



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







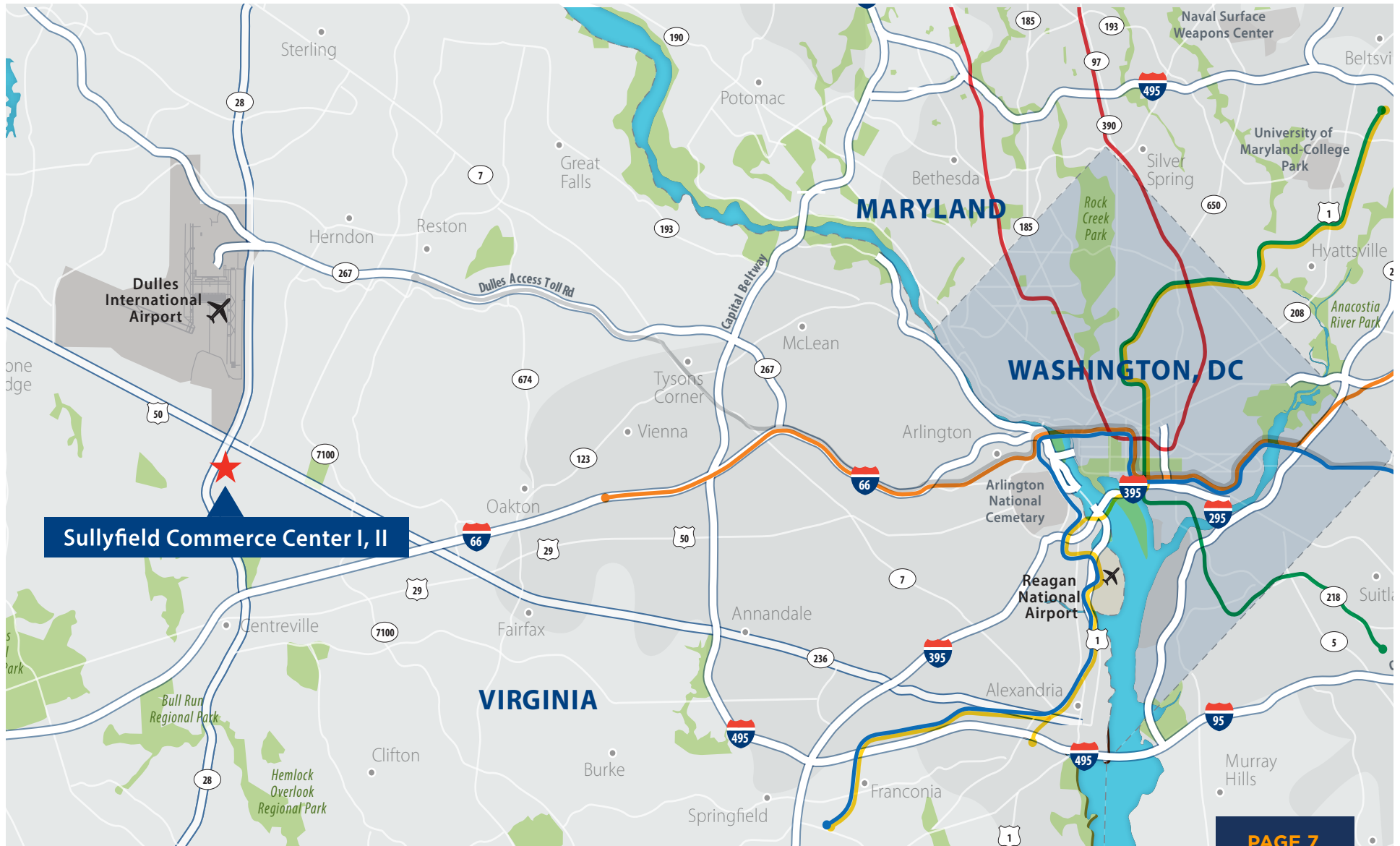






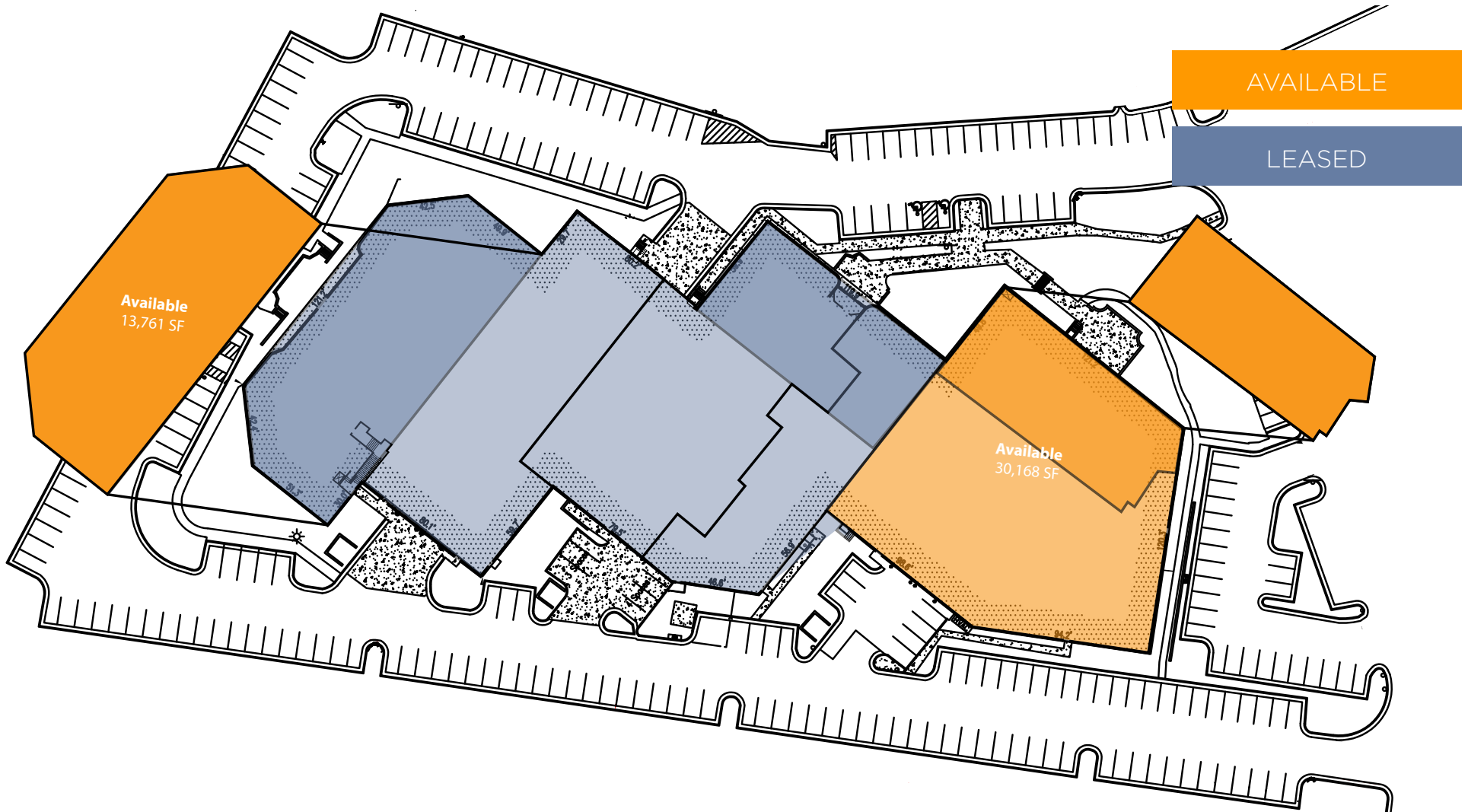






# AVAILABILITIES

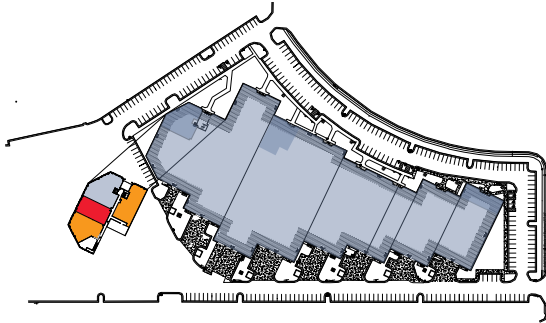
Sullyfield Commerce Center II  
14320-14330 Sullyfield Circle







