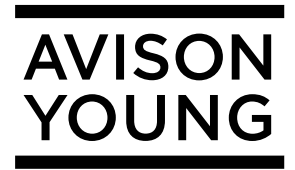




FOR LEASE | FLEX SPACES | CHANTILLY, VA

# Lafayette Business Park

4115 Pleasant Valley Road, 4125 & 4151 Lafayette Center Drive





## Up To 40,000 SF of Flex Warehouse Available For Lease

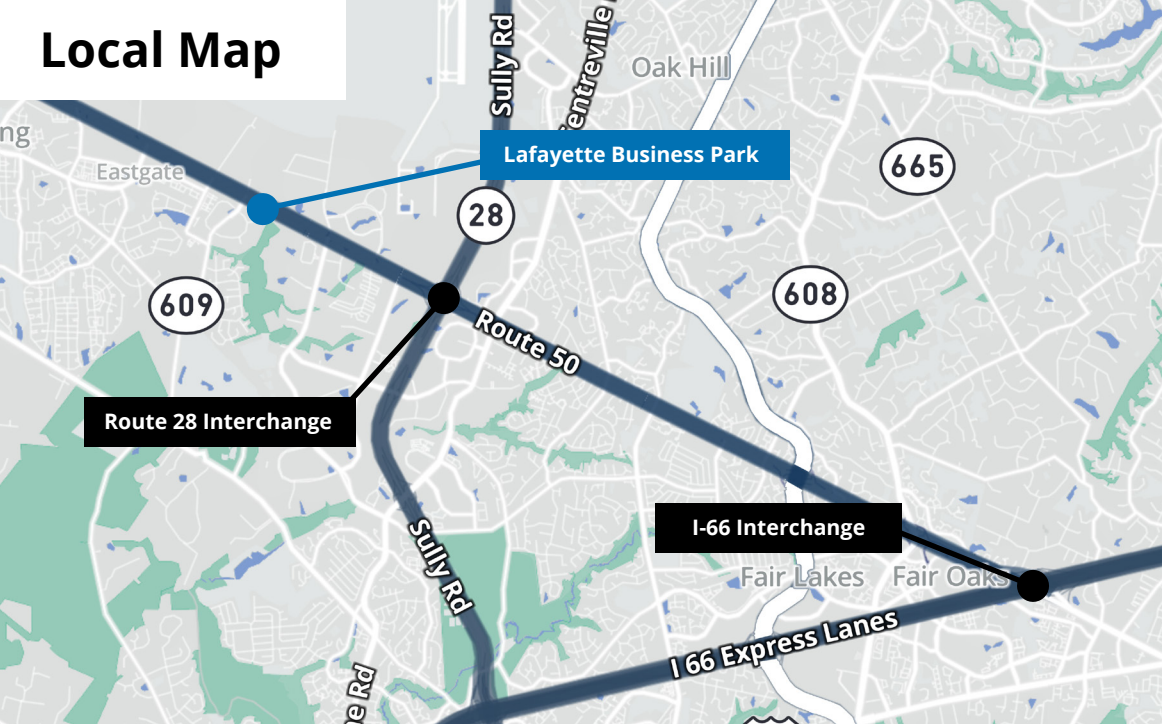
Lafayette Business Park is a three-building flex warehouse portfolio under new ownership, Starwood Capital Group. Availabilities range from 3,400 sf to 31,012 sf and offer a variety of loading options and office buildouts.

With over \$120 billion in assets under management, Starwood Capital Group brings the strength of a global real estate investment firm and a proven track record across markets worldwide.





