

A large photograph of the Brookfield Corporate Center, a two-story brick building with large windows. A large tree with green and yellowing leaves stands in front of the building. A parking lot with a few cars is visible in the foreground. The sky is clear and blue.

BROOKFIELD CORPORATE CENTER

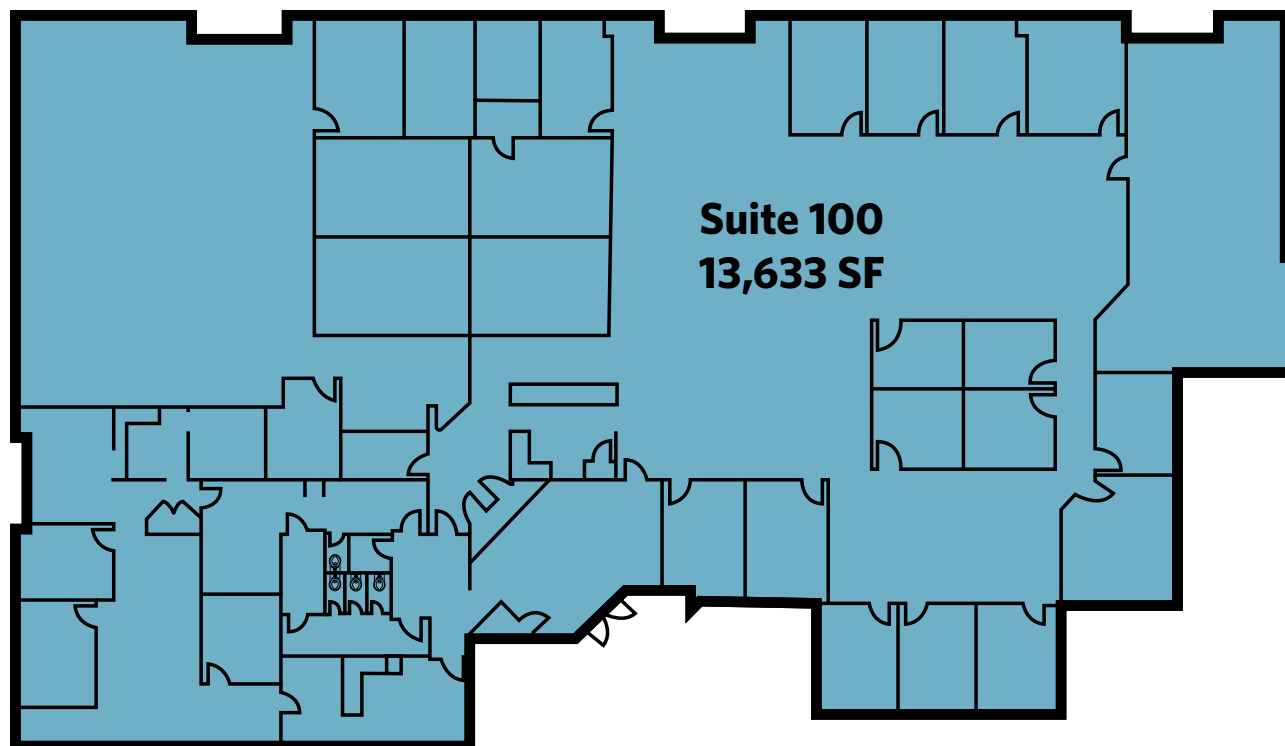
4440 Brookfield Corporate Dr
Chantilly, VA | Fairfax County

FLEX/OFFICE BUILDING FOR LEASE

KEENAN WOOFER
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RYAN MOODY
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AVAILABILITY



