

WALNEY BUSINESS CENTER

4311-4315 Walney Road, Chantilly, VA 20151



FLEX/OFFICE FOR LEASE

AVAILABILITY:

4315 Walney Road:

- Total Contiguous Square Feet Available: 33,388 SF
- Suite B: 29,736 SF
 - 30% Office/Showroom
 - Four (4) Dock Doors
 - 24' Clear Heights
- Suite C: 3,625 SF
 - Second Floor Space
 - Open Office Layout
 - Shell space - will build to suit

PROPERTY FEATURES:

- \$18.00 NNN
- Just off of Rt. 50 and Rt. 28 in the heart of Chantilly
- Retail frontage to Walney Road
- Potential building signage
- Abundant amenities in close proximity
- Ideal for quasi-retail users, logistics, and service industries
- Perfect contractor space minutes from the NRO, CIA and FBI
- Easy access to I-66 and the Dulles Toll Road (Rt. 267)
- Ample parking
- Atrium lobby with elevator
- Secured garage parking with direct suite access (4315 Building only)

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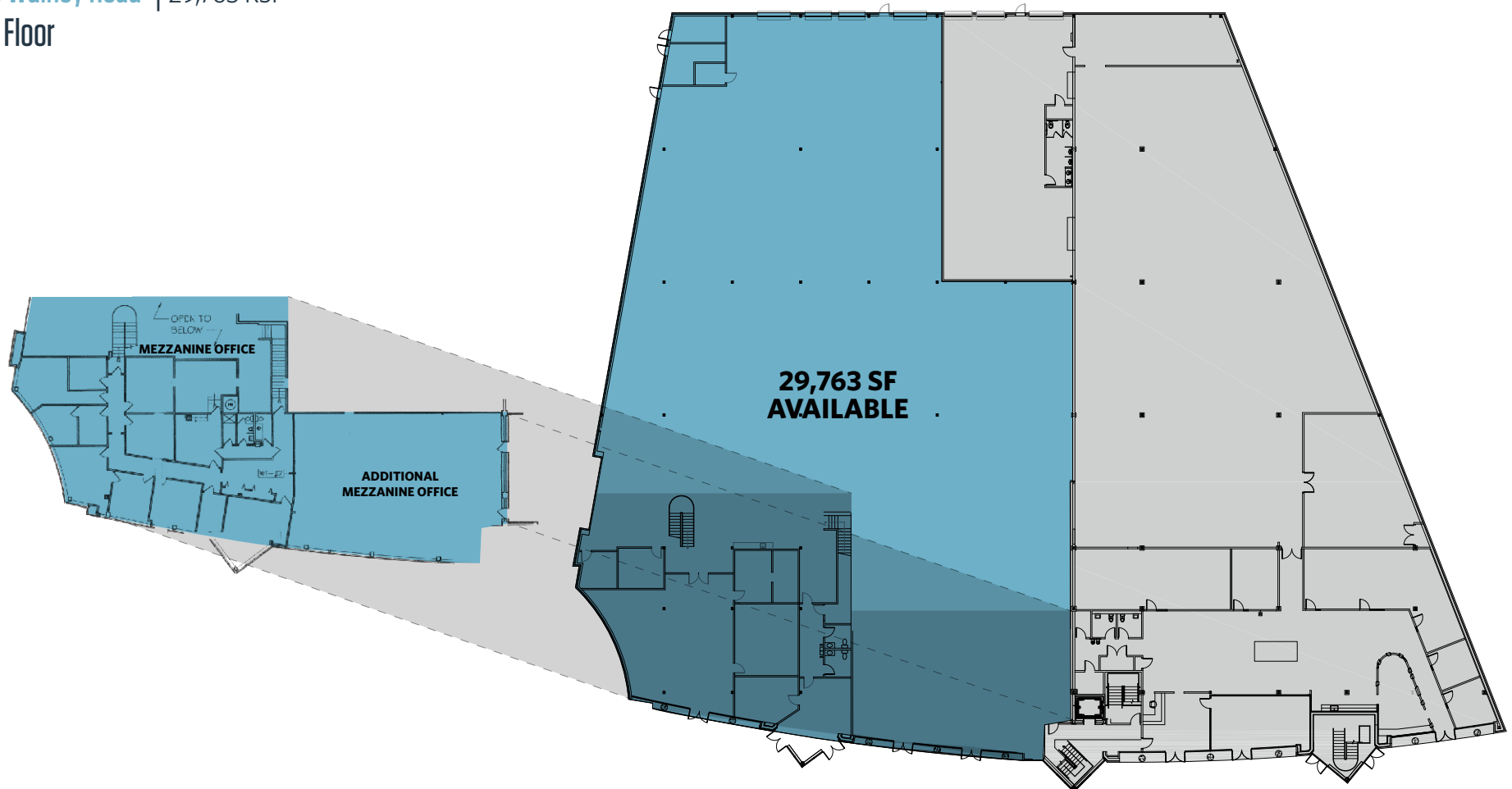
8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com