## Local Map



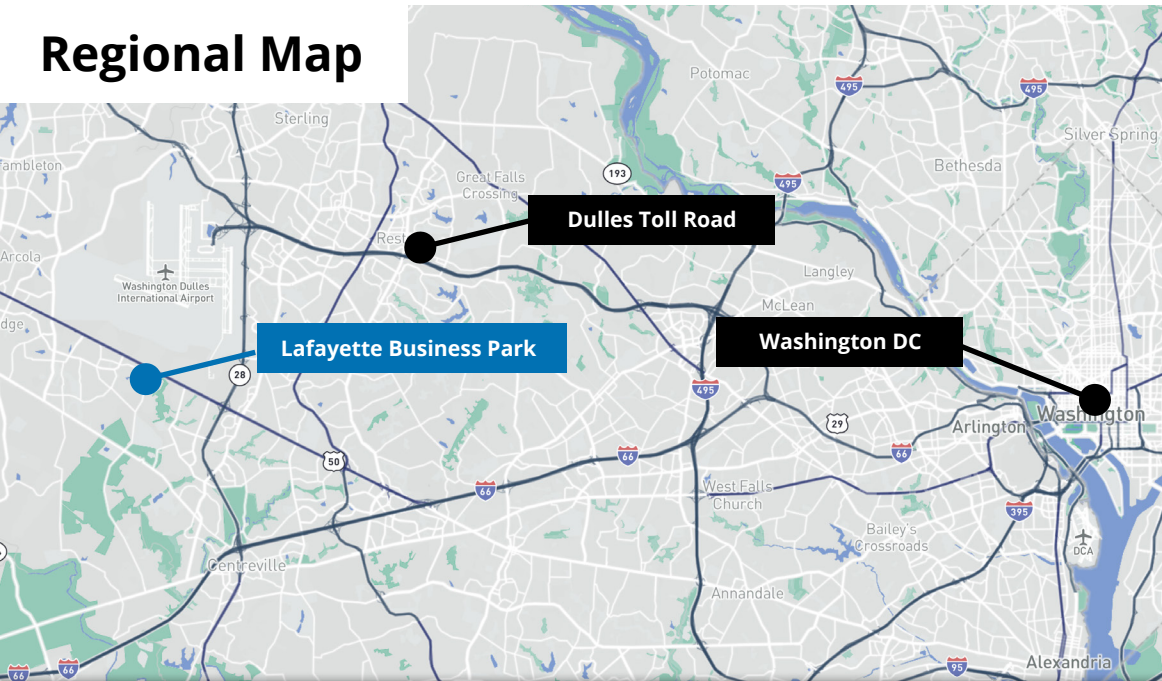
## Located in the thriving Dulles South industrial submarket.

Lafayette Business Park's convenient location in Chantilly offers easy access for logistics, distribution, and commercial operations.

This property benefits from proximity to major transportation routes including Route 28, Route 50, and I-66 — streamlining access to the broader Washington, D.C. region.

Your favorite restaurants, cafes, grocery stores, retailers and service providers are in close proximity and just a few minutes away.

