

# 4437 BROOKFIELD CORPORATE DRIVE

Chantilly, VA 20151



OFFICE BUILDING FOR LEASE



## PROPERTY DESCRIPTION

Spaces available 300-6,000sf  
Prime Location Flex Office with Higher Ceiling Heights  
Super parking ratio 5/1000  
Parking lot access direct to all units  
Many amenities nearby, including Wegmans & Chick-fil-A Potential Signage Available

## OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	2,000 SF
Building Size:	16,000 SF

## DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	165	712	2,481
Total Population	469	2,173	7,781
Average HH Income	\$152,319	\$166,349	\$159,551

Cihan Baysal, CCIM

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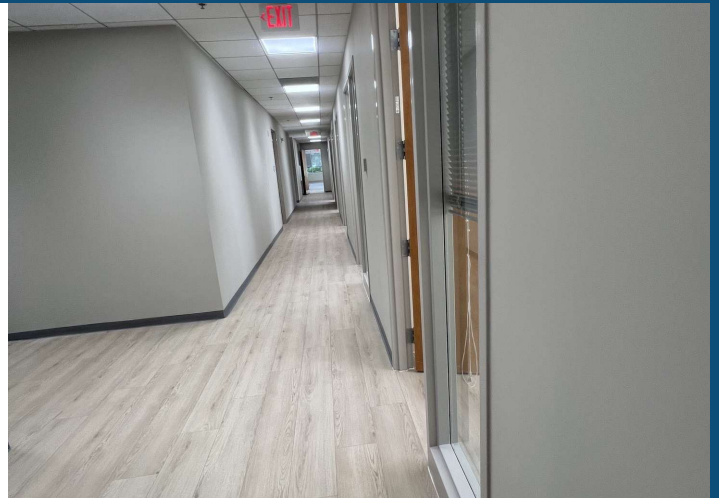
**LONG & FOSTER**  
REAL ESTATE

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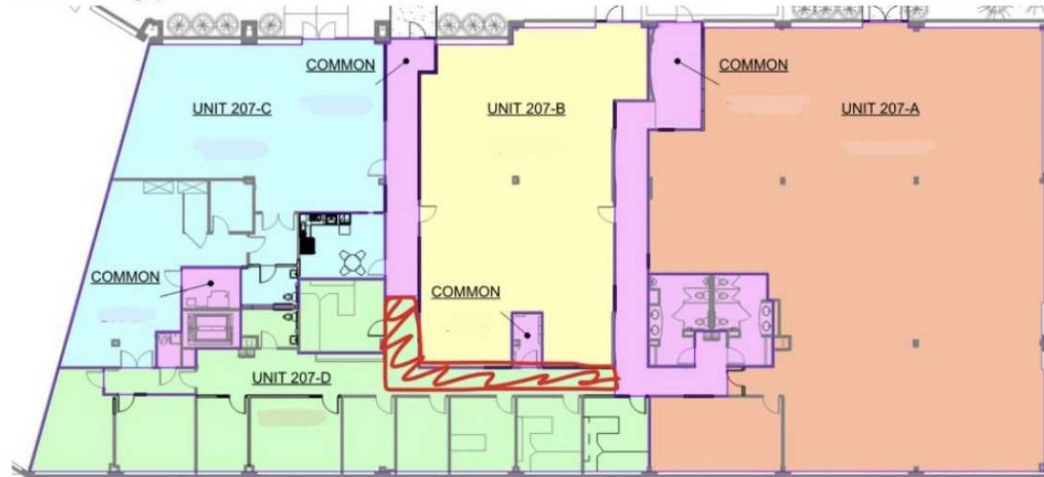
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accordingly.



