



**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





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**

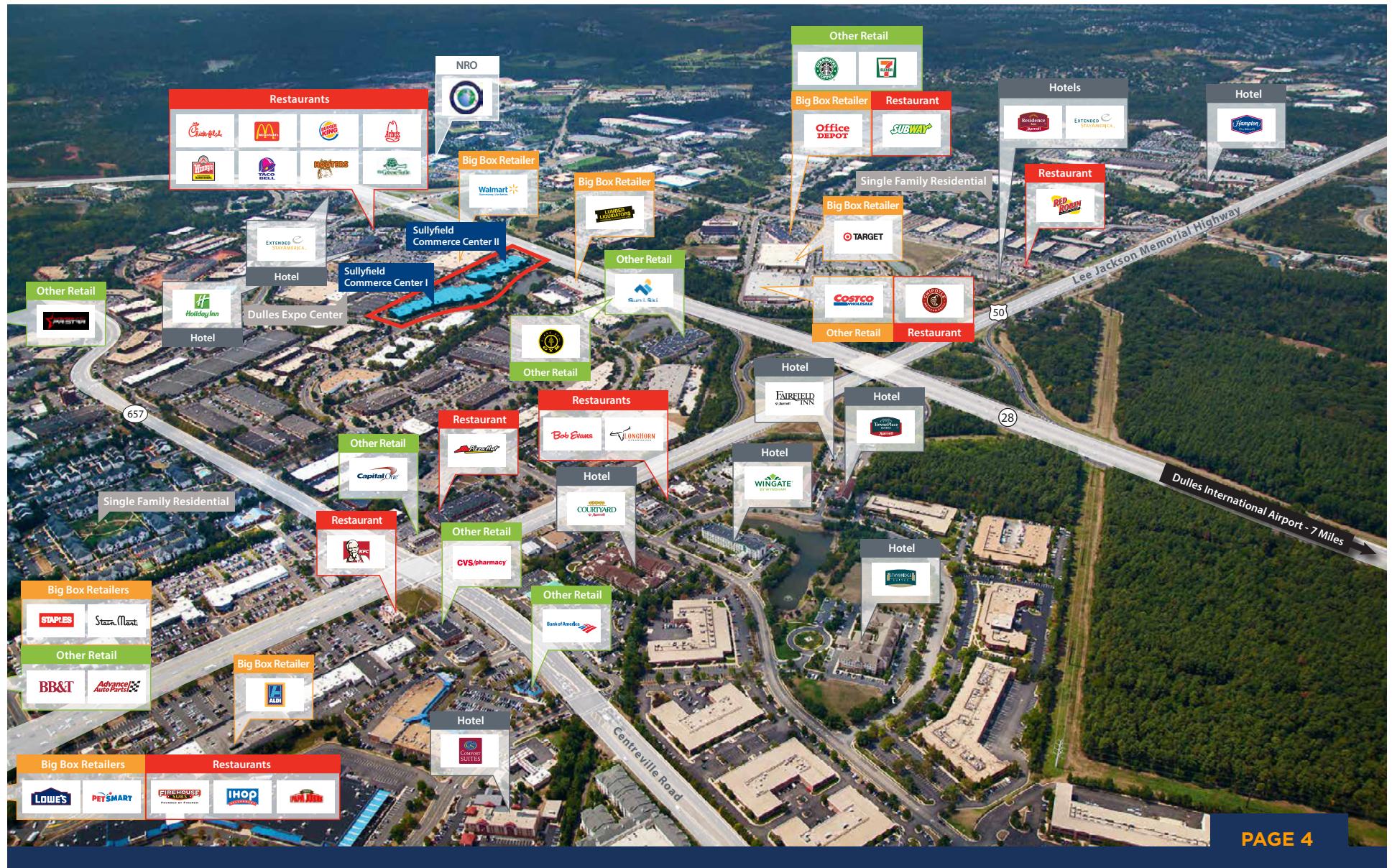
**Tripp Tarro  
703.992.6053  
tripp.tarro@avisonyoung.com**

