

4451 - 4455 BROOKFIELD

4451 - 4455 BROOKFIELD CORPORATE DRIVE, CHANTILLY, VA



NOW LEASING | OFFICE SPACE



NATALIE BRODERSEN
Vice President, Sales/Leasing
(703) 435-9335
NatalieB@sugaroak.com

ANDY WALSH
President/Principal Broker
571.237.0264
AndyW@sugaroak.com

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PROPERTY HIGHLIGHTS



- **Suites with exterior entrance's available**
- Numerous restaurant, retail and hotel amenities within ¼ mile
- Parking ratio: 3.5/1,000
- Daycare/Preschool on-site
- HVAC individually controlled by suite
- Exterior courtyards and security card access to common area restrooms and hallway area restrooms and hallways
- Immediate access to Willard Rd Exit on Route 28, minutes from Dulles Airport
- New, experienced, local ownership/management group

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AVAILABLE FLOOR PLANS | SUITE 100 | 2,070 SF



www.sugaroak.com | Herndon, VA - Richmond, VA - Atlanta, GA | 804.956.3448

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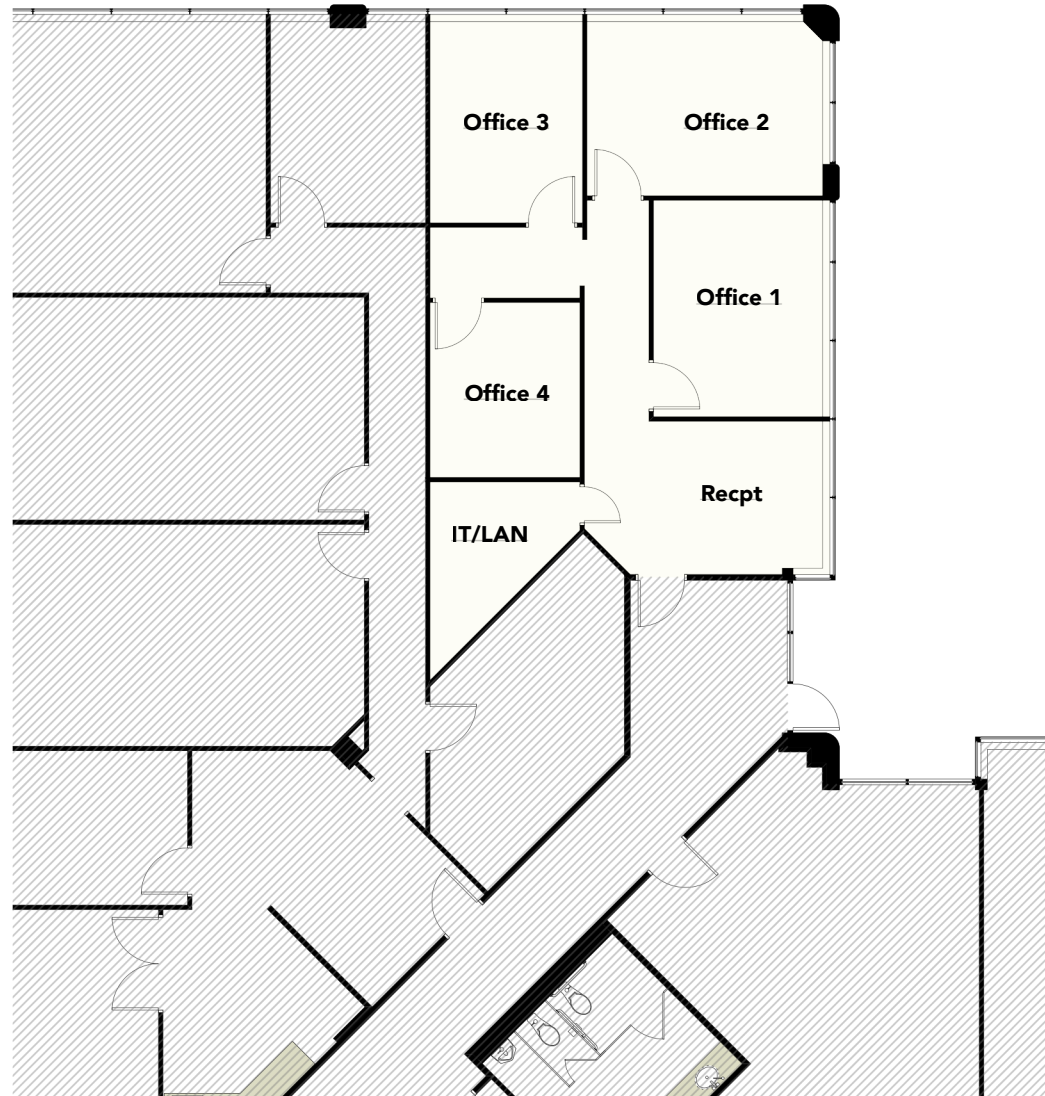
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AVAILABLE FLOOR PLANS | SUITE 107 | 1,110 SF



