

**OFFICE CONDOS FOR SALE**  
**LAFAYETTE BUSINESS CENTER**  
**CHANTILLY, VIRGINIA**



**4th Quarter 2006 Delivery**

**FOR SALE**

Located adjacent to historic Hutchison House  
4211 Pleasant Valley Road

5 office suite condominium units ~ spaces may be combined

Grade level entrance to first floor units

Elevator access to second floor units

Available suites range from 1815 to 2902 SF per unit

Plenty of parking and visibility!

Ideal for medical and professional office usage



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## EXTERIOR PHOTOS

**4211 PLEASANT VALLEY ROAD  
LAFAYETTE BUSINESS CENTER**

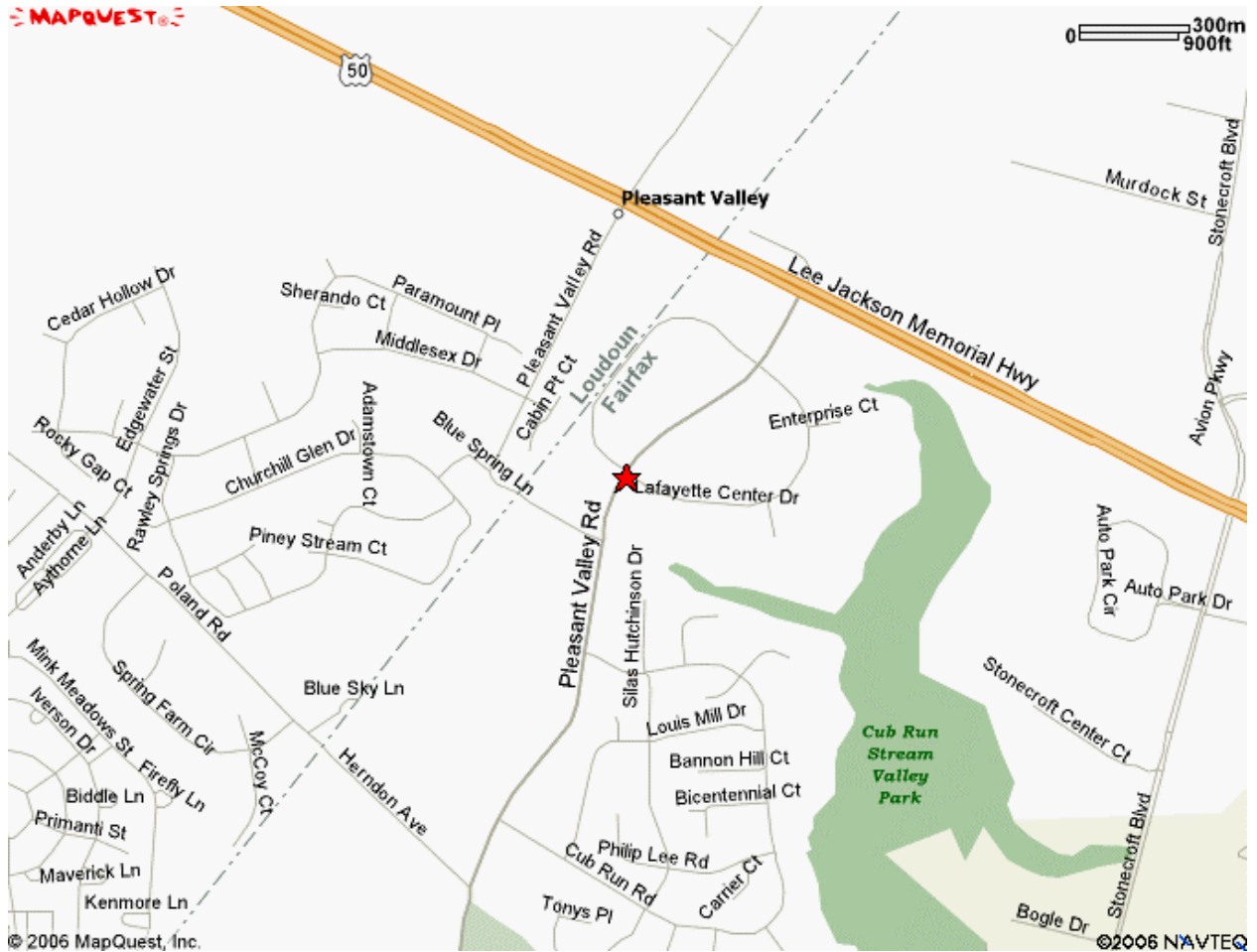


## **PROJECT OVERVIEW**

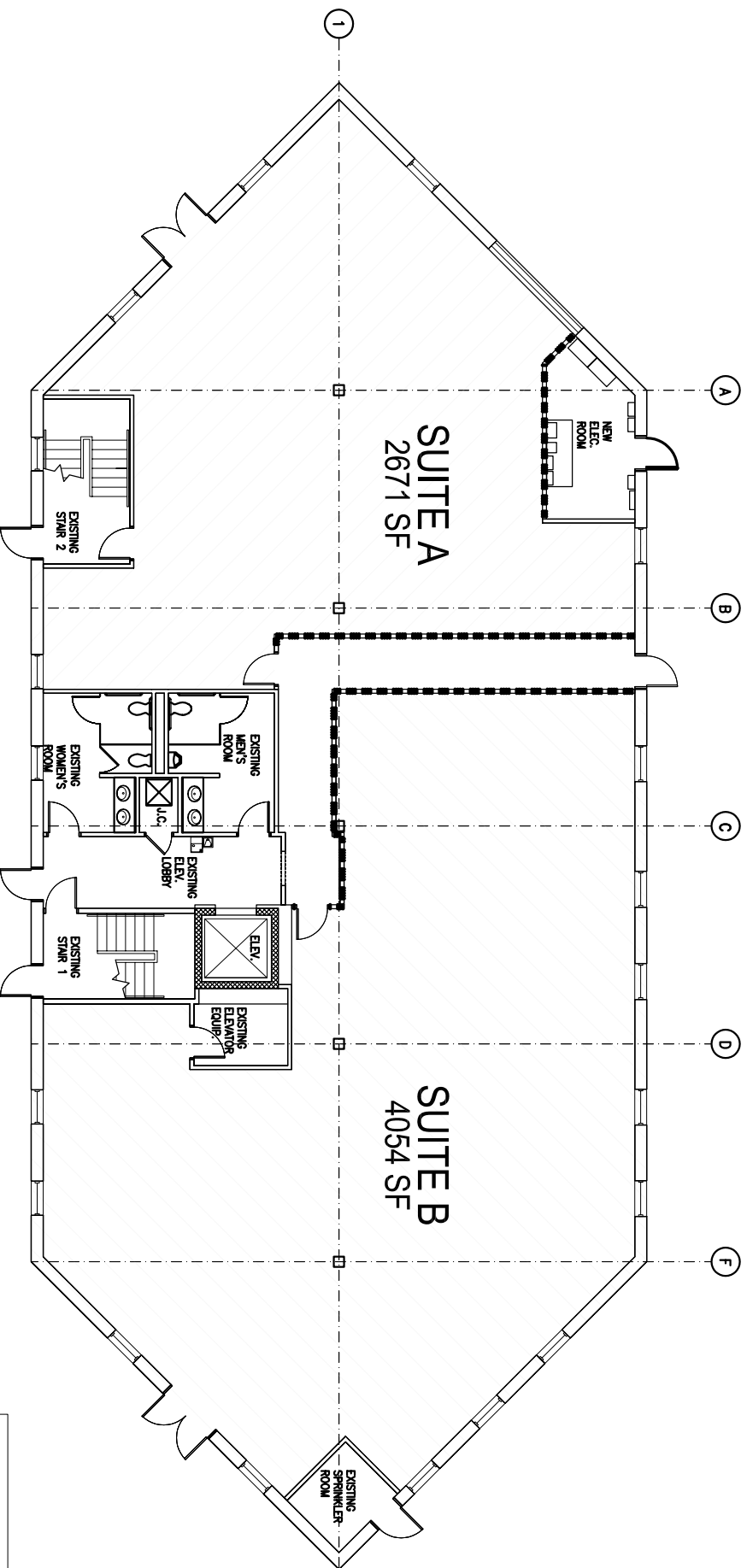
### **4211 PLEASANT VALLEY ROAD LAFAYETTE BUSINESS CENTER**

