


WESTFIELDS NORTH

14420 - 14434 Albemarle Point Place | Chantilly | Virginia

HIGHLIGHTS



24,050 SF
OFFICE SPACE
AVAILABLE



41,181 SF
FLEX SPACE
AVAILABLE



10 MIN
TO DULLES
AIRPORT



ROUTE 28
EASY ACCESS
& VISIBILITY



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OPPORTUNITY

Westfields North is located at 14420 - 14434 Albemarle Point Place in Chantilly, Virginia. The properties are conveniently located just minutes southwest of the intersection of Route 28 and Route 50. The site is only 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. Offering an above-market feel to the office product and a fully functional array of features in flex product and a fully functional array of features in flex product, as well as outstanding access to amenities, Westfields North presents an outstanding opportunity for a variety of business uses to grow and thrive.



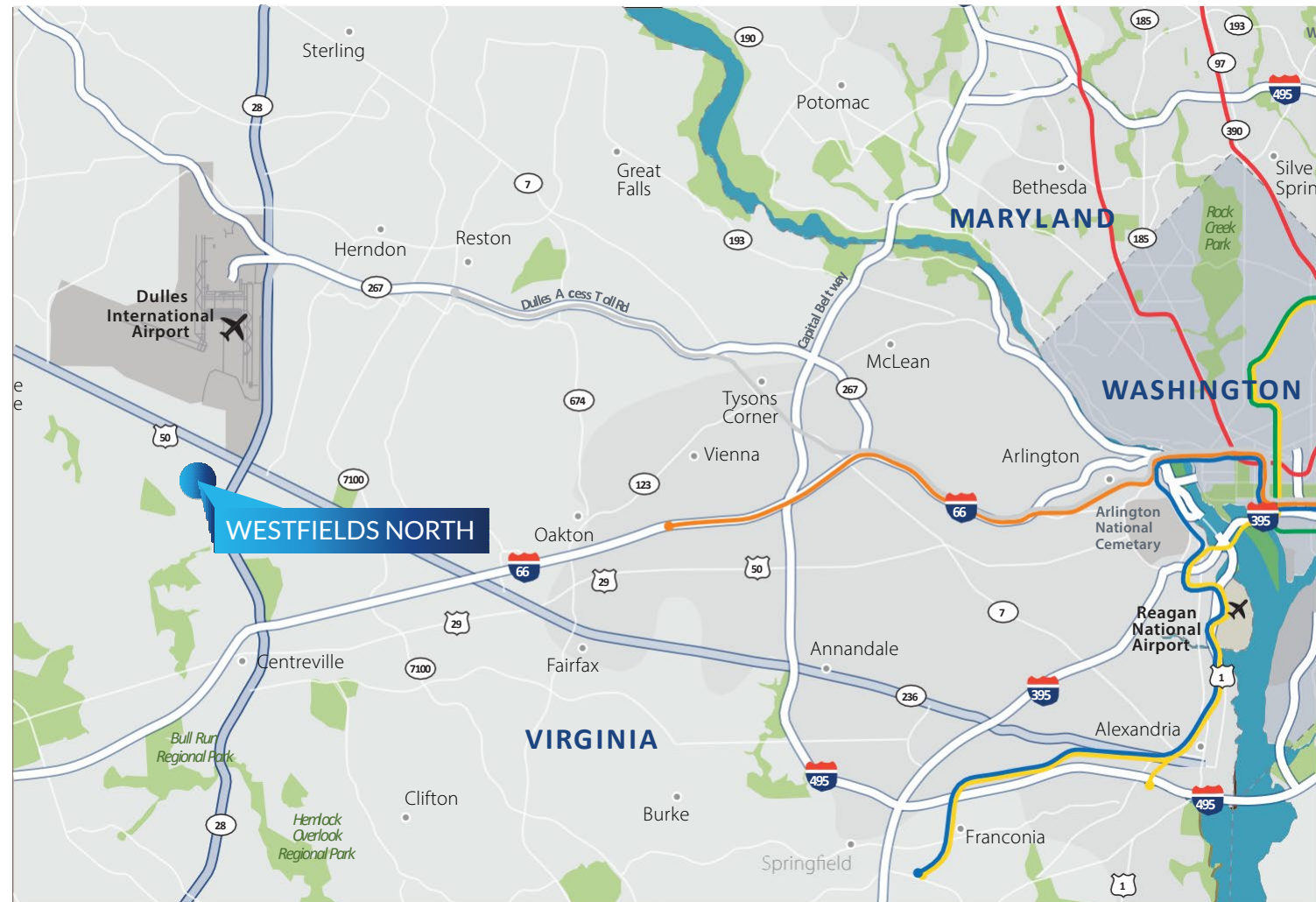
WESTFIELDS NORTH

14420 - 14434 Albemarle Point Place | 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



