



FOR LEASE | FLEX SPACES | CHANTILLY, VA

Lafayette Business Park

4115 Pleasant Valley Road, 4125 & 4151 Lafayette Center Drive



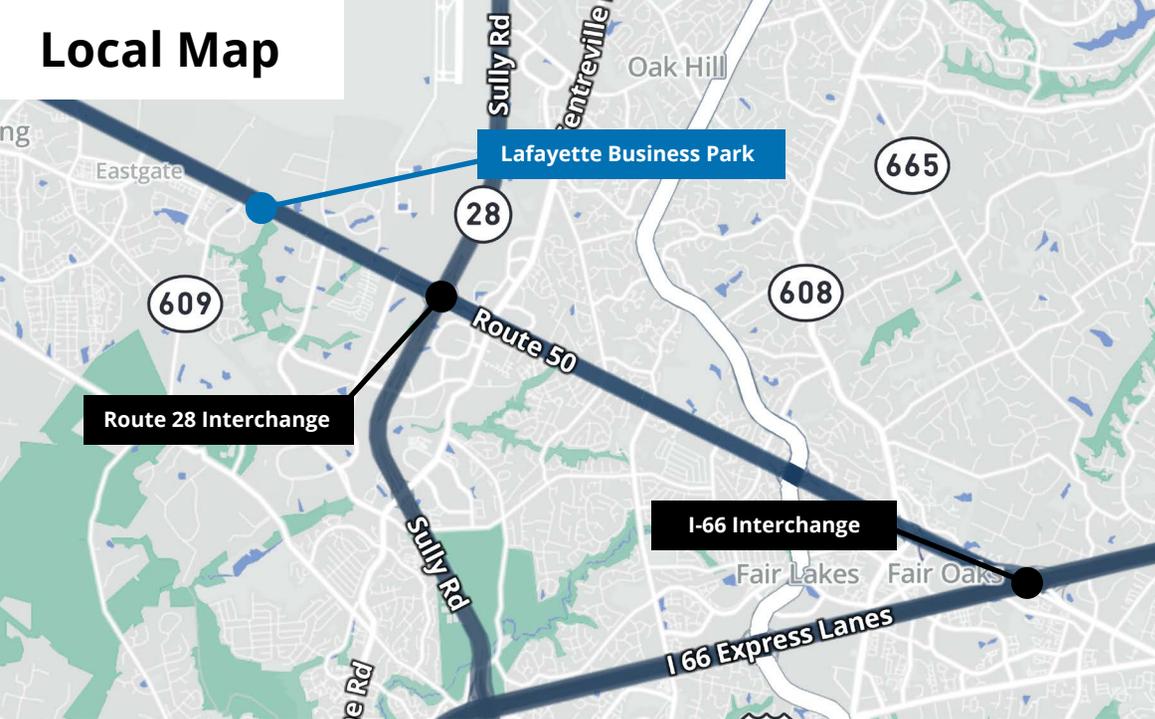
Up To 40,000 SF of Flex Warehouse Available For Lease

Lafayette Business Park is a three-building flex warehouse portfolio under new ownership, Starwood Capital Group. Availabilities range from 3,400 sf to 31,012 sf and offer a variety of loading options and office buildouts.

With over \$120 billion in assets under management, Starwood Capital Group brings the strength of a global real estate investment firm and a proven track record across markets worldwide.



Local Map



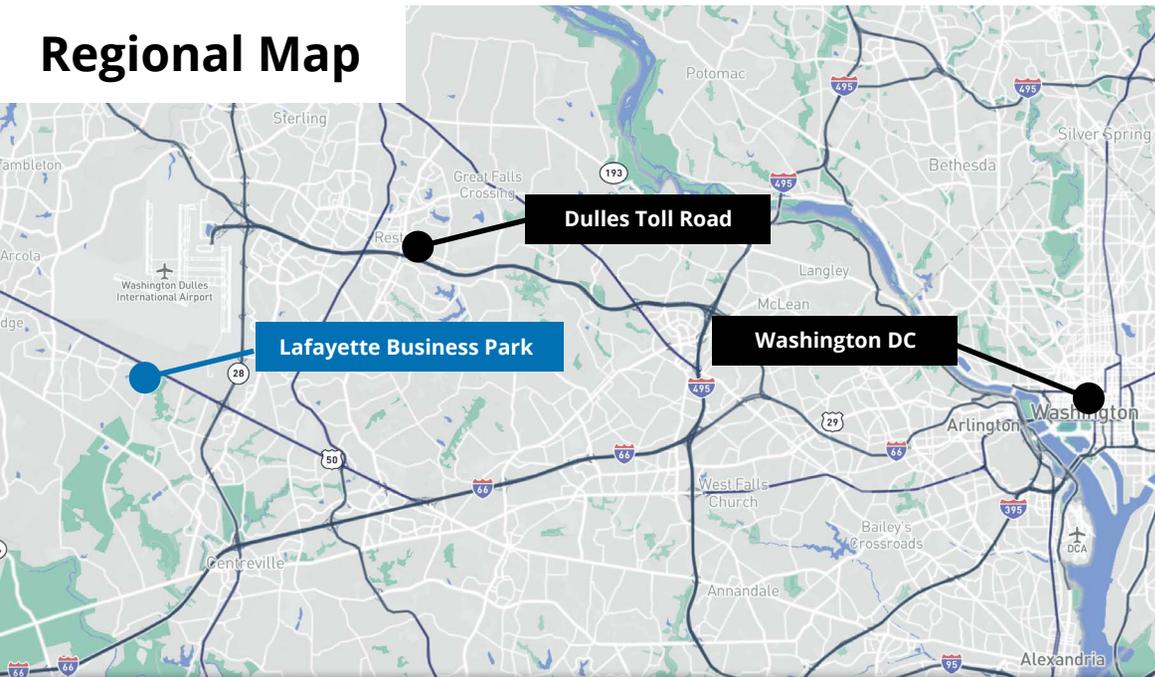
Located in the thriving Dulles South industrial submarket.