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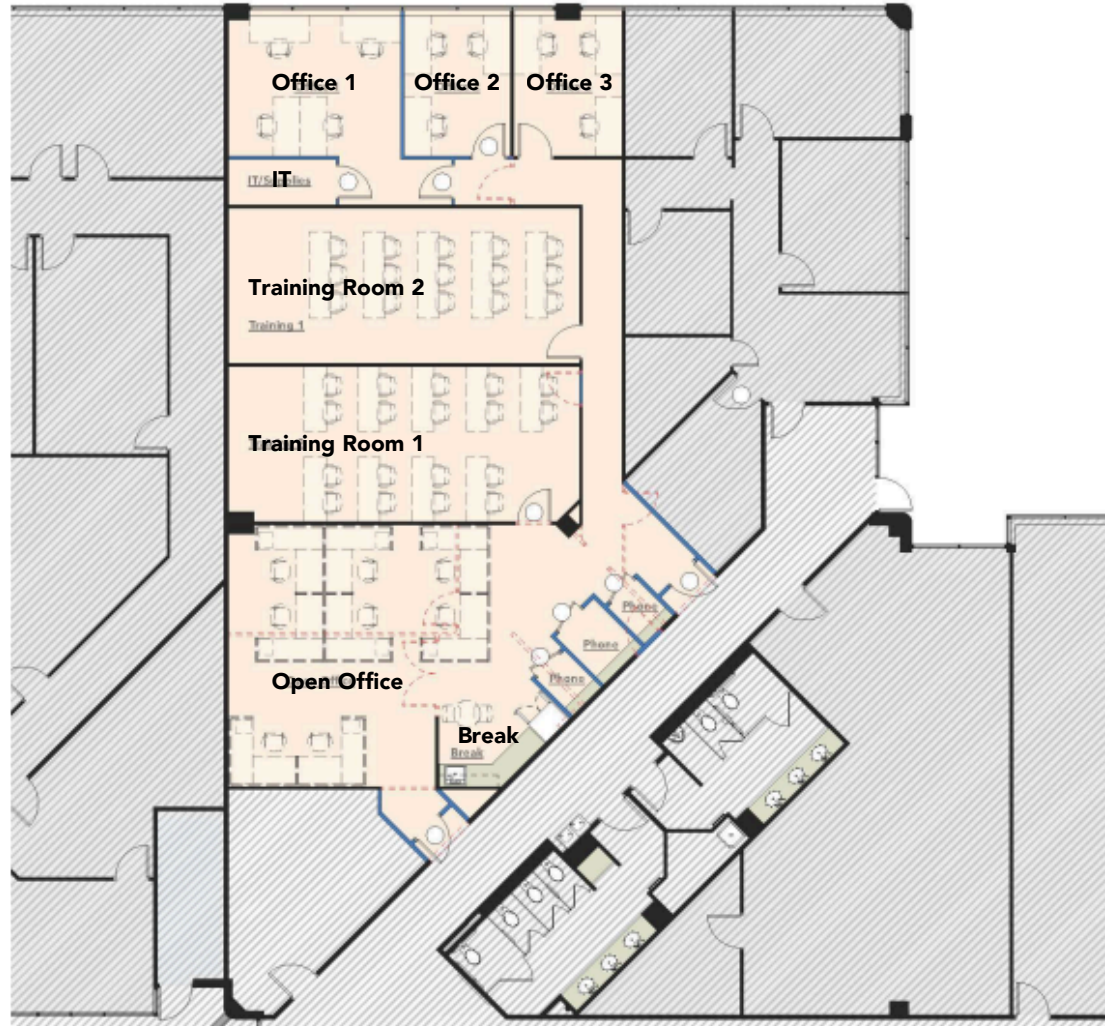
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AVAILABLE FLOOR PLANS | SUITE 109 | 3,133 SF



