

DULLES SOUTH III

14130 Sullyfield Circle, Chantilly VA 20151
Fairfax County

UP TO 22,361 SQUARE FEET AVAILABLE
ACTIVE 2ND FLOOR SCIF SPACE



FLEX/OFFICE SPACE FOR LEASE

AVAILABILITY:

1ST FLOOR 10,814 SQUARE FEET

- Available Immediately
- Flex/Warehouse
- Newly Renovated
- Rental Rate: Negotiable
- Conditioned warehouse
- Dock Loading
- 24' clear warehouse area

2ND FLOOR - OFFICE 8,957 SQUARE FEET

- Available Immediately
- Rental Rate: Negotiable
- 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)

2ND FLOOR - OFFICE 1,141 - 2,590 SQUARE FEET

- Available Immediately
- Rental Rate: Negotiable
- 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

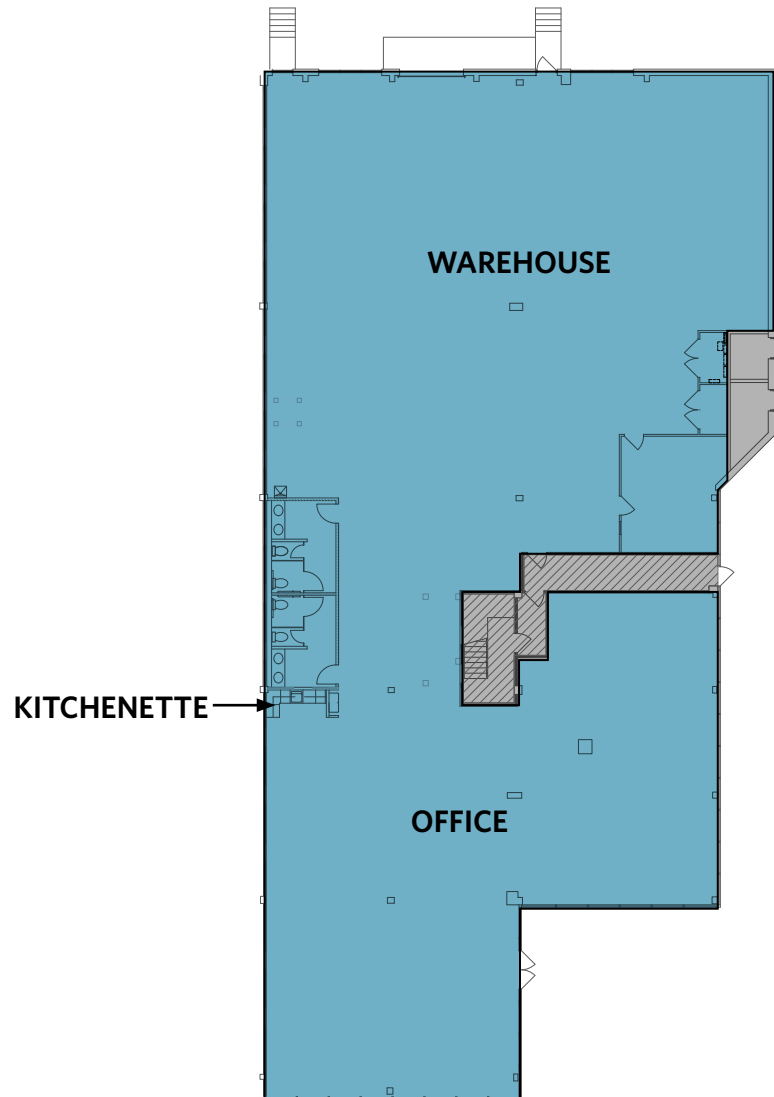
Ryan Moody
rmoody@klnb.com
703-268-2739

Keenan Woofter
kwoofter@klnb.com
703-268-2744

8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com

NAIklnb

10,814 SQUARE FEET



 EXISTING MEZZANINE

BUILDING KEY



FLOOR PLANS

Ryan Moody
rmoody@klnb.com
703-268-2739

Keenan Woofter
kwoofter@klnb.com
703-268-2744

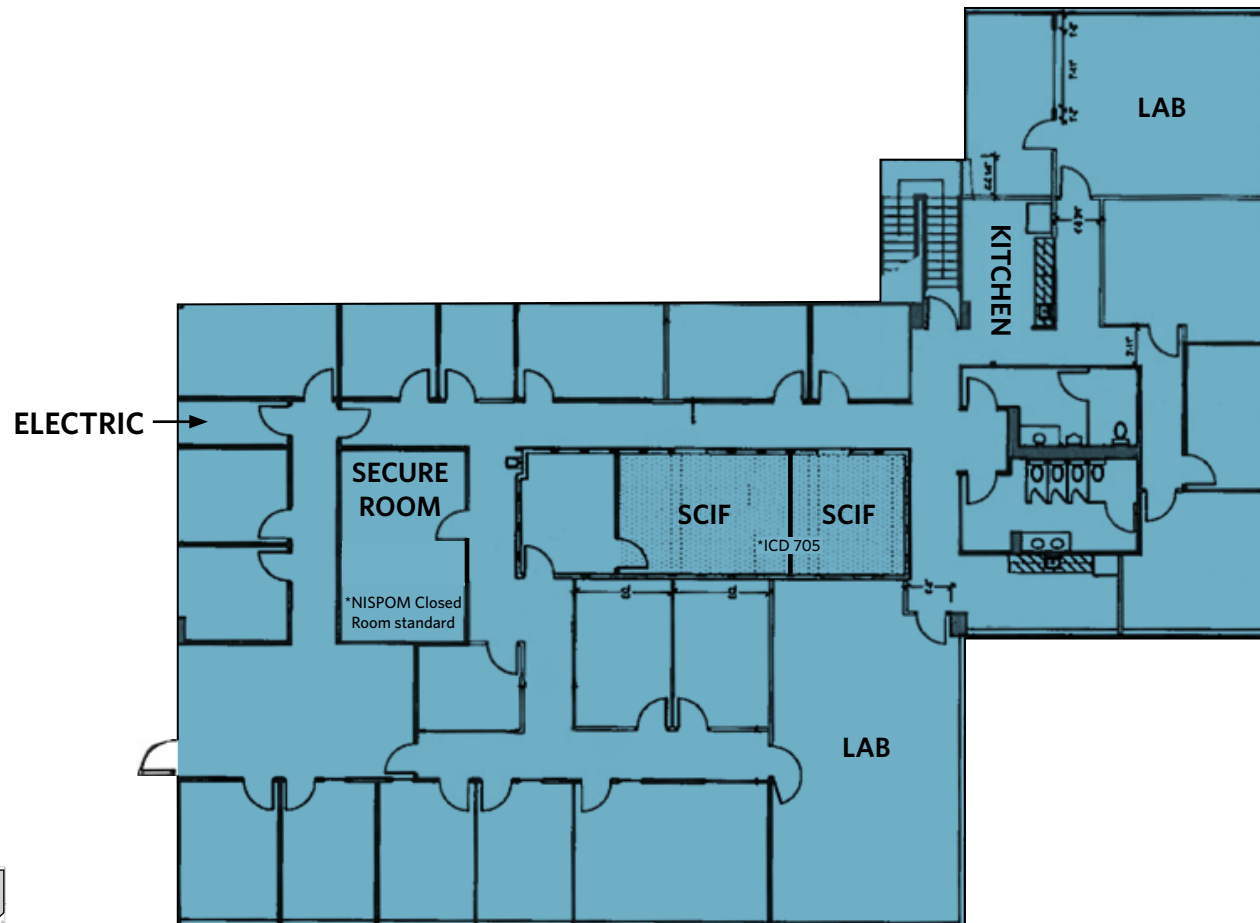
8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com

NAIklnb

DULLES SOUTH III

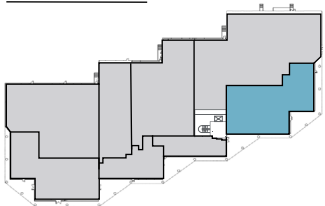
14130 Sullyfield Circle, Chantilly VA 20151
Fairfax County

