be true, it has not been verified and as such cannot be warranted nor form any part of any future contract.

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## FLOOR PLANS

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### SINGLE TENANT

RSF: 19,929

Office: 26

Workstation : 102

Reception: 1

Conference Room: 3

TOTAL SEATS: 129



### MULTI TENANT

RSF: 19,929

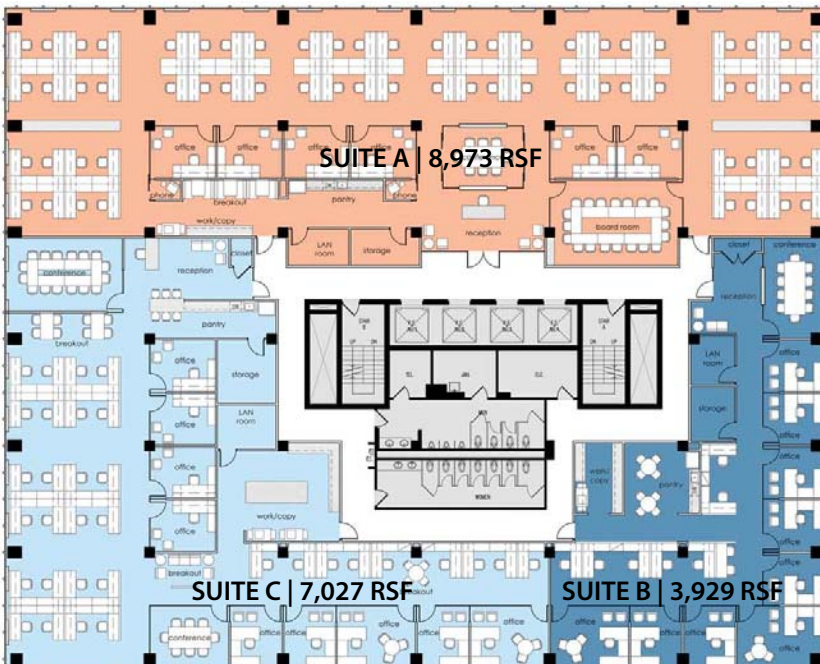
Office: 24

Workstation: 105

Reception: 3

Conference Room: 5

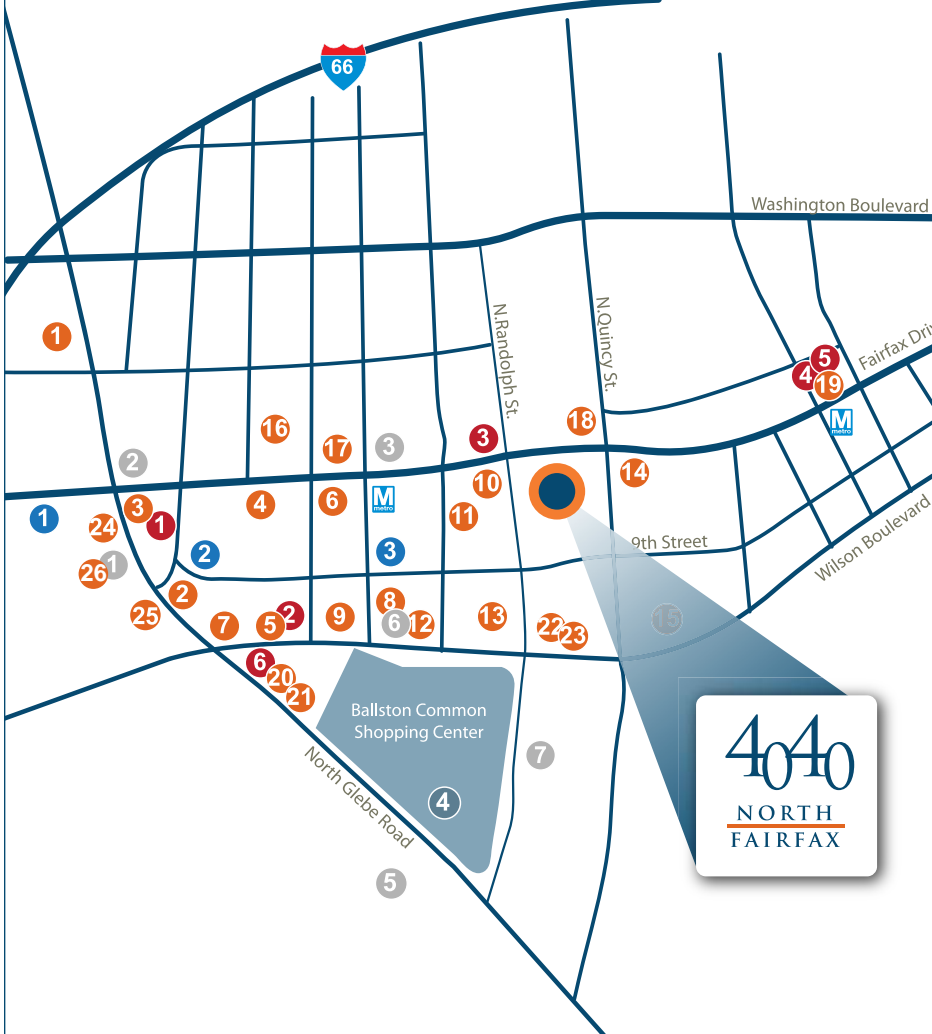
TOTAL SEATS: 132



# 4040 AREA AMENITIES

# 4040

## NORTH FAIRFAX



### DINING

- 1 Melting Pot
- 2 Starbucks
- 3 PF Chang's
- 4 Potbelly/ Quiznos
- 5 Manhattan Bagel
- 6 Cosi
- 7 Vapiano
- 8 The Front Page
- 9 Quiznos
- 10 Caribbean Breeze
- 11 IHOP
- 12 Matsutake
- 13 Smoothie King
- 14 Carpool
- 15 Thai Terrace
- 16 Rio Grande/ Willow's
- 17 Alladin's Eatery
- 18 Tara Thai
- 19 Starbucks
- 20 Ted's Montana Grill
- 21 Chipotle
- 22 Rustico
- 23 Sweetgreen
- 24 The Greene Turtle
- 25 Pizza Vinoteca & Mussel Bar
- 26 Il Forno

### HOTELS

- 1 Holiday Inn
- 2 Westin Hotel
- 3 Hilton

### BANKS

- 1 Sun Trust
- 2 Bank of America
- 3 Wells Fargo
- 4 Bank of America
- 5 Chevy Chase
- 6 PNC Bank

### OTHER

- 1 VA Tech
- 2 FedEx Kinko's
- 3 7 Eleven
- 4 Kettler's Iceplex
- 5 Harris Teeter
- 6 NSF
- 7 DARPA