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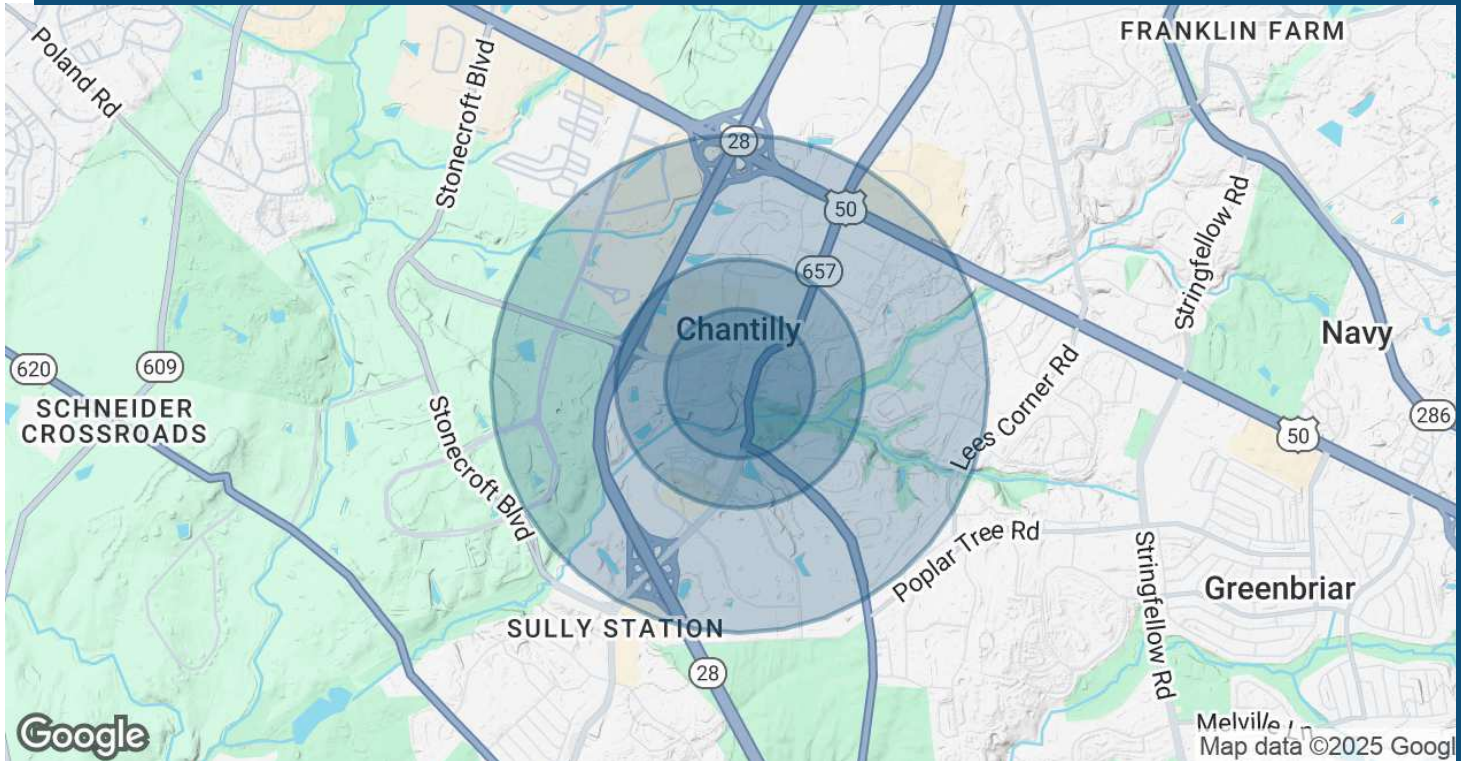
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## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	469	2,173	7,781
Average Age	37	38	38
Average Age (Male)	36	37	37
Average Age (Female)	38	38	38

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	165	712	2,481
# of Persons per HH	2.8	3.1	3.1
Average HH Income	\$152,319	\$166,349	\$159,551
Average House Value	\$450,682	\$526,048	\$568,822

