

BROOKFIELD CORPORATE CENTER

4444 Brookfield Corporate Drive, Chantilly, Virginia
Fairfax County



FLEX BUILDING FOR LEASE

AVAILABILITY:

- 15,563 SF
- Rate: Negotiable
- Fully conditioned warehouse
- Approximately 3,880 SF of existing office
- Covered parking/loading area in rear
- Combination of dock and drive in loading
- Ability to create additional drive in doors

PROPERTY HIGHLIGHTS:

- 16' clear warehouse
- Tractor trailer accessible
- I-5 Zoning, Fairfax County
- Prominent frontage on Brookfield Corporate Drive
- Surface parking at 3/1,000 SF
- Convenient to Route 50 and Route 28
- Numerous hotels, restaurants, and retail amenities nearby
- Strong, local ownership



[CLICK HERE
FOR A 3D TOUR](#)

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

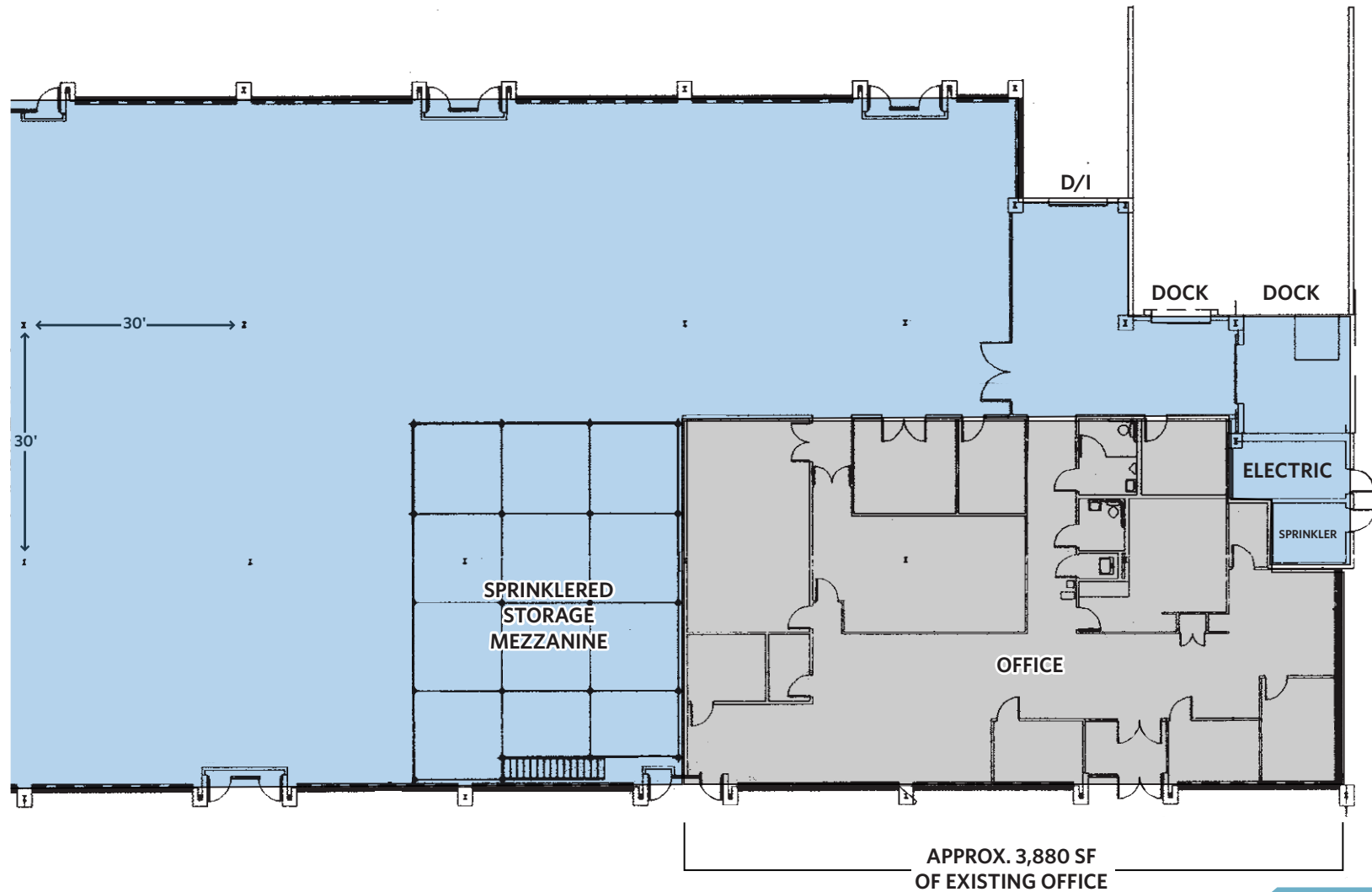
Keenan Woofter
kwofter@klnb.com
703-268-2744

