



**14340-14370 | 14320-14330 SULLYFIELD CIRCLE
CHANTILLY, VIRGINIA 20151**



Sullyfield Commerce Center is located in Fairfax, Virginia, one of the wealthiest and fastest-growing counties in the country. The properties are located less than 30 miles from Washington, DC, 10 minutes from Washington Dulles International Airport, and near the National Reconnaissance Office (NRO) and the Central Intelligence Agency's (CIA) Dulles Campus.

- Office/flex and warehouse space with grade or dock loading
- Conveniently located at the intersection of Route 28 and Route 50
- Signage options available with visibility on Route 28
- Abundant parking available



THE OPPORTUNITY





EXECUTIVE SUMMARY

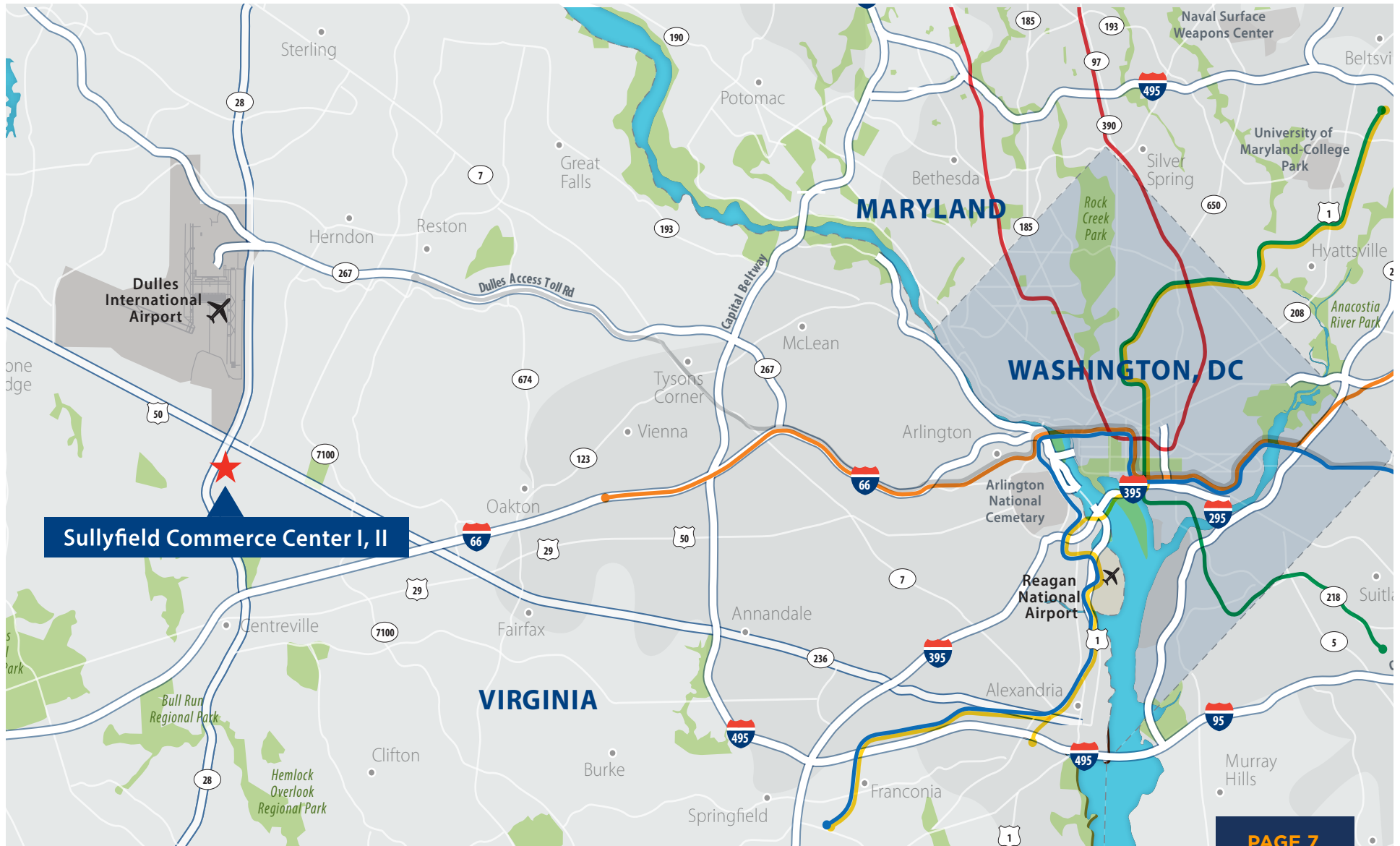
LOCATION	Sullyfield Business Park Chantilly, Virginia
YEAR BUILT	1986
NUMBER OF BUILDINGS	Two
TOTAL SIZE	245,888 square feet
ZONING	General Industrial District (I-5), Fairfax County
FIRE SAFETY	Fully sprinkled
LOADING	Loading docks & drive-in doors
MAX CEILING HEIGHT	22'
COLUMN SPACING	30'x 40' in most configurations
PARKING	2.3 per 1,000 sf
AVAILABILITIES	One & two-story office and warehouse space
CONTACT	Exclusive leasing by Avison Young: Edward "Bert" Harrell 703.298.1168 bert.harrell@avisonyoung.com Tripp Tarro 703.992.6053 tripp.tarro@avisonyoung.com









