

LEASE

WALNEY PROFESSIONAL CENTER

4221 Walney Rd Chantilly, VA 20151



PROPERTY DESCRIPTION

Introducing an exceptional leasing opportunity at 4221 Walney Rd, Chantilly, VA. This remarkable property presents a coveted blend of versatility and functionality, featuring a well-designed layout that can accommodate a range of business needs. With expansive square footage and modern amenities, the property offers a compelling environment for businesses to flourish. The strategic location provides convenient access to key transportation routes, ensuring seamless connectivity for employees and clients alike. Embrace the opportunity to elevate your business operations within this meticulously maintained and thoughtfully crafted space, designed to support success and growth in Chantilly's dynamic business landscape.

PROPERTY HIGHLIGHTS

- Full Service
- 103 Parking Spaces
- Signage
- Close to Rt 50 & 28

OFFERING SUMMARY

Lease Rate:	\$18.00 - 22.00 SF/yr (Full Service)
Number of Units:	3
Available SF:	1,438 - 2,875 SF
Lot Size:	48,510 SF
Building Size:	29,960 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	418	1,324	3,232
Total Population	1,243	4,034	10,298
Average HH Income	\$135,143	\$136,021	\$179,206

Omar Aizaz
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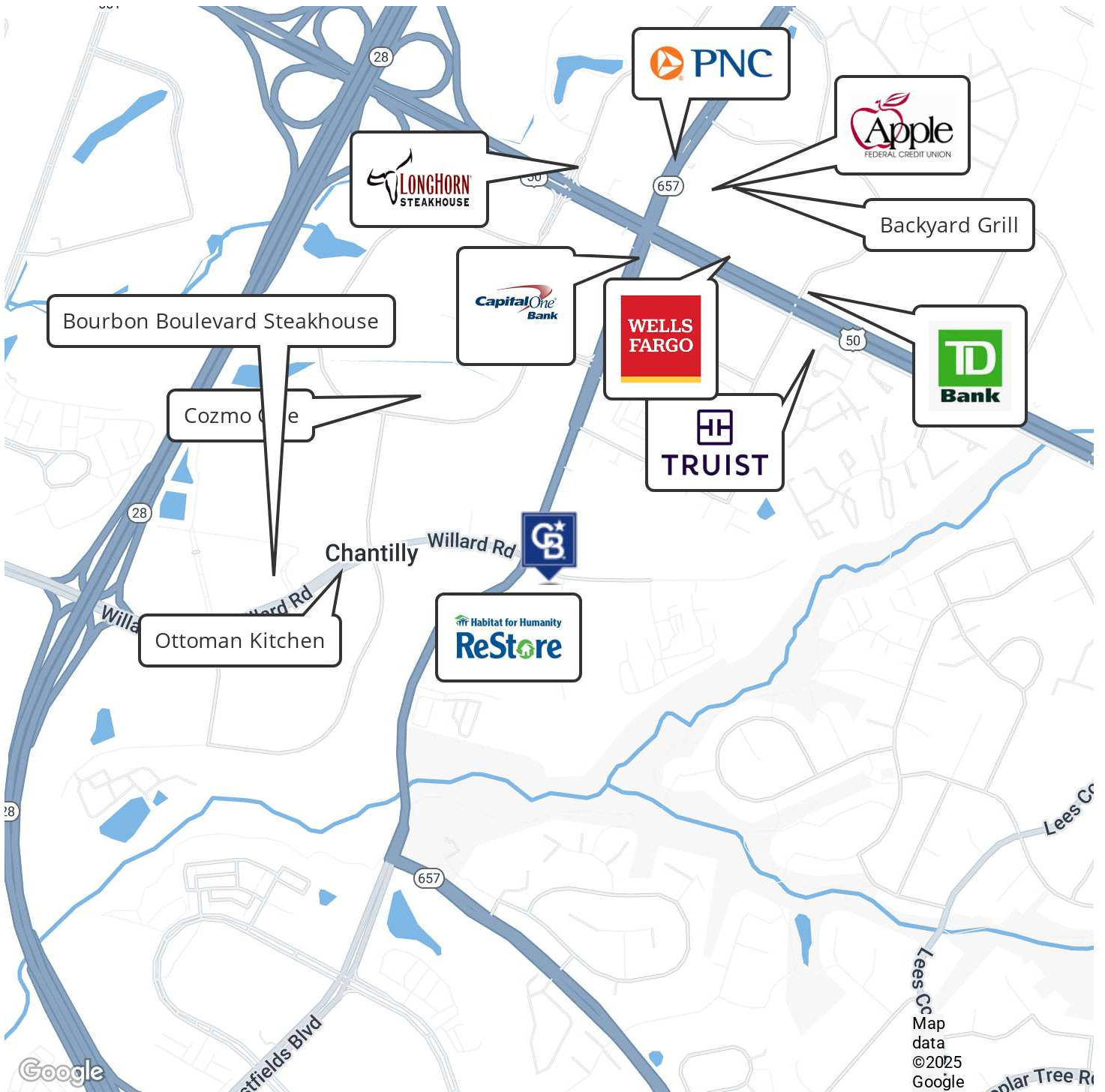


