



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



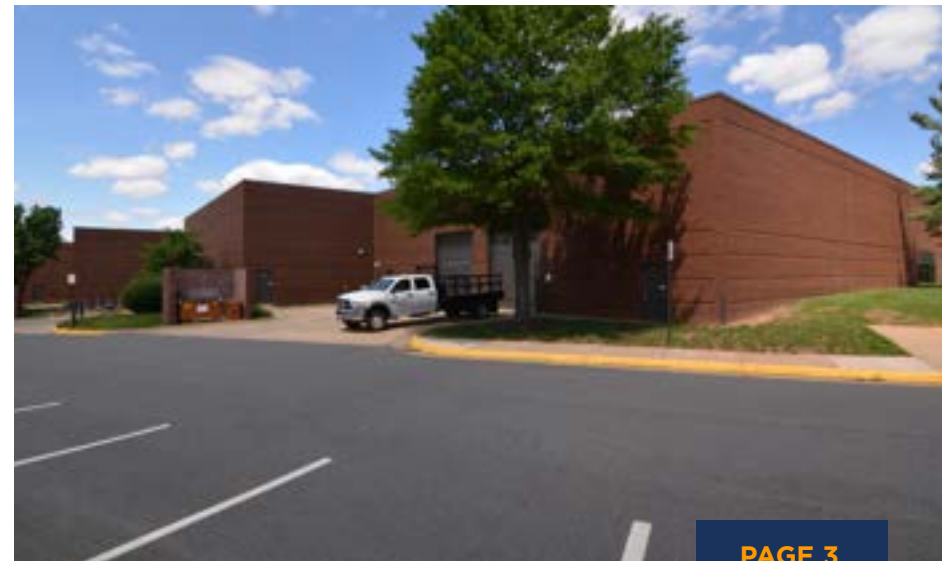
THE OPPORTUNITY





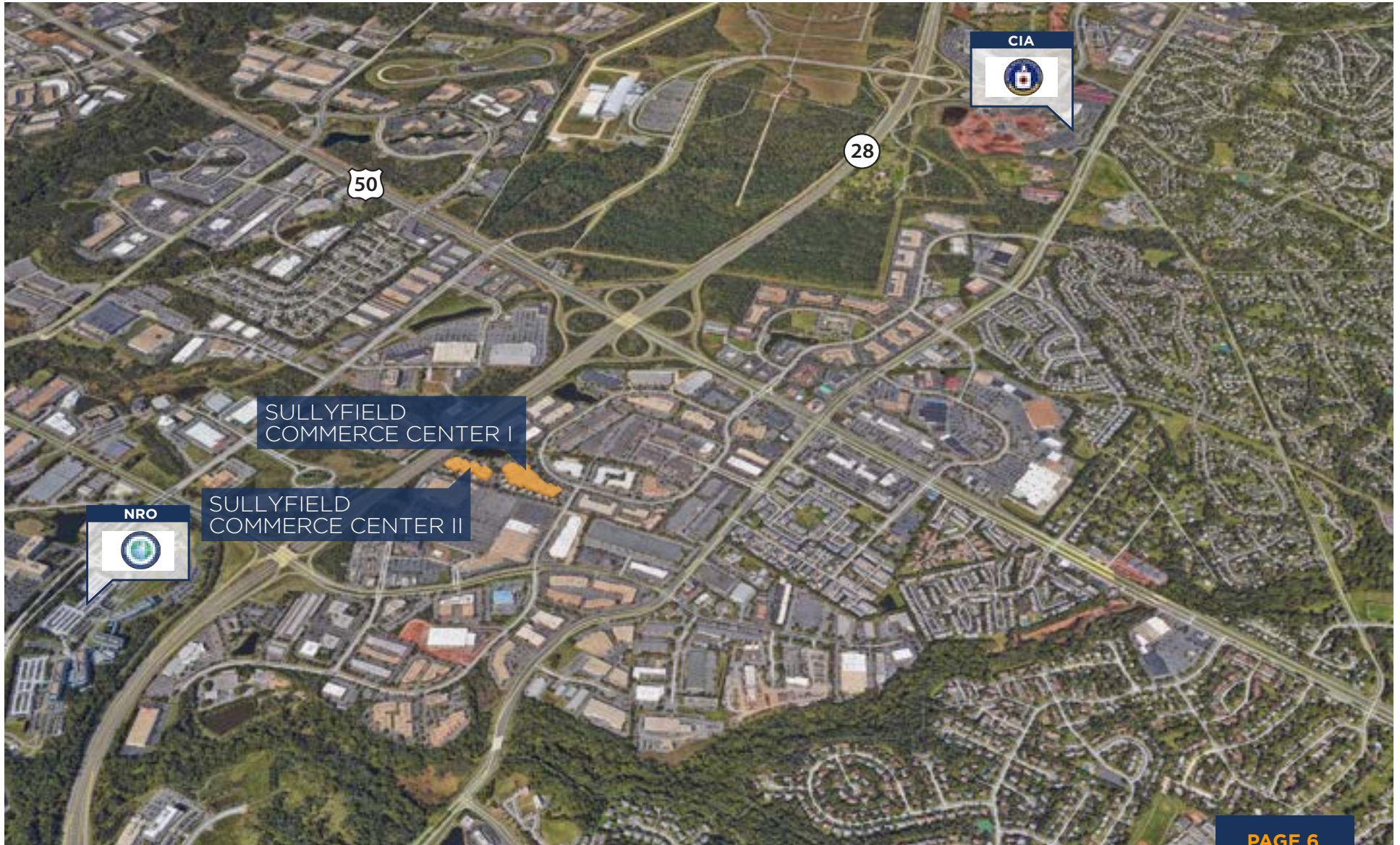
EXECUTIVE SUMMARY

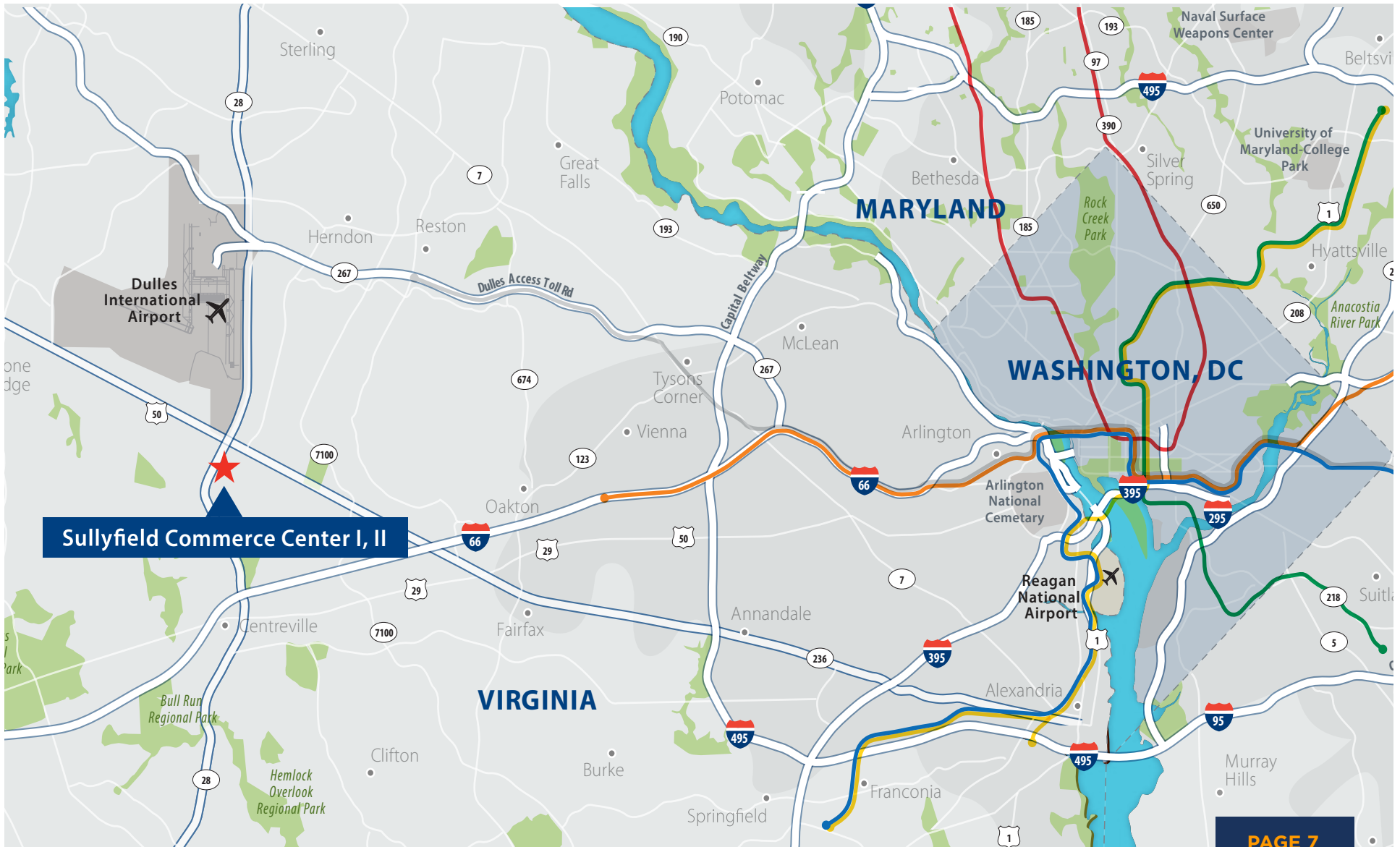
LOCATION	Sullyfield Business Park Chantilly, Virginia
YEAR BUILT	1986
NUMBER OF BUILDINGS	Two
TOTAL SIZE	245,888 square feet
ZONING	General Industrial District (I-5), Fairfax County
FIRE SAFETY	Fully sprinkled
LOADING	Loading docks & drive-in doors
MAX CEILING HEIGHT	22'
COLUMN SPACING	30'x 40' in most 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 Thomas Farrell 301.775.8812 thomas.farrell@avisonyoung.com