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AVAILABLE FLOOR PLANS | SUITE 112 | 1,783 SF



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AVAILABLE FLOOR PLANS | SUITE 205 | 1,817 SF



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AVAILABLE FLOOR PLANS | SUITE 250 & 260



Suite 260
1,603 RSF

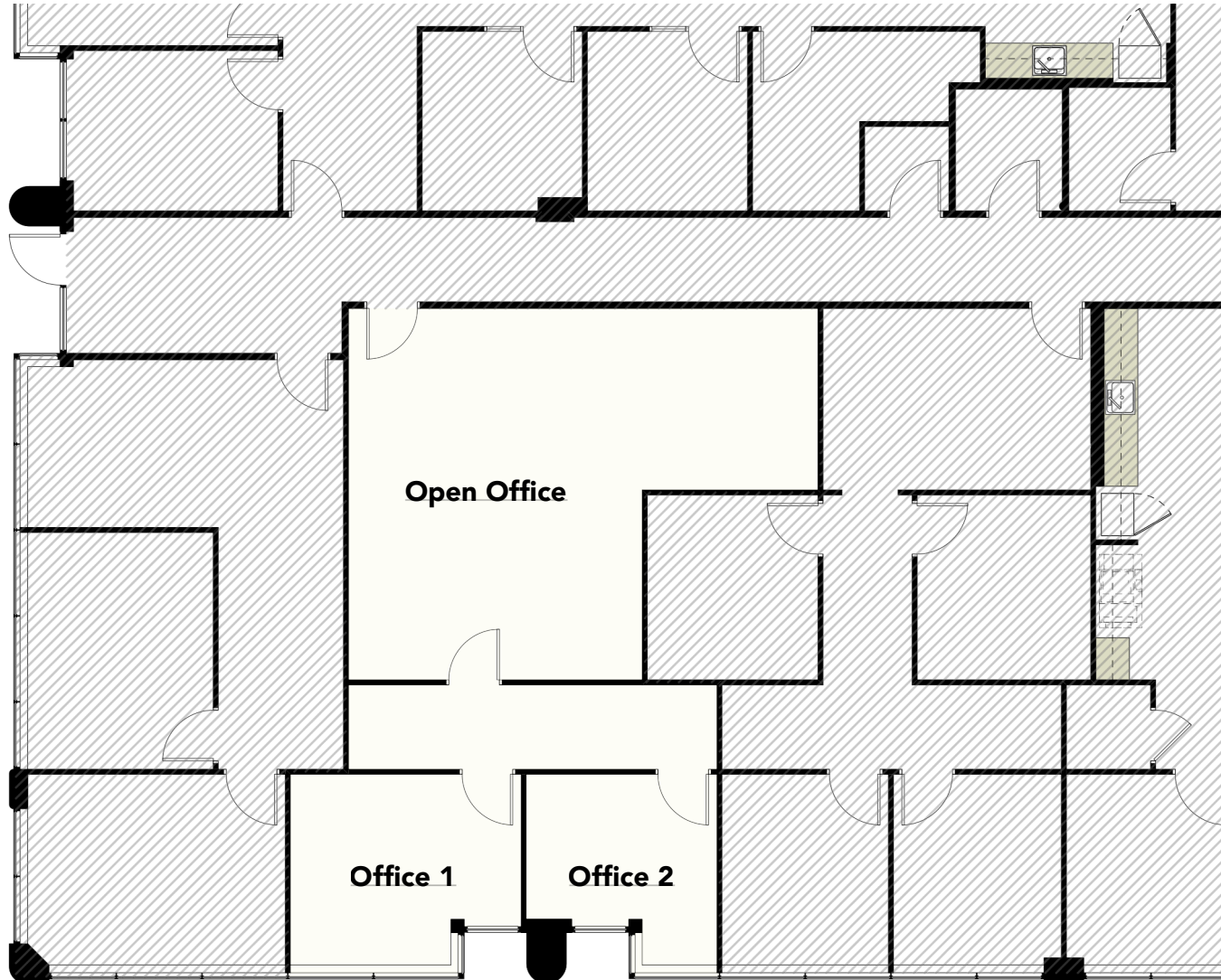
Suite 250
1,077 RSF

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AVAILABLE FLOOR PLANS | SUITE 102A | 1,028 RSF



