

**FOR
LEASE**



25284 PLEASANT VALLEY ROAD

**Lease Rate:
\$36.00 NNN**

PROPERTY OVERVIEW

Located in the heart of Chantilly, VA, 25284 Pleasant Valley Rd offers exceptional accessibility and visibility in one of Northern Virginia's thriving business hubs. Situated just minutes from major thoroughfares like Route 50 and Route 28, this property enjoys convenient connections to Dulles International Airport, the Dulles Technology Corridor, and Washington, D.C.

DEMOGRAPHICS **1 MILE** **3 MILES** **5 MILES**

Households:	556	12,286	58,887
Population:	1,933	39,961	184,546
Avg HH Income:	\$274,985	\$222,094	\$222,708

PROPERTY HIGHLIGHTS

- 143 total parking spaces, including a secured, well-lit, fenced lot striped for 71 vehicles
- Zoned for general business
- Building built in 2008
- 80% built-out office space
- 22' ceiling height with 5 roll-up doors
- Heat/AC in warehouse and vehicle bays

AVAILABLE SPACES

Units 140, 142, 144 & 146 10,576 SF

FOR FURTHER INFORMATION, PLEASE CONTACT:
ERIK ULSAKER • erik.ulsaker@divaris.com • 703.861.0373
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CHANTILLY, VA 20152

SITE LAYOUT



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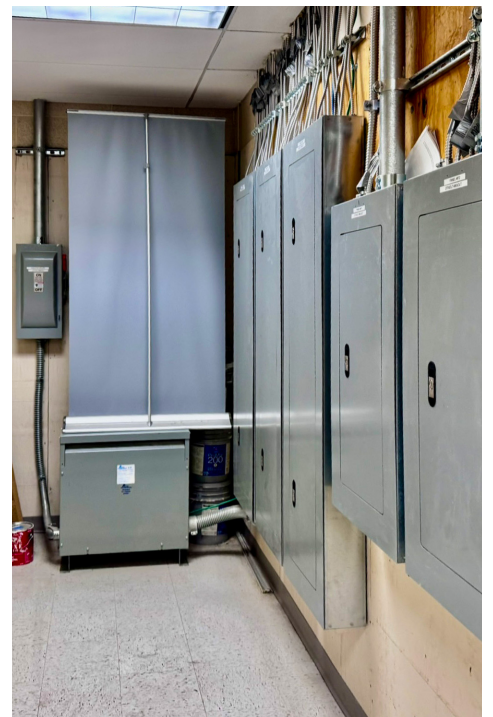
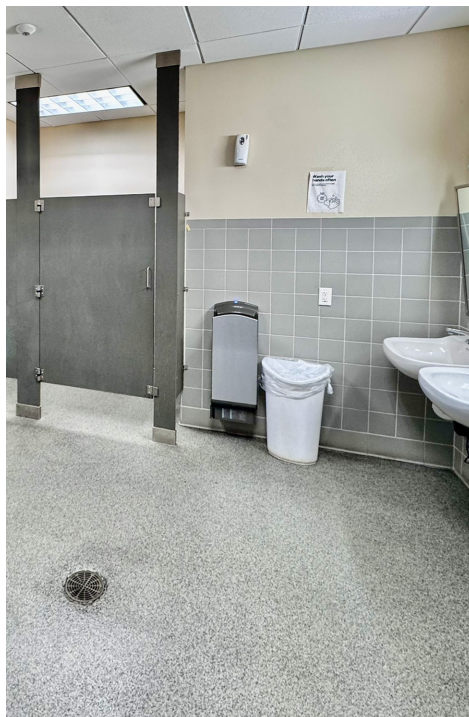
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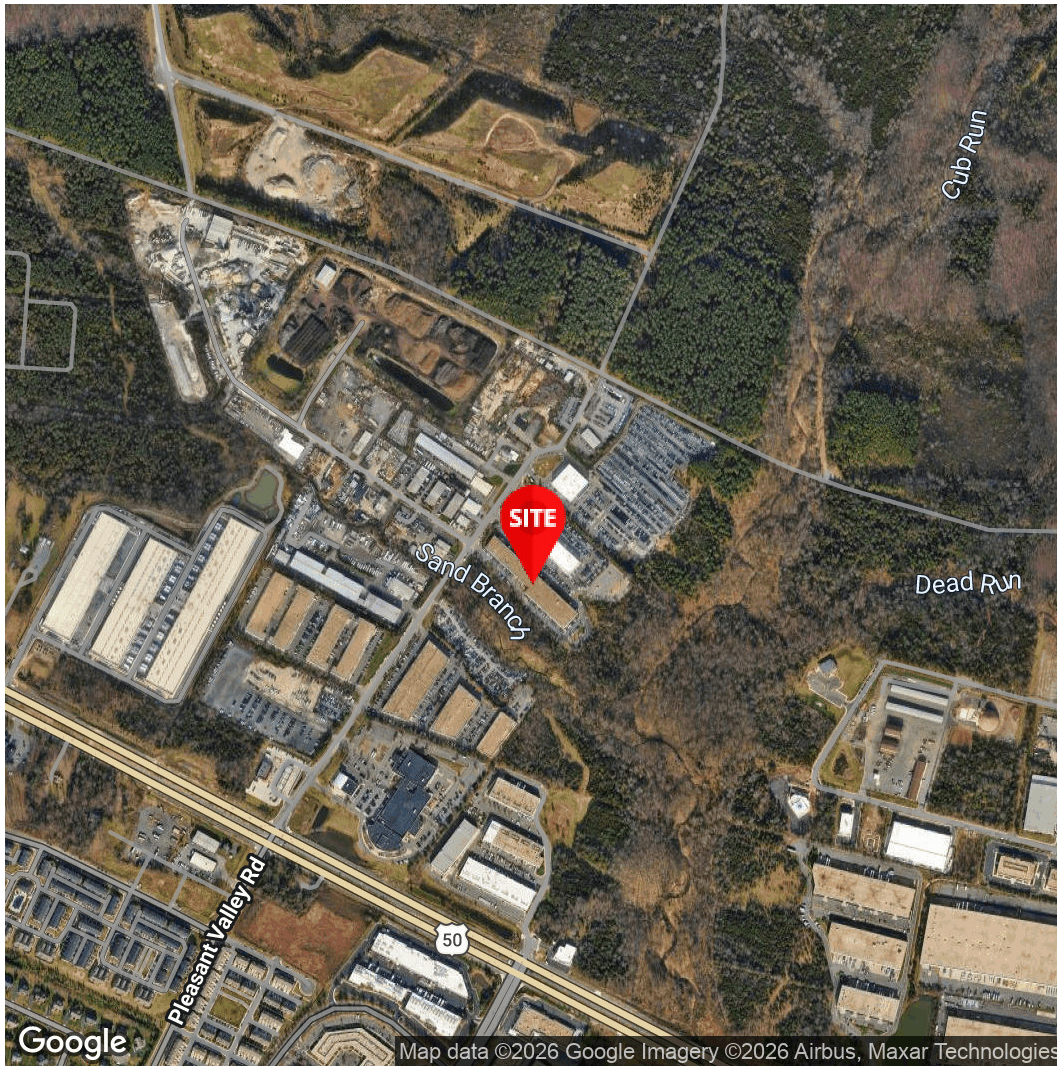
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AVAILABLE SPACE