## EXECUTIVE SUMMARY





## NEARBY AMENITIES





## AERIAL VIEW





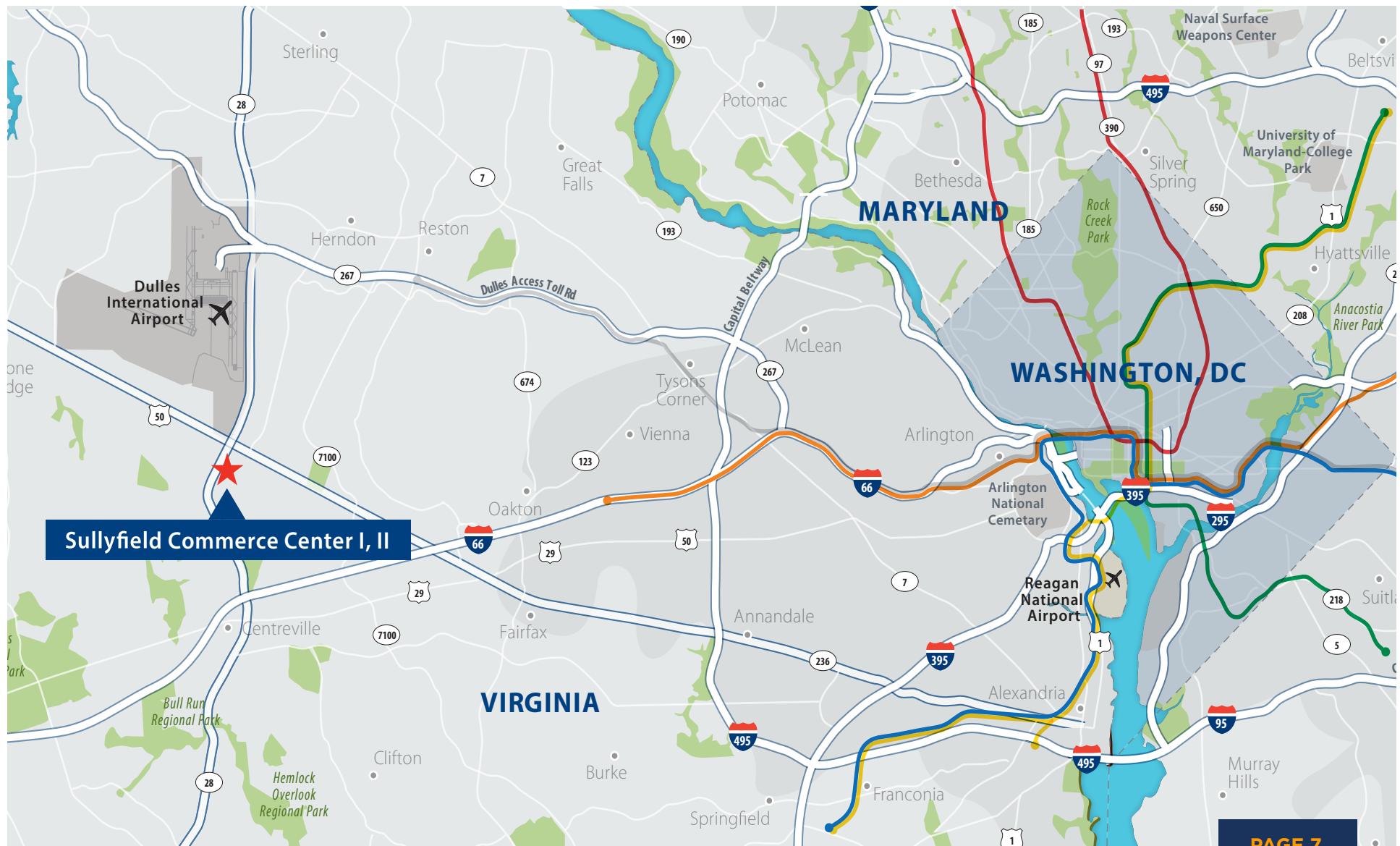
# NEIGHBORHOOD





SULLYFIELD COMMERCE CENTER

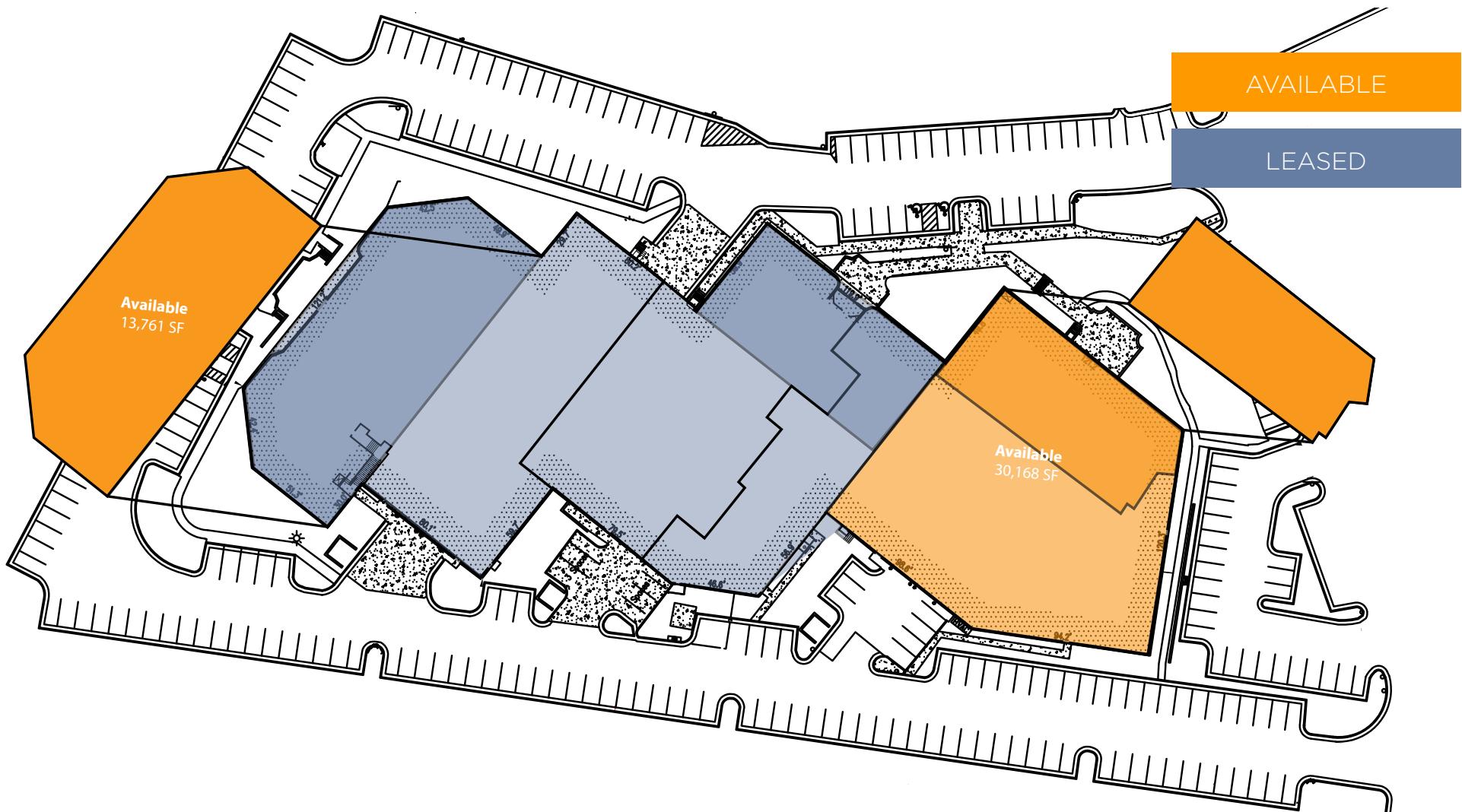
# LOCATION





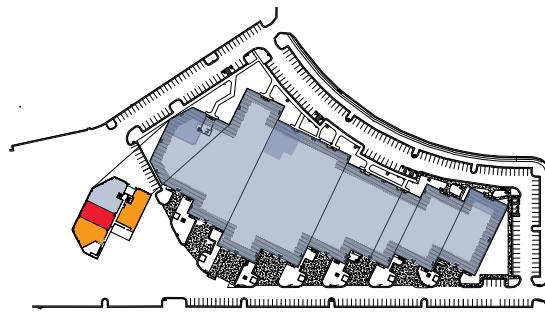
