


# DULLES BUSINESS PARK

3680 - 3863 Centerview Drive | Chantilly | Virginia

## HIGHLIGHTS



**8,091 SF**  
OFFICE SPACE  
AVAILABLE



**63,974 SF**  
FLEX SPACE  
AVAILABLE



**10 MIN**  
TO DULLES  
AIRPORT



**ROUTE 28**  
EASY ACCESS  
& VISIBILITY



# DULLES BUSINESS PARK

3680 - 3863 Centerview Drive | Chantilly | Virginia

**OPPORTUNITY**

Dulles Business Park is located at 3680-3863 Centerview Drive in Chantilly, Virginia. The properties are conveniently located at the intersection of Route 28 and Route 50, 10 minutes from Washington Dulles International Airport and less than 30 miles from Washington, DC.

The property is a short drive from major demand generators including the CIA and NRO. With outstanding access to major transit routes and an amenity base that outclasses many similarly built-out properties, the property presents an outstanding opportunity for a variety of office/industrial/retail/light manufacturing uses.





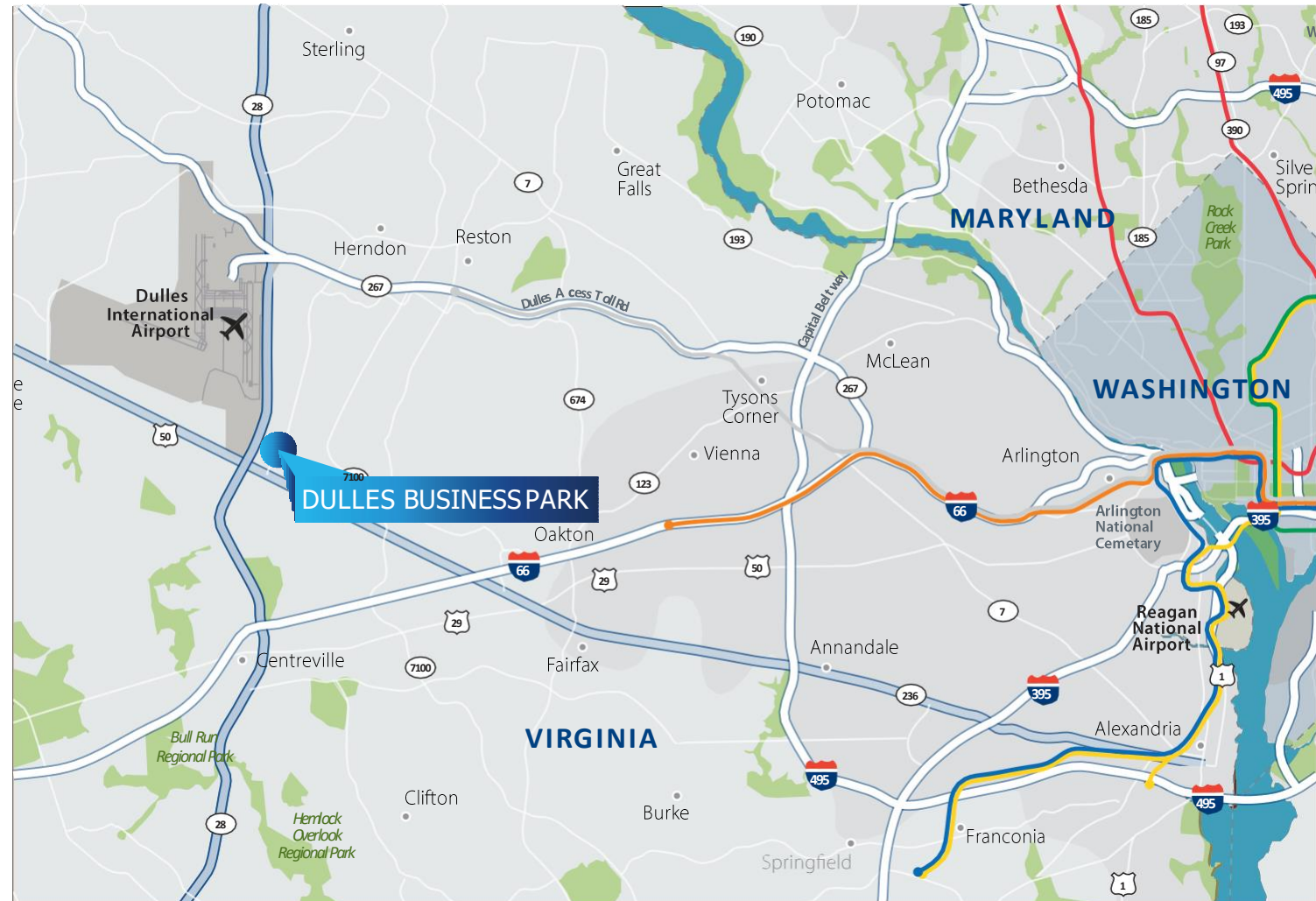
# DULLES BUSINESS PARK

3680 - 3863 Centerview Drive | Chantilly | Virginia

## LOCATION

### DRIVING DISTANCES

ROUTE 50	0.8 Miles
ROUTE 28	1 Mile
I-66	5 Miles
DULLES INTERNATIONAL	6 Miles
ROUTE 267	7 Miles
ROUTE 29	6 Miles
ROUTE 7	11 Miles
I-495	13 Miles
MANASSAS AIRPORT	17 Miles
WASHINGTON, DC	25 Miles



# DULLES BUSINESS PARK

3680 - 3863 Centerview Drive | Chantilly | Virginia

## SUMMARY

Number of Buildings	Six (6)
Total Size	325,091 sf
Availability	72,065 sf
Year Built	1999-2005
Land Area	23.18 acres
Zoning	General Industrial District (I-5)
Construction Type	Masonry on CMU backup with insulated windows. Steel frame on concrete footings.
Fire Safety	Fully sprinkled wet system
Loading	28 loading docks, 8 drive-ins (varies)
Ceiling Height	Office 10' Warehouse 16'-26'
Column Spacing	30' -40'
Parking	3.27-4.05 per 1,000 sf
Operating Expenses	\$ 4.08 psf