8,957 SQUARE FEET



 EXISTING MEZZANINE

BUILDING KEY



FLOOR PLANS

Ryan Moody
rmoody@klnb.com
703-268-2739

Keenan Woofter
kwoofter@klnb.com
703-268-2744

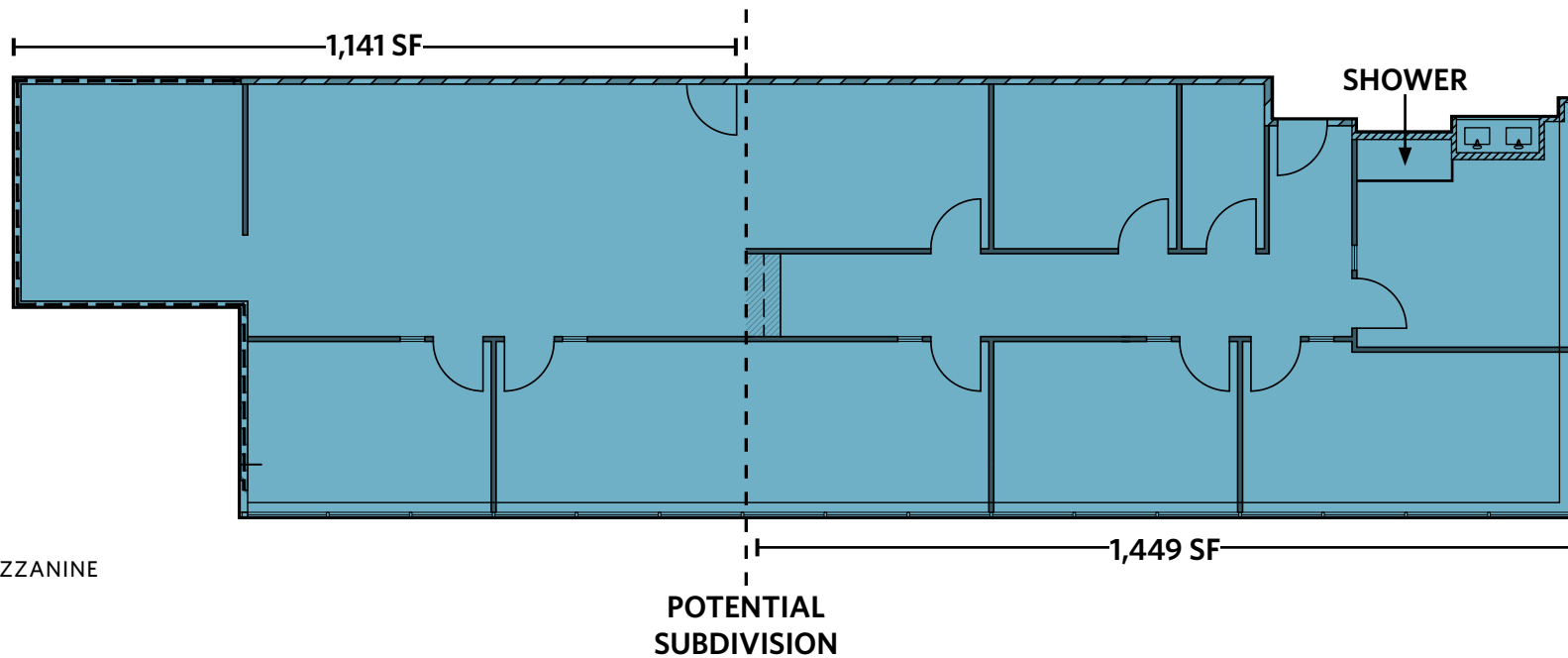
8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com



DULLES SOUTH III

14130 Sullyfield Circle, Chantilly VA 20151
Fairfax County

1,141 - 2,590 SQUARE FEET



BUILDING KEY



FLOOR PLANS

Ryan Moody
rmoody@klnb.com
703-268-2739

Keenan Woofter
kwoofter@klnb.com
703-268-2744

8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com



DULLES SOUTH III

14130 Sullyfield Circle, Chantilly VA 20151
Fairfax County

1ST FLOOR SPACE



PHOTOS

Ryan Moody
rmoody@klnb.com
703-268-2739

Keenan Woofter
kwoofter@klnb.com
703-268-2744

8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com



DULLES SOUTH III

14130 Sullyfield Circle, Chantilly VA 20151
Fairfax County

2ND FLOOR SPACE - 8,957 SF



PHOTOS

Ryan Moody
rmoody@klnb.com
703-268-2739

Keenan Woofter
kwoofter@klnb.com
703-268-2744

8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com



DULLES SOUTH III

14130 Sullyfield Circle, Chantilly VA 20151
Fairfax County

2ND FLOOR SPACE - 2,590 SF



PHOTOS

Ryan Moody
rmoody@klnb.com
703-268-2739

Keenan Woofter
kwoofter@klnb.com
703-268-2744

8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com

NAIklnb

DULLES SOUTH III

14130 Sullyfield Circle, Chantilly VA 20151
Fairfax County



PHOTOS

Ryan Moody
rmoody@klnb.com
703-268-2739

Keenan Woofter
kwoofter@klnb.com
703-268-2744

8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com

NAIklnb

DULLES SOUTH III

14130 Sullyfield Circle, Chantilly VA 20151
Fairfax County



AERIALS

Ryan Moody
rmoody@klnb.com
703-268-2739

Keenan Wofter
kwofter@klnb.com
703-268-2744

8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com



DULLES SOUTH III

14130 Sullyfield Circle, Chantilly VA 20151
Fairfax County

CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

Ryan Moody

rmood@klnb.com
703-268-2739

Keenan Woofter

kwoofter@klnb.com
703-268-2744

8065 Leesburg Pike, Suite 700
Tysons, VA 22182

klnb.com



[instagram.com/klnbcre](https://www.instagram.com/klnbcre)



[linkedin.com/company/klnb](https://www.linkedin.com/company/klnb)



[facebook.com/KLNBCRE](https://www.facebook.com/KLNBCRE)

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.

