

FOR SALE / FOR LEASE

FLEX/OFFICE CONDOMINIUM

BROOKFIELD CORPORATE CENTER
4433 BROOKFIELD CORPORATE DRIVE, SUITE H/I
CHANTILLY, VIRGINIA 20151

www.baileys4u.com/commercial/brookfield

For more information,
or to see the property,
please contact:

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Chantilly, VA 20151
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www.baileys4u.com



8,785 SF Flex Unit For Sale and For Lease

Corner unit with intensive office build-out, fabulous window line, conditioned warehouse/storage space, three loading docks and reserved parking.

Great location in Chantilly to own and operate your business! I-5 zoning allows multiple uses. Excellent for government and security contractors, technology development, and other office/warehouse and wholesale trade businesses.

Conveniently located near the U.S. Post Office with easy access to Routes 28 and 50, I-66 and the Dulles Toll Road; less than 8 miles to Dulles Airport

Offered For Sale and For Lease; Lease-To-Own and Lease with Purchase option available

THE
Bailey★Team
REAL ESTATE

SPACE OVERVIEW
BROOKFIELD CORPORATE CENTER
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PROFILE	Constructed in 1990 in Brookfield Corporate Center, the building consists of 31,468 SF of flex/office space. Brick and block construction with structural steel frame. Offers condominium ownership opportunity for business owners.
OVERVIEW	Suite H/I is a corner unit with two private entrances which offers 8,785 gross SF. Intensive office build-out includes a large reception area, big conference room, 5 windowed private offices (one with private bathroom), 4 interior office areas, open area for systems furniture with built-in shelving and work stations, and large kitchen. Also offers fully conditioned warehouse/storage space and three 8 x 10 foot loading docks. Extensive glass line and exposed, industrial-type ceilings with custom lighting make for an open and airy office atmosphere.
LOCATION	Outstanding visibility and accessibility in Brookfield Corporate Center close to the Chantilly U.S. Post Office and major commuting roads and highways, including Route 50 and Route 28, I-66 and the Dulles Toll Road via the new Willard Road/Route 28 overpass. Easily accessible to Dulles Airport, Westfield's businesses, the Dulles Expo and Conference Center, and area restaurants and hotels.
PARKING	27 allocated parking spaces, 5 of which are reserved. Ratio 3 spaces/1,000 SF. Total of 181 parking spaces in the complex
2010 TAXES	2010 Tax Assessment = Land \$347,900; Building \$1,391,580; Total: \$1,739,480 2009 Taxes Paid= \$1,581/month or \$18,972/year (Included state/county tax and Route 28 transportation tax)
CONDOMINIUM FEES	\$1,622/month, or \$19,464/year
ZONING	The property is zoned I-5 (industrial general) in Fairfax County. Permitted uses include offices; establishments for printing, production, processing, assembly, manufacturing, compounding, preparation, cleaning, servicing, testing, repair or storage of materials, good or products, and associated retail sales; financial institutions; contractor's offices and shops; warehousing and associated retail establishments; and wholesale trade establishments
PRICING	Offered For Sale at \$1,750,000 (\$199.20/SF) Also offered For Lease at \$12.50/SF NNN (\$9,151/month) NNN = approximately \$4.38/SF Lease with Purchase Option and Lease-to-Own available!

