

STONECROFT 4

DISCOVER WESTFIELDS

AT THE HEART OF THE
CYBER & TECH CORRIDOR

**RENOVATIONS
COMING SOON**

**FULL BUILDING
OPPORTUNITY**

**21,977 - 111,469 SF
AVAILABLE**



CBRE

STONECROFT 4



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AVAILABLE SPACE



4807 STONECROFT BOULEVARD
CHANTILLY | VA 20151

FULL BUILDING OPPORTUNITY





21,977 - 111,469 SF
AVAILABLE NOW

- ▶ Class A office building
- ▶ 3.3/1,000 SF parking ratio
- ▶ Surface and structured parking
- ▶ Easy access to Rte 28, Rte 50, I-66 and Dulles Toll Rd
- ▶ Close proximity to Dulles International Airport & NRO
- ▶ Column free space
- ▶ 8'10" - 10'7" finished ceiling height

Location & Access

Centrally located off of Westfields Boulevard/Route 28 interchange, Stoneccroft4 has excellent access to I-66 and Route 28.



-  **Dulles International Airport**
12 minutes
-  **Tysons**
30 minutes
-  **Reagan National Airport**
45 minutes
-  **Washington DC**
45 minutes

DISCOVER WESTFIELDS

Westfields was designed for corporations and organizations to achieve the very best work environment to attract and retain top talent from around the globe and create a prestigious presence in the Washington, DC area. Attention to detail and a commitment to quality of life has made Westfields the location of choice for companies and organizations such as Lockheed Martin, Northrop Grumman, ManTech, The Aerospace Corporation, Leidos, Ford Motor, Level3, CSC, DynCorp, Boeing, Integrity Application Inc, Perspecta, Engility, Accenture, CACI, TASC, General Dynamics, Scitor, Booz Allen & Hamilton and NJVC.



Your Neighborhood

Westfields features include:

- ▶ Unparalleled array of amenities, including The Westfields Marriott, indoor and outdoor athletic facilities, child care centers, restaurants, and jogging trails
- ▶ Comprehensive transportation network
- ▶ Natural park like setting and landscaping
- ▶ Restaurants (Westfields Marriott's Wellingtons Pub, The Palm Court, Starbucks) Texas Road House, Moe's Southwest Grill, Eggspectations, Cava, Wegmans and many others
- ▶ Child Care: The Goddard School, BeanTree, The Boyd School, and other child care services



BUILDING FEATURES

-  Full building opportunity, up to 111,469 SF available
-  Plenty of food options within a 5-minute drive
-  Top of building signage available
-  Excellent design flexibility and efficiency
-  8'10" - 10'7" finished ceiling heights
-  366 surface and structured parking spaces (3.3/1,000 SF)
-  45' x 20' column spacing
-  Efficient 22,373 SF rectangular floor plates
-  Adjacent to NRO, FBI and GSA Campus