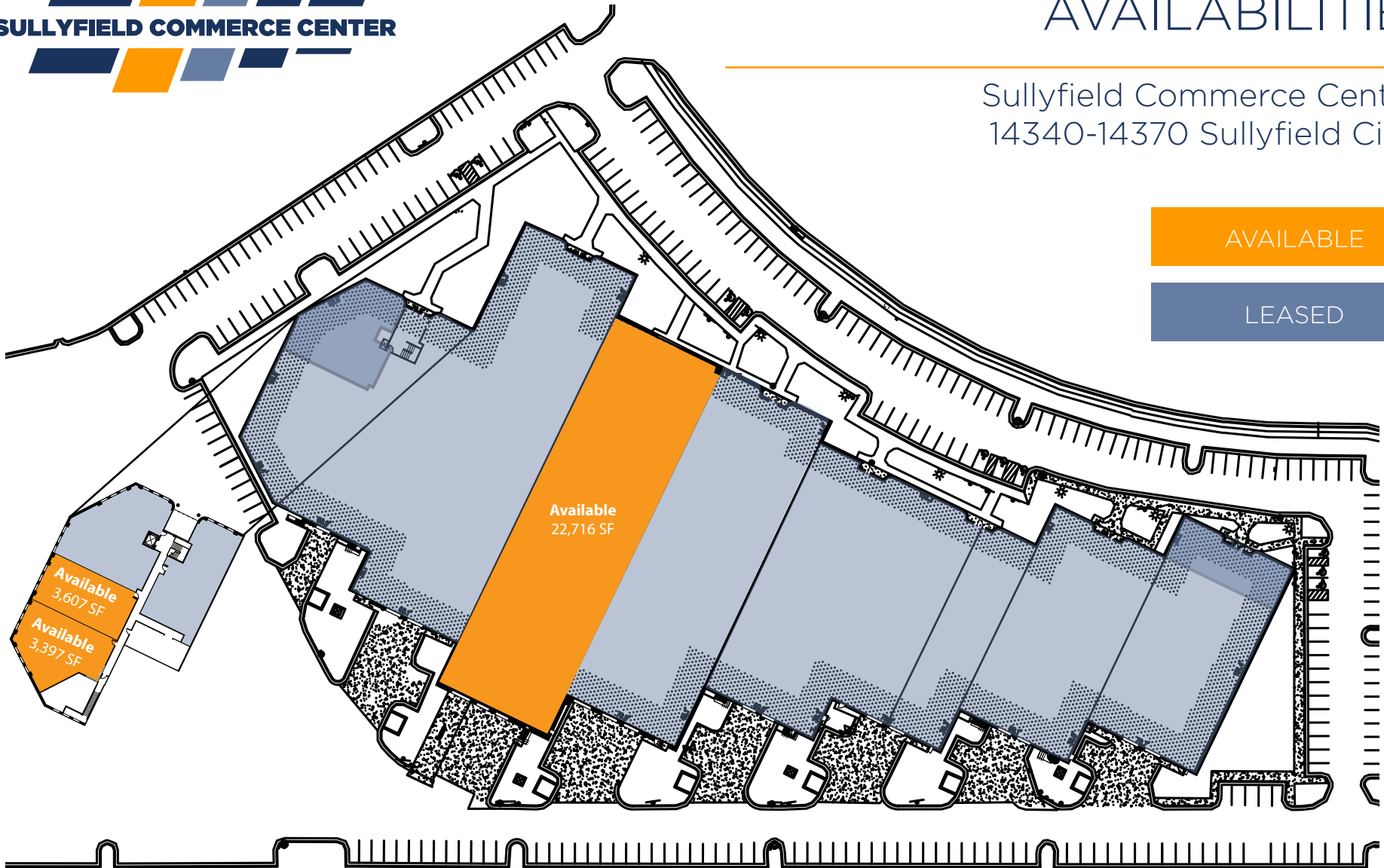


AVAILABILITIES

Sullyfield Commerce Center I
14340-14370 Sullyfield Circle

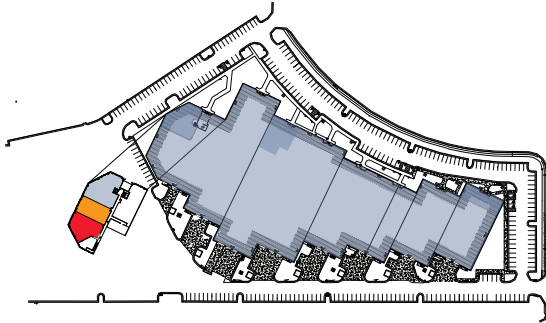
AVAILABLE

LEASED





KEY PLAN



AVAILABLE

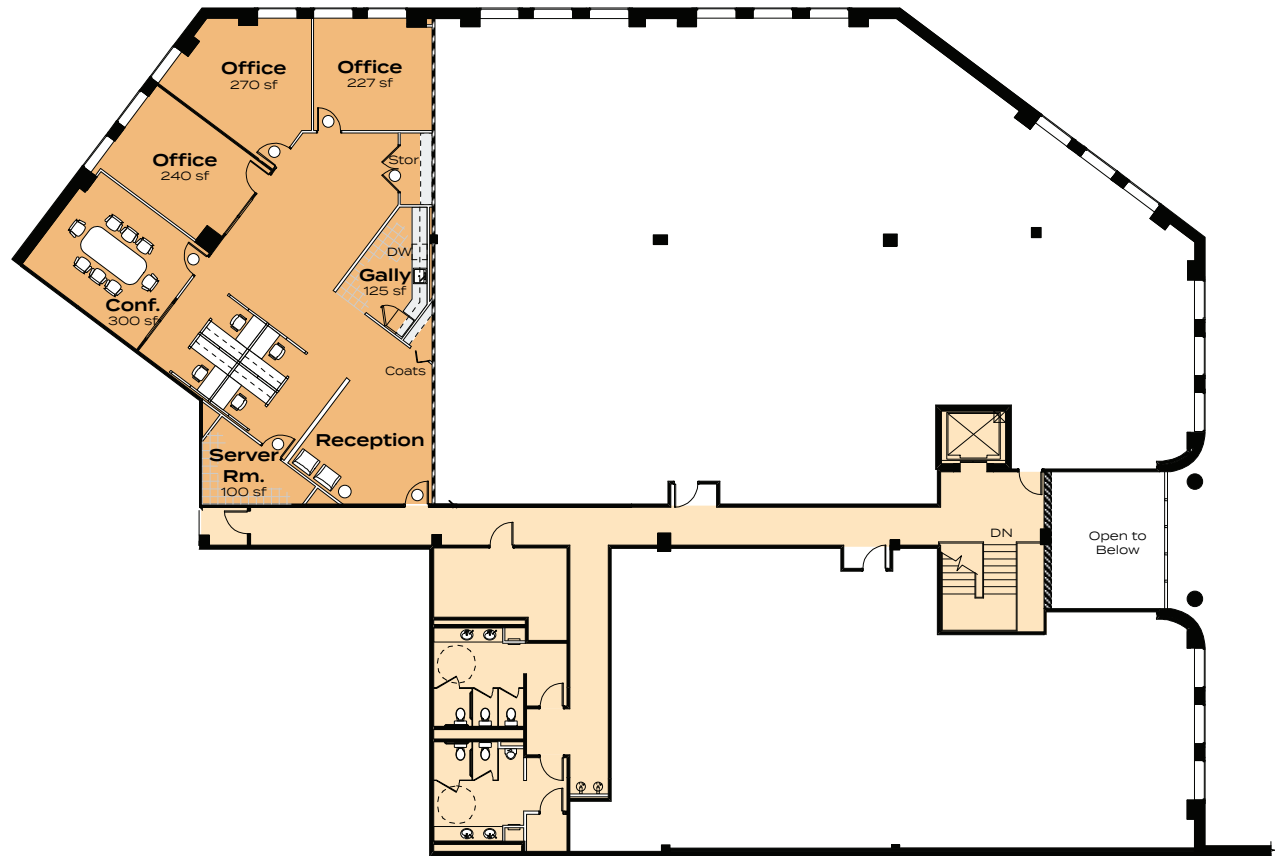
LEASED

REFERENCED SPACE

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