Lafayette Business Park's convenient location in Chantilly offers easy access for logistics, distribution, and commercial operations.

This property benefits from proximity to major transportation routes including Route 28, Route 50, and I-66 — streamlining access to the broader Washington, D.C. region.

Your favorite restaurants, cafes, grocery stores, retailers and service providers are in close proximity and just a few minutes away.

Regional Map



Nearby amenities (within a <10 minute drive)



Aerial View



4151 Lafayette Center Dr

4115 Pleasant Valley Rd

4125 Lafayette Center Dr

Pleasant Valley Rd

50

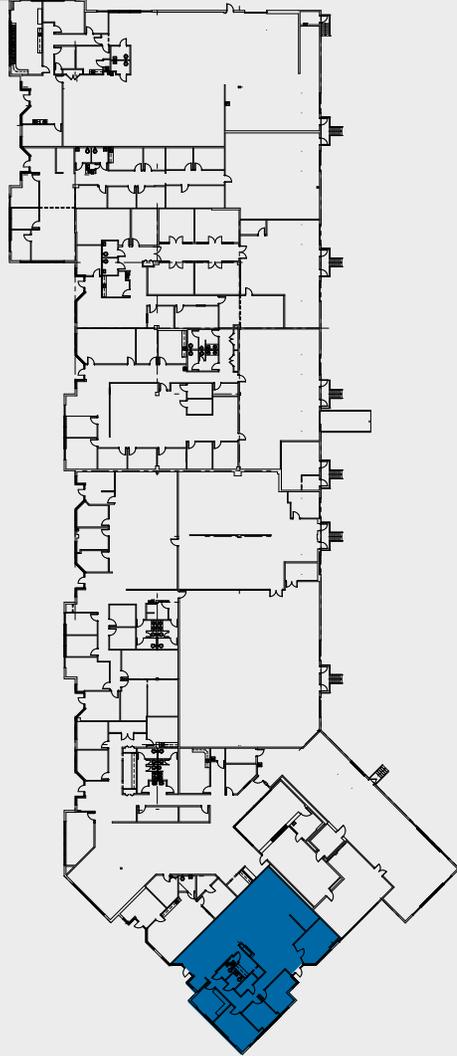
Current Availabilities *(click below to navigate to desired suite)*

Building	Suite	SF	Space Type	Notes
4115 Pleasant Valley	100	3,400 RSF	Office	2 Suite Entrances
4115 Pleasant Valley	800	13,708 RSF	Flex Warehouse	2 Docks, Showroom Space
4125 Lafayette Center	100A	14,553 RSF	Flex Warehouse	2 Punch Outs
4125 Lafayette Center	100B	9,942 RSF	Flex Warehouse	1 12'x14' Drive-In, 1 Drive-In punch out
4125 Lafayette Center	200	4,242 RSF	Flex Warehouse	1 Drive-In
4151 Lafayette Center	100	31,012 RSF	Flex Warehouse	4 Docks