## Regional Map



### Nearby amenities (within a <10 minute drive)





**Aerial View**



**4151 Lafayette Center Dr**

**4115 Pleasant Valley Rd**

**4125 Lafayette Center Dr**

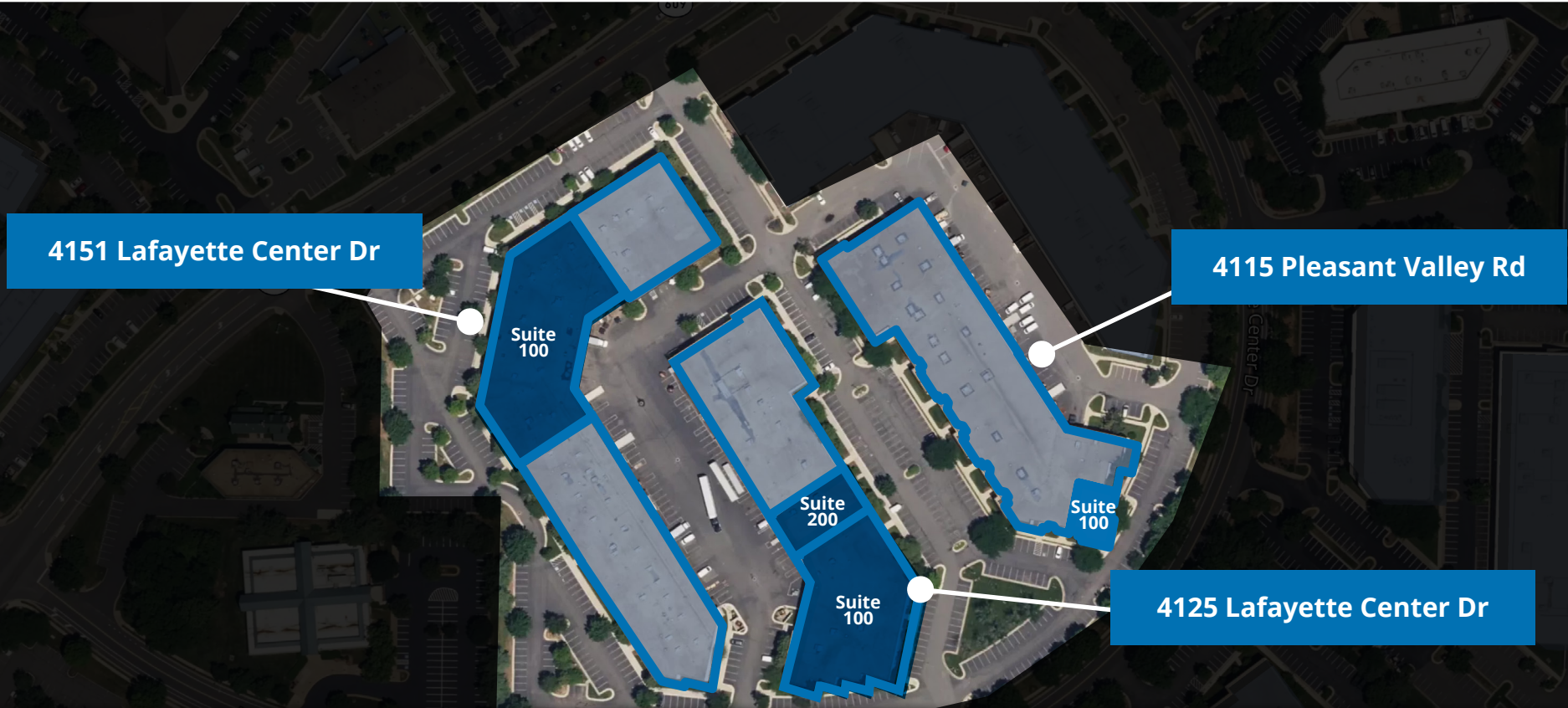
**Pleasant Valley Rd**

**50**



## Current Availabilities *(click below to navigate to desired suite)*

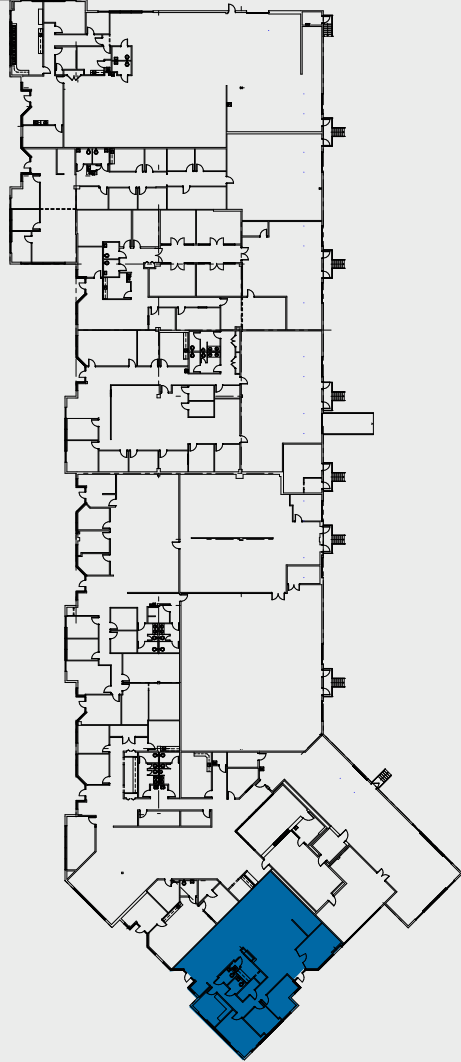
Building	Suite	SF	Space Type	Notes
4115 Pleasant Valley	100	3,400 RSF	Office	2 suite entrances
4125 Lafayette Center	100	24,475 RSF	Flex Warehouse	1 12'x14' drive-in, 2 drive-in punch outs, will demise
4125 Lafayette Center	200	4,242 RSF	Flex Warehouse	1 drive-in
4151 Lafayette Center	100	31,012 RSF	Flex Warehouse	4 docks