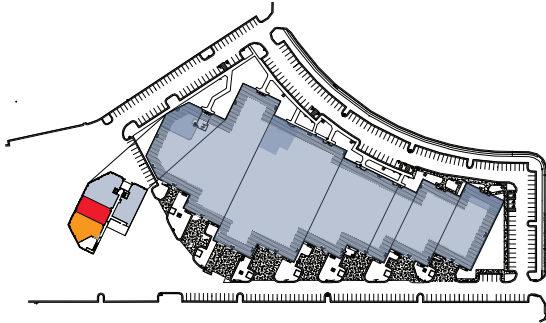
AVAILABILITIES

Sullyfield Commerce Center I
14340 Sullyfield Circle
Suite 200





KEY PLAN



AVAILABLE

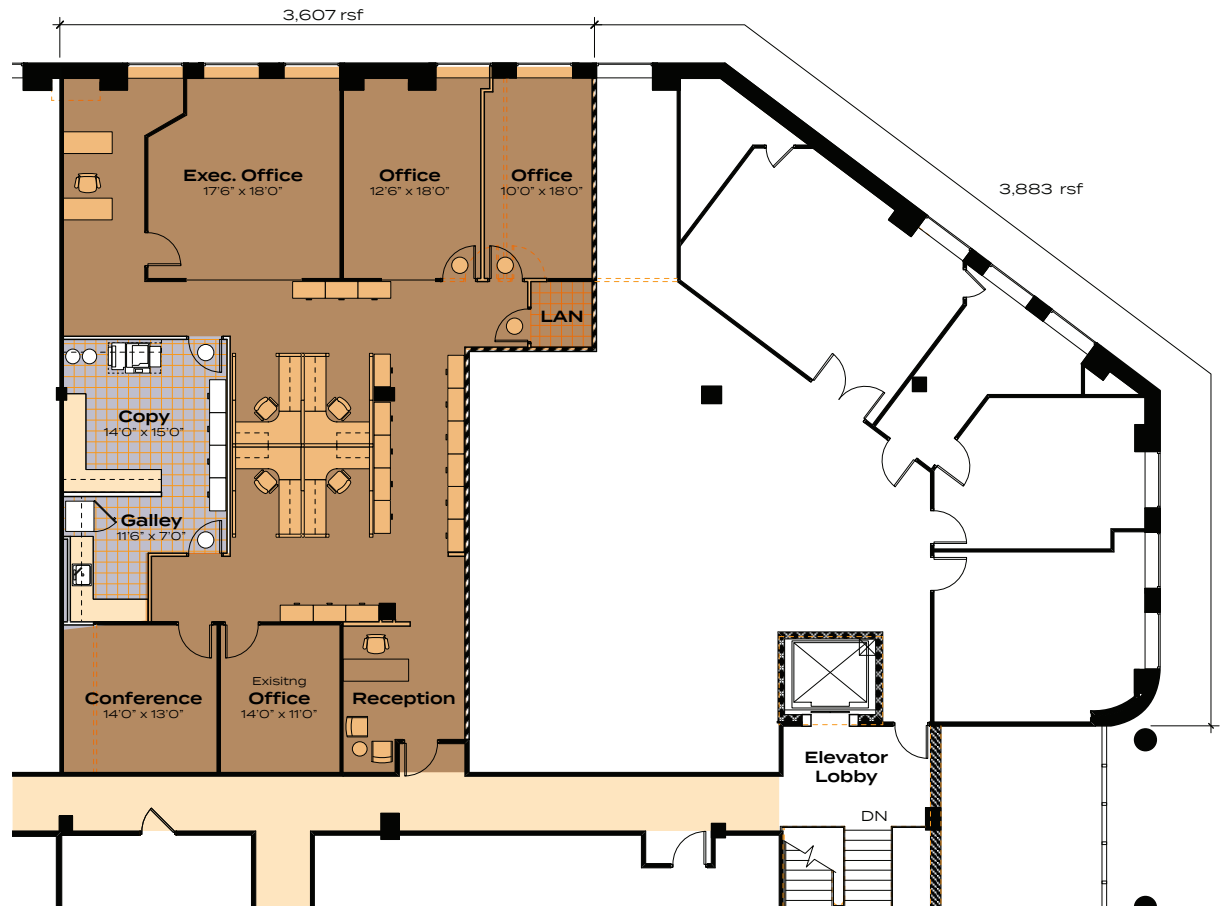
LEASED

REFERENCED SPACE

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

