



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



Close to DC's major East-West highways, Interstate 66 and Route 267 with direct access from Route 28 and Route 50

Located nearby major demand generators including the CIA, NRO, and other Defense & Cyber industry drivers

Approximately 7 miles from Washington Dulles International Airport (IAD) and 30 miles from downtown Washington, DC



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 Tripp Tarro 703.992.6053 tripp.tarro@avisonyoung.com

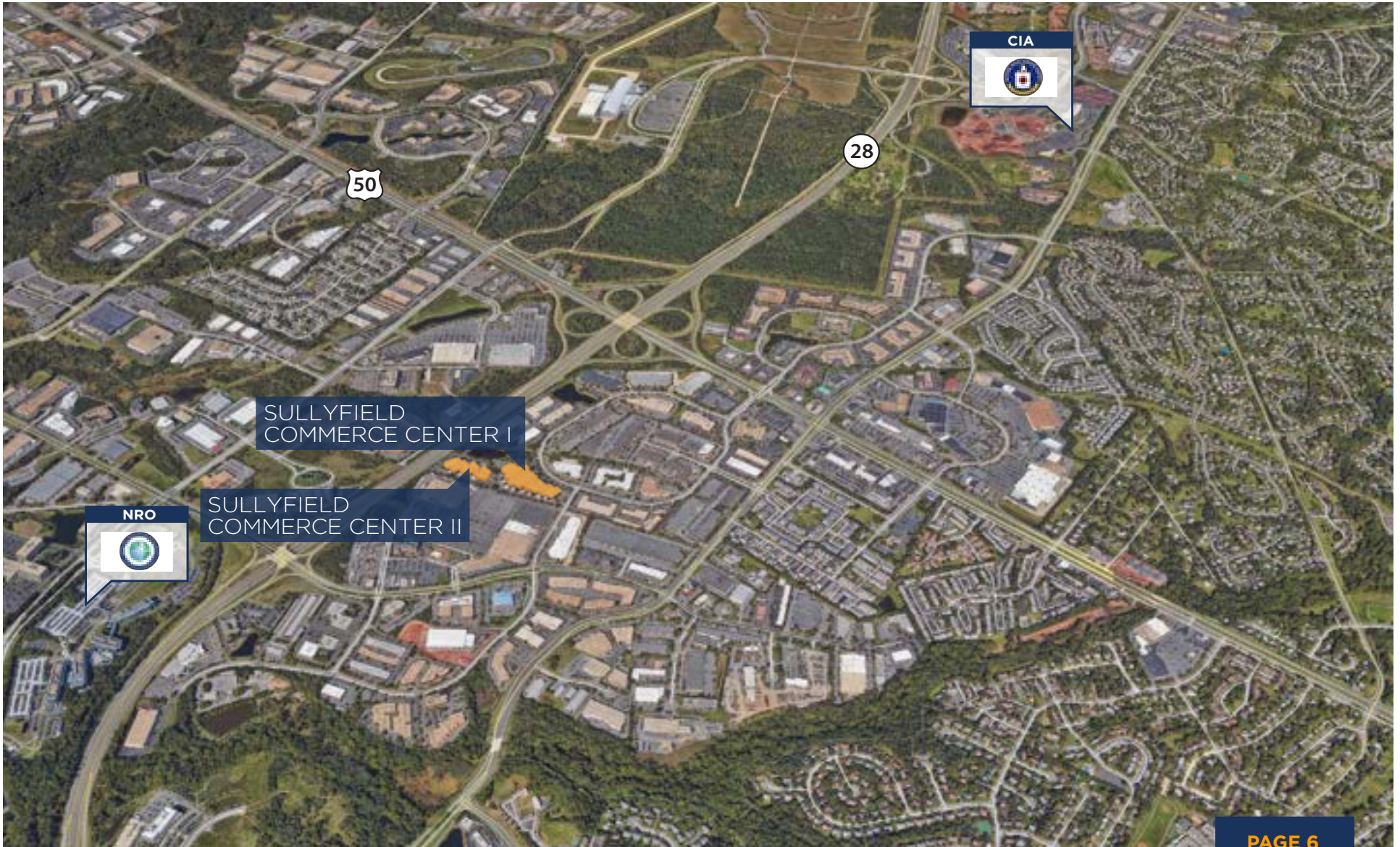


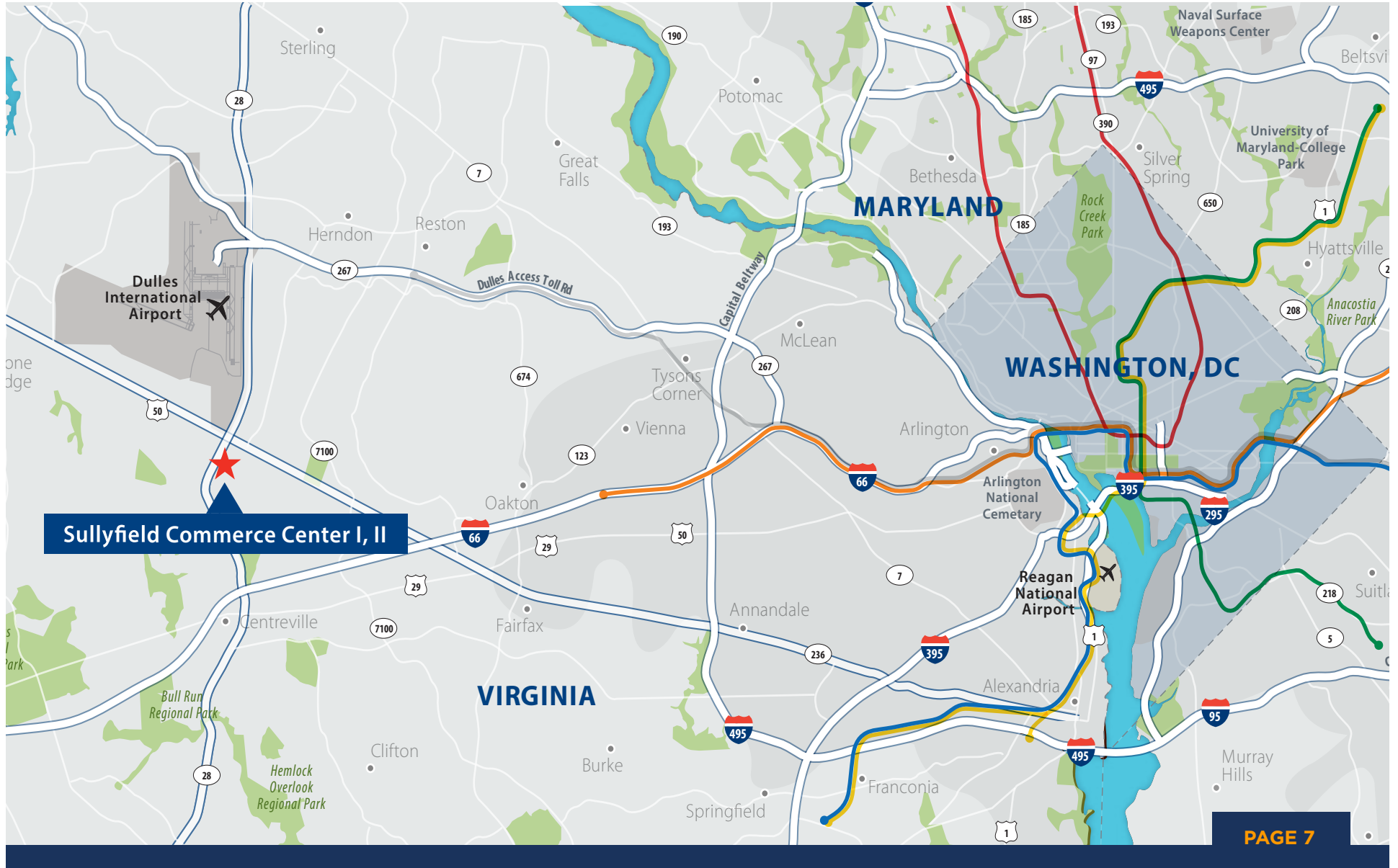




SULLYFIELD COMMERCE CENTER II
14320 - 14330 Sullyfield Circle

