



Absolute NNN | KinderCare Learning Academies
5003 Westone Plaza, Chantilly, VA 20151

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Serafin Real Estate in compliance with all applicable fair housing and equal opportunity laws.

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INVESTMENT OVERVIEW

EXECUTIVE SUMMARY



SALE PRICE

\$13,800,000

INVESTMENT OVERVIEW

Introducing 5003 Westone Plaza, an exceptional investment opportunity in Chantilly, VA. This impressive 21,222 SF building, built in 2007, is a secure addition to any portfolio. Zoned I-3; Industrial Light Intensity, the property is fully leased under an **Absolute NNN Lease**, with a 15-Year Lease that commenced on 9/1/2023. Boasting 100% occupancy and top-of-the-line construction, this facility is leased to Kindercare Learning Academies, utilized as their high-end brand, Creme De La Creme. With a licensed capacity of 225 and a corporate guaranty, this opportunity is exclusively offered for sale by Serafin Real Estate. Located in Fairfax County, VA, this prime property offers an excellent investment opportunity in a sought-after area.

OFFERING SUMMARY

BUILDING SIZE:	21,222 SF
LOT SIZE:	2.99 Acres
LEASE COMMENCEMENT:	Sept 1, 2023
LEASE EXPIRATION:	Aug 31, 2038
RENT ESCALATIONS:	3% Annually
NOI:	\$830,629
RENEWAL OPTIONS:	1 x 5 Years
YEAR BUILT:	2007
ZONING:	I-3

COMPLETE HIGHLIGHTS

- **Premium Building:** The property features a 21,222 SF building, constructed in 2007 using top-of-the-line materials, ensuring durability and long-term functionality for special purpose or school use.
- **Zoning & Flexibility:** Zoned I-3 (Industrial Light Intensity), this property is well-suited for a wide range of uses, including educational institutions, offering flexibility for prospective investors looking for a special purpose facility.
- **Long-Term Absolute NNN Lease:** The building is fully leased under a 15-year Absolute NNN lease, which commenced on 9/1/2023, providing the owner with zero landlord responsibilities and a guaranteed income stream.
- **Licensed Capacity:** Licensed to accommodate up to 225 occupants, the property is perfectly suited for educational institutions or other high-occupancy purposes, offering scalability for expanding programs.
- **Corporate Guaranty & Financial Growth:** Backed by a corporate guaranty from the largest private early education provider in the country, with over 2,200 locations, the property offers secure financial stability. Additionally, the lease includes 3% annual rent escalations for continued income growth.
- **Strategic Location:** Located in the Washington, D.C. Metro area, the property benefits from its prime Fairfax County position, providing excellent access to one of the nation's most affluent and stable markets.



PROPERTY DETAILS

LOCATION INFORMATION

BUILDING NAME	Absolute NNN Kindercare Learning Academies
STREET ADDRESS	5003 Westone Plaza
CITY, STATE, ZIP	Chantilly, VA 20151
COUNTY	Fairfax
MARKET	Washington DC Metro
SUB-MARKET	Rt. 28/Dulles Corridor South
ROAD TYPE	Paved
NEAREST HIGHWAY	Route 28 & Dulles Toll Road
NEAREST AIRPORT	Dulles Airport

BUILDING INFORMATION

BUILDING SIZE	21,222 SF
NOI	\$830,629.08
BUILDING CLASS	A
OCCUPANCY %	100.0%
TENANCY	Single
NUMBER OF FLOORS	1
AVERAGE FLOOR SIZE	21,222 SF
YEAR BUILT	2007
CONSTRUCTION STATUS	Existing
CONDITION	Excellent
ROOF	Rubber Membrane
FREE STANDING	Yes
FLOOR COVERINGS	Carpet/Tile
EXTERIOR WALLS	Block/Brick

PROPERTY INFORMATION

PROPERTY TYPE	NNN Investment
PROPERTY SUBTYPE	School
ZONING	I-3; Industrial Light Intensity
LOT SIZE	2.99 Acres
APN #	0443 06 0021A1
POWER	Yes

PARKING & TRANSPORTATION

PARKING TYPE	Surface
NUMBER OF PARKING SPACES	71

UTILITIES & AMENITIES

CENTRAL HVAC	Yes
GAS / PROPANE	Yes

ADDITIONAL PHOTOS



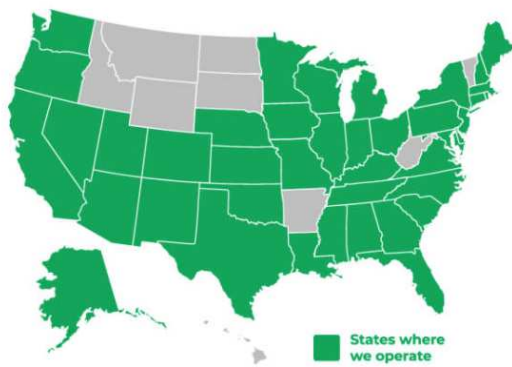
ADDITIONAL PHOTOS





TENANT & LEASE OVERVIEW

TENANT INFORMATION



YEAR FOUNDED:

