



LAKE SIDE II

AT AVION BUSINESS PARK



AVAILABLE IMMEDIATELY

Up to 68,928 s.f. of plug and play space

3975 Virginia Mallory Drive, Chantilly, Virginia



BUILDING FEATURES

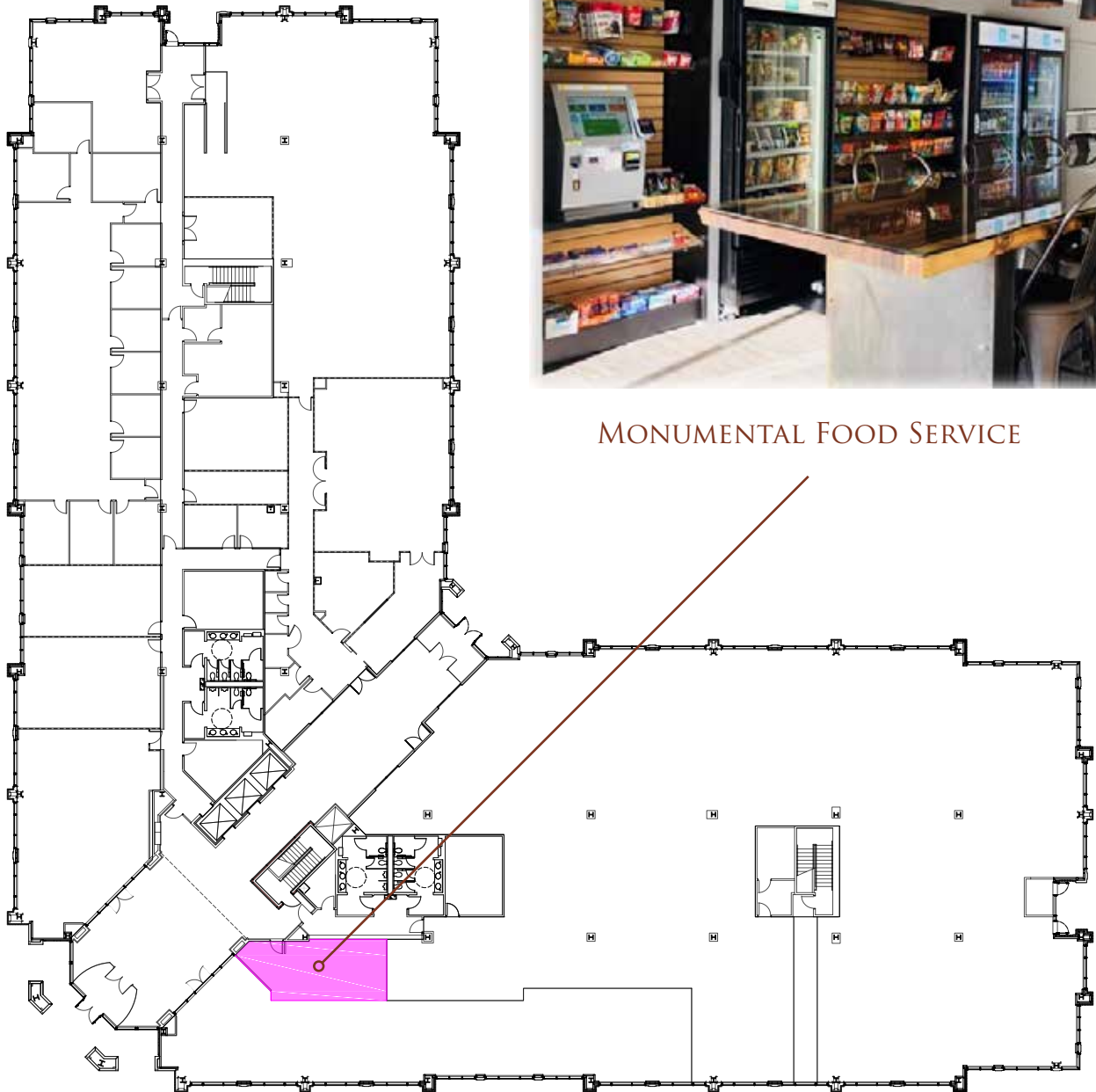


- Monumental Markets Food Service in building
- LEED Certified Class A building
- Plug and play space
- Will subdivide
- Exterior building signage available
- Lake and mountain views
- Abundant window line
- Two-story atrium lobby
- 5,200 s.f. data center on 1st floor
- Efficient floor plate
- Immediate access to Route 50 & Route 28
- Adjacent to Dulles International Airport
- Tenant only fitness facility with lockers and showers
- On-site deli
- On-site property management
- 3 mile jogging path