SULLYFIELD COMMERCE CENTER I
14340 - 14370 Sullyfield Circle



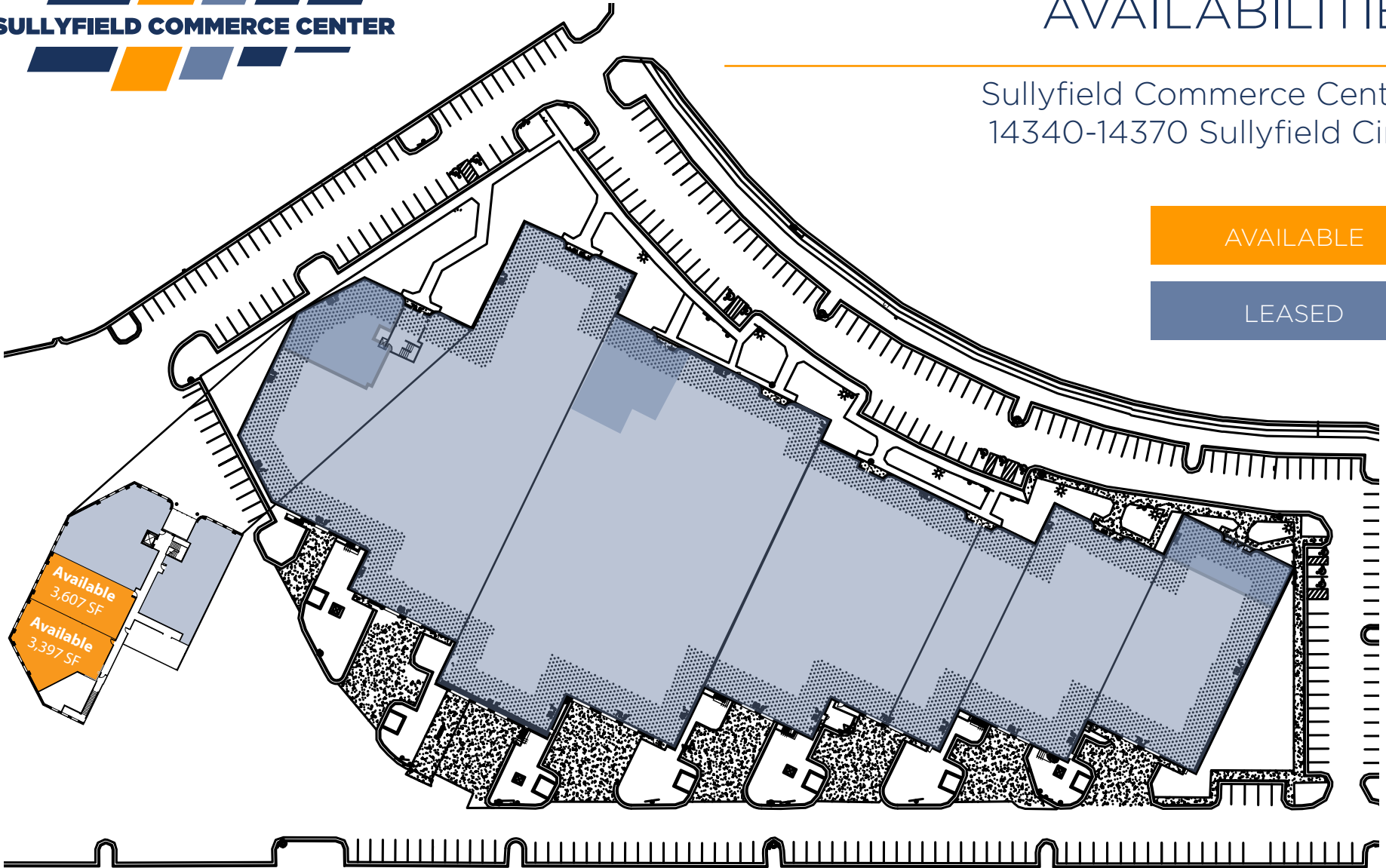


AVAILABILITIES

Sullyfield Commerce Center I
14340-14370 Sullyfield Circle

AVAILABLE

LEASED

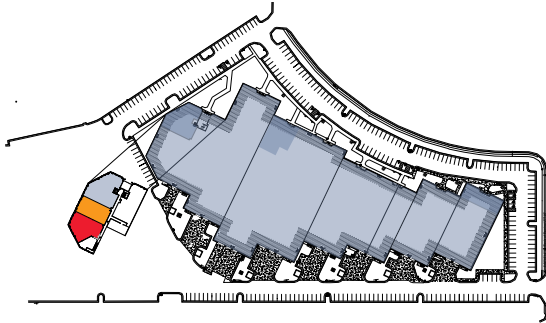




AVAILABILITIES

Sullyfield Commerce Center I
14340 Sullyfield Circle
Suite 200

KEY PLAN

