



STONECROFT **IV**

DISCOVER YOUR NEXT WORKPLACE OASIS

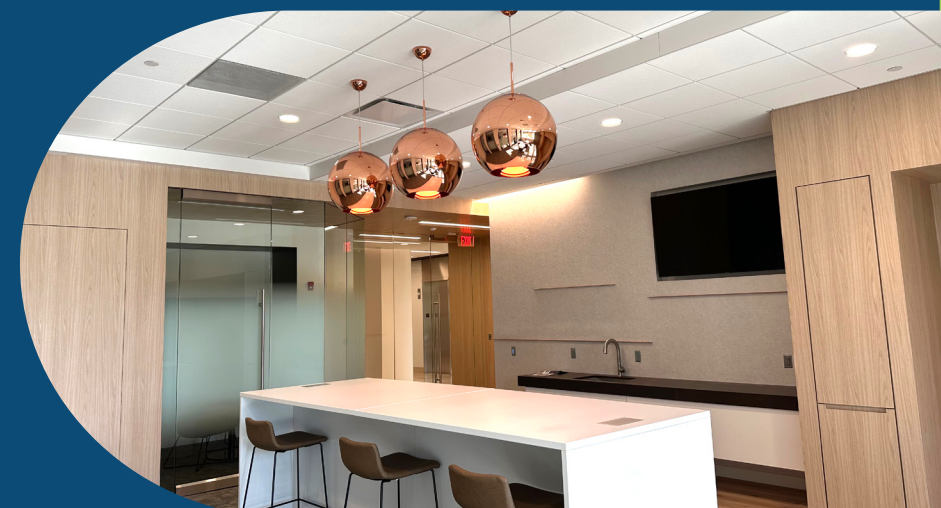
4807 STONECROFT BOULEVARD | CHANTILLY, VA

**STREAM**

NEWLY RENOVATED, LIMITLESS POSSIBILITIES

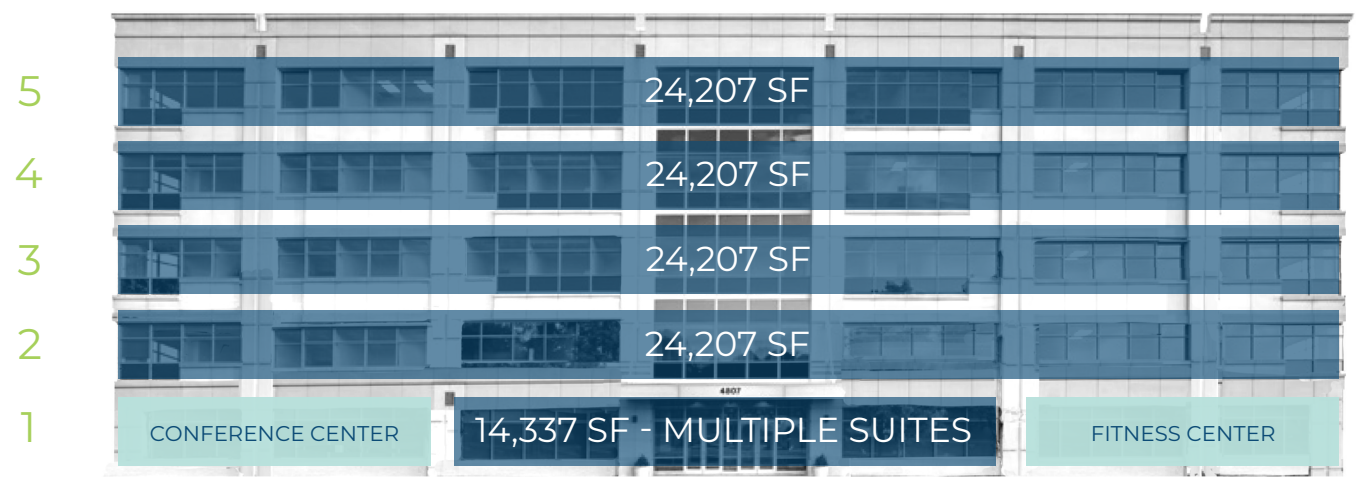
Class A office building for lease in coveted Corporate Park

