

# WALNEY BUSINESS CENTER

4311-4315 Walney Road, Chantilly, VA 20151



## OFFICE/QUASI-RETAIL FOR LEASE

### AVAILABILITY:

4315 Walney Road:

- 2nd Floor: 3,625 SF

### PROPERTY FEATURES:

- \$17.00 NNN
- Shell space - will build to suit
- Just off of Rt. 50 and Rt. 28 in the heart of Chantilly
- Retail frontage to Walney Road
- Potential building signage
- Abundant amenities in close proximity
- Ideal for quasi-retail users
- Perfect contractor space minutes from the NRO, CIA and FBI
- Easy access to I-66 and the Dulles Toll Road (Rt. 267)
- Ample parking
- Atrium lobby with elevator
- Secured garage parking with direct suite access (4315 Building only)

**Marc Tasker, CCIM, SIOR**  
mtasker@klnb.com  
703-268-2735

**Ryan Moody**  
rmoody@klnb.com  
703-268-2739

**Keenan Woofter**  
kwoofter@klnb.com  
703-268-2744

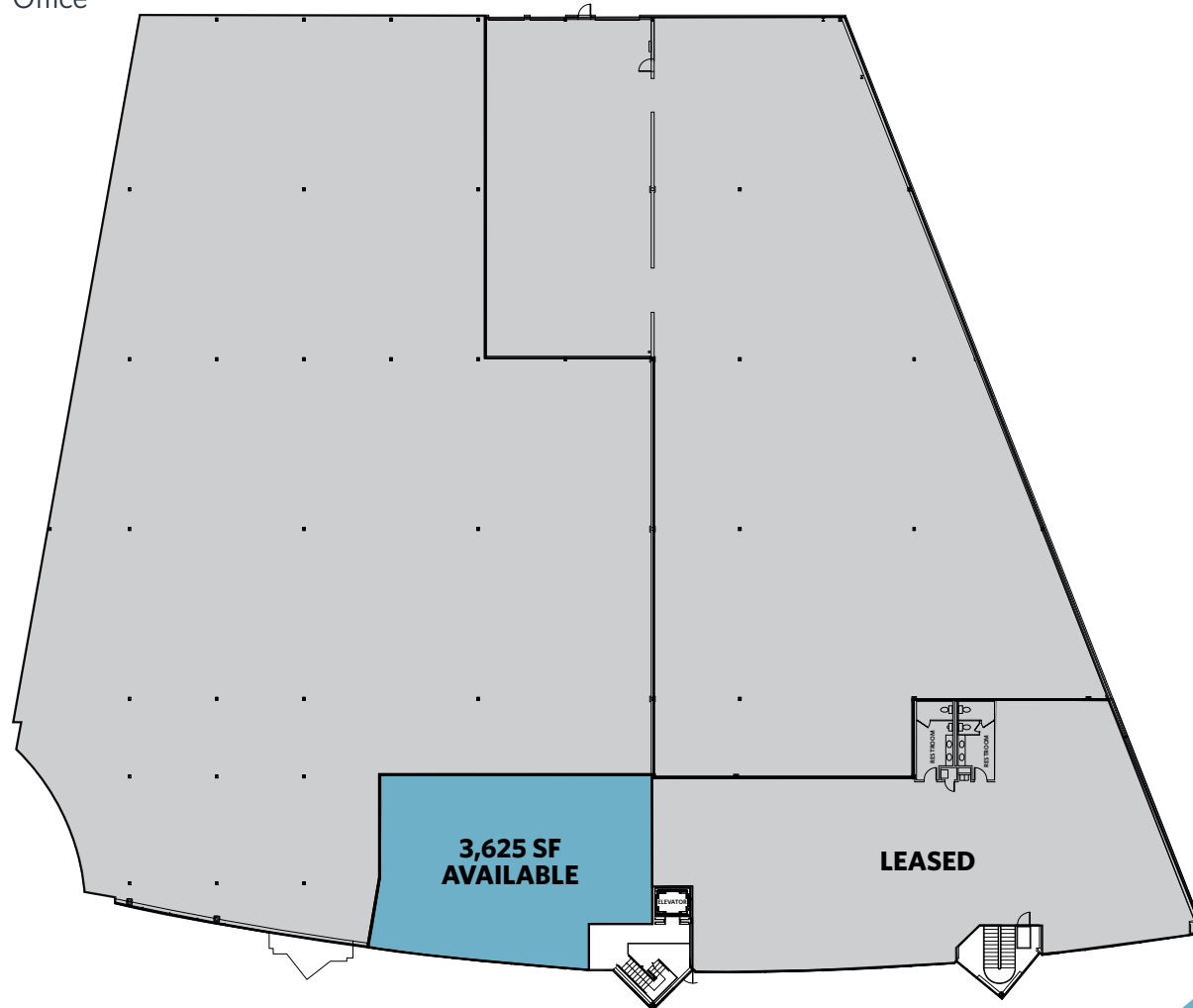
8065 Leesburg Pike, Suite 700  
Tysons, VA 22182  
**klnb.com**



