



**FORTRESS**  
REALTY PARTNERS

**Office Building for Lease**  
Southgate II  
4511 Singer Court  
Chantilly, VA 20151



## 18,952 SF available for lease now

### Location Overview

Southgate II is located in Chantilly with a close proximity to NRO, Marriot Conference Center, EXPO Center and Center for Innovative Technology. Within this location there is great access to Route 28, 50, I-66 and Dulles TollRoad. Southgate II is surrounded by ample hotel, restaurant and shopping amenities.

### Opportunity

- 450 kvA diesel power generator located within the building
- Free parking at 3.70/1,000 ratio, includes 21 covered spaces

### For further information

**Doug Eliot**, Partner  
703.963.2062  
[doug.eliot@fortressrp.com](mailto:doug.eliot@fortressrp.com)

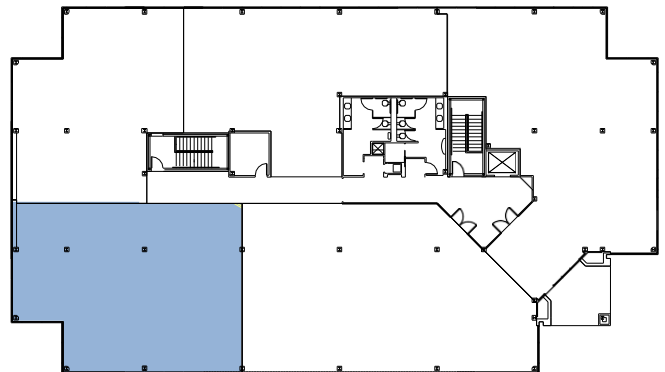
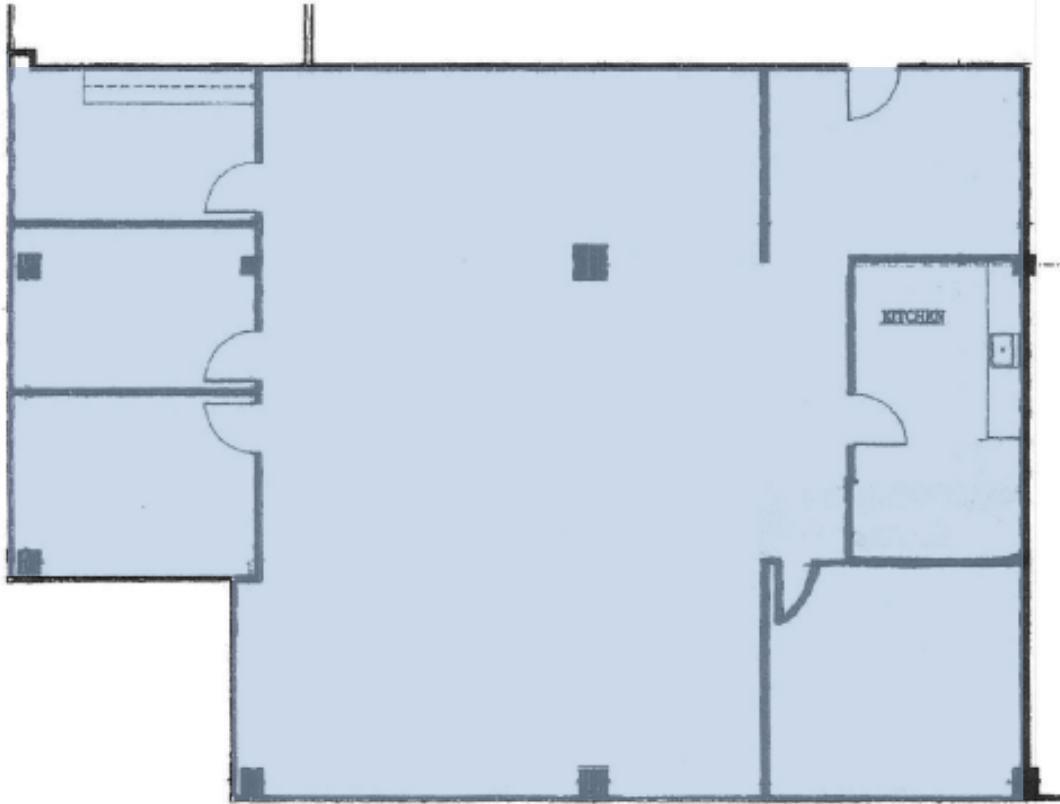
**James Palmer**, Partner  
703.973.4069  
[james.palmer@fortressrp.com](mailto:james.palmer@fortressrp.com)

[Fortressrp.com](http://Fortressrp.com)