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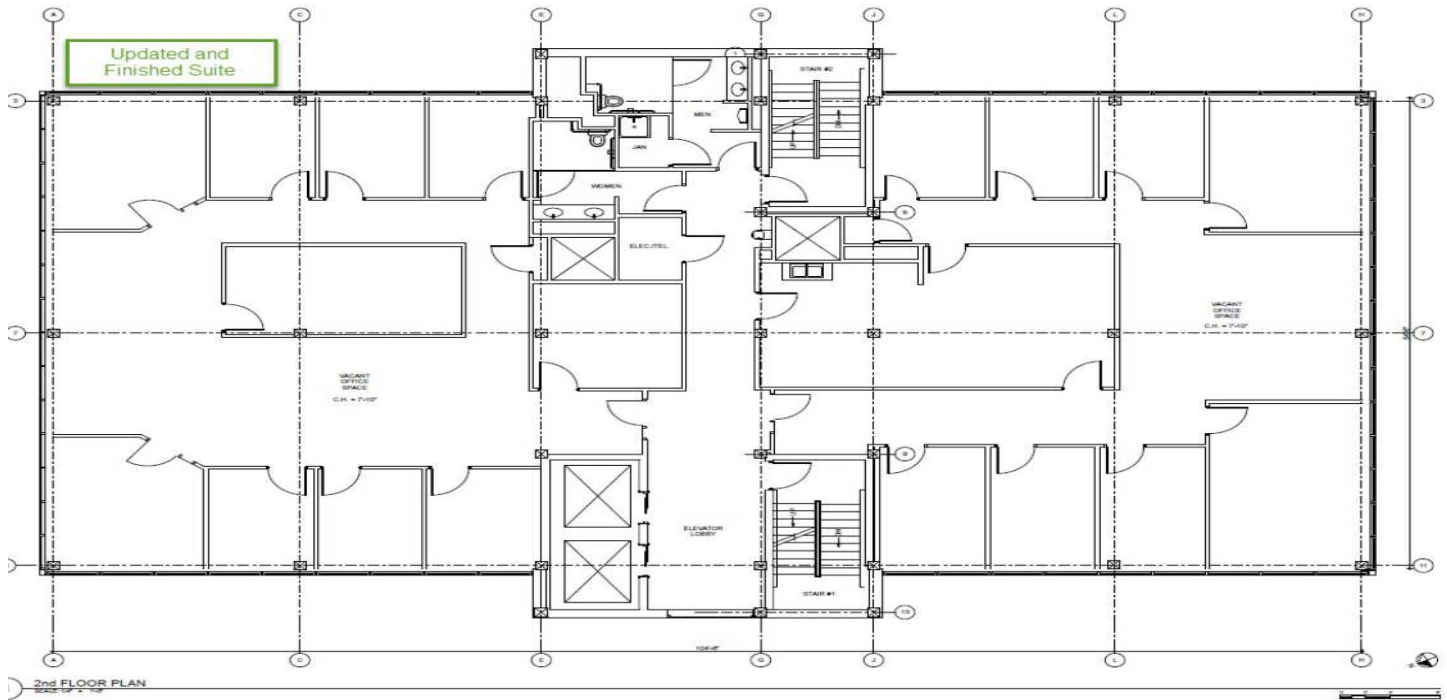