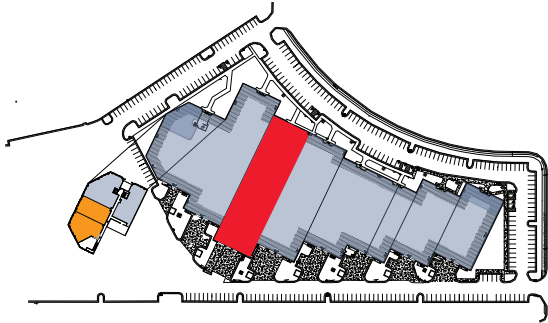
AVAILABILITIES

Sullyfield Commerce Center I
14340 Sullyfield Circle
Suite 220





KEY PLAN



AVAILABLE

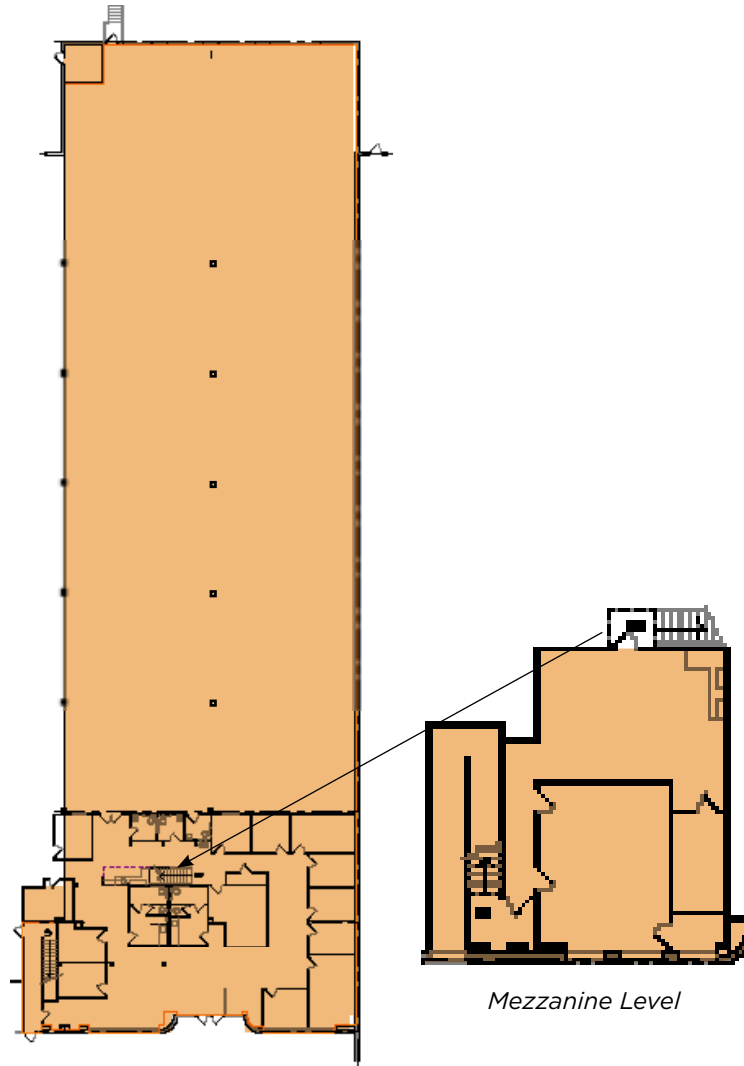
LEASED

REFERENCED SPACE

- 22,716 square feet
- Available October 1, 2026
- \$19.00 | SF NNN
- 4 docks, 1 drive-in

