

INDUSTRIAL PROPERTY FOR LEASE

Prime Flex Space In Chantilly

3656 CENTERVIEW DR. SUITE 13, CHANTILLY, VA 20151

EXECUTIVE SUMMARY

Prime Flex Space In Chantilly 3656 Centerview Dr. Suite 13, Chantilly, VA 20151



OFFERING SUMMARY

Available SF: 4,500 - 12,500 SF

Lease Rate: \$19.75 SF/yr (NNN)

Year Built: 2005

Building Size: 18,800

Zoning: I-5

NNN Fees: \$3.95 SF/yr

PROPERTY OVERVIEW

K & M Commercial, as the exclusive brokerage firm, is pleased to present this prime flex space for lease located in the heart of Chantilly. Unit 13, with I-5 zoning and a versatile layout, features a loading dock, multiple baths, 10 offices, and 21 feet of clearance. Unit 14, with I-5 Zoning features one loading dock and one drive-in. Multiple updated offices, mezzanine and kitchenette. Parking ratio of 2.5/1000, ensuring ample parking at all times, and building signage with great visibility.

The property's strategic location offers convenience and building signage, just minutes from Dulles Airport, Route 28, and Route 50. The multiple main-level entrances with signage cater to diverse business needs, providing flexibility in logistics, manufacturing, or distribution operations. This property is perfect for your business success.

PROPERTY HIGHLIGHTS

- I5 Zoned Flex Space
- Loading Dock and Drive In Available
- 2.5/1000 parking ratio
- Minutes from Dulles Airport Route 28 and Route 50

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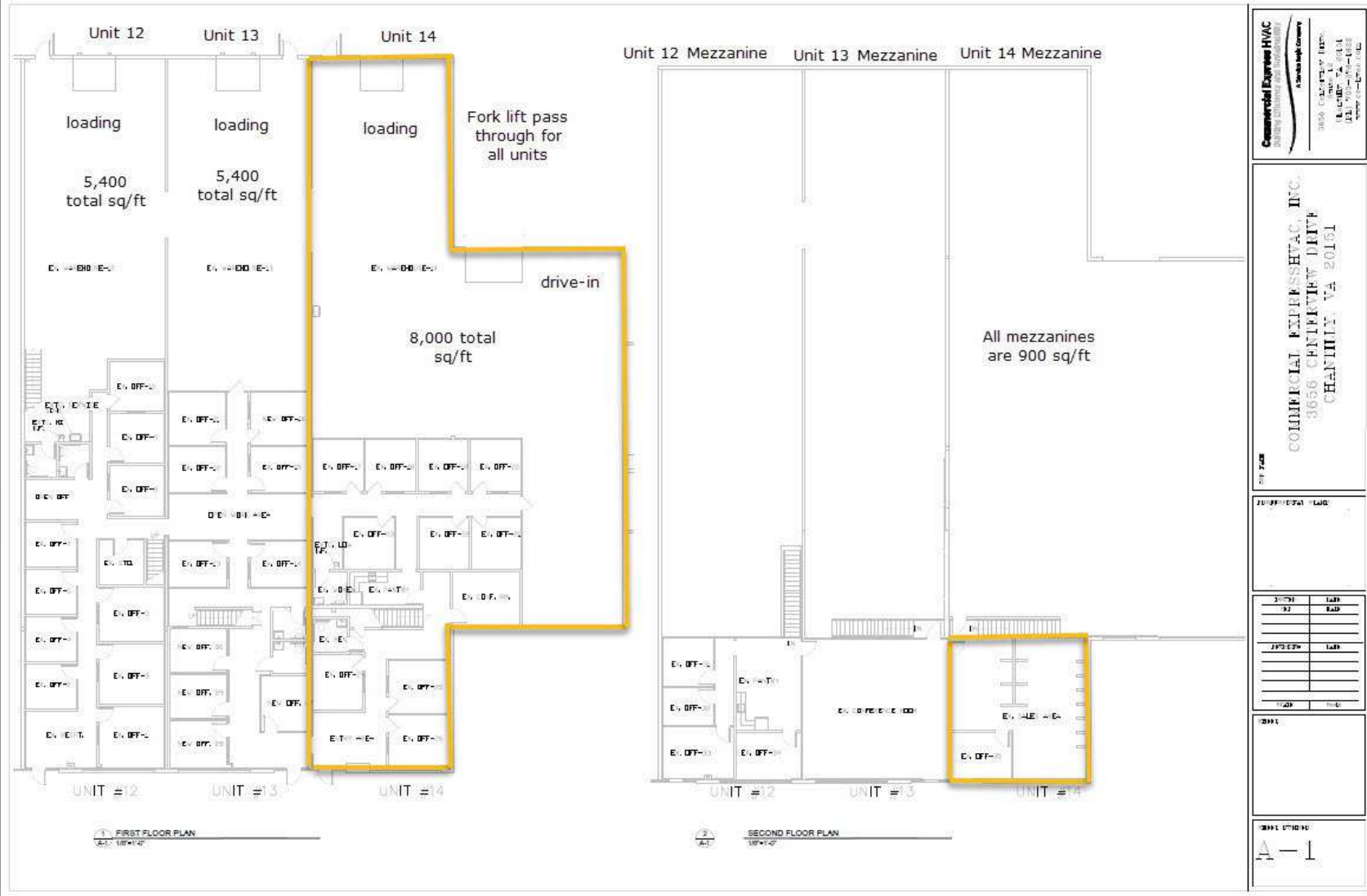
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UNIT 14 FLOOR PLAN