<b>PROFILE</b>	4211 Pleasant Valley Road is an approximately 13,800 square foot, two-story office building adjacent to the historic Hutchison House. The building includes ADA accessible entrances, men's and women's restrooms (two on each floor) and elevator.
<b>OVERVIEW</b>	The project consists of 5 office suite condominium units of 1815 to 2902 SF per unit that are still available. The largest 4054 SF suite will be occupied by a community bank. There is grade level entrance to first story units and elevator access to the second story units.
<b>LOCATION</b>	Exceptionally well located in Lafayette Business Center on Pleasant Valley Road with plenty of road visibility, there is easy access to and from Route 50, and just a few miles from I66 and the Dulles Toll Road. Dulles Airport, Route 29 and Route 7 are within an easy commute.
<b>SF SIZES</b>	Two first floor suites with private entrances from the parking lot are 4054 and 2671 SF per unit; three second floor suites offer elevator access and are 2902 SF, 2356 SF and 1815 SF per unit.
<b>PARKING</b>	There is ample parking, with a total of 3.6 parking spaces per 1000 SF purchased.
<b>OWNERSHIP</b>	4211 Pleasant Valley Road offers an opportunity to own office space and includes a standard office buildout improved to suit by purchaser.
<b>DELIVERY</b>	Projected delivery estimated to be no later than December 31, 2006. Settlement will be handled by Seller's attorney.
<b>SIGNAGE</b>	There will be signage on the entrance at Pleasant Valley Road and signage within the complex itself.
<b>ZONING</b>	The property is zoned I-3 in Fairfax County with permitted uses including, among others, medical, financial institutional and office usage.
<b>CONSTRUCTION</b>	The building was constructed in 1998 with masonry block and brick veneer. Floors are bar joists with concrete.
<b>UTILITIES</b>	The building is all electric and employs split system electrical HVAC heat pump units with roof-mounted equipment. It is fully sprinklered with fire control/monitoring systems. HVAC will be individually controlled and electric separately metered per unit.
<b>PRICING</b>	Office suites for sale at \$260-\$270 per square foot with \$10 per square foot build-out/improvement allowance.

PROJECT LOCATION  
4211 PLEASANT VALLEY ROAD  
LAFAYETTE BUSINESS CENTER  
CHANTILLY, VIRGINIA 20151



Located in Fairfax County on Pleasant Valley Road with easy access to and from Route 50 and just two miles west of Route 28, the location offers great access to the Centreville, Chantilly, Fairfax and Herndon areas as well as South Riding and Stone Ridge to the west in Loudoun County.



SCALE: 1/16" = 1'-0"