# 2nd floor - Suite 230

2,795 sf

Southgate II  
4511 Singer Court  
Chantilly, VA 20151



**For further  
information**

**Doug Eliot**  
Partner  
703.963.2062

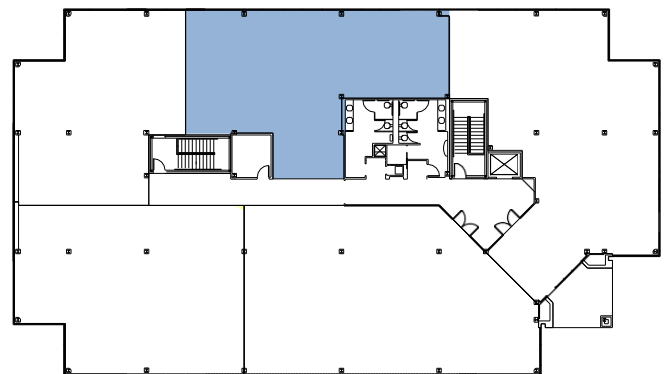
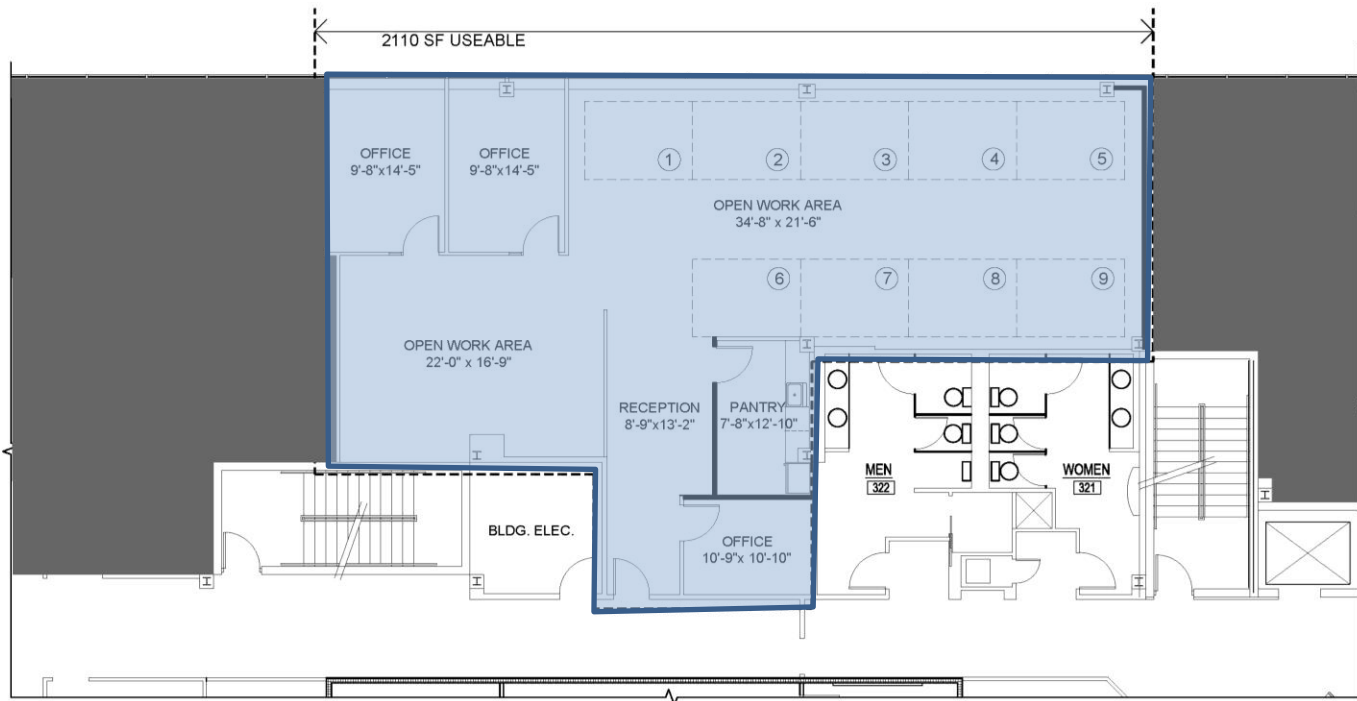
**James Palmer**  
Partner  
703.973.4069



# 2nd floor - Suite 250

## 2,110 sf

Southgate II  
4511 Singer Court  
Chantilly, VA 20151



For further  
information

**Doug Eliot**  
Partner  
703.963.2062

**James Palmer**  
Partner  
703.973.4069



# 3rd floor 14,047 sf

Southgate II  
4511 Singer Court  
Chantilly, VA 20151



For further  
information

**Doug Eliot**  
Partner  
703.963.2062

**James Palmer**  
Partner  
703.973.4069