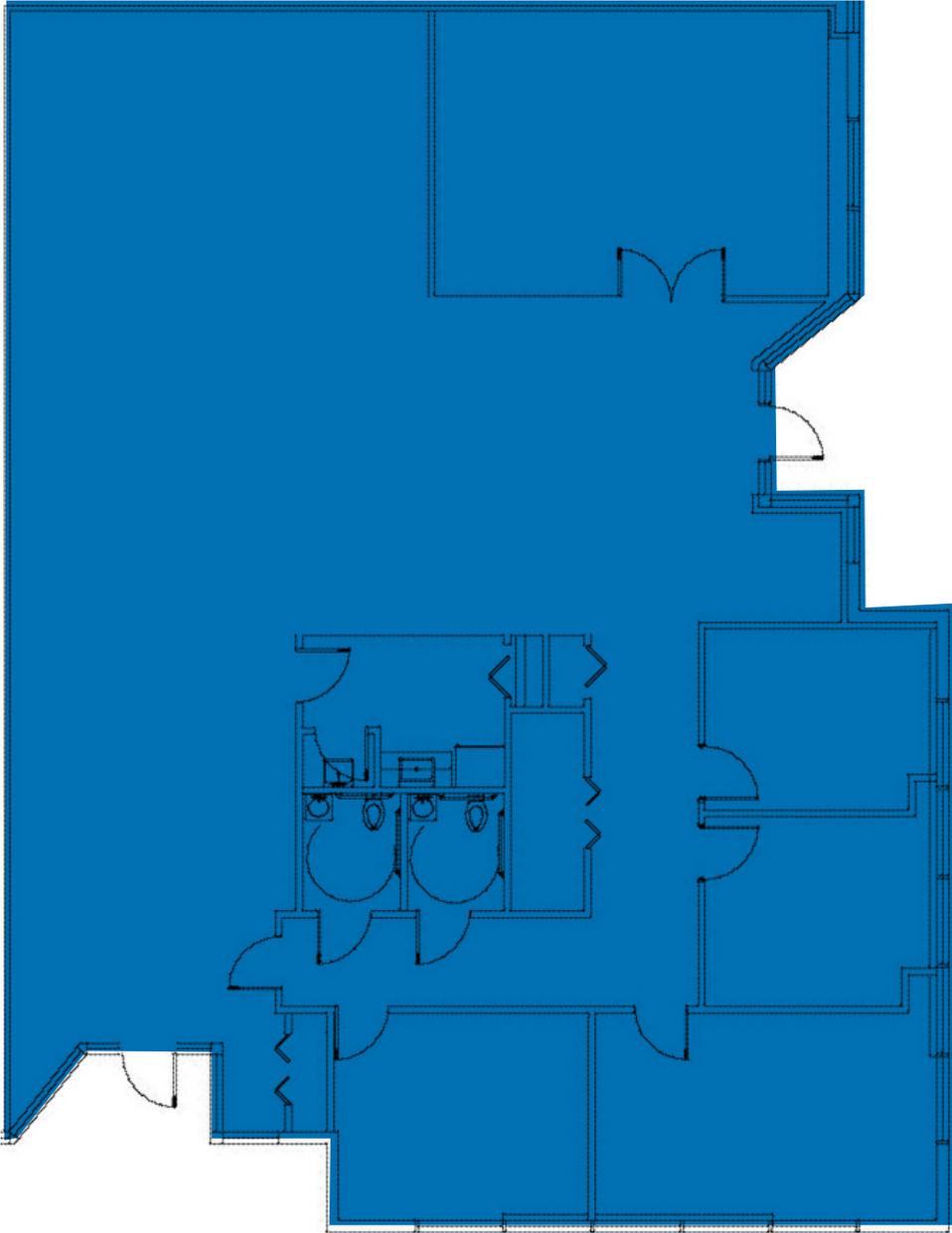


4115 Pleasant Valley

Suite 100 | 3,400 RSF



KEY PLAN



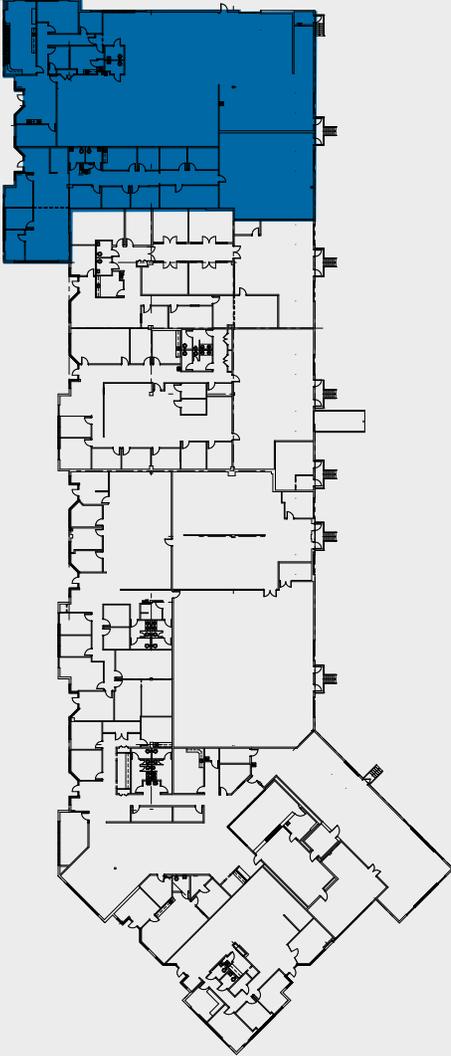
Office Features

- 5 Offices
- 1 Kitchen
- 2 Restrooms
- Move in ready