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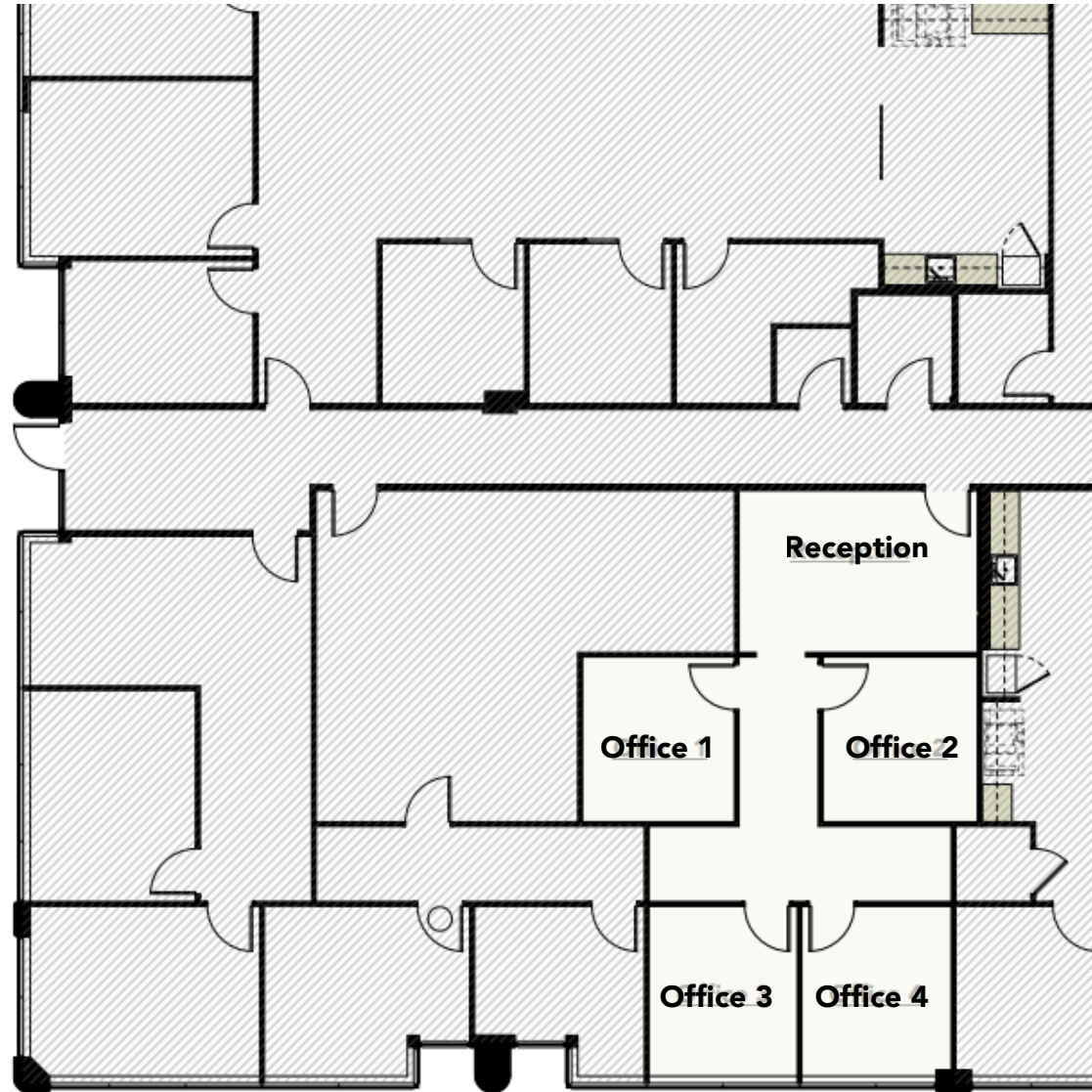
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AVAILABLE FLOOR PLANS | SUITE 102B | 945 RSF