- 1 | UP TO 111,165 SF AVAILABLE (FULL BUILDING)
- 2 | BRAND NEW AMENITY CENTER, INCLUDING STATE-OF-THE-ART FITNESS CENTER, CONFERENCE CENTER AND TENANT LOUNGE
- 3 | UPGRADED LOBBY AND COMMON AREAS
- 4 | TOP OF BUILDING SIGNAGE AVAILABLE
- 5 | TYPICAL FLOOR PLATE: 24,207 SF
- 6 | COLUMN-FREE SPACE
- 7 | +/- 9' FINISHED CEILING HEIGHTS
- 8 | 3.3/1,000 SF PARKING RATIO; SURFACE AND STRUCTURED PARKING
- 9 | MULTIPLE DINING OPTIONS NEARBY
- 10 | CONVENIENT ACCESS TO RT. 28, RT. 50, I-66 AND DULLES TOLL ROAD
- 11 | PROXIMITY TO NRO, CIA, FBI & DULLES INTERNATIONAL AIRPORT



AVAILABILITIES

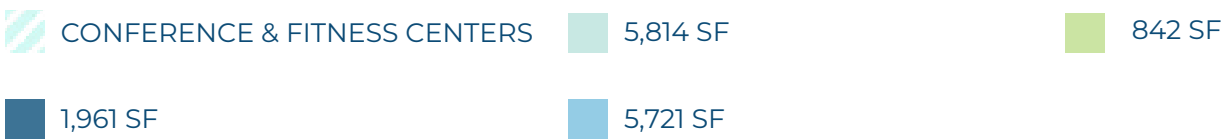
111,165 SF Contiguous Space Available



111,165 SF

FIRST FLOOR

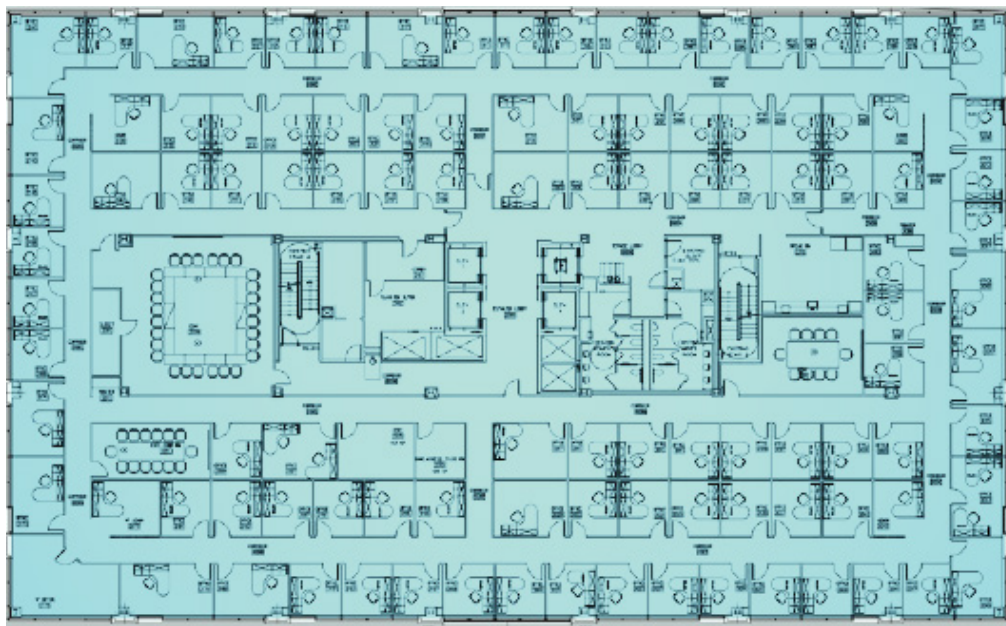
14,337 SF Available | Multiple Suites



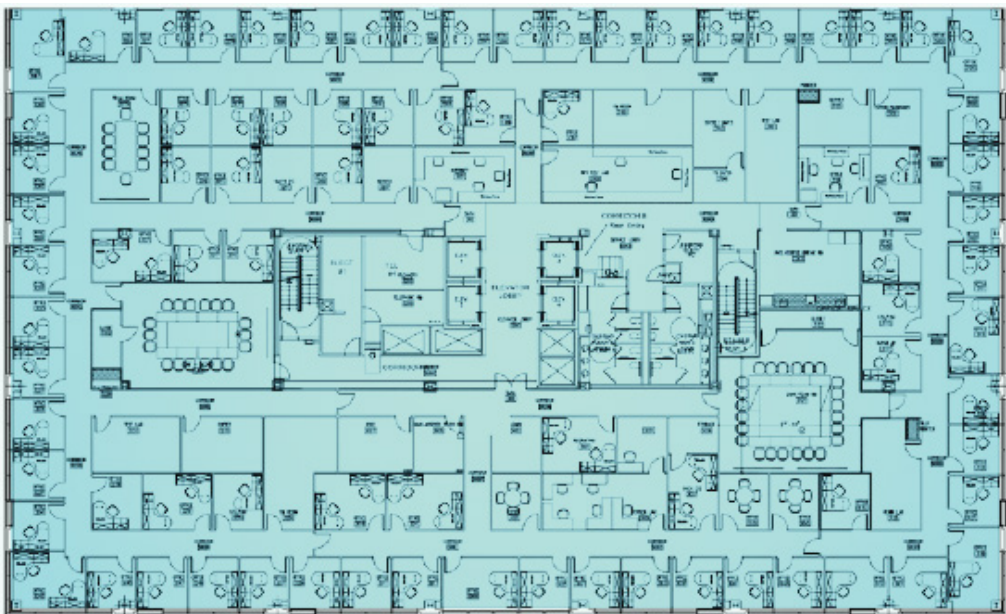
SECOND & THIRD FLOORS

24,207 SF Available Per Floor

2nd Floor Existing Layout