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## AMENITIES

### 2019 DEMOGRAPHICS within a 3-mile radius



**\$127,344**  
MEDIAN HOUSEHOLD  
INCOME



**64,805**  
2019 POPULATION  
2% EST GROWTH 2019 - 2024



**94,000 vpd**  
TRAFFIC COUNT  
ON ROUTE 28



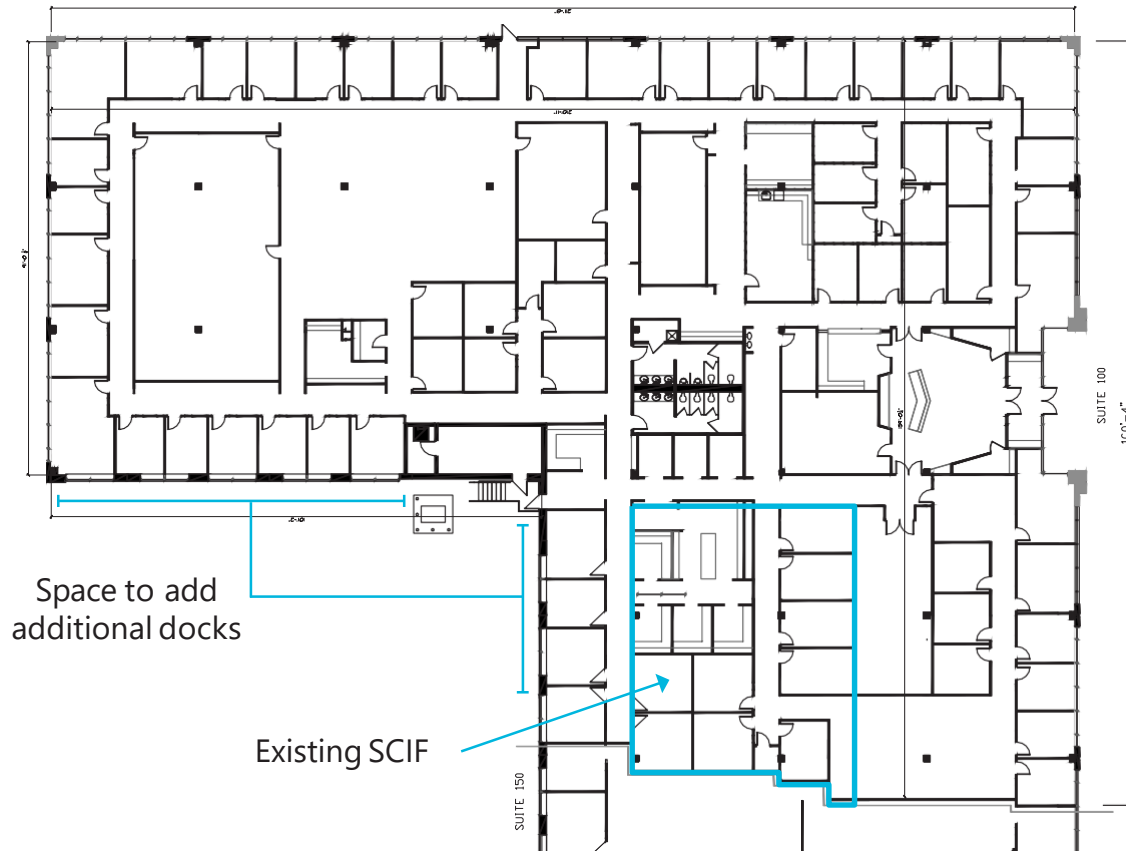