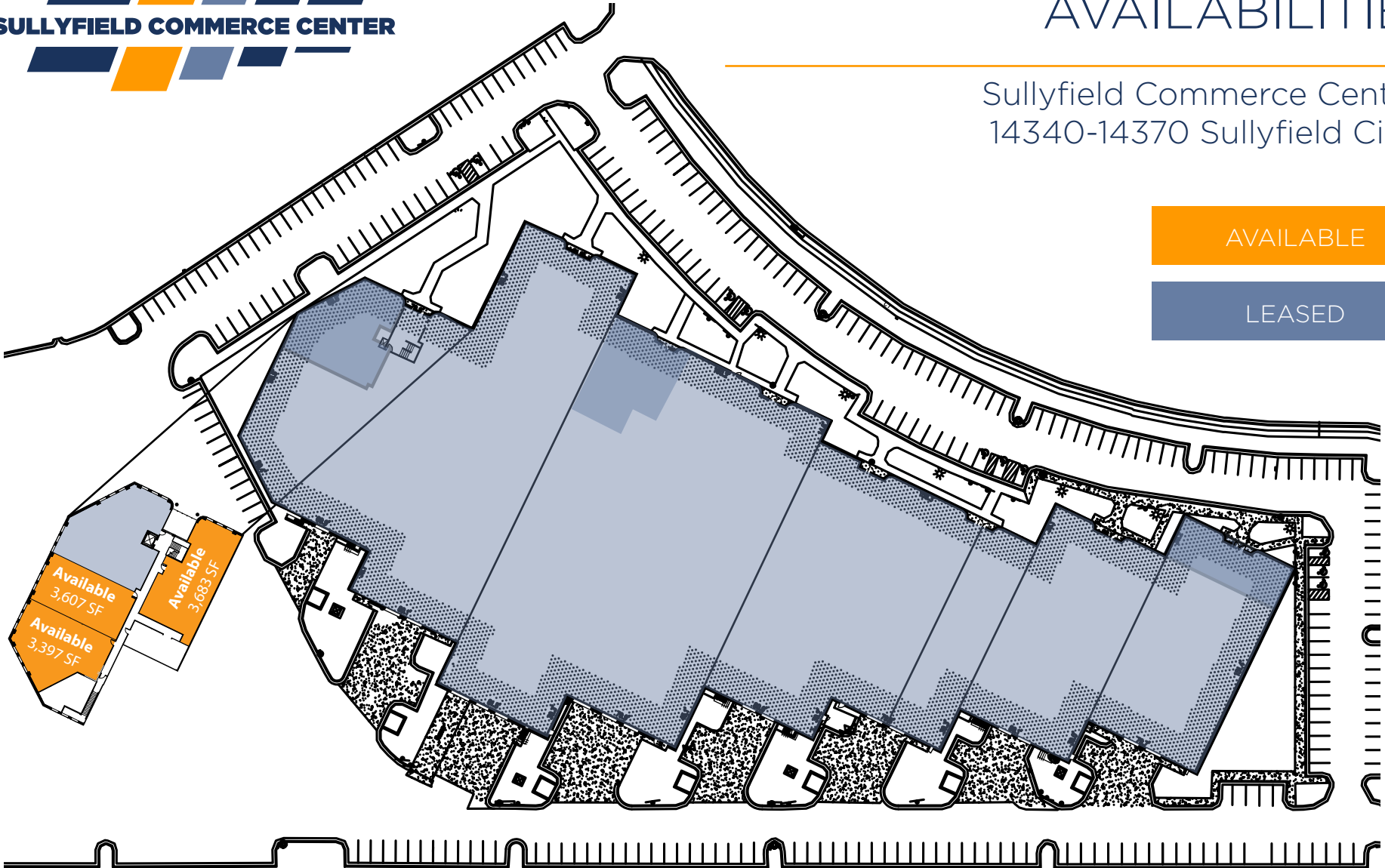


AVAILABILITIES

Sullyfield Commerce Center I
14340-14370 Sullyfield Circle

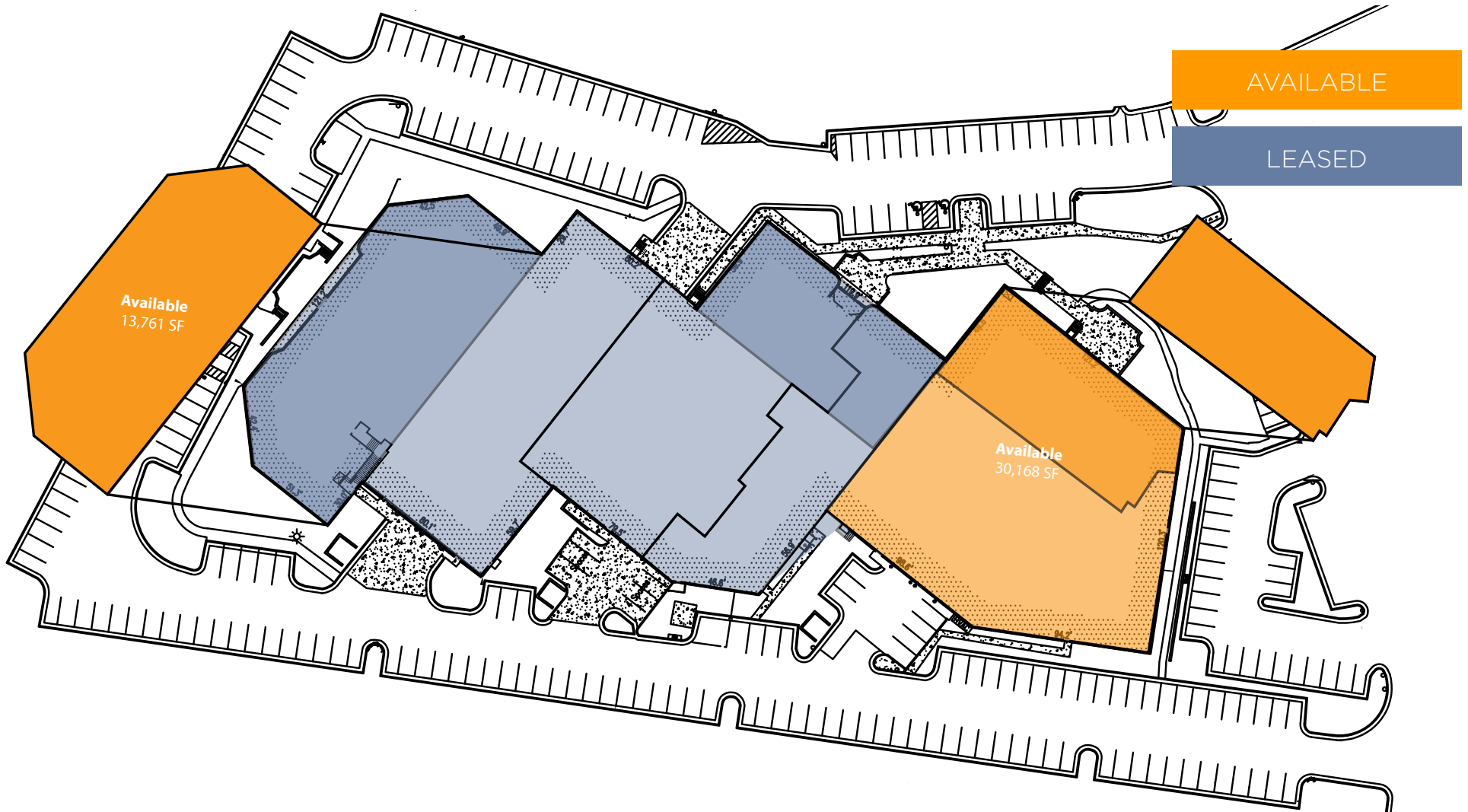
AVAILABLE

LEASED



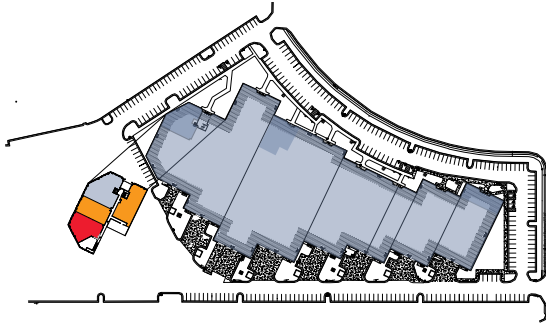
AVAILABILITIES

Sullyfield Commerce Center II
