

FOR LEASE | OFFICE

4451 - 4455 BROOKFIELD

4451-4455 Brookfield Corporate Drive, Chantilly, VA



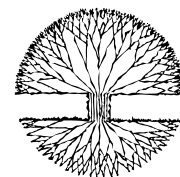
PROPERTY FEATURES

- 1,358– 4,735 square feet suites available
- Flexible lease terms
- Parking ratio: 3.5/1,000
- Numerous restaurant, retail and hotel amenities within ¼ mile
- Daycare/Preschool on-site
- HVAC individually controlled by suite
- Exterior courtyards
- Multiple suites with exterior entrances
- Common area restrooms and hallways
- Security card access to common area
- Phone/internet provider - Comcast and Verizon fiber
- Immediate access to Willard Rd Exit on Route 28
- Minutes from Dulles Airport
- New, experienced, local ownership/management group

For more information, please contact:

Natalie Brodersen
Leasing Associate
natalieb@sugaroak.com
Office: (703) 435-9335
Cell: (703) 861-5492

Andy Walsh
Director of Leasing
andyw@sugaroak.com
Office: (804) 308-1603
Cell: (571) 237-0264



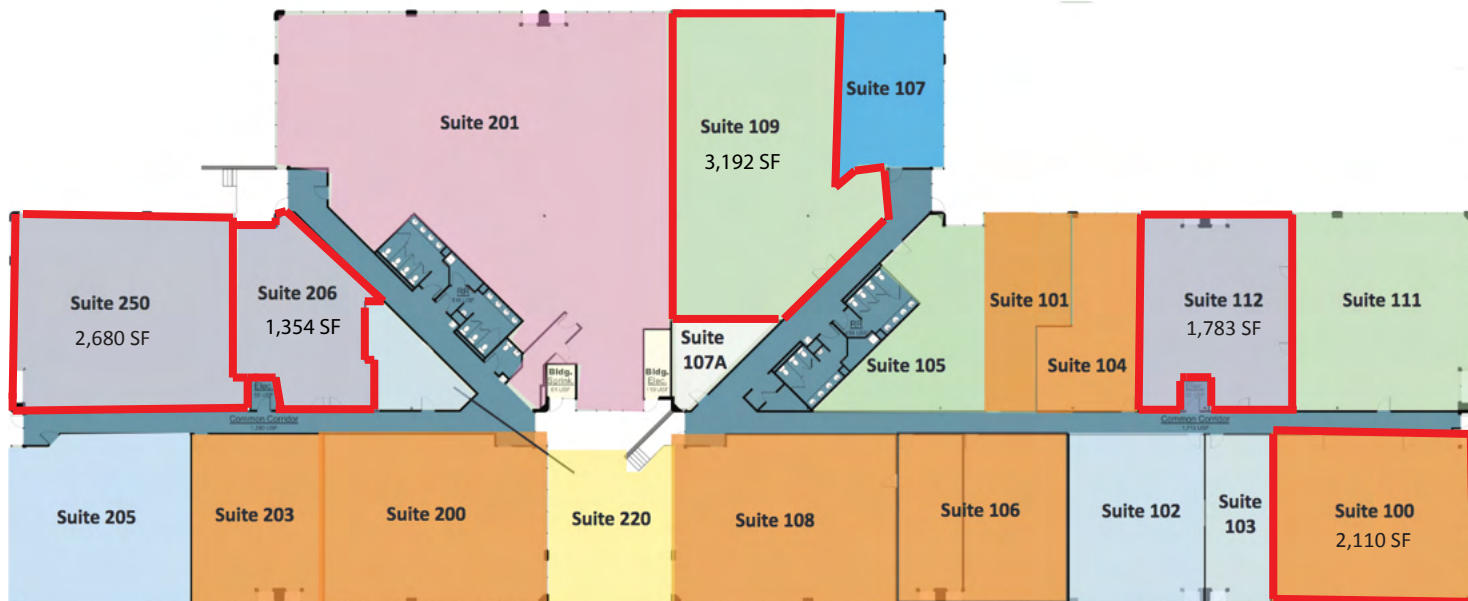
SugarOak
REALTY, LLC

FOR LEASE | OFFICE

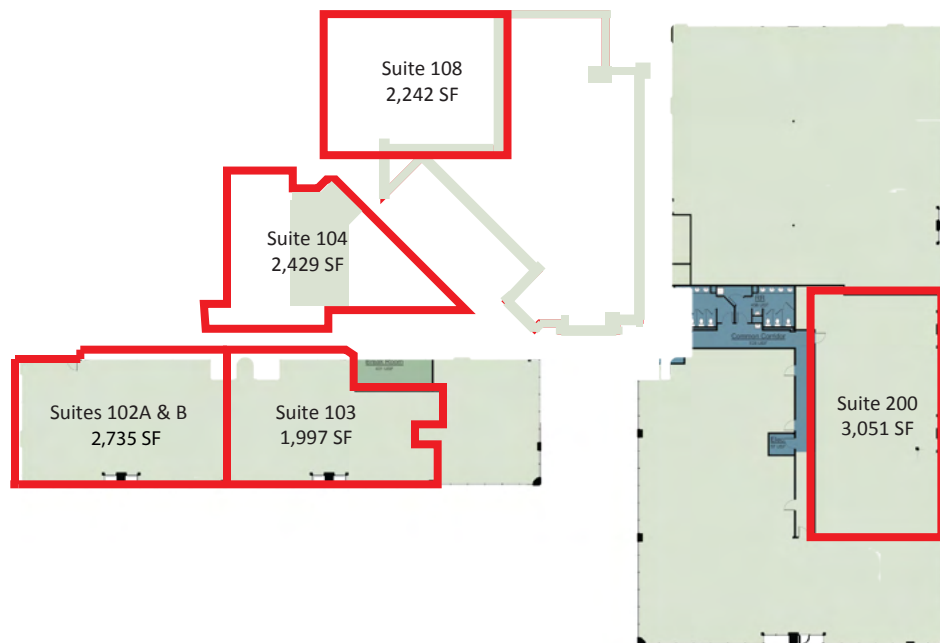
4451 - 4455 BROOKFIELD

