

# LEASE

## MARBROOK CENTER

14325 Willard Rd #1A Chantilly , VA 20151



### PROPERTY DESCRIPTION

Discover first-floor convenience at 14325 Willard Rd, Chantilly, VA. This office space includes four offices, a kitchen, and a large common area, perfect for collaboration. Easy access enhances its appeal, while natural light creates an inviting atmosphere. Ideal for businesses valuing accessibility and a collaborative environment.

### PROPERTY HIGHLIGHTS

- First-Floor Accessibility: Easy access for employees and visitors, enhancing convenience and operational efficiency.
- Natural Lighting: Ample natural light throughout the space, fostering a vibrant and productive work environment.
- Four Private Offices: Provides dedicated spaces for focused work or confidential meetings.
- Spacious Common Area: Ideal for employee collaboration, gatherings, and flexible use of space.
- In-Built Kitchen: Convenient facility for staff, promoting a comfortable and self-contained work setting.

### OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr (MG)
Available SF:	1,687 SF
Zoning:	I-5

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,186	24,804	74,968
Total Population	7,065	75,804	219,521
Average HH Income	\$116,378	\$167,276	\$159,989

**Deniz Senyurt**  
571 271 6604



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**COLDWELL BANKER**  
**COMMERCIAL**  
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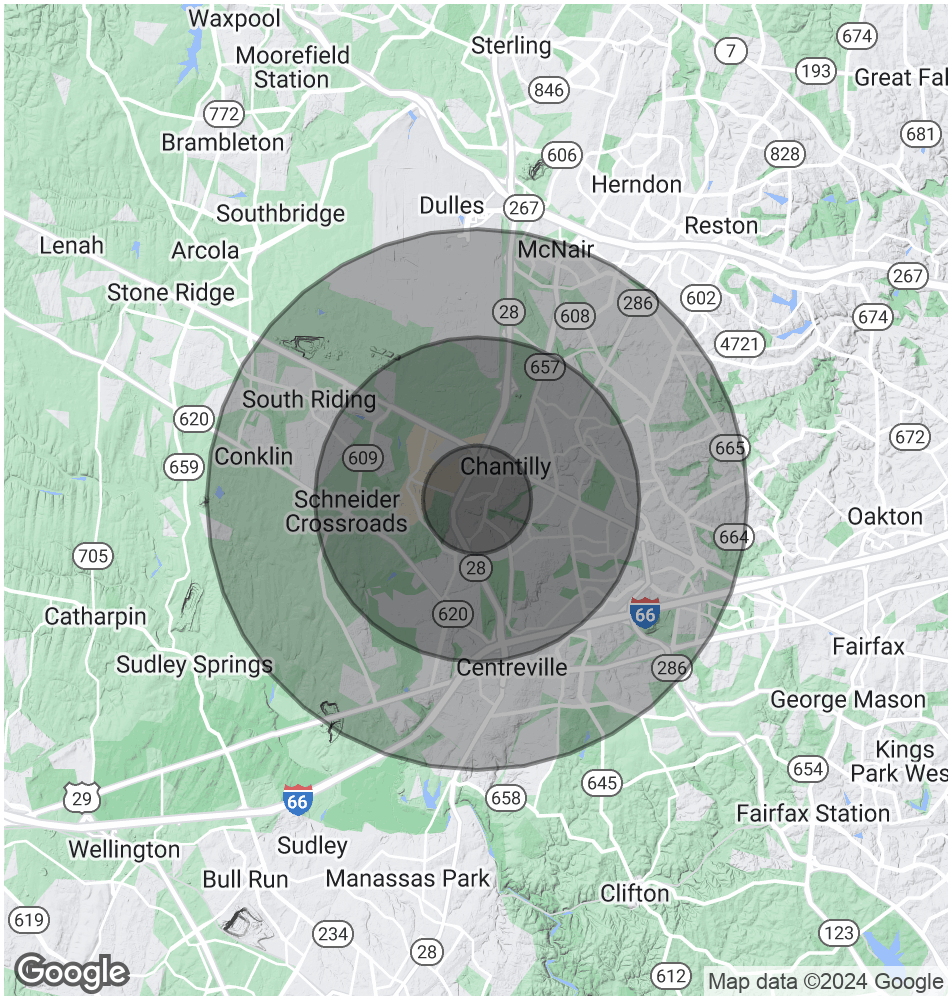
14325 Willard Rd #1A Chantilly , VA 20151

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,065	75,804	219,521
Average Age	38.3	39.6	38.3
Average Age (Male)	34.1	38.8	37.4
Average Age (Female)	40.4	39.8	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,186	24,804	74,968
# of Persons per HH	3.2	3.1	2.9
Average HH Income	\$116,378	\$167,276	\$159,989
Average House Value	\$319,897	\$524,977	\$498,209

\* Demographic data derived from 2020 ACS - US Census



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