14320-14330 Sullyfield Circle





KEY PLAN



AVAILABLE

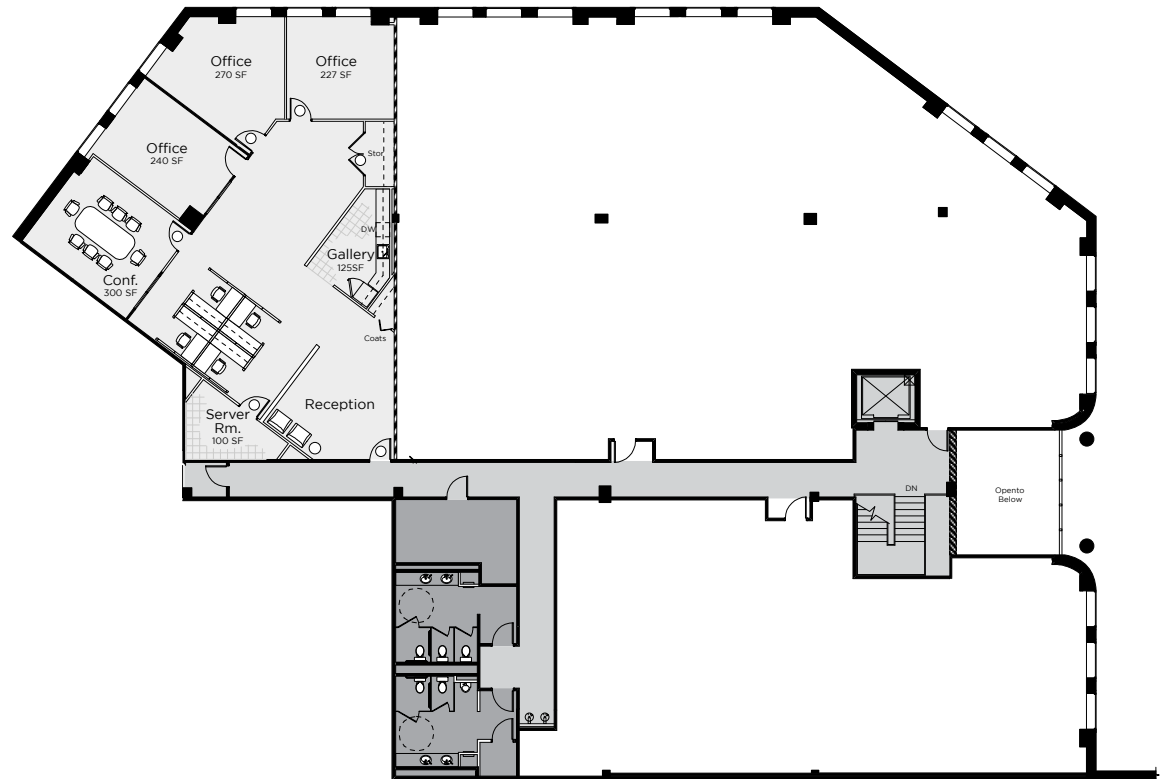
LEASED

REFERENCED SPACE

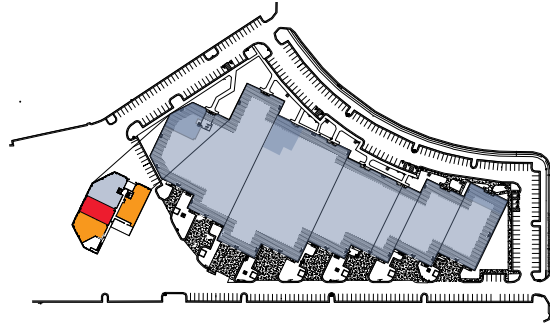
- 3,397 square feet
- Available immediately
- \$16.00 | SF | Modified gross, net of electric and janitorial

AVAILABILITIES

Sullyfield Commerce Center I
14340 Sullyfield Circle
Suite 200



KEY PLAN



AVAILABLE

LEASED

REFERENCED SPACE

- 3,607 square feet
- Available immediately
- \$16.00 | SF | Modified gross, net of electric and janitorial

