

LEASE

OFFICE SPACE WITH HIGHLY VISIBLE SIGNAGE

4215 Walney Rd #A3 Chantilly, VA 20151



LEASE RATE

\$13.00 SF/yr

Deniz Senyurt, CCIM

O: (703) 471-7220 | C: (571) 271-6604

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COLDWELL BANKER
COMMERCIAL
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PROPERTY DESCRIPTION

Opportunity to lease an office at 4215 Walney Road, Chantilly, VA, with 19,000 vehicles per day visibility. This second-floor space, zoned I5, includes two offices, a large kitchen, and a spacious bullpen. Previously use was a church, it's perfect for small businesses seeking exposure in an industrial hub.

PROPERTY HIGHLIGHTS

- Signage with 19000 VPD Exposure
- Minutes away from Route 50
- In close proximity to Dulles International Airport

OFFERING SUMMARY

Lease Rate:	\$13.00 SF/yr (MG)
Number of Units:	1
Available SF:	1,400 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	26,790	83,775	284,561
Total Population	80,122	237,858	840,826
Average HH Income	\$215,182	\$206,790	\$206,558

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LOCATION DESCRIPTION

4215 Walney Road in Chantilly, VA, offers prime visibility with signage seen by 19,000 vehicles daily. Just minutes from Dulles International Airport and Route 50, it boasts excellent connectivity. The location serves a population of 145,000 within a 10-minute drive, with an average household income of \$169,000. This spot is perfect for businesses seeking high exposure and access to an affluent market.

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Please check the listing detail for the square footage. All measurements are captured via lidar scan, but are approximate.

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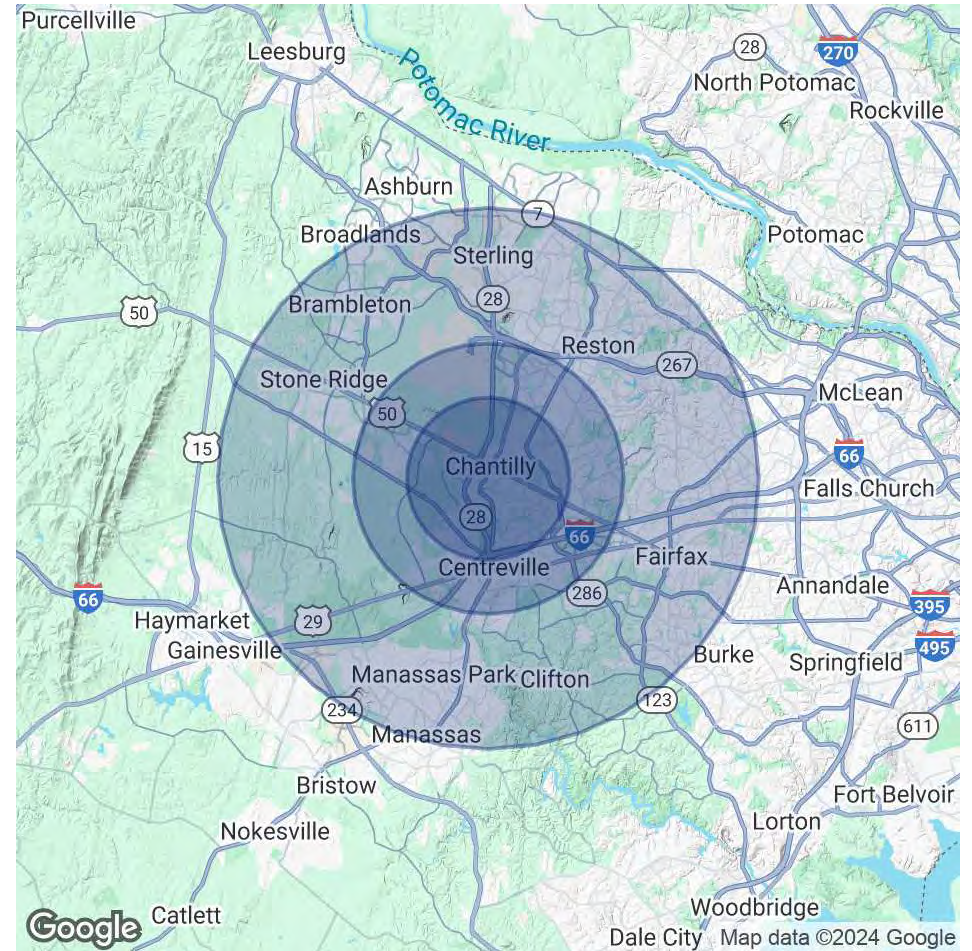
POPULATION

	3 MILES	5 MILES	10 MILES
Total Population	80,122	237,858	840,826
Average Age	39	38	38
Average Age (Male)	39	38	37
Average Age (Female)	40	39	39

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total Households	26,790	83,775	284,561
# of Persons per HH	3	2.8	3
Average HH Income	\$215,182	\$206,790	\$206,558
Average House Value	\$747,118	\$722,523	\$754,444

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

DENIZ SENYURT, CCIM
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Associate Broker
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