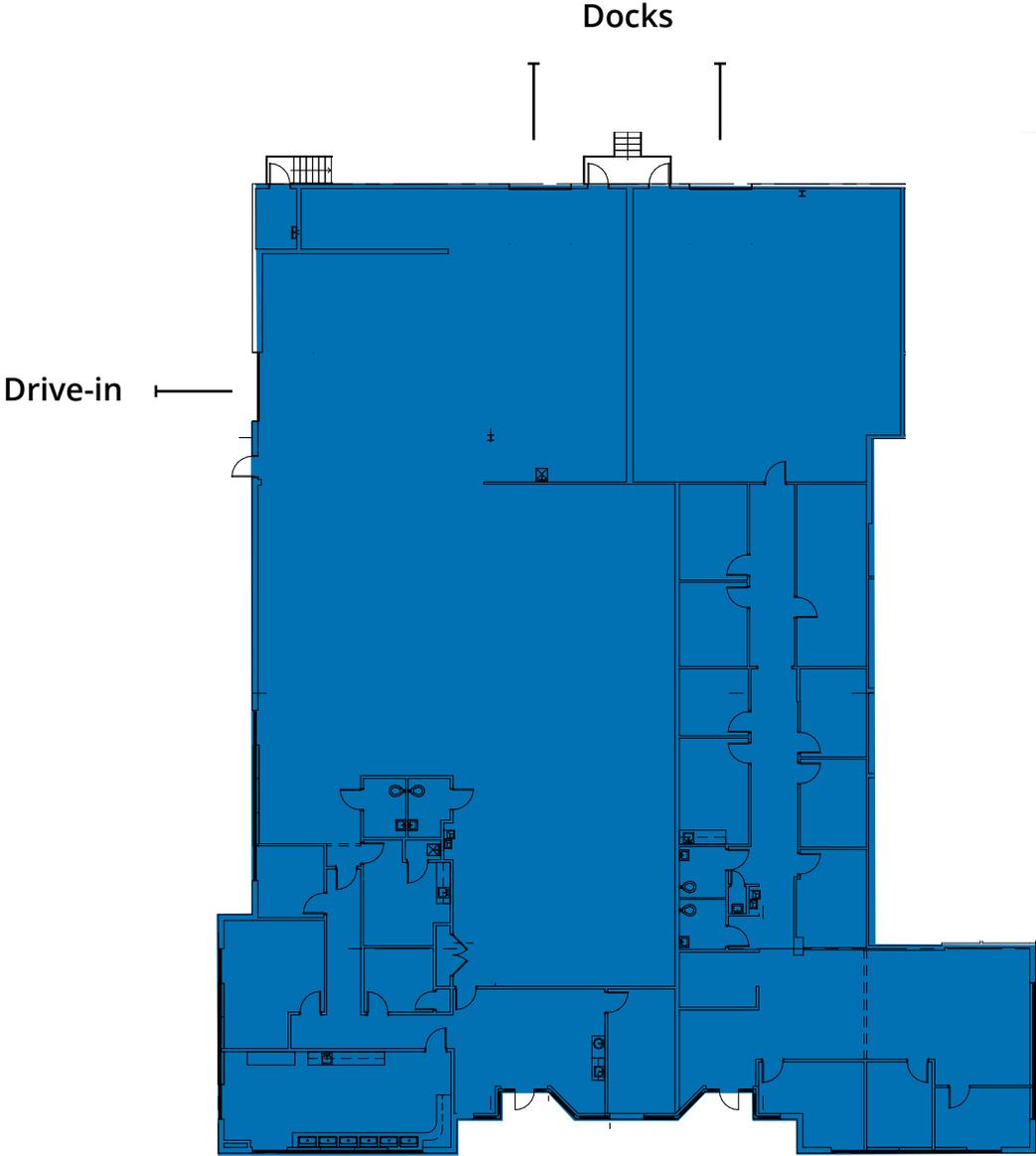


4115 Pleasant Valley

Suite 800 | 13,708 RSF



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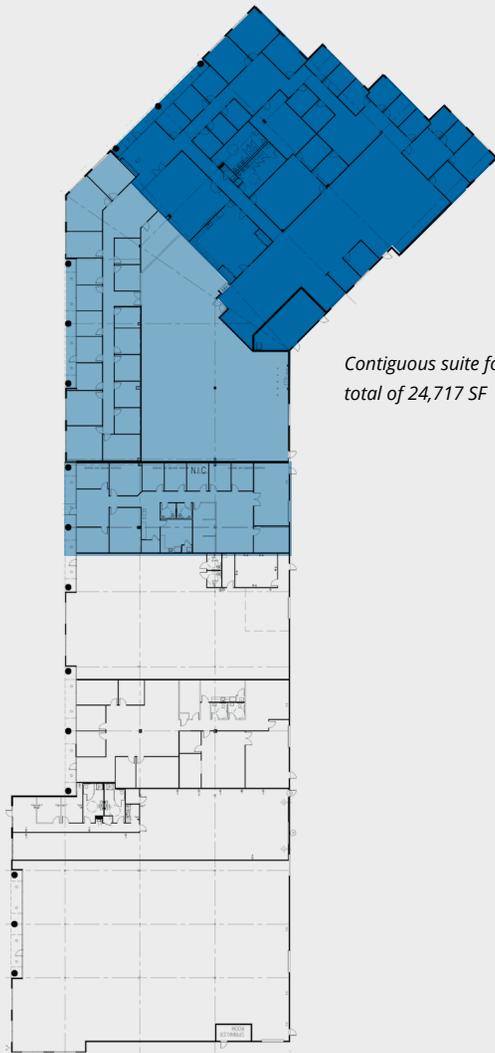
Flex/Warehouse Features