## KEY PLAN



AVAILABLE

LEASED

REFERENCED SPACE

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

# AVAILABILITIES

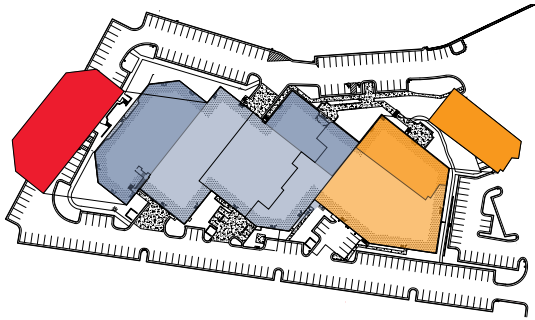
Sullyfield Commerce Center I  
14340 Sullyfield Circle  
Suite 230







## KEY PLAN



AVAILABLE

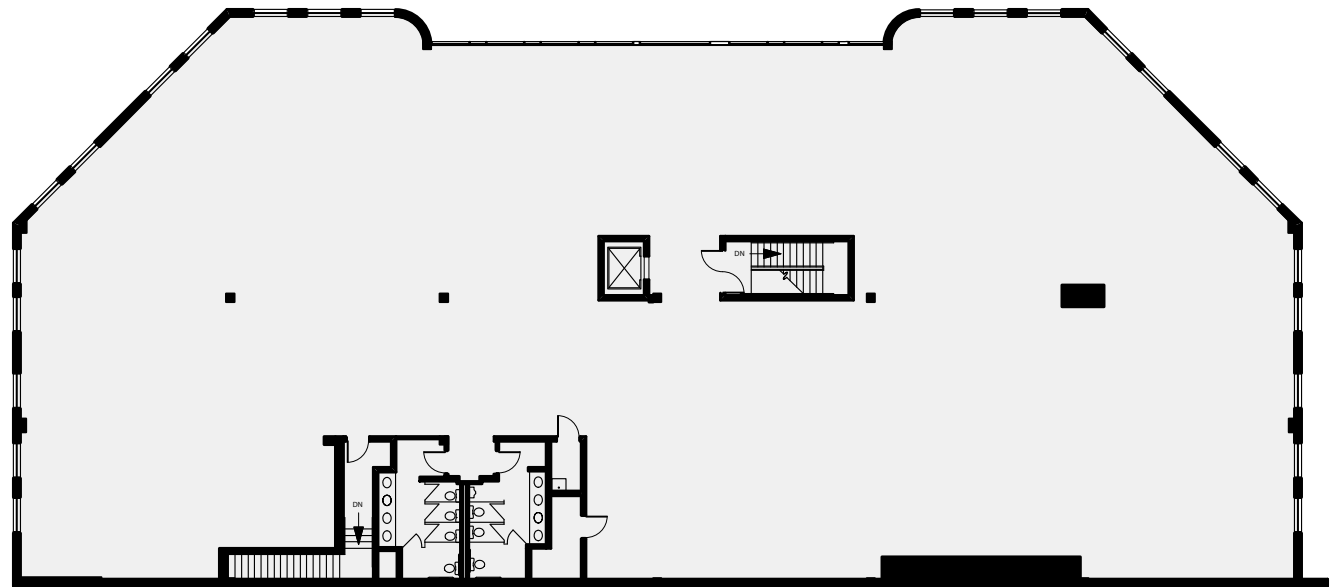
LEASED

