

WALNEY BUSINESS CENTER

4311-4315 Walney Road, Chantilly, VA 20151



OFFICE/QUASI-RETAIL FOR LEASE

AVAILABILITY:

4315 Walney Road:

- 1st Floor: 5,587 SF
(50% 24' Clear)
- 2nd Floor: 9,625 SF

Total Contiguous: 15,212 SF

PROPERTY FEATURES:

- \$17.00 NNN
- Shell space - will build to suit
- Unique first floor space with 50% having 24' clear height
- Just off of Rt. 50 and Rt. 28 in the heart of Chantilly
- Retail frontage to Walney Road
- Potential building signage
- Abundant amenities in close proximity
- Ideal for quasi-retail users
- Perfect contractor space minutes from the NRO, CIA and FBI
- Easy access to I-66 and the Dulles Toll Road (Rt. 267)
- Ample parking
- Atrium lobby with elevator
- Secured garage parking with direct suite access (4315 Building only)

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Ryan Moody
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Keenan Woofter
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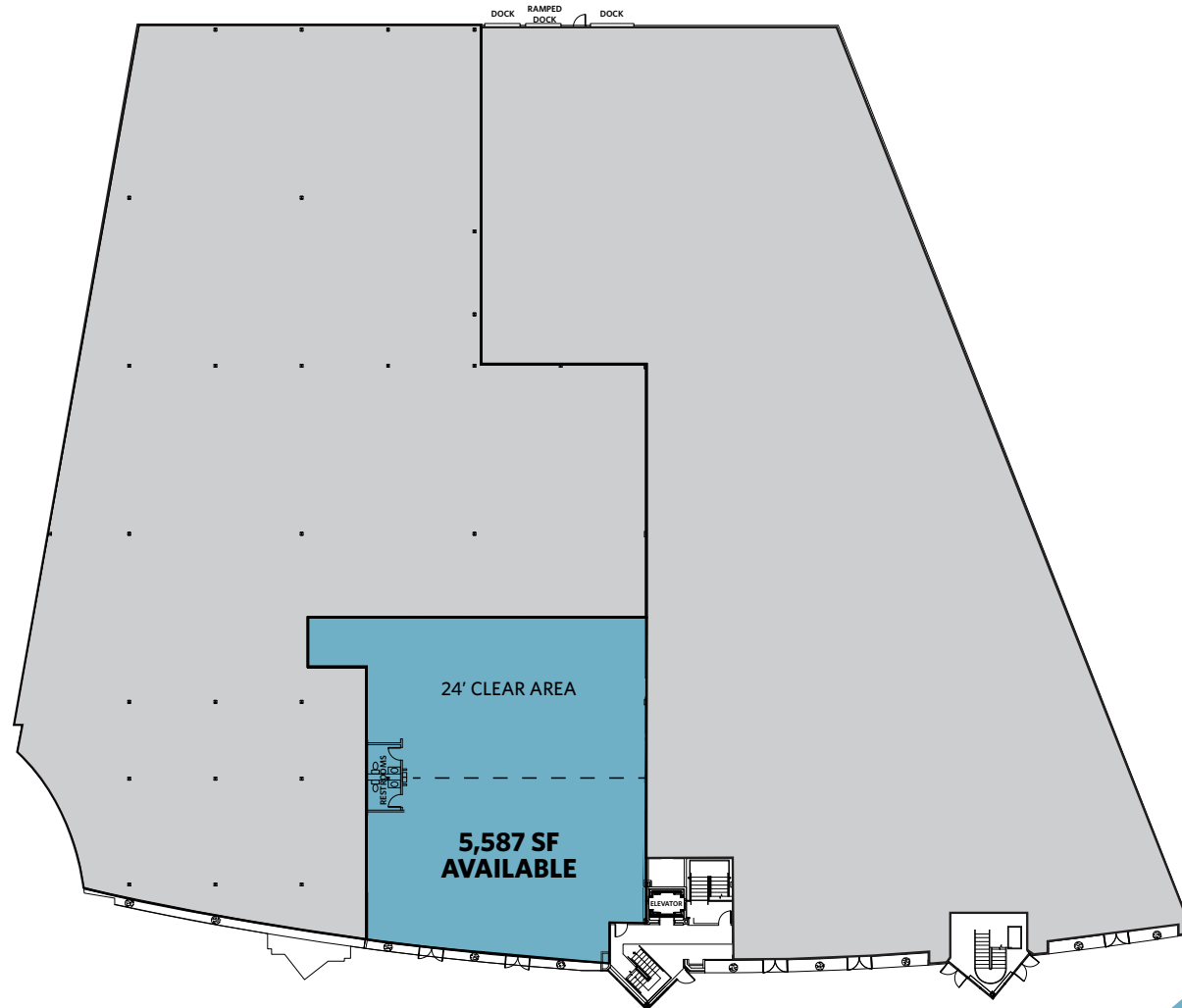
8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com



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4315 Walney Road | 5,587 SF
First Floor