## AVAILABILITIES

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

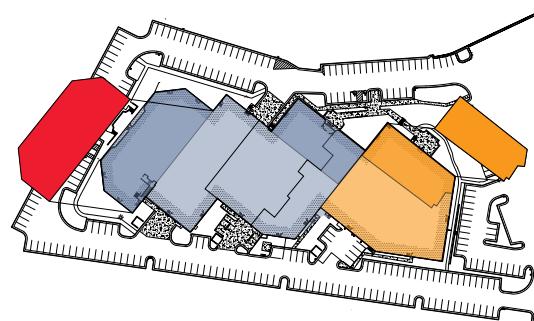
## AVAILABILITIES

Sullyfield Commerce Center I  
14340 Sullyfield Circle  
Suite 230





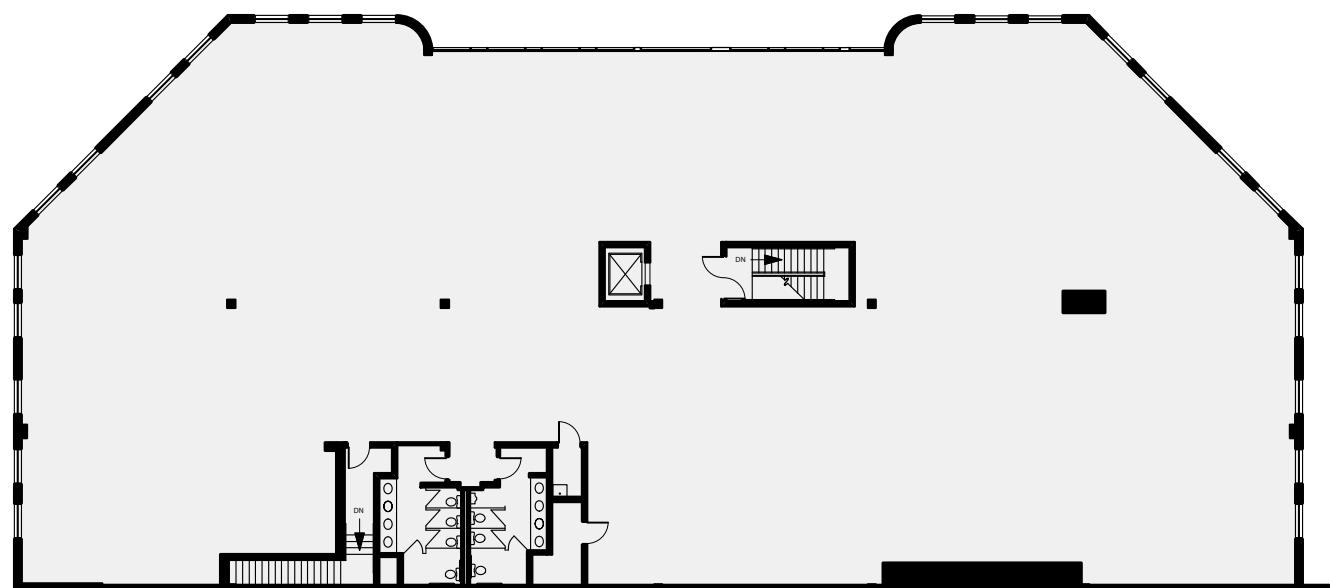
## KEY PLAN



AVAILABLE

LEASED

REFERENCED SPACE



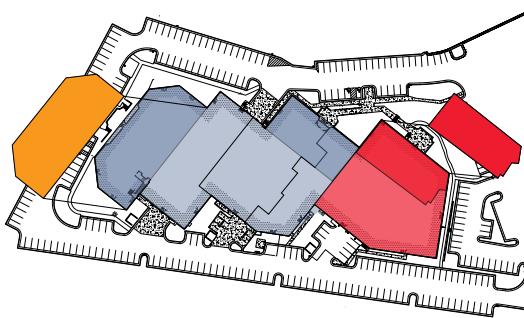
- 13,761 square feet office divisible
- Build to suit
- Available immediately
- \$15.00 | SF | Full-service, net of electric and janitorial