BUILDING UPGRADES



Lobby view facing East

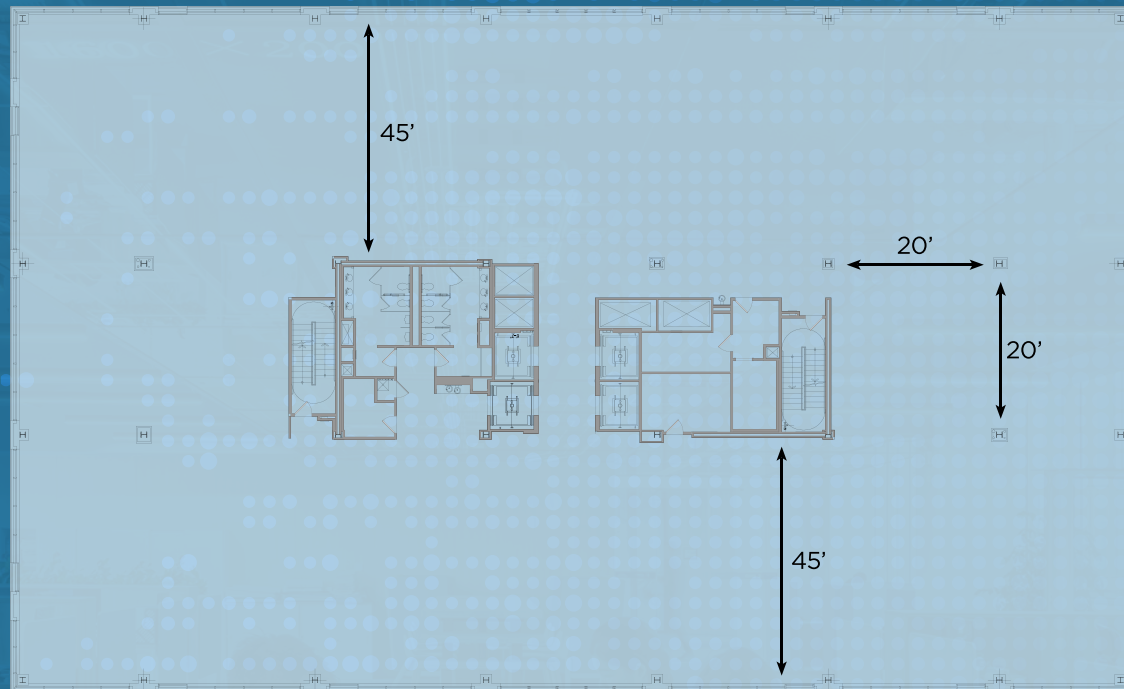
Lobby view facing West



Renovations Include:
New Fitness Center
New Conference Center
Updated Lobby
Updated Restrooms