FLOOR PLAN

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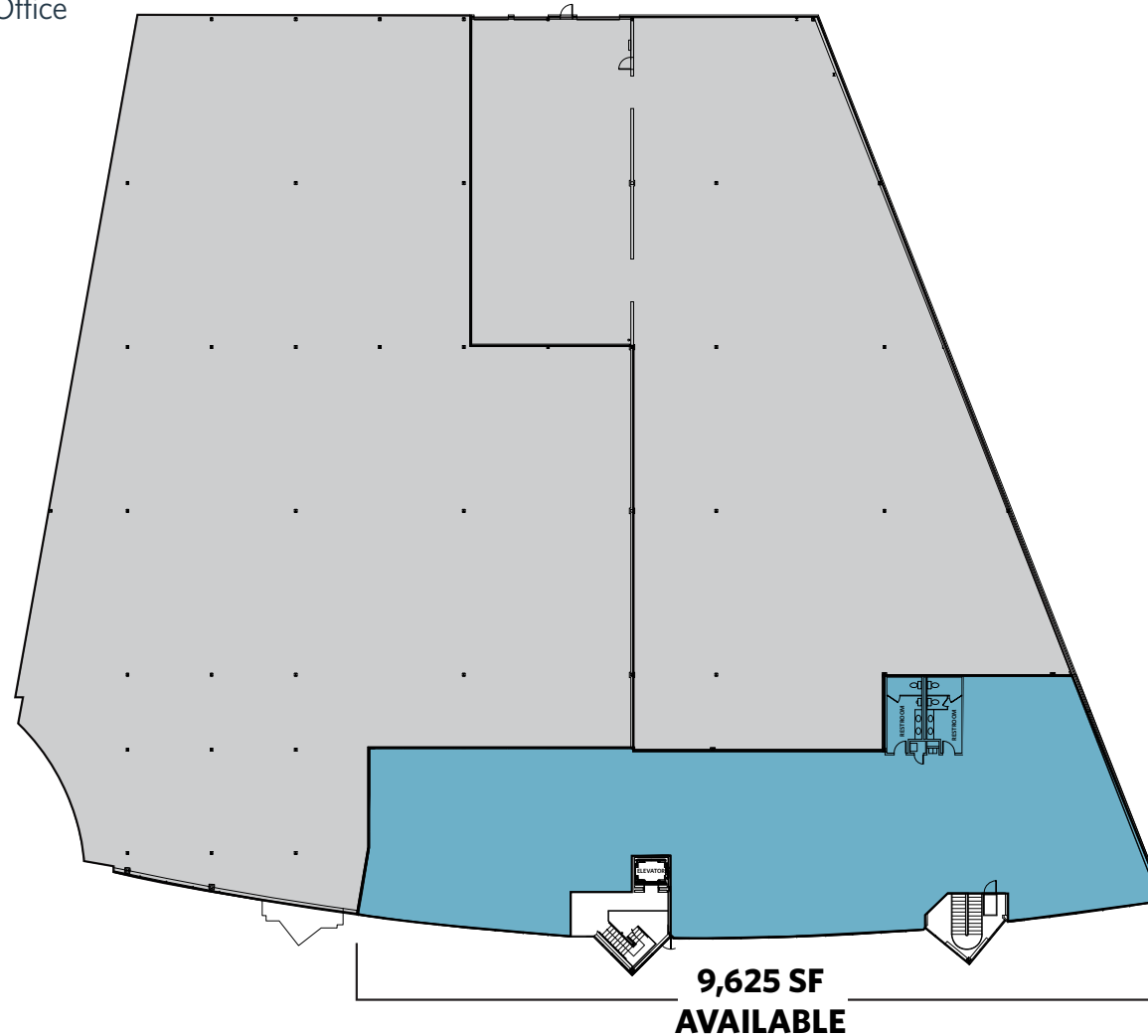
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4315 Walney Road | 9,625 RSF Office
Second Floor



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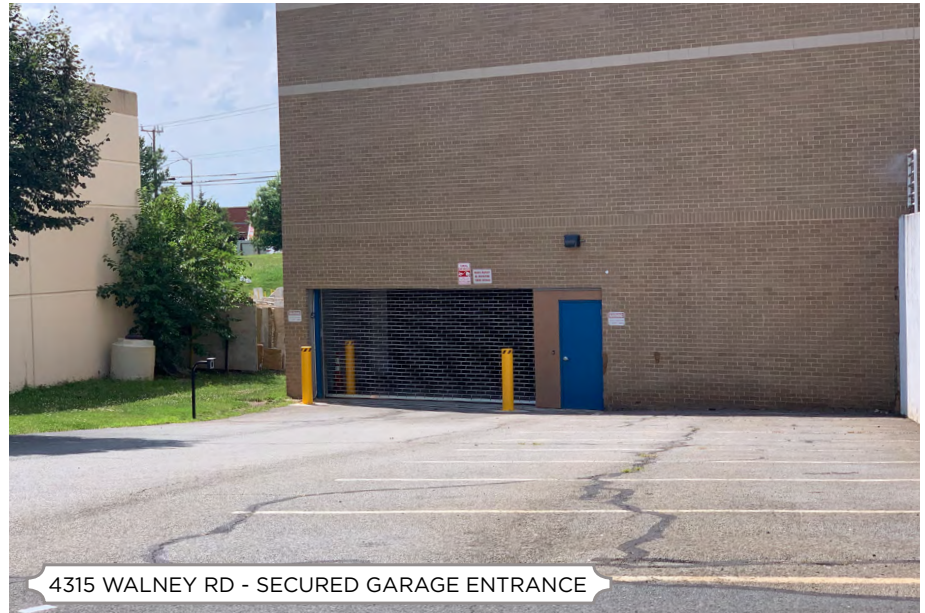
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4315 WALNEY RD - FRONT ENTRANCE



