

# 15054

CONFERENCE CENTER DRIVE

CHANTILLY, VIRGINIA



A 9.4 ACRE MISSION CRITICAL DEVELOPMENT SITE ACROSS FROM THE NRO

# THE OFFERING

Jones Lang LaSalle, Inc. ("JLL"), as exclusive representative for Owner, is pleased to present this opportunity to purchase 15054 Conference Center Drive (the "Property"), a 9.41 acre, mission-critical development site immediately across from the National Reconnaissance Office ("NRO") in Chantilly, Virginia. I-4 zoning permits the by-right development of a wide range of industrial uses such as data center, scientific research, offices, medium-intensity production of goods, and related supply and supporting nonresidential activities. With a maximum by-right FAR of 0.5 (0.7 FAR with Special Exception), the 410,284 SF site can support up to 205,142 GSF of development without going through an entitlement process. The site is approved for a 6-story, 143,667 GSF (123,565 RSF) office building.

Strategically located in the cyber-intelligence hub of Westfields, the Property benefits from immediate proximity to federal demand drivers including the National Reconnaissance Office ("NRO"), FBI's Mission Ridge, and the CIA's Park Center. Fueled by increasing federal investment in the cybersecurity space, this submarket lends itself to government contractors that require direct fiber-optic connectivity and accessibility to the nation's epicenter of cyber technology and innovation. The Property also has exceptional accessibility to Dulles International Airport, which is only a 10-minute drive up Route 28.

# WESTFIELDS IS THE EPICENTER OF THE NATIONAL INTELLIGENCE PROGRAM



**15054**  
CONFERENCE CENTER DRIVE

**DULLES INTERNATIONAL**

**L3 Technologies**

**leidos**

**Boo Allen**

**Deloitte.**

**PRAXIS ENGINEERING** **IBM**  
**BOEING** **TriSept**  
**GENERAL DYNAMICS**

**SAIC**

**JSI**  
Unified. Visualized.

**TASC**

**Peraton**

**SAIC**

**TMA**

**NORTHROP GRUMMAN**

**GSA**

**centauri**

The US National Intelligence 2022 Budget is \$62.3 Billion



**Mission Ridge**  
(Approximately 310,000 SF)  
The FBI recently occupied and invested over \$60 million (\$340/SF) in improvements within its premises in this impressive facility, bringing yet another key and sizable government demand driver to the Westfields market.

**UNICOM Government, Inc.**  
A Division of UNICOM Global

**Future GSA Secure Facility 2022**



**Park Center**  
(Approximately 1.1 million SF proposed)  
The CIA occupies the two existing buildings and has plans for an additional 5 buildings.

**Peraton**



  
**National Reconnaissance Office (NRO)**  
 (Approximately 1.1 million SF)  
 One of the nation's largest intelligence agencies, the NRO is a critical security organization. Coupled with the additions of the CIA and FBI, the immediate area is among the largest enclaves of security and intelligence-related functions.