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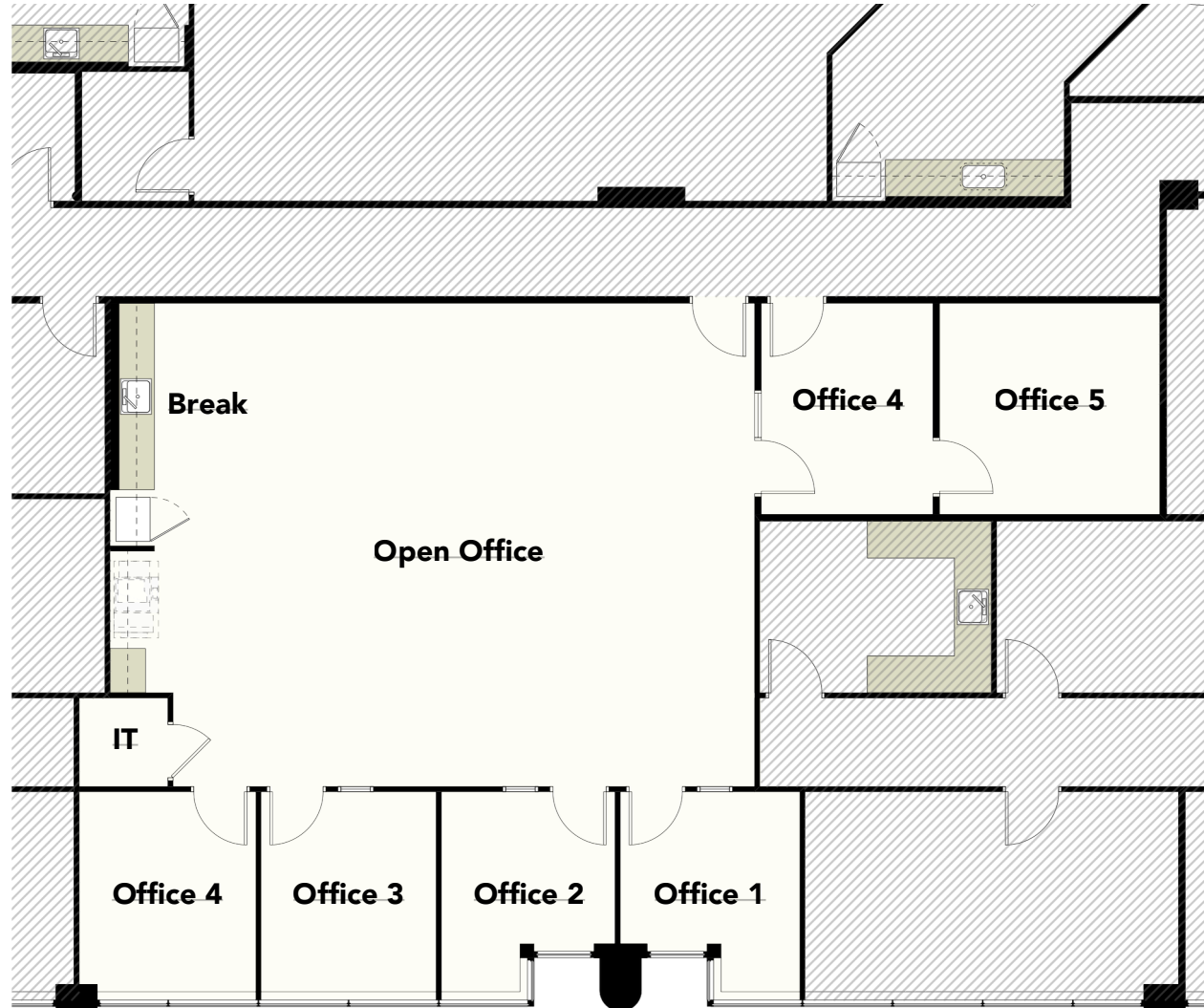
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AVAILABLE FLOOR PLANS | SUITE 103 | 2,000 RSF