1969

OF LOCATIONS:

Over 2,300

HEADQUARTERS:

Portland, Oregon

REVENUE:

\$7.8B (2021)



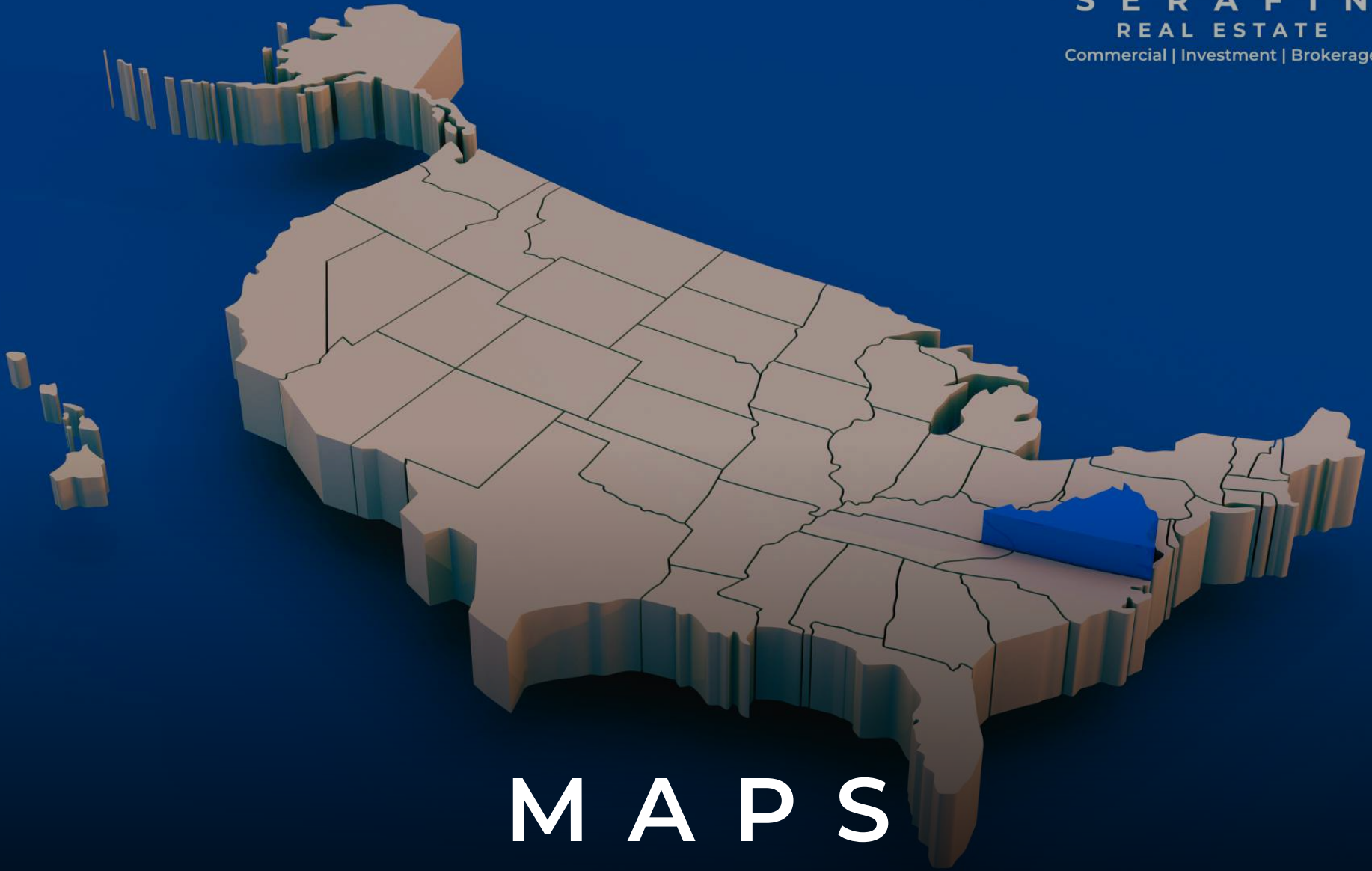
LEASE SUMMARY

TENANT:	Kindercare Learning Academies
BUILDING SIZE:	21,222 SF
BASE RENT:	\$830,629.08
RENT PER SQFT:	\$39.14
LEASE COMMENCEMENT:	September 1, 2023
LEASE EXPIRATION:	August 31, 2038
RENEWAL OPTIONS:	1 x 5 Years
RENT ESCALATIONS:	3% Annually
LEASE TYPE:	Absolute NNN
USE:	Preschool/Early Education
PROPERTY TAXES:	Tenant Responsibility
PROPERTY INSURANCE:	Tenant Responsibility
HVAC:	Tenant Responsibility
UTILITIES:	Tenant Responsibility
ROOF & STRUCTURE:	Tenant Responsibility
FIRST RIGHT OF REFUSAL:	No
GUARANTOR:	Corporate