PHOTOS

BROOKFIELD CORPORATE CENTER 4433 BROOKFIELD CORPORATE DRIVE, SUITE H/I, CHANTILLY, VA 20151



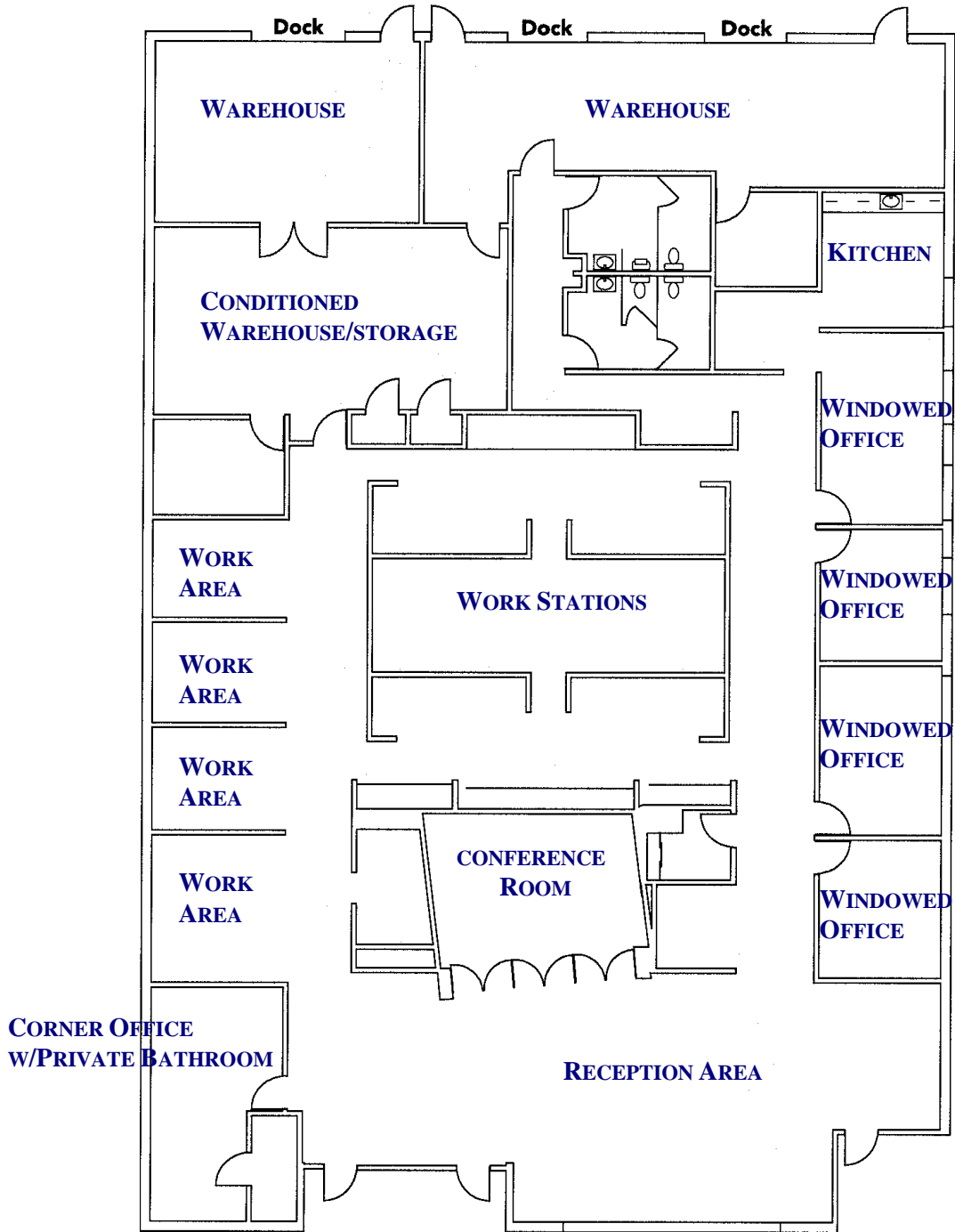
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DEMOGRAPHICS
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Radius	1 Mile	3 Mile	5 Mile
Population:			
2014 Projection	6,981	76,996	210,170
2009 Estimate	6,332	74,366	196,132
2000 Census	4,696	68,123	164,936
Growth 2009-2014	10.30%	3.50%	7.20%
Growth 2000-2009	34.80%	9.20%	18.90%
2009 Population By Hispanic Origin:	1,555	8,046	21,433
2009 Population by Race:			
White	3,398	51,001	129,985
Black or African American	678	4,024	12,703
American Indian and Alaska Native	21	228	511
Asian	1,292	13,719	37,786
Native Hawaiian and Pacific Islanders	7	37	104
Other Race	556	2,583	7,507
Two or More Races	379	2,774	7,536
2009 Households:			
2014 Projection	2,335	25,970	74,571
2009 Estimate	2,117	25,138	69,395
2000 Census	1,563	23,118	58,057
Growth 2009-2014	10.30%	3.30%	7.50%
Growth 2000-2009	35.50%	8.70%	19.50%
Owner Occupied	1,572	19,658	50,738
Renter Occupied	546	5,479	18,656
2009 Avg Household Income	\$104,769	\$143,030	\$141,855
2009 Med Household Income	\$95,706	\$123,127	\$118,864
2009 Per Capita Income	\$34,417	\$48,493	\$50,010
2009 Households by Household Inc:			
Income Less than \$15,000	55	295	979
Income \$15,000 - \$24,999	56	393	989
Income \$25,000 - \$34,999	52	475	1,336
Income \$35,000 - \$49,999	191	1,308	3,697
Income \$50,000 - \$74,999	370	2,774	8,653
Income \$75,000 - \$99,999	385	3,419	10,523
Income \$100,000 - \$149,999	712	8,711	22,324
Income \$150,000 - \$249,999	270	5,874	15,804
Income \$250,000 - \$499,999	22	1,538	4,012
Income \$500,000 or more	4	353	1,078

