




# For lease

1,654 SF office space available | 986 SF retail space available

4400 Costello Way, Haymarket, VA 20169

 **JLL** SEE A BRIGHTER WAY

# Property overview and demographics

## Co-tenants and surrounding

- Heathcote Health Center
- Novant Health UVA Health System
- Kaiser Permanente Haymarket Medical Center
- ALDI
- Chick-fil-A
- Sheetz
- Sprouts
- CVS Pharmacy

## Location advantages

- Prominent visibility from Washington Street (Route 55)
- Located within one mile of Novant Health Center/Haymarket hospital
- Convenient location in Haymarket commercial area
- Proximity to employment centers in Northern Virginia tech corridor
- Access to retail centers including Virginia Gateway shopping center



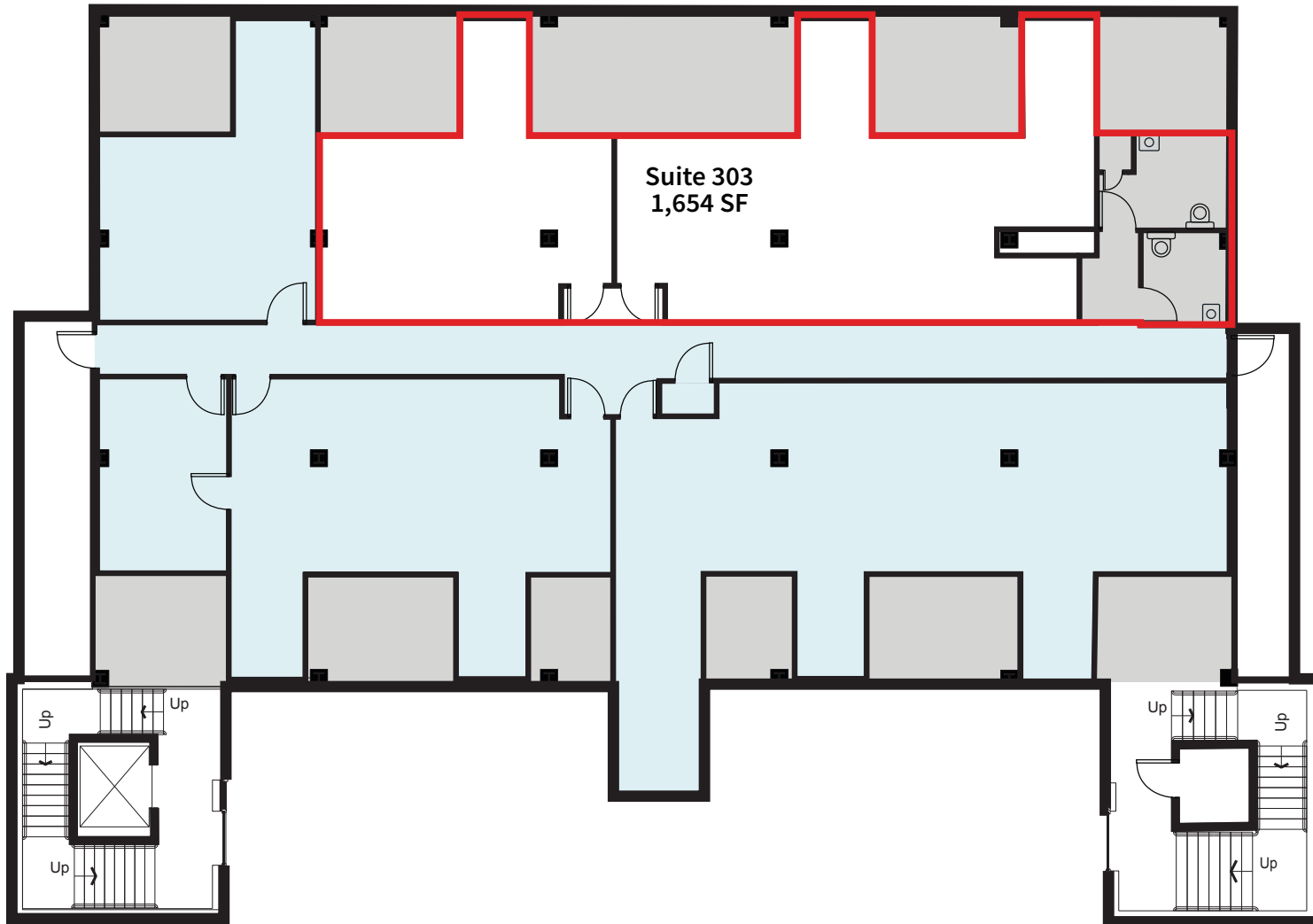
## Property specifications

<b>Size</b>	Building total: 19,755 SF
<b>Availability</b>	Suite 303: 1,654 SF available on the 3rd floor
<b>Visibility</b>	Faces Washington Street (Route 55) with good visibility
<b>Parking</b>	Abundant free parking available
<b>Building</b>	Elevator served building