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SUMMARY

Number of Buildings	Six (6)
Total Size	296,360 sf
Availability	62,805 sf
Year Built	2001
Land Area	28.64 acres
Zoning	General Industrial District (I-5)
Construction Type	CMU, cast stone, brick veneer and ribbon windows, steel frame on concrete footings supporting steel columns of masonry piers
Fire Safety	Fully sprinkled wet system
Loading	19 loading docks, 2 drive-ins
Ceiling Height	Office 9' Warehouse 14'-18'
Column Spacing	Varies by building
Parking	3.8 per 1,000 sf
Operating Expenses	\$ 4.08 psf




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AMENITIES

2019 DEMOGRAPHICS within a 3-mile radius



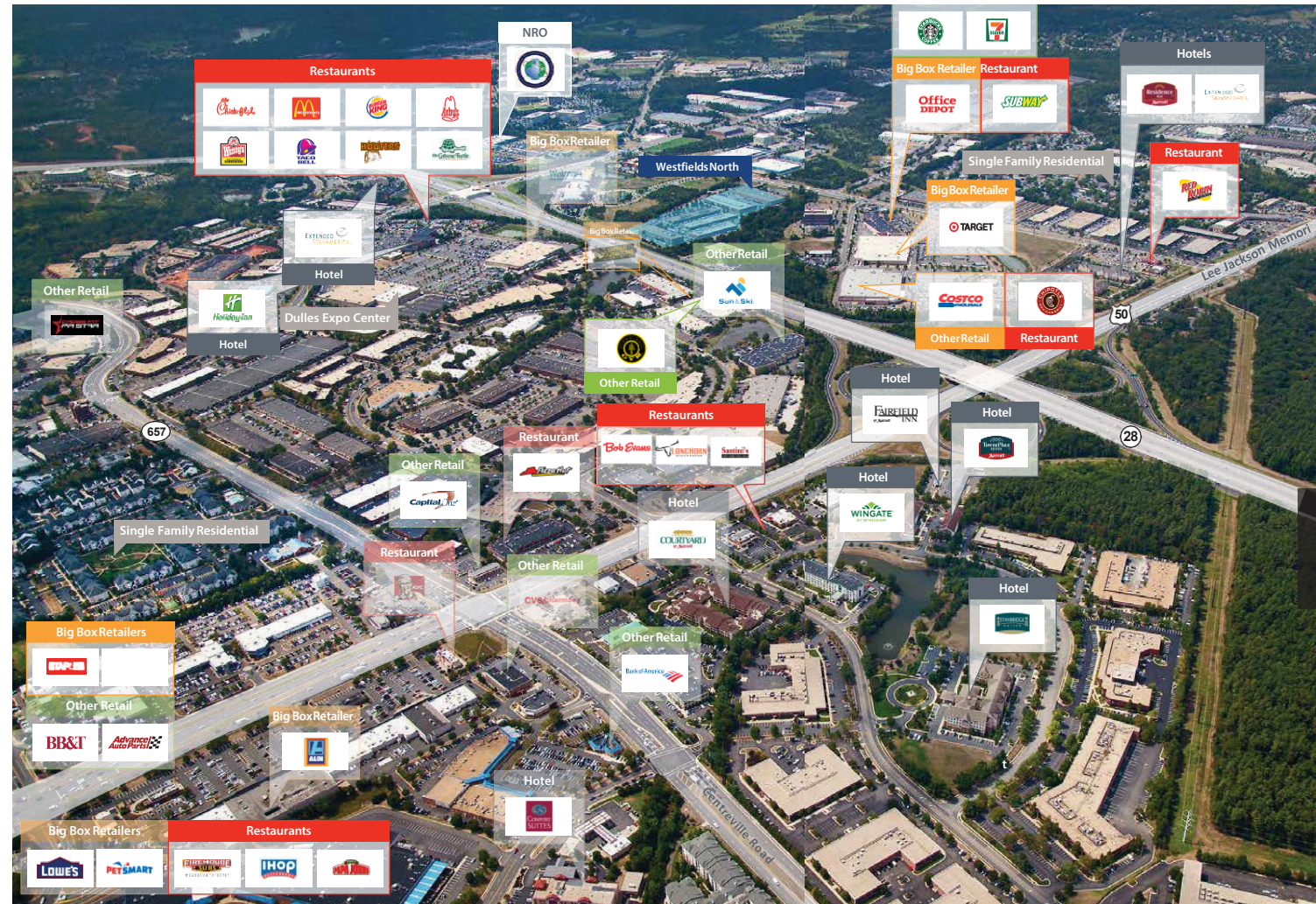
\$127,344
MEDIAN HOUSEHOLD
INCOME



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



94,000 vpd
TRAFFIC COUNT
ON ROUTE 28



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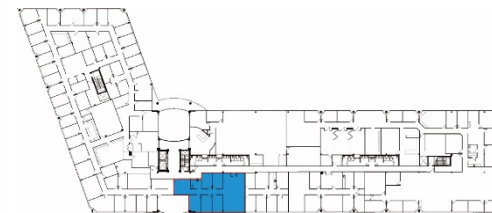
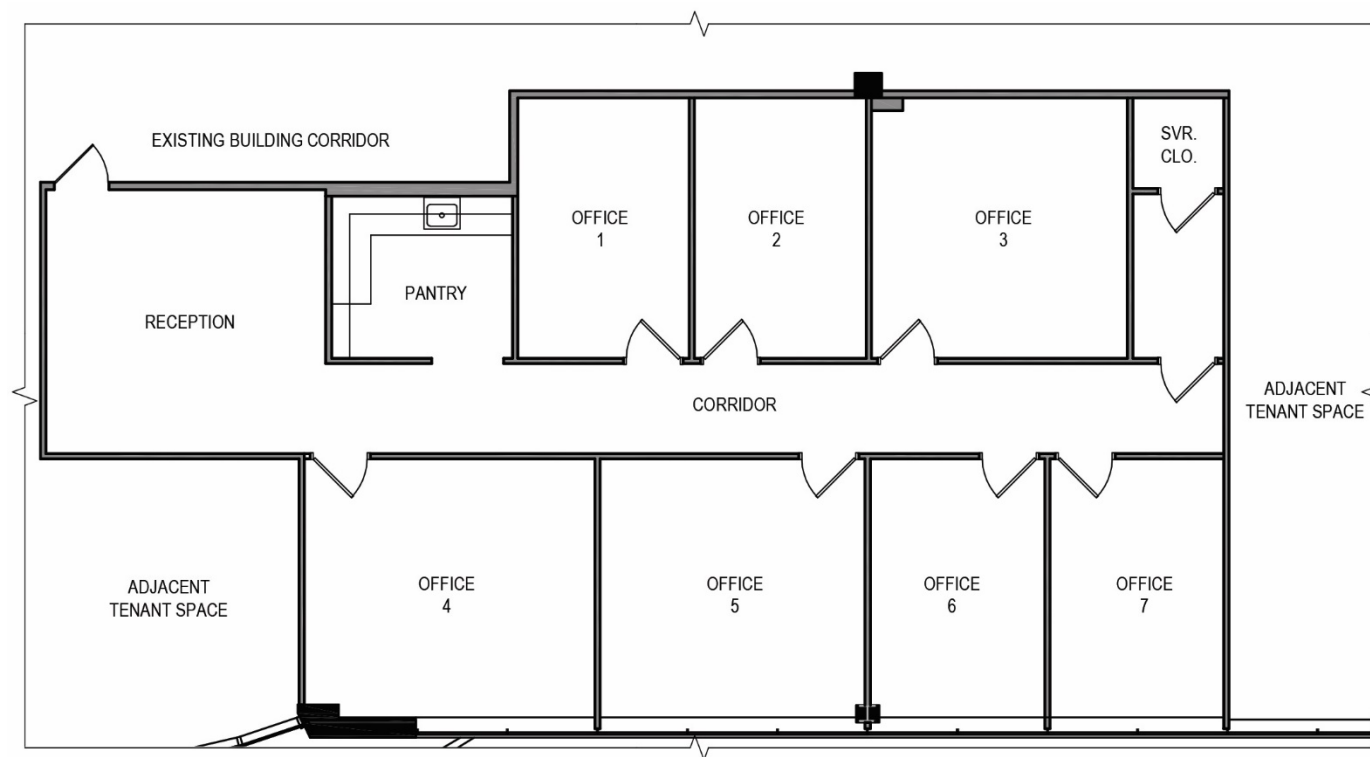
14420 - 14434 Albemarle Point Place | Chantilly | Virginia