- Showroom Space
- Multiple Offices
- Warehouse
- 2 Docks
- Kitchen
- Drive-in



4125 Lafayette Center

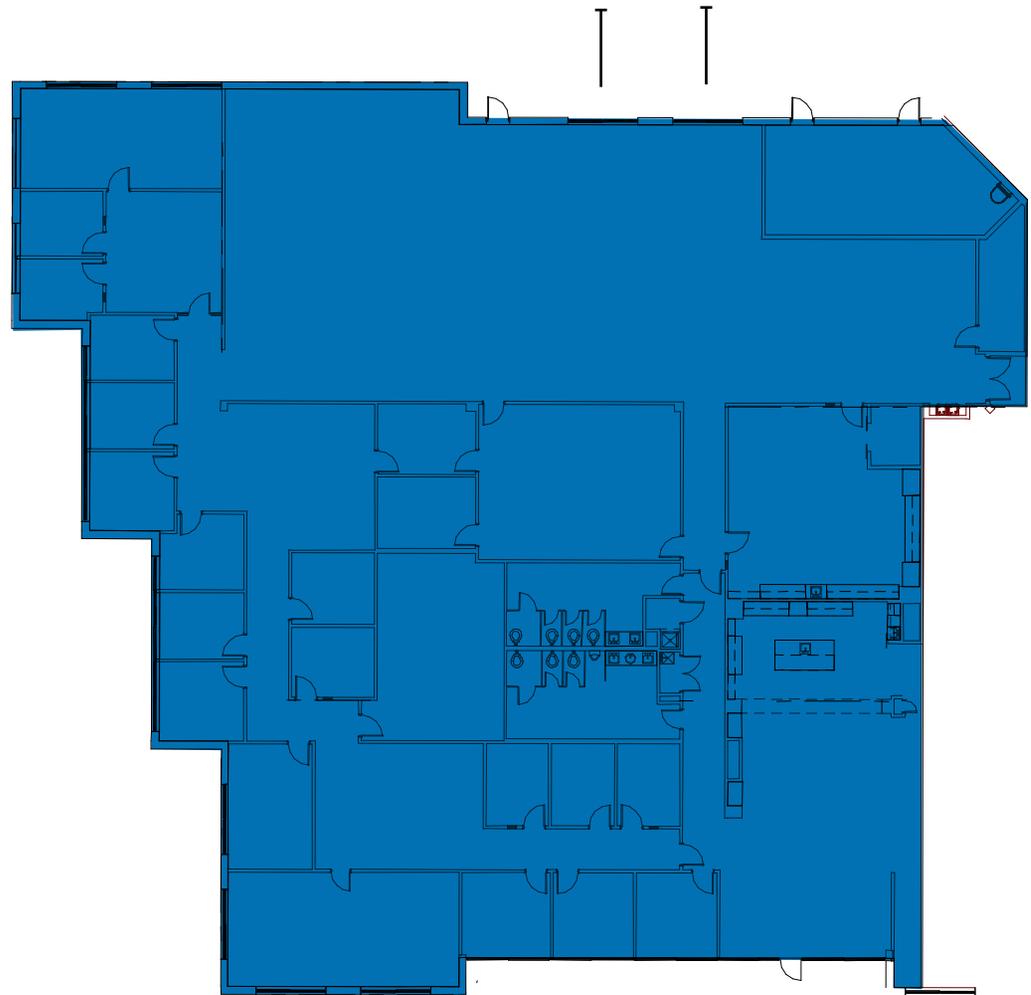
Suite 100A | 14,533 RSF



Contiguous suite for a total of 24,717 SF

KEY PLAN

Punch Out for 12'x14' Drive-In's



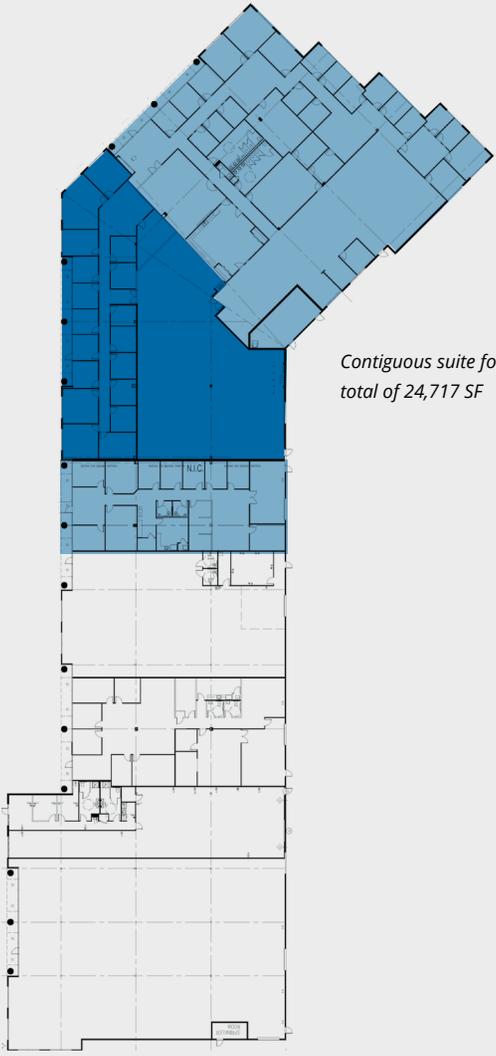
Flex/Warehouse Features

- Showroom Space
- Fully Air Conditioned
- Large/well appointed galley
- 12' Height Office Space