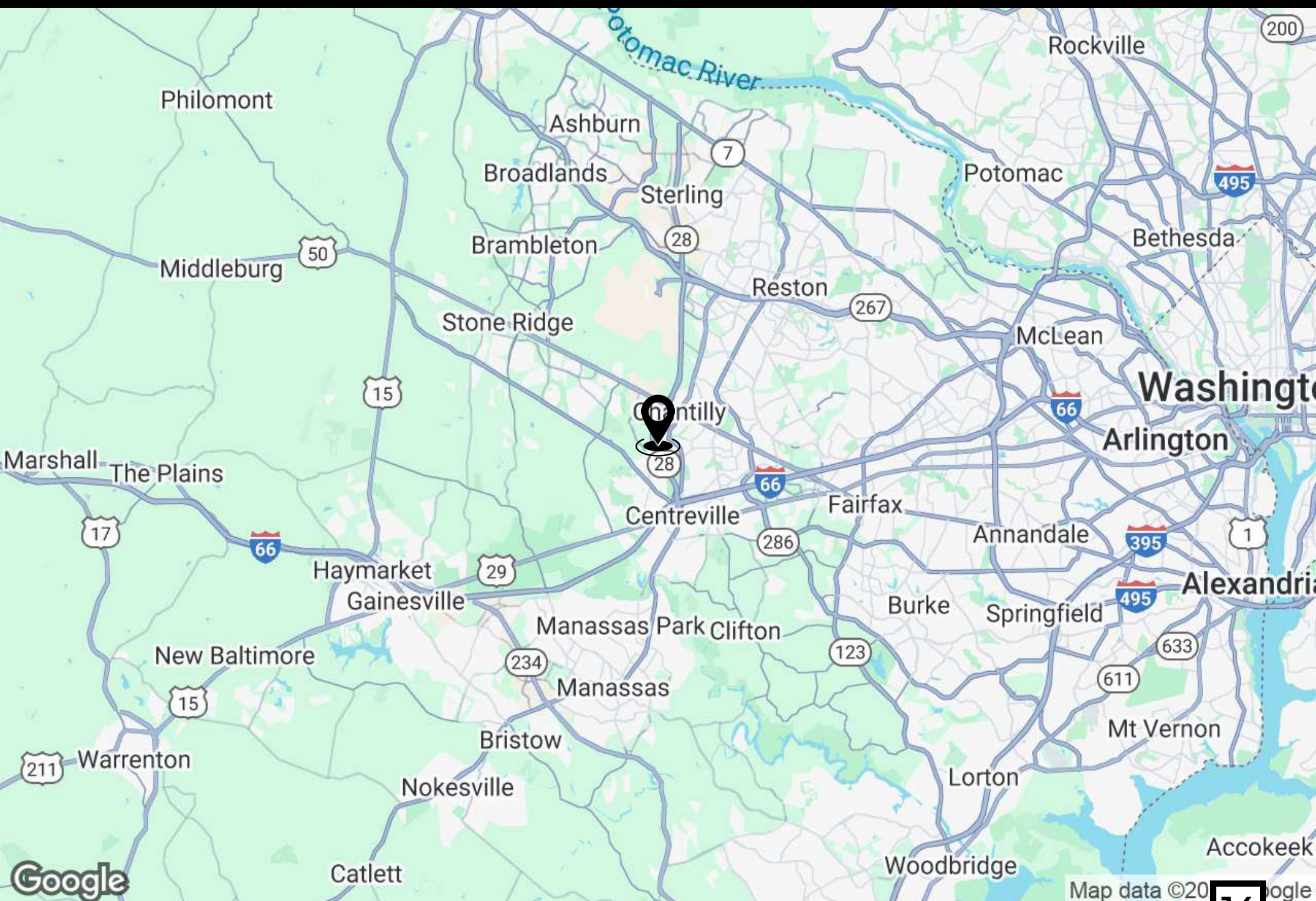
RENT SCHEDULE

Year	Monthly Rent	Annual Rent	Rent Escalation
1	\$67,203.00	\$806,436.00	
2	\$69,219.09	\$830,629.08	3%
3	\$71,295.66	\$855,547.95	3%
4	\$73,434.53	\$881,214.39	3%
5	\$75,637.57	\$907,650.82	3%
6	\$77,906.70	\$934,880.35	3%
7	\$80,243.90	\$962,926.76	3%
8	\$82,651.21	\$991,814.56	3%
9	\$85,130.75	\$1,021,569.00	3%
10	\$87,684.67	\$1,052,216.07	3%
11	\$90,315.21	\$1,083,782.55	3%
12	\$93,024.67	\$1,116,296.03	3%