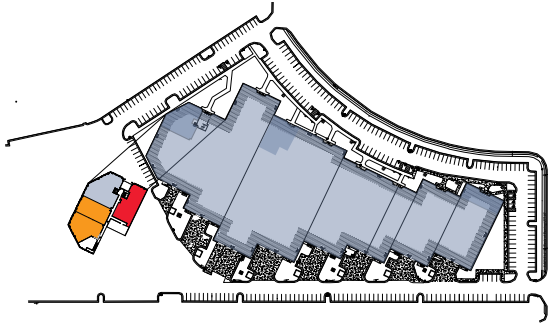
AVAILABILITIES

Sullyfield Commerce Center I
14340 Sullyfield Circle
Suite 230





KEY PLAN



AVAILABLE

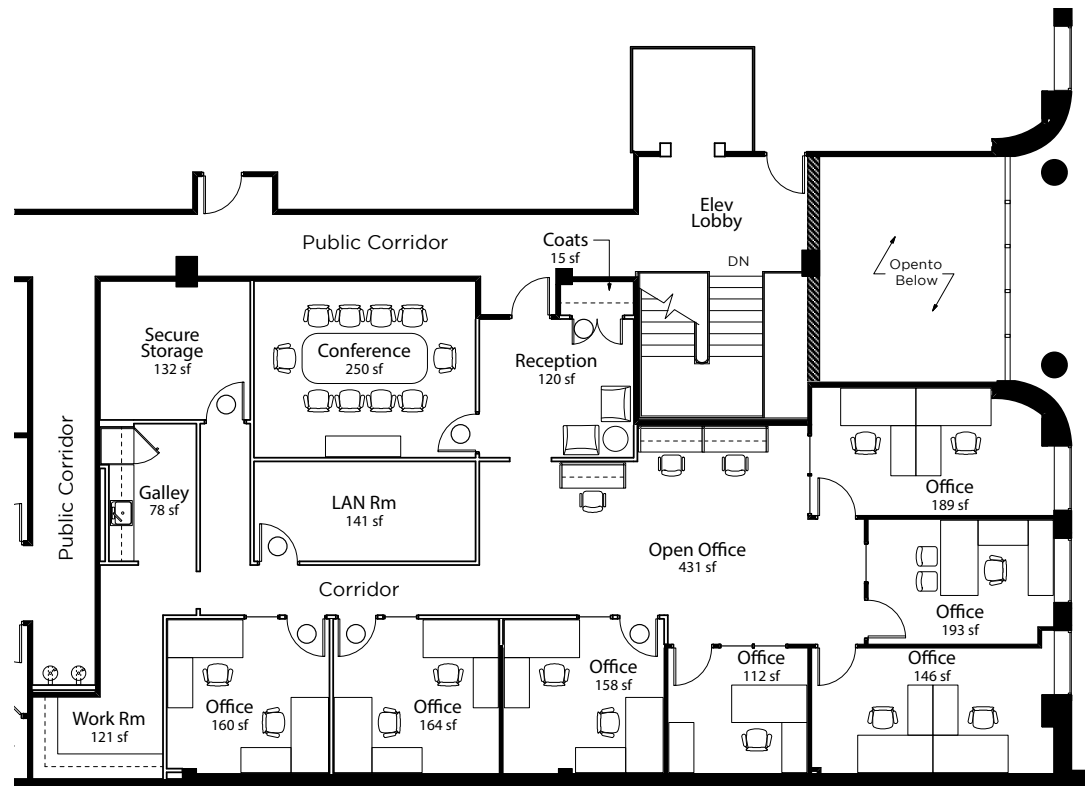
LEASED

REFERENCED SPACE

- 3,683 square feet
- Available immediately
- \$16.00 | SF | Modified gross, net of electric and janitorial