**The Field at Commonwealth**  
 Delivered in 2018



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 EVER VIGILANT



**Preserve at Westfields**  
 Luxury Townhomes on  
 51-acres completed in 2020

**PROPOSED**  
 372-Unit Apartment Building  
 86 Townhomes





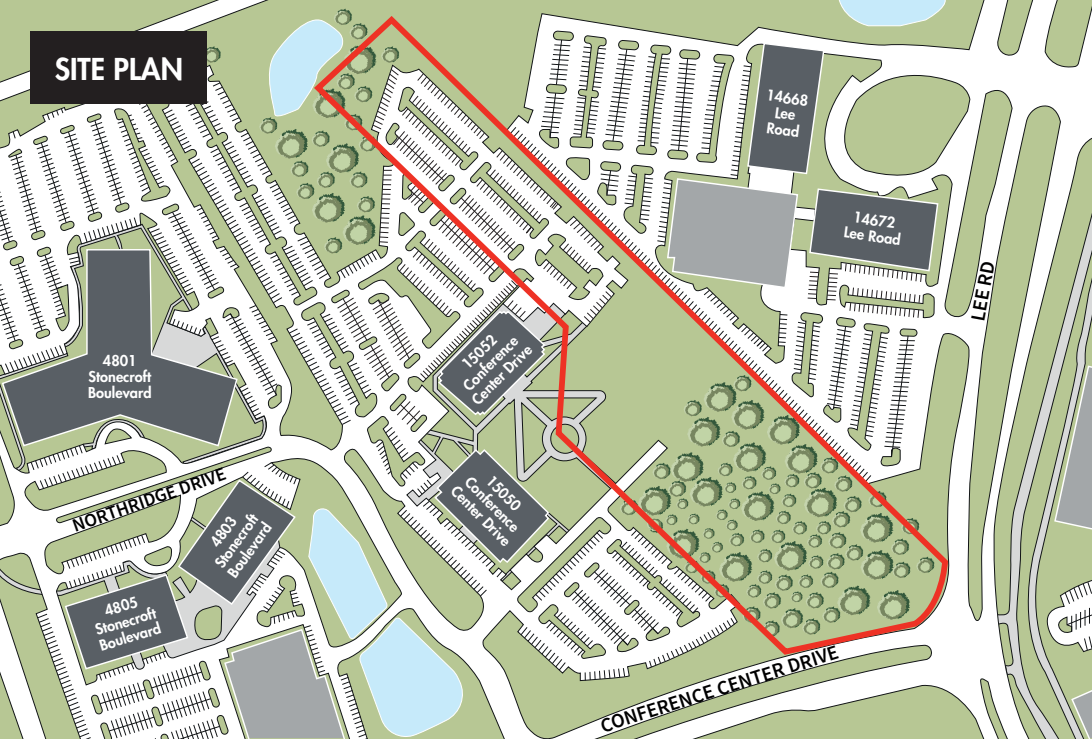




## INVESTMENT HIGHLIGHTS

-  9.41 Acre, 410,284 SF Development Site  
 Immediately Across from the NRO
-  Flexible Business Plan with I-4 Zoning; By-right Development of Data Center, Office, and Industrial
-  Approved for a 6-Story, 143,667 GSF (123,565 RSF) Office Building
-  Unfettered Access to Key Federal Demand Drivers - National Reconnaissance Office ("NRO"), FBI, and CIA
-  Situated in a Growth Hub for Cybersecurity, Information Technology, and Defense Industries; Majority of Neighboring Tenants Working Awarded Government Contracts
-  Strong Live-Work-Play Environment Cultivated Through New Mixed-Use Developments, Including a Wegman's Anchored Shopping Center and The Preserve at Westfields
-  Convenient Vehicular Accessibility to Route 28, Route 66, Route 50, and the Dulles Toll Road (Route 267); 10-Minute Drive from Dulles International Airport ("IAD")
-  Free and Clear of Existing Debt

## SITE PLAN



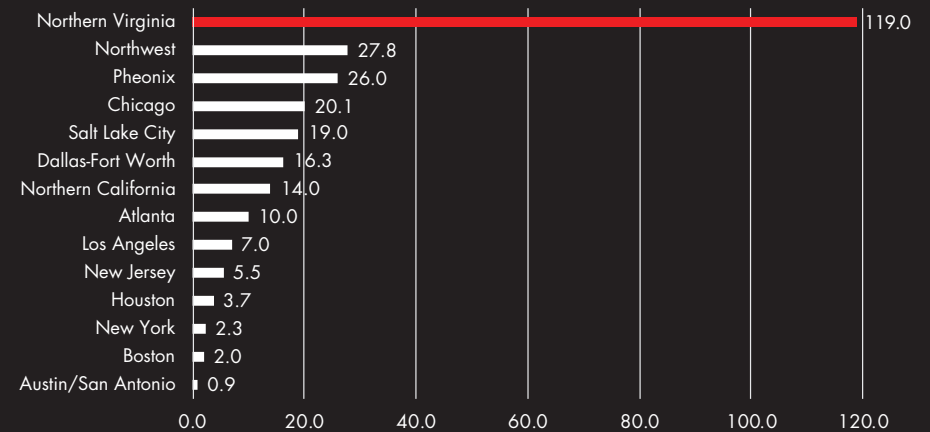
## POTENTIAL DATA CENTER USE



## PROPERTY SUMMARY

Address	15054 Conference Center Drive Chantilly, Virginia 20151
Fairfax County Map #	0441 04 0033A3
Planning Jurisdiction	Fairfax County
Legal Description	WESTFIELDS INTL CORP CENTER AT DULLES PCL 33A3
Acreage / Land Square Feet	9.41 Acres / 410,284 SF
Current Use	Partially developed (parking lot), vacant
Zoning	I-4 (Medium Intensity Industrial)
Max FAR	0.5 FAR By-Right; 0.7 FAR with Special Exception
Development Potential	205,142 Square Feet
By-Right Uses	Data Center, Office, & Industrial

## ABSORPTION (MW) BY U.S. MARKET H1 2021



In the first half of 2021, Northern Virginia's data center absorption (119.0 MW) accounted for 43.5% of the data center absorption for the entire United States (273.6 MW) and was greater than the next 5 largest markets combined (109.2 MW).

**STONEGATE III OFFICE RENDERING**



**APPROVED OFFICE PLAN**

Max FAR	0.50 FAR By-Right; 0.70 FAR with Special Exception
Max Height	75 Feet
Development Potential	205,142 Square Feet
Approved Office Development	143,667 GSF (123,565 RSF)
Approved FAR	0.35 FAR
Required Parking	374 Spaces (2.60 Spaces/1,000 GFA)
Parking Count	425 Spaces (2.96 Spaces/1,000 GFA)

**ENTRYWAY**



**MAIN LOBBY**



## INVESTMENT ADVISORY

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\*\*The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage. Given the prevailing domestic and global uncertainty arising from the Coronavirus, we recommend that the intended recipients of this information regularly seek our guidance.