# WALNEY BUSINESS CENTER

4311-4315 Walney Road, Chantilly, VA 20151

4315 Walney Road | 3,625 RSF Office  
Second Floor



FLOOR PLAN

Marc Tasker, CCIM, SIOR  
mtasker@klnb.com  
703-268-2735

Ryan Moody  
rmoody@klnb.com  
703-268-2739

Keenan Woofter  
kwoofter@klnb.com  
703-268-2744

8065 Leesburg Pike, Suite 700  
Tysons, VA 22182  
klnb.com

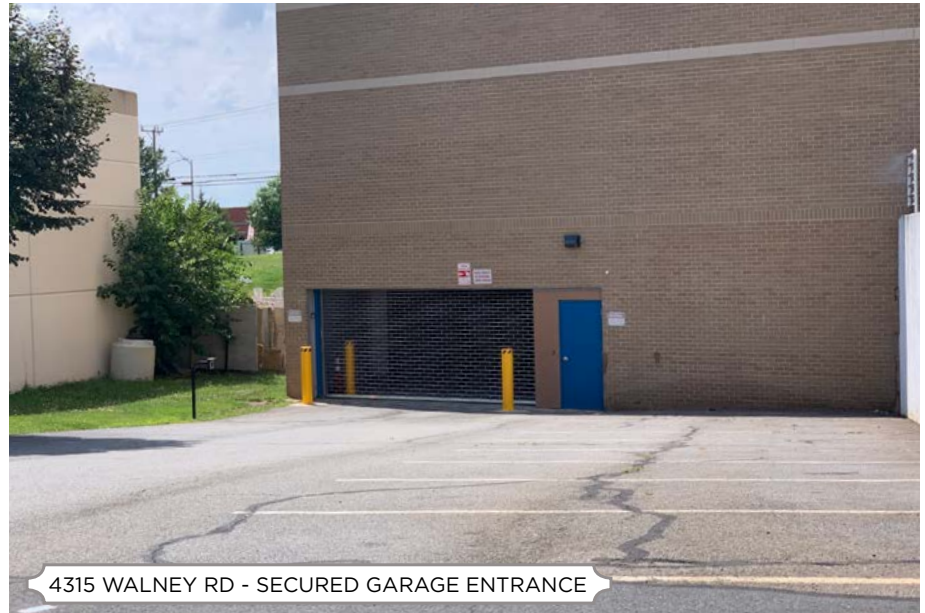


# WALNEY BUSINESS CENTER

4311-4315 Walney Road, Chantilly, VA 20151



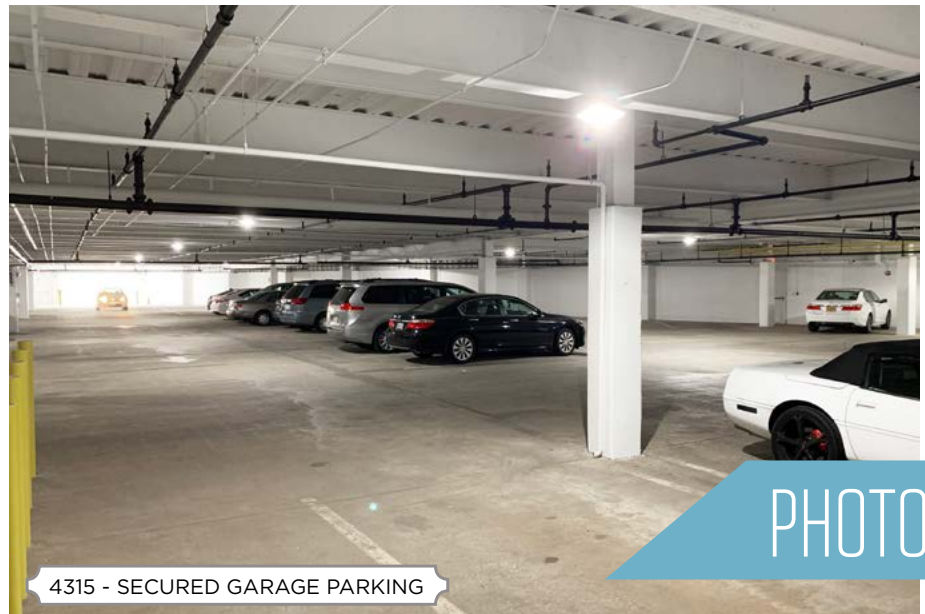
4315 WALNEY RD - FRONT ENTRANCE



4315 WALNEY RD - SECURED GARAGE ENTRANCE



4315 WALNEY RD - SECURED GARAGE EXIT



4315 - SECURED GARAGE PARKING