13	\$95,815.41	\$1,149,784.91	3%
14	\$98,689.87	\$1,184,278.45	3%
15	\$101,650.57	\$1,219,806.81	3%
Tenant Renewal Option			
16	\$104,700.08	\$1,256,401.01	3%
17	\$107,841.09	\$1,294,093.04	3%
18	\$111,076.32	\$1,332,915.83	3%
19	\$114,408.61	\$1,372,903.31	3%
20	\$117,840.87	\$1,414,090.41	3%



M A P S

REGIONAL MAP



Google

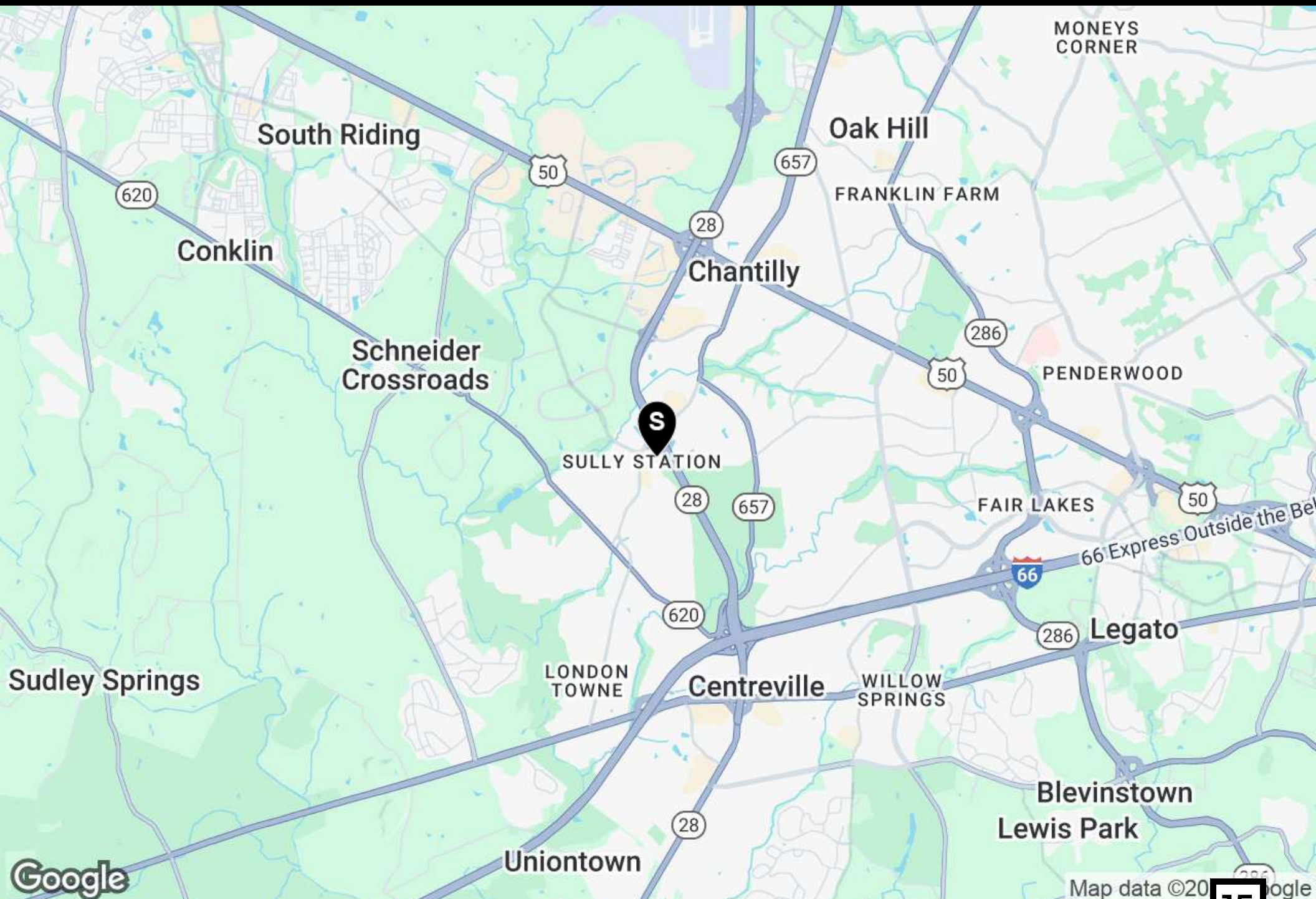
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LOCATION MAP



