



COMMERCIAL REAL ESTATE

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OFFICE BUILDING FOR LEASE

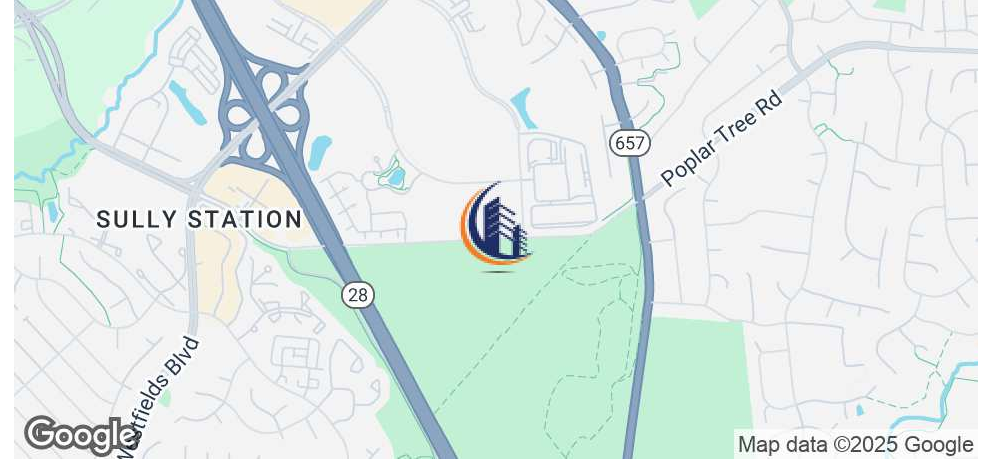
Park Meadow Dr. Office Complex

14100 PARK MEADOW DR, CHANTILLY, VA 20151



EXECUTIVE SUMMARY

Park Meadow Dr. Office Complex 14100 Park Meadow Dr, Chantilly, VA 20151



OFFERING SUMMARY

Available SF:	3,858 - 21,225 SF
Lease Rate:	\$26.50 SF/yr (Gross)
Lot Size:	4.67 Acres
Year Built:	1989
Building Size:	67,372
Zoning:	I-4
Market:	Washington D.C
Submarket:	Dulles Corridor

PROPERTY OVERVIEW

K & M Commercial as the exclusive brokerage firm is happy to present 3 continuous 2nd floor suites with availability up to 28,424 RSF. Former L3 Harris site with multiple 705 SCIF areas allows for multitude of users seeking secure and private space. Excellent parking with available building signage. Generator and rear loading dock area available.

PROPERTY HIGHLIGHTS

- Former L3 Harris site multiple 705 SCIF areas
- 3 total suites with multiple office configurations
- Excellent parking ratio
- Building signage is available
- Generator is available

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LEASE SPACES

Park Meadow Dr. Office Complex 14100 Park Meadow Dr, Chantilly, VA 20151



It turns out, you don't have any Site Plans!

(be sure to tag an image "Site Plan" in the [Media Tab](#))

LEASE INFORMATION

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	3,858 - 21,225 SF	Lease Rate:	\$26.50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 200	Available	17,367 - 21,225 SF	Gross	\$26.50 SF/yr	-
Suite 210	Available	7,199 SF	Gross	\$26.50 SF/yr	-
Suite 220	Available	3,858 - 21,225 SF	Gross	\$26.50 SF/yr	-

