

FOR SALE

COLONELS RIDGE AT WESTFIELDS CORPORATE PARK
14129 ROBERT PARIS COURT, CHANTILLY, VIRGINIA
www.baileys4u.com/commercial/colonelsridge14129

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

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Chantilly, VA 20151



FOR SALE IN PROFESSIONAL OFFICE PARK

1325 SF unit with office intensive build-out

Constructed in 2006. Features 4 private offices, conference room, reception area, kitchenette, and ADA compliant bathroom

Suite entry signage and plenty of parking

Excellent location at Westfields Blvd and Walney Rd close to NRO and Westfields businesses—part of Westfield Business Owners Association offering fabulous business image equity

For Sale Offering of \$369,000 (\$278 per SF)
LEASE-TO-OWN Option Available

OVERVIEW

14129 ROBERT PARIS COURT, CHANTILLY

PROFILE

Colonels Ridge is a commercial condominium complex consisting of 42 luxury office condominium units in four two-story buildings. The first three buildings were finished in 2006 and 2007, and completely sold out. Each unit is one floor, except for a few mezzanine units. Professional businesses in Colonels Ridge include IT companies, consulting firms, dentists, doctors, financial and mortgage services, and general office users.

OVERVIEW

First floor, 1,325 SF office condominium with separate outdoor entrance. Built in 2006, features reception area with wood laminate flooring, conference room + 3 private offices (or 4 private offices), open area conference room, kitchenette, and ADA compliant bathroom. Updated carpet and paint and nice finishes throughout including chair rail and crown molding.

LOCATION

Exceptionally well located in Westfields Corporate Center at the corner of Walney Road and Westfields Boulevard in Chantilly; offers easy access to Routes 50 and 28, and just a few miles from I66 and the Dulles Toll Road. Dulles Airport, Route 29 and Route 7 are within an easy commute.

ZONING

Zoning is I-3; permitted uses include offices, private schools of general and special education, places of worship, financial institutions, medical care facilities, among others.

PARKING

There is ample parking, with a total of 3.5 parking spaces per 1000 SF of unit purchased. Parking is free and unassigned.

TAXES

2012 Assessed Value = \$373,600
Taxes = \$5,141.00 total, or \$3.88 per square foot
\$3,998 State/County Tax; \$1,143 Route 28 Special Tax

CONDOMINIUM FEES Approximately \$3,645 per year, or \$2.75 per SF (\$303.75 per month).

OFFERING

Offered For Sale for \$369,000. Lease-to-Own option available.



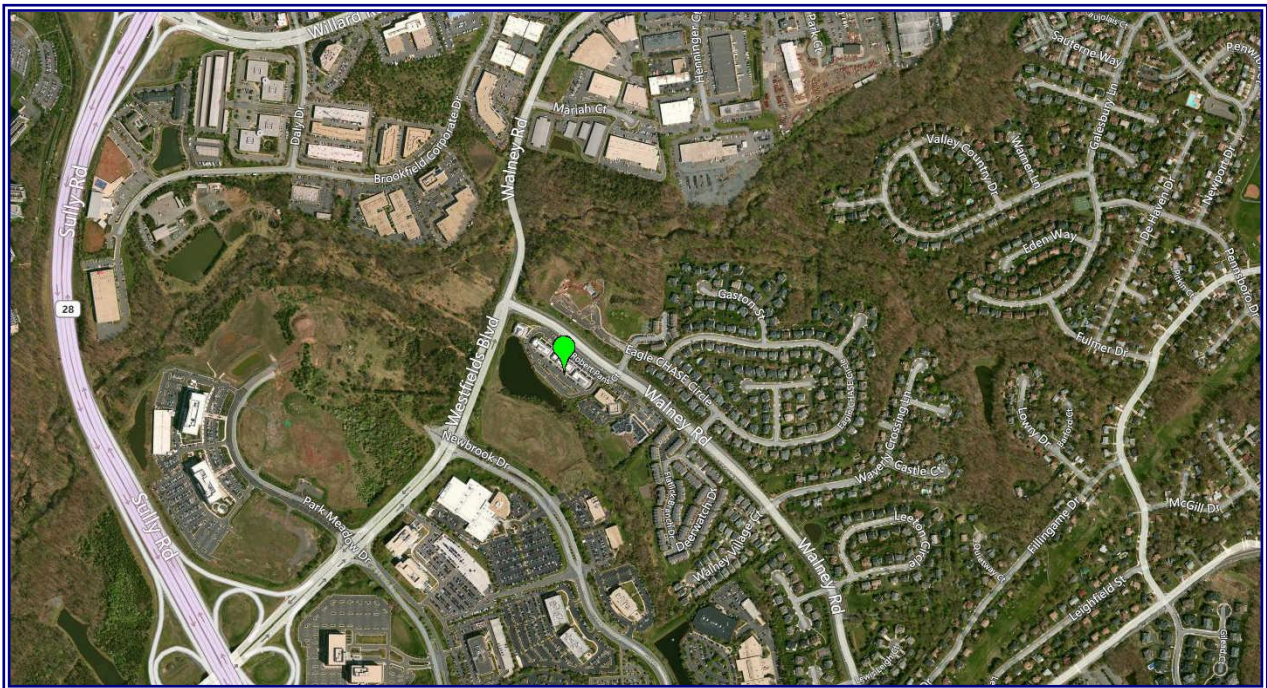
DEMOGRAPHICS

14129 ROBERT PARIS COURT, CHANTILLY

Radius	1 Mile	3 Mile	5 Mile
Population:			
2016 Projection	9,389	87,705	223,897
2011 Estimate	8,816	83,280	210,822
2010 Census	8,692	82,261	208,006
Growth 2011-2016	6.50%	5.30%	6.20%
Growth 2010-2011	1.40%	1.20%	1.40%
2011 Population By Hispanic Origin	1,741	10,228	22,363
2011 Population by Race:			
White	4,501	50,380	128,263
Black or African American	871	5,188	13,945
American Indian and Alaska Native	31	177	497
Asian	2,281	20,441	51,854
Native Hawaiian and Pacific Islander	7	72	179
Other Race	723	3,656	7,806
Two or More Races	404	3,367	8,277
2011 Households:			
2016 Projection	3,203	30,119	78,305
2011 Estimate	3,004	28,575	73,913
2010 Census	2,952	28,252	72,996
Growth 2011-2016	6.60%	5.40%	5.90%
Growth 2010-2011	1.80%	1.10%	1.30%
Owner Occupied	1,868	21,299	52,992
Renter Occupied	1,136	7,277	20,921
2011 Avg Household Income	\$105,782	\$132,942	\$135,803
2011 Med Household Income	\$87,293	\$109,755	\$111,067
2011 Per Capita Income	\$35,746	\$45,614	\$47,609
2011 Households by Household Inc:			
Income Less than \$15,000	102	540	1,359
Income \$15,000 - \$24,999	186	772	1,622
Income \$25,000 - \$34,999	212	926	2,107
Income \$35,000 - \$49,999	253	2,017	5,236
Income \$50,000 - \$74,999	510	4,016	10,159
Income \$75,000 - \$99,999	425	3,940	10,660
Income \$100,000 - \$149,999	746	7,303	18,445
Income \$150,000 - \$199,999	308	4,664	12,180
Income \$200,000+	262	4,397	12,145

Information contained here was obtained from sources deemed to be reliable, but accuracy thereof is not warranted.
Property is offered subject to prior sale or lease, change of terms or withdrawal without notice.

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