Google

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AERIAL & PARCEL MAP



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RETAILER MAP



DEFENSE CONTRACT MANAGEMENT AGENCY

Pleasant Valley Golf Club

WESTFIELD HIGH SCHOOL

NATIONAL RECONNAISSANCE OFFICE HEADQUARTERS

AEROSPACE BOEING



Chantilly National Golf & Country Club

ORMOND STONE MIDDLE SCHOOL

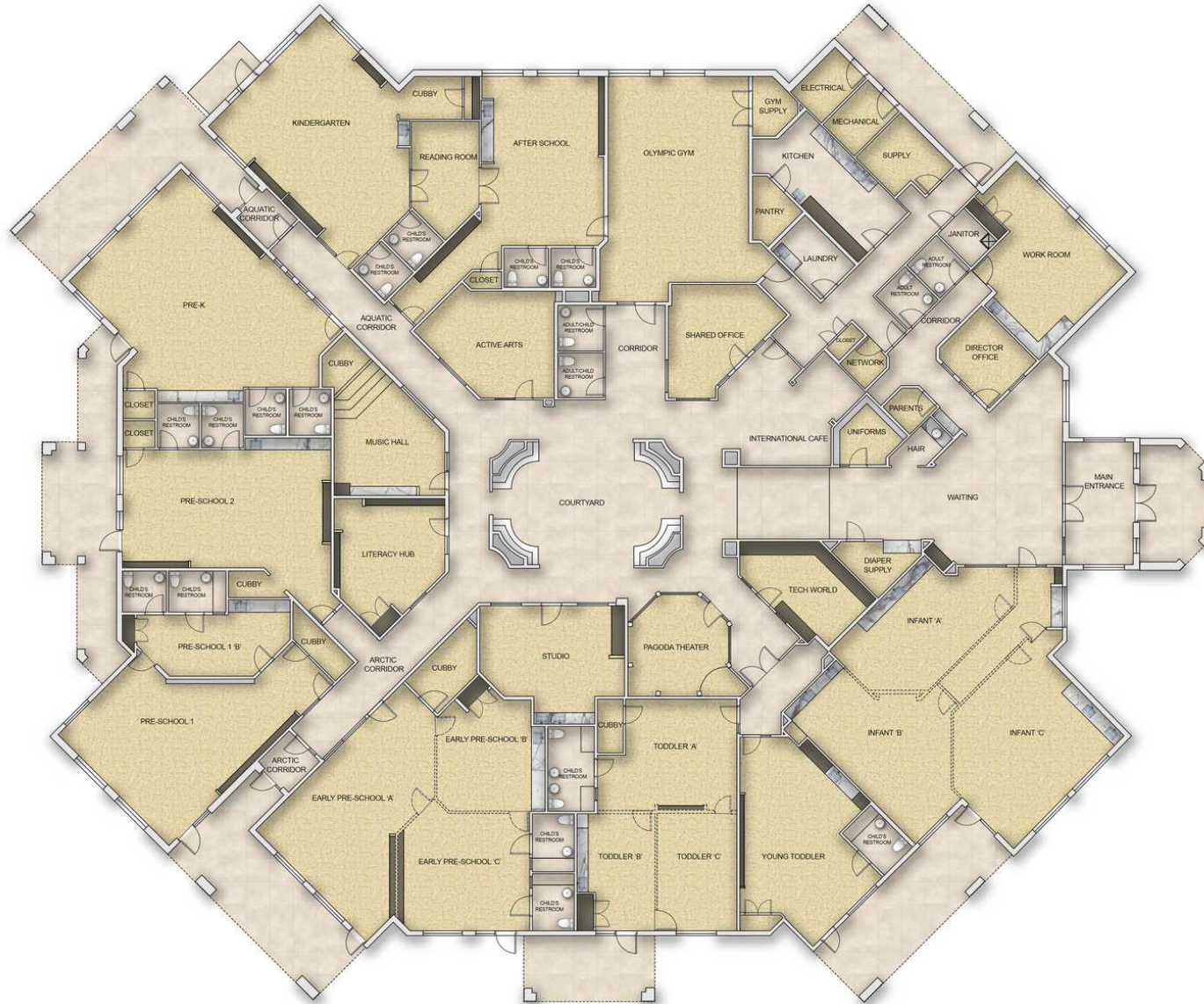
Tuesday Morning

Wegmans



FLOOR PLANS

VIDEO TOUR



This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Boxbrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

