

# FOR LEASE | OFFICE

## 4451 - 4455 BROOKFIELD

4451-4455 Brookfield Corporate Drive, Chantilly, VA



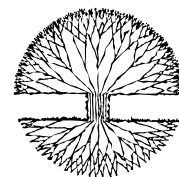
### PROPERTY FEATURES

- 1,358– 4,735 square feet suites available
- Flexible lease terms
- Parking ratio: 3.5/1,000
- Numerous restaurant, retail and hotel amenities within ¼ mile
- Daycare/Preschool on-site
- HVAC individually controlled by suite
- Exterior courtyards
- Multiple suites with exterior entrances
- Common area restrooms and hallways
- Security card access to common area
- Phone/internet provider - Comcast and Verizon fiber
- Immediate access to Willard Rd Exit on Route 28
- Minutes from Dulles Airport
- New, experienced, local ownership/management group

### For more information, please contact:

Natalie Brodersen  
Leasing Associate  
natalieb@sugaroak.com  
Office: (703) 435-9335  
Cell: (703) 861-5492

Andy Walsh  
Director of Leasing  
andyw@sugaroak.com  
Office: (804) 308-1603  
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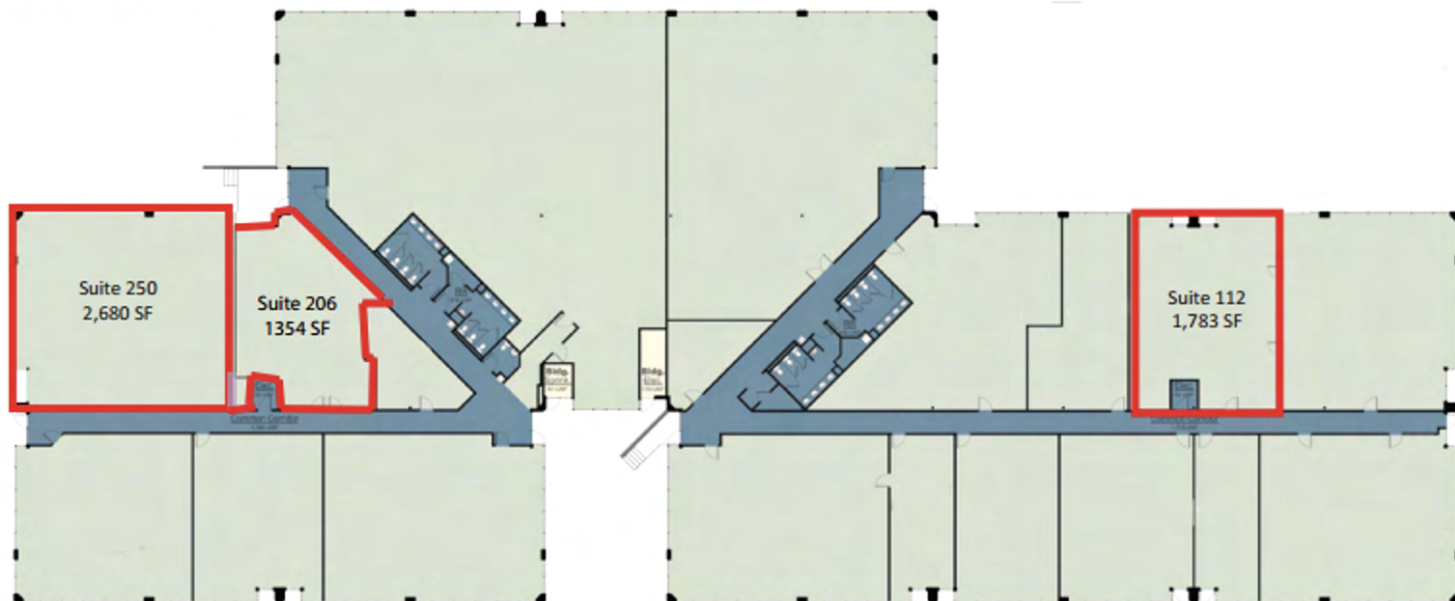
**SugarOak**  
REALTY, LLC