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SUITE 200

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SUITE 210

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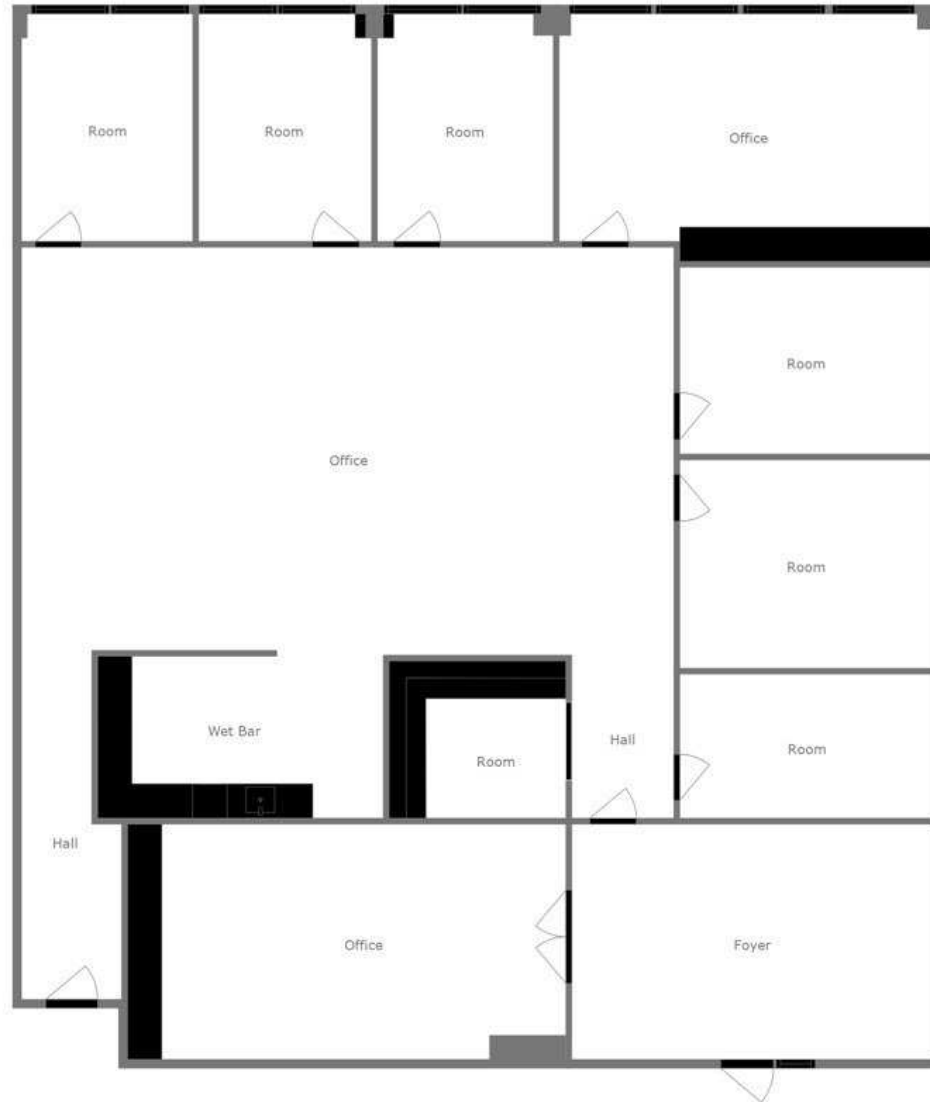
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SUITE 220

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ADDITIONAL PHOTOS

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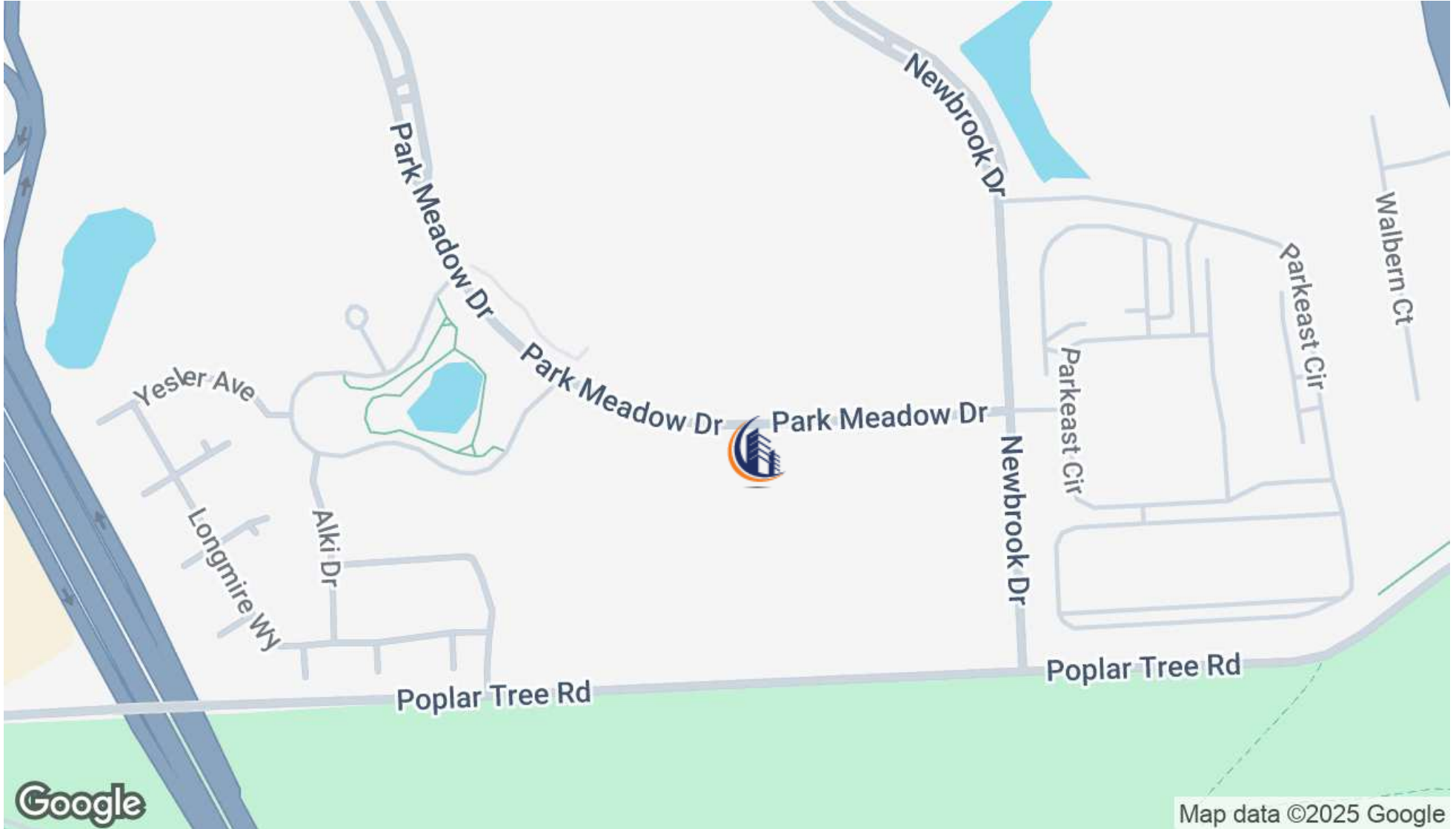
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LOCATION MAP