	1 mile	3 miles	5 miles
<b>Population</b>	8,647	50,637	76,261
<b>Households</b>	2,661	17,094	24,679
<b>Average HH income</b>	\$171,128	\$182,787	\$188,951
<b>Daytime population</b>	5,499	47,658	70,013
<b>Traffic count</b>	13,000 AADT (Washington Street)		



# Floor plan

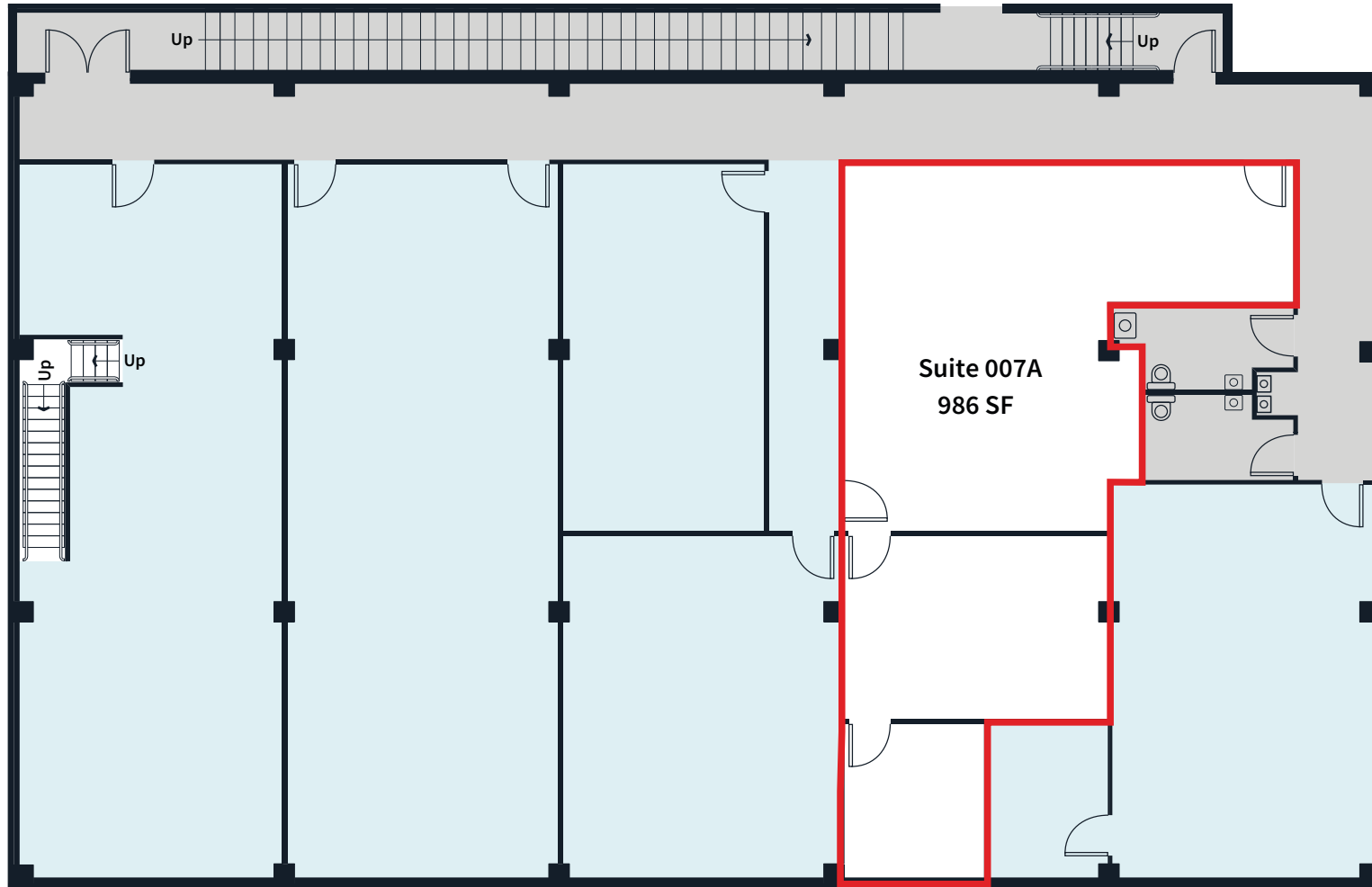




# Floor plan

Currently built-out as a dance studio

Dedicated Parking & Ground Level entrance at building rear



# Amenity map





**Dominic Digiovannantonio**  
dom.digi@jll.com  
+1 443 452 1505

**Rob Freedman**  
rob.freedman@jll.com  
+1 410 952 9444

**Rachel Cappetta**  
rachel.cappetta@jll.com  
+1 443 451 2607

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2026 Jones Lang LaSalle Brokerage, Inc. All rights reserved.