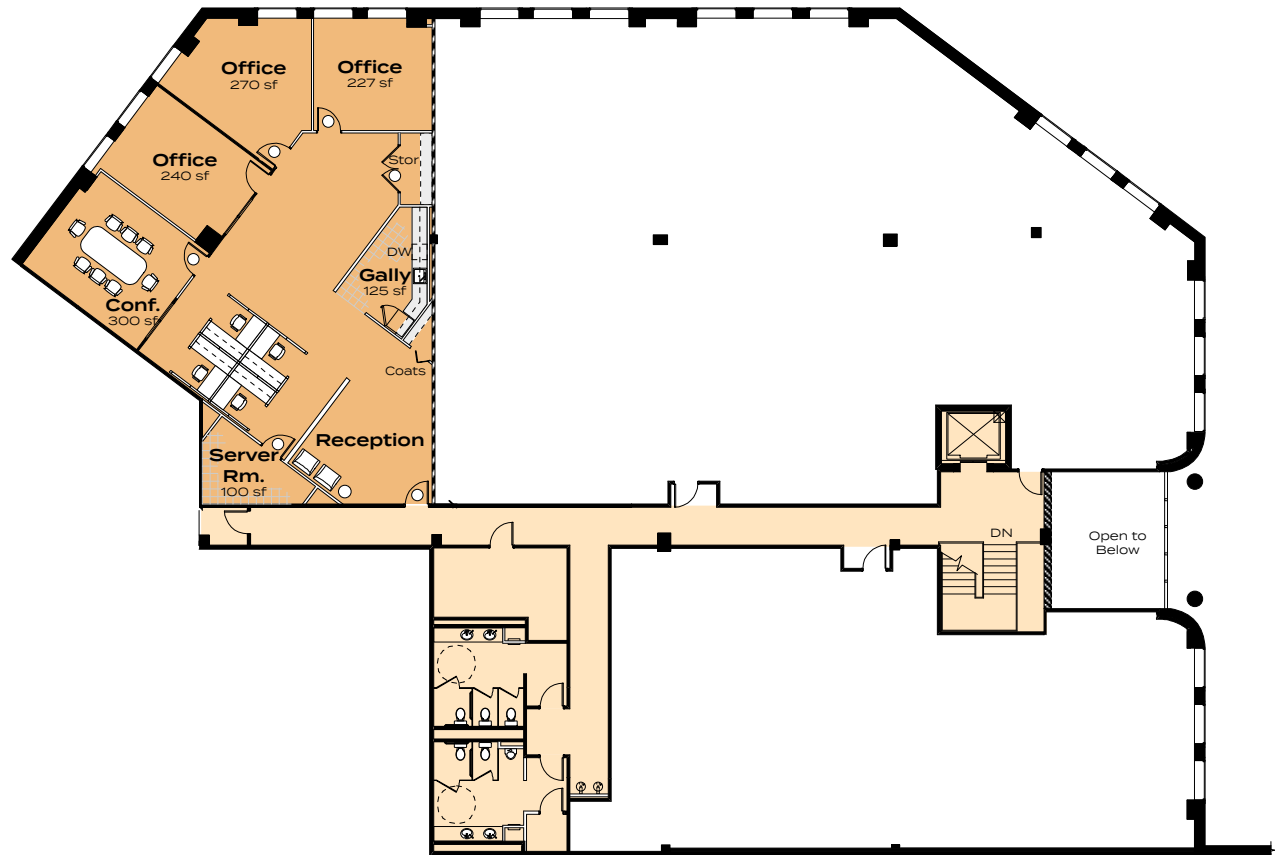


AVAILABLE

LEASED

REFERENCED SPACE

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

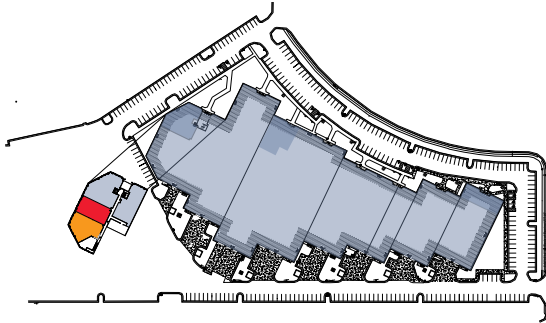




AVAILABILITIES

Sullyfield Commerce Center I
 14340 Sullyfield Circle
 Suite 220

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 II
14320-14330 Sullyfield Circle

