

FOR SALE OFFICE CONDOMINIUM

**MARBROOK CENTRE
14325 WILLARD RD, SUITE 102
CHANTILLY, VIRGINIA 20151**

www.baileys4u.com/commercial/marbrook

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

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The Bailey Team
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Chantilly, VA 20151
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www.baileys4u.com



Excellent location close to Westfield businesses and
Route 28 Overpass

5,521 SF first floor office with nice window line
and separate outside entrance

Conveniently located in the Dulles Corridor
adjacent to the U.S. Post Office. Easy access to
Routes 28 and 50, I66 and the Dulles Toll Road
Less than 8 miles to Dulles International Airport

**Major \$200,000 Price Reduction—Seller says Sell!
Offered for only \$750,000 (\$135.85/SF)**

THE
Bailey★Team
REAL ESTATE

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MARBROOK CENTRE
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SPACE OVERVIEW

PROFILE	Marbrook Centre is a 2-story brick building constructed in 1987 in Brookfield Corporate Center. The building consists of 48,000 SF of office space with 25,000 SF flex space attached. Marbrook Centre offers condominium ownership opportunity for business owners and investors.
OVERVIEW	Suite 102 is a first floor, corner suite with private outside entrance as well as lobby access. Offers 5,521 gross SF and includes a reception area, windowed conference room, 3 windowed private offices, 7 interior private offices plus computer room, open areas for systems furniture, large full kitchen/break room, training classroom and office area. Approximately 1,500 SF constructed as SCIF. Extensive glass line for a bright office atmosphere, as well as Willard Road exposure.
LOCATION	Outstanding visibility and accessibility in Brookfield Corporate Center adjacent to the Chantilly U.S. Post Office and close to major commuting roads and highways, including Routes 50 and 28, I66 and the Dulles Toll Road. Easily accessible to Dulles Airport, Westfield's businesses, and area hotels which cater to business travelers.
PARKING	Free surface spaces/ ratio 3.50 spaces/1000 SF
2010 TAXES	\$1,152/month, or \$13,284.00/year (State/county tax of \$10,373.00; Route 28 special tax + transportation tax of \$2,912.00)
CONDOMINIUM FEES	\$1,253.51/month, or \$15,042.12/year. Includes janitorial.
ZONING	The property is zoned I-5 (industrial general) in Fairfax County. Permitted uses include offices, financial institutions, contractor's offices and shops, medical, places of worship, private schools of general and special education, and wholesale trade establishments. Excellent for government and security contractors, technology development, and other office and trade businesses
PRICING	Offered for sale for just \$750,000.00 (\$135.85/SF) Way below assessed value of \$951,610

PHOTOS
MARBROOK CENTRE
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BUY Vs. LEASE ANALYSIS
MARBROOK CENTRE
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OWN 5,521 SF Office Space		LEASE 5,521 SF Office Space	
Purchase Assumptions		Lease Assumptions	
Purchase Price	\$750,000	Rent per mo (\$18/SF)	\$8,282
Start-up investment		Start-up investment	
25% down payment	\$ 187,500	Prepaid rent & deposit	\$16,563
Loan Fees & costs	\$15,000		
Total start-up costs	\$ 202,500	Total start-up costs	\$16,563
Monthly Costs		Monthly Costs	
Payment on \$562,500 loan*	\$3,555	Rent payment	\$8,828
Operating costs (taxes/condo/utilities)	\$2,387	Utilities	\$ 400
Total Monthly Costs	\$5,942	Total Monthly Costs	\$9,228
Approx. Mo. Interest deduction**	\$1,036	Approx. Mo. Interest deduction**	\$0
Monthly depreciation	\$1,603	Monthly depreciation	\$0
Total Monthly Ownership Benefits	\$2,639	Total Monthly Ownership Benefits	\$0
Total Effective Monthly Cost	\$3,303	Total Effective Monthly cost	\$9,228
*Loan based on 25 year amortization			
6.5% interest			
** Assumes 34% tax bracket			

