

**4229 Lafayette Center Drive
#1600 Chantilly, VA 20151**

FOR SALE OR LEASE

Exclusively by:



RE/MAX
Gateway



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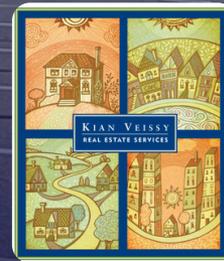


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Executive Summary

Year Built:	2013
Parking	Parking lot, ample
Access:	Route 50 Route 28 Loudoun County Parkway Proximity to Dulles International Airport
Market:	Washington DC Metro Area
Sale Price:	\$1,950,000
Lease Price:	\$29.25/SF
Size:	6,400 SF Plus 2400 SF playground area
Occupancy:	June 2026

This is a great opportunity to acquire or lease this beautiful 6,400 SF finished building.

It comes with the 2,410 SF of playground area. The space was completely renovated in 2013 with more recent changes in 2023. Lavish design comprised of reception area, private offices, various large rooms, connected with a large center gathering and meeting area, private bathrooms. The 6,400 SF zone I4 allows many uses among which are: light industrial, office, adult care, school for kids with special care, training, medical, and religious, R&D facilities.

Property Overview

**Address:**

4229 Lafayette Center Drive
#1600 Chantilly, VA 20151

**Zoning:**
Zoning I4**Ownership:**
Condominium**Building Type:**
One story**County:**
Fairfax

Surrounding Business

Lafayette Center Drive is a well-known major commercial complex in Chantilly. There are many offices, light industrial, medical, educational, religious facilities, financial centers, retail, automotive, dining, and entertainment facilities nearby.

The area surrounding 4229 Lafayette Center Drive in Chantilly (Fairfax County) is a densely populated, affluent, and highly diverse community.



Cities & Public Transport

Transportation and Accessibility

The complex is off **Route 50 Fairfax County**. Among close arteries are: Rt 28, Loudoun County parkway, with access to Route 66, the Washington Beltway and Dulles international airport.



Major Cities

The property in **Chantilly** located centrally between nearby cities;

- Fairfax,
- South Riding,
- Centreville,
- Ashburn,
- Sterling.



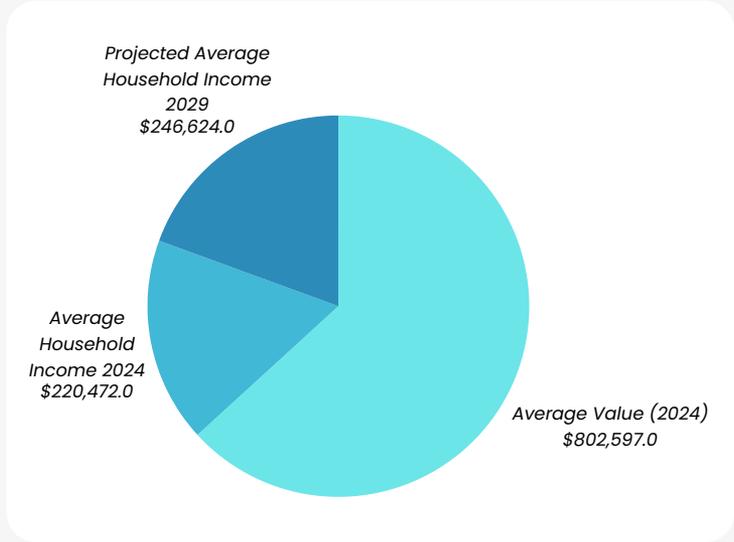
Public Transport

The Lafayette Center Drive complex is served by multiple local bus routes and is within driving distance of the **Silver Line Metro extension**, which enhances connectivity to **Washington, D.C.**



Demographics

The property's surrounding area demonstrates strong economic indicators, making it ideal for business expansion and investment.



Please see the demographics:

Average Home Value (2024)

\$802,597

Average Household Income 2024

\$220,472

Projected Average Household Income 2029

\$246,624

The area surrounding **4229 Lafayette Center Drive in Chantilly (Fairfax County)** is a densely populated, affluent, and highly diverse community.

Within a 5-mile radius, you are looking at a population of approximately **236,965 people** spanning parts of Chantilly, South Riding, and Oakton.



Population & Households

- Total Population: ~236,965
- Total Households: ~83,794
- Average Household Size: 3.19 to 3.28 persons (reflects a high concentration of families).
- Population Density: ~3,065 people per square mile (higher than the Fairfax County average of 2,927).

Income & Wealth

This area is significantly more affluent than both the Virginia and National averages.