AVAILABILITY

14420 Albemarle Point Place
Office | Suite 226 | 1,974 RSF

AVAILABLE NOW

Key Plan



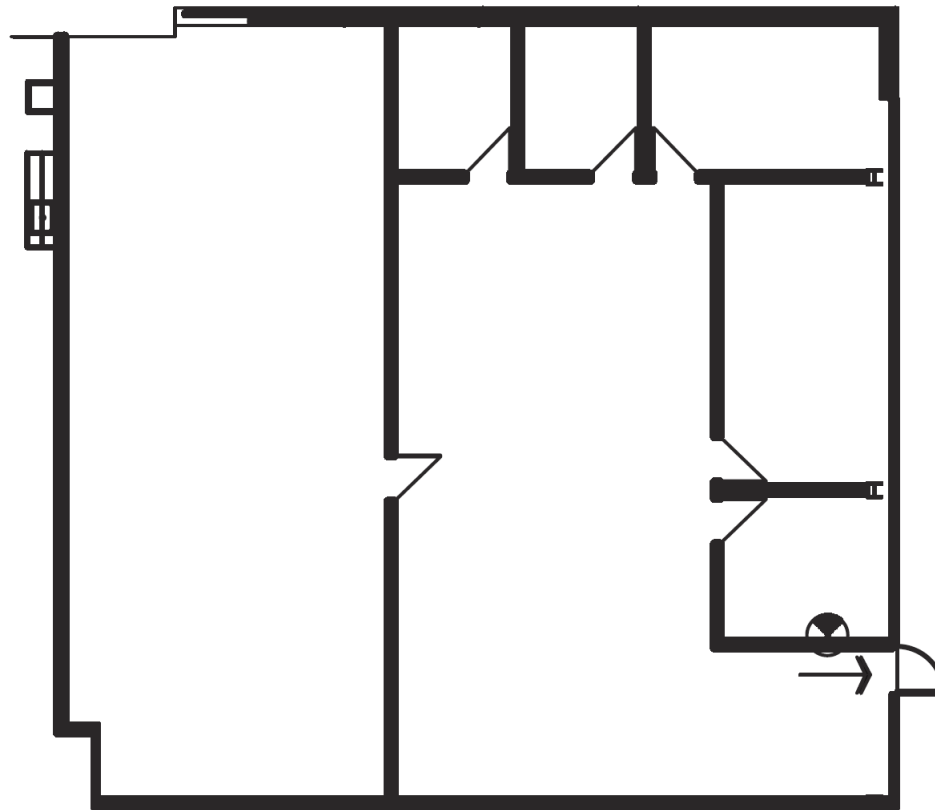
WESTFIELDS NORTH

14420 - 14434 Albemarle Point Place | Chantilly | Virginia

AVAILABILITY

14424 Albemarle Point Place
Flex | Suite 100A | 2,978 RSF

AVAILABLE NOW



Key Plan



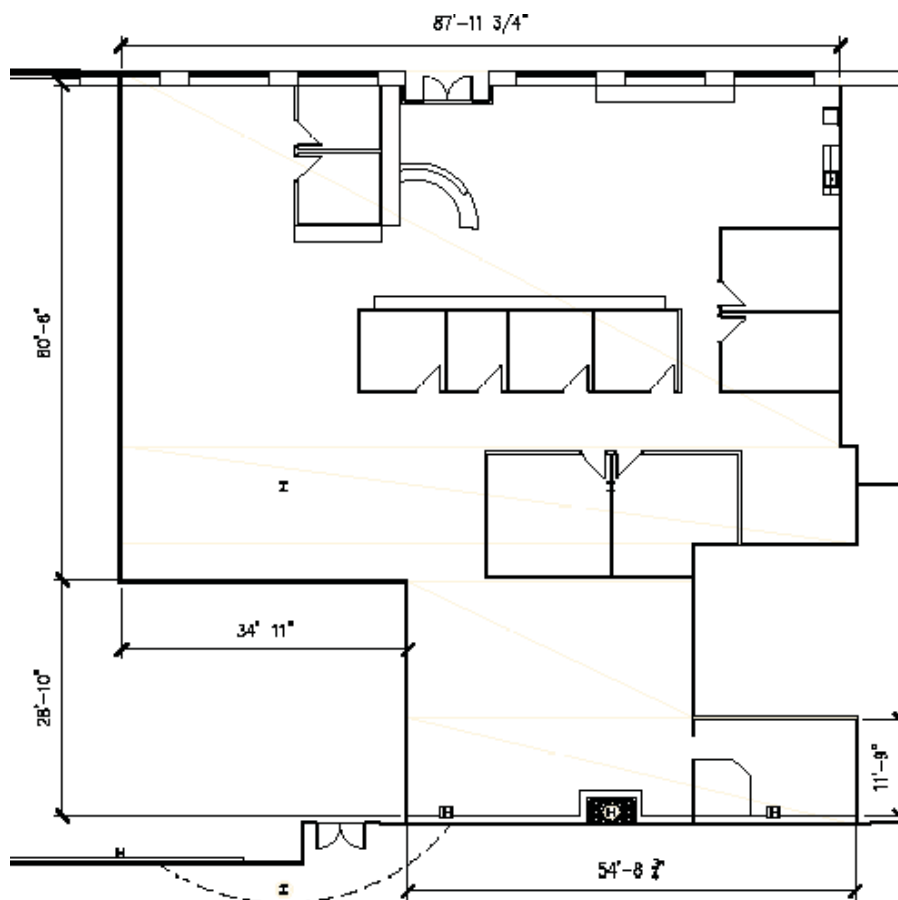
WESTFIELDS NORTH