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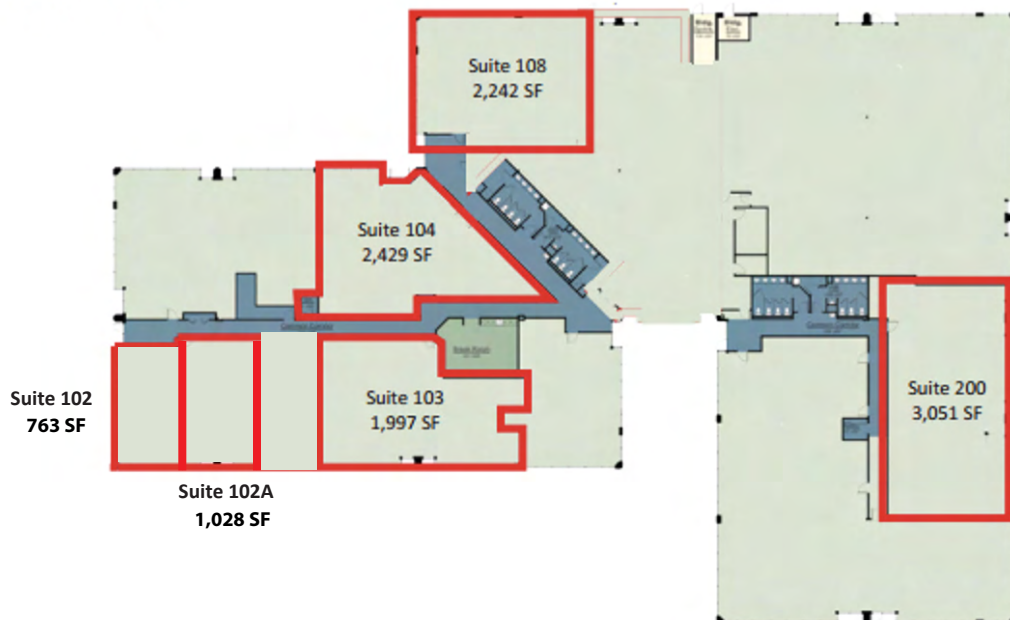
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### 4451 FLOOR PLATES



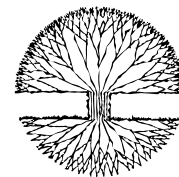
### 4455 FLOOR PLATES



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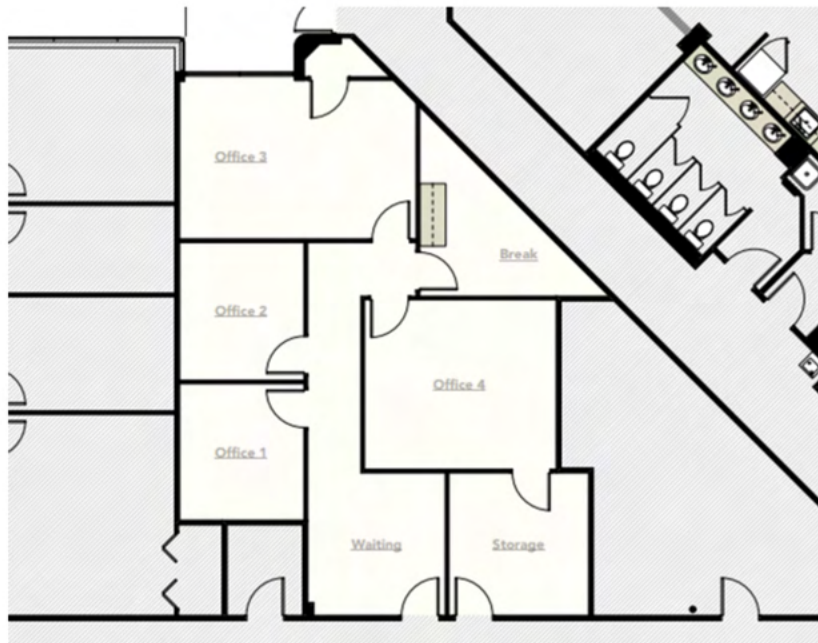
## 4451 - 4455 BROOKFIELD

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**4451 - Suite 112**  
**1,783 SF**