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4311-4315 Walney Road, Chantilly, VA 20151

4315 Walney Road | 29,763 RSF
First Floor



FLOOR PLAN

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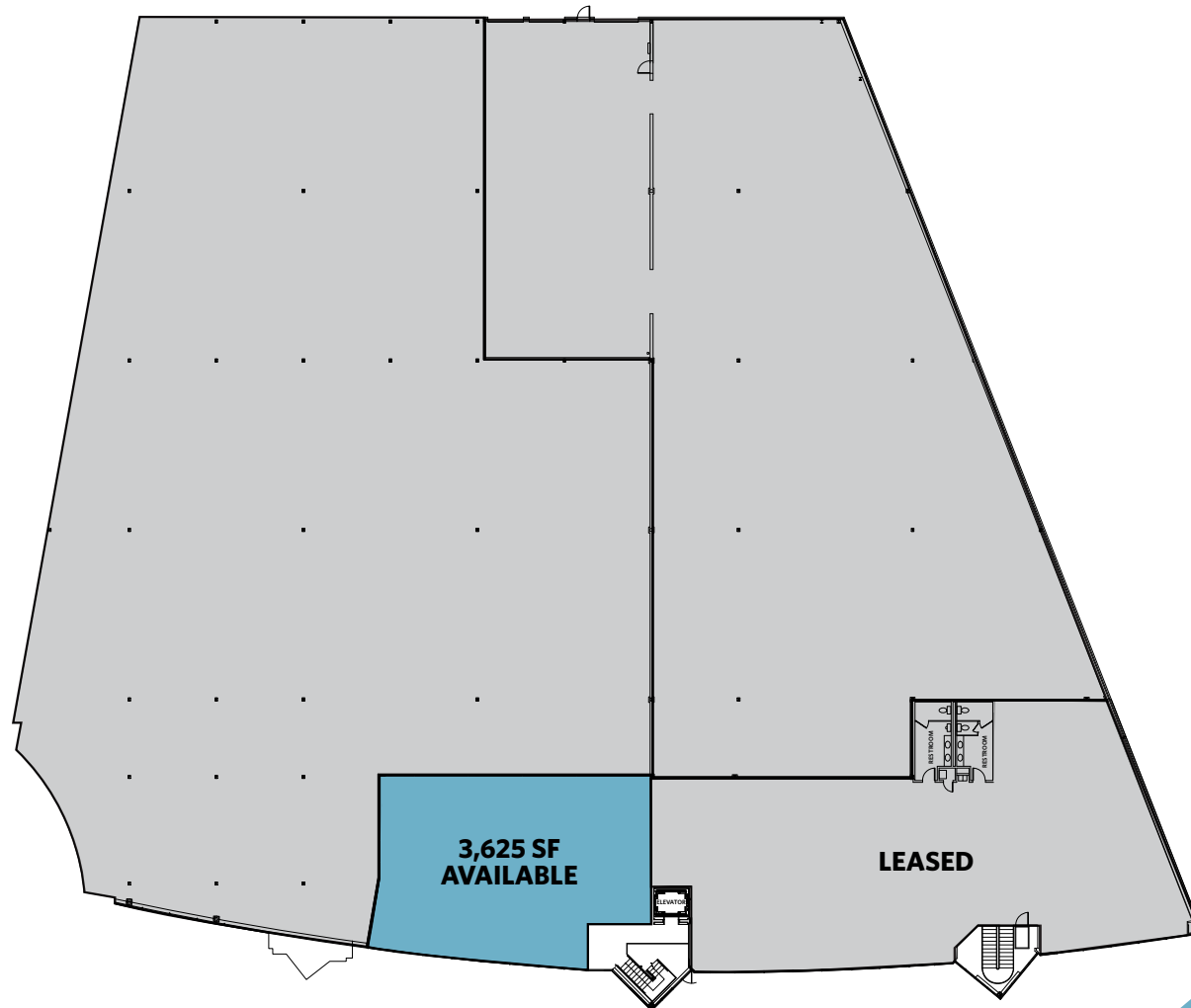
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4315 Walney Road | 3,625 RSF
Second Floor



