

# FOR LEASE | OFFICE

## 4451 - 4455 BROOKFIELD

4451-4455 Brookfield Corporate Drive, Chantilly, VA



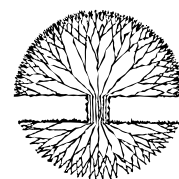
### PROPERTY FEATURES

- 1,783 – 4,457 square feet suites available
- Flexible lease terms
- Parking ratio: 3.5/1,000
- Numerous restaurant, retail and hotel amenities within ¼ mile
- Daycare/Preschool on-site
- HVAC individually controlled by suite
- Exterior courtyards
- Multiple suites with exterior entrances
- Common area restrooms and hallways
- Security card access to common area
- Phone/internet provider - Comcast and Verizon fiber
- Immediate access to Willard Rd Exit on Route 28
- Minutes from Dulles Airport
- New, experienced, local ownership/management group

### For more information, please contact:

Natalie Brodersen  
Leasing Associate  
natalieb@sugaroak.com  
Office: (703) 435-9335  
Cell: (703) 861-5492

Andy Walsh  
Director of Leasing  
andyw@sugaroak.com  
Office: (804) 308-1603  
Cell: (571) 237-0264



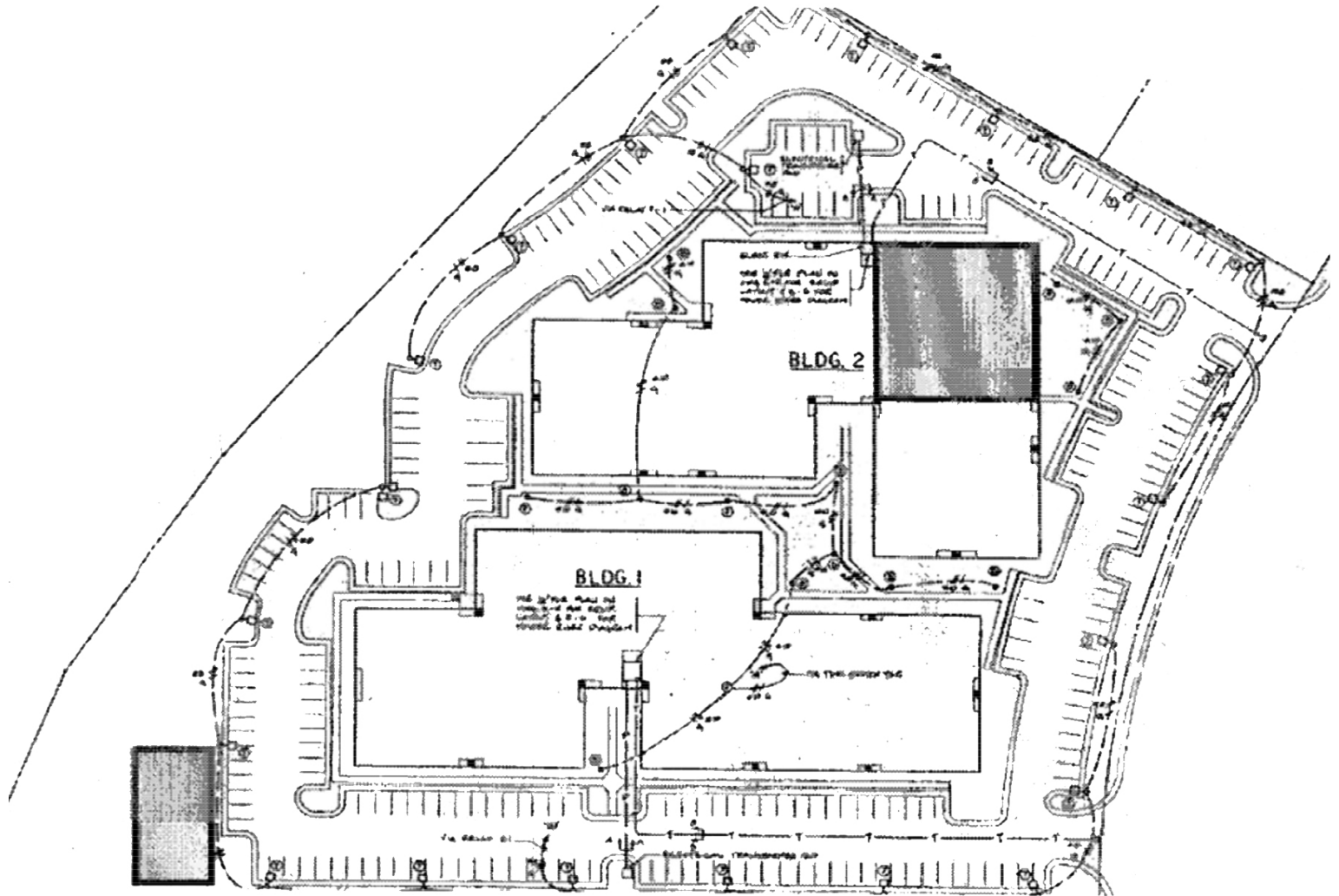
**SugarOak**  
REALTY, LLC

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### SITE PLAN



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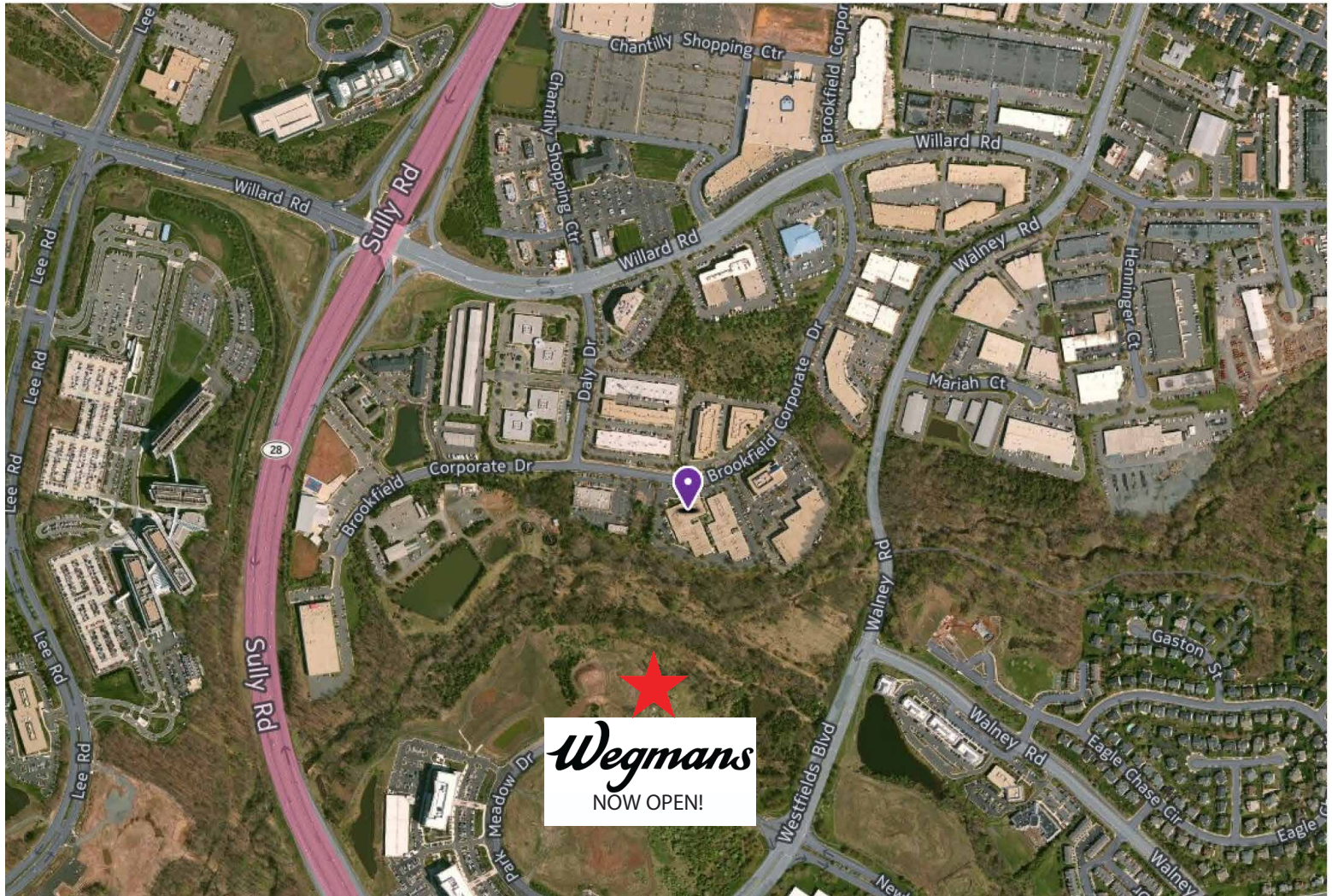


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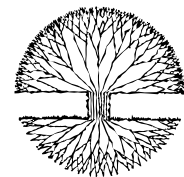
AERIAL