AVAILABLE SPACE

TYPICAL FLOOR SHELL CONDITION



STACKING PLAN

5

22,373 SF

4

22,373 SF

3

22,373 SF

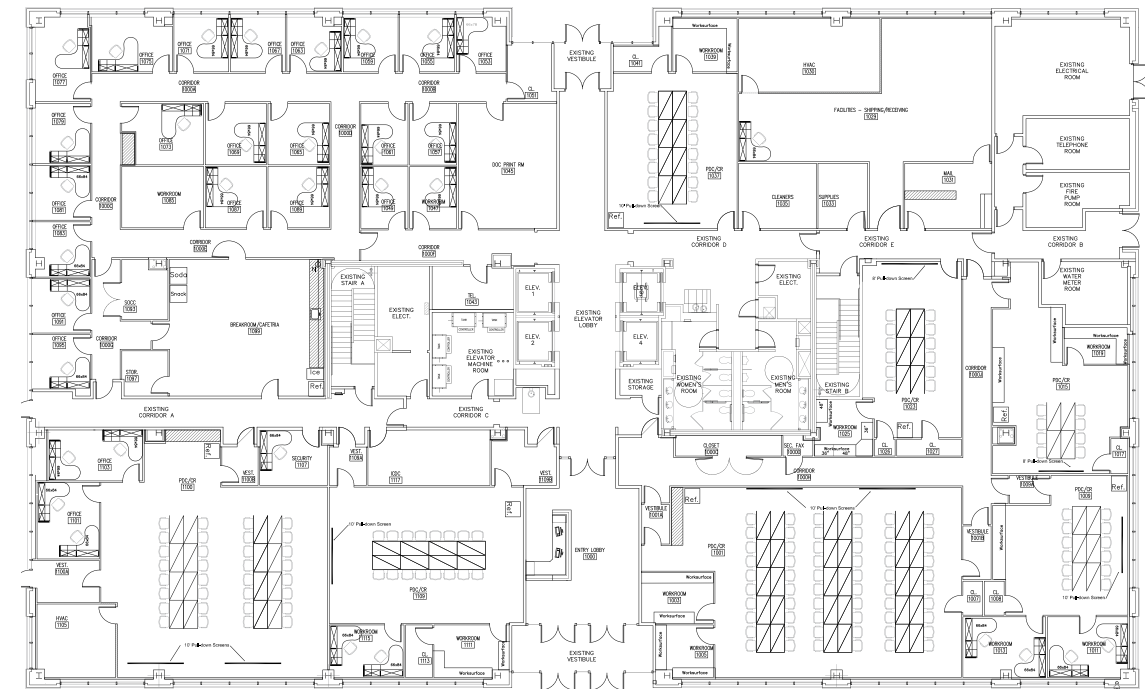
2

22,373 SF

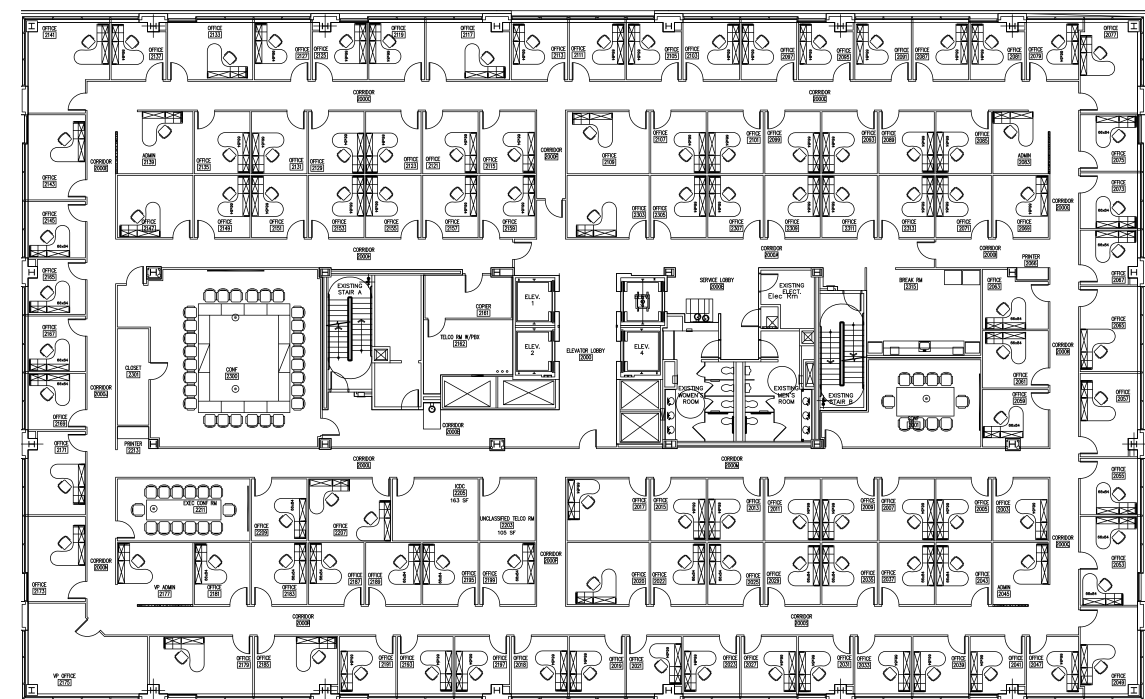
1

21,977 SF

