

4437 BROOKFIELD DR #110

4437 Brookfield Corporate Drive #110, Chantilly, VA 20151



OFFICE BUILDING FOR SALE



PROPERTY DESCRIPTION

Prime Location Flex Office with Higher Ceiling Heights

Perfect for Investor

Leased till August 2029 with 2 more renewal option.

Super parking ratio 5/1000

Parking lot access direct to all units

Eight units totaling apx. 10,866 SF is fully leased to Century 21

Nice Ground Level Commercial Condo Units w/Class A build-out

Many amenities nearby, including Wegmans & Chick-fil-A

Potential Signage Available

OFFERING SUMMARY

Sale Price:	N/A
Number of Units:	8
Building Size:	10,866 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	315	1,117	3,028
Total Population	908	3,460	9,659
Average HH Income	\$146,477	\$148,645	\$171,960

Cihan Baysal, CCIM

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LONG & FOSTER
REAL ESTATE

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Lower Level: As-Built
10,866 SF



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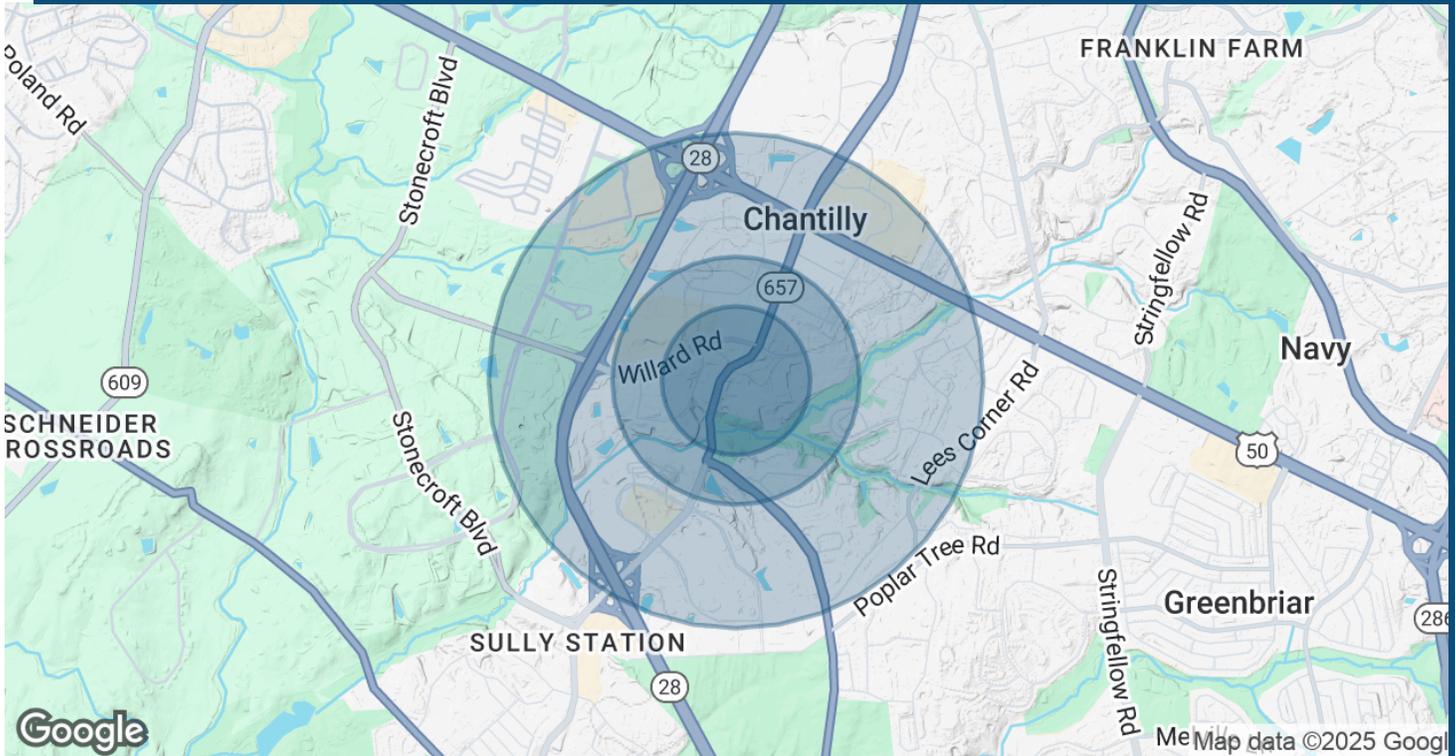
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	908	3,460	9,659
Average Age	37	36	38
Average Age (Male)	36	35	37
Average Age (Female)	38	37	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	315	1,117	3,028
# of Persons per HH	2.9	3.1	3.2
Average HH Income	\$146,477	\$148,645	\$171,960
Average House Value	\$425,612	\$532,803	\$598,766

Demographics data derived from AlphaMap

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