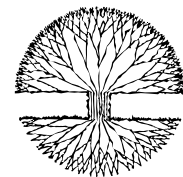
**4451 - Suite 206**  
**1,354 SF**



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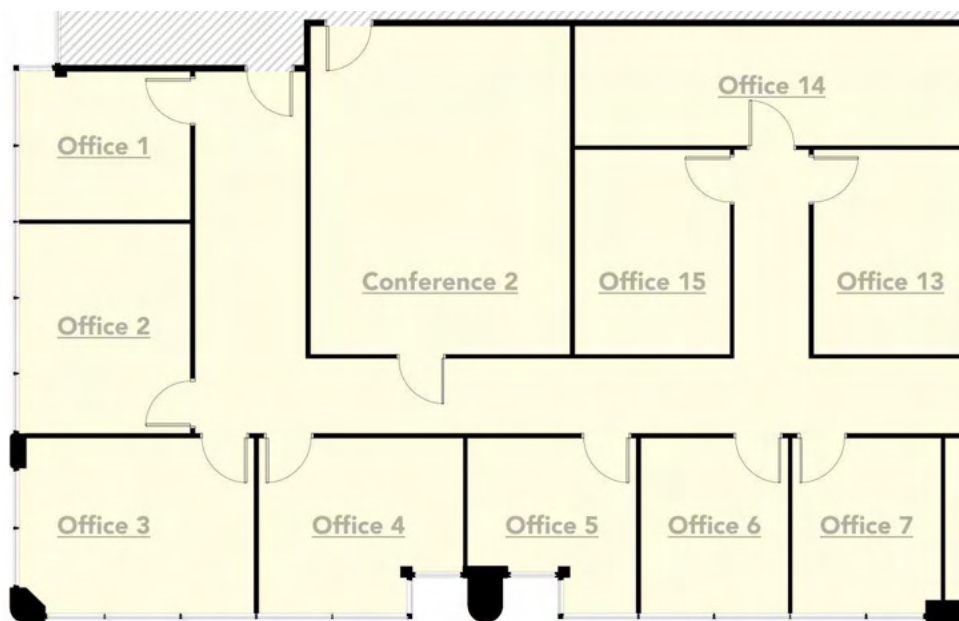
## 4451 - 4455 BROOKFIELD

4451-4455 Brookfield Corporate Drive, Chantilly, VA

**4451 - Suite 250**  
**2,689 SF**



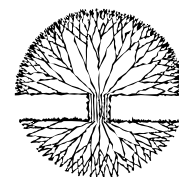
**4455 - Suite 103**  
**1,997 SF**



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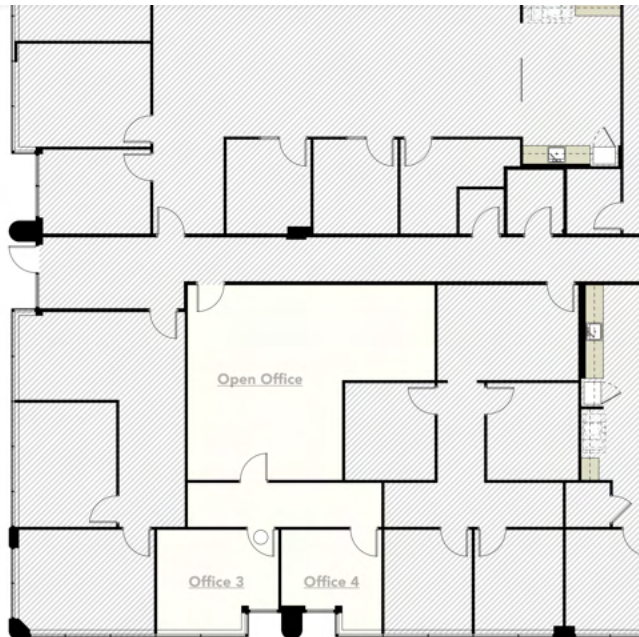
## 4451 - 4455 BROOKFIELD

4451-4455 Brookfield Corporate Drive, Chantilly, VA

**4455 - Suite 102**  
**763 SF**



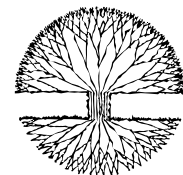
**4455 - Suite 102A**  
**1,028 SF**



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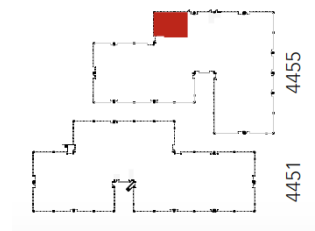
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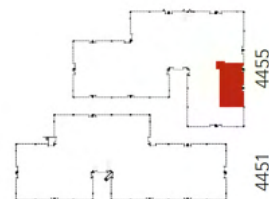
## 4451 - 4455 BROOKFIELD

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**4455 - Suite 108**  
**2,242 SF**



**4455 - Suite 200**  
**3,051 SF**



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**4455 - Suite 104**  
**2,429 SF**

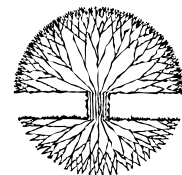


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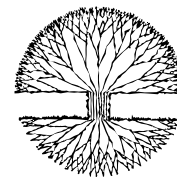
AERIAL



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