# DULLES BUSINESS PARK

3680 - 3863 Centerview Drive | Chantilly | Virginia

**AVAILABILITY**

3684 Centerview Drive  
Flex Space | Suite 100 | 26,255 RSF

**AVAILABLE NOW**



Key Plan



# DULLES BUSINESS PARK

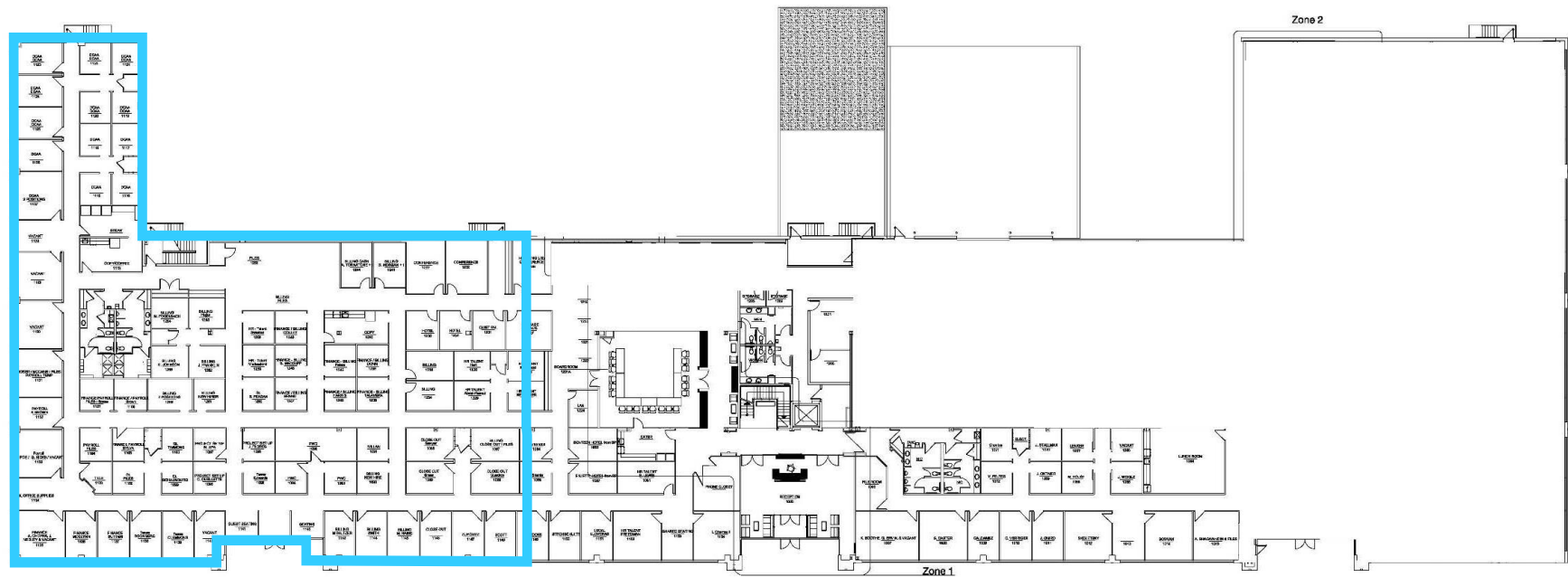
3680 - 3863 Centerview Drive | Chantilly | Virginia