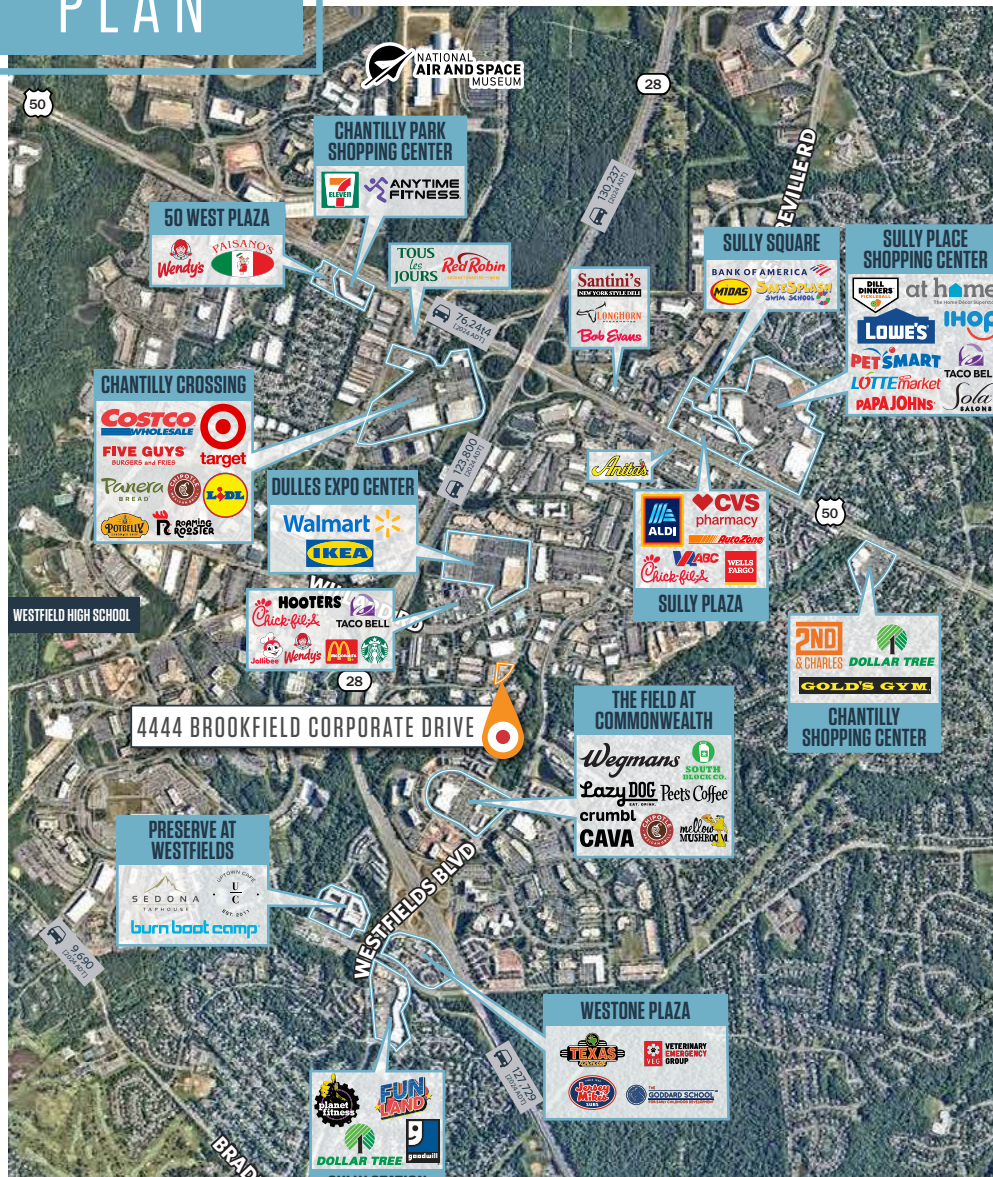
AVAILABILITY

- 13,633 SF
- Rate: Negotiable
- Combination of private and open office
- Ability to create small warehouse with a drive-in door
- Available February 1, 2027