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DEMOGRAPHICS MAP & REPORT

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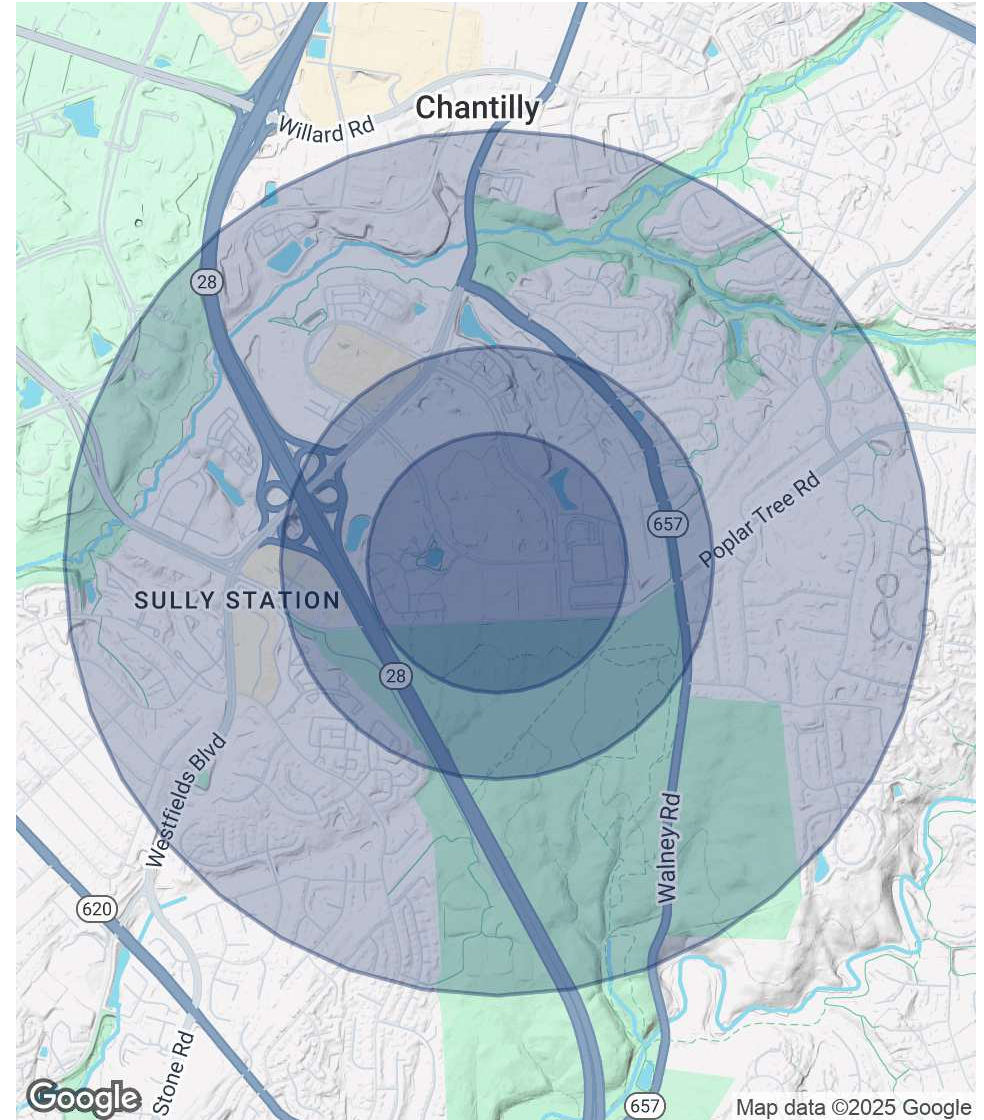


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	43	1,490	9,409
Average Age	39	40	41
Average Age (Male)	39	39	40
Average Age (Female)	40	42	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	13	592	3,225
# of Persons per HH	3.3	2.5	2.9
Average HH Income	\$206,800	\$161,948	\$204,314
Average House Value	\$712,865	\$634,516	\$708,092

Demographics data derived from AlphaMap



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MEET THE TEAM

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