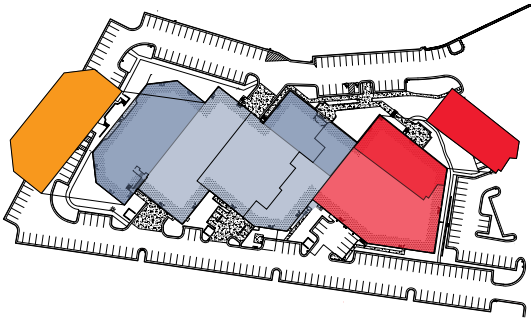




AVAILABILITIES

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

KEY PLAN



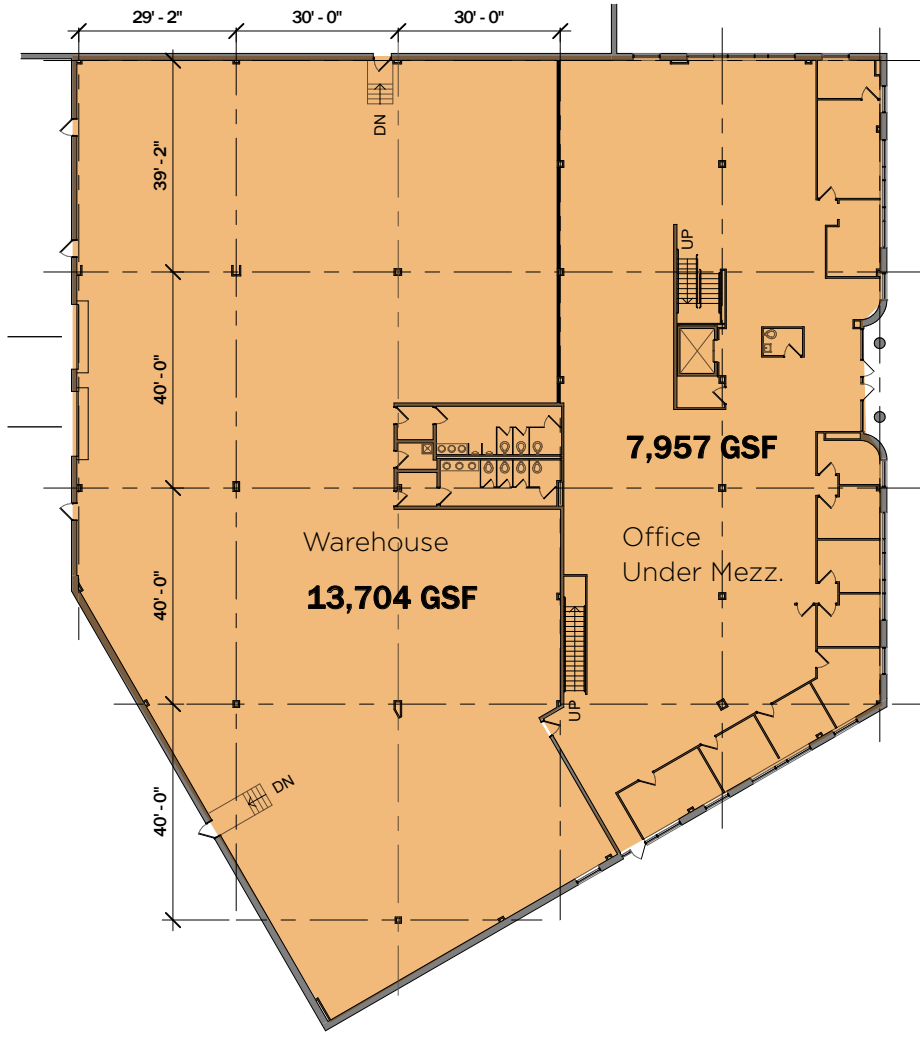
AVAILABLE

LEASED

REFERENCED SPACE

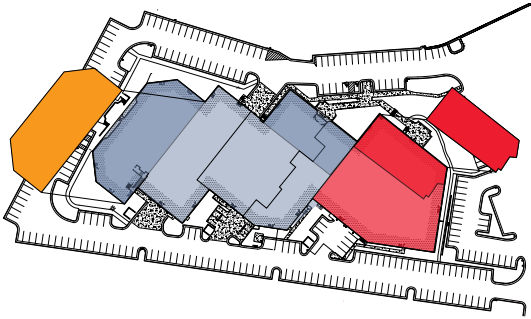
- Total space: 30,168
- 21,661 square feet
- Available 03/01/2026
- \$17.50 NNN