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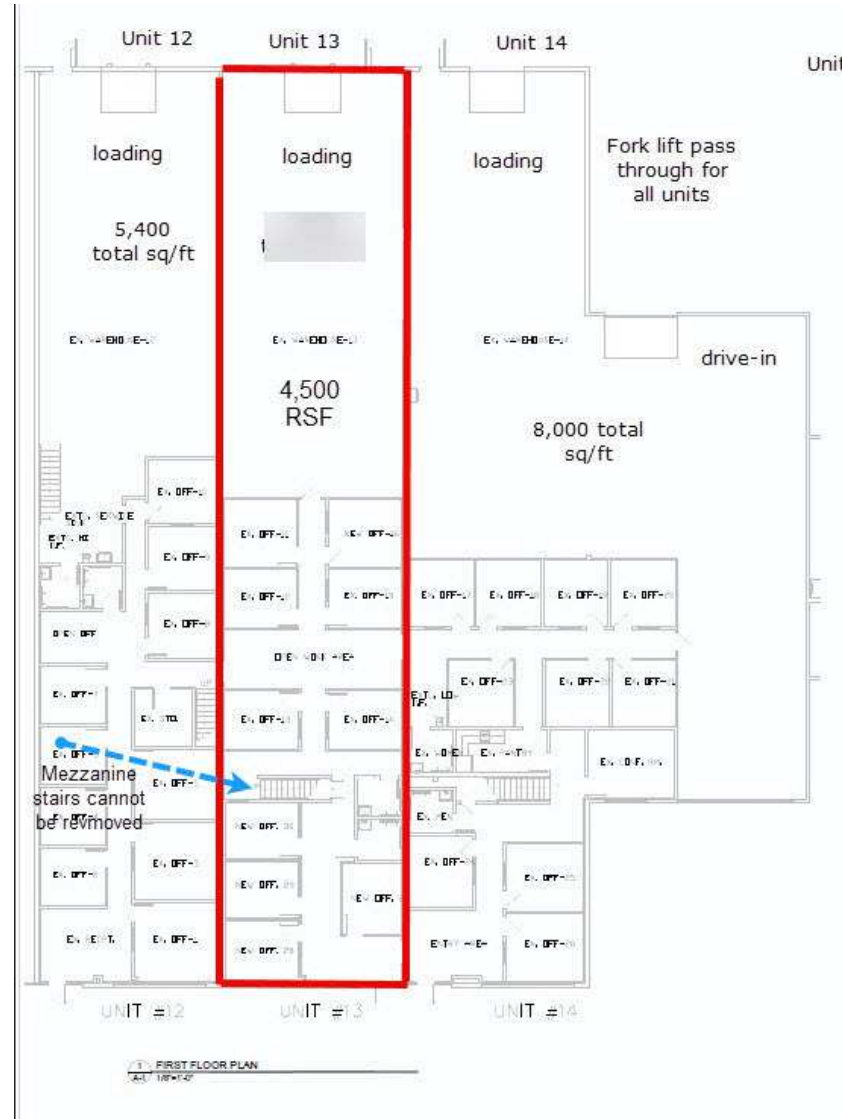
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UNIT 13 FLOOR PLAN