1ST FLOOR



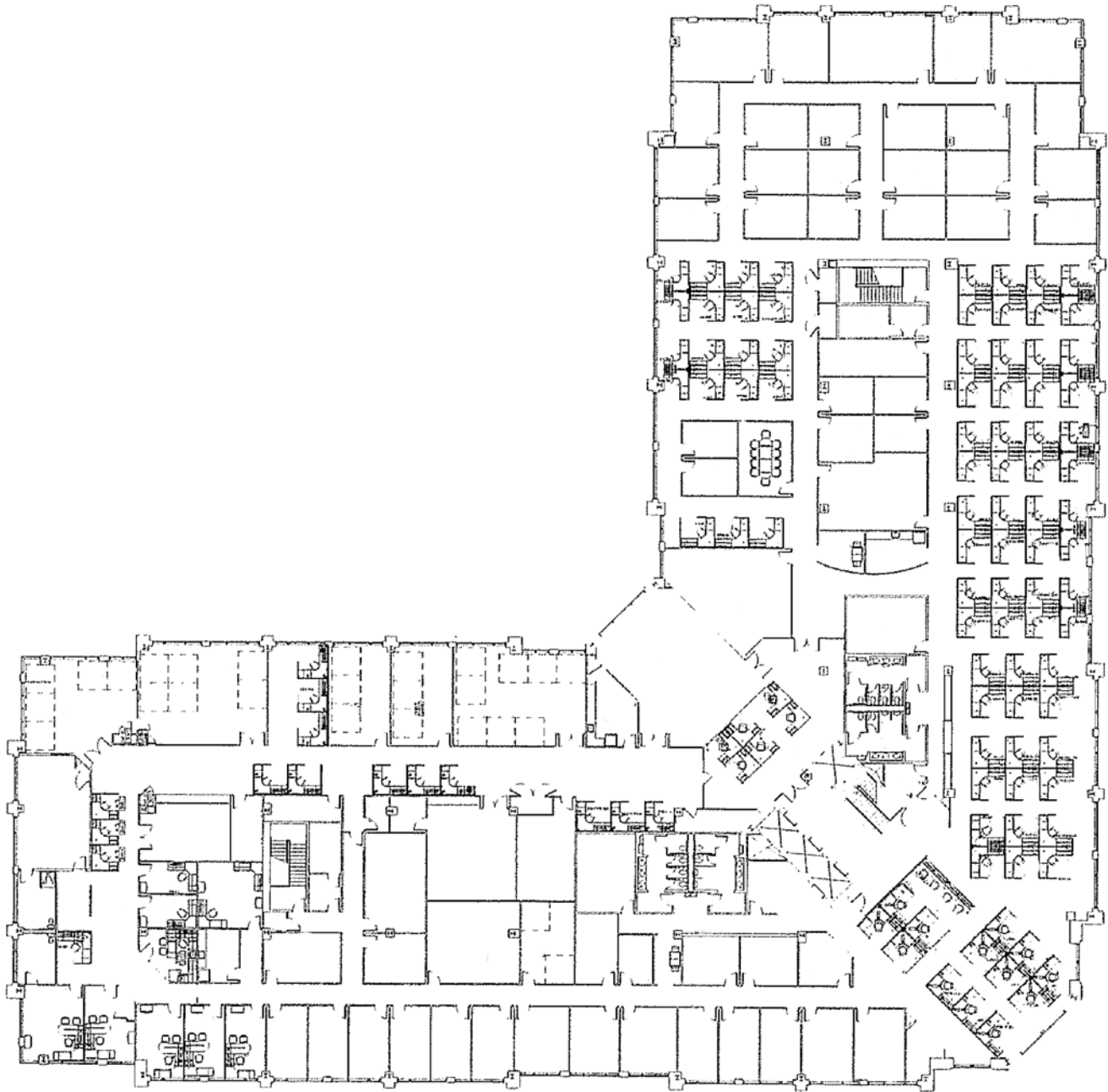
MONUMENTAL FOOD SERVICE



23,050 s.f.