- Median Household Income: \$149,096
- High-Income Households: 34.1% of households earn significantly above the average.
- Poverty Rate: Very low, at approximately 5.2%.



Race & Ethnicity

The community is "majority-minority," with Asian and White populations being the two largest groups.

- Asian: ~38% (The largest ethnic group in many immediate Chantilly tracts).
- White (Non-Hispanic): ~33%
- Hispanic or Latino: ~21%
- Black or African American: ~4%–6%
- Foreign-Born Population: Roughly 43% of residents were born outside the U.S., contributing to a high level of linguistic diversity (over 50% speak a language other than English at home).

Education & Employment

- Educational Attainment: 58%–59% of adults hold a Bachelor's degree or higher.
- Marital Status: ~61% of the adult population is married.
- Age Distribution:
 - Under 18: ~25%
 - 18–64: ~62% (The bulk of the workforce)
 - 65+: ~13%



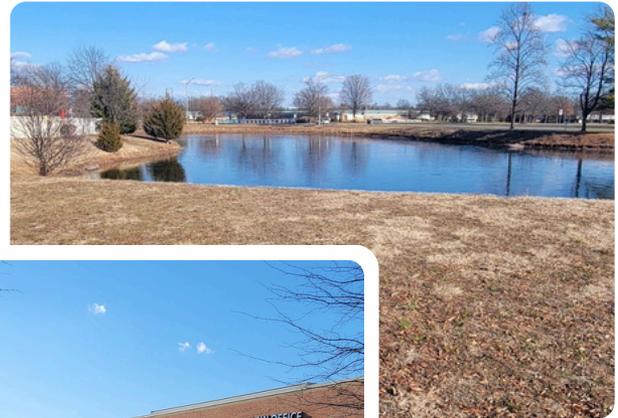
Housing

- Occupancy: ~80% of homes are owner-occupied.
- Median Home Value: Roughly \$633,000–\$648,000 (varying by specific neighborhood like South Riding vs. Central Chantilly).



Summary Profile:

The 5-mile radius around Lafayette Center Drive is a family-oriented, high-income suburban hub characterized by a highly educated workforce, largely serving the tech and government contracting corridors of Dulles and Reston.



Major Employers

The area is surrounded by major employers serving Government of Virginia and the U.S. Government in aerospace, defense, various technologies, and biotech, professional services, Engineering , and consulting.



About **Kian Veissy**



A truly successful real estate transaction has a foundation that has been skillfully laid by a knowledgeable and seasoned professional who is focused on complete client satisfaction.

Build onto that foundation a framework prepared by an elite group of talented specialists. Exceptional results are the outcome.

Hard work and dedication are the hallmarks of Kian Veissy's expansive 40 year career. As a career real estate professional, the KVRES founder has worked closely with a full spectrum of clients, ranging from individual homeowners to Fortune 500 companies. He holds licenses in Maryland, Virginia, and Washington, D.C., and is certified as a mortgage loan originator. NMLS#225699. He also is a successful business broker.

This diverse experience has resulted in sales of more than \$500 million in real estate assets. At KVRES, our team's goal is your total peace of mind. For a confidential consultation, please call 301-956-6004 or send an e-mail to kian@kvres.com.
The KVRES difference — Put it to work for you.

Disclaimer

The information provided here has been obtained from various reliable sources, however, we are not making any representations or warranties as to the accuracy of the information given. Prospective buyers are strongly encouraged to conduct their own investigation and due diligence. Zoning and the use of the property as we all government information including property taxes and expenses should be investigated as well as any market research. Remax Gateway nor Kian Veissy marketing this property bear no liabilities in this offering and further information given.



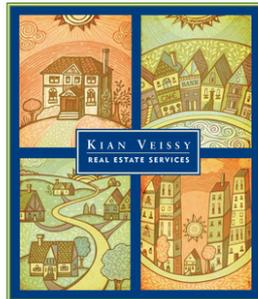
Confidentiality Agreement

Currently the property occupied by a childcare business. The information given here and in the future should be treated confidential. Protecting confidentiality of the business operating here is at highest importance. By accepting this property information which is intended to only interested prospects of 4229 Lafayette Center Drive unit 1600 you are in agreement in this confidentiality statement. The information given should be safeguarded and share with those who assist in this transaction. Prospects will also agree to provide contact information of any parties this material is shared outside of the above guideline. In case of lack of interest to go forward on this transaction prospects agree to delete all digital form of information and return other materials back to seller and broker.

Prospects receiving this offering memorandum agree to this terms and conditions.

Exclusively marketed by:

EXCEPTIONAL PROPERTIES



EXTRAORDINARY SOLUTIONS



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#1600 Chantilly, VA 20151

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