

# DULLES SOUTH III

14130 Sullyfield Circle, Chantilly VA 20151  
Fairfax County

UP TO 22,361 SQUARE FEET AVAILABLE



## FLEX/OFFICE SPACE FOR LEASE

### AVAILABILITY:

#### **1<sup>ST</sup> FLOOR 10,814 SQUARE FEET**

- Flex/Warehouse
- Newly Renovated
- Rate: \$16.00 NNN
- Conditioned warehouse
- Dock Loading
- Available Immediately
- 24' clear warehouse area

#### **2<sup>ND</sup> FLOOR - OFFICE 8,957 SQUARE FEET**

- Available 2/1/25
- Sound insulated conference room and lab areas
- Two lab areas with dedicated HVAC
- Existing SCIF: Space currently has an appx 450sf space which is accredited under ICD 705 and an appx 250sf space that was built under the NISPOM Closed Room standard with some enhancements (but was never an accredited space)

#### **2<sup>ND</sup> FLOOR - OFFICE 1,141 - 2,590 SQUARE FEET**

- Available 2/1/25
- Kitchenette
- Locker room with showers
- Window lined private offices

- I-5 zoning
- Potential Signage on Rt 28 (111,000 ADT)
- Prominent Frontage on Sullyfield Circle
- Abundant parking
- Extensive window line
- Lakefront setting
- Located at the crossroads of Route 28 and Route 50 in the heart of Chantilly
- Strong, local ownership
- Numerous hotels, restaurants, and retail amenities nearby

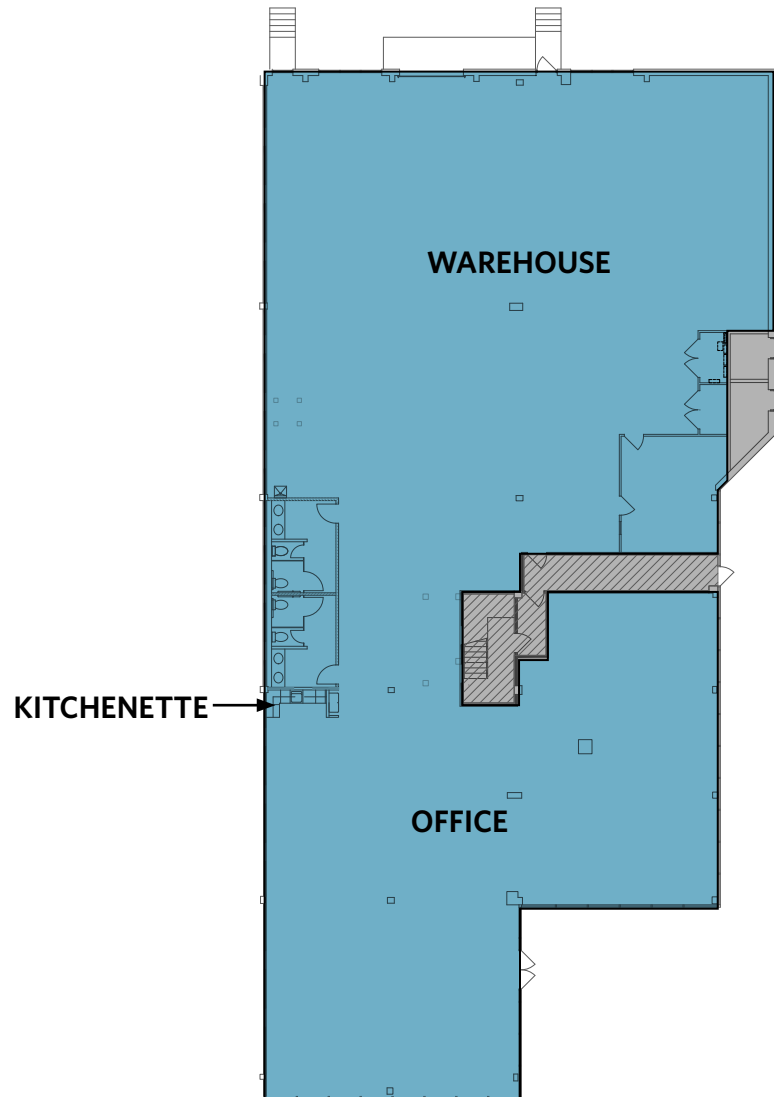
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## 10,814 SQUARE FEET



