

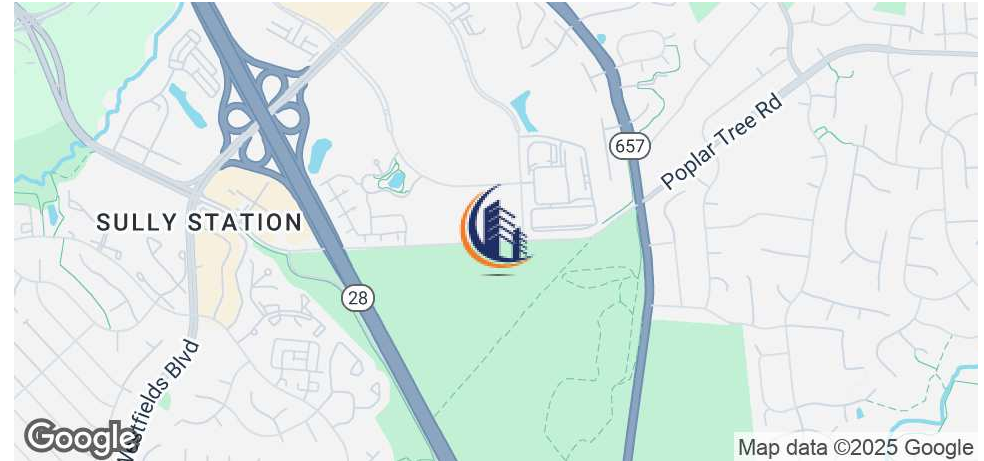
OFFICE BUILDING FOR LEASE

Park Meadow Dr. Office Complex

14100 PARK MEADOW DR, CHANTILLY, VA 20151

EXECUTIVE SUMMARY

Park Meadow Dr. Office Complex 14100 Park Meadow Dr, Chantilly, VA 20151



OFFERING SUMMARY

Available SF:	3,858 - 21,225 SF
Lease Rate:	Negotiable
Lot Size:	4.67 Acres
Year Built:	1989
Building Size:	67,372
Zoning:	I-4
Market:	Washington D.C.
Submarket:	Dulles Corridor

PROPERTY OVERVIEW

Presented exclusively by K&M Commercial Real Estate, this premier second-floor opportunity at 14100 Park Meadow Drive offers up to 28,424 RSF across three contiguous suites. Formerly occupied by L3 Harris, the property is uniquely equipped with multiple 705 SCIF areas, making it an exceptional fit for defense contractors, cybersecurity firms, and other users requiring secure, private, and mission-critical space.

PROPERTY HIGHLIGHTS

- - Up to 28,424 RSF (3 suites)
- - 705 SCIF areas (former L3 Harris)
- - Excellent parking, signage, generator
- - Rear loading dock
- - Full Service Gross
- - Immediate availability

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LEASE SPACES

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It turns out, you don't have any Site Plans!

(be sure to tag an image "**Site Plan**" in the [Media Tab](#))

LEASE INFORMATION

Lease Type:	Gross	Lease Term:	60 months
Total Space:	3,858 - 21,225 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 200	Available	17,367 - 21,225 SF	Gross	Negotiable	-
Suite 210	Available	7,199 SF	Gross	Negoatiable	-
Suite 220	Available	3,858 - 21,225 SF	Gross	Negotiable	-