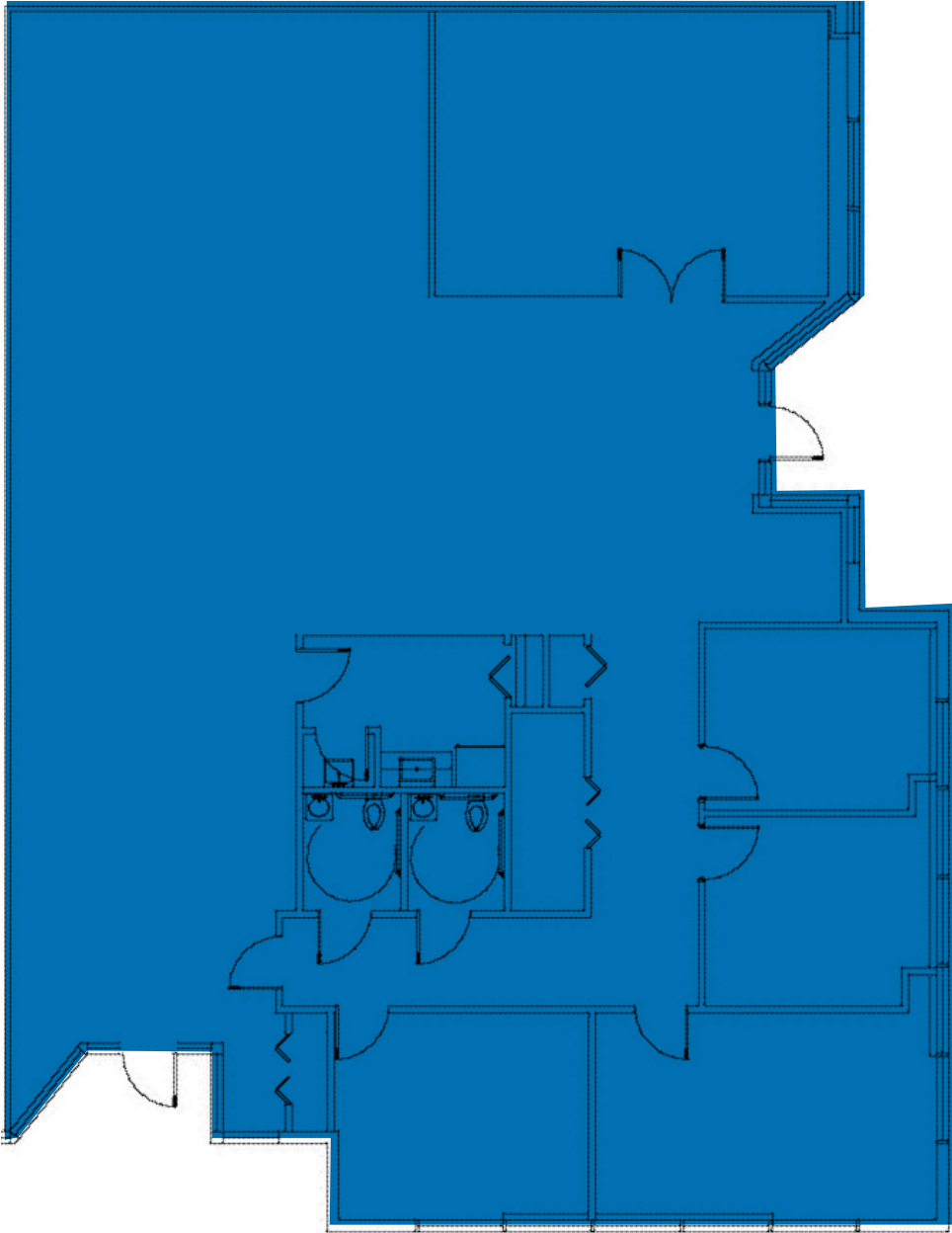


# 4115 Pleasant Valley

Suite 100 | 3,400 RSF



KEY PLAN



## Office Features

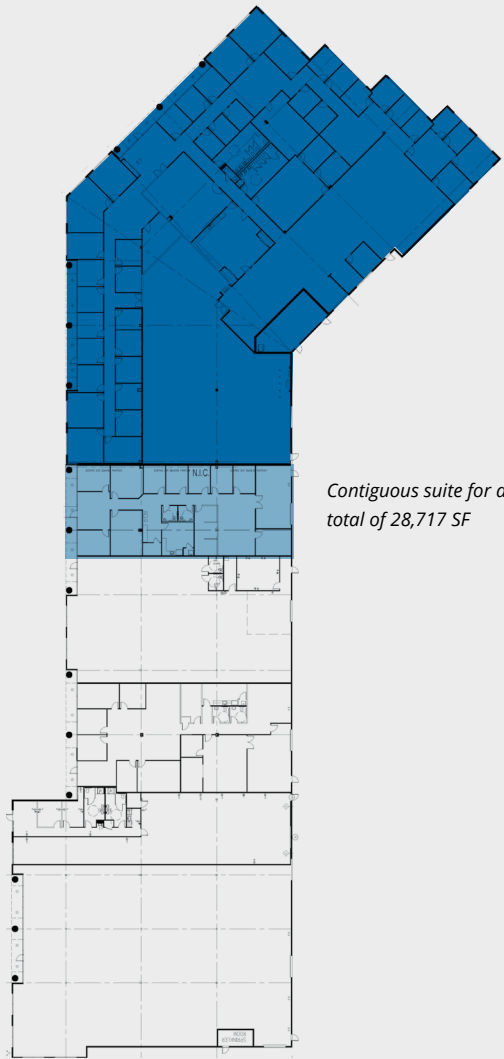
- 5 offices
- 1 kitchen
- 2 restrooms
- Move in ready