WALL LEGEND  
 ——— NEW DEMISING WALL  
 ——— EXISTING WALLS

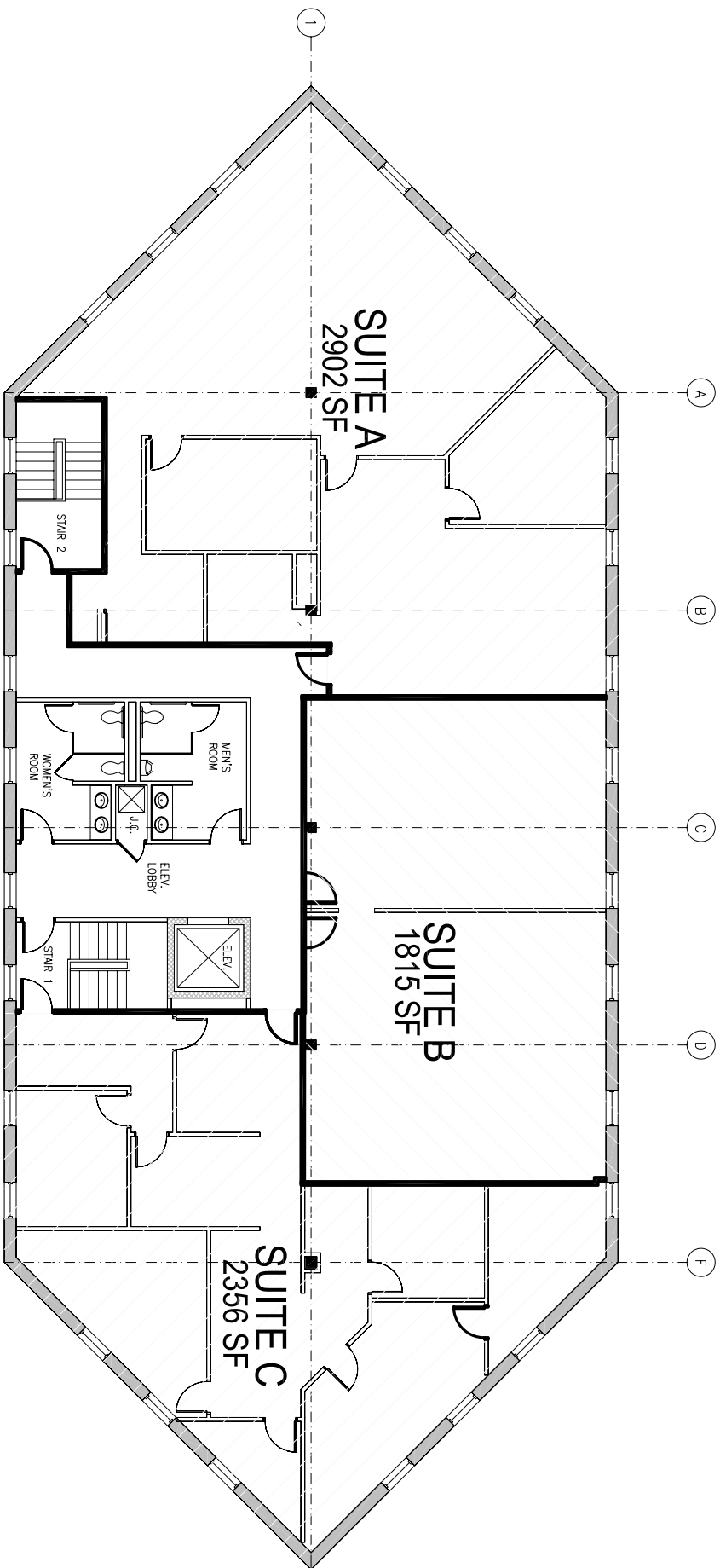
# BEERYRIO

ARCHITECTURE + INTERIORS

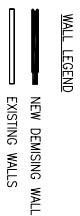
8001 BRADDOCK ROAD, 4TH FLOOR SPRINGFIELD VA 22151  
 (P) 703.426.9057 www.beeryrio.com (F) 703.426.9280

1ST FLOOR  
 4211 PLEASANT VALLEY RD.  
 CHANTILLY, VA

DATE: 05.05.06  
 REV: 07.31.06  
 REV: 09.25.06  
 REV: 11.08.06



SCALE: 1/16" = 1'-0"



# BERRYRIO

ARCHITECTURE + INTERIORS

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2ND FLOOR  
 4211 PLEASANT VALLEY RD.  
 CHANTILLY, VA

DATE: 05.05.06  
 REV: 07.31.06  
 REV: 09.25.06  
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