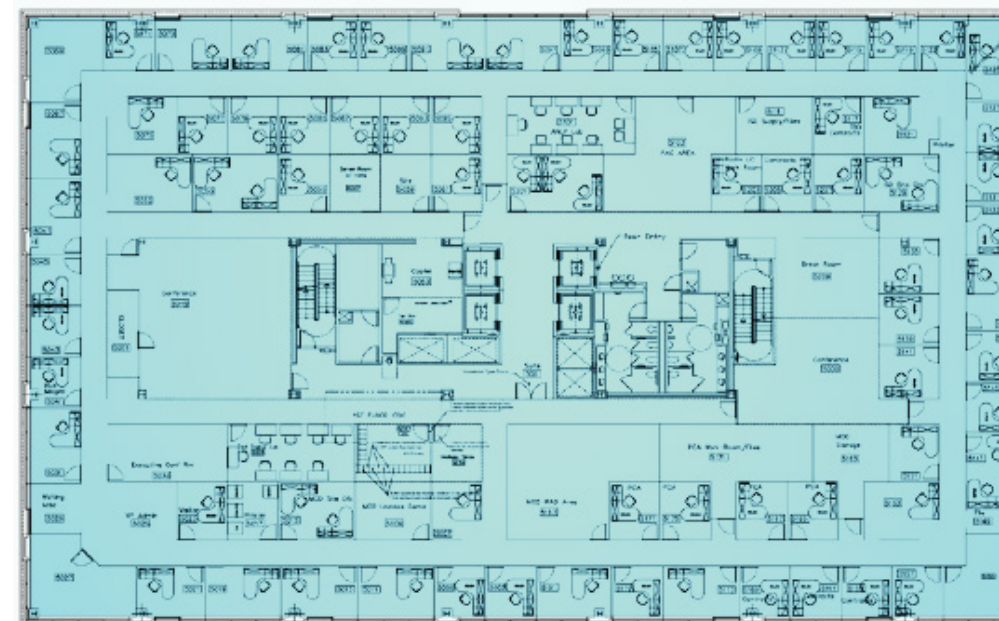
3rd Floor Existing Layout



FOURTH & FIFTH FLOORS

24,207 SF Available Per Floor

4th Floor Existing Layout



5th Floor Limitless Possibilities Layout



POTENTIAL FLOOR PLANS

24,207 SF Available Per Floor

Potential Open Plan



- 10 Offices
- 134 Workstations
- 4 Conference Rooms
- 3 Collab Areas
- 4 Call Rooms
- 1 Kitchen
- 3 Lounge Areas
- 1 Mother's Room
- 1 Storage/LAN

Potential Office Intensive



- 55 Offices
- 76 Workstations
- 5 Conference Rooms
- 3 Collab Areas
- 4 Call Rooms
- 1 Kitchen
- 3 Lounge Areas
- 1 Mother's Room
- 1 Storage/LAN

Potential Mixed Plan



- 42 Offices
- 87 Workstations
- 5 Conference Rooms
- 3 Collab Areas
- 4 Call Rooms
- 1 Kitchen
- 3 Lounge Areas
- 1 Mother's Room
- 1 Storage/LAN

TOP-NOTCH LOCATION

Centrally located off of Westfields Boulevard & the Rt. 28 interchange, **STONECROFT^{IV}** has excellent access to I-66 and Rt 28.