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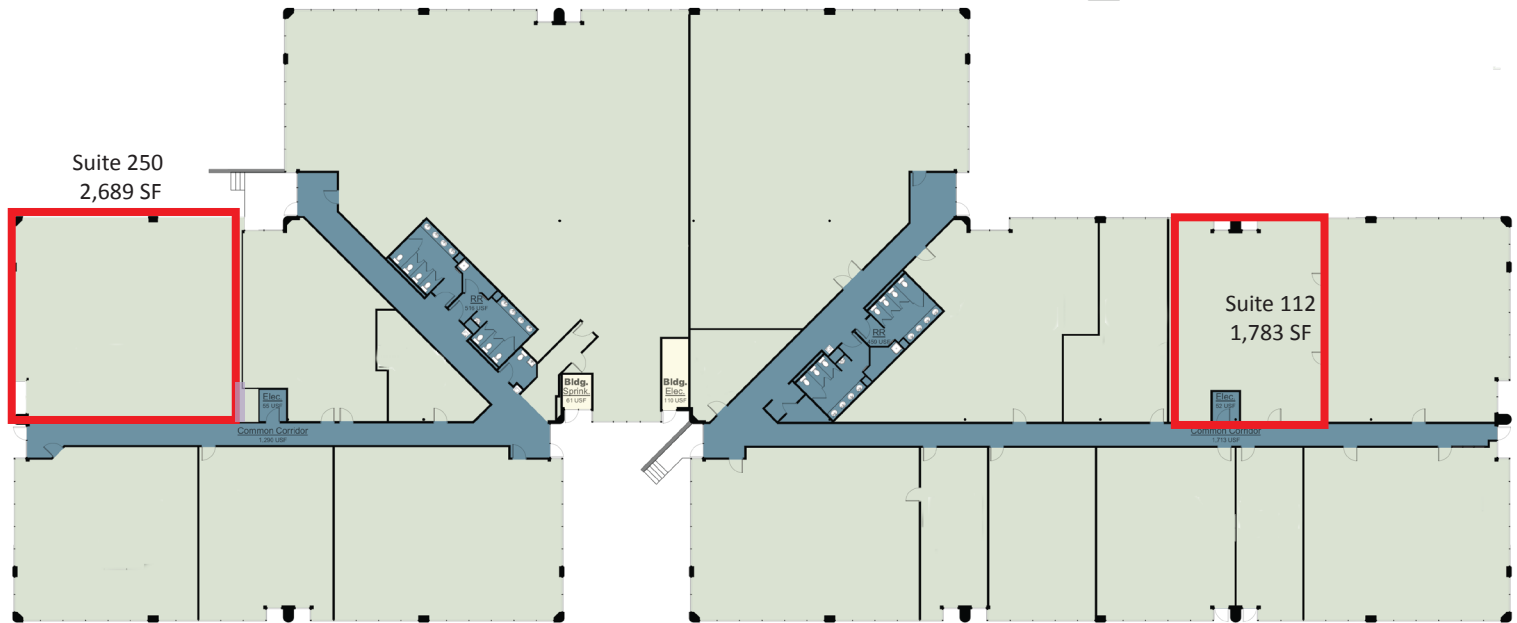
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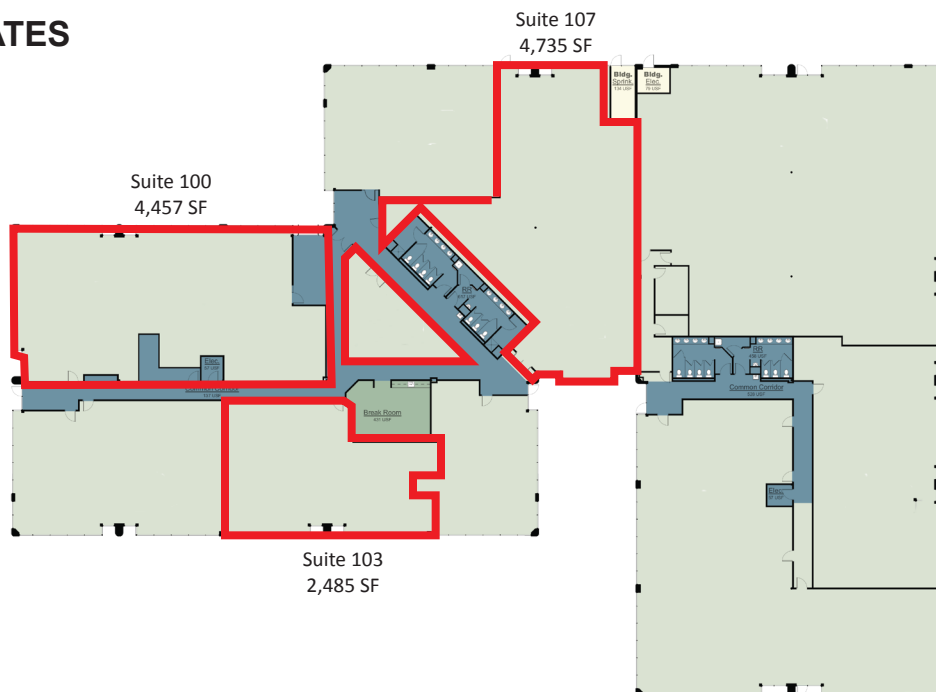
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### 4451 FLOOR PLATES