 EXISTING MEZZANINE

BUILDING KEY



## FLOOR PLANS

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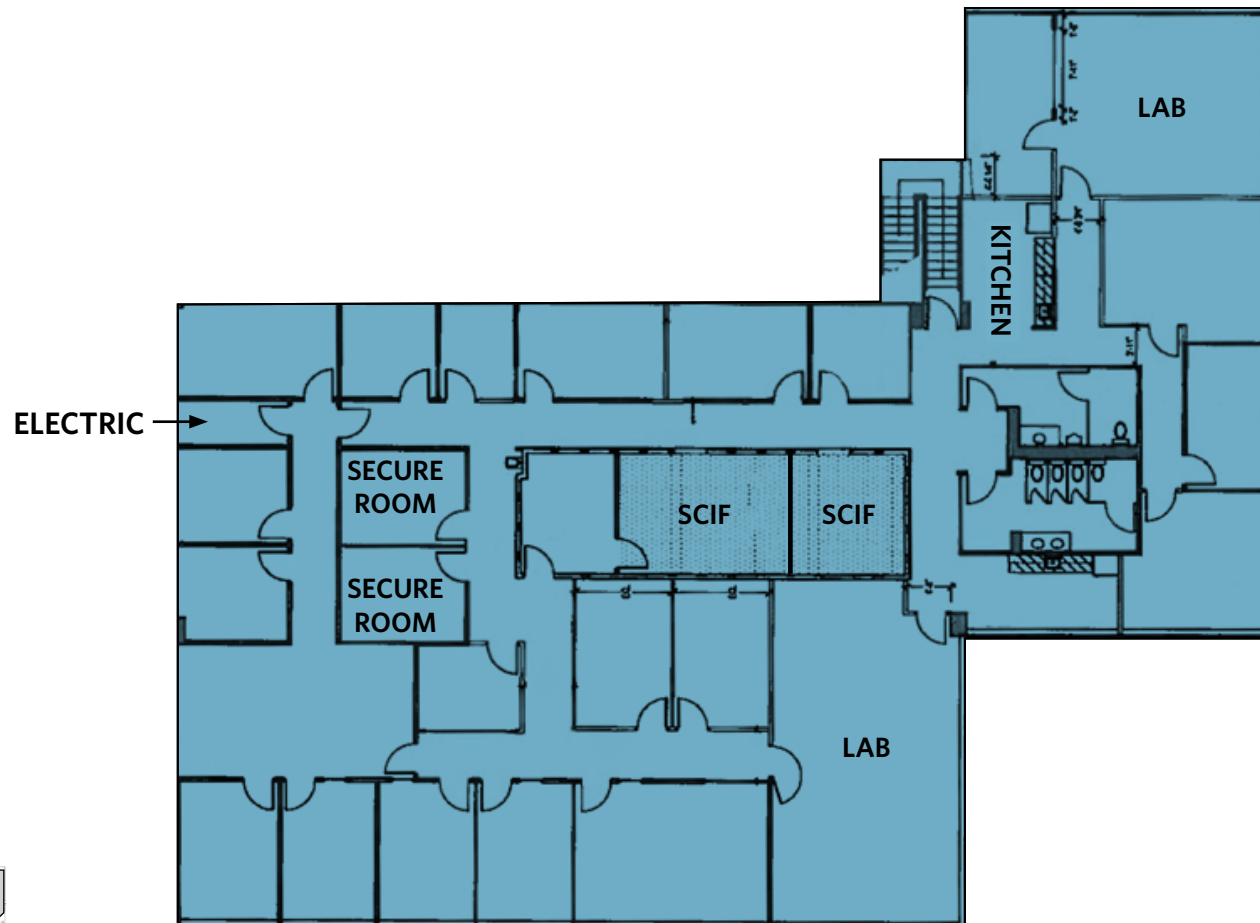
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## 8,957 SQUARE FEET



