

LEASE

MARKEY COMMERCE CENTER

4447-C Brookfield Corporate Drive Chantilly, VA 20151

LEASE RATE

Negotiable



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COLDWELL BANKER
COMMERCIAL
REALTY

Deniz Senyurt, CCIM

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PROPERTY DESCRIPTION

Look No More! Introducing an Exceptional Opportunity!

All-in-One industrial condo unit showcasing 5,449 SF main floor (4,066 SF warehouse, 1,383 SF office) + 1,383 SF mezzanine. In total, 6831 SF space with 2 Restrooms, a kitchen and a loading dock is available for lease. Ceiling Height for Warehouse is 24 feet and for office 9 feet. Loading dock size 10'X10'

\$17.50/SF +NNN for warehouse and office. NNN charges : \$3.89/SF. Mezzanine can be excluded from lease. If included, rent for mezzanine is \$12/SF.

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	1
Building Size:	6,831 SF
Zoning:	I-5
APN:	044107F

OTHER RESOURCES

[3D TOUR](#)

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PROPERTY DESCRIPTION

Look No More! Introducing an Exceptional Opportunity!

All-in-One industrial condo unit showcasing 4114 SF warehouse, 1023 SF office + 1383 SF mezzanine. In total, 6520 SF space with 2 Restrooms, a kitchen and a loading dock is available for lease. Ceiling Height for Warehouse is 24 feet and for office 9 feet.

\$17.50/SF +NNN for warehouse and office. NNN charges: \$3.89/SF. Mezzanine can be excluded from lease. If included, rent for mezzanine is \$12/SF.

LOCATION DESCRIPTION

Convenient access to major transportation routes such as 28, 50, I-66 & the Dulles International Airport, and its proximity Dulles Expo Center make 4447 Brookfield Corporate Dr Chantilly an attractive location for businesses seeking to easy access to major highways and trade areas in Northern Virginia market.



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PROPERTY HIGHLIGHTS

- Easy Access to Major Highways Route 50, 28 and I-66
- Population of 242,649 with median income of \$137,134 in 15 Min drive time
- Dulles Airport in 15 min drive
- All in one – 24 feet ceiling height, loading dock office and large warehouse
- Free on site parking
- One loading dock 10'X10'



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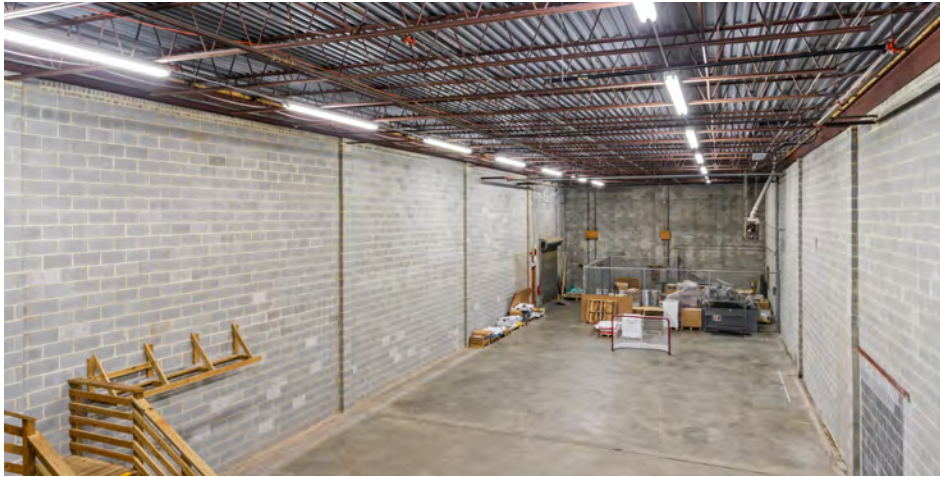


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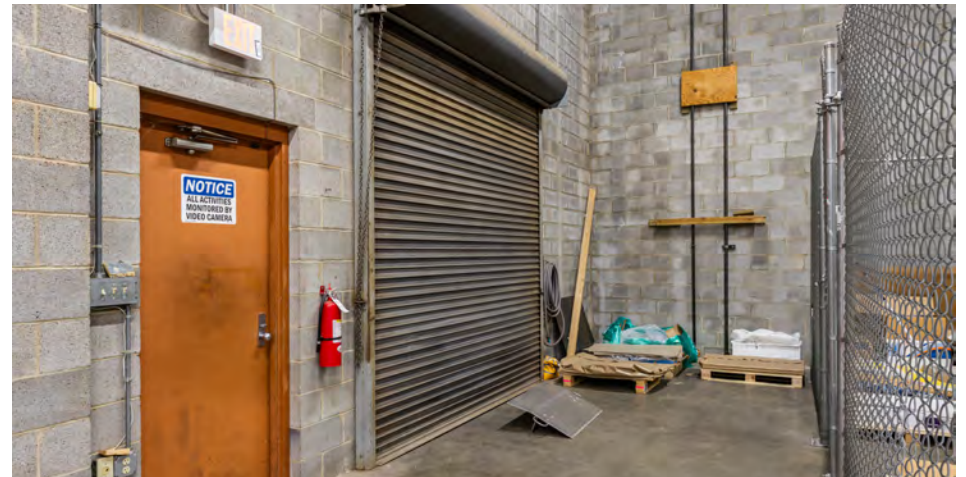