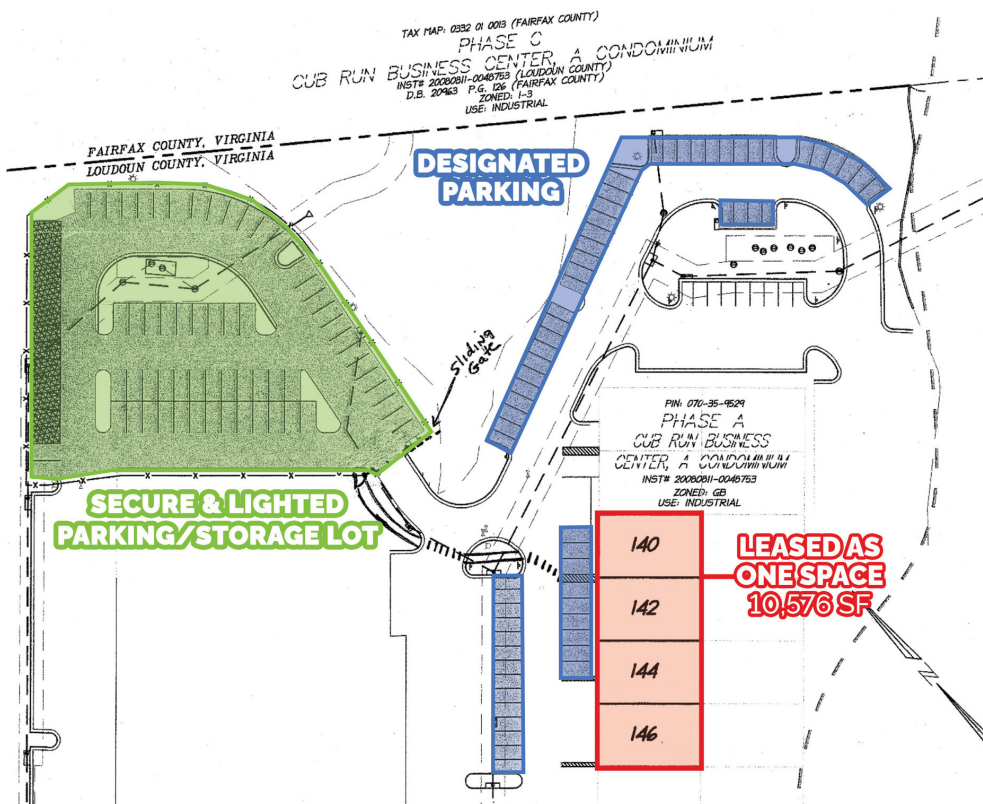
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