AVAILABILITIES

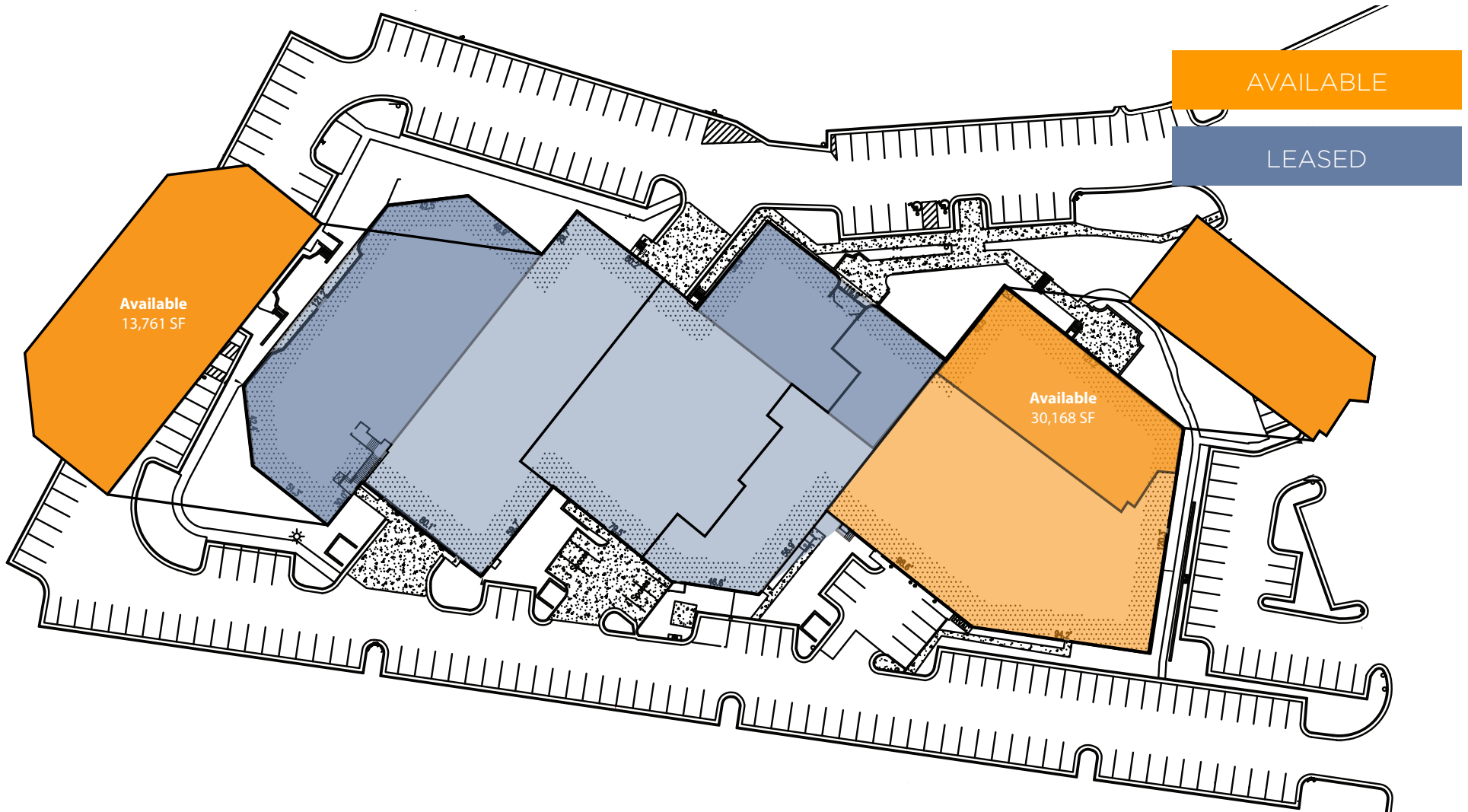
Sullyfield Commerce Center I
14350 Sullyfield Circle
Suite B