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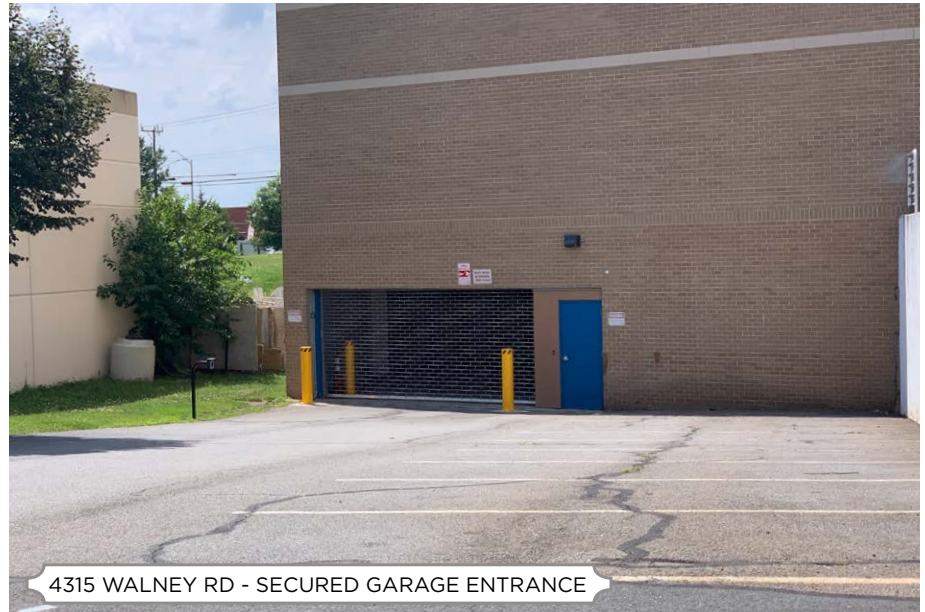


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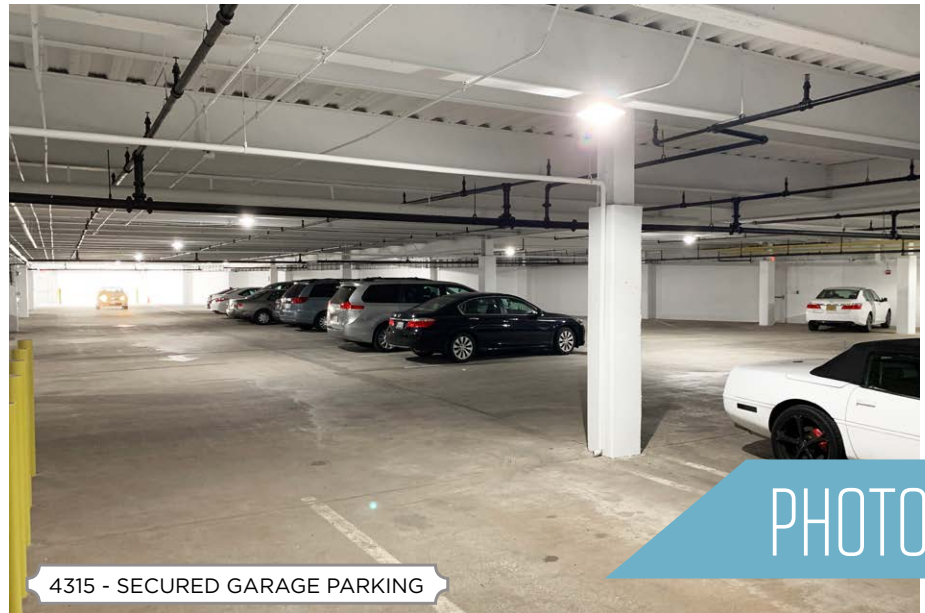
4315 WALNEY RD - FRONT ENTRANCE