TOTAL AREA= 21,222 SF

5003 Westone Plaza, Chantilly, VA 20151



AREA OVERVIEW

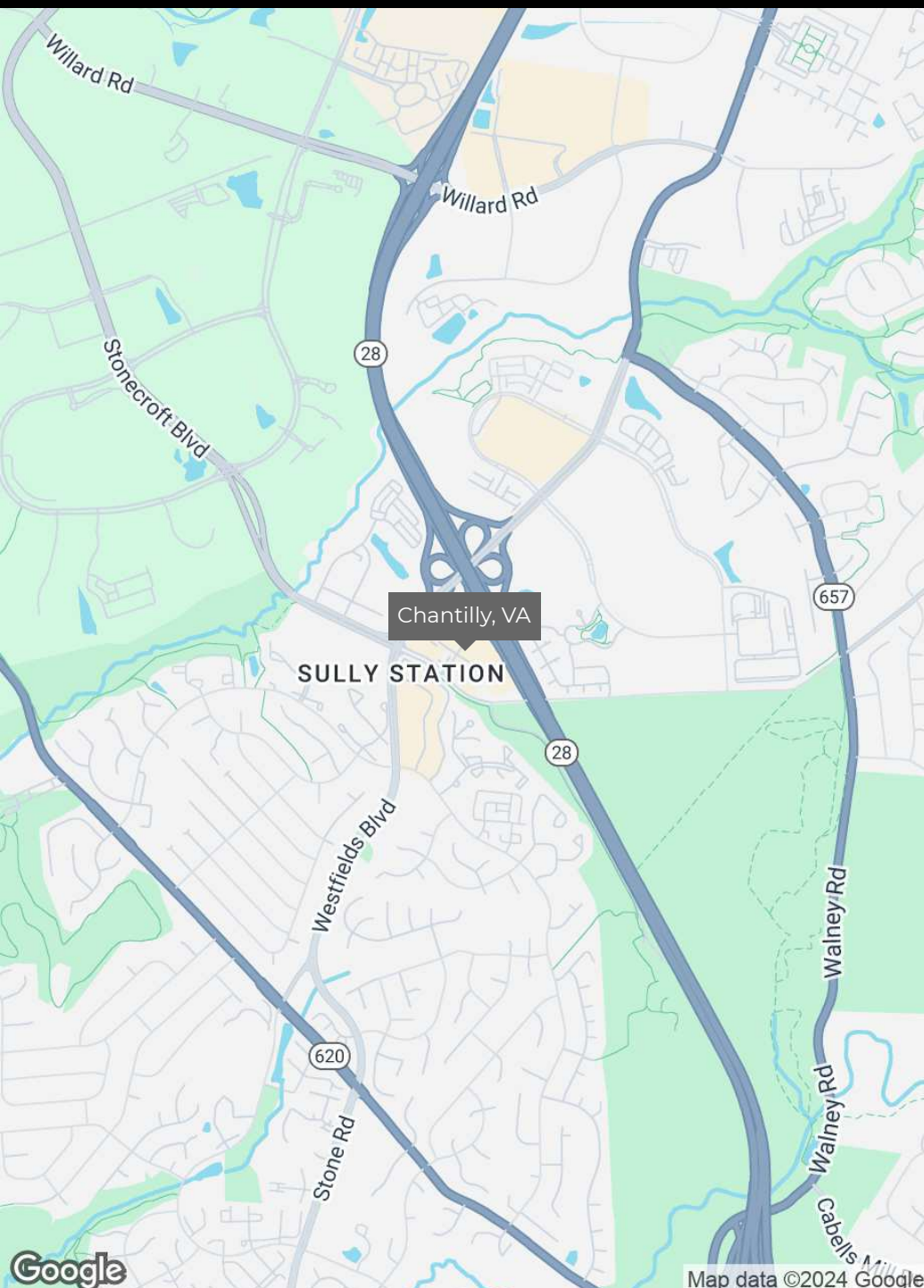
ABOUT FAIRFAX COUNTY

FAIRFAX COUNTY

- Fairfax County is a U.S. home to more than 430 companies from 49 nations. And those companies have brought with them the best ideas from throughout the world. They're companies with vision and they're attracted to Fairfax County because:
- We're home to one of the world's largest clusters of technology firms and related services;
- We have a state-of-the-art technology infrastructure;
- Ours is one of the largest commercial office markets in the U.S.;
- From here, businesses have access to a regional market of more than 6 million people;
- Our proximity to the U.S. federal government creates unparalleled opportunities;
- Our proximity to international financial institutions, the diplomatic community and embassies makes it easier to do business here; and,
- There are direct links to global markets through Washington Dulles International Airport. On a typical day, Dulles has flights to almost 150 destinations around the world



CITY INFORMATION



LOCATION DESCRIPTION

Chantilly, located in Fairfax County, Virginia, is a thriving business hub known for its strategic location, robust economy, and strong demographics. Positioned near major highways, including Route 50, Route 28, and I-66, Chantilly offers easy access to Washington D.C., Dulles International Airport, and other key markets, making it an attractive destination for businesses and investors alike.