Mezzanine Level

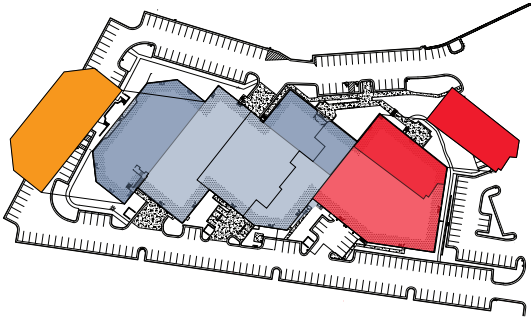
AVAILABILITIES

Sullyfield Commerce Center II
14320-14330 Sullyfield Circle





KEY PLAN



AVAILABLE

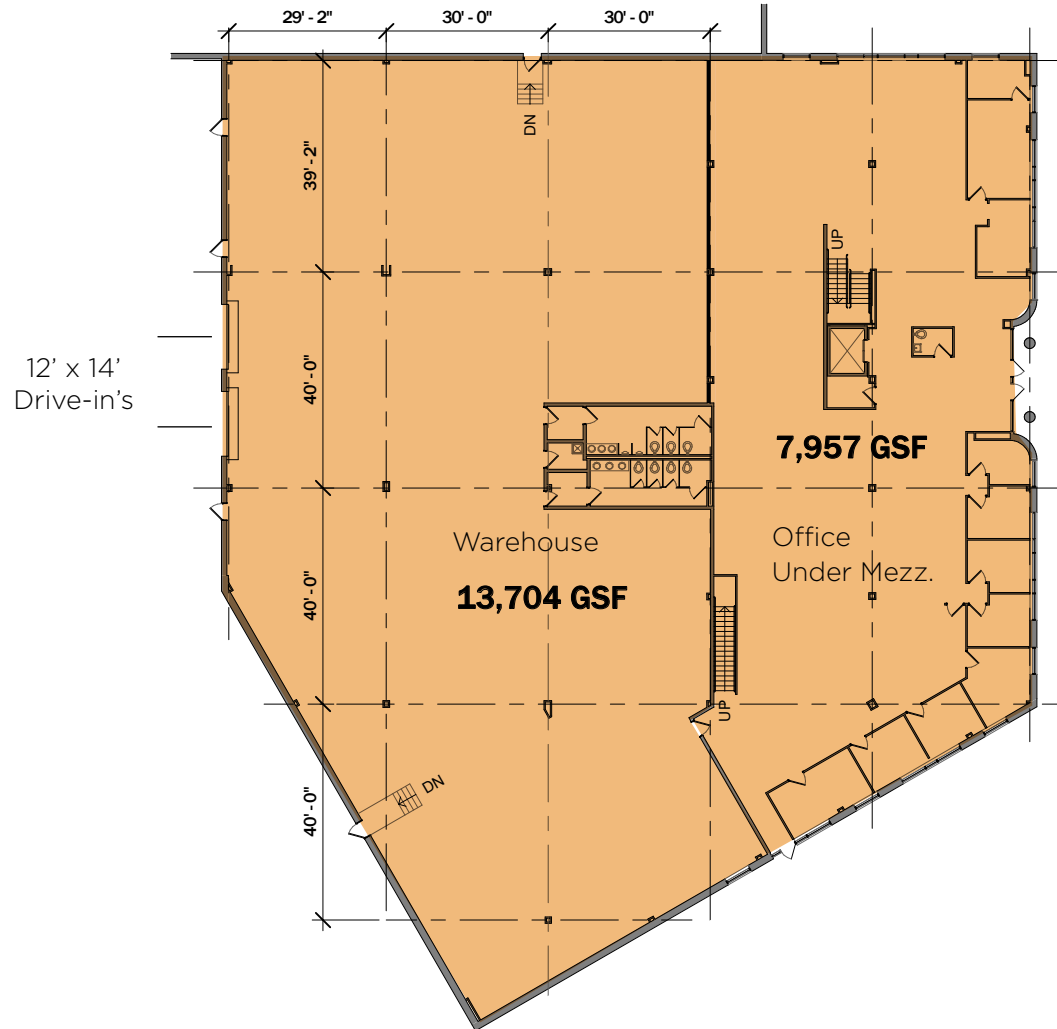
LEASED

REFERENCED SPACE

- Total space: 30,168
- 21,661 square feet
- \$19.00 NNN

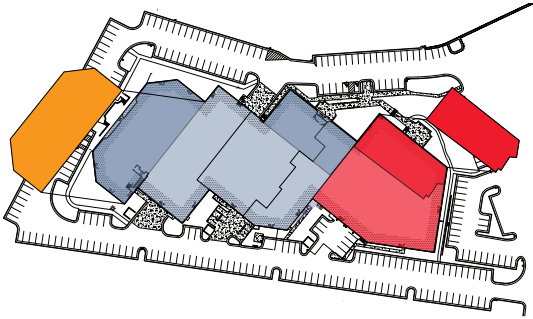
AVAILABILITIES

Sullyfield Commerce Center II
14330 Sullyfield Circle
First Floor - Suite A





KEY PLAN



AVAILABLE

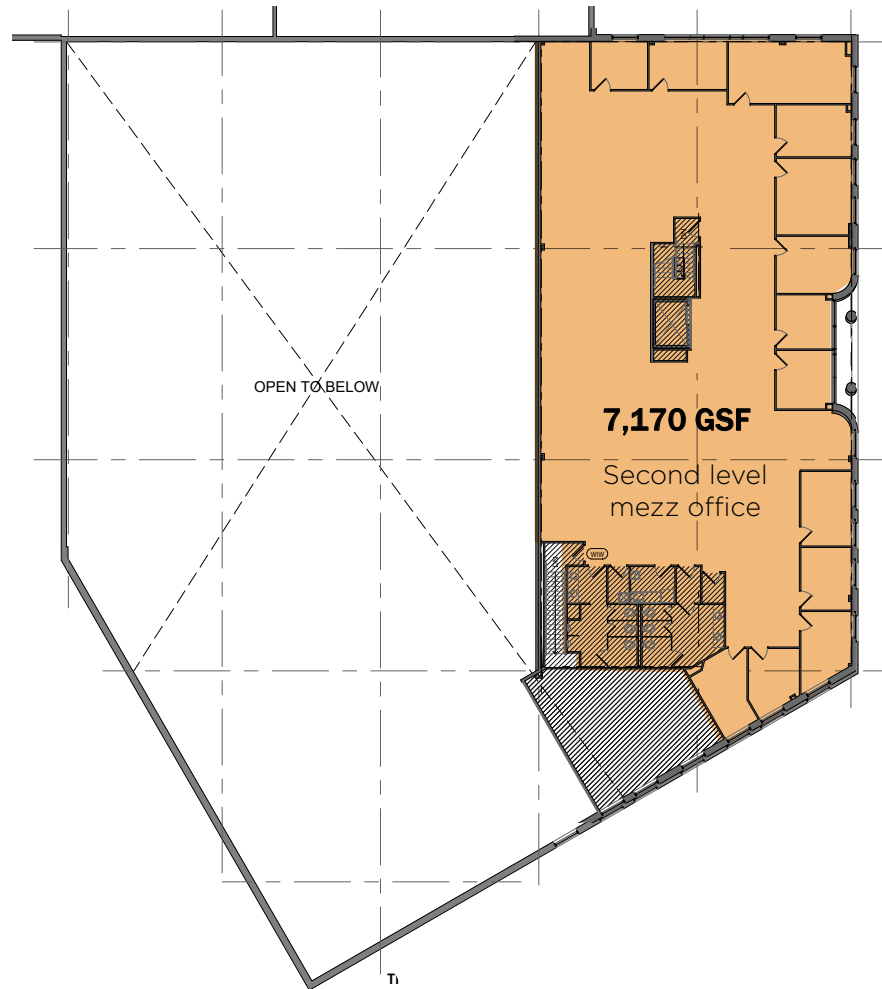
LEASED

REFERENCED SPACE

- Total space: 30,168