14420 - 14434 Albemarle Point Place | Chantilly | Virginia

AVAILABILITY

14424 Albemarle Point Place
Flex | Suite 110A | 6,862 RSF

AVAILABLE NOW



Key Plan



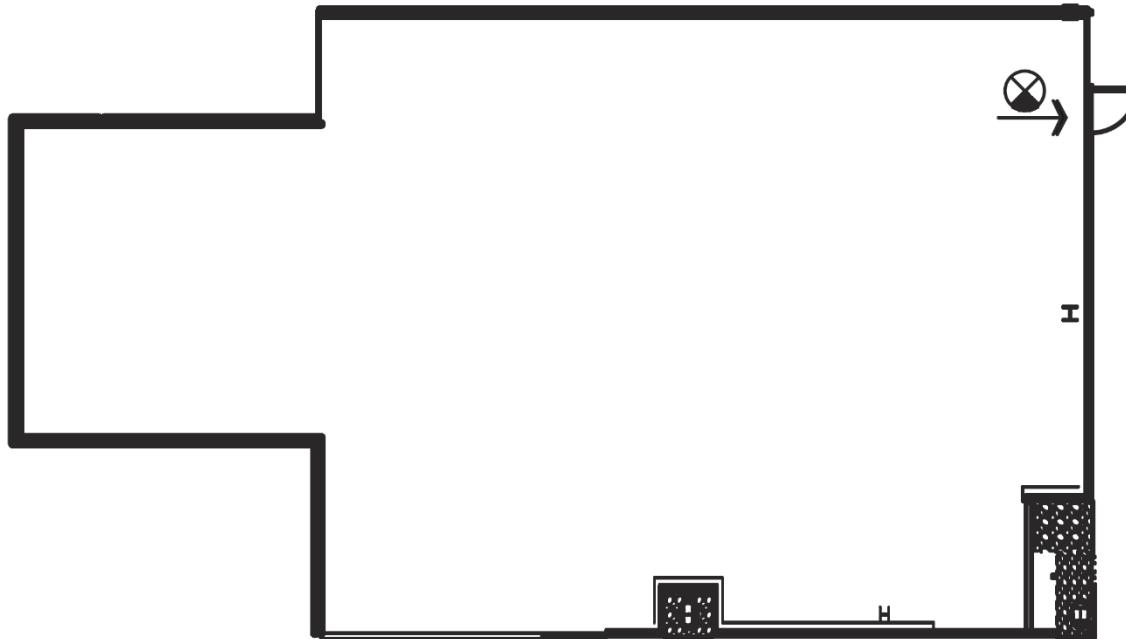
WESTFIELDS NORTH

14420 - 14434 Albemarle Point Place | Chantilly | Virginia

AVAILABILITY

14424 Albemarle Point Place
Flex | Suite 110B | 2,343 RSF

AVAILABLE NOW



Key Plan