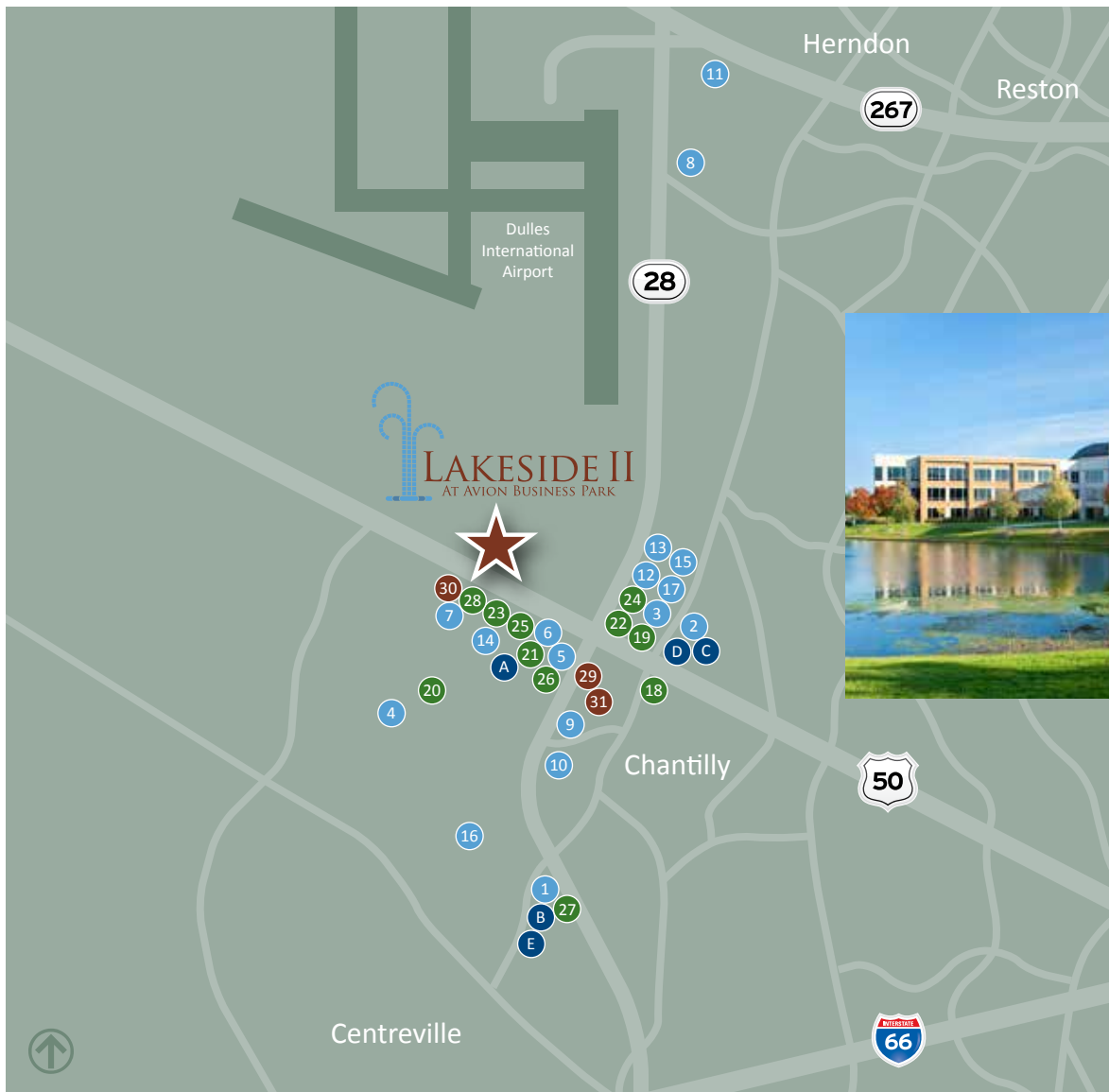
AVAILABILITY

3RD FLOOR

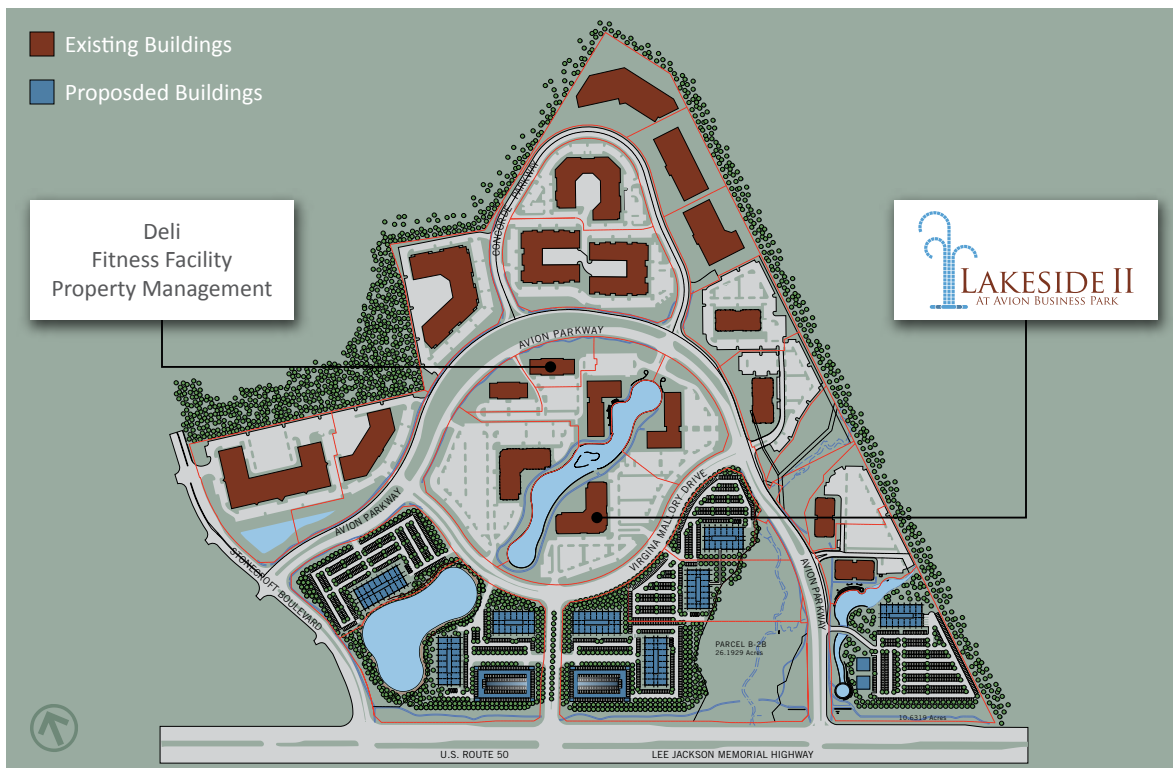


45,878 s.f.

LOCATION & NEARBY AMENITIES



SITE PLAN





ACCESS TO A DIVERSE ARRAY OF SPECTACULAR AMENITIES

HOTELS

1. Hyatt Place Chantilly/Dulles Airport South
2. Comforts Suites
3. Courtyard Marriott
4. Cub Run RECenter
5. Extended Stay America
6. Extended Stay Deluxe
7. Hampton Inn
8. Hilton Washington Dulles Airport
9. Holiday Inn
10. Homestead studio Suites
11. Hyatt Dulles
12. Marriot Fairfield Inn
13. Marriott TownePlace Suites
14. Residence Inn
15. Stay Bridge Suites
16. Westfields Conference Center & Westfields Marriot Washington Dulles
17. Wingate

RESTAURANTS

18. Anita's
19. Bob Evans
20. Bowl America
21. Cici's Pizza, Potbelly's, & Chipotle
22. Santini New York Style Deli
23. Famous Dave's BBQ
24. LongHorn Steakhouse
25. Red Robin
26. Starbucks
27. Thai Basil & Minerva Cuisine

FITNESS CENTERS

28. Gold's Gym
29. The Women's Club Fitness Center & Day Spa

SHOPPING CENTERS

A. **Chantilly Crossing**

- Chipotle
- Five Guys
- Target
- Thai Basil
- Costco
- Subway
- Starbucks
- Office Depot
- Party City
- Wells Fargo

B. **Westone Plaza**

- Applebee's
- Moe's Southwest Grill