4451-4455 Brookfield Corporate Drive, Chantilly, VA

4451 FLOOR PLATES



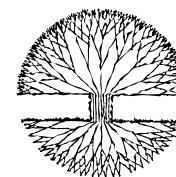
4455 FLOOR PLATES



For more information, please contact:

Natalie Brodersen
Leasing Associate
natalieb@sugaroak.com
Office: (703) 435-9335
Cell: (703) 861-5492

Andy Walsh
Director of Leasing
andyw@sugaroak.com
Office: (804) 308-1603
Cell: (571) 237-0264



SugarOak
REALTY, LLC

FOR LEASE | OFFICE

4451 - 4455 BROOKFIELD

4451-4455 Brookfield Corporate Drive, Chantilly, VA

4451 - Suite 112
1,783 SF



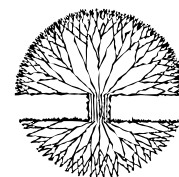
4451 - Suite 206
1,354 SF



For more information, please contact:

Natalie Brodersen
Leasing Associate
natalieb@sugaroak.com
Office: (703) 435-9335
Cell: (703) 861-5492

Andy Walsh
Director of Leasing
andyw@sugaroak.com
Office: (804) 308-1603
Cell: (571) 237-0264



SugarOak
REALTY, LLC

FOR LEASE | OFFICE

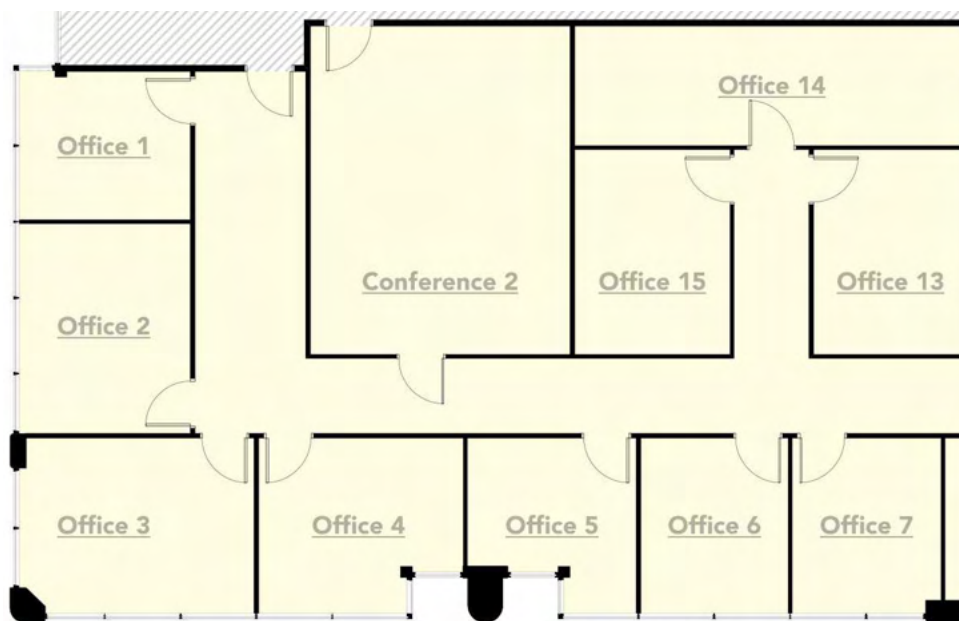
4451 - 4455 BROOKFIELD

4451-4455 Brookfield Corporate Drive, Chantilly, VA

4451 - Suite 250
2,689 SF



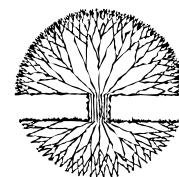
4455 - Suite 103
1,997 SF



For more information, please contact:

Natalie Brodersen
Leasing Associate
natalieb@sugaroak.com
Office: (703) 435-9335
Cell: (703) 861-5492

Andy Walsh
Director of Leasing
andyw@sugaroak.com
Office: (804) 308-1603
Cell: (571) 237-0264



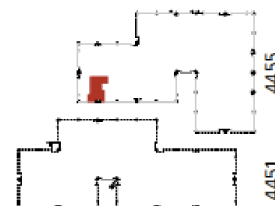
SugarOak
REALTY, LLC

FOR LEASE | OFFICE

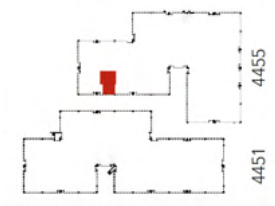
4451 - 4455 BROOKFIELD

4451-4455 Brookfield Corporate Drive, Chantilly, VA

4455 - Suite 102A
1,028 SF



4455 - Suite 102B
945 SF



For more information, please contact:

Natalie Brodersen
Leasing Associate
natalieb@sugaroak.com
Office: (703) 435-9335
Cell: (703) 861-5492

Andy Walsh
Director of Leasing
andyw@sugaroak.com
Office: (804) 308-1603
Cell: (571) 237-0264

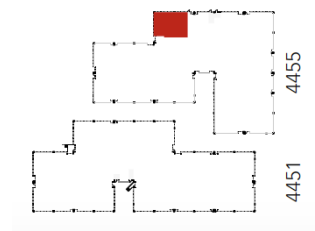


FOR LEASE | OFFICE

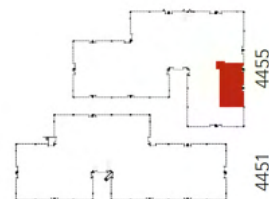
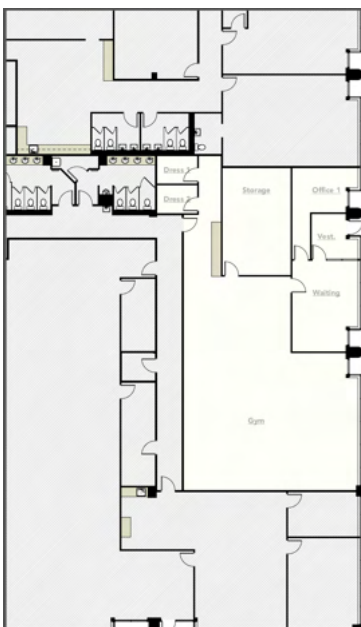
4451 - 4455 BROOKFIELD

4451-4455 Brookfield Corporate Drive, Chantilly, VA

4455 - Suite 108
2,242 SF



4455 - Suite 200
3,051 SF



For more information, please contact:

Natalie Brodersen
Leasing Associate
natalieb@sugaroak.com
Office: (703) 435-9335
Cell: (703) 861-5492

Andy Walsh
Director of Leasing
andyw@sugaroak.com
Office: (804) 308-1603
Cell: (571) 237-0264



FOR LEASE | OFFICE

4451 - 4455 BROOKFIELD

4451-4455 Brookfield Corporate Drive, Chantilly, VA

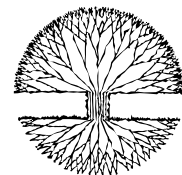
4455 - Suite 104
2,429 SF



For more information, please contact:

Natalie Brodersen
Leasing Associate
natalieb@sugaroak.com
Office: (703) 435-9335
Cell: (703) 861-5492

Andy Walsh
Director of Leasing
andyw@sugaroak.com
Office: (804) 308-1603
Cell: (571) 237-0264



SugarOak
REALTY, LLC

FOR LEASE | OFFICE

4451 - 4455 BROOKFIELD

4451-4455 Brookfield Corporate Drive, Chantilly, VA

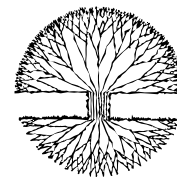
AERIAL



For more information, please contact:

Natalie Brodersen
Leasing Associate
natalieb@sugaroak.com
Office: (703) 435-9335
Cell: (703) 861-5492

Andy Walsh
Director of Leasing
andyw@sugaroak.com
Office: (804) 308-1603
Cell: (571) 237-0264



SugarOak
REALTY, LLC