4315 WALNEY RD - SECURED GARAGE ENTRANCE



4315 WALNEY RD - SECURED GARAGE EXIT



4315 - SECURED GARAGE PARKING

PHOTOS

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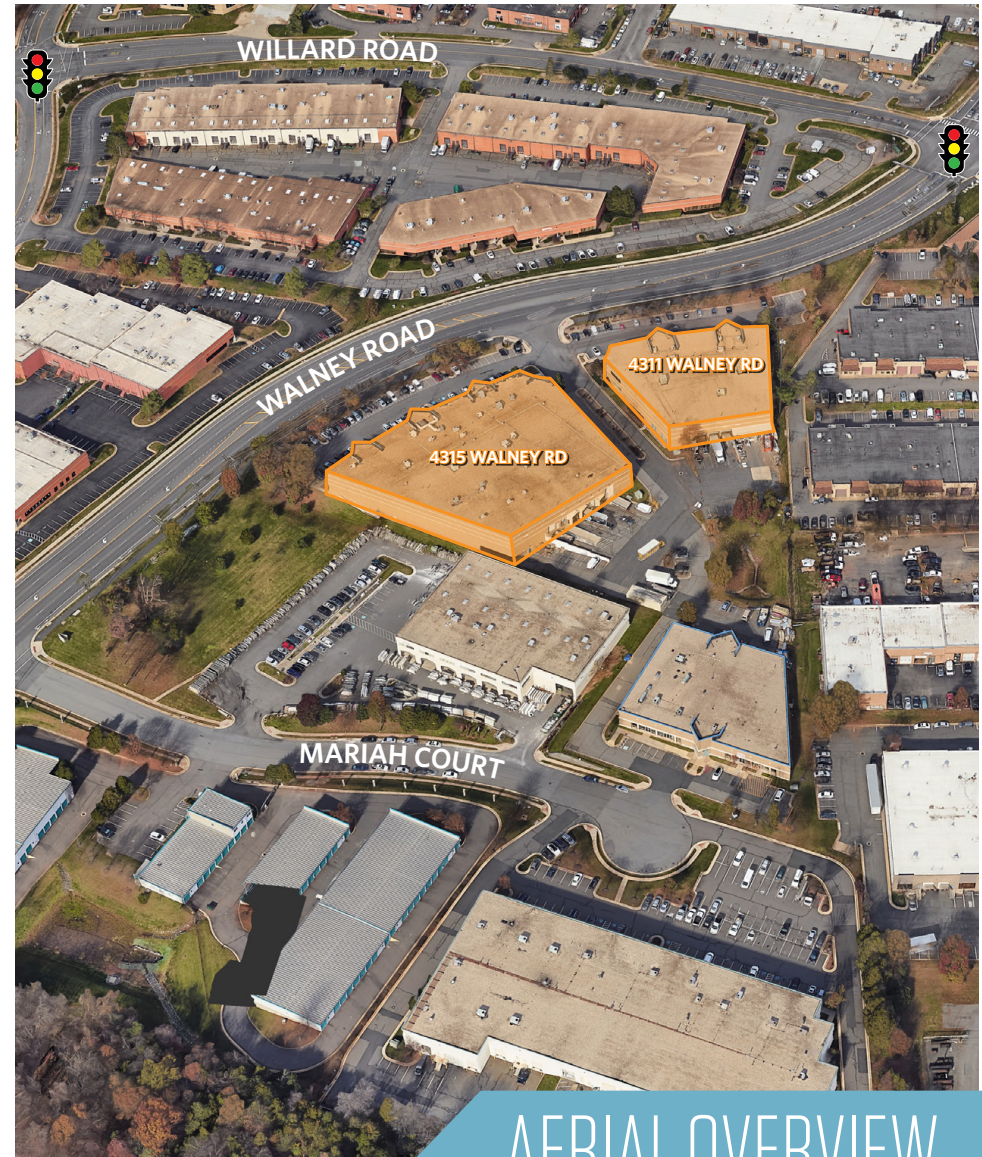
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AERIAL OVERVIEW

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CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

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