PHOTOS

**Marc Tasker, CCIM, SIOR**  
mtasker@klnb.com  
703-268-2735

**Ryan Moody**  
rmoody@klnb.com  
703-268-2739

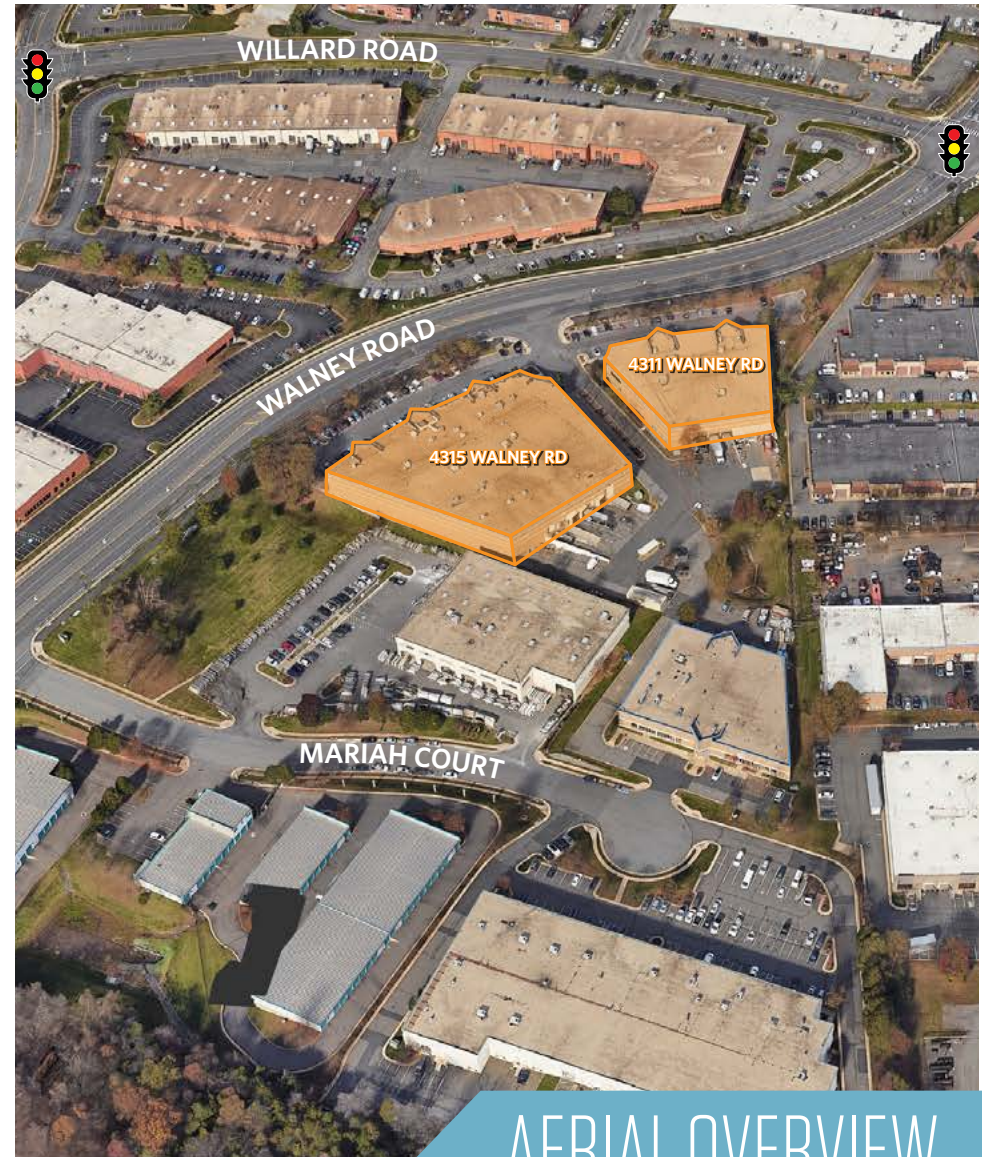
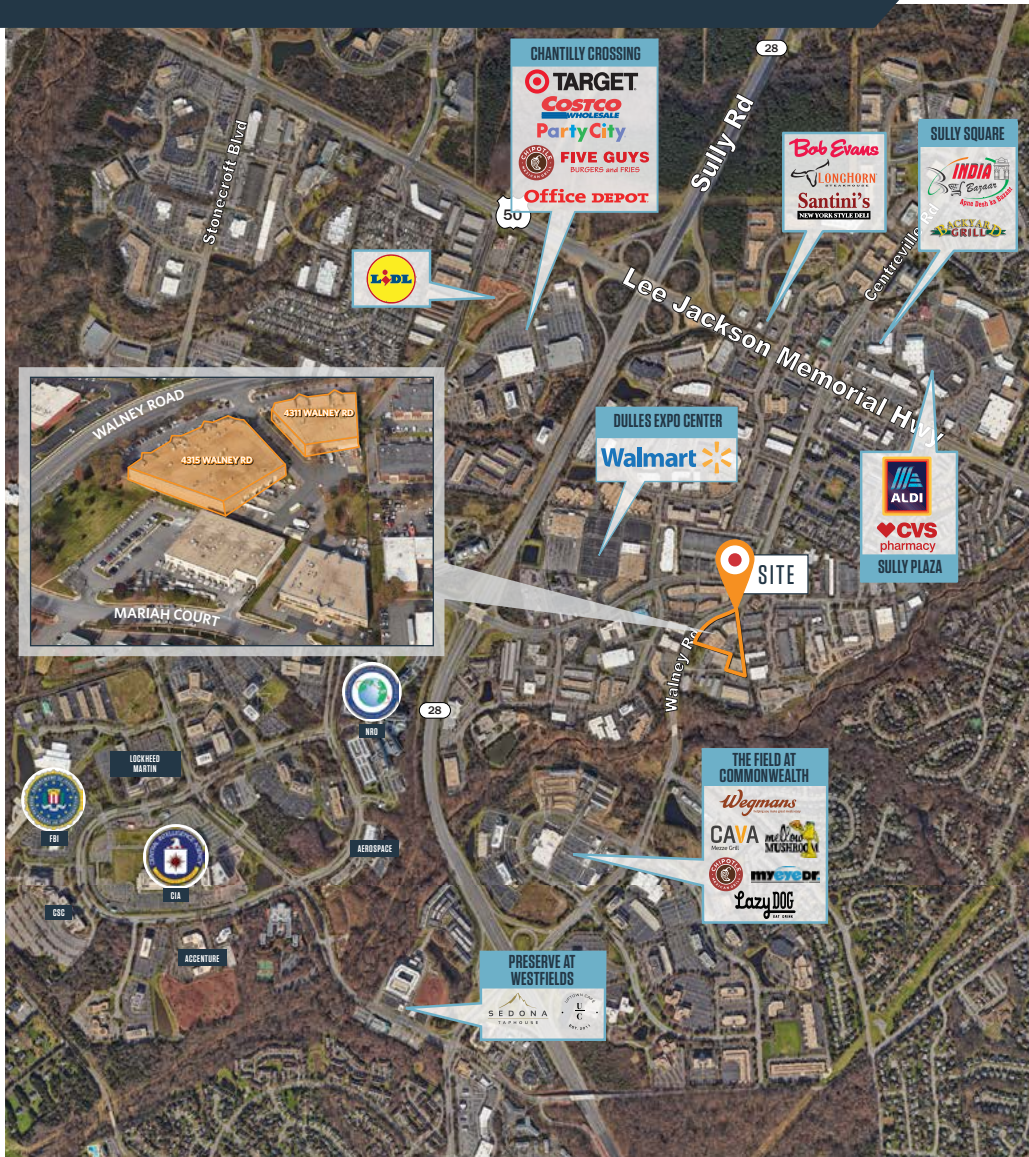
**Keenan Woofter**  
kwoofter@klnb.com  
703-268-2744

8065 Leesburg Pike, Suite 700  
Tysons, VA 22182  
klnb.com



# WALNEY BUSINESS CENTER

4311-4315 Walney Road, Chantilly, VA 20151



AERIAL OVERVIEW

Marc Tasker, CCIM, SIOR  
mtasker@klnb.com  
703-268-2735

Ryan Moody  
rmoody@klnb.com  
703-268-2739

Keenan Woofter  
kwoofter@klnb.com  
703-268-2744

8065 Leesburg Pike, Suite 700  
Tysons, VA 22182  
klnb.com



# WALNEY BUSINESS CENTER

4311-4315 Walney Road, Chantilly, VA 20151

CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

**Marc Tasker, CCIM, SIOR**

mtasker@klnb.com

703-268-2735

**Ryan Moody**

rmoody@klnb.com

703-268-2739

**Keenan Woofter**

kwoofter@klnb.com

703-268-2744

8065 Leesburg Pike, Suite 700  
Tysons, VA 22182

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



[instagram.com/klnbcre](https://www.instagram.com/klnbcre)



[linkedin.com/company/klnb](https://www.linkedin.com/company/klnb)



[facebook.com/KLNBCRE](https://www.facebook.com/KLNBCRE)

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.

**NAI** klnb