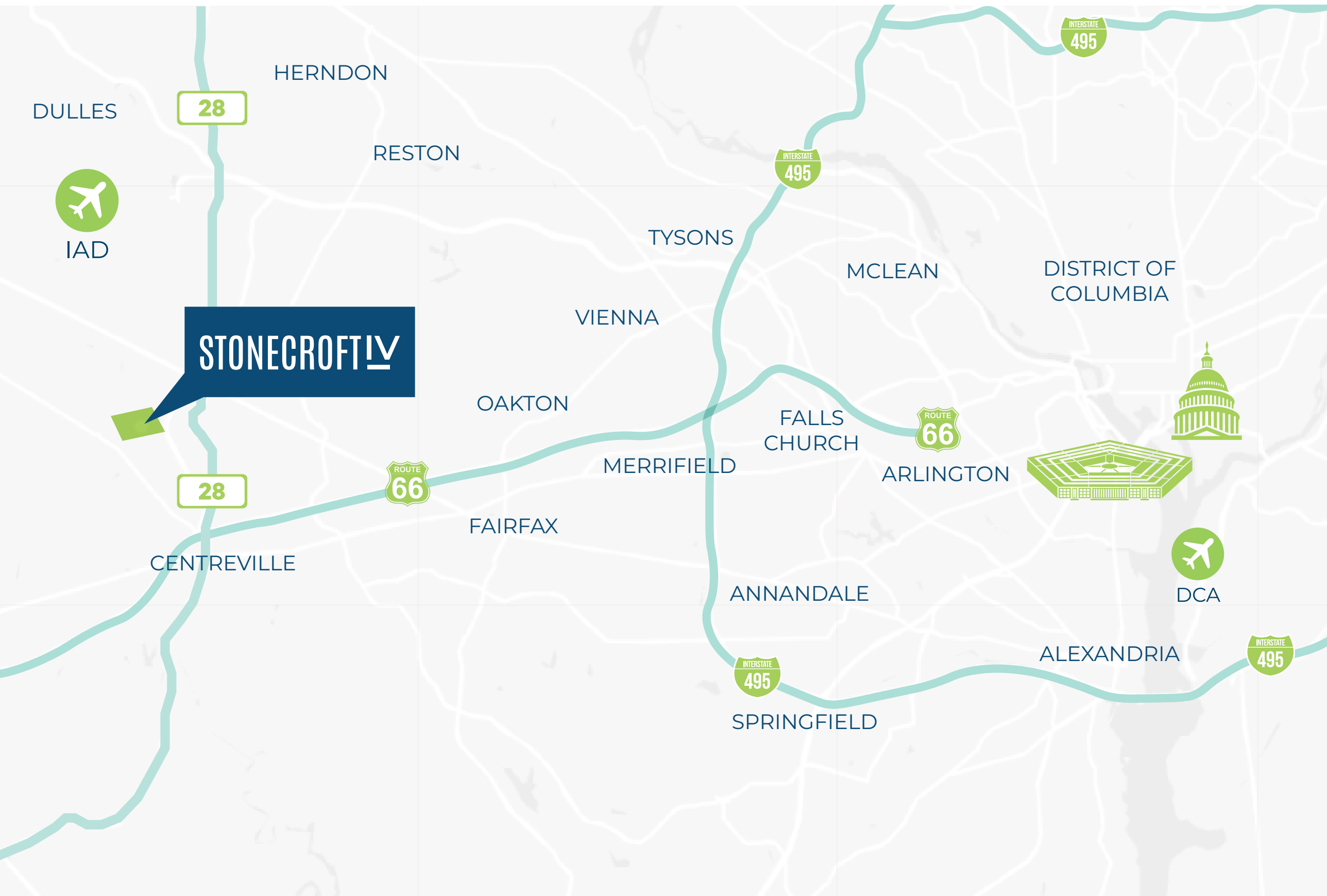
32 Miles
To Washington D.C.