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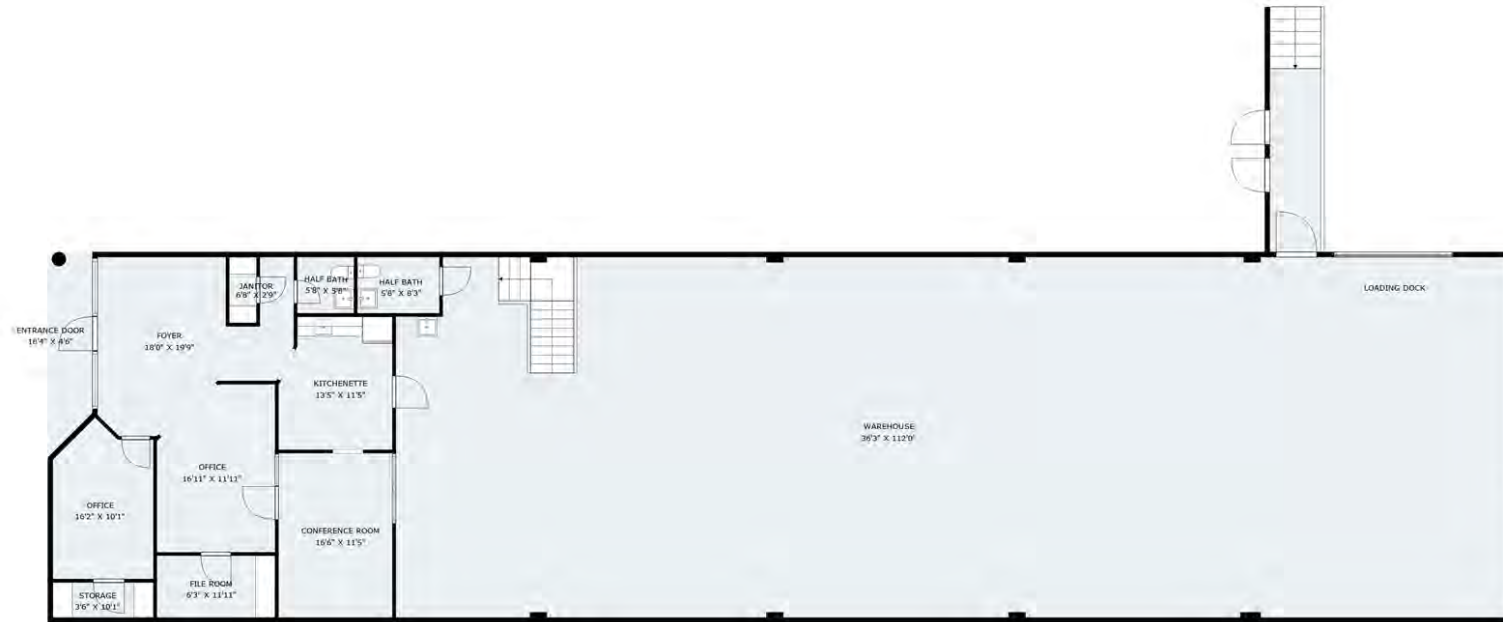


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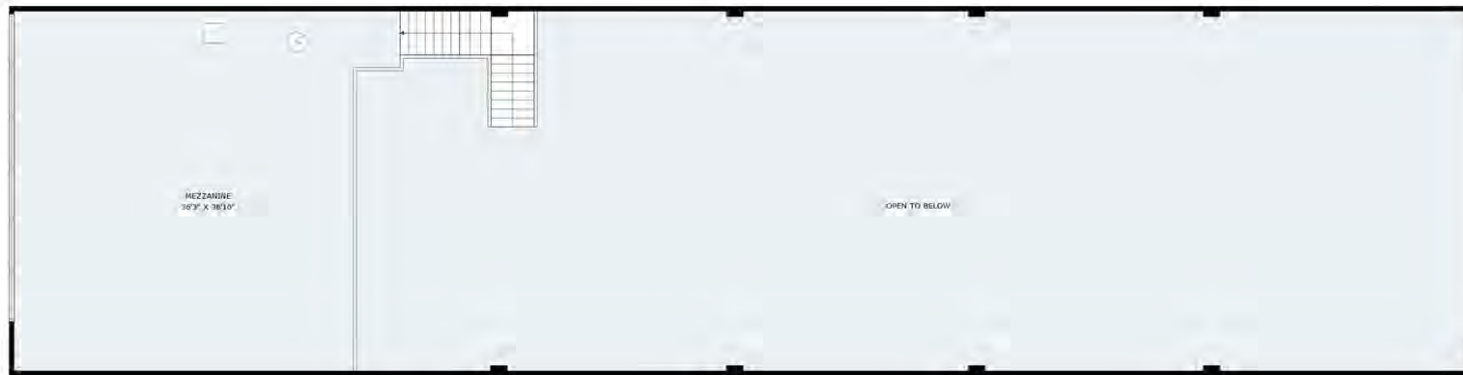