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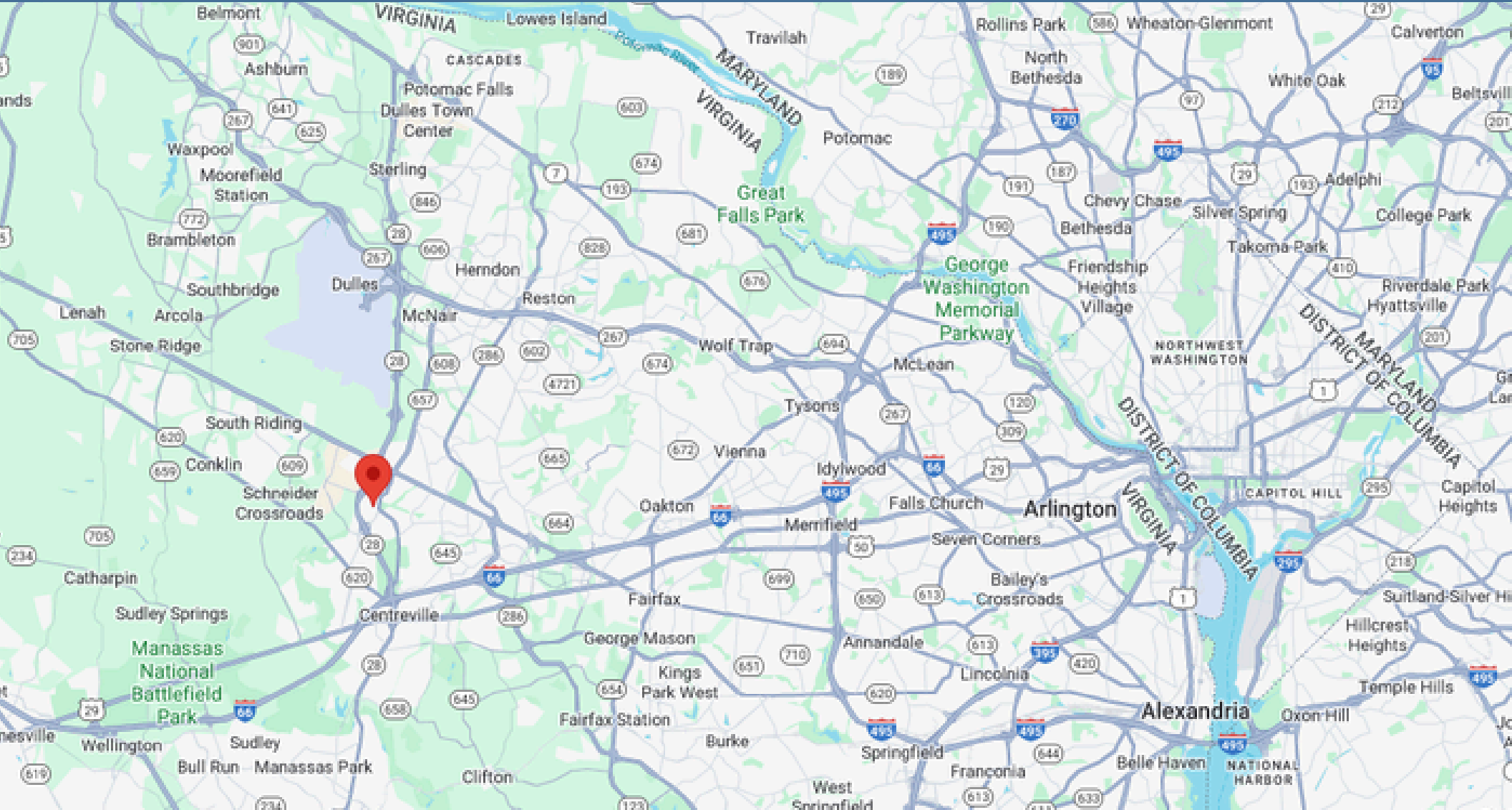
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LOCATION



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