- Eggspectation
- Foster's Grille Westfield
- Texas Roadhouse
- Jersey Mike's Subs
- Aguaymanto Grill

C. **Sully Place**

- Big Kmart
- The Bungalow
- Dairy Queen
- IHOP Restaurant
- Lowe's
- PetSmart
- Ruby Tuesday
- Taco Bell
- Virginia Commerce Bank
- Babies "R" Us
- Papa John's
- Little Caesars

D. **Sully Plaza**

- GNC
- Jerry's Sub & Pizza
- Milwaukee Frozen Custard
- National Carpet & Floors
- Otani Restaurant
- Subway
- US Nails
- Wells Fargo Bank

- Wendy's
- Gold's Gym
- AIDI
- Navy Federal Credit Union
- Baja Fresh
- Noodles & Company
- CVS
- Redbox
- KFC

E. **Sully Station Center**

- BB&T
- Blue Water Grill
- Hunan Chef
- Led Pizza
- Subway
- Sully Shoe Repair
- U.S. Post Office
- Sully Animal Hospital
- 5127 Restaurant & Lounge
- Chipotle
- Quickfire
- PNC Bank
- Rita's
- Popeye's

F. **Chantilly Shopping Center**

- Chick-Fil-A
- Burger King
- McDonalds
- Wendy's
- Hooters
- Bob O's Restaurant & Bar
- Taco Bell
- Two Amigos
- Asian Café Chantilly
- Willards BBQ
- Jimmy John's
- Italian Gourmet Deli
- U.S. Post Office
- Dulles Expo Center
- Wallmart – 24h



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**COHEN
EQUITIES**



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