



LOOKOUT AT 6400

PREMIER MEDICAL SPACE AVAILABLE

6400 AND 6402 ARLINGTON BOULEVARD, FALLS CHURCH VA



HPRG HEALTH-PRO⁺
REALTY GROUP



SAGE
VENTURES

NEWMARK



IN THE HEART OF HEALTHCARE

Discover state-of-the-art medical office suites at Lookout 6400, perfectly positioned in Falls Church, VA. Benefit from proximity to leading hospitals – including INOVA – and other major healthcare and medical facilities, ensuring maximum accessibility for both medical professionals and patients. Located in one of the nation’s top healthcare metro areas, Lookout 6400 offers abundant free parking and is surrounded by strong household demographics for optimal patient reach.

The property features extensive healthy building initiatives such as advanced HVAC air purification, UV-C light units, touchless entry, and enhanced janitorial services, supporting exceptional wellness and peace of mind. The property’s modern amenities are designed for premier medical practices in a thriving, healthcare-focused community.

WELLNESS.LIVE.WORK.PLAY.



FREE UNRESERVED
PATIENT PARKING



COVERED PARKING FOR
PROVIDERS AND STAFF



HEALTHY BUILDING
INITIATIVES



TWO FITNESS
CENTERS



SPA QUALITY
LOCKER ROOMS



MULTIPLE CONFERENCE
FACILITIES



NEW LOBBIES AND
COMMON AREAS



TENANT
LOUNGE



GOLF
SIMULATOR



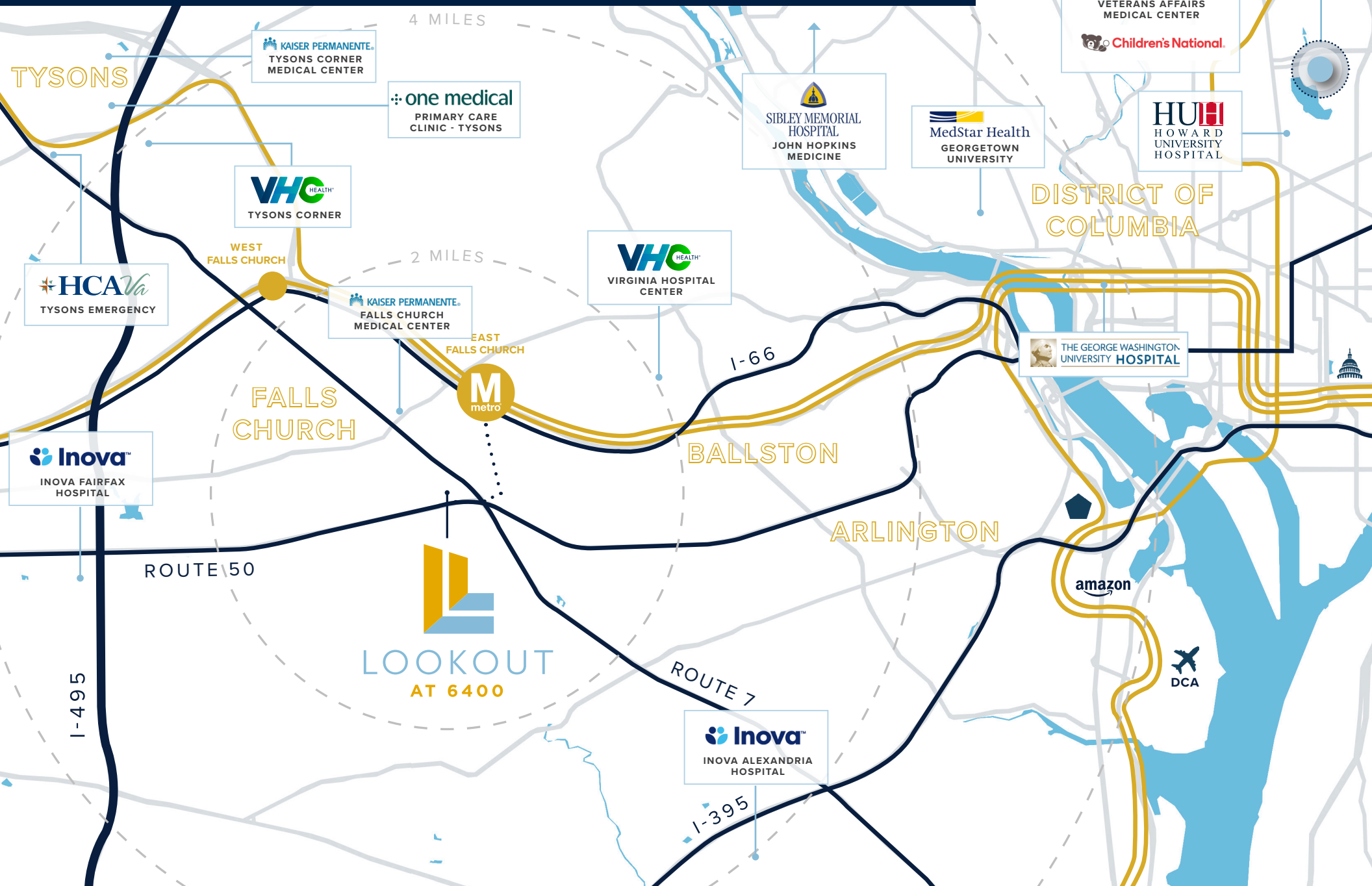
UPSCALE CAFE
ON-SITE



SECURED STRUCTURED
PARKING

IDEAL LOCATION NEAR LEADING HOSPITALS & MEDICAL FACILITIES

LOCATED IN ONE OF THE TOP METRO AREAS IN THE U.S. FOR HEALTHCARE



HEALTHY MEASURES THAT MAKE A DIFFERENCE



HVAC AIR
PURIFIER



UV-C