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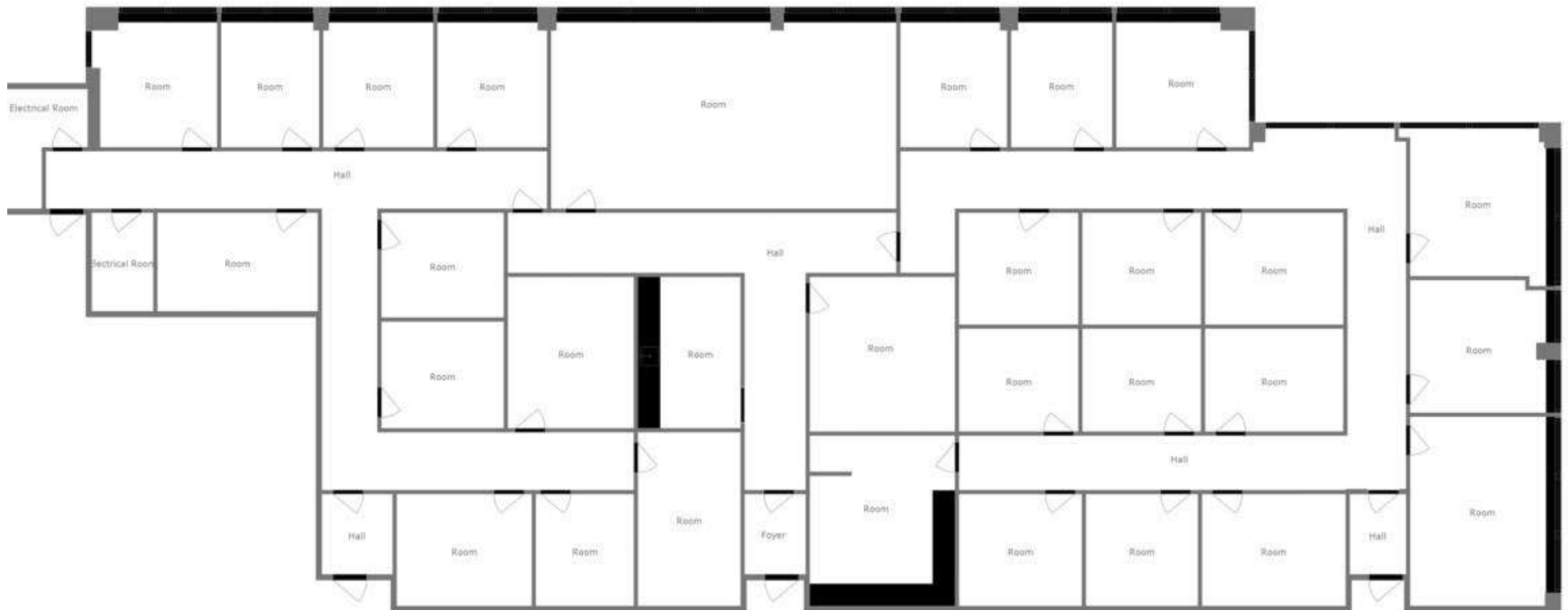
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SUITE 210

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SUITE 220

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ADDITIONAL PHOTOS

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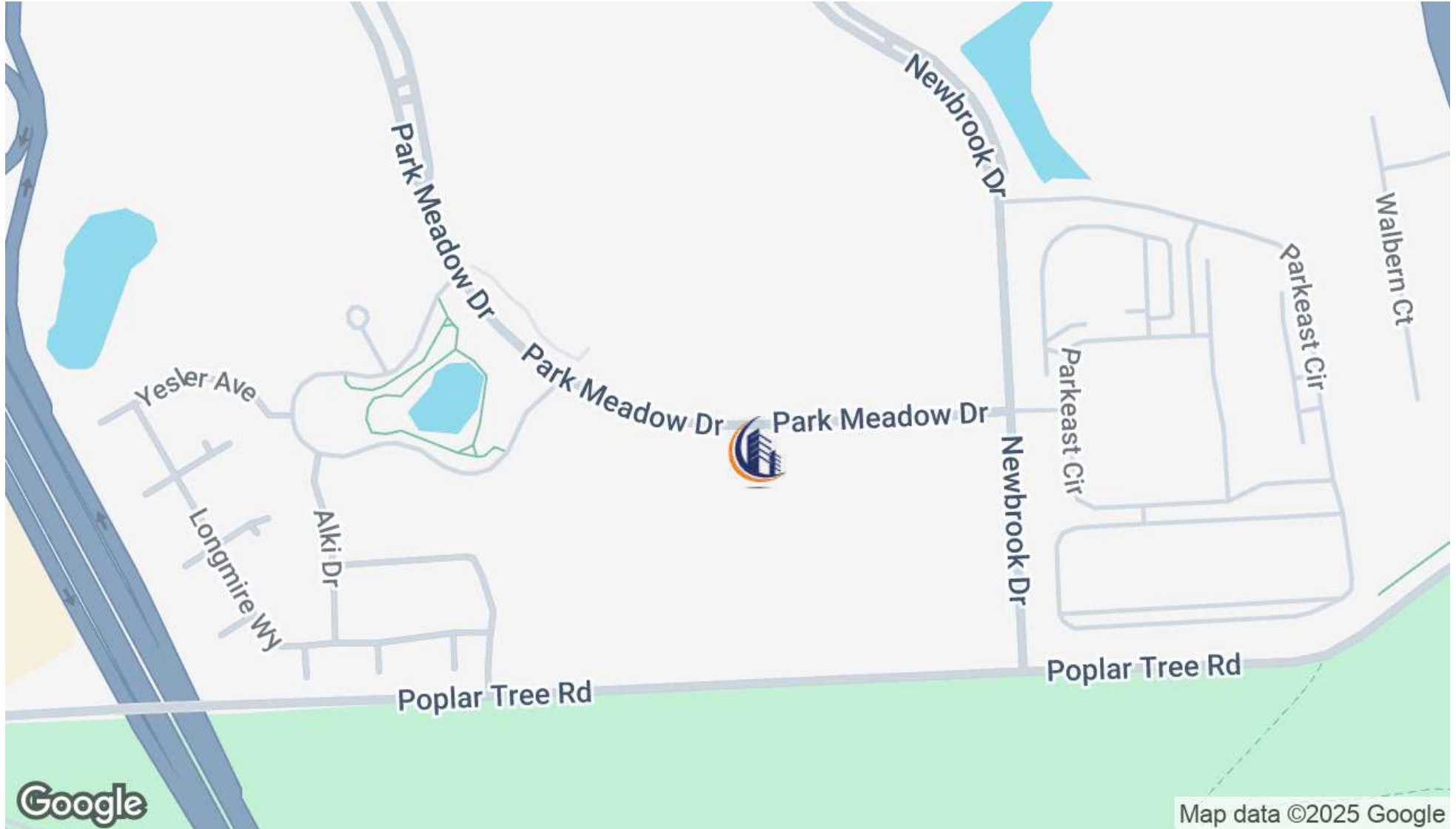
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LOCATION MAP