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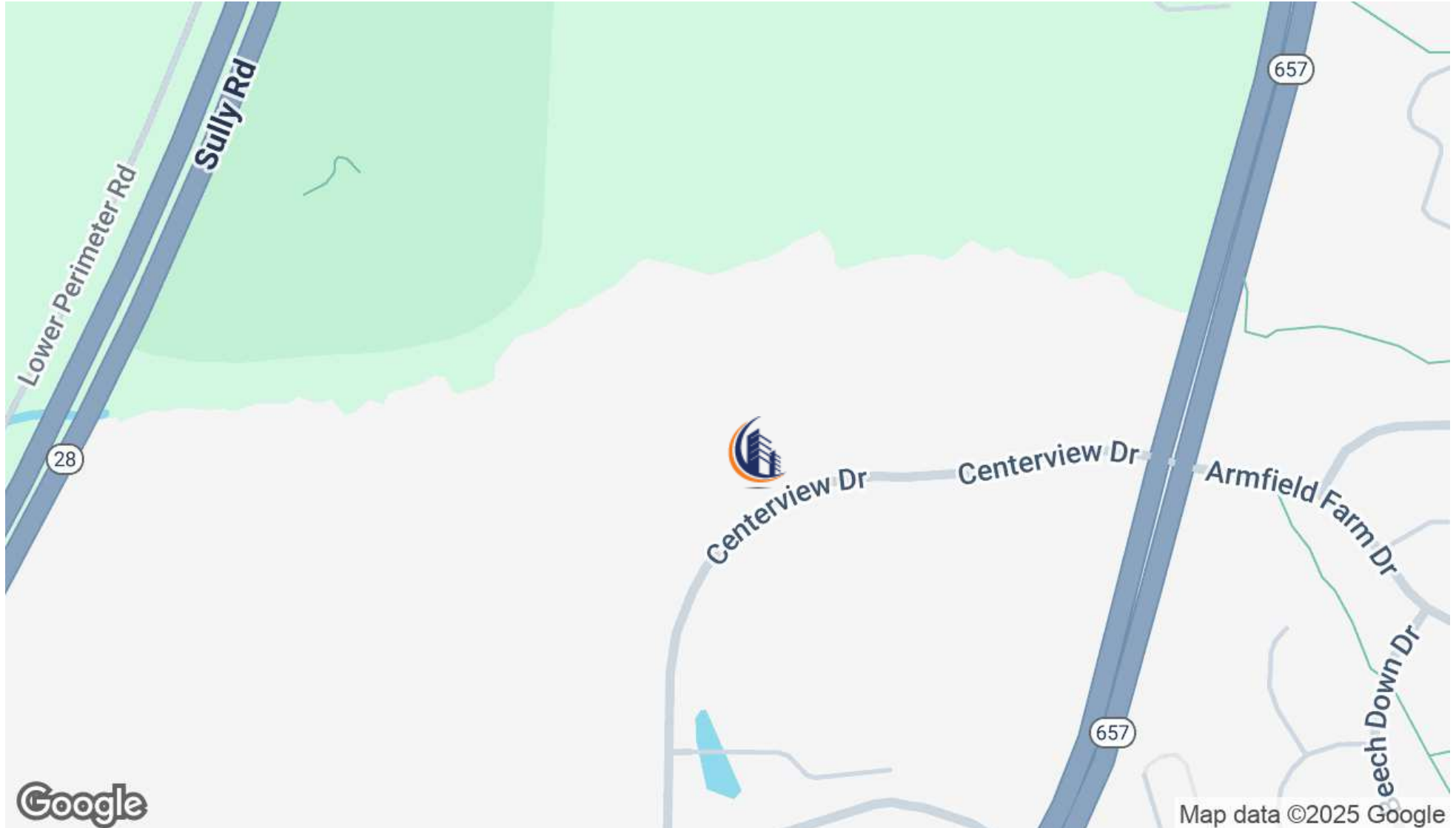
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LOCATION MAP