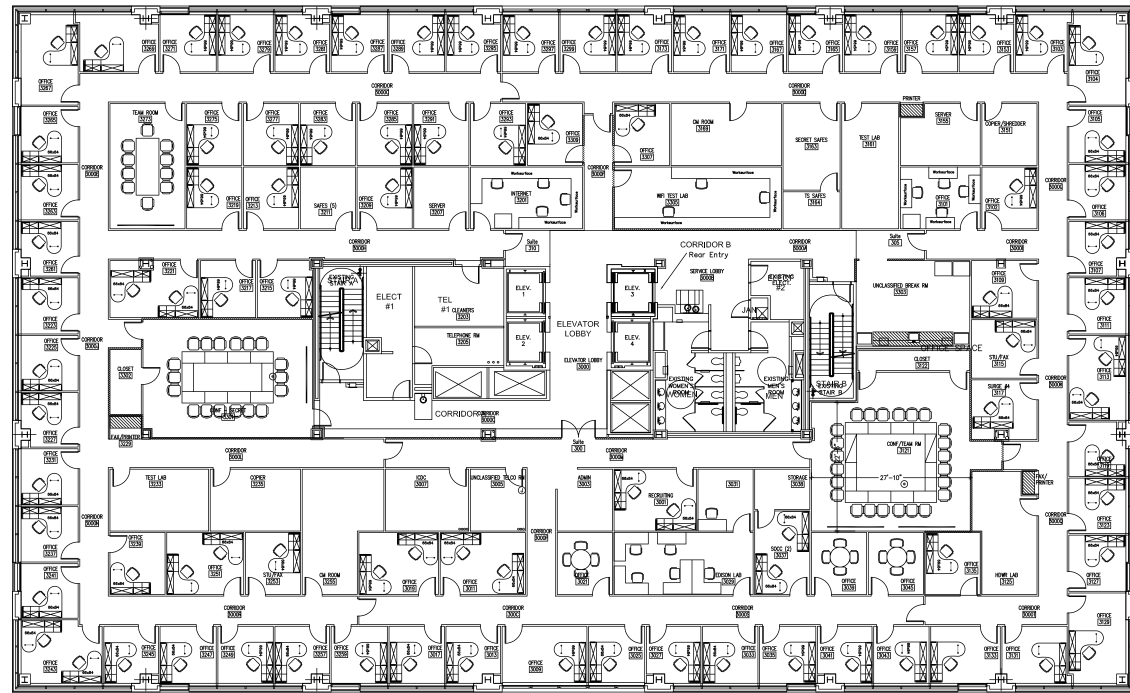
1st Floor 21,977 SF



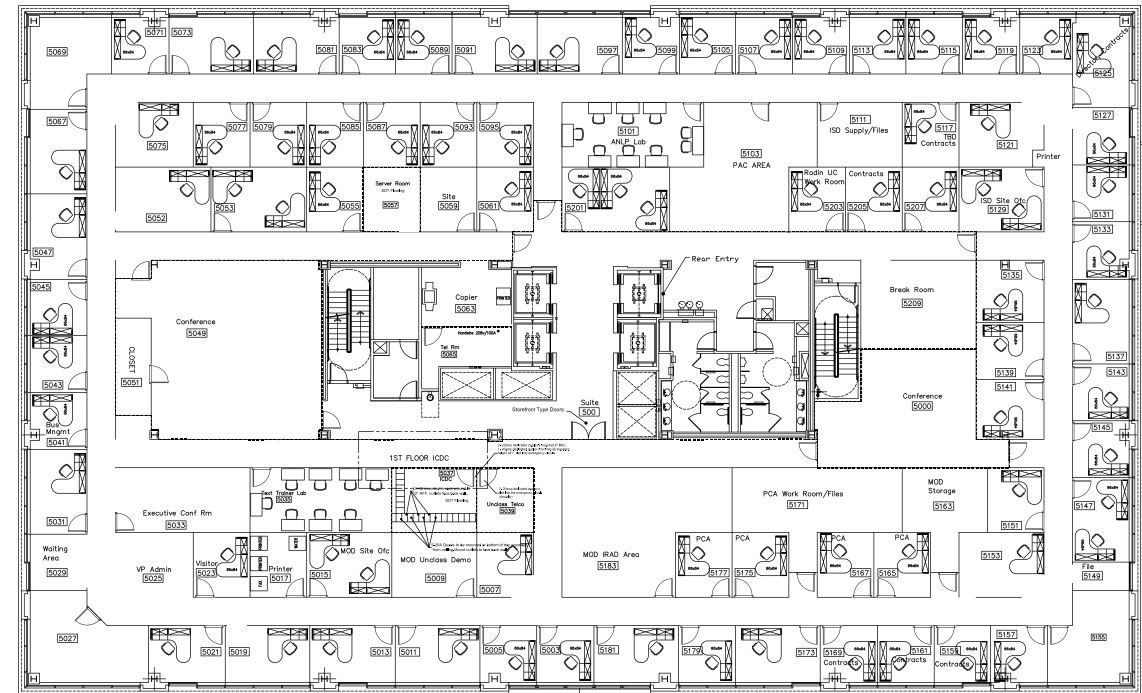
2nd Floor 22,373 SF



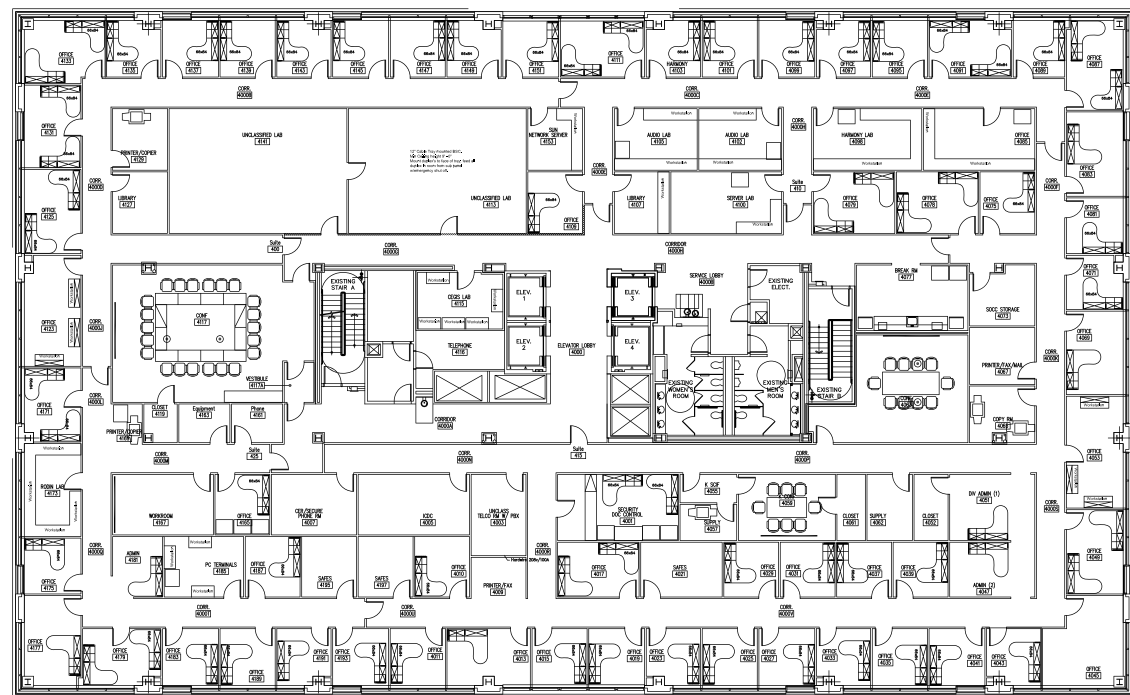
3rd Floor 22,373 SF



5th Floor 22,373 SF



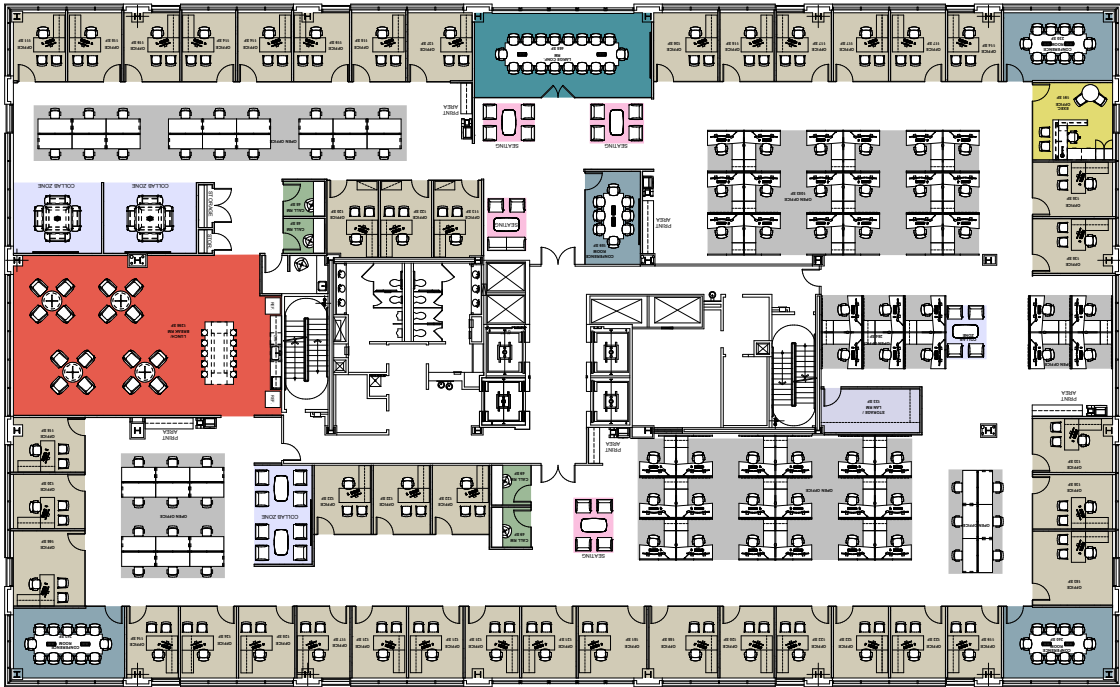