Demographics data derived from AlphaMap

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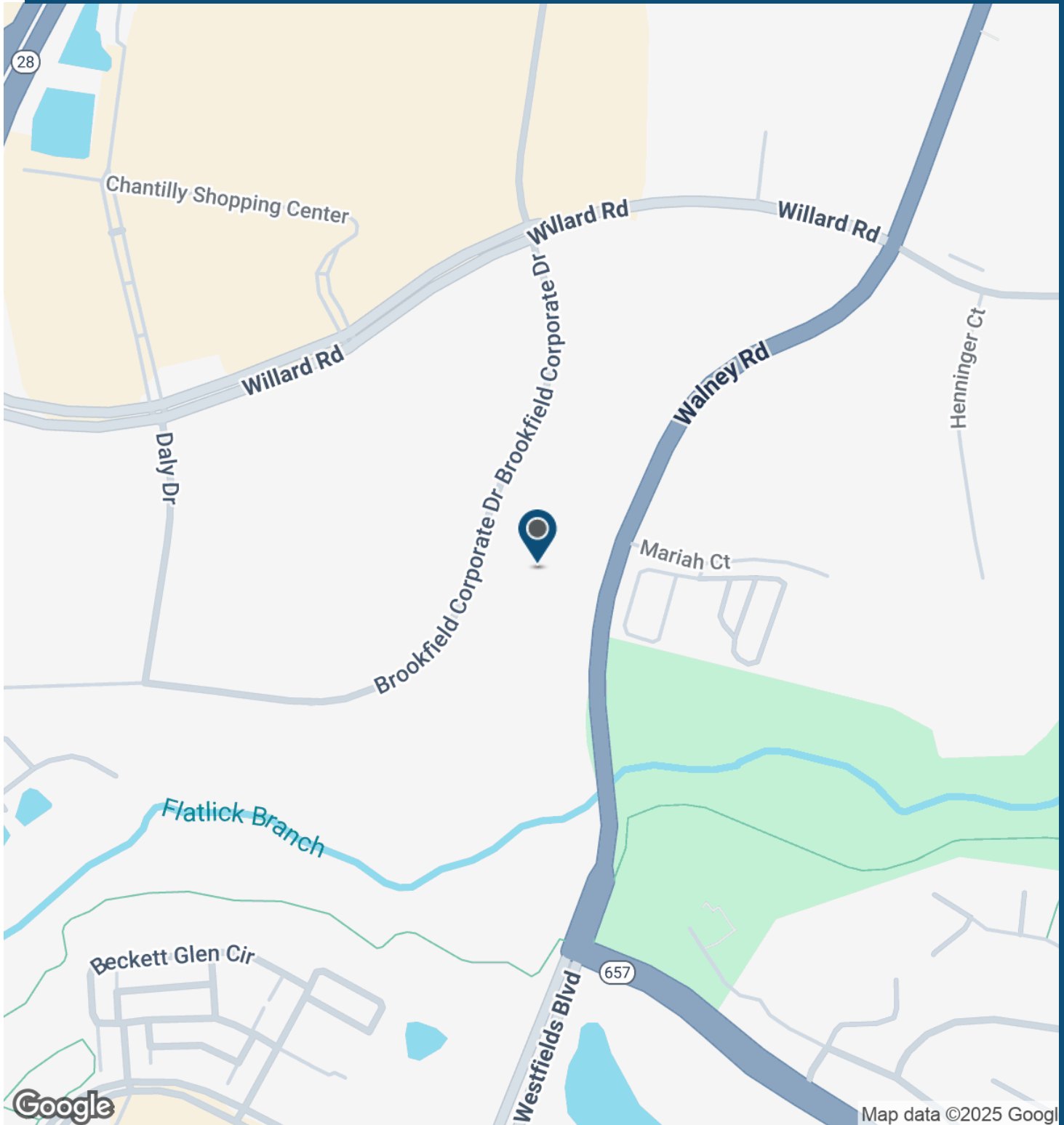
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