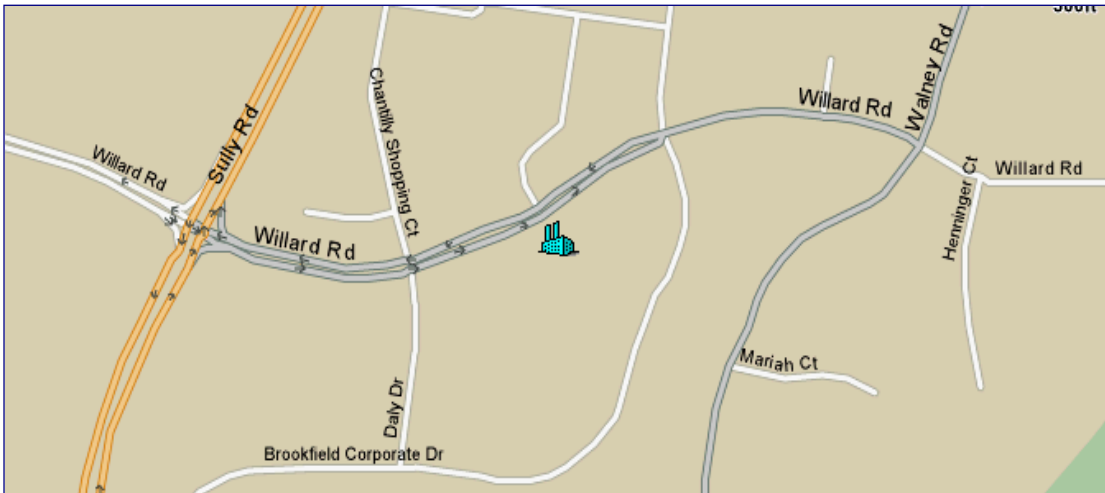
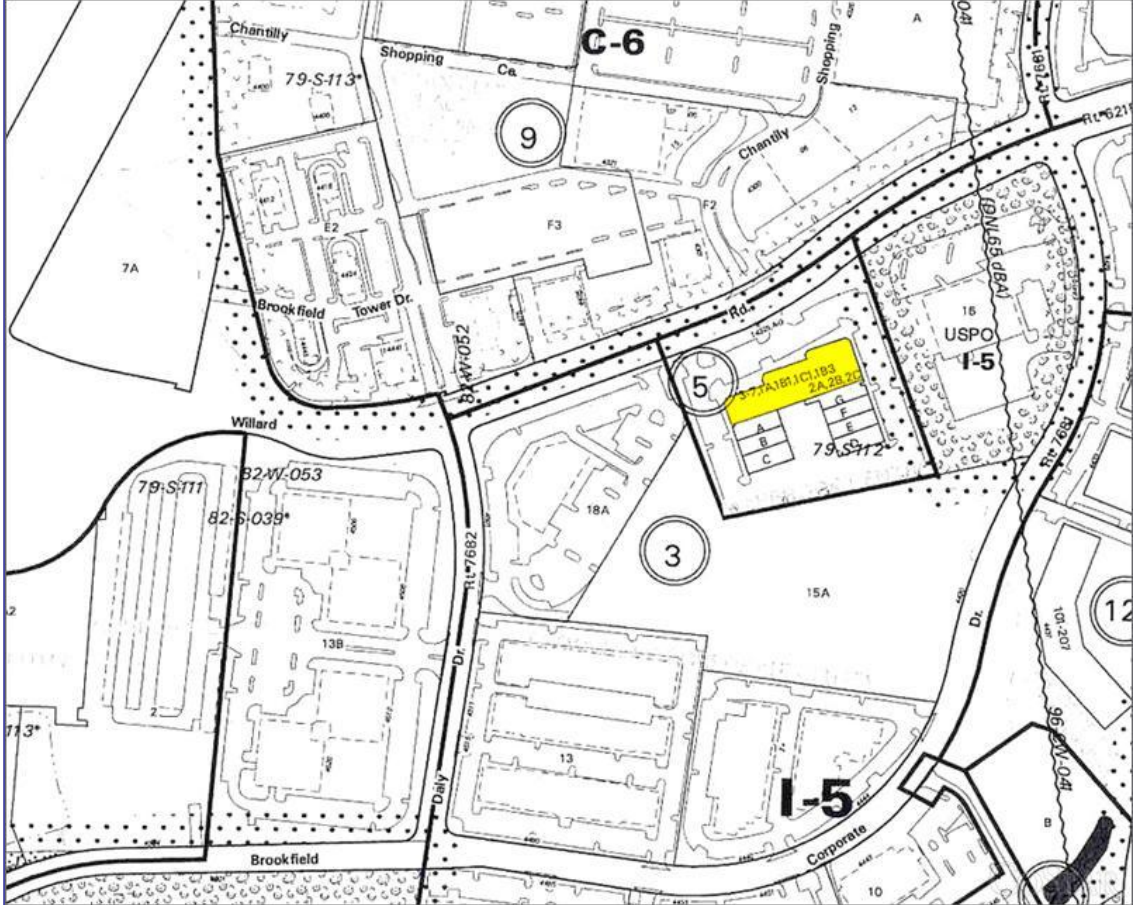
Information contained herein should be verified prior to entering into any transaction.

