

# FOR SALE

**COLONELS RIDGE AT WESTFIELD'S CORPORATE PARK  
ROBERT PARIS COURT  
CHANTILLY, VIRGINIA 20151**

**[www.baileys4u.com/commercial/colonelsridge4](http://www.baileys4u.com/commercial/colonelsridge4)**

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or to see the property,  
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Long awaited release of final phase of Colonels Ridge!

## **TWO PRIME UNITS LEFT FOR SALE OR FOR LEASE**

Excellent location and good road visibility at the corner of Westfields Blvd and Walney Rd close to NRO and Westfields Corporate Center businesses

### **Only six office condos in Building 1**

Including 1 mezzanine unit

Conveniently located in the Dulles Corridor with easy access to Rtes 28 and 50, I66 and the Dulles Toll Road

Less than 8 miles to Dulles International Airport

**OVERVIEW**  
**COLONELS RIDGE PHASE IV**  
**AT WESTFIELDS CORPORATE CENTER**

- 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 are 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, financial and mortgage services, and general office users.
- LOCATION** Exceptionally well located in Westfields Corporate Center at the corner of Walney Road and Westfields Boulevard in Chantilly; there is 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.
- DESCRIPTION** Building construction is steel frame with brick. There is grade level entrance to all units. Building 1 will have 6 units (1 mezzanine). Building 2 has 12 units (2 mezzanines), Building 3 has 14 units (3 mezzanines), and Building 4 has 10 units (2 mezzanines). Units in Building 1 are approximately 25 x 75 feet with an additional 280 SF in the upper level mezzanine unit.
- ARCHITECT** Designed by Ward Hall Associates, based in Fairfax, Virginia, the firm has been responsible for the design and execution of numerous projects throughout the Greater Washington Area, the Mid-Atlantic Region, and overseas. Their clients have included private corporations, banks, universities, religious organizations, commercial developers, and municipal and federal government agencies.
- SF SIZES** Phase IV suite sizes range from approximately 1852 gross SF to 2252 gross SF per unit. There are four end units, one mezzanine and one interior unit. All lower level units feature both a front and either a side or rear door. Upper level units have front entry and rear doors through balconies. The mezzanine unit features an additional balcony on the mezzanine level with a private view of the pond. Purchase of adjacent units is offered.
- ZONING** Zoning is I-3; permitted uses include offices, private schools of general and special education, places of worship, financial institutions, medical care facilities, and religious or nonprofit organization retreat or conference center.
- PARKING** There is ample parking, with a total of 3.5 parking spaces per 1000 SF of unit purchased. Parking is unassigned.

**DELIVERY**

Shell building is complete. Delivery as soon as build-out is complete. Settlement will be handled by Seller's attorney.

**BUILD-OUT  
ALLOWANCE**

Pricing includes approximately twenty-five dollar (\$25.00) per usable (net) square foot build-out allowance from a warm shell space. Construction services to build-out of the unit will be provided by Avery Construction, who will manage all aspects of design and construction to deliver a turnkey office suite. Design, fixturing and permitting fees, as well as any build-out cost overages, are subject to additional fees.

**CONDOMINIUM  
& WBOA FEES**

Condominium units are subject to Colonels Ridge Condominium Association and Westfields Business Owner Association (BOA) fees. Condominium fees run \$2.75/SF per year. For example, the 1852 SF unit in Building 1 will pay an estimated \$424.42 per month. These unit fees are collected on a monthly basis and cover the following expenses plus create a reserve for anticipated expenses: trash disposal, common water, external electrical, internal water, insurance, snow removal, audit/legal, management, landscaping and grounds maintenance, general reserves, and miscellaneous expenses. The pro rata share of the WBOA assessment is not included in the estimate of fees above.

All contracts shall be contingent upon Purchaser's ten (10) day review and approval of the condominium documents.