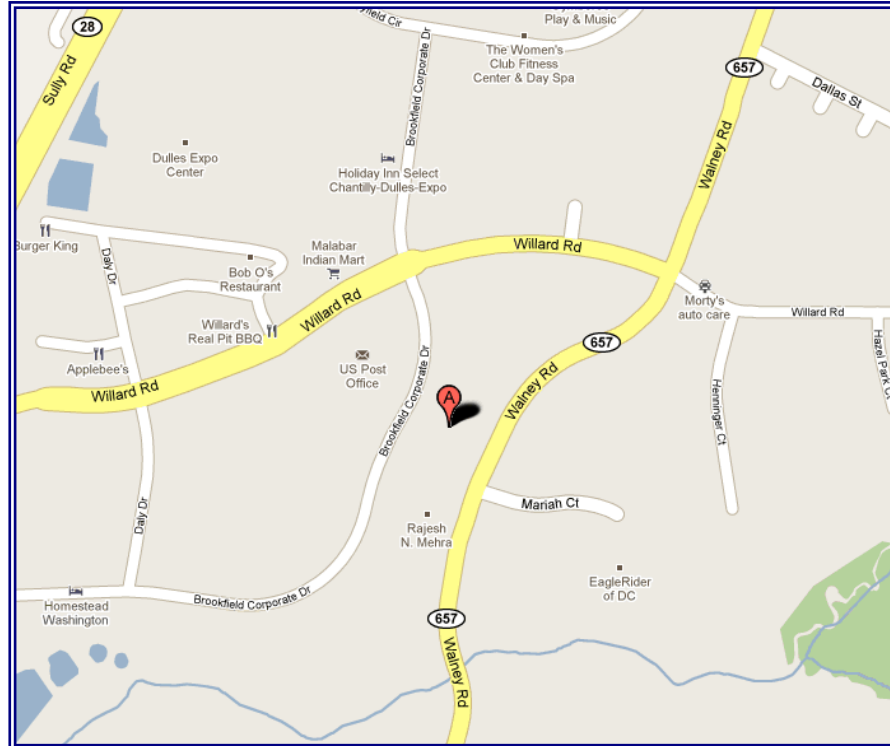
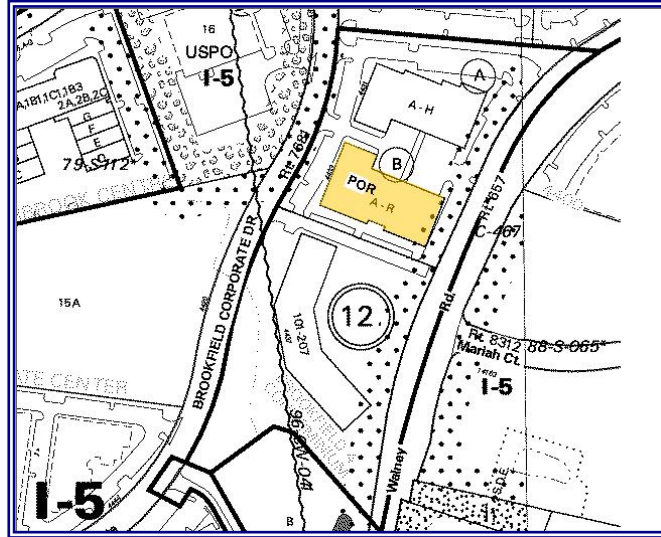
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FLOOR PLAN
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PLAT & LOCATION MAP
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