- 7,170 square feet
- Second floor suite must lease with lower level

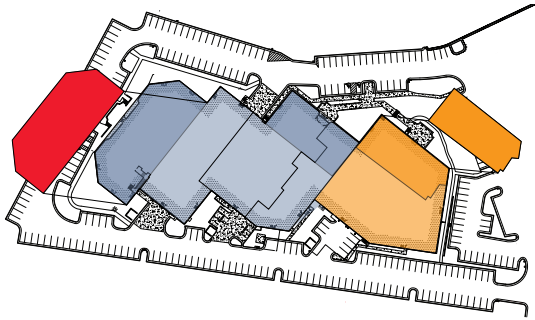
AVAILABILITIES

Sullyfield Commerce Center II
14330 Sullyfield Circle
Second Floor - Suite A





KEY PLAN



AVAILABLE

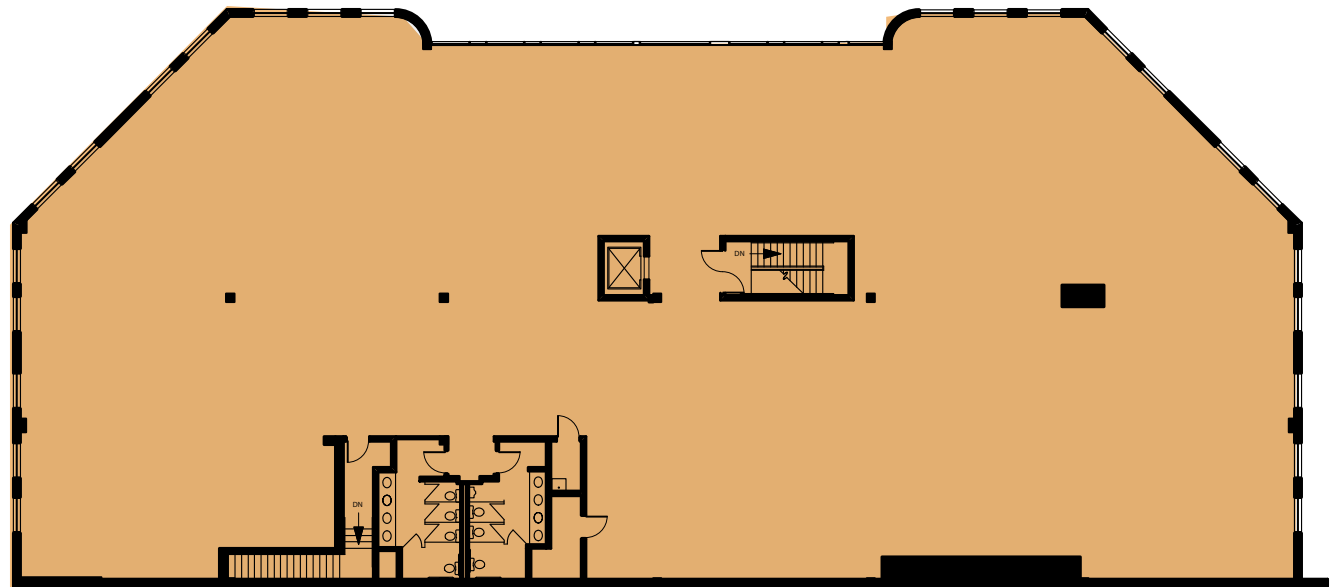
LEASED

REFERENCED SPACE

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

AVAILABILITIES

Sullyfield Commerce Center II
14320 Sullyfield Circle
Mezzanine Level





Leasing Information:



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