**AVAILABILITY**

3750 Centerview Drive  
Warehouse/Office | 16,246 RSF Available  
**As-Is Plan**

**AVAILABLE NOW**

## First Floor



# DULLES BUSINESS PARK

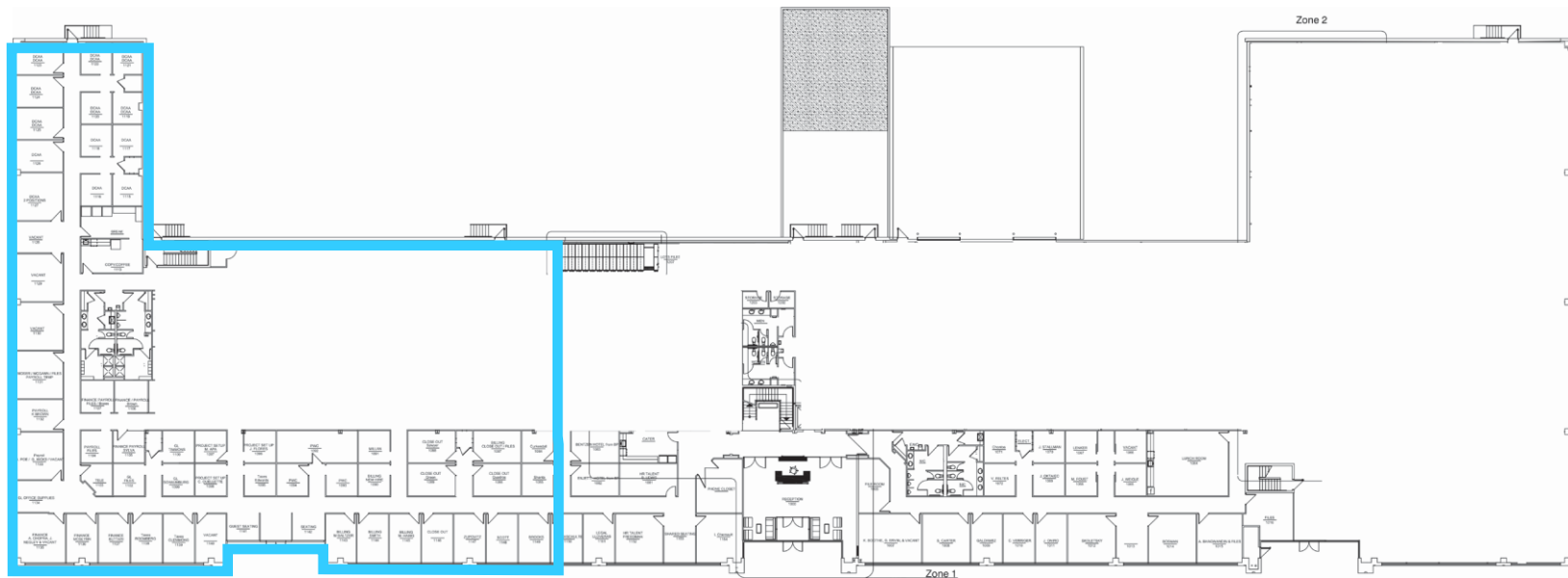
3680 - 3863 Centerview Drive | Chantilly | Virginia