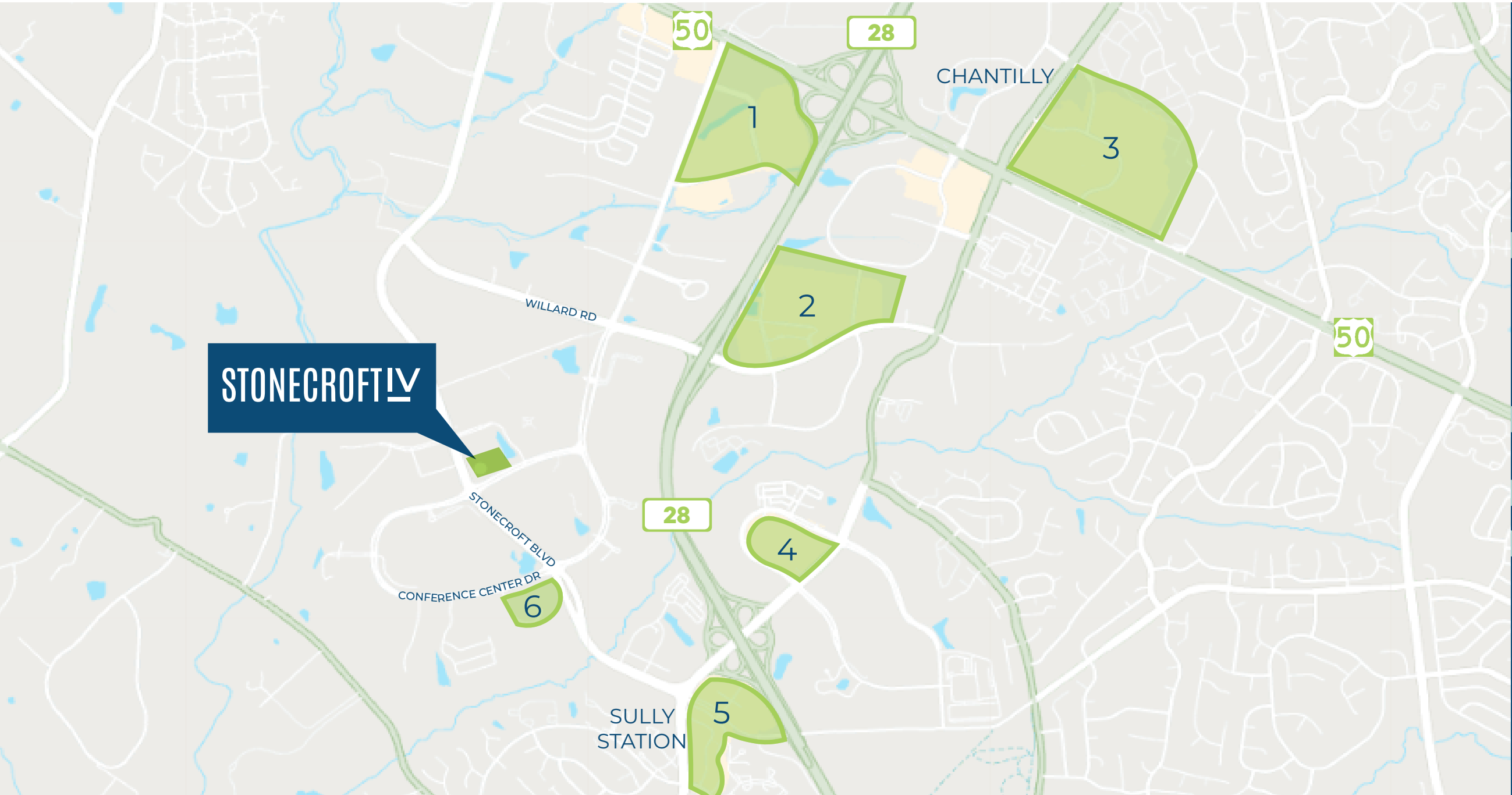
31 Miles
To Pentagon, Washington D.C.



20 Miles
To Tysons, Virginia



AMENITY-RICH WESTFIELDS



The Westfields Marriott, indoor and outdoor athletic facilities, childcare centers, restaurants, and jogging trails

Natural park-like setting and landscaping

Numerous dining options

Childcare options include, The Goddard School, BeanTree, The Boyd School, and other childcare services

1



2



3



4



5



6



PRESTIGIOUS NEIGHBORHOOD



Westfields is a 1,100-acre, Class A, mixed-use community that has become the largest and one of the most prestigious corporate communities in the D.C. region

Designed for corporations and organizations to achieve the best work environment to attract and retain top talent

Attention to detail and commitment to lifestyle has made this neighborhood a top location for some of the most esteemed companies and organization

STONECROFT **IV**

CONTACT INFO

JEFF ROMAN

703.464.1548

jeff.roman@streamrealty.com

MALCOLM SCHWEIKER

703.629.2632

malcolm.schweiker@streamrealty.com

7950 Jones Branch Drive, Suite 800
Tysons, VA 22102

MENLO EQUITIES


STREAM