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LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	1,438 - 2,875 SF	Lease Rate:	\$18.00 - \$22.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 201	Available	2,625 SF	Full Service	\$18.00 - \$22.00 SF/yr	-
Suite 302	Available	2,875 SF	Full Service	\$18.00 - \$22.00 SF/yr	-
Suite 401 A	Available	1,438 SF	Full Service	\$18.00 - \$22.00 SF/yr	-

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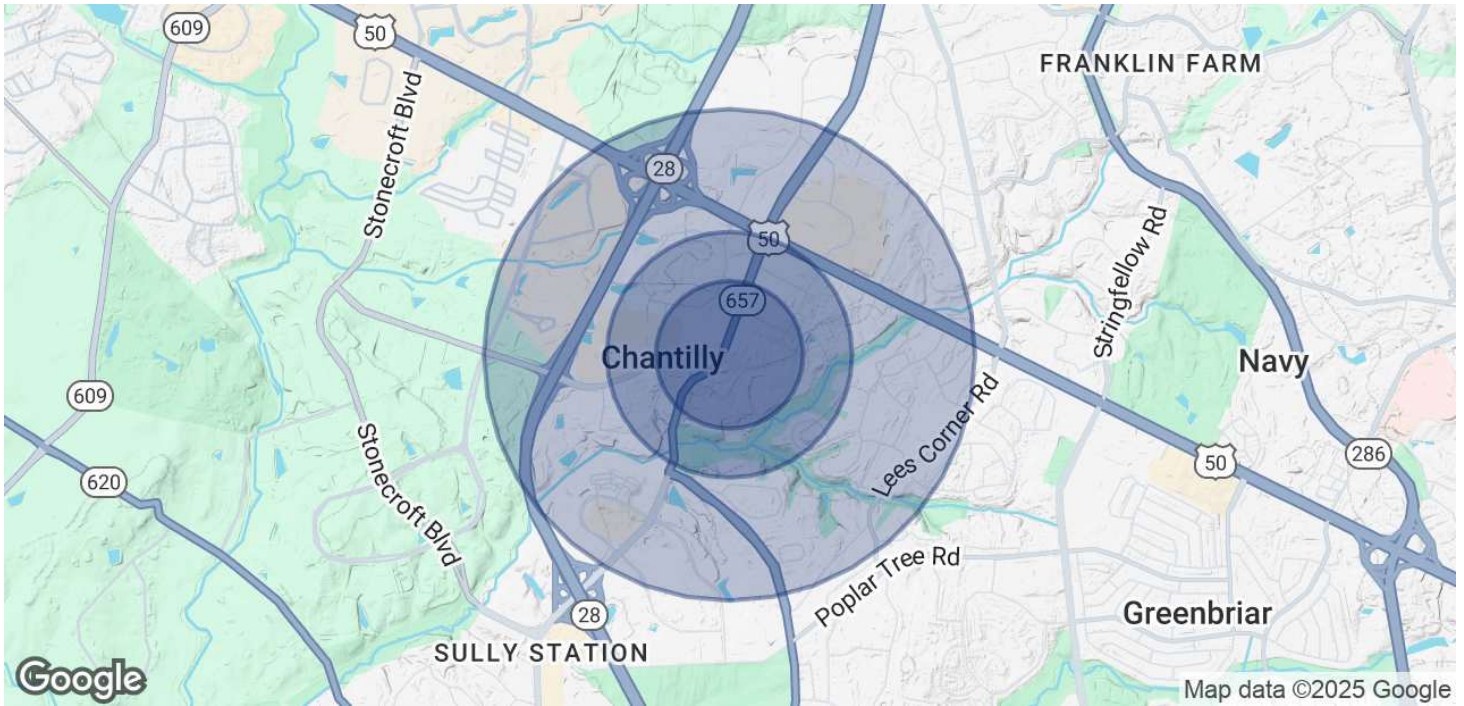


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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,243	4,034	10,298
Average Age	36	36	38
Average Age (Male)	35	35	38
Average Age (Female)	37	36	39

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	418	1,324	3,232
# of Persons per HH	3	3	3.2
Average HH Income	\$135,143	\$136,021	\$179,206
Average House Value	\$456,225	\$499,160	\$610,617

Demographics data derived from AlphaMap

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