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DEMOGRAPHICS MAP & REPORT

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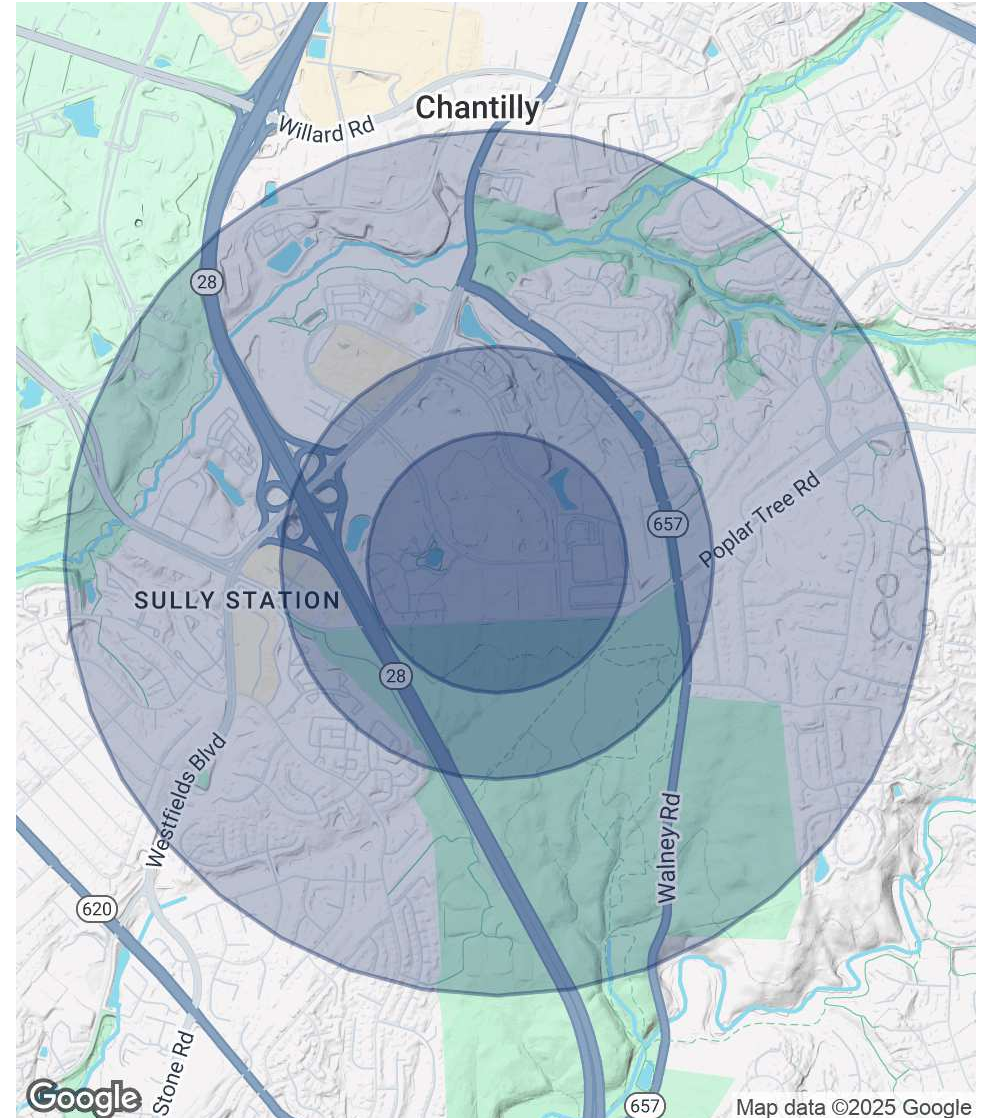
COMMERCIAL REAL ESTATE

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	43	1,490	9,409
Average Age	39	40	41
Average Age (Male)	39	39	40
Average Age (Female)	40	42	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	13	592	3,225
# of Persons per HH	3.3	2.5	2.9
Average HH Income	\$206,800	\$161,948	\$204,314
Average House Value	\$712,865	\$634,516	\$708,092

Demographics data derived from AlphaMap



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MEET THE TEAM

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