12' x 14'
 Drive-in's





KEY PLAN



AVAILABLE

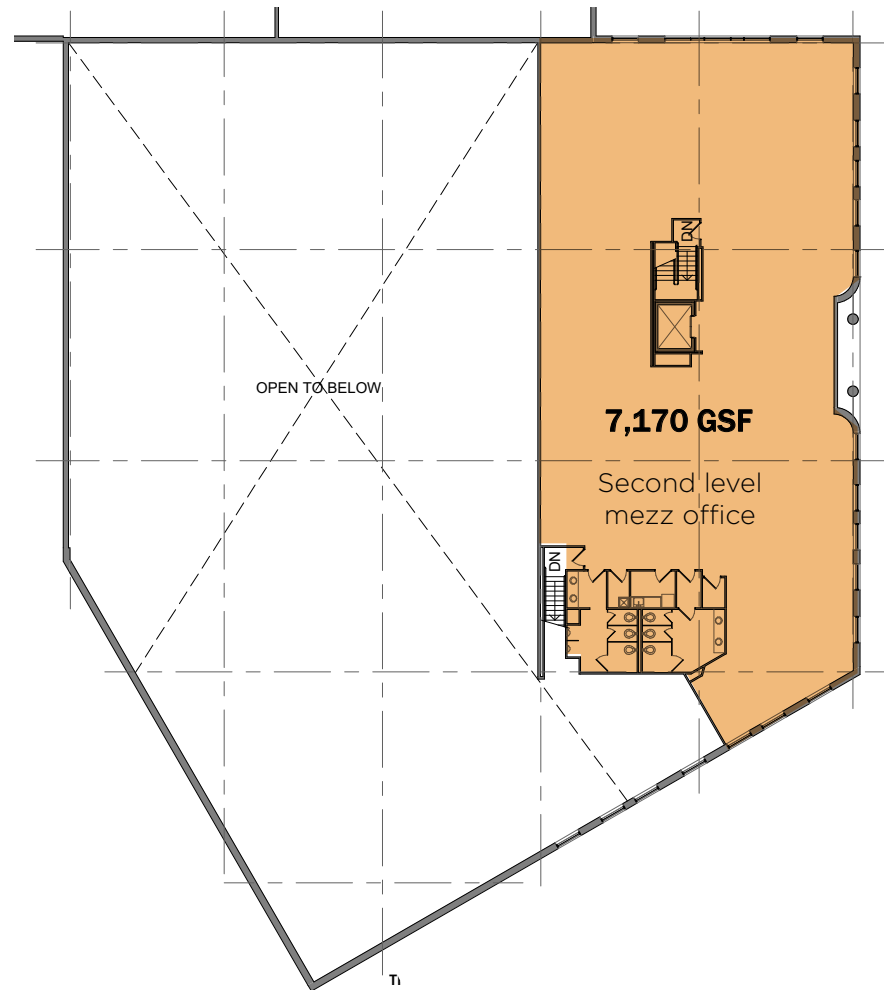
LEASED

REFERENCED SPACE

- Total space: 30,168
- 7,170 square feet
- Available 03/01/2026
- Second floor suite must lease with lower level

AVAILABILITIES

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

