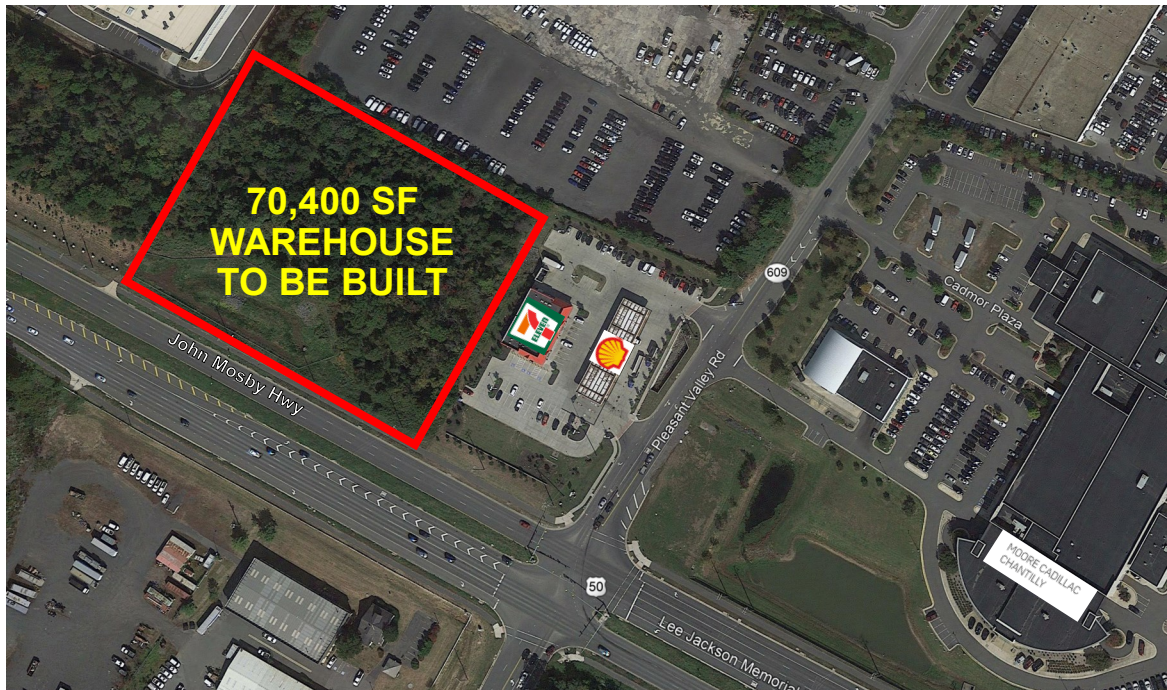


## LEASE 44080 JOHN MOSBY HWY, CHANTILLY BECCA SQUARE WAREHOUSE



<b>BUILDING SIZE:</b>	70,400 SF WAREHOUSE TO BE BUILT
<b>RENTABLE AREA:</b>	MINIMUM 12,800 SF
<b>ZONING:</b>	CLI (NO AUTOMOTIVE REPAIR) UP TO 25% RETAIL
<b>SHELL DESCRIPTION:</b>	DEMISED WARM LIT SHELL WITH POWER
<b>CEILING HEIGHT:</b>	24' CLEAR
<b>COLUMN SPACING:</b>	40' x 40' TYPICAL BAYS TWO END BAYS ARE 60' x 40'
<b>DELIVERY:</b>	ESTIMATED 3RD QTR 2023
<b>LOADING:</b>	SEVENTEEN (17) 12' x 14' DRIVE IN TWO (2) 14' x 14' DRIVE IN
<b>PARKING:</b>	ESTIMATED AT 3.18/1,000



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The diagram shows a 3D grid of small cubes. The grid is divided into three main sections by vertical lines. The left section is a 3x3x3 cube. The middle section is a 3x3x3 cube. The right section is a 3x3x3 cube. The grid is labeled with 'a' and 'b' at the bottom right corner.

The figure consists of 15 sub-diagrams arranged vertically, each showing a grid of cells. The cells are either blue or grey. In each diagram, blue cells are connected by arrows, indicating a flow or movement. The sequence of diagrams shows a progression from a single blue cell in the top-left corner (Diagram 1) to a complex, interconnected network of blue cells that fills more of the grid (Diagram 15). The arrows generally point downwards and to the right, suggesting a direction of flow or growth. The grey cells represent the background or unoccupied space.

The diagram illustrates a 3D grid structure. It consists of multiple layers of cells. The top layer is a 3x3 grid where the central cell is shaded gray. Below this is a layer of 3x3 grids of cells, with the central cell in each grid shaded gray. The bottom layer is a 3x3 grid of cells, with the central cell shaded gray. The grid is labeled with 'a' and 'b' at the bottom.

This architectural floor plan depicts a building wing with a grid of 10 suites, numbered SUITE 100 to SUITE 190. The suites are arranged in two rows of five, separated by a central corridor. Each suite is 40 feet wide and 60 feet deep. The plan shows various room layouts, including desks, chairs, and sofas. A central corridor runs through the middle of the suites, and a larger corridor runs along the top and bottom edges. The plan also includes a staircase and a small office area at the top left. Dimensions of 60' and 40' are indicated for the suite sizes and corridor widths.