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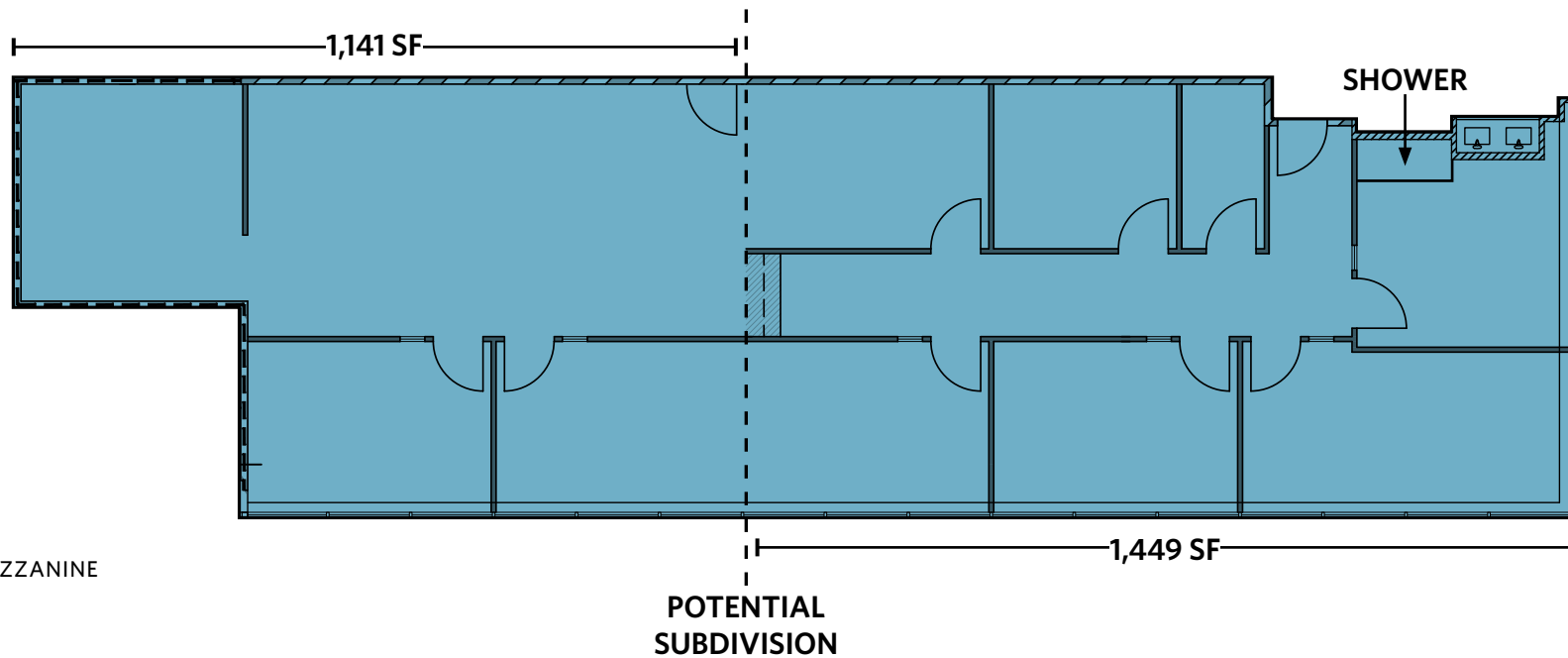
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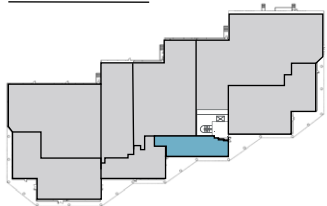
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## 1,141 - 2,590 SQUARE FEET