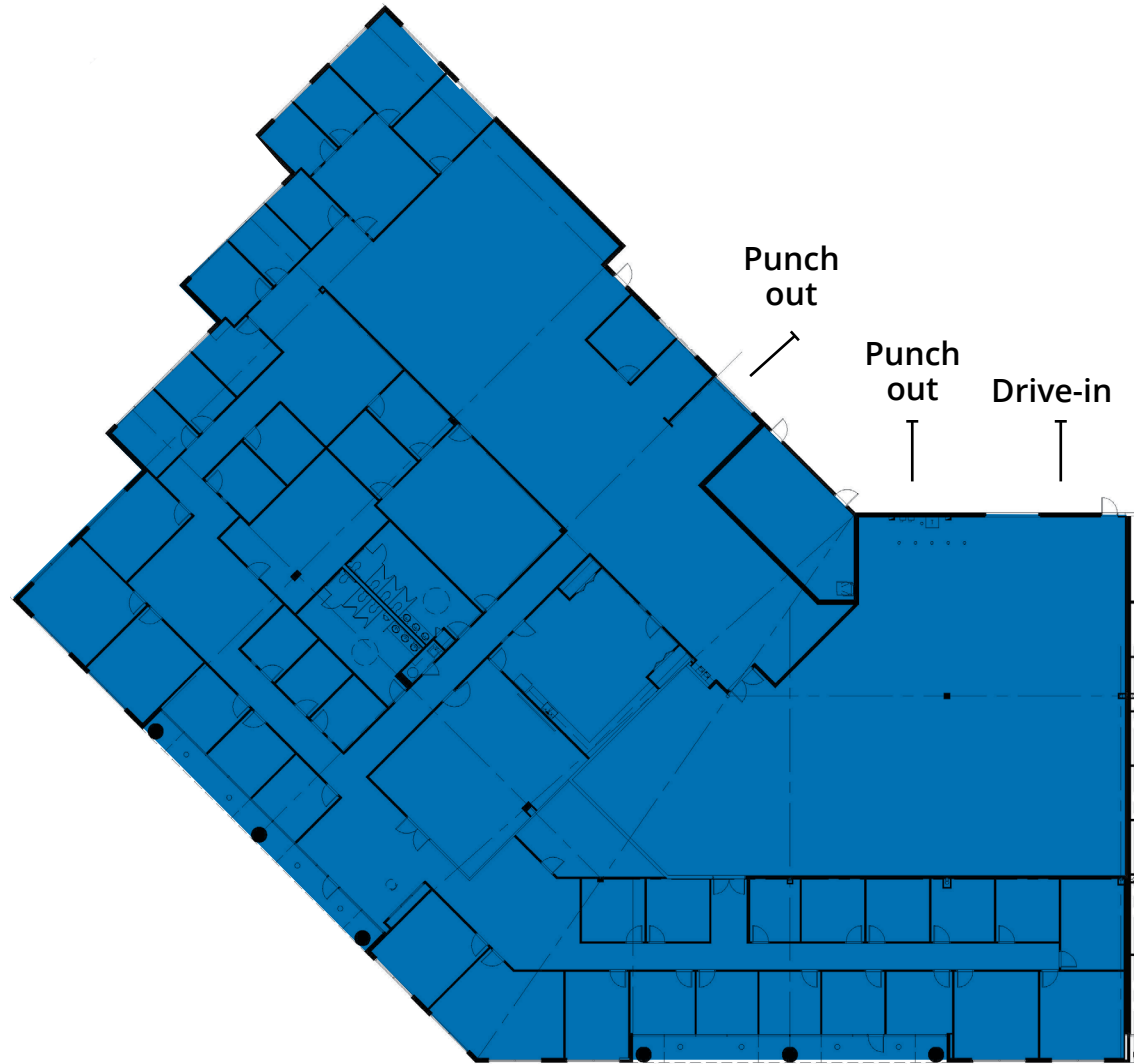
# 4125 Lafayette Center

Suite 100 | 24,475 RSF



Contiguous suite for a total of 28,717 SF

KEY PLAN



## Flex/Warehouse Features

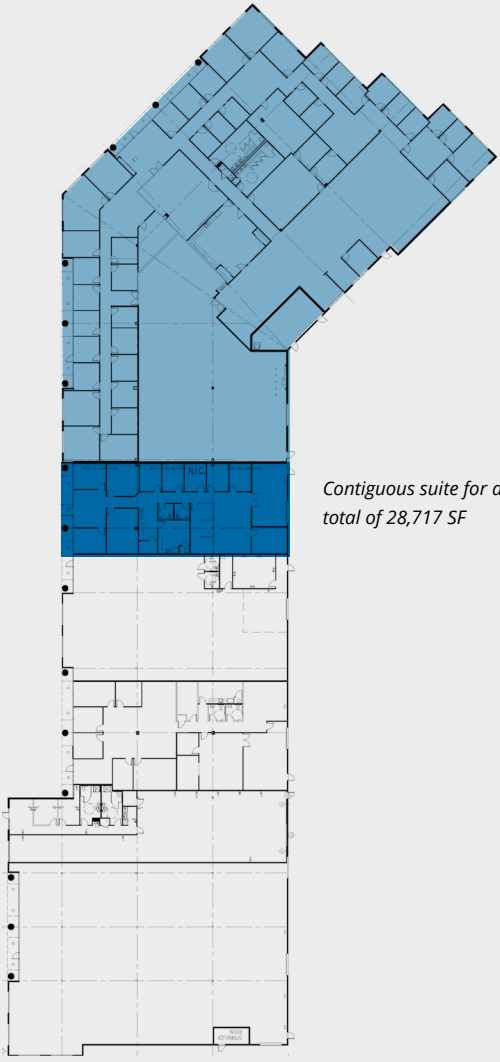
- Showroom space
- Fully air conditioned
- Large/well appointed galley
- 12' ceiling height office space