Demographically, Chantilly boasts a highly educated and affluent population, with a median household income well above the national average. The area's workforce is diverse, skilled, and bolstered by the presence of numerous technology, defense, and aerospace companies, including major players like Northrop Grumman and Boeing. This creates a thriving ecosystem for innovation and job growth, with a particular emphasis on tech-driven industries.

In terms of business trends, Chantilly is experiencing steady growth in the commercial real estate sector, driven by demand for office, industrial, and retail spaces. The area is home to several major business parks and mixed-use developments that cater to a wide range of industries. Additionally, the proximity to government contractors and federal agencies continues to fuel interest in the region.

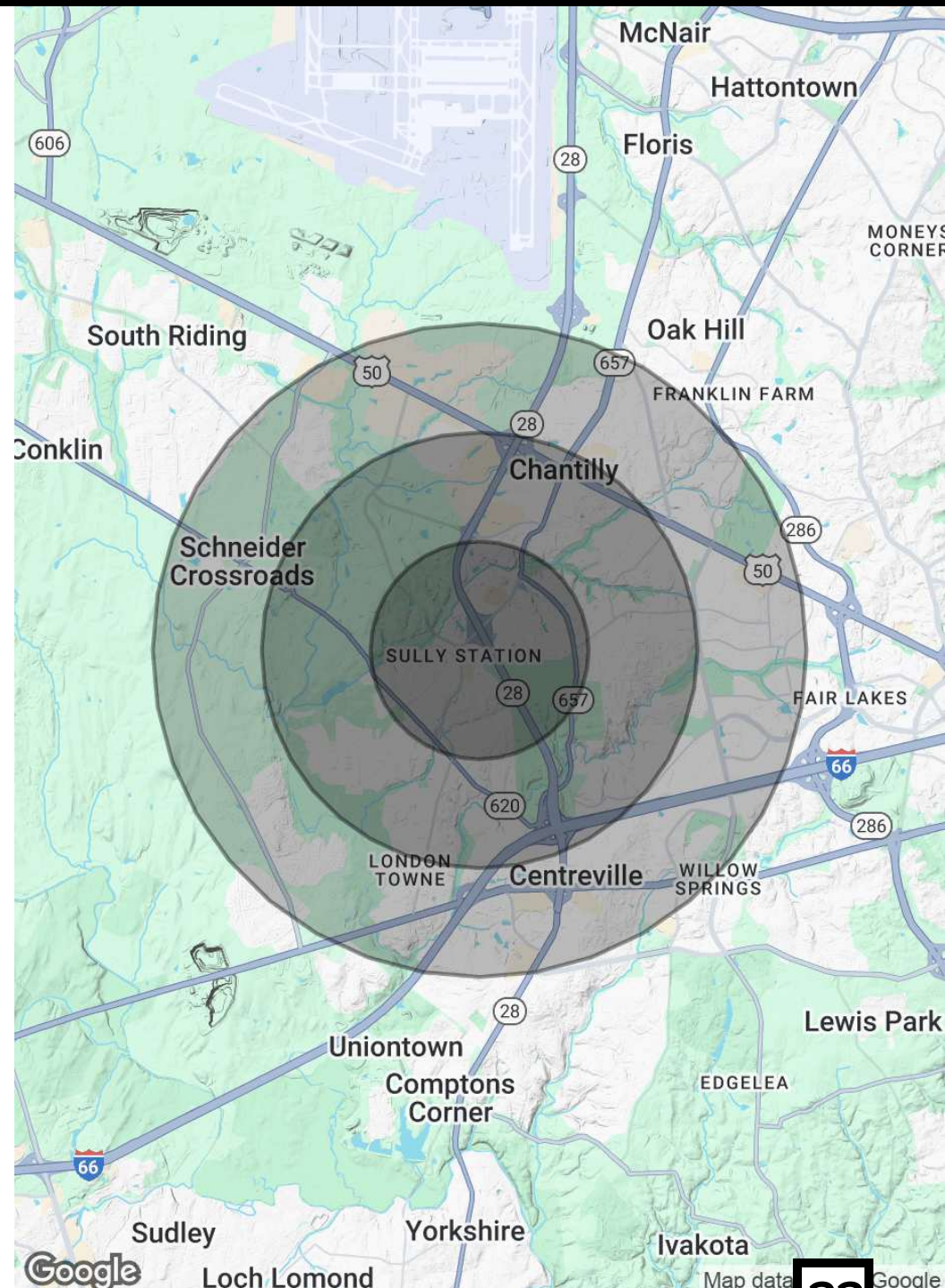
From an economic perspective, Chantilly benefits from Fairfax County's strong fiscal health, which includes a AAA bond rating and pro-business policies that encourage corporate investment. The region has a well-developed infrastructure, with ongoing investments in transportation and public services, further enhancing its appeal as a business-friendly location.