BUILDING KEY



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1<sup>ST</sup> FLOOR SPACE



PHOTOS

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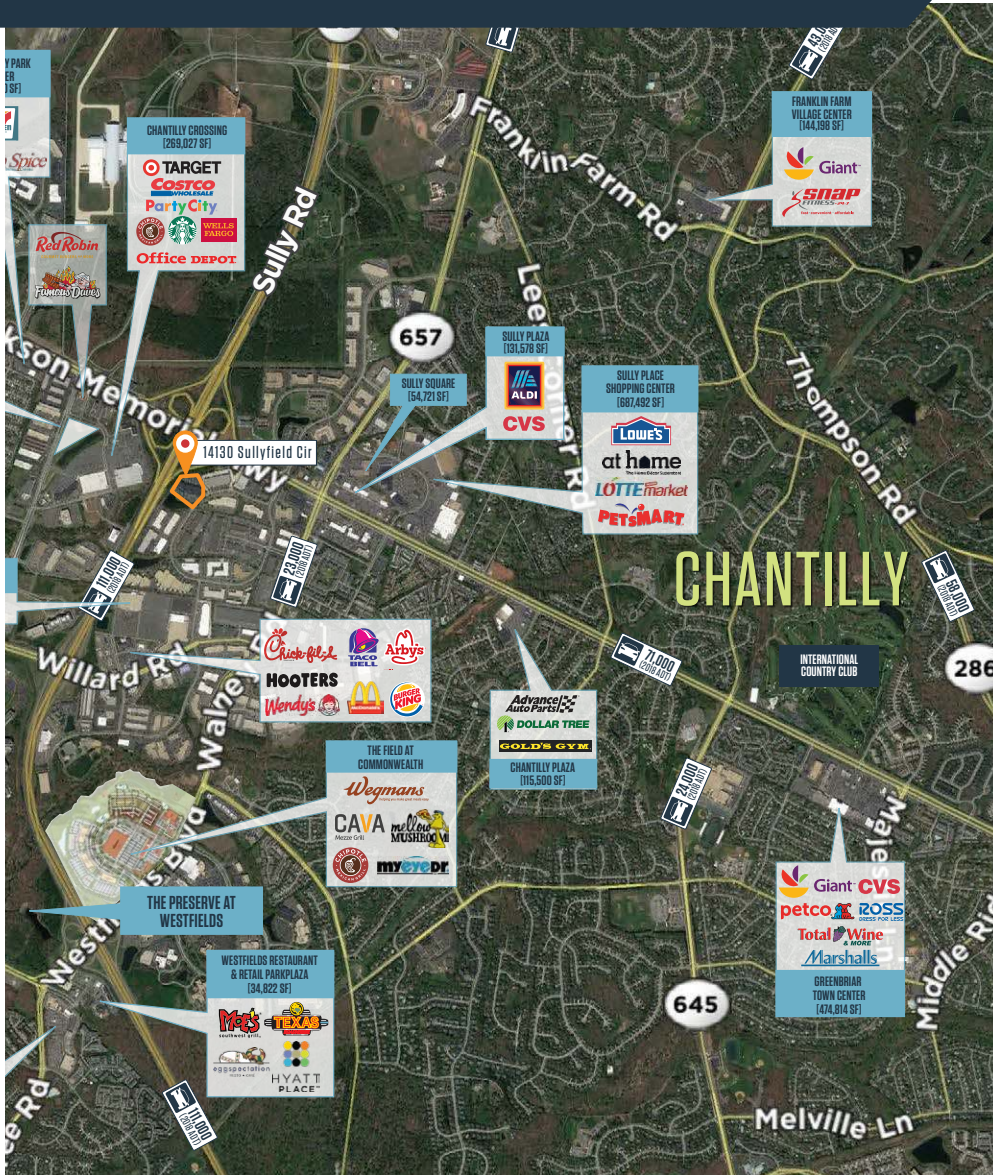
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CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

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