



**VICTORY  
POINT**

14200 PARK MEADOW DRIVE  
CHANTILLY, VA 20151



# smart choices



workspace



amenities



location

Leasing Information:



Doug Eliot, Partner  
703 963 2062  
doug.eliot@fortressrp.com

Ownership:



James Palmer, Partner  
703.973.4069  
james.palmer@avisonyoung.com



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# overview

Victory Point is conveniently located in Chantilly, the rapidly growing suburbs of Washington, DC, and saturated with amenities, dining and entertainment options. The building is perfectly positioned right off Route 28, at the intersection of Westfields Boulevard, one mile from Route 50 and two miles from I-66, providing easy and convenient access for its tenants and guests.

- Recently renovated common areas and bathrooms.
- Seating areas with free Wi-Fi throughout the building.
- New landscaping and outdoor seating with green walls and contemporary finishes.
- Ample surface parking of 5 / 1,000 SF.
- Ground level, brand new, fitness center with showers and locker room is available exclusively for building tenants.
- Building engineer on-site.

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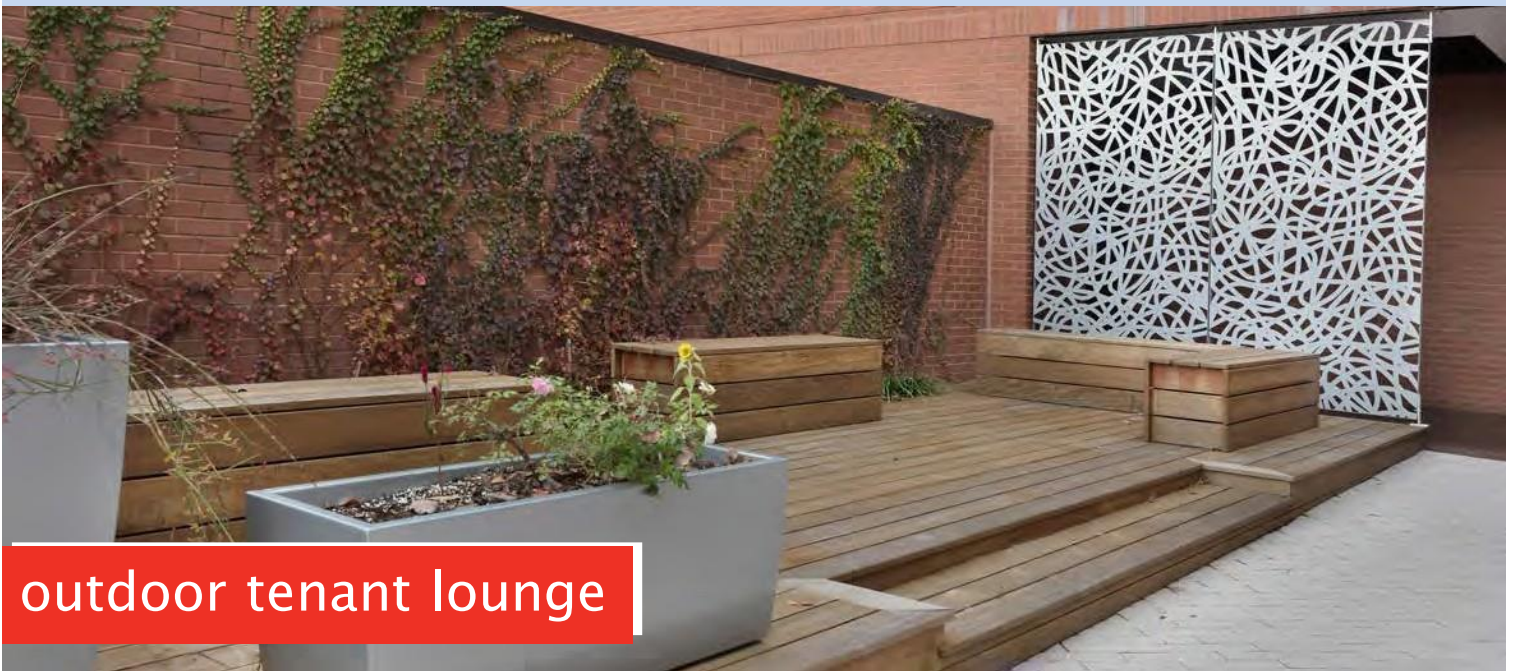
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fitness center

