

STONECROFT BUSINESS CENTER

14797 AND 14801 MURDOCK STREET, CHANTILLY, VA

FOR SALE/LEASE
PRICING RANGING FROM \$100.00 - \$130.00 PSF



CBRE

Featuring:

- Two (2), 47,456 square foot, Class A, office buildings available
- Suites ranging from 1,122 – 37,542 sf (14797) and 47456 sf (14801)
- Building designed to accommodate corporate users, professional/and medical practitioners seeking to own their office space in the rapidly growing western Fairfax/Chantilly area
- Buyers of the Stonecroft Business Park will benefit by the close proximity to amenities such as restaurants, hotels, Dulles International Airport, Westfields and major residential communities where one can live close to their business.

**FOR MORE
INFORMATION
PLEASE
CONTACT**

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Building Zone: I-3 Fairfax County, Virginia

Building Signage: Available on 1st Floor and TBD on 2nd Floor

Ceiling Height: 10' - 00"

Floor Plate: 11' 0" X 21' 0", with 23,830 SF per floor

Power: 3 phase, 4 wire with service to suite space at 11 0/208v. Dominion Power-Base building power at 277/480v available to suite

Exterior: Site cast concrete with glass suite entries

Interior: Improved to suit by Purchaser

Floor Loading: Slab on grade 200 lbs, second floor slab 100 lbs

Parking: Surface parking ratio at 3.8/1,000

Availability: Office suites for sale from 1,122 SF to 47,456 SF

Real Estate Taxes: \$134.00 PSF

Condominium Fees: \$2.40 PSF



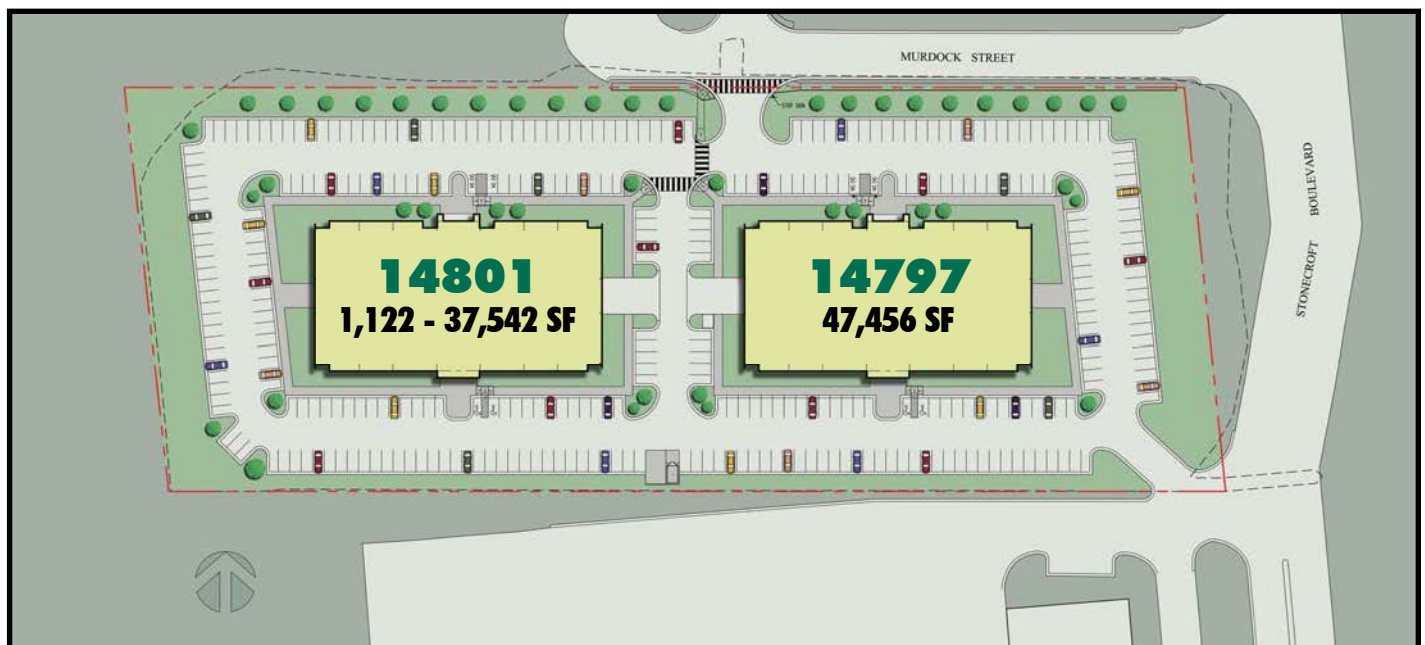
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Items Included in Shell Construction:

- Class A lobby with stair and elevator core. Lobby has natural stone flooring with wood accents on the walls
- Second Floor served by two egress stairs and an elevator
- Base Building Core includes elegantly detailed restrooms
- Main sprinkler lines and laterals with head turned up in all vacant spaces
- Main fire alarm for sprinkler line flow
- Main telephone room for base feed
- Building provides main electrical service to Suite at, 110/208v, 3 phase, 4 wire persuite. Conduit and pull string is provided from central electrical room to unit
- Metal stud framing and aluminum sill at perimeter
- Concrete slab on grade
- Glass single Suite entry single door
- Quality site cast concrete and steel construction
- HVAC mechanical equipment and medium density distribution systems are included in the base building
- 1" horizontal mini-blinds at all perimeter glass

Site Plan: 14797 and 14801 Murdock Street, Chantilly, VA

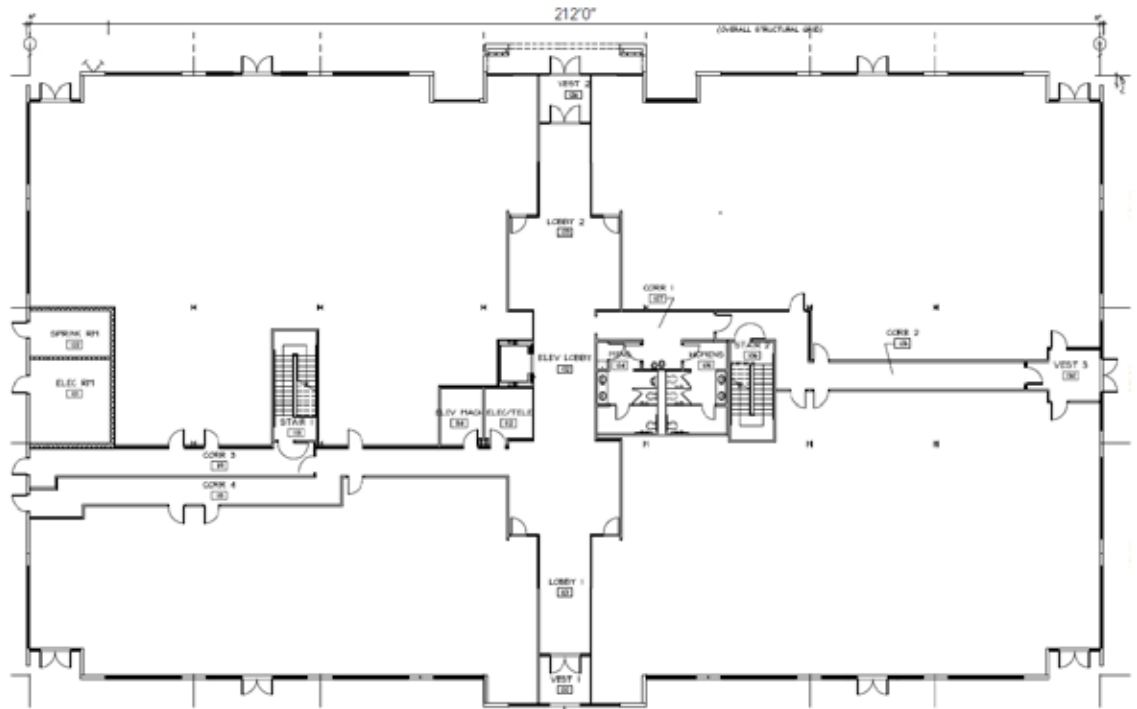


14797