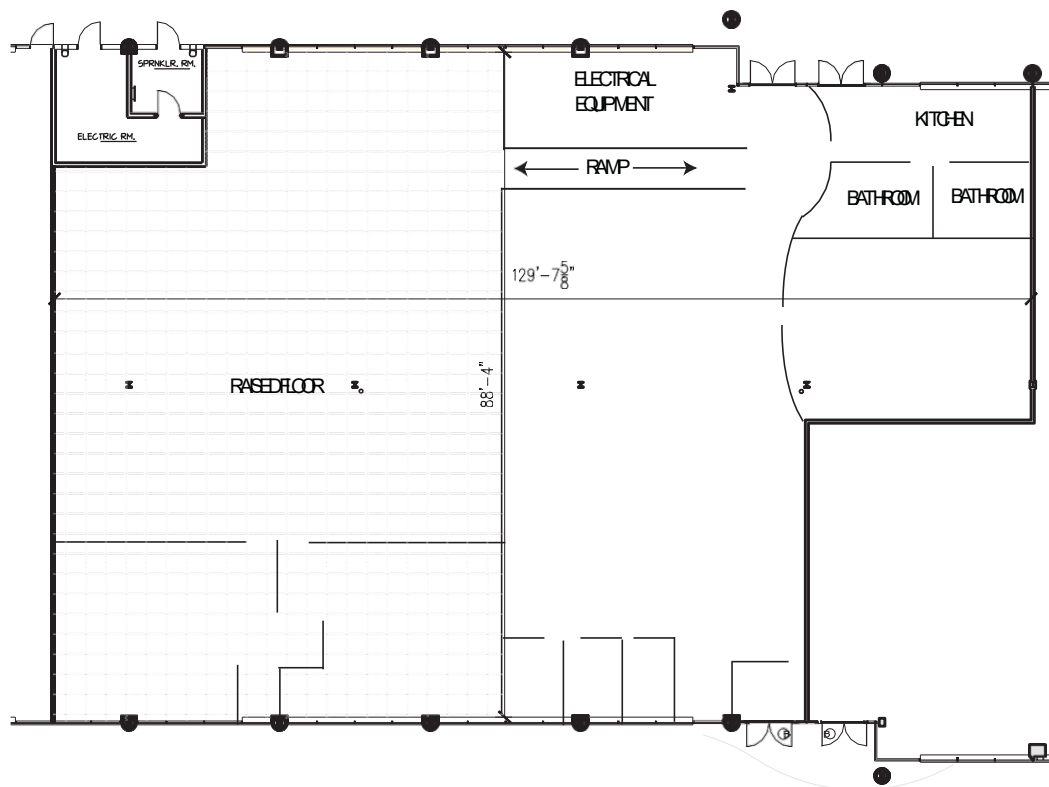
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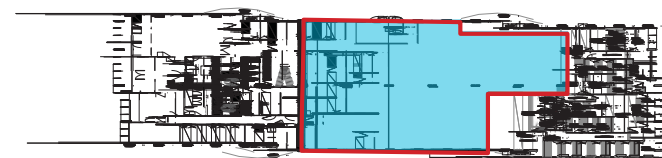
AVAILABILITY

14426 Albemarle Point Place
Office | Suite 120 | 10,448 RSF

AVAILABLE NOW



Key Plan

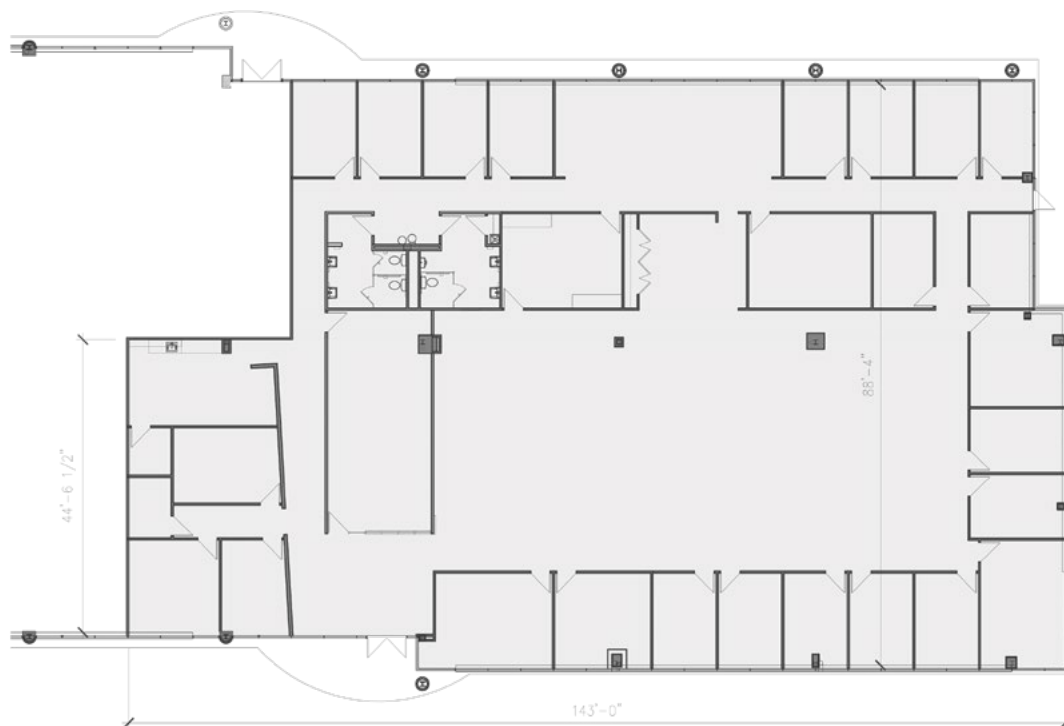


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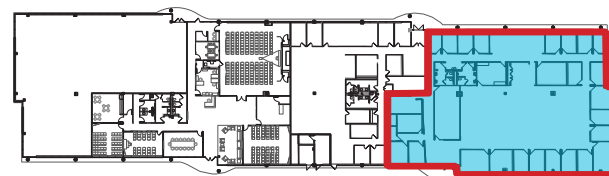
AVAILABILITY

