

FOR SALE & FOR LEASE

**HISTORIC HUTCHISON HOUSE
PLEASANT VALLEY ROAD CONDOMINIUM
4201 PLEASANT VALLEY ROAD
CHANTILLY, VIRGINIA 20151
www.baileys4u.com/commercial/pvr4201**

For more information,
or to see the property,
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**For Sale and For Lease Opportunity
Fully Renovated Historic Property known
as The Hutchison House**

Three-story 3,879 SF brick office building

Excellent location and road visibility with signage on
Pleasant Valley Road

Part of Pleasant Valley Road Condominium
Association—businesses in adjacent two-story office
building include Virginia Heritage Bank, Provident
Title and Escrow, and Pegasus Financial Group

Offered For Sale for \$825,000—NEW LOW PRICE!

Also available For Lease for \$17.00/SF

THE
Bailey Team
REAL ESTATE

OVERVIEW
4201 PLEASANT VALLEY ROAD
PLEASANT VALLEY ROAD CONDOMINIUM

PROFILE

4201 Pleasant Valley Road is a 3,879 square foot, three-story historic office building, commonly known as The Hutchison House. The building has been fully renovated and modernized and offers a unique business environment.

LOCATION

Exceptionally well located in Lafayette Business Park on Pleasant Valley Road with plenty of road visibility. There is easy access to and from Route 50, and it is just a few miles from I-66 and the Dulles Toll Road. Washington Dulles International Airport, Route 29 and Route 7 are within an easy commute.

DESCRIPTION

This historic farm house was originally constructed circa 1750 and totals approximately 3,879 square feet on three floors. The house and the property are part of the original land grant from Lord Fairfax. The house served as a residence until the farm was purchased and developed by Lee Sammis & Associates in the late 1980s. The house was fully renovated by Britt Construction in 1996. Improvements included a total rehab and replacement of the building systems. The property is in excellent physical, structural and mechanical condition.

Structure is all masonry and stone construction to roofline. Renovations included reinforcing all floors for commercial office loading, installation of three heat pump mechanical systems and forced air distribution, installation of new 400 amp electrical service with electrical distribution on two floors, repainting and replastering of all wall surfaces, new refinished metal roofing and downspouts, new exterior pre-cast window lintels, new windows, new six panel interior doors, fire rated at stairway, conversion of third floor attic to office space, basement waterproofing, new concrete slabs and sump pumps, exit and emergency lighting, and all new plumbing - pipe, waste, water and fixtures. Security and fire alarm and T-1 line available.

ZONING

Zoning is I-3 in Fairfax County; permitted uses include offices, private schools of general and special education, places of worship, financial institutions, medical care facilities, office uses, and religious or nonprofit organization retreat or conference center.

PARKING

There is ample parking, with a total of 3.6 parking spaces per 1000 SF.

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**CONDOMINIUM
FEES**

Condominium units are subject to Pleasant Valley Road Condominium Association and Lafayette Business Owners Association fees. Condominium fees run \$3.33/SF per year.

TAXES

2011 taxes were \$8,800 (\$6,843 state/county tax; \$1,957 special tax)

OFFERING

Offered for Sale for \$825,000.00

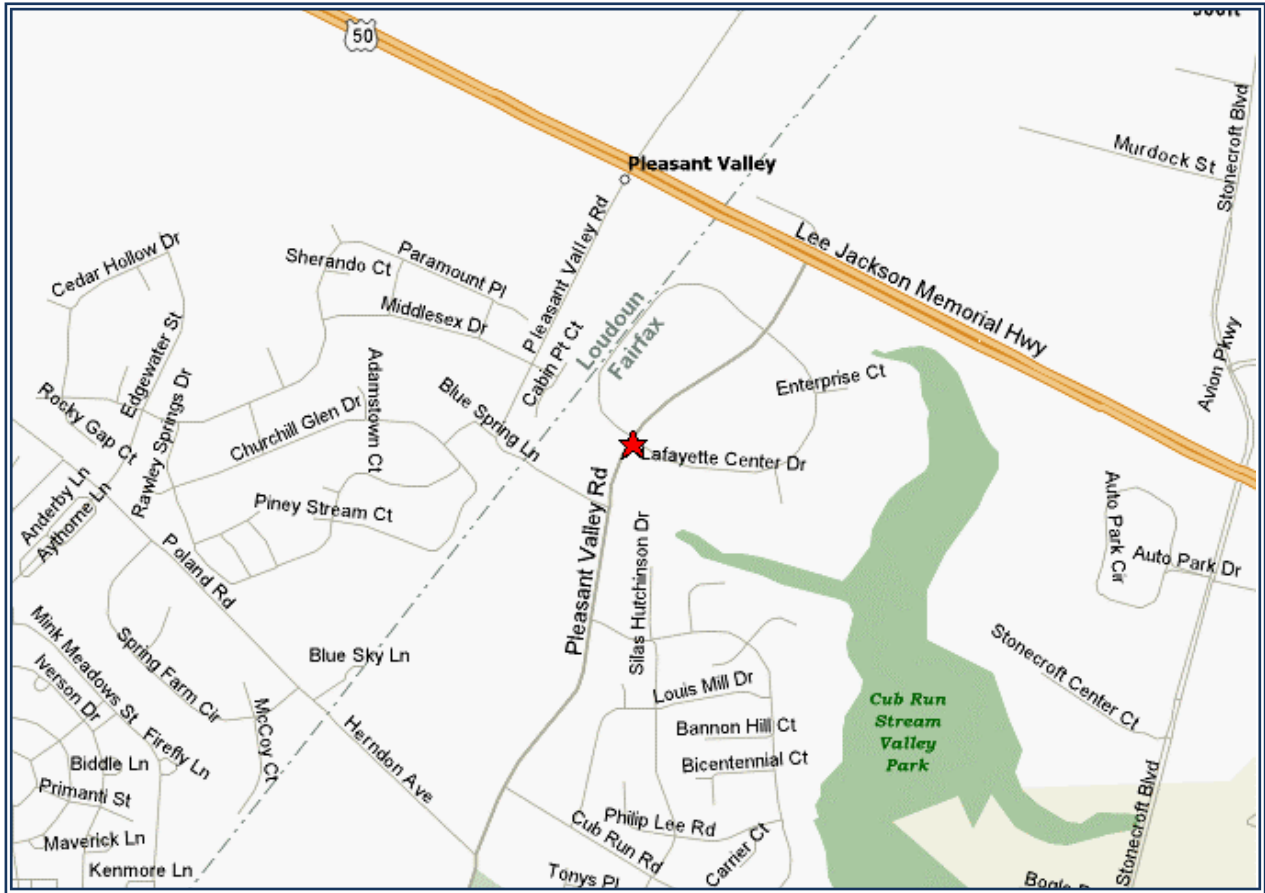
Purchaser can occupy entire building, or existing tenant willing to leaseback 934 SF leaving 2,945 SF for new owner's use

Offered for Lease for \$17.00/SF including taxes and condo fee

Potential to lease all 3,879 SF for \$5,495.25 per month or to lease 2,945 SF for \$4,172.08 per month



OVERVIEW
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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.



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.