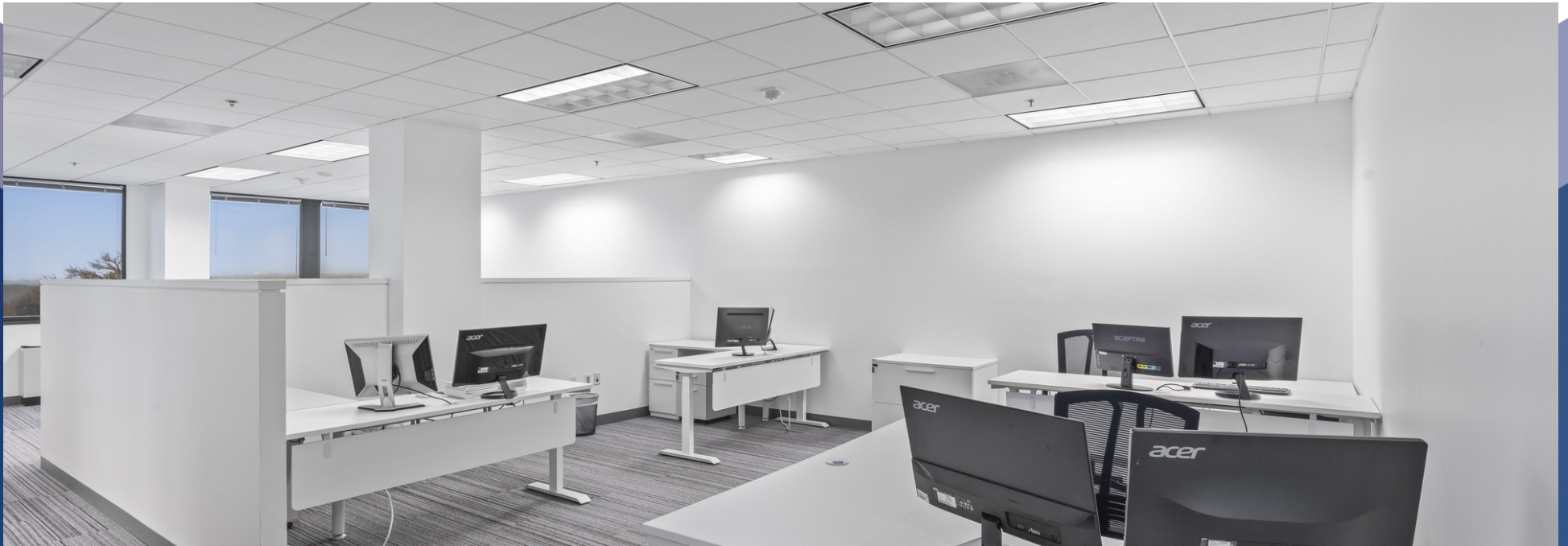


LEASE

FALLS CHURCH OFFICE SUBLEASE | 2,766 SF PLUG-AND-PLAY OFFICE SPACE AT 6400 ARLINGTON BLVD

6400 Arlington Boulevard Suite 710 Falls Church, VA 22042



LEASE RATE

\$20.00 SF/yr

 [CLICK TO VIEW VIDEO](#)

Deniz Senyurt, CCIM

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VIDEO

PROPERTY DESCRIPTION

2,766 SF office sublease opportunity in Falls Church, VA at 6400 Arlington Blvd, ideally suited for businesses seeking Northern Virginia office space with a functional layout and strong building amenities. This plug-and-play office suite includes 6 private offices, 1 conference room, a server room, a common cubicle area, and a kitchen. The current lease term runs through July 31, 2030, making this an excellent long-term sublease opportunity for professional firms, government contractors, healthcare-related users, nonprofits, and administrative office tenants.

OFFERING SUMMARY

Lease Rate: \$20.00 SF/yr (Full Service)

Available SF: 2,766 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	418	1,868	8,249
Total Population	981	4,603	21,275
Average HH Income	\$186,812	\$172,797	\$174,140

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VIDEO

LOCATION DESCRIPTION

Located on Arlington Boulevard (Route 50), this property delivers outstanding regional access, strong transit support, and a commuter-friendly setting for office and medical users. With quick connectivity to I-66, nearby access to I-495, on-site bus service, and Metro shuttle access, the property offers convenience for both employees and visitors. Surrounded by retail amenities and enhanced by structured parking, visitor parking, conference facilities, food service, and upgraded tenant amenities, this location is well-suited for firms seeking accessibility, efficiency, and a professional image in the heart of Northern Virginia.

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PROPERTY HIGHLIGHTS

- 2,766 SF plug-and-play office sublease in Falls Church
- Sublease term available through July 31, 2030
- Efficient layout with 6 offices, conference room, server room, and cubicle area, kitchen
- Professional building with gym, mailroom, and shared meeting spaces
- Underground garage and surface parking available
- Convenient solution for firms seeking a functional long-term office opportunity

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Please check the listing detail for the square footage. All measurements are captured via lidar scan, but are approximate.

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PROFESSIONAL BACKGROUND

Deniz Senyurt holds a Real Estate Broker license in Virginia and a Sales Associate license in Maryland and Washington DC. Deniz specialized in commercial real estate with vast experience in medical office, and industrial property leasing and sales. Aside from serving as a member of NVAR Board of Directors, Deniz is Treasurer of CCIM Mid Atlantic Chapter. She is the 2022 Coldwell Banker International Diamond Society Presidents Elect, 2022 Coldwell Banker Commercial Gold Circle of Distinction, 2023, 2024 & 2025 Coldwell Banker Commercial Silver Circle of Distinction, 2024 CREXI Platinum Broker and 2022-2025 NVAR Platinum Top Producer Award Winner.

EDUCATION

Deniz holds 3 Masters degrees (MBA in Small and Medium Sized Enterprises, MBA in International Business Finance, MA in International Trade and Investment Policy Program), from George Washington University. She has graduated from NVAR Leadership Institute in 2021 & CCIM JWL Leadership program in 2025. Her designations are Certified International Property Specialist (CIPS), Certified Merger and Acquisition Advisor (CM&AA) and Certified Commercial Investment Member (CCIM) .

MEMBERSHIPS

MAREMA, CCIM, NVAR, NAR, Past President of Mid Atlantic Real Estate Marketing Association, NVAR Member of Board of Directors

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