

AVISON  
YOUNG



14566 Lee Road | Chantilly, VA

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# Perfectly positioned within close proximity to Chantilly Crossing and Dulles Expo Center



# 14566 Lee Road, Chantilly, VA 20151

## *For Lease*

### PROJECT HIGHLIGHTS

- » Unique office and warehouse environment with various layout sizes for any tenant
- » Rack system and mezzanine conditioned clean warehouse with 24 ft ceiling height and 2,000 sf of office space available on the 1st floor
- » Drive-in and high loading docks available
- » Close proximity to NRO and other government agencies
- » More than 50 retail amenities within a 5 minute drive
- » Ample parking at 3.13/1,000 sf
- » State of the art conference facility and auditorium with seating for 85 people
- » On-site 850 Kva generator with switch gear and UPS
- » Multiple HVAC units in place
- » Extensive window-line in building allowing natural light throughout the space



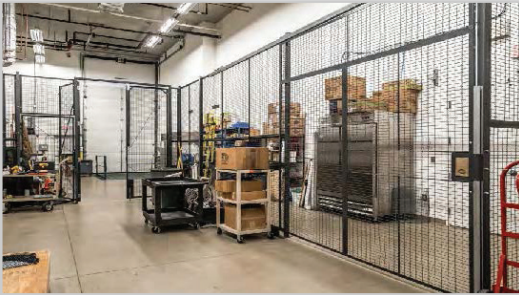
### AT-A-GLANCE

14566 Lee Road | Chantilly

<b>Max Contiguous</b>	23,948 sf	<b>Rental Rate</b>	\$22 FS / \$13 NNN
<b>Parking</b>	3.13 spaces per 1,000 sf	<b>Nearest Airport</b>	Dulles (7 miles)

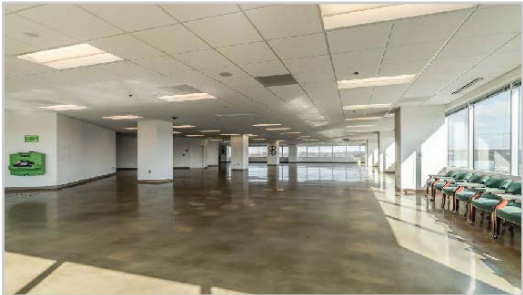
# First Floor

17,000 SF / 2,000 SF OFFICE SPACE



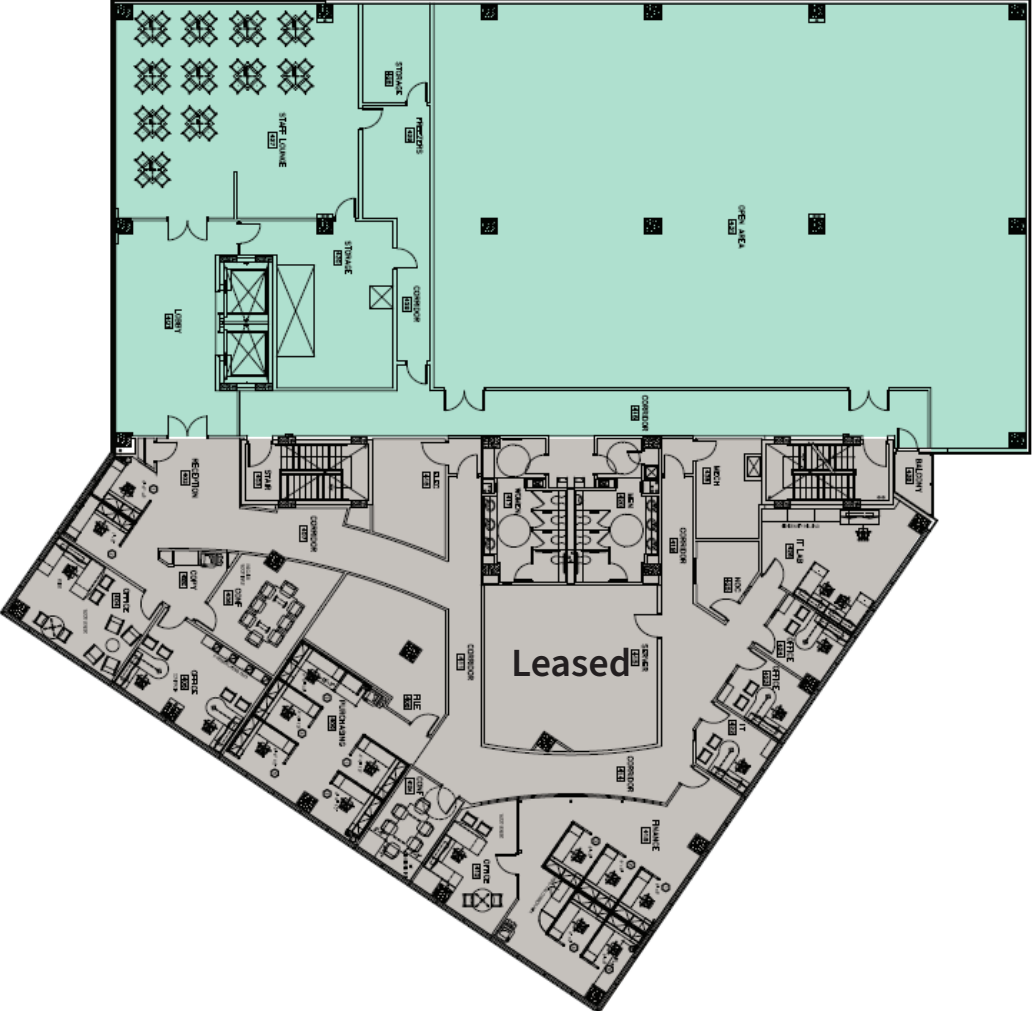
# Third Floor

7,500 SF



# Fourth Floor

2,000 - 9,687 SF





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