

FOR LEASE OFFICE CONDOMINIUM

**MARBROOK CENTRE
14325 WILLARD RD, SUITE 100
CHANTILLY, VIRGINIA 20151**

www.baileys4u.com/commercial/marbrook100

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

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Chantilly, VA 20151
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www.baileys4u.com



Excellent location close to Westfield businesses and the
Route 28 Overpass

Suite 100 is a 2,687 gross square foot first floor office
with nice window line and double door lobby entrance
offering lobby exposure

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

For Lease just \$17.00/SF + electric (\$3,806.58 per month)

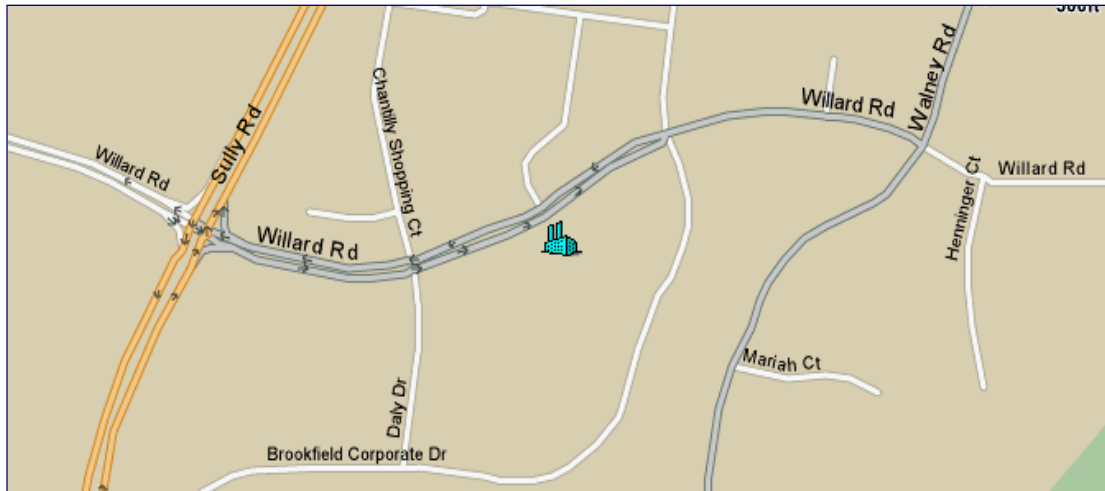
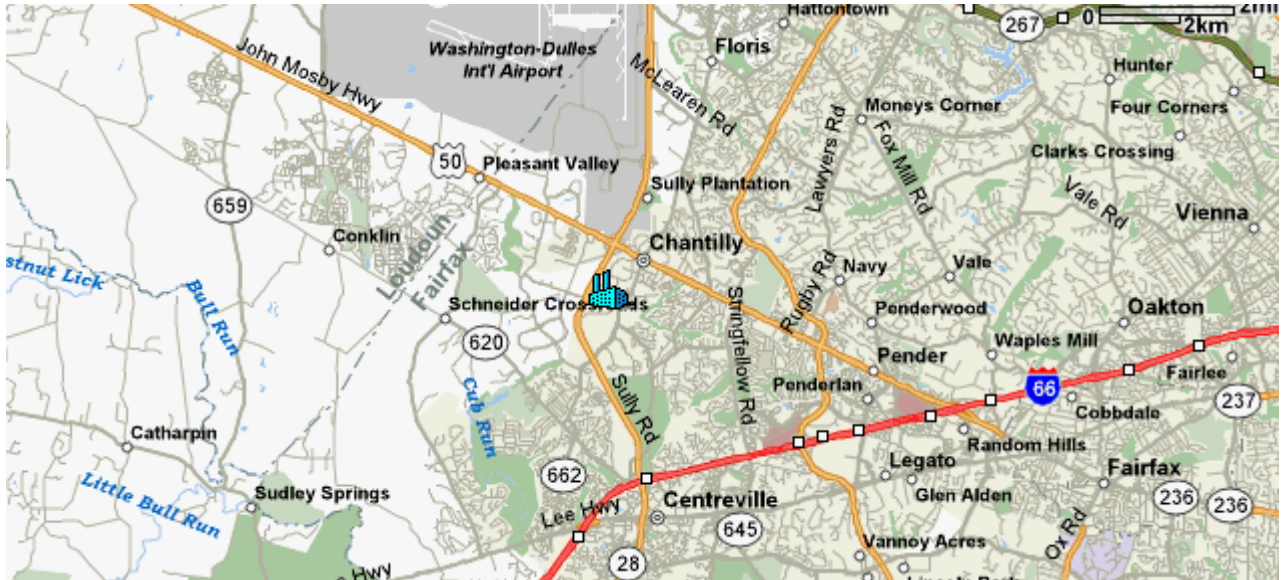
THE
Bailey★Team
REAL ESTATE

MARBROOK CENTRE
14325 WILLARD ROAD, SUITE 100, CHANTILLY, VA 20151
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.
- OVERVIEW** Suite 100 is a first floor office suite with double door entry off the lobby. Offers 2,687 gross SF of office space including a reception area, 4 windowed private offices, 3 interior private offices, a copy/work area, networking closet and a full kitchen/break room. Nice 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
- RENT** \$3,806.58 per month or \$17 per rentable SF. Rent includes condominium fee, property taxes and janitorial. Tenant pays only electric. Leasing rate is a per month not per square foot basis. Reference to price per rentable SF are for marketing purposes only. Available April 1, 2012.
- ZONING** The property is zoned I-5 (industrial general) in Fairfax County



LOCATION
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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