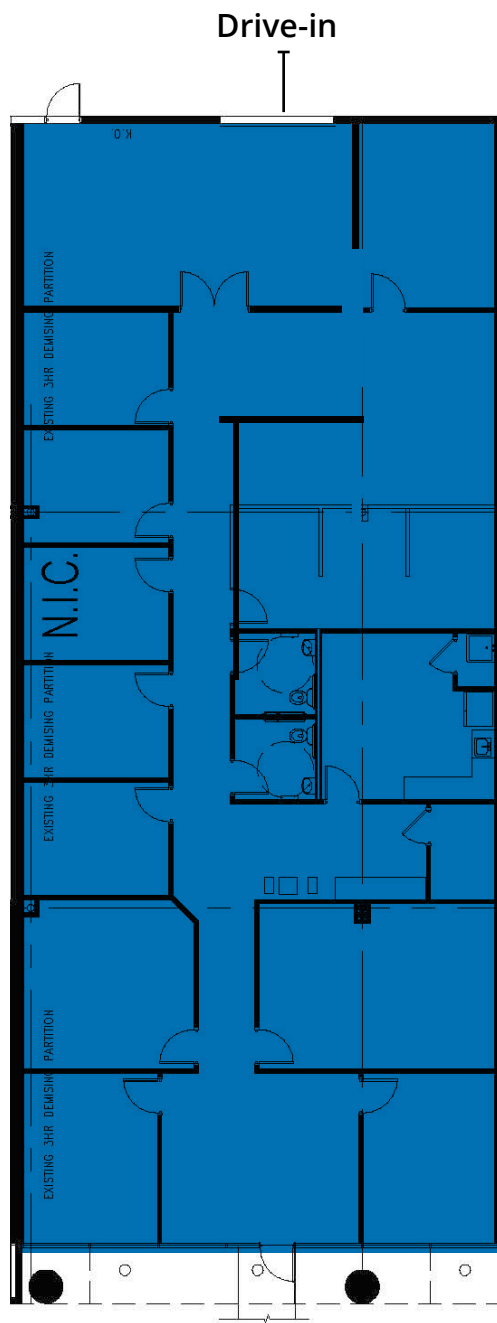
# 4125 Lafayette Center

Suite 200 | 4,242 RSF



Contiguous suite for a total of 28,717 SF

KEY PLAN



## Flex/Warehouse Features

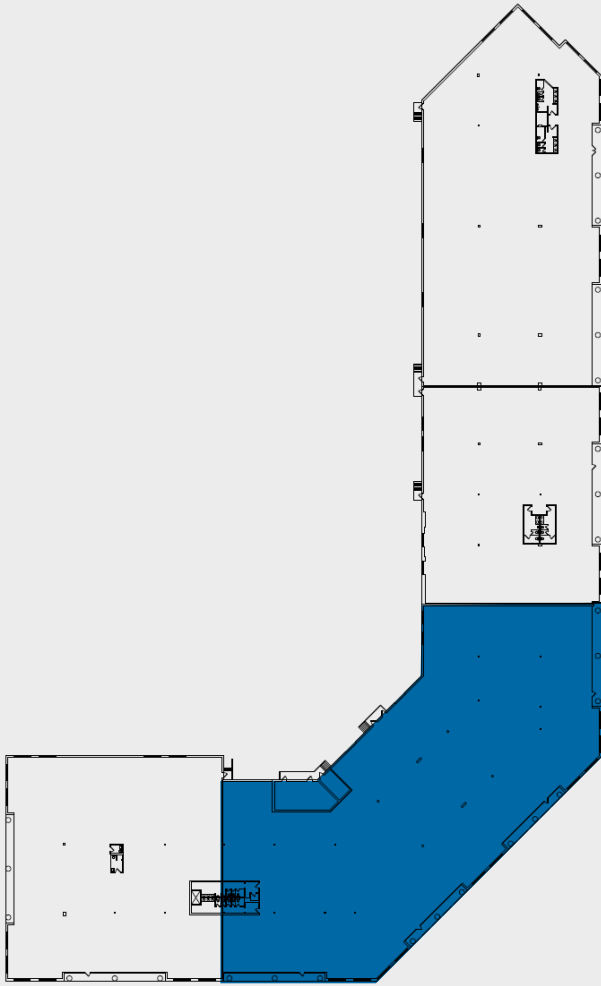
- 1 drive-in
- Kitchen
- Multiple offices