**FINANCING**

Call for a list of lenders who can offer competitive loan programs for this project and provide financing information. Lenders are provided for informational purposes only for potential purchasers, and are no guarantee of financing. Purchasers should perform their own due diligence regarding financing options.

**COLONELS RIDGE  
AT WESTFIELDS CORPORATE CENTER**



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Property is offered subject to prior sale or lease, change of terms or withdrawal without notice.

**DELIVERY SPECIFICATION OF THE BASE UNIT**

**COLONELS RIDGE**

**AT WESTFIELDS CORPORATE CENTER**

Developer will deliver warm space shell, specifications as follows:

**HVAC**

- The supply and return trunklines will be to the base unit
- All air distribution branch lines from the trunklines will be a part of the OIA (Owner Improvement Allowance)
- Bathroom exhaust vent line will be roughed in for future bathroom exhaust fan(s). The exhaust fan(s) will be part of the OIA.
- A thermostat will be provided at a mutually agreed upon and viable location
- All mezzanine units will have a separate A/C system.

**PLUMBING**

- Each bathroom will have rough-in plumbing for future toilet and lavatory (sink). Toilet and sink fixture will be installed under the OIA.
- A gas line will be brought into individual units and be connected to the furnace in the individual unit. Each unit will be metered separately.
- A 5 gallon electric hot water heater will be provided
- Water will be a common meter for the building in which the unit is housed
- All fixture unit fee costs and appropriate permits shall be paid by the Purchaser.

**ELECTRIC**

- All units will have and be wired for 150 AMP main service
- All wiring will be connected to the furnace, A/C components, hot water heater, Exit sign, and one light in the mechanical room
- There will be a home run conduit to provide for future telephone and data cabling
- Conduit will be run from the building main utility closet, which will house all TELCO database components, as well as the individual meters for each suite.

**FINISHES**

- All floors will be concrete slab floors with exposed ceilings to show rafters or bar joists
- Depending on nature of unit, the insulation may be visible
- All walls will be studded with insulation exposed at all exterior walls.
- The demising common wall will be insulated, and the drywall will be taped and blocked. It will not be skimmed or sanded.

**PRICING**  
**COLONELS RIDGE PHASE IV**  
**AT WESTFIELD'S CORPORATE PARK**  
**BUILDING ONE**

\$655,987.50	<b>*SOLD*</b> Upper (2 <sup>nd</sup> ) Level #14100 End Unit (\$315/SF) Approximately 2082.5 gross square feet \$52,062.50 build-out allowance
\$699,500.00	<b>*SOLD*</b> Upper (2 <sup>nd</sup> ) Level #14102 Mezzanine Unit (\$310.62/SF) Approximately 2252 gross square feet (includes 417 sf mezzanine) \$56,300.00 build-out allowance
\$655,987.50	<b>*SOLD*</b> Upper (2 <sup>nd</sup> ) Level #14104 End Unit (\$315/SF) Approximately 2082.5 gross square feet \$52,062.50 build-out allowance
\$599,075.00 End Unit (\$310/SF)	<b>*SOLD*</b> Lower (1 <sup>st</sup> ) Level #14106 Approximately 1932.5 gross square feet \$48,312.50 build-out allowance
\$564,860.00	Lower (1 <sup>st</sup> ) Level #14108 Interior Unit (\$305/SF) Approximately 1852 gross square feet \$46,300.00 build-out allowance
\$651,310.00	Lower (1 <sup>st</sup> ) Level #14110 End Unit (\$310/SF) Approximately 2101 gross square feet \$52,525.00 build-out allowance