**AVAILABILITY**

3750 Centerview Drive  
Warehouse/Office | 16,246 RSF Available  
***Full Warehouse Demo Plan***

**AVAILABLE NOW**

First Floor





# DULLES BUSINESS PARK

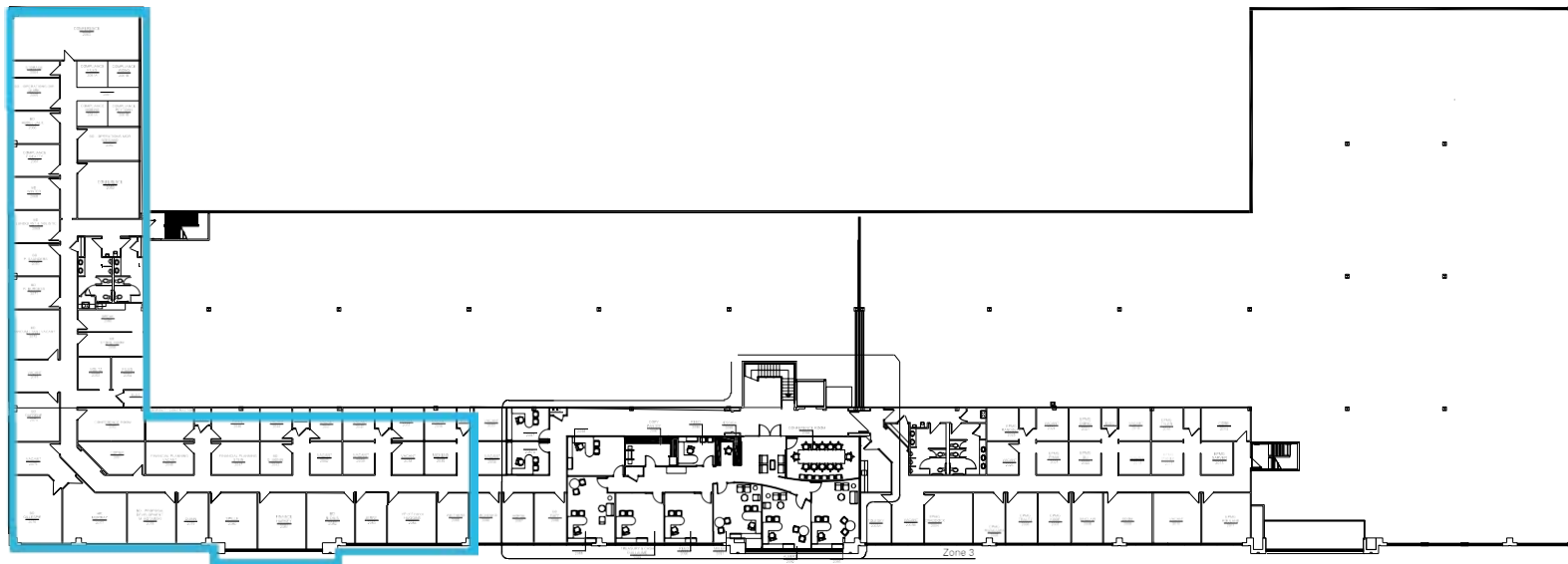
3680 - 3863 Centerview Drive | Chantilly | Virginia