4th Floor 22,373 SF



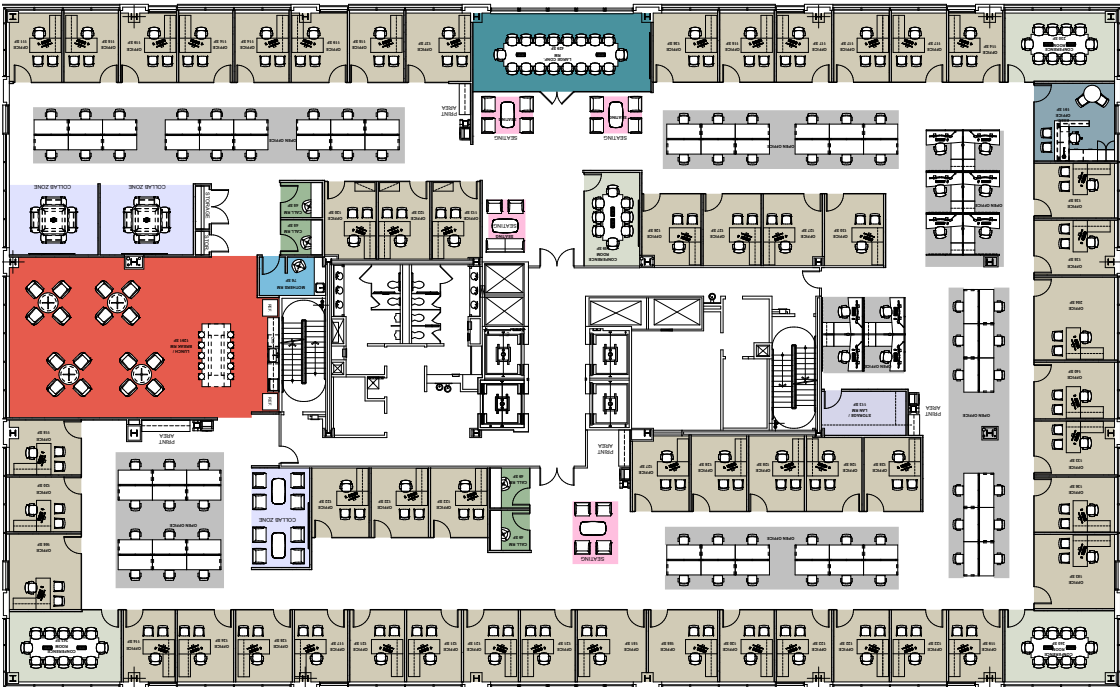
Potential Floor Open Plan



Potential Floor *Mixed Plan*



Potential Floor *Office Intensive Plan*



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Leasing Information:

Jeff Roman
+1 703 734 4724
jeff.roman@cbre.com

Malcolm Schweiker
+1 703 734 4716
malcolm.schweiker@cbre.com

Brett Schweitzer
+1 703 905 0253
brett.schweitzer@cbre.com



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