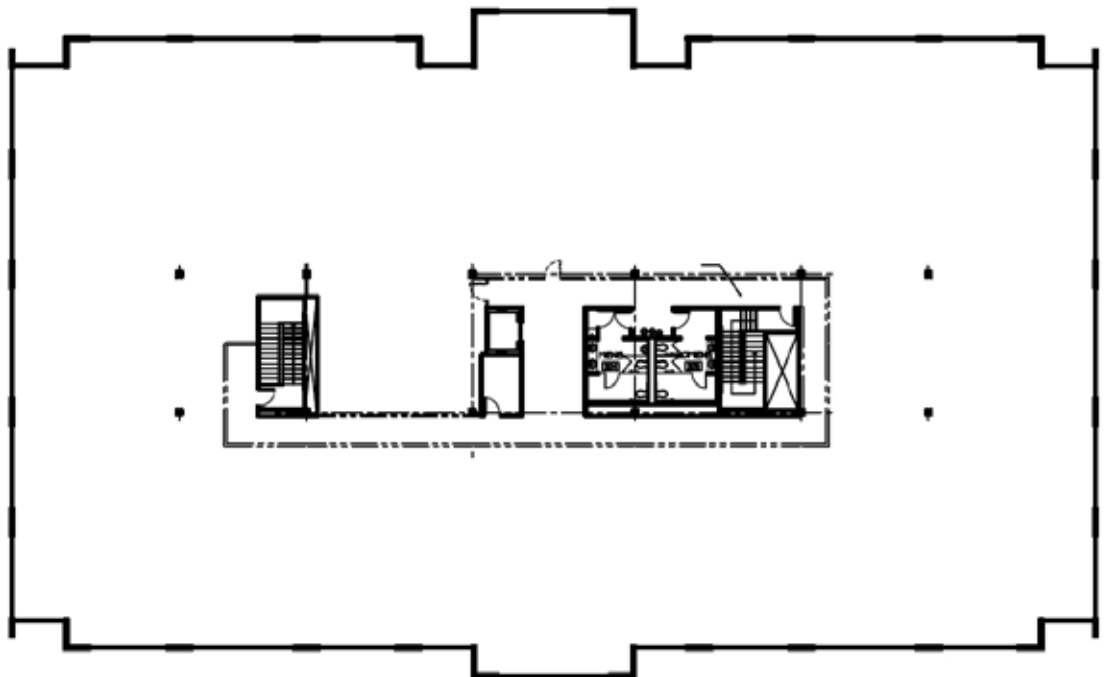
MURDOCK STREET: 47,456 SF

ENTIRE BUILDING: \$100/PSF

FIRST FLOOR:
21,676 SF



SECOND FLOOR:
25,780 SF



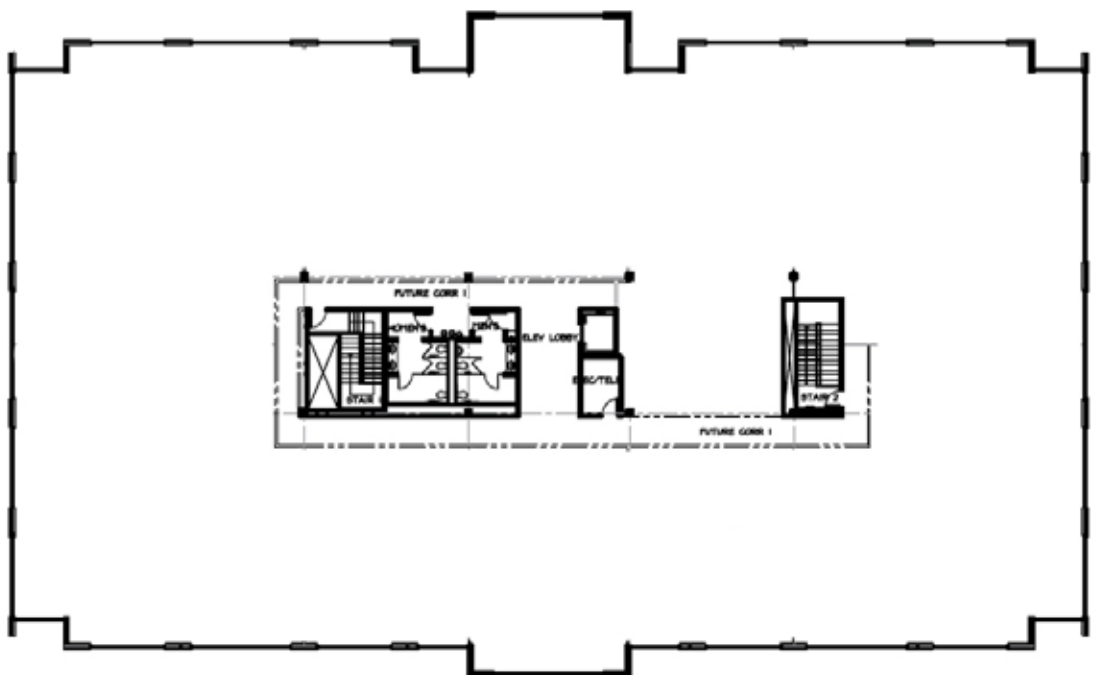
14801

MURDOCK STREET: 1,122 - 37,542 SF

FIRST FLOOR:
1,122 – 11,823 SF
\$130/PSF



SECOND FLOOR:
25,719 SF
\$115/PSF



AMENITIES

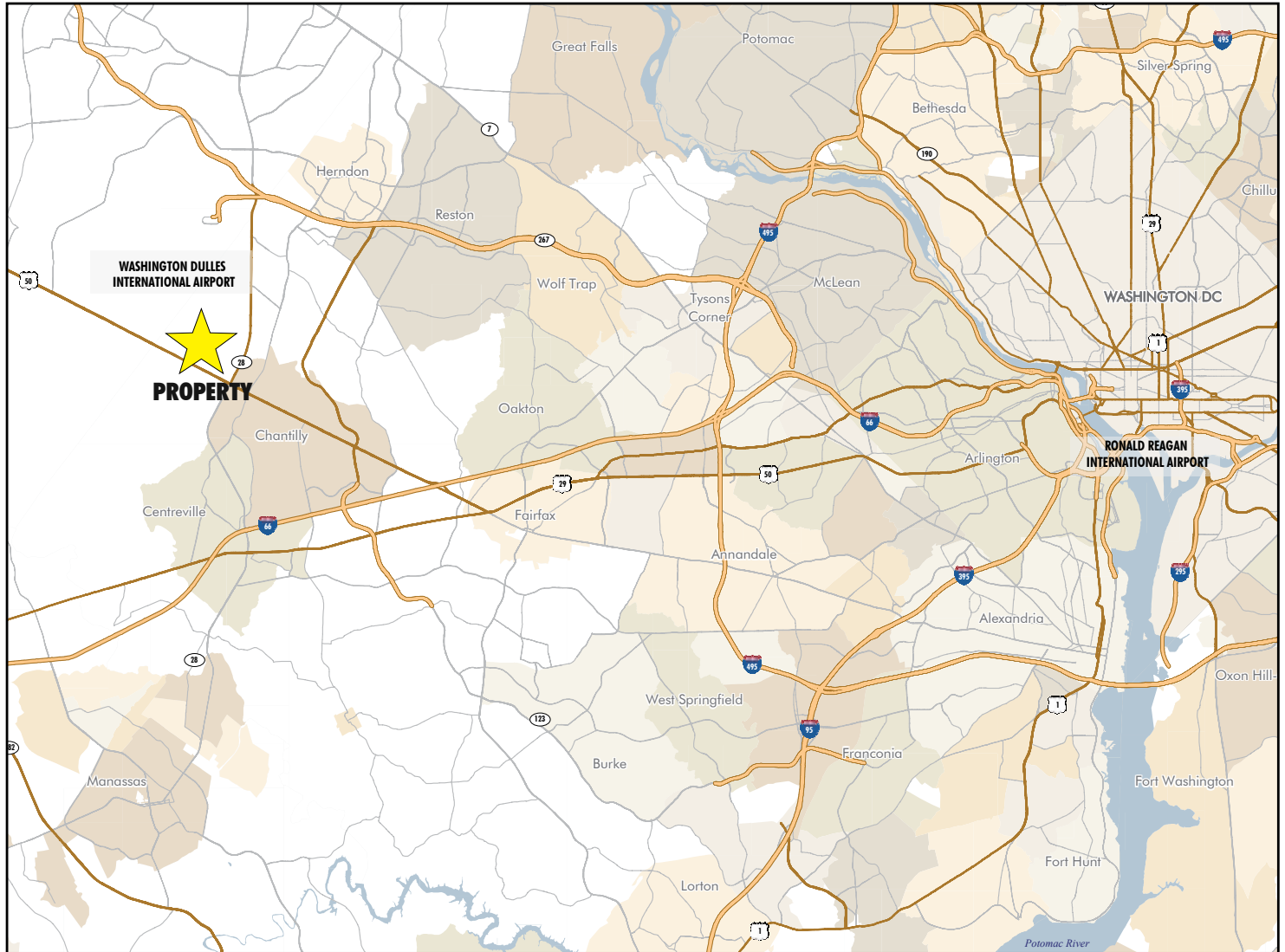
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Regional Map



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