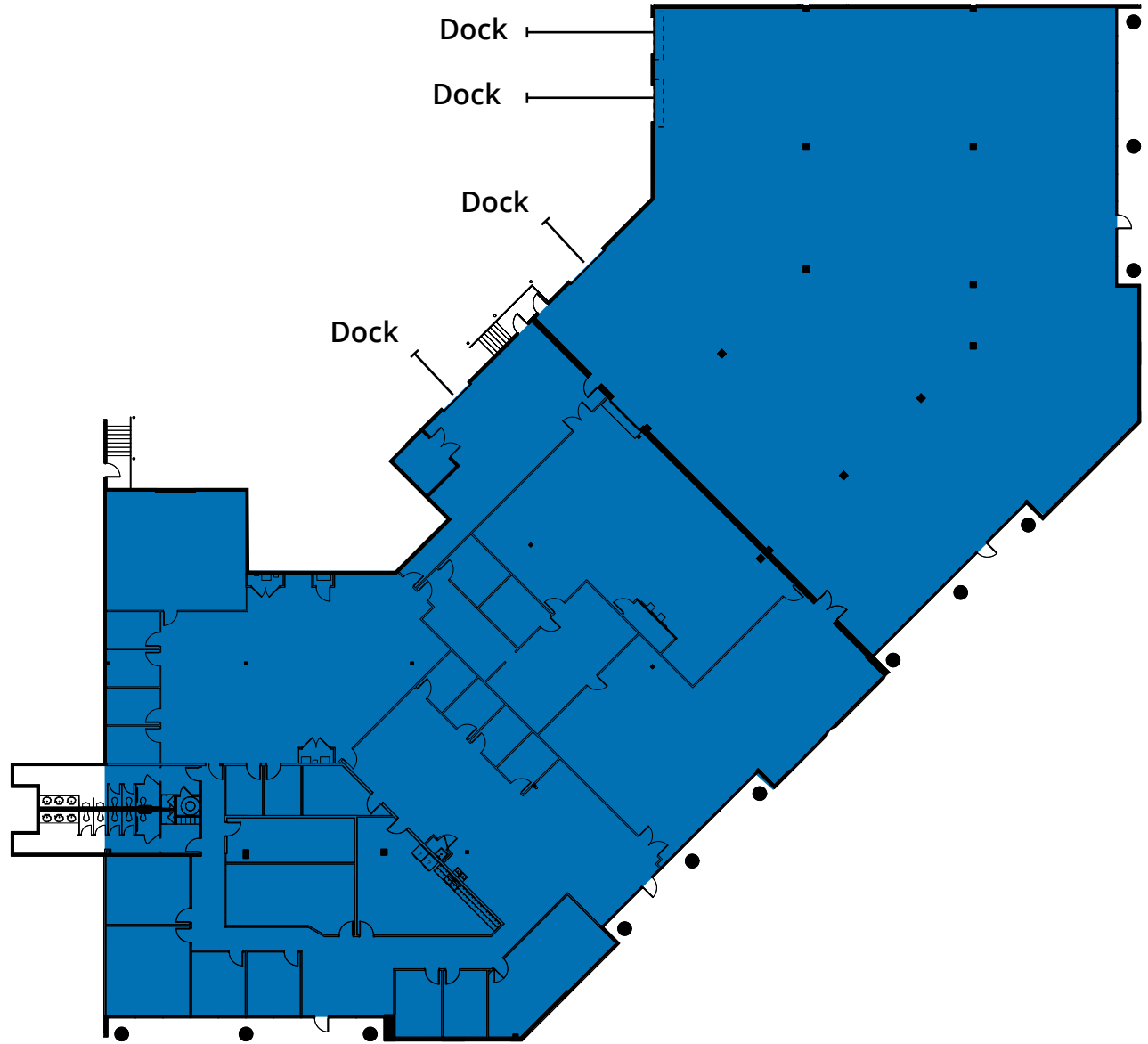


# 4151 Lafayette Center

Suite 100 | 31,012 RSF



KEY PLAN



## Flex/Warehouse Features

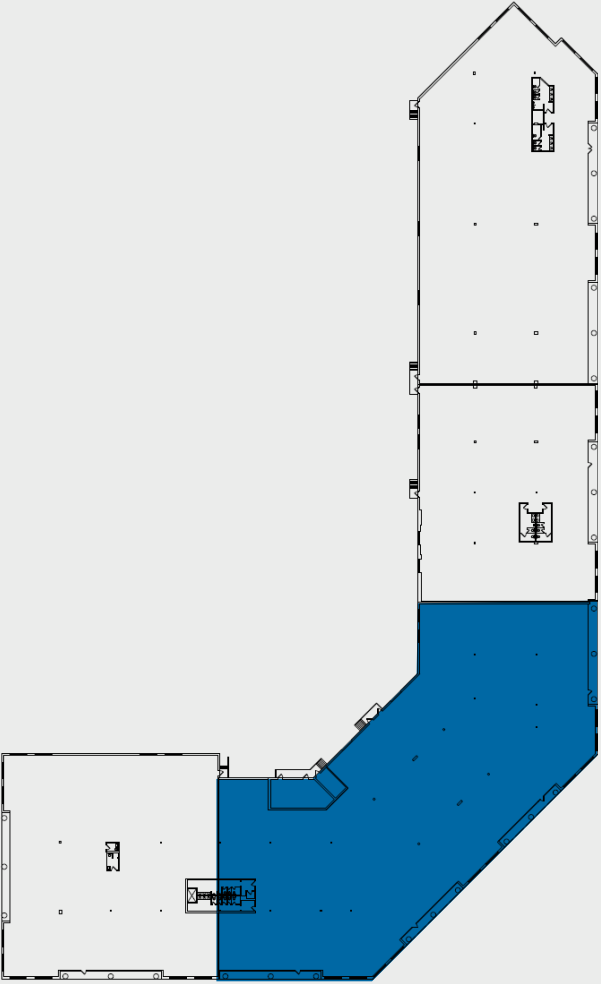
- 4 docks
- 21' clear height
- Upgraded power-integration room
- Fully air conditioned warehouse





# 4151 Lafayette Center

Suite 100 | 31,012 RSF



KEY PLAN



## Flex/Warehouse Features

- 4 docks
- 21' clear height

- Upgraded power-integration room

- Fully air conditioned warehouse







# Lafayette Business Park

4115 Pleasant Valley Road,  
4125 & 4151 Lafayette Center Drive  
Chantilly, VA

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**AVISON  
YOUNG**

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