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DEMOGRAPHICS MAP & REPORT

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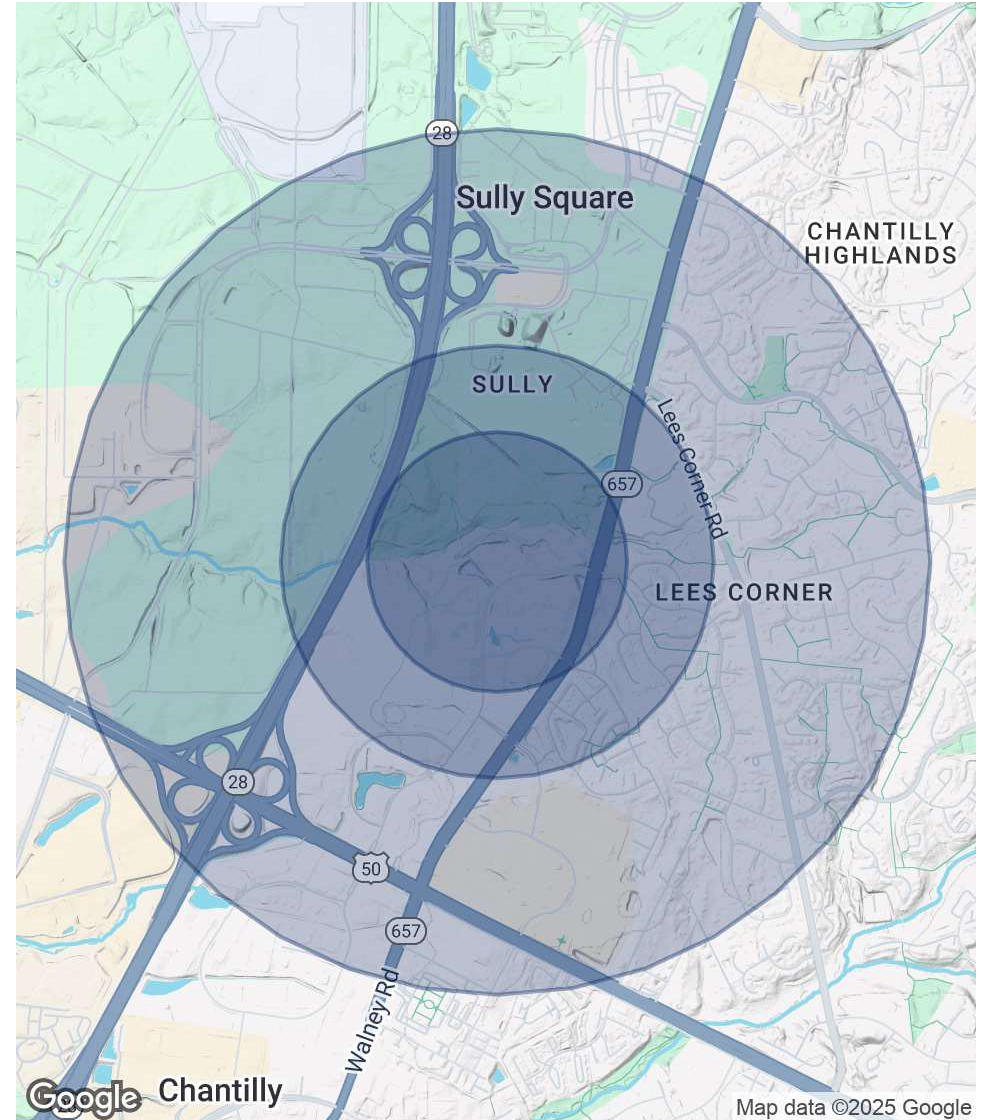
COMMERCIAL REAL ESTATE