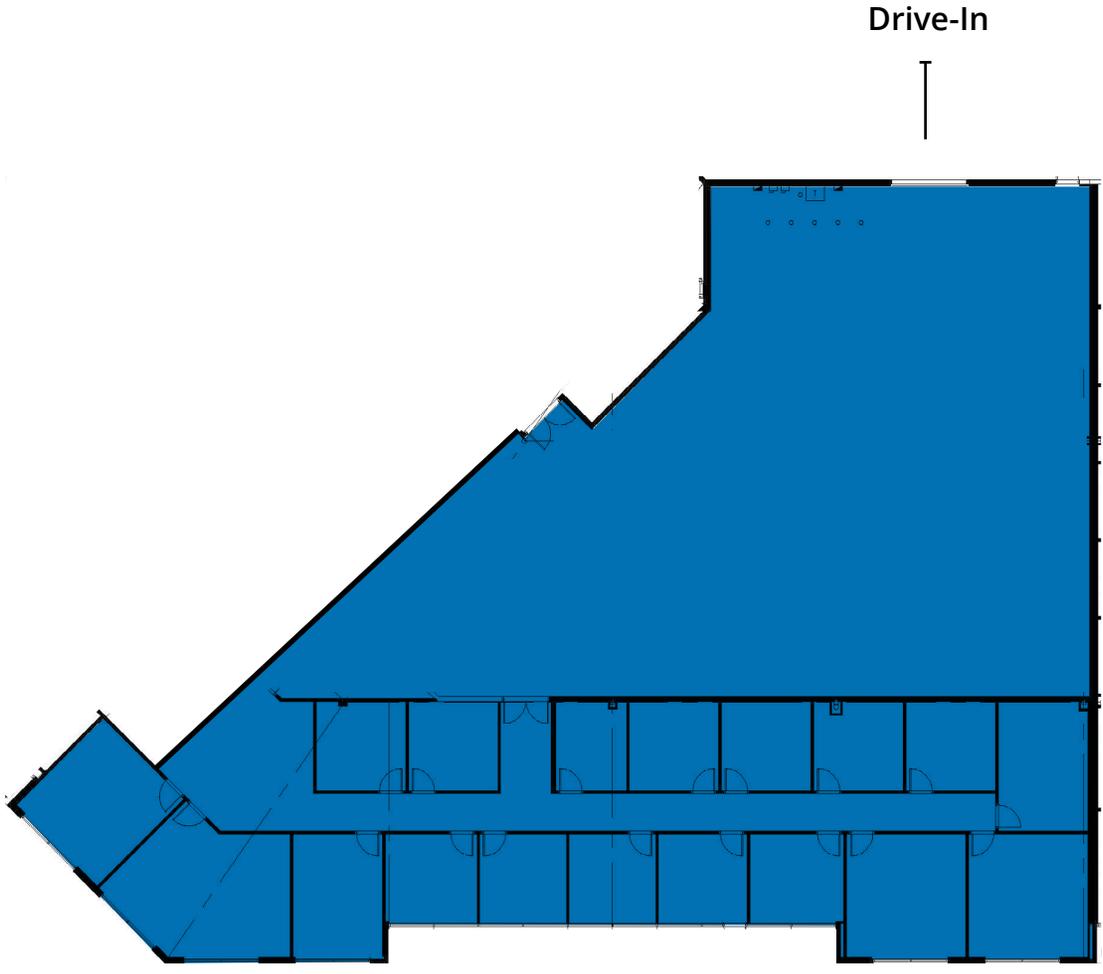
4125 Lafayette Center

Suite 100B | 9,942 RSF



Contiguous suite for a total of 24,717 SF

KEY PLAN



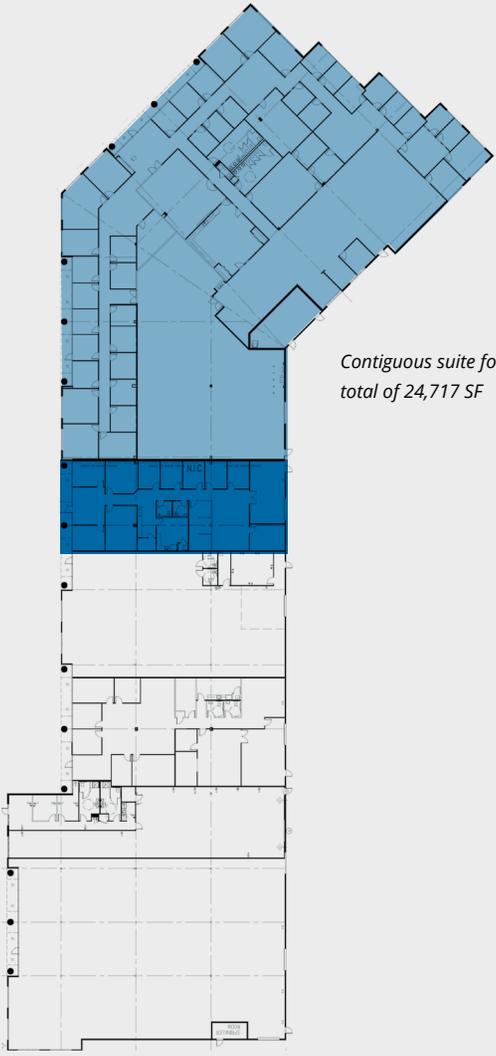
Flex/Warehouse Features

- 14 offices
- Warehouse Space



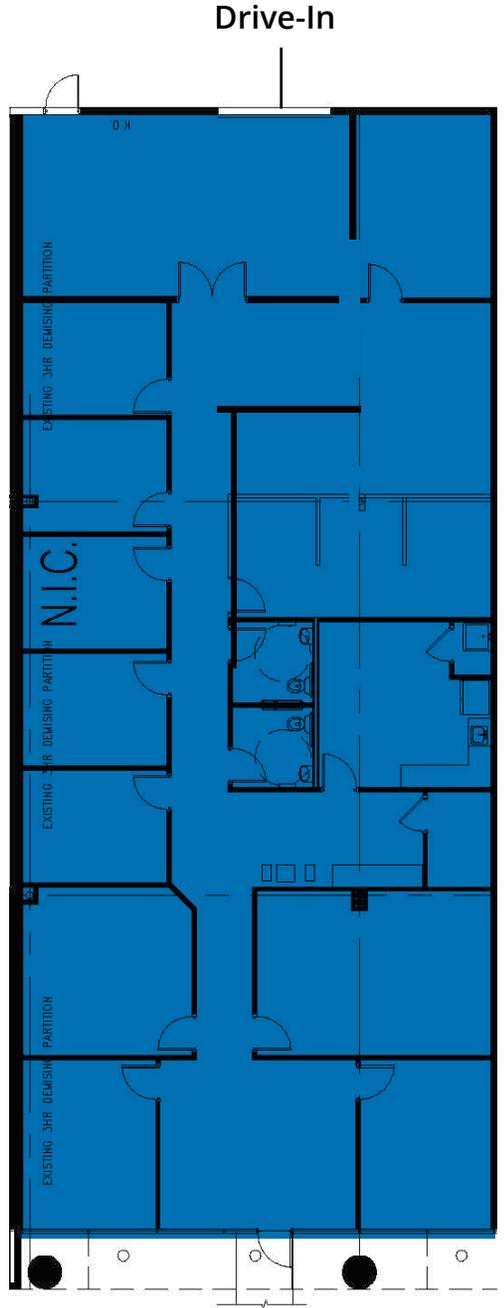
4125 Lafayette Center

Suite 200 | 4,242 RSF



Contiguous suite for a total of 24,717 SF

KEY PLAN