14428 Albemarle Point Place
Office | Suite 120 | 11,588 RSF



AVAILABLE NOW

Key Plan



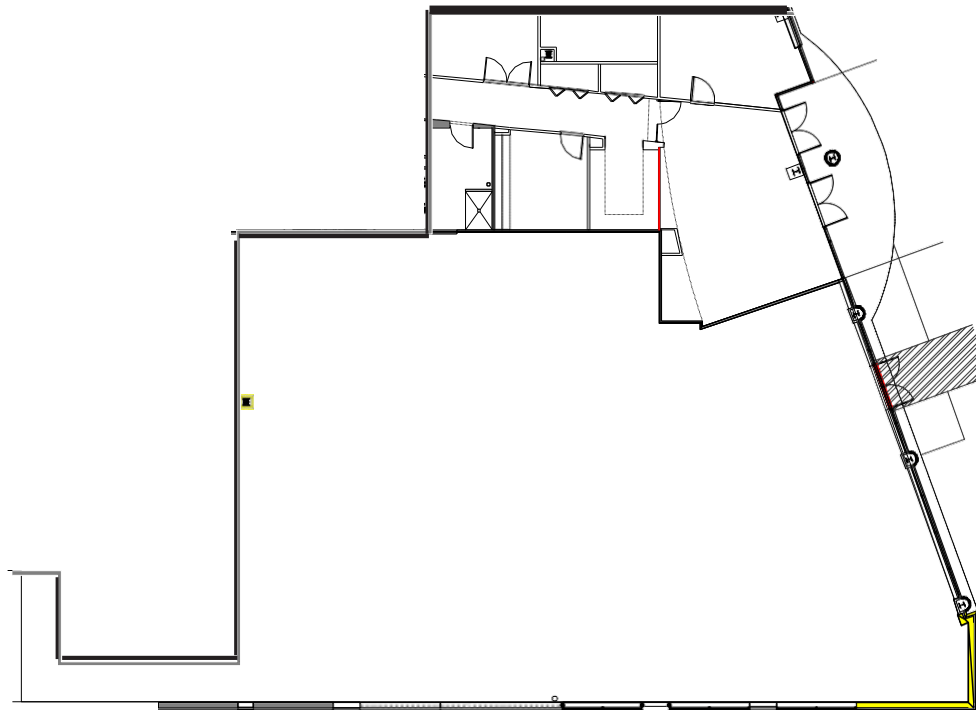
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AVAILABILITY

14432 Albemarle Point Place
Flex | Suite 200 | 6,920 RSF

AVAILABLE NOW



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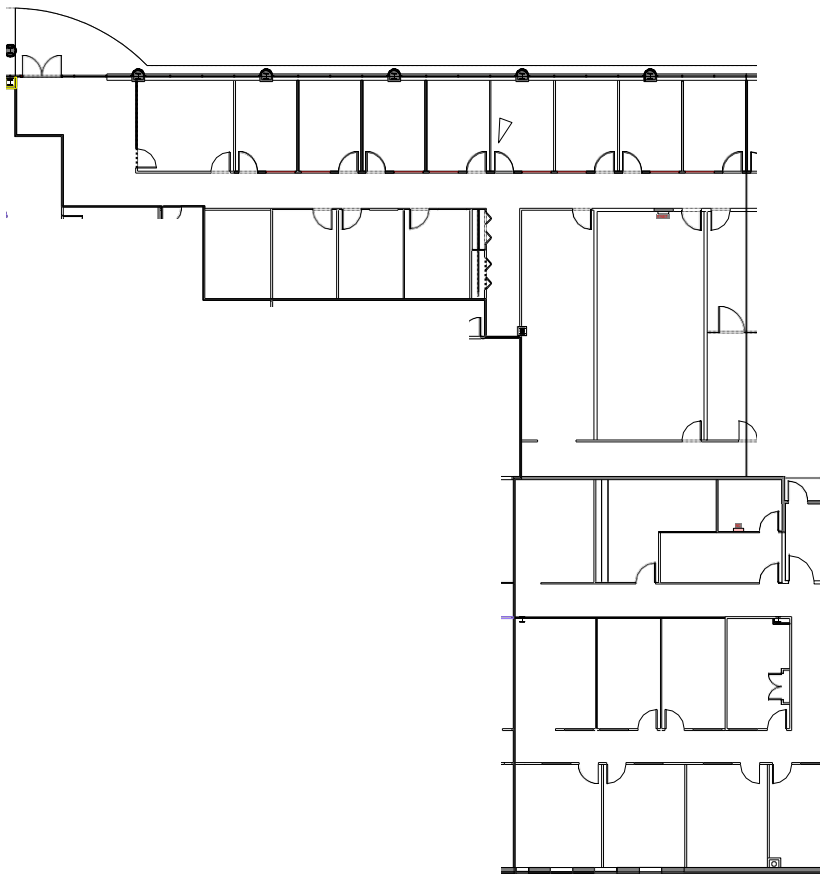
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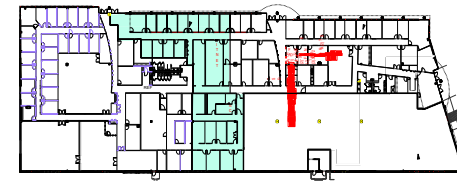
AVAILABILITY