WE GET WHAT YOU NEED™

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	108	876	6,959
Average Age	40	40	39
Average Age (Male)	39	39	38
Average Age (Female)	41	41	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	35	285	2,302
# of Persons per HH	3.1	3.1	3
Average HH Income	\$267,588	\$273,757	\$236,528
Average House Value	\$719,952	\$721,286	\$722,767

Demographics data derived from AlphaMap



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ADVISOR BIO 1

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Managing Director

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PROFESSIONAL BACKGROUND

Kayvan Mehrbakhsh, CCIM, is the managing director of the K&M Commercial Real Estate Office in Fairfax, Virginia. He specializes in selling and leasing medical and government properties and office facilities outfitted with high-tech networking systems in Northern Virginia.

With over 2 decades of experience, Kayvan has closed more than \$940 million transactions successfully. He meticulously tracks market conditions to provide clients with expert advice, ensuring they receive fair market rates for leases, property investments, and sales.

Before joining K&M Commercial Real Estate, Kayvan was an associate commercial broker at Fairfax Realty, Inc., providing expert advice and serving as a broker for financial institutions, corporate landowners, and other investors. He also has experience as a Senior Project Manager at MCI Telecommunications, overseeing land acquisition transactions, building design and construction, and migrating data centers in the United States and Europe.

Kayvan is a Northern Virginia Association of Realtors member, serving as Chairman of the Association Commercial Alliance. He was president of the Mid-Atlantic Real Estate Marketing Association (MAREMA) in 2007 and continues to serve on its board. Additionally, he holds memberships in the International Council of Shopping Centers (ICSC), the Realtors Land Institute, the Greater Washington Commercial Association of Realtors, and the North Carolina Association of Realtors.

Kayvan has earned the prestigious Certified Commercial Investment Member (CCIM) designation and sits on the Washington DC-Maryland chapter board.

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ADVISOR BIO 2

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Vice President

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PROFESSIONAL BACKGROUND

Matt has 9+ years of experience in commercial real estate, specifically in commercial brokerage and management. As a listing and tenant/buyer representative for K & M Commercial in the Northern VA and Washington D.C. market, Matt has worked with a multitude of clients, including but not limited to project developers, investment companies, national service firms, and medical-related owners/companies. Matt assists clients with achieving desired real estate objectives, financial analysis, future market strategies, and priorities, and his experience encompasses sales and leasing expertise in office, industrial, retail, and international business projects.

In addition to his expertise in the Washington D.C. Metro area, Matt has produced \$350MM+ of real estate transactions, currently manages 270,000 sq/ft of property, and has worked with the following Owners and/or Tenants: CIII Asset Management, McDonald's, Titlemax, Orr Partners, John Deere, International Association of Fire Chiefs, Metro Star Systems, Stewart Title, Cricket Wireless, Burke and Herbert Bank, Nationwide IT Services, Northpoint, Saadeh Partners, Edward Jones Financial, Ameriprise, Cornu Bakery, Somerset Trust Co. and several medical and dental clients.

Before partnering with K & M Commercial, Matt honed his skills by working in banking and lending, investment advising, and financial and operational management. Matt earned his MBA degree from Seton Hill University and holds a Business Administration/Marketing degree from California University of PA.

Matt is currently licensed in Virginia and Washington, DC.

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