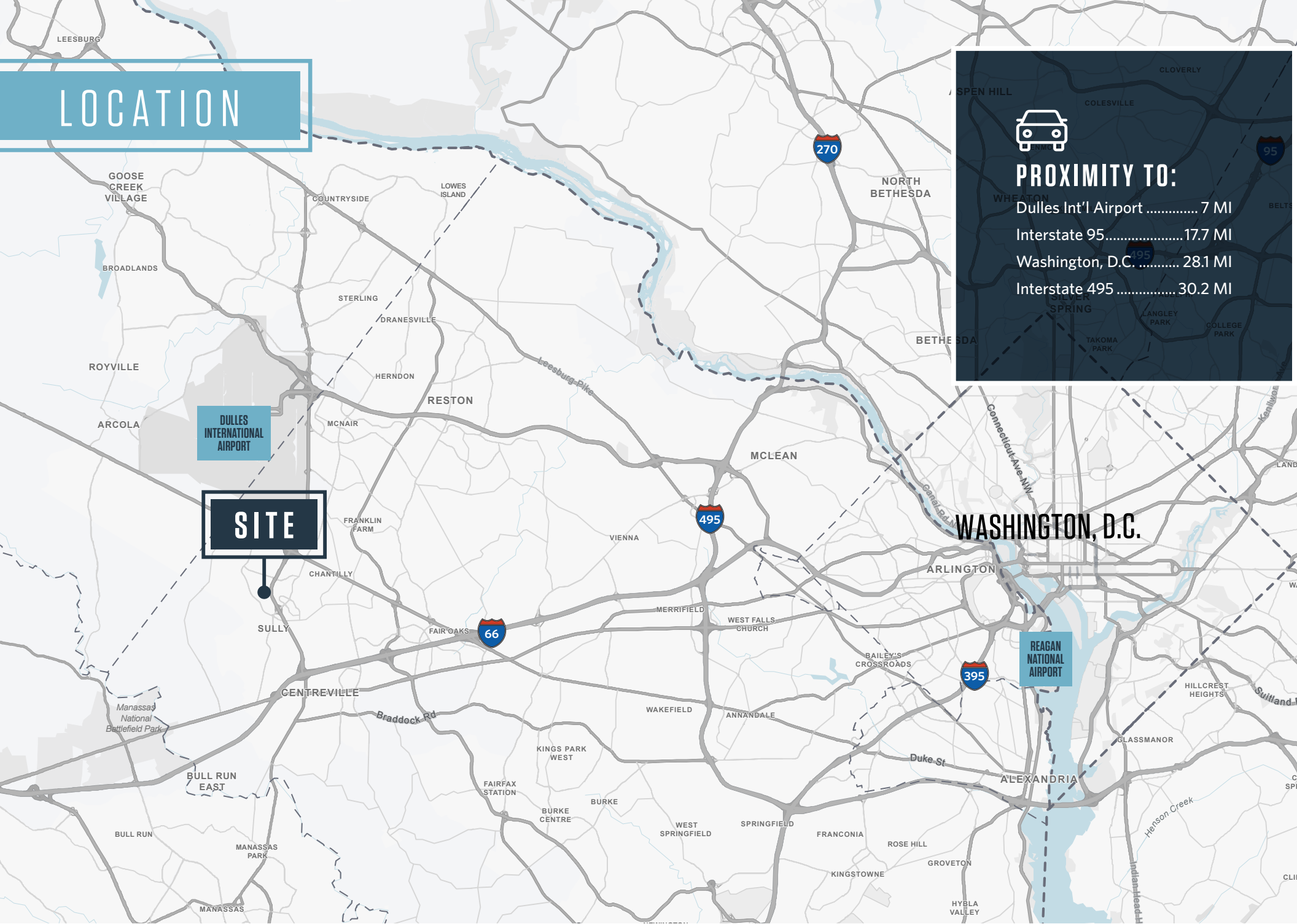
NOTABLE HIGHLIGHTS

- Prominent frontage on Brookfield Corporate Dr
- Surface Parking at 3/1,000 SF
- Immediate access to Rt. 28 & Rt. 50
- Numerous retail and hospitality amenities nearby
- Strong, local ownership

PLAN



LOCATION



PROXIMITY TO:

Dulles Int'l Airport 7 MI
Interstate 95.....17.7 MI
Washington, D.C. 28.1 MI
Interstate 495 30.2 MI

SITE

WASHINGTON, D.C.

REAGAN NATIONAL AIRPORT

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For More Information, Please Contact:

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