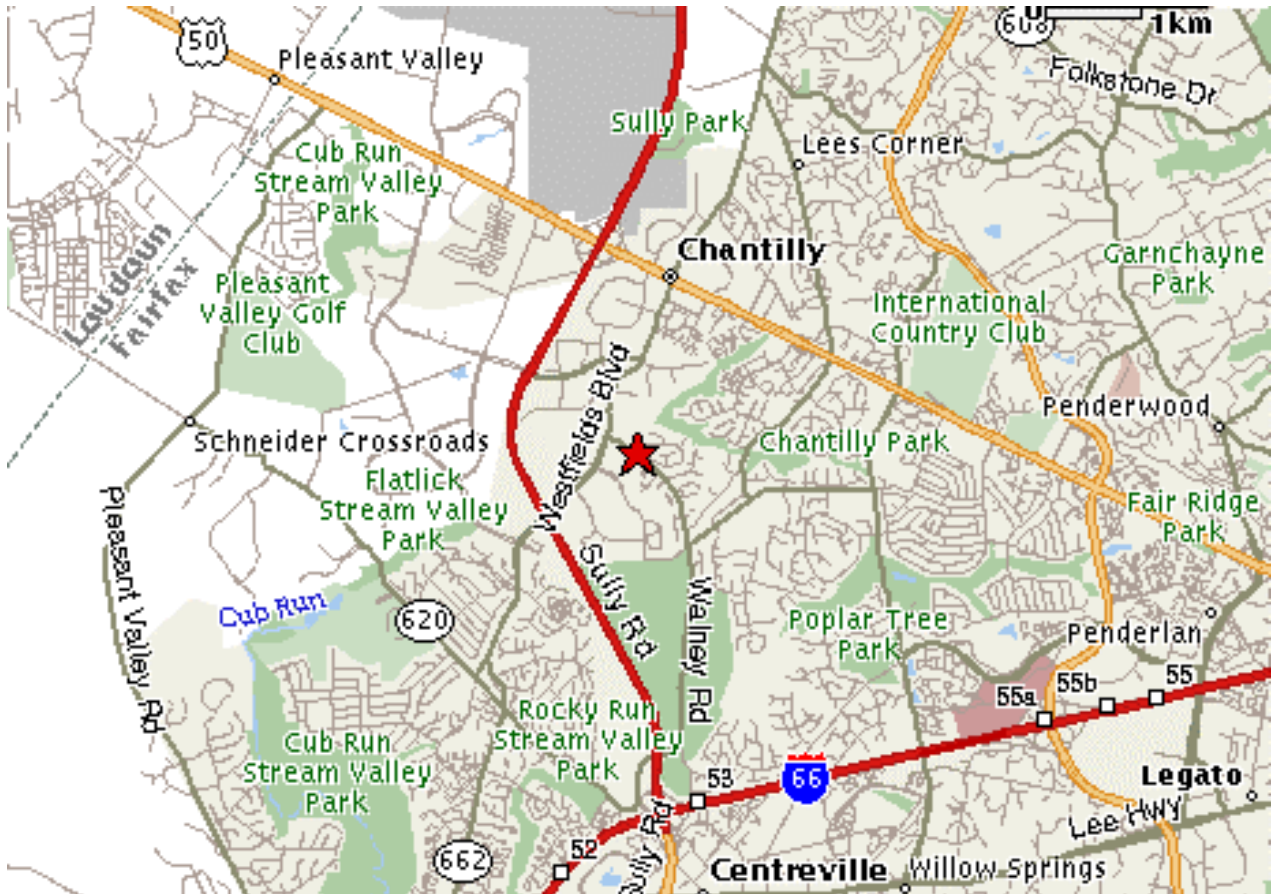
**LEASE INFORMATION**

- Two remaining units are also offered for lease at \$25/SF including condo fee and property taxes.
- Tenant Improvement Allowance for standard office build-out. Purchase option is available.

**CONTRACT INFORMATION**

- 5% of Purchase Price payable as earnest money deposit with contract
- Additional 5% payable ten (10) days prior to commencement of construction of the owner's building unit
- 100% of build-out expense overage payable due at issuance of building permit and prior to commencement of work
- Design and permitting fees due at issuance of building permit and prior to commencement of work

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