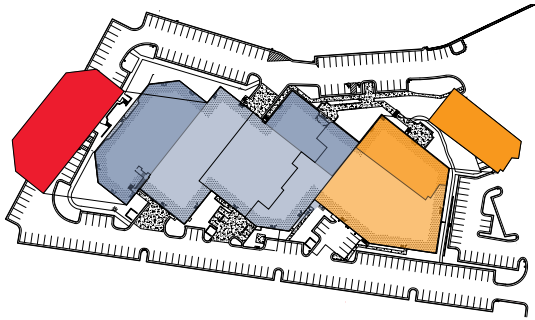
AVAILABILITIES

Sullyfield Commerce Center I
14340 Sullyfield Circle
Suite 250





KEY PLAN



AVAILABLE

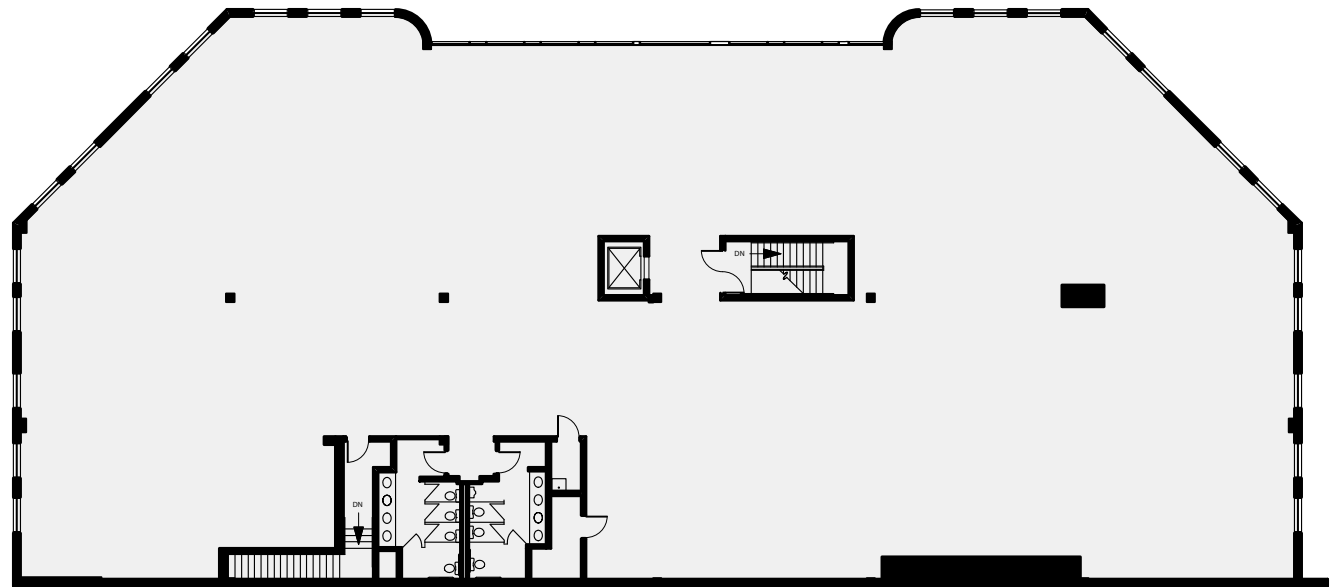
LEASED

REFERENCED SPACE

- 13,761 square feet office divisible
- Build to suit
- Available immediately
- \$15.00 | SF | Full-service, net of electric and janitorial