# on-site amenities



outdoor tenant lounge

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*Wegmans*



**walk-to  
amenities**



*Wegmans*  
**0.8 Mile  
10-min walk**



**10+**  
**DINING OPTIONS**  
**within walking  
distance**

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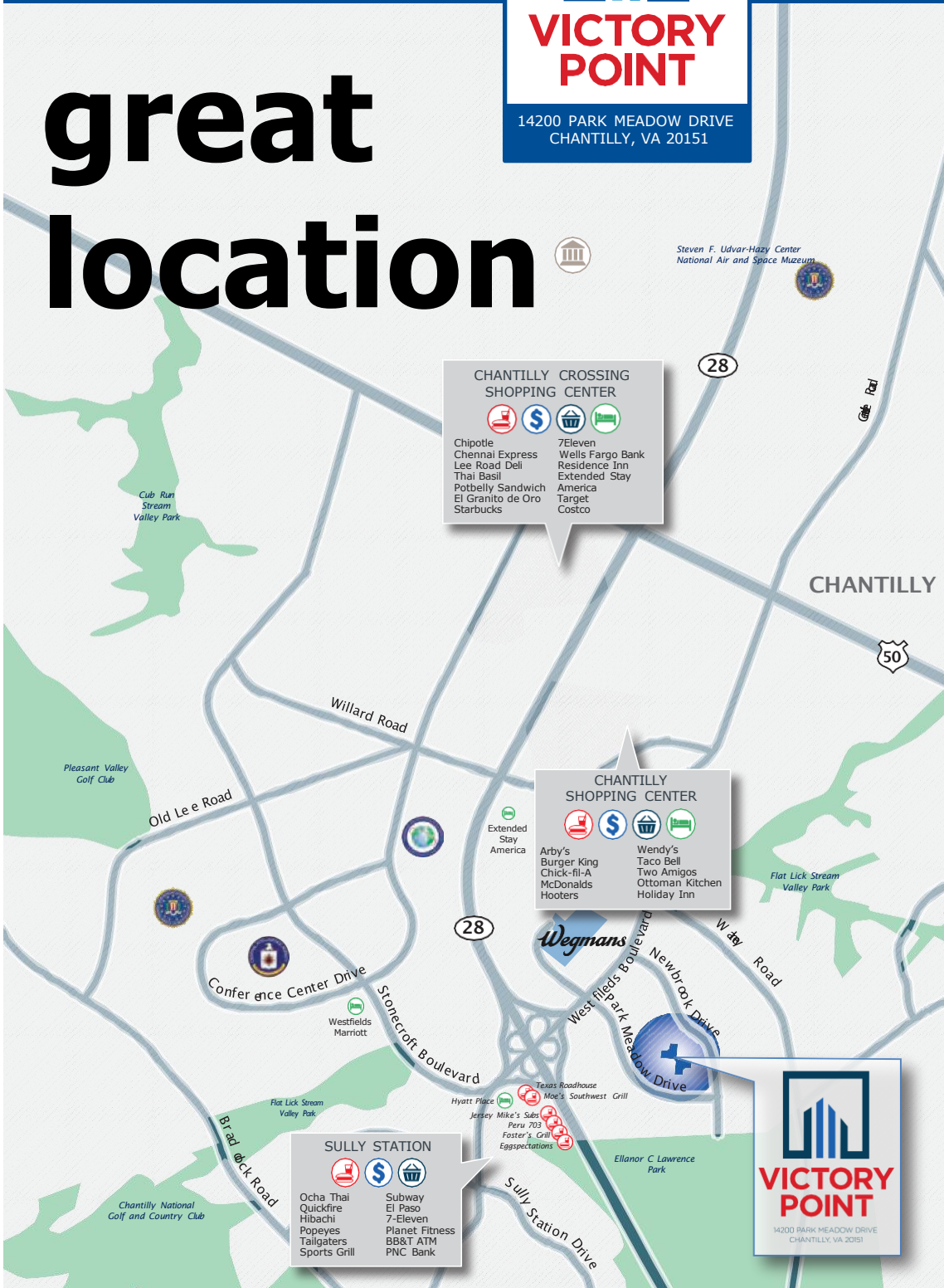
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# great location



**CHANTILLY CROSSING SHOPPING CENTER**

- Chipotle
- Chennai Express
- Lee Road Deli
- Thai Basil
- Potbelly Sandwich
- El Granto de Oro
- Starbucks
- 7Eleven
- Wells Fargo Bank
- Residence Inn
- Extended Stay America
- Target
- Costco

**CHANTILLY SHOPPING CENTER**

- Arby's
- Burger King
- Chick-fil-A
- McDonalds
- Hooters
- Wendy's
- Taco Bell
- Two Amigos
- Ottoman Kitchen
- Holiday Inn

**SULLY STATION**

- Ocha Thai
- Quickfire
- Hibachi
- Popeyes
- Tailgaters
- Sports Grill
- Subway
- El Paso
- 7-Eleven
- Planet Fitness
- BB&T ATM
- PNC Bank

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## ACCESS DINING HOTELS RETAIL AMENITIES



**DRIVING TIMES:**

- Dulles International Apt 9 miles // 12 minutes
- Reston Town Center 12 miles // 16 minutes
- Tysons 16 miles // 20 minutes

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# 1<sup>st</sup> floor vacancy

1,396 RSF



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# upcoming vacancy



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Suite S-200  
Plug N Play  
16,084 RSF  
2<sup>nd</sup> Floor  
Furnished, Cabled

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Ownership:





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# vacancy



3<sup>rd</sup> Floor – 310N  
10,647 RSF  
Partially Furnished,  
Cabled

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Compassion • Trust • Protection





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# vacancy



3<sup>rd</sup> Floor -  
South 1,533 sf

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# upcoming vacancy

3<sup>rd</sup> Floor – 325S  
9,028 RSF  
Plug N Play  
Furnished, Cabled



Planned ICD  
Construction Area  
Shaded in Red

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