14432 Albemarle Point Place
Flex | Suite 210 | 7,559 RSF

AVAILABLE NOW



Key Plan



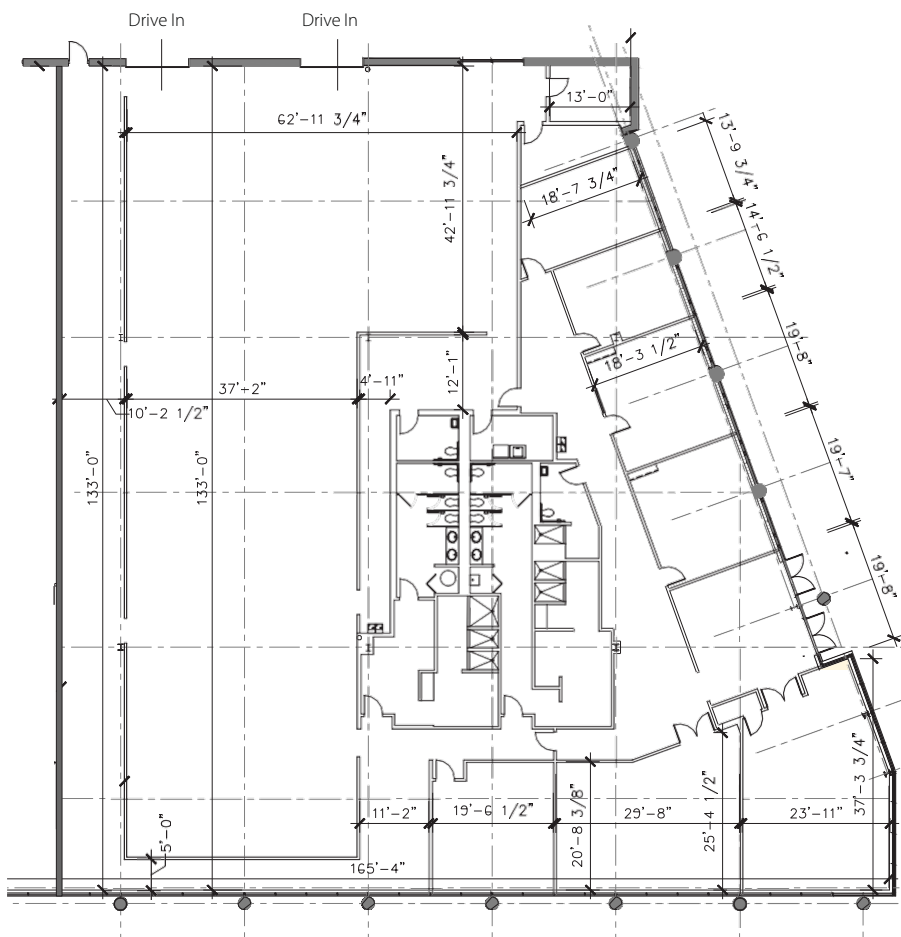
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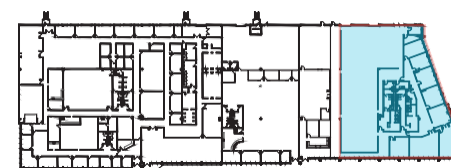
AVAILABILITY

AVAILABLE NOW

14434 Albemarle Point Place
 Flex/Recreational | Suite 100 | 14,519 RSF



Key Plan



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CONTACTS

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