



## Lakeside II at Westfields, || 14120 Newbrook Drive, Chantilly, VA 20151

### Office Space For Lease

#### Property Highlights

- Lease Rate: \$15.00 SF/yr plus utilities for the 2nd floor, 1st floor negotiable
- Efficient, open plan suite with great lobby exposure.
- Mix of office and open plan - spec suite with great window line
- Access to Route 28 and Interstate 66, Route 50, Close proximity to NRO
- First floor suite entry with prominent main lobby exposure
- 10 foot finished office ceiling heights within all suites
- Parking ratio of 4.0/1000 sq feet
- Convenient area amenities including hotels, restaurants, and retail shops
- On site engineers

#### Space Details

**2nd Floor Availability: 2,500 - 20,000 SF 1st Floor Availability: 4300 sqf**

**Building Size: 92,024 SF**



## PROPERTY OVERVIEW

Lakeside at Westfields is located in Westfields Corporate Center, one of the largest and most distinguished corporate communities in the Washington area. Lakeside is just three minutes from Route 50 and Interstate 66 and ten minutes from Dulles International Airport. Lakeside offers excellent access to Herndon, Reston, the Dulles Toll Road, Fairfax and Fair Lakes. Area amenities include the world class Westfields Conference Center, hotels, restaurants, fitness clubs, child care facilities, jogging trails and the Westfields Golf Club.

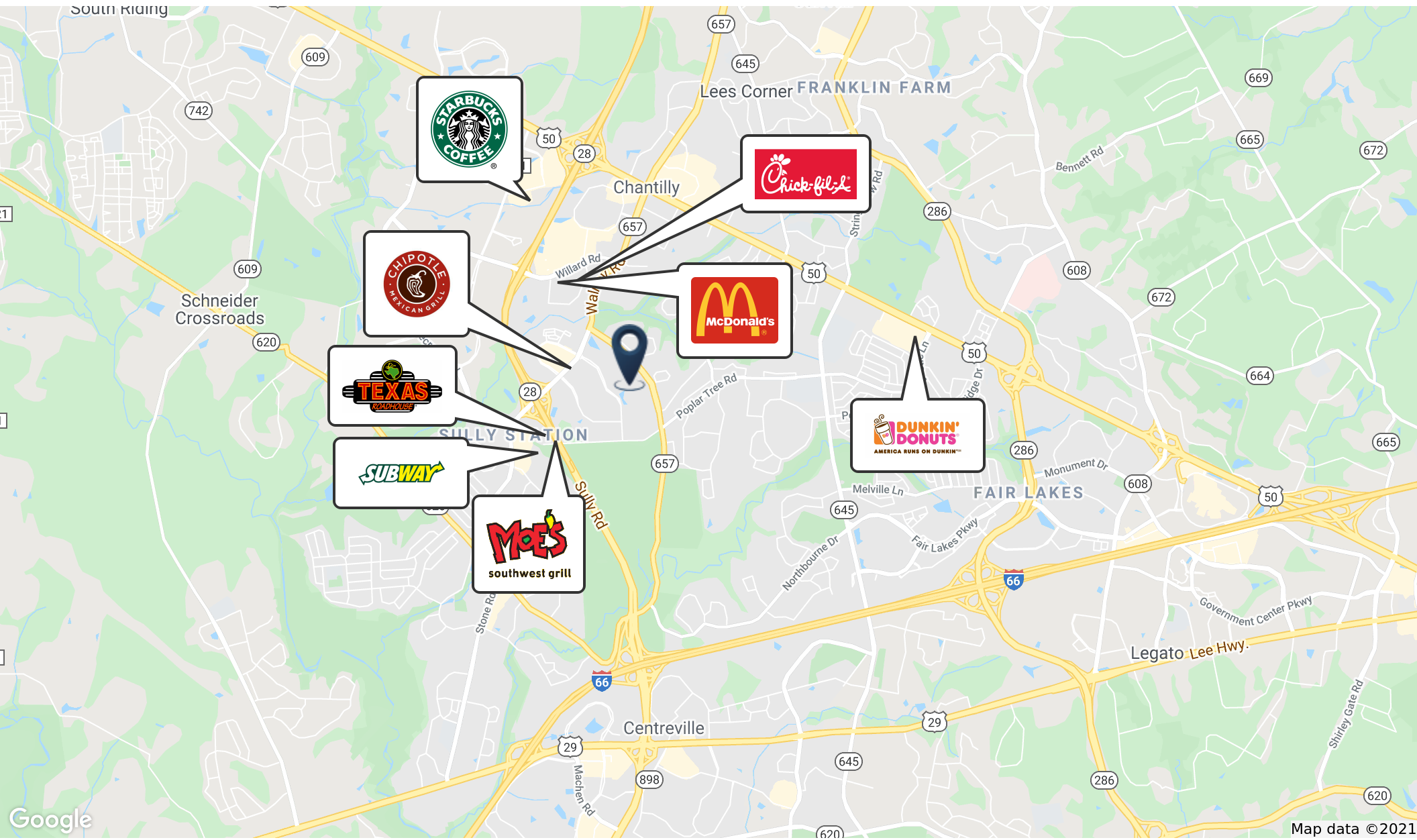












**LONG & FOSTER®**  
COMMERCIAL DIVISION

**Cihan Baysal**

CCIM  
571.723.6890  
cihan.baysal@Inf.com

**Bakh Safarov**

Commercial Agent  
703.873.5747  
bakh.safarov@gmail.com