LIGHT UNITS



TOUCHLESS
ENTRY



ENHANCED
JANITORIAL

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

1 MILE RADIUS HOUSE HOLD DECMOGRAPHICS



21,689
POPULATION



\$144,000
AVG HOUSEHOLD
INCOME



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 6400 redefines support for modern wellness and lifestyles by placing expert medical and healthcare services within easy reach. Our advanced medical office facilities offer a collaborative setting for healthcare professionals while supporting the overall wellness and convenience of the community – making the environment as supportive as it is dynamic.



TENANT LOUNGE

12TH FLOOR TOWN HALL TENANT LOUNGE EQUIPPED WITH

- » CONFERENCE ROOMS
- » COLLABORATIVE AREAS
- » A FULL GOLF SIMULATOR
- » PRIVATE PHONE BOOTHS



CONFERENCE FACILITY

TRUE CONFERENCING CENTER ON SITE WITH A

- » 75 PERSON TRAINING FACILITY
- » 25 PERSON CONFERENCE FACILITIES
- » 20 PERSON BOARD ROOM
- » LOUNGE WITH SMALLER BREAKOUT ROOMS

BOARD ROOM



FITNESS CENTER

The Vault 2 SEPARATE FITNESS CENTERS

- » NEW FITNESS EQUIPMENT
- » PELOTON ROOM
- » TOWEL SERVICE
- » AVAILABLE ONSITE TRAINING



TRAINING CENTER



MULTIPLE BREAKOUT SPACES



SPA QUALITY LOCKER ROOMS

PREMIER MEDICAL SPACE AVAILABLE

6400 AND 6402 ARLINGTON BOULEVARD, FALLS CHURCH VA



LOOKOUT
AT 6400

MEDICAL LEASING CONTACTS

CHAZ FEITEL

240-694-6109

chazfeitel@hprgrealty.com

BRANDON FELL

703-470-7956

brandonfell@hprgrealty.com

DOMINIC ORCINO

703-918-4676

dominic.orcino@nmrk.com

HPRG HEALTH-PRO⁺
REALTY GROUP



NEWMARK

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.