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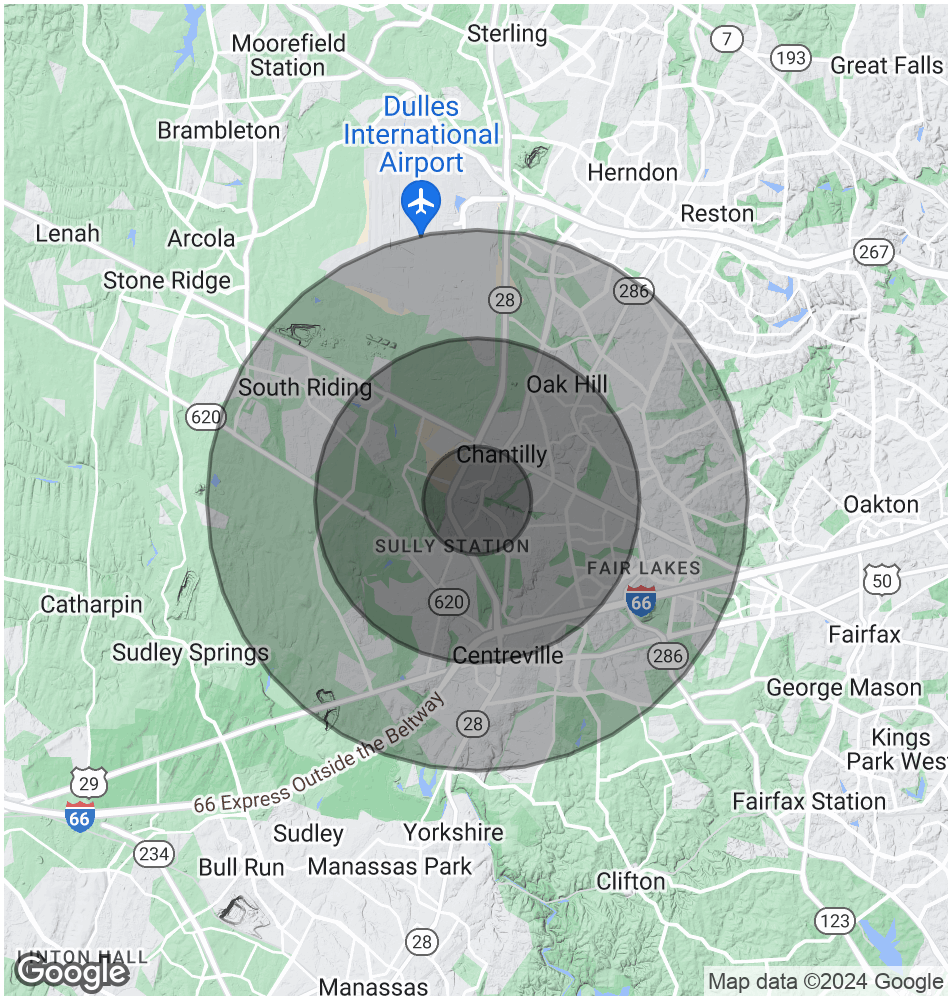
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,402	85,357	230,165
Average Age	38	39	38
Average Age (Male)	37	38	37
Average Age (Female)	39	40	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,784	28,661	79,615
# of Persons per HH	3	3	2.9
Average HH Income	\$161,165	\$204,248	\$209,177
Average House Value	\$581,100	\$706,506	\$729,915

Demographics data derived from AlphaMap

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PROFESSIONAL BACKGROUND

Deniz Senyurt holds a Real Estate Broker license in Virginia and a Sales Associate license in Maryland and Washington DC. Deniz specialized in commercial real estate with vast experience in medical office, retail, and industrial property leasing and sales. Aside from being Chair of the Commercial Council of NVAR, Deniz serves as Northern Virginia Area Director of CCIM Mid Atlantic Chapter. She is also the 2022 Coldwell Banker International Diamond Society Presidents Elect, 2022 Coldwell Banker Commercial Gold Circle of Distinction, 2023 Coldwell Banker Commercial Silver Circle of Distinction, 2024 CREXI Platinum Broker and NVAR Platinum Top Producer Award Winner.

EDUCATION

Deniz holds 3 Masters degrees (MBA in Small and Medium Sized Enterprises, MBA in International Business Finance, MA in International Trade and Investment Policy Program), from George Washington University. She has graduated from NVAR Leadership Institute in 2021. Her designations are Certified International Property Specialist (CIPS), Certified Merger and Acquisition Advisor (CM&AA) and Certified Commercial Investment Member (CCIM).

MEMBERSHIPS

MAREMA, CCIM, NVAR, NAR

Past President of Mid Atlantic Real Estate Marketing Association



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