DAYTIME EMPLOYMENT
MARBROOK CENTRE
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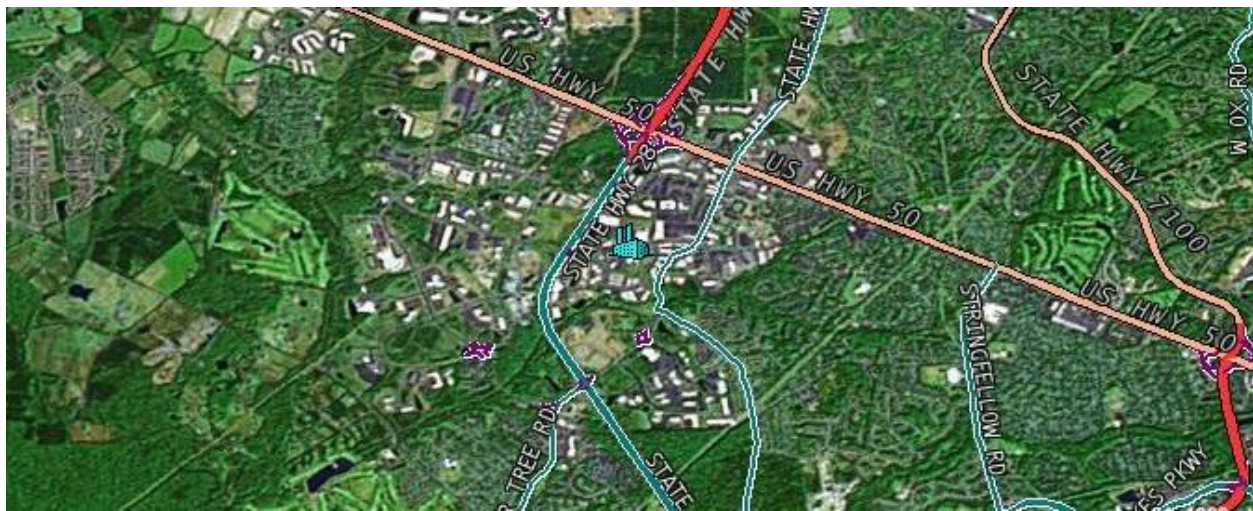
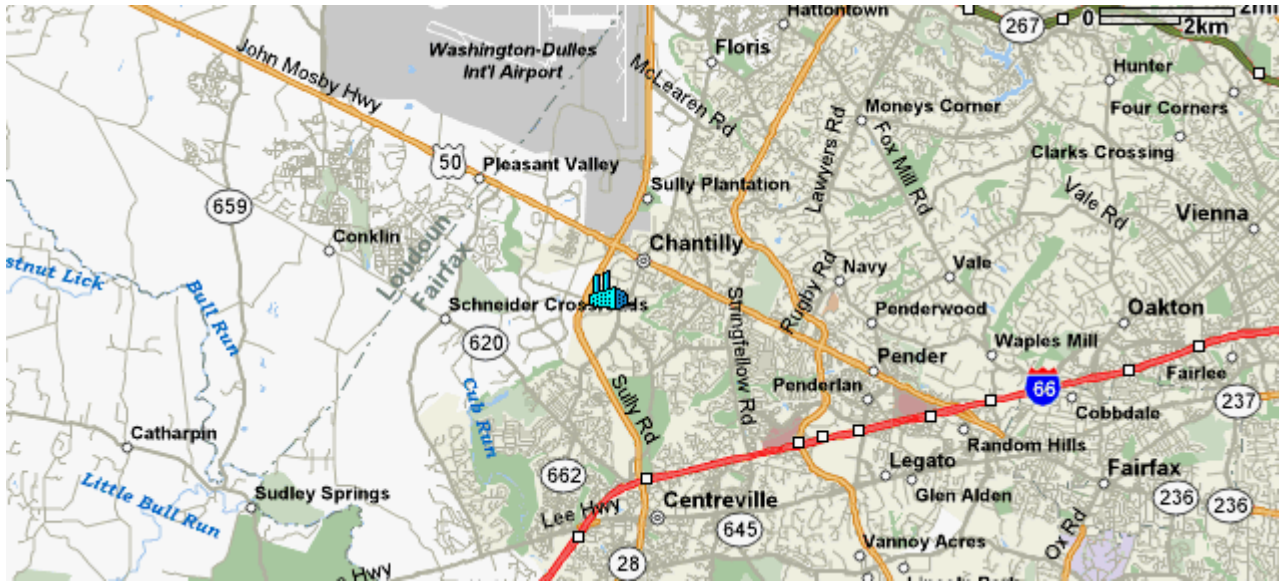
Business Employment By Type	# Businesses			# Employees			# Emp/Bus		
	1 Mile	3 Mile	5 Mile	1 Mile	3 Mile	5 Mile	1 Mile	3 Mile	5 Mile
Total Businesses	257	2,755	6,018	6,208	50,709	113,202	24	18	19
Total Retail	48	554	1,218	1,009	8,837	20,303	21	16	17
Home Improvement Stores	6	38	60	75	841	1,175	13	22	20
General Merchandise Stores	1	12	25	13	570	2,007	13	48	80
Food Stores	2	34	92	33	947	2,416	17	28	26
Auto Dealers & Service Stations	10	44	75	542	1,397	1,802	54	32	24
Apparel & Accessory Stores	3	20	81	12	155	784	4	8	10
Home Furniture, Furnishings & Equipment	11	151	289	90	1,208	3,188	8	8	11
Eating & Drinking Places	7	132	299	60	2,529	6,112	9	19	20
Miscellaneous Retail	8	123	297	184	1,190	2,819	23	10	9
Financial/Insurance/Real Estate	12	210	502	161	2,887	7,069	13	14	14
Banks, Saving & Lending Institutions	3	52	128	42	606	1,917	14	12	15
Securities Brokers and Investments	2	16	35	3	170	351	2	11	10
Insurance Carriers & Agencies	2	46	91	64	651	1,307	32	14	14
Real Estate/Trust/Holding Companies	5	96	248	52	1,460	3,494	10	15	14
Services	81	1,079	2,446	1,270	19,465	44,869	16	18	18
Hotels & Lodging	1	14	34	21	697	1,693	21	50	50