4315 WALNEY RD - SECURED GARAGE ENTRANCE



4315 WALNEY RD - SECURED GARAGE EXIT



4315 - SECURED GARAGE PARKING

PHOTOS

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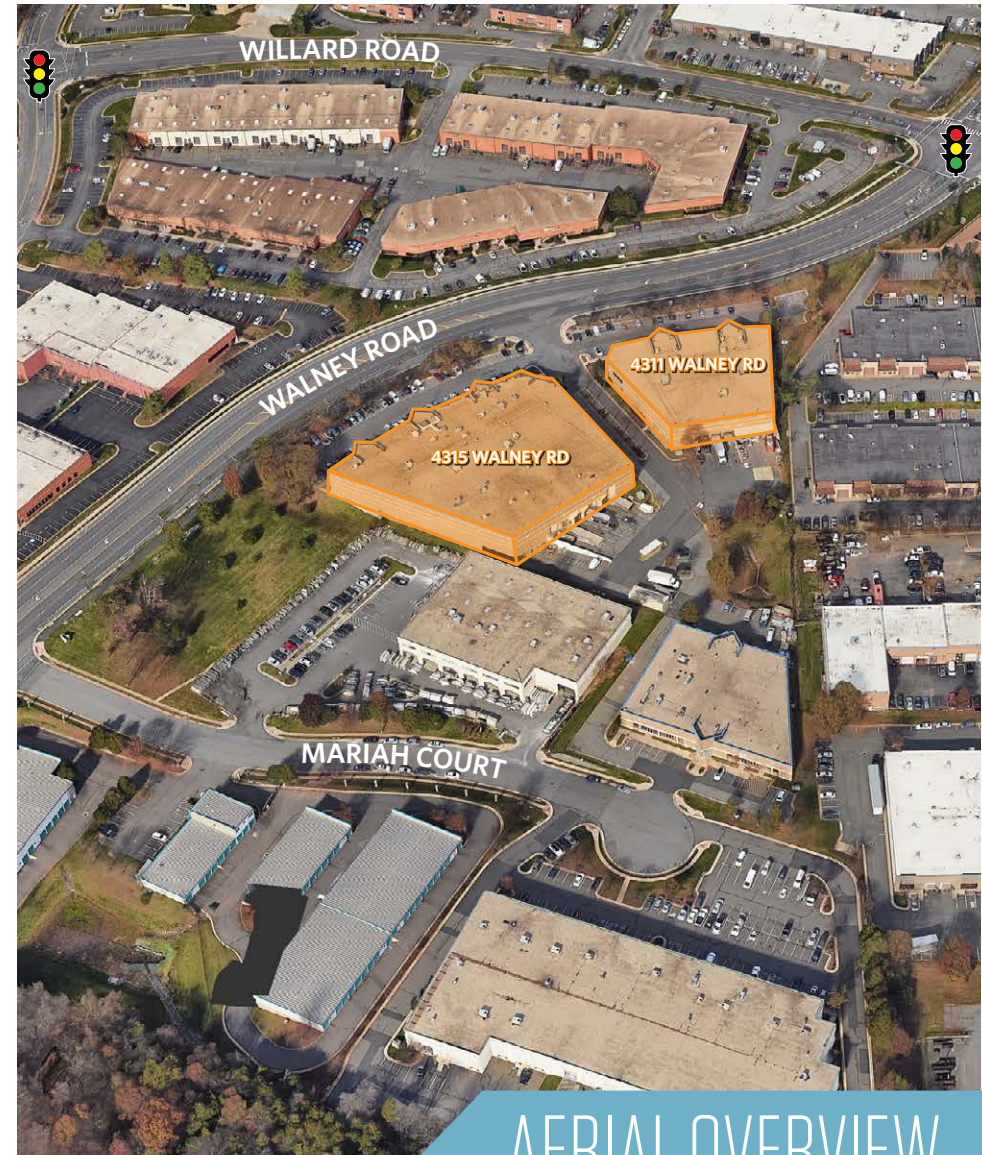
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AERIAL OVERVIEW

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CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

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