### 4455 FLOOR PLATES



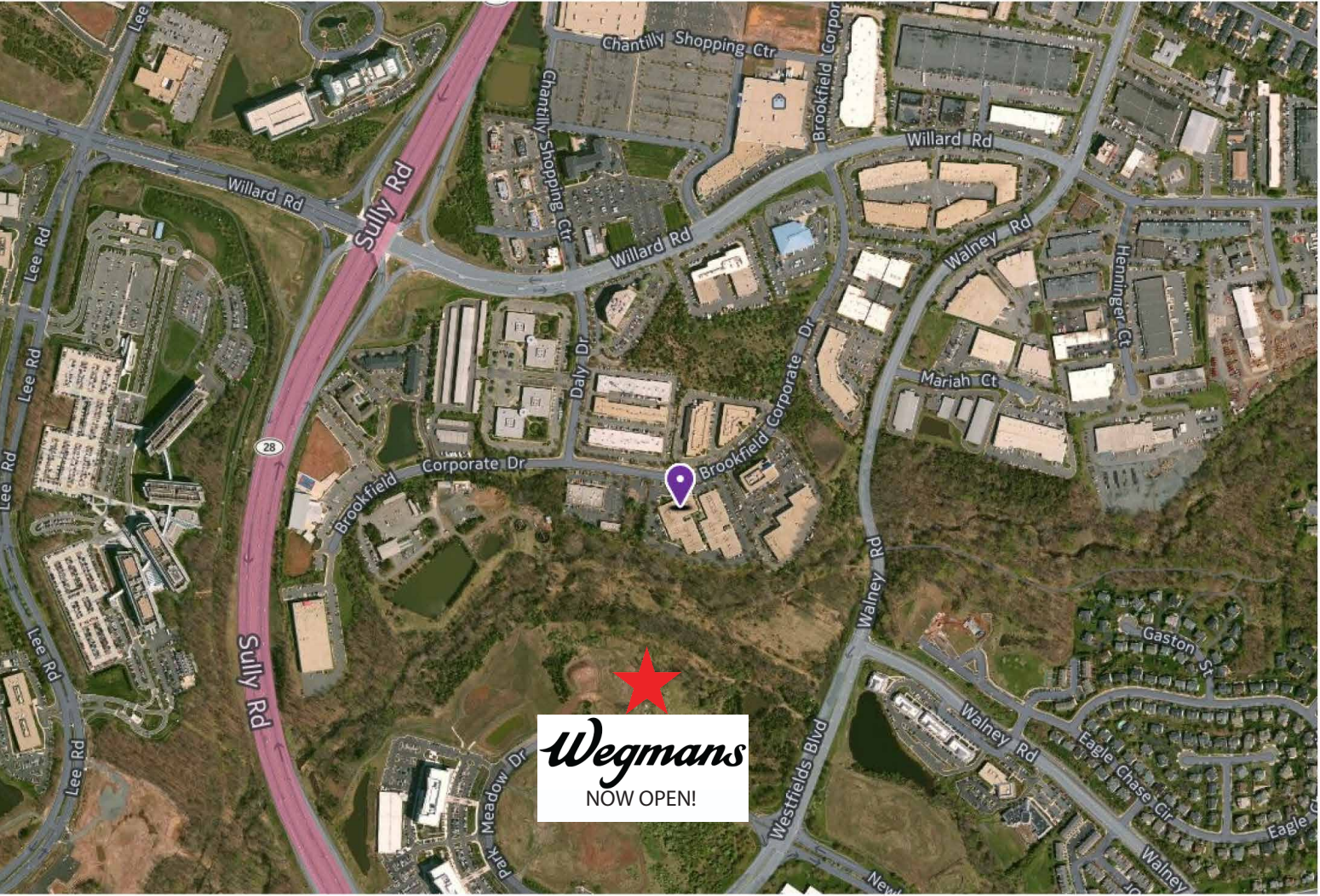
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***Wegmans***  
NOW OPEN!