Personal Services	8	107	236	46	837	1,731	6	8	7
Business Services	16	220	497	509	7,306	14,543	32	33	29
Motion Picture & Amusement	3	59	138	12	621	1,712	4	11	12
Health Services	4	71	294	48	1,472	4,438	12	21	15
Legal Services	0	15	51	4	107	331	0	7	6
Education Services	1	45	91	118	2,446	4,305	118	54	47
Social Services	7	108	252	67	1,152	3,582	10	11	14
Other Services	41	440	853	445	4,827	12,534	11	11	15
Agriculture/Mining	3	37	123	53	527	2,318	18	14	19
Construction	37	268	552	2,307	5,568	10,658	62	21	19
Manufacturing	23	134	216	380	2,787	5,076	17	21	24
Transp/Commun/Pub Util	17	134	294	348	3,611	8,292	20	27	28
Wholesale Trade	23	158	242	273	2,076	3,177	12	13	13
Government	13	181	425	407	4,951	11,440	31	27	27

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PLAT & LOCATION MAP
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Located in the Dulles Corridor in Fairfax County off US Hwy 50 and adjacent to the US Post Office in Chantilly with easy access to and from Route 50 and Route 28, and I66. The location offers great access to Dulles International Airport.

DIRECTIONS

- Take Interstate 66 West
- Take Route 28 North Exit toward Dulles Airport
- Continue on Rte 28 to right on Willard Road (after Westfields Blvd)
- Marbrook Centre is on the right