AVAILABILITIES

Sullyfield Commerce Center II
14320 Sullyfield Circle
Mezzanine Level



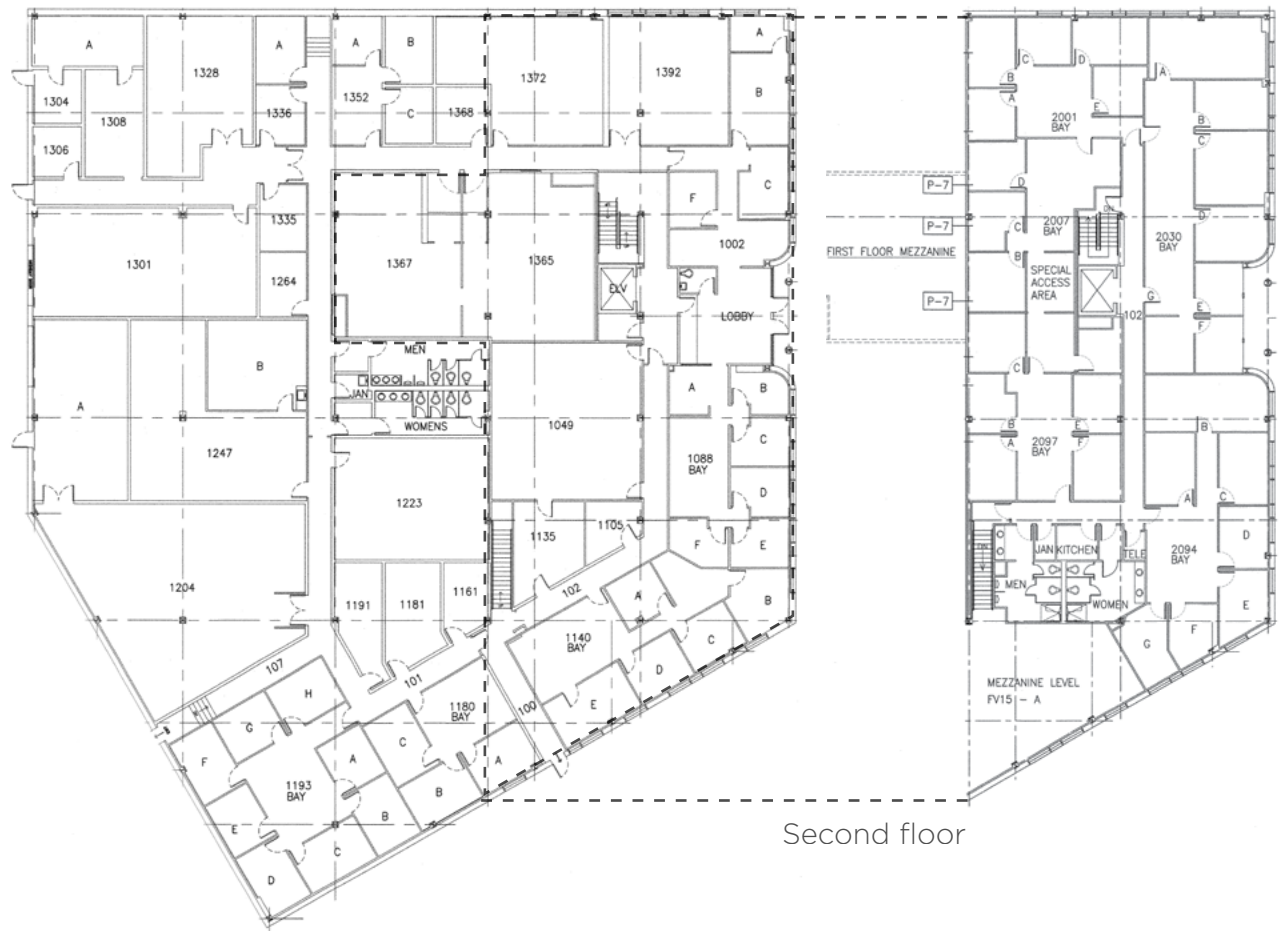


LEASED

REFERENCED SPACE

- 30,168 square feet office divisible
- Build to suit
- Available Q1 2024
- \$17.00 | SF | NNN

Sullyfield Commerce Center II
14330 Sullyfield Circle
Suite A/B





Leasing Information:

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