

# FOR LEASE | OFFICE

## 4443 BROOKFIELD

4443 Brookfield Corporate Drive, Chantilly, VA



### PROPERTY FEATURES

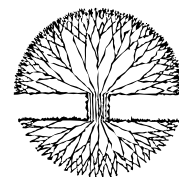
- 2,071 – 16,332 square feet suites available
- 49,683 square feet, 3-story office building
- Parking ratio: 3.5/1,000
- Private Balconies
- Ideally located in the heart of Chantilly and within close proximity to exciting amenities
- Easily accessible from Rte 28, Rte 50 & I-66
- Immediate access to Willard Rd Exit on Route 28
- Minutes from Dulles Airport
- New, experienced, local ownership/management group



### For more information, please contact:

Natalie Brodersen  
Leasing Associate  
natalieb@sugaroak.com  
Office: (703) 435-9335  
Cell: (703) 861-5492

Andy Walsh  
Director of Leasing  
andyw@sugaroak.com  
Office: (804) 308-1603  
Cell: (571) 237-0264



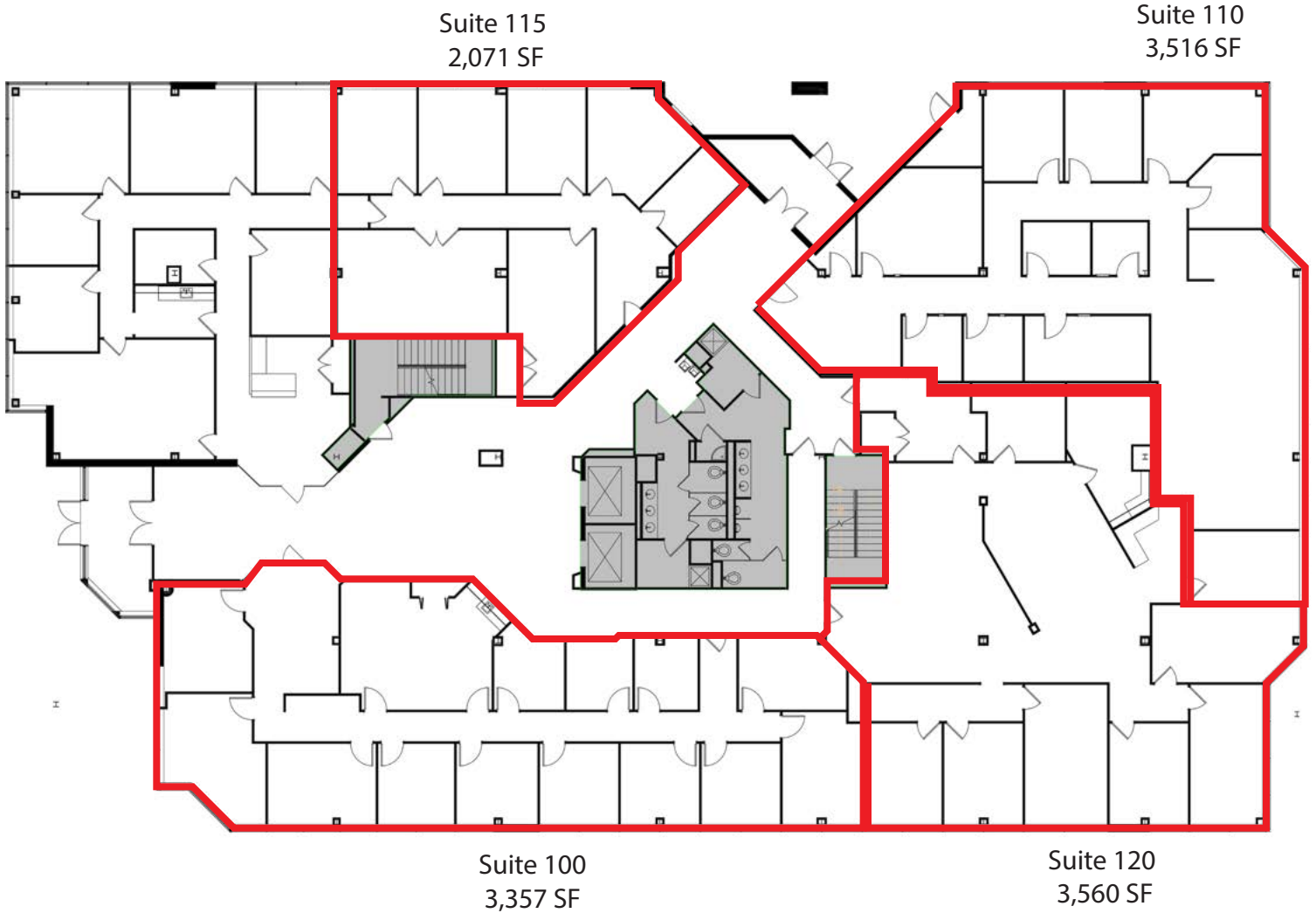
**SugarOak**  
REALTY, LLC

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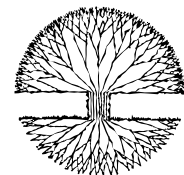
### FIRST FLOOR



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### SECOND FLOOR

Suite 210  
2,699 SF

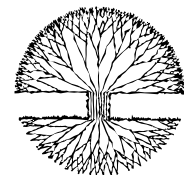


Suite 200  
4,643 SF

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### THIRD FLOOR

Suite 301  
3,475 SF



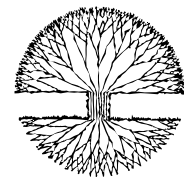
Suite 300  
12,847 SF

Private Balcony

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