**AVAILABILITY**

3750 Centerview Drive  
Warehouse/Office | 11,123 RSF Available

**AVAILABLE NOW**

Second Floor

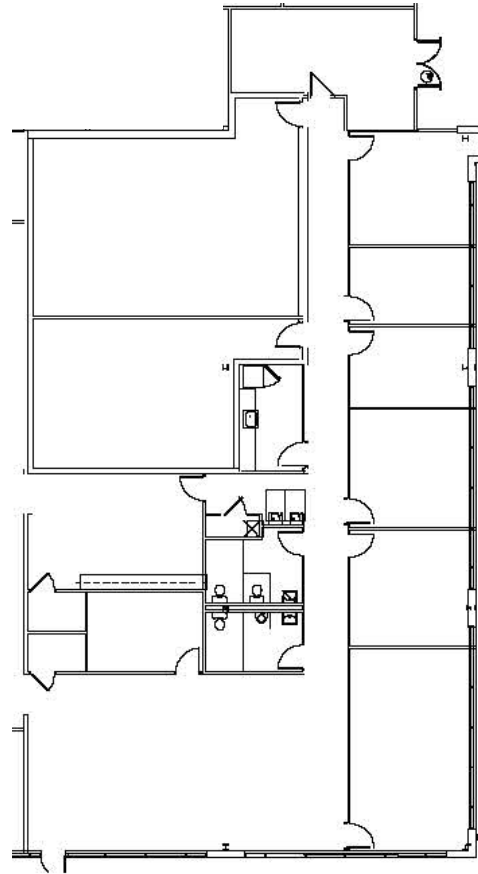


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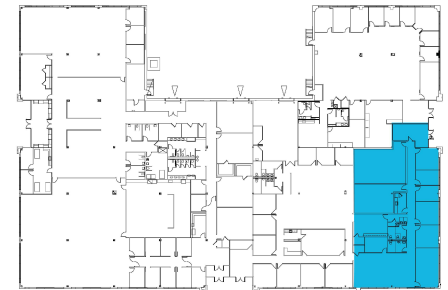
## AVAILABILITY

3855 Centerview Drive  
Office | Suite 400B | 5,671 SF



**AVAILABLE NOW**

Key Plan



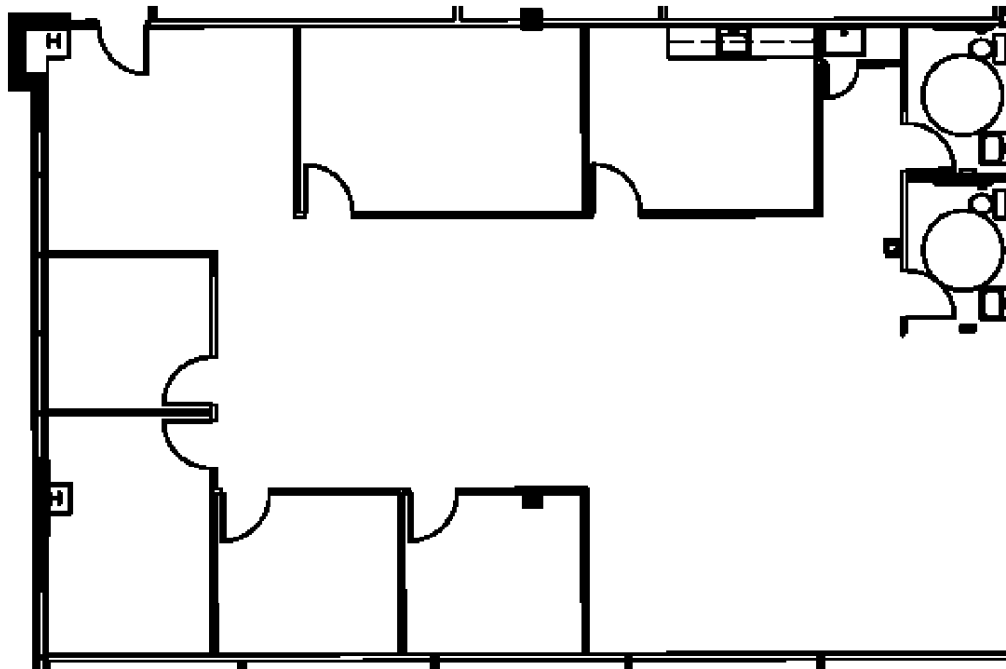
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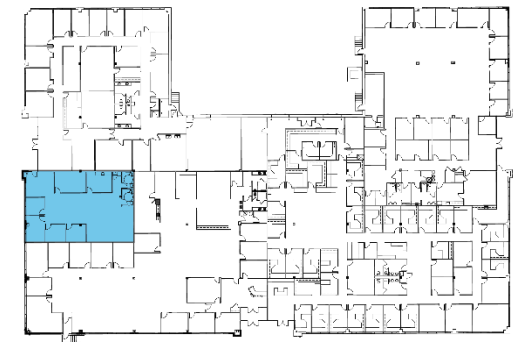
## AVAILABILITY