REFERENCED SPACE

- 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





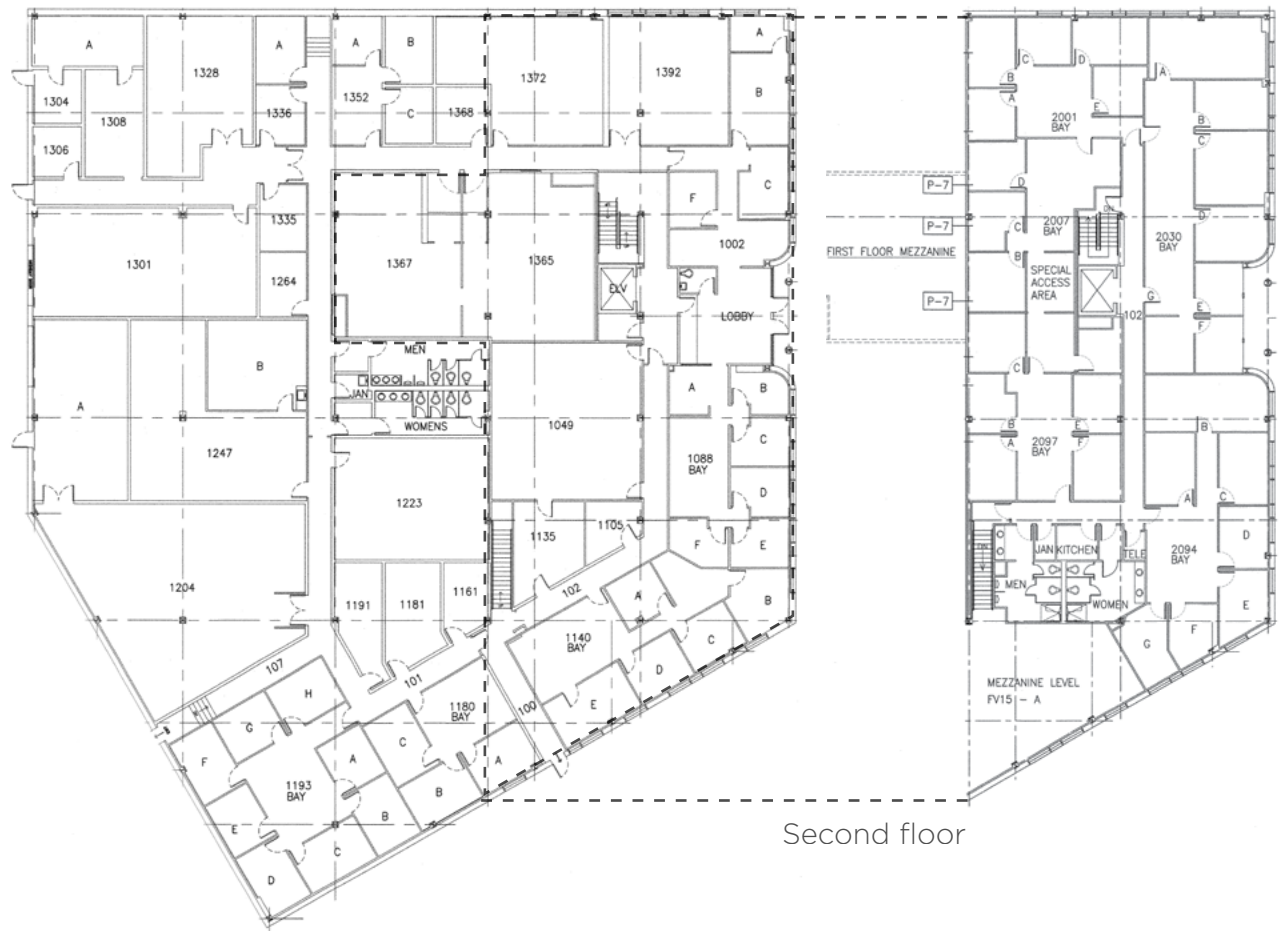


LEASED

## 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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## AVISON YOUNG

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