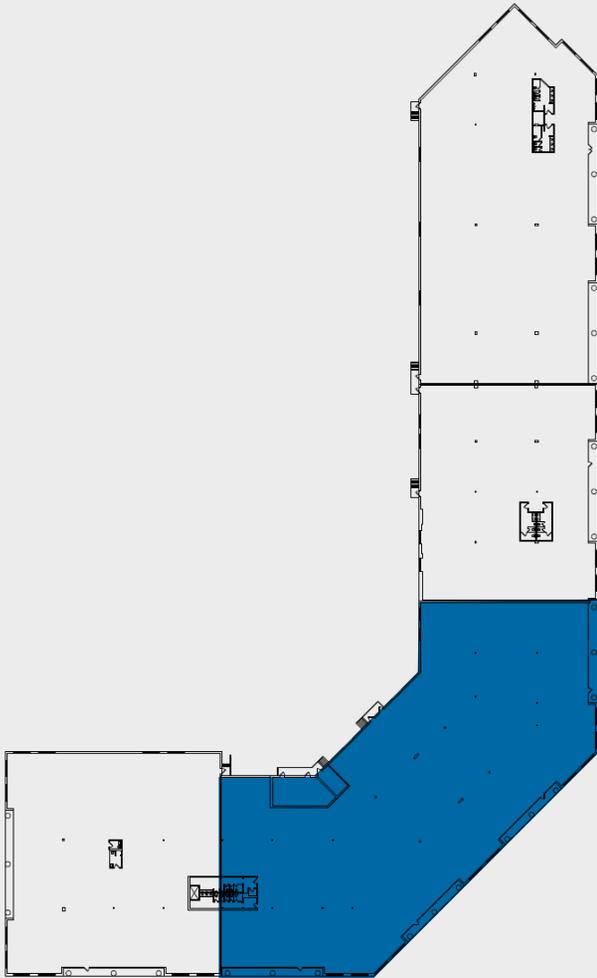
Flex/Warehouse Features

- 1 Drive in
- Kitchen
- Multiple offices

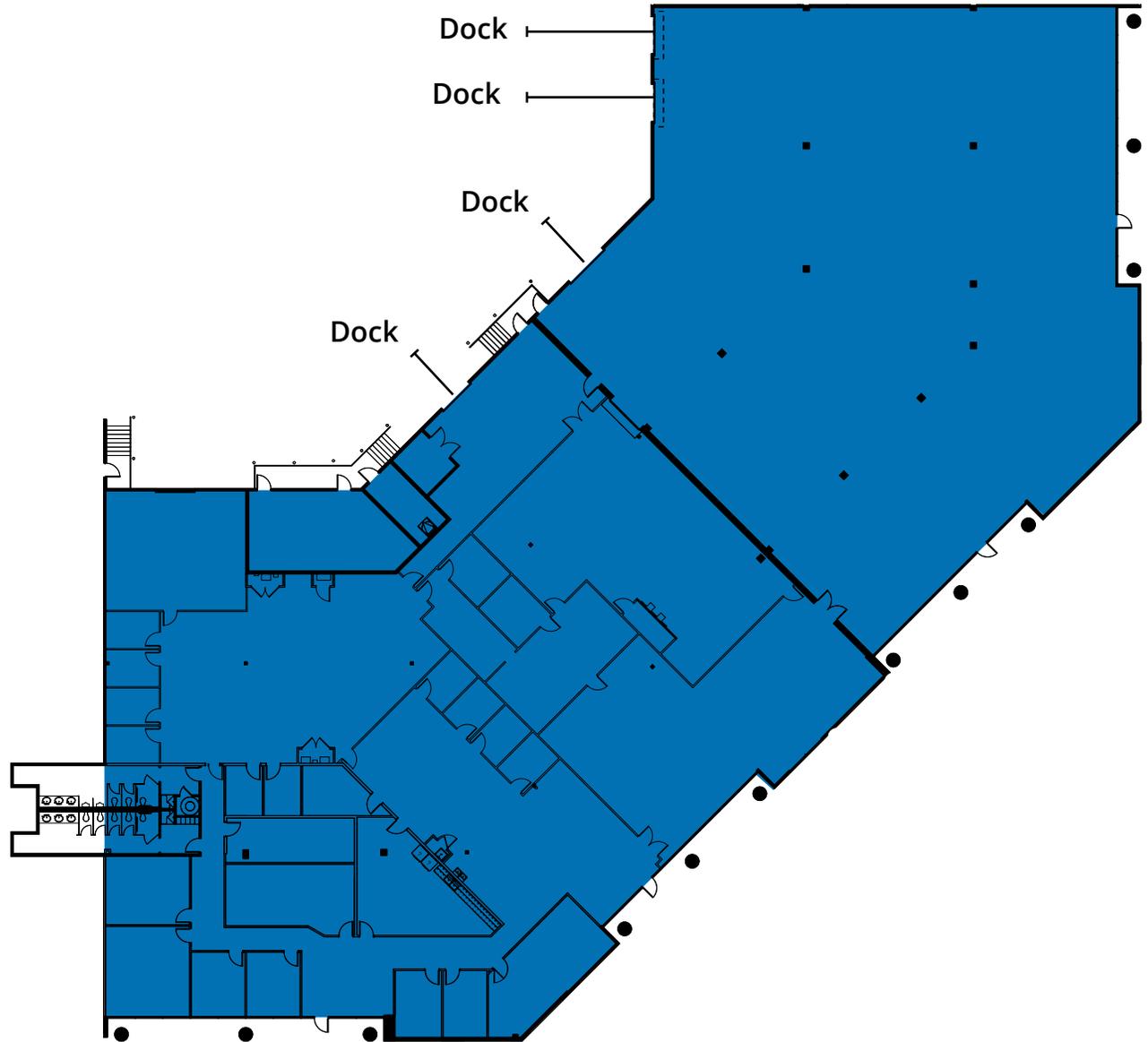


4151 Lafayette Center

Suite 100 | 31,012 RSF



KEY PLAN



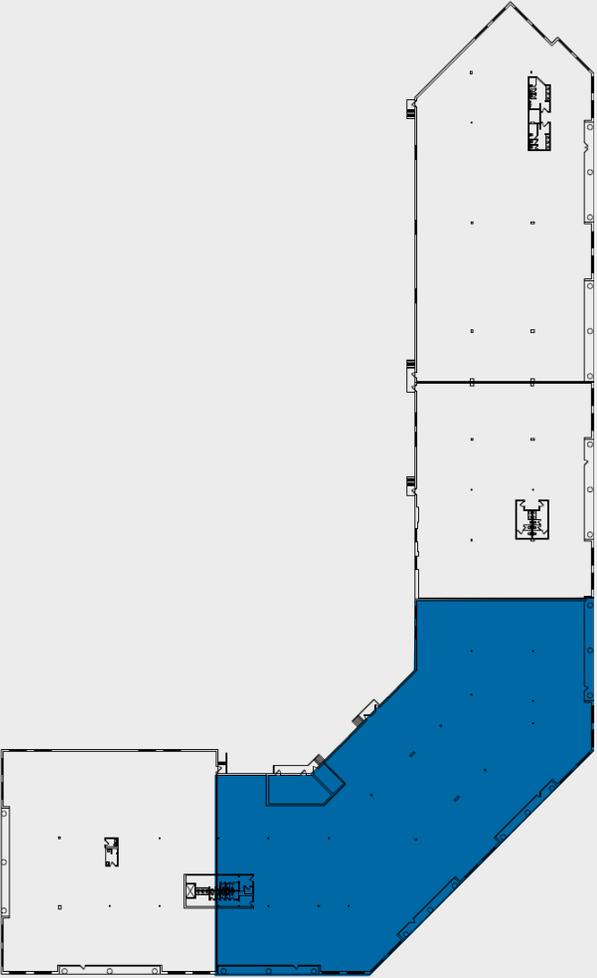
Flex/Warehouse Features

- 4 Docks
- 21' Clear height
- Upgraded power-integration room
- Fully air conditioned warehouse



4151 Lafayette Center

Suite 100 | 31,012 RSF



KEY PLAN



Flex/Warehouse Features

- 4 Docks
- 21' Clear height
- Upgraded power-integration room
- Fully air conditioned warehouse





Lafayette Business Park

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4125 & 4151 Lafayette Center Drive
Chantilly, VA

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**AVISON
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