3859 Centerview Drive  
Office | Suite 400 | 2,420 SF

**AVAILABLE NOW**



Key Plan





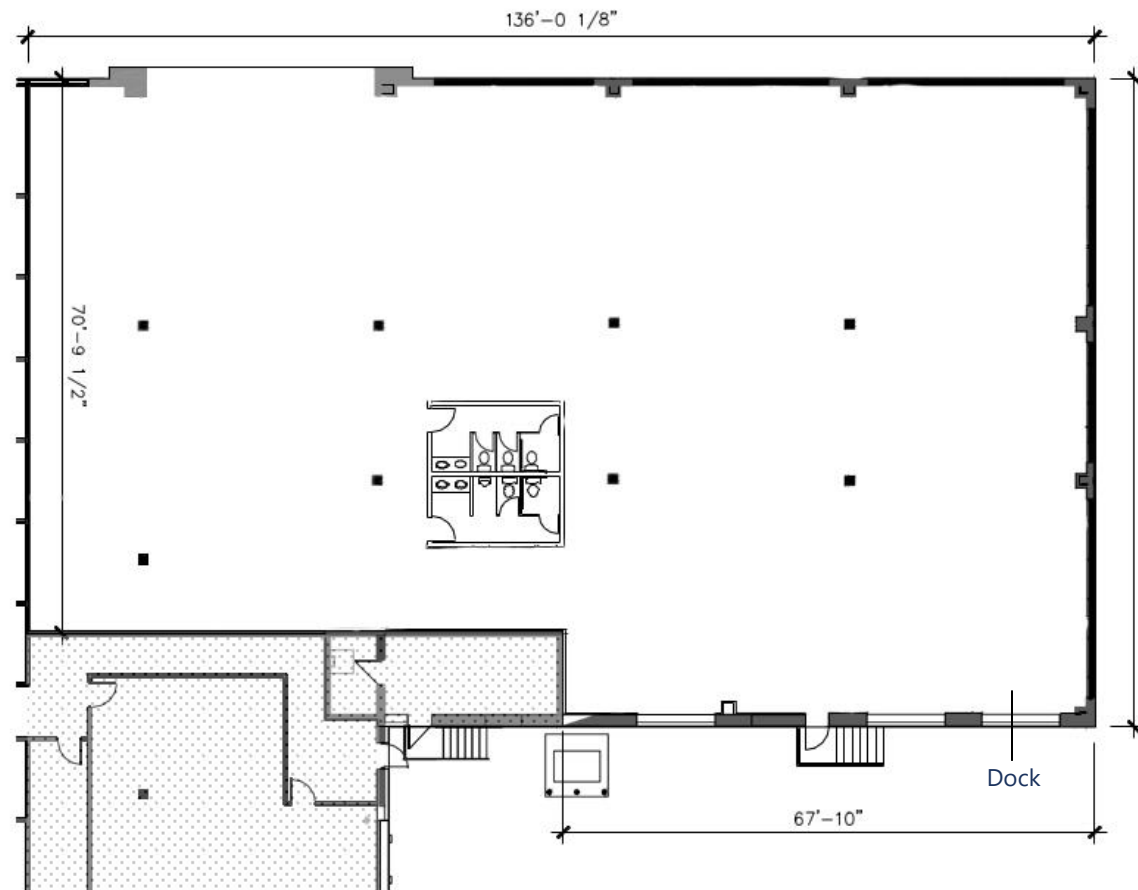
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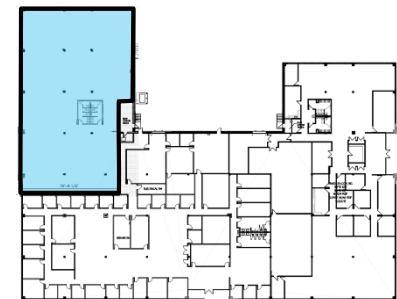
**AVAILABILITY**

3863 Centerview Drive  
Office/Flex | Suite 300 | 10,350 RSF

**AVAILABLE NOW**



Key Plan



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3680 - 3863 Centerview Drive |Chantilly |Virginia

## CONTACTS

### LEASING INFORMATION:

Edward S. Harrell (Bert) |Principal  
703.288.2702  
[bert.harrell@avisonyoung.com](mailto:bert.harrell@avisonyoung.com)

Jesse Martin |Senior Vice President  
703.288.2718  
[jesse.martin@avisonyoung.com](mailto:jesse.martin@avisonyoung.com)

Tripp Tarro |Associate  
703.992.6053  
[tripp.tarro@avisonyoung.com](mailto:tripp.tarro@avisonyoung.com)

**AVISON  
YOUNG**

[avisonyoung.com](http://avisonyoung.com)  
8300 Greensboro Drive, Suite 275  
Tysons, Virginia 22102  
703.288.2700