## AVAILABILITIES

Sullyfield Commerce Center II  
14320 Sullyfield Circle  
Mezzanine Level



## KEY PLAN



AVAILABLE

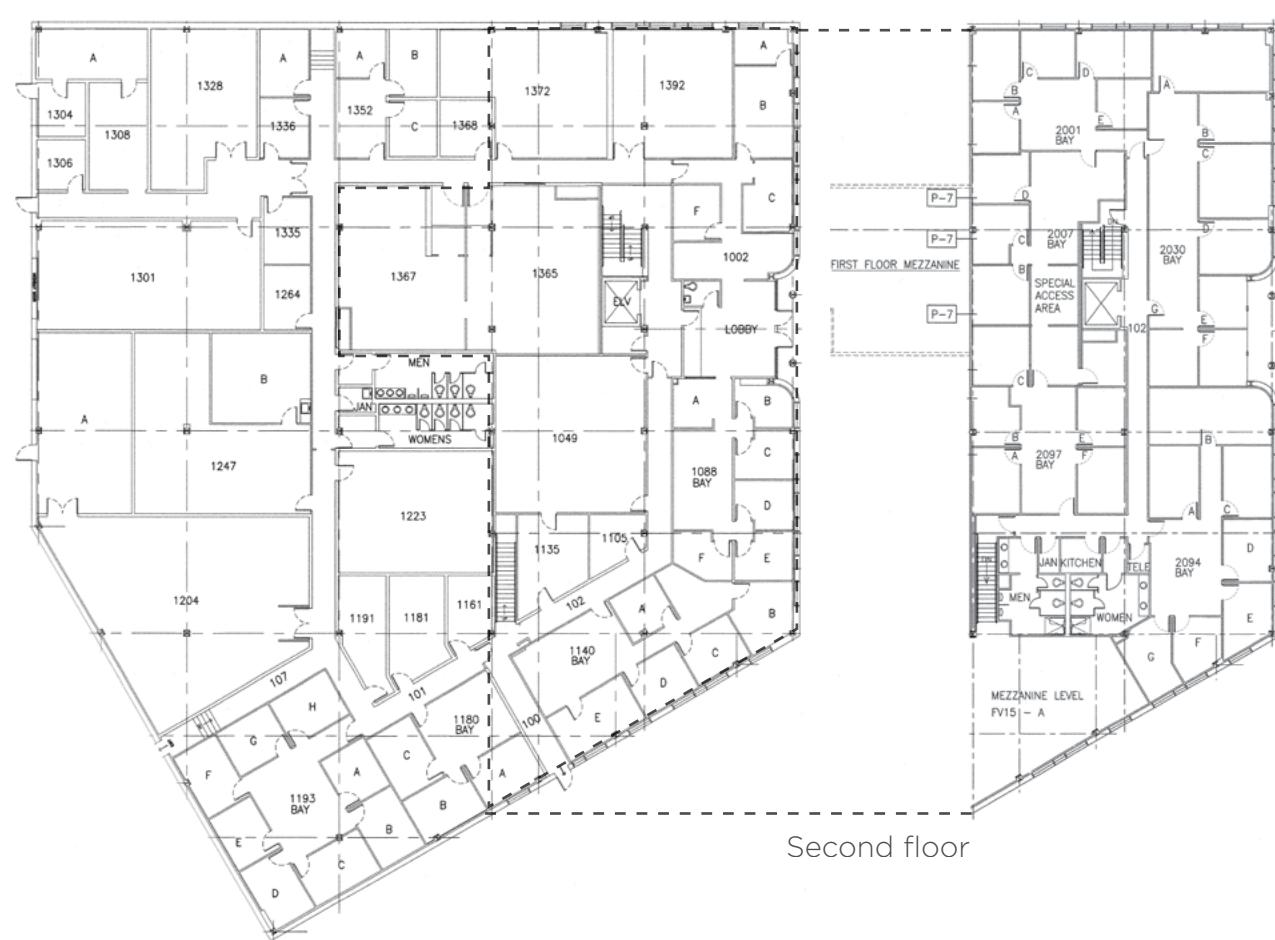
LEASED

REFERENCED SPACE

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

## AVAILABILITIES

Sullyfield Commerce Center II  
14330 Sullyfield Circle  
Suite A/B





## Leasing Information:

### **AVISON YOUNG**

#### **Edward “Bert” Harrell**

Principal  
703.298.1168  
bert.harrell@avisonyoung.com

#### **Tripp Tarro**

Vice President  
703.992.6053  
tripp.tarro@avisonyoung.com

8300 Greensboro Drive, Suite 275

Tysons, VA 22102  
avisonyoung.com  
**703.288.2700**