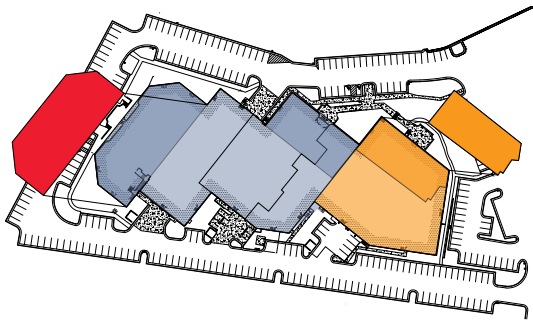




AVAILABILITIES

Sullyfield Commerce Center II
14320 Sullyfield Circle
Mezzanine Level

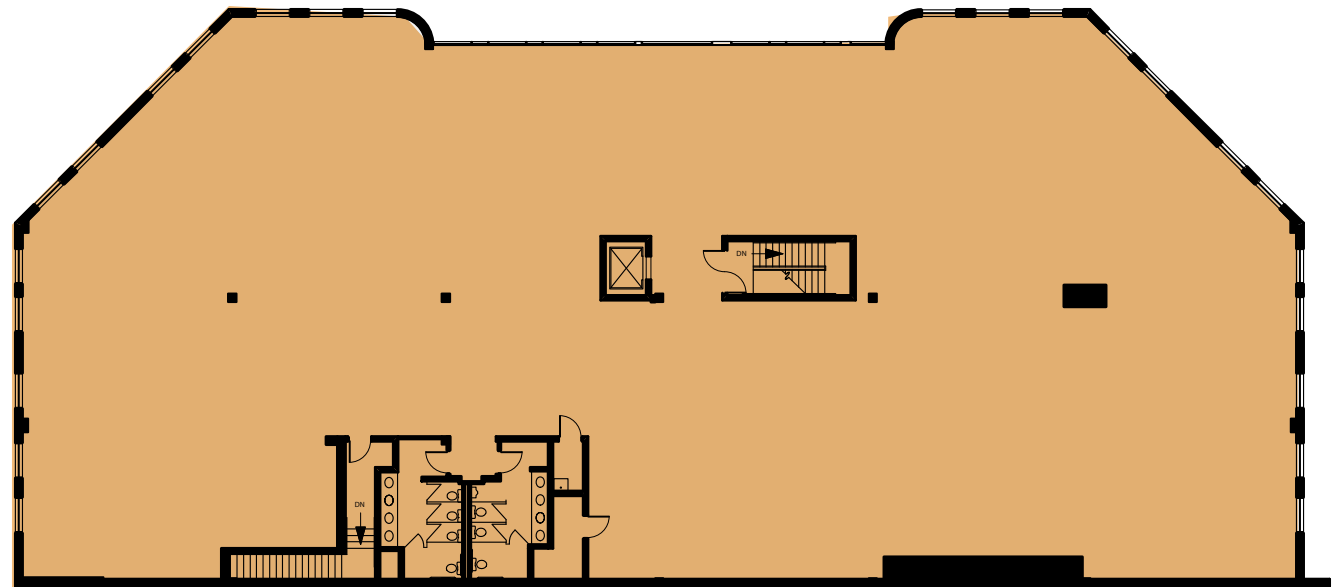
KEY PLAN



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



Leasing Information:



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