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



BROOKFIELD CORPORATE CENTER

4444 Brookfield Corporate Drive, Chantilly, Virginia
Fairfax County



FLOOR PLAN

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

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

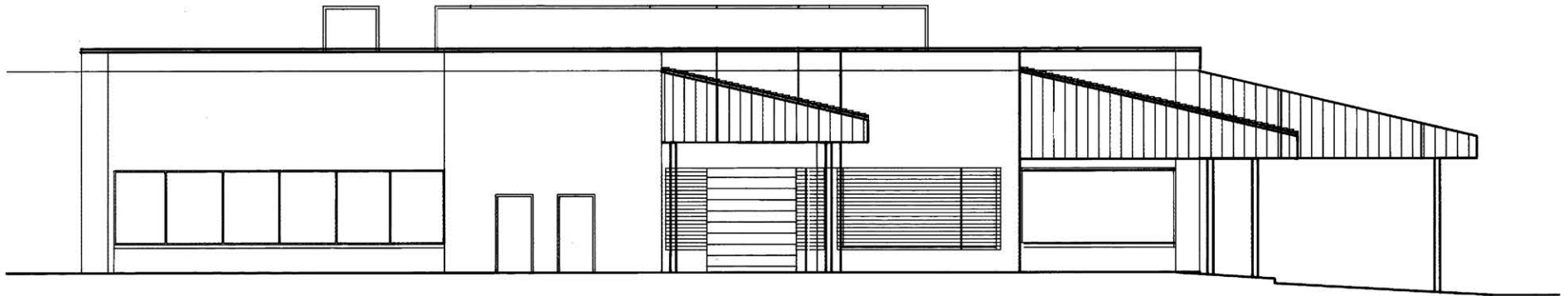
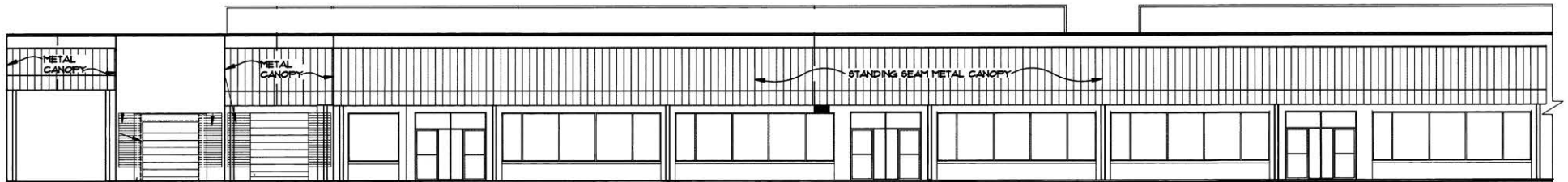
8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com



BROOKFIELD CORPORATE CENTER

4444 Brookfield Corporate Drive, Chantilly, Virginia
Fairfax County

PARTIAL WEST ELEVATION



NORTH ELEVATION

BUILDING ELEVATION

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

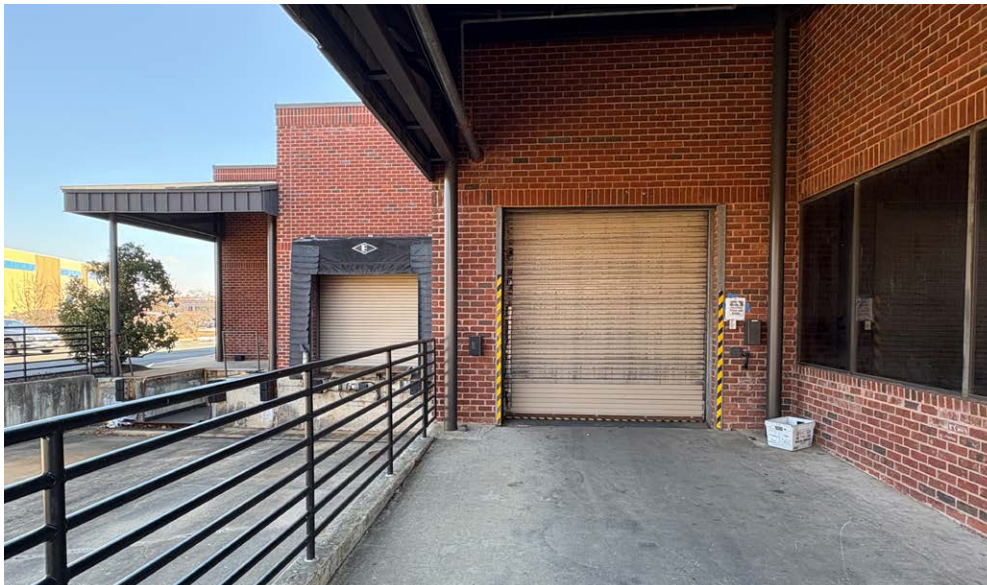
Keenan Woofter
kwofter@klnb.com
703-268-2744

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



BROOKFIELD CORPORATE CENTER

4444 Brookfield Corporate Drive, Chantilly, Virginia
Fairfax County



PICTURES

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

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

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



BROOKFIELD CORPORATE CENTER

4444 Brookfield Corporate Drive, Chantilly, Virginia
Fairfax County



AERIALS

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

Keenan Woolfer
kwoolfer@klnb.com
703-268-2744

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

NAIklnb

BROOKFIELD CORPORATE CENTER

4444 Brookfield Corporate Drive, Chantilly, Virginia
Fairfax County

CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

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



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



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



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

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.