For commercial real estate investors, Chantilly presents significant opportunities, particularly in office space, flex properties, and logistics centers. With stable property values, consistent demand, and a growing population, the area offers a solid return on investment for those looking to capitalize on the region's economic strengths and future growth potential.

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	10,552	32,197	70,296
AVERAGE AGE	38.5	39.8	41.1
AVERAGE AGE (MALE)	35.7	38.4	40.3
AVERAGE AGE (FEMALE)	39.8	40.7	41.5
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	3,354	10,383	23,107
# OF PERSONS PER HH	3.1	3.1	3.0
AVERAGE HH INCOME	\$137,610	\$167,007	\$181,348
AVERAGE HOUSE VALUE	\$401,744	\$508,856	\$576,580

* Demographic data derived from 2020 ACS - US Census



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REAL ESTATE

Commercial | Investment | Brokerage

2022
BEST OF
LOUDOWN
— Loudoun Times-Mirror —

WINNER

2023
BEST OF
LOUDOWN
— Loudoun Times-Mirror —

WINNER

2024
BEST OF
LOUDOWN
— Loudoun Times-Mirror —

WINNER

A B O U T U S

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\$653M
in Sold Transaction
Volume



1.35M
Total SF Sold



\$130M
in Active Listing
Inventory

#1
in Loudoun County
for Total Volume Sold

Serafin Real Estate is a premier commercial real estate brokerage based in Northern Virginia, specializing in sales, leasing, and strategic investment advisory. With over 19 years of experience and over **\$650 million in closed transactions**, we are proud to be Loudoun County's top-selling commercial brokerage and a **three-time Best of Loudoun award winner**.

At Serafin Real Estate, we are dedicated to delivering exceptional results, leveraging our deep market expertise, advanced technology, and a client-first approach. Whether you're a property owner looking to maximize your investment or a buyer seeking the ideal space, our team provides personalized strategies tailored to meet your specific goals.

Our clients trust us not only for our extensive knowledge of the market but also for our commitment to transparency, integrity, and success. Serafin Real Estate is your trusted partner for commercial real estate in **Loudoun, Fairfax, and Prince William Counties**.



40834 Graydon Manor Lane
Leesburg, VA 20175



703.261.4809



info@serafinre.com



www.serafinre.com

MEET THE TEAM



JOE SERAFIN
703.994.7510
jserafin@serafinre.com

Joe is an 18-year real estate industry veteran and owner of Serafin Real Estate, specializing in investment sales, acquisitions, brokerage, and property investment consultation in Loudoun, Fairfax, and Prince William County.

Joe has built a solid foundation through his representation of many developers, private equity firms, and individual investors throughout the years and has successfully closed over \$600M of transactions since his start in the industry. His specific areas of expertise include strategic planning, financial investment analysis, and financial structuring ensuring solid and transparent property investments for his clients.

By applying this expertise and market knowledge, Joe consistently exceeds the investment goals for his clients and has earned their trust as a reliable resource, creating life-long business and personal relationships. Joe is an active member of many professional networking real estate groups and graduated from Virginia Tech with a Bachelor of Business Administration degree.



SEAN KLINE
703.963.0608
skline@serafinre.com

Sean has over 20 years of experience in real estate acquisition, negotiation, and investment. He graduated from the United States Merchant Marine Academy at Kings Point, and bought his first investment property in Falls Church after returning from sea tours in Operations Enduring Freedom and Iraqi Freedom.



GRANT WETMORE
703.727.2542
gwetmore@serafinre.com

Grant Wetmore is a Sales and Acquisition Advisor at Serafin Real Estate. His prior experience is backed by 20 years in the Banking industry including 10 years within the commercial real estate lending, financial analysis, management and disposition of distressed and foreclosed properties and business evaluation.



JENNIFER CUPITT
703.727.6830
jcupitt@serafinre.com

Jennifer is the Office Manager for SRE and assists in the day to day administrative and client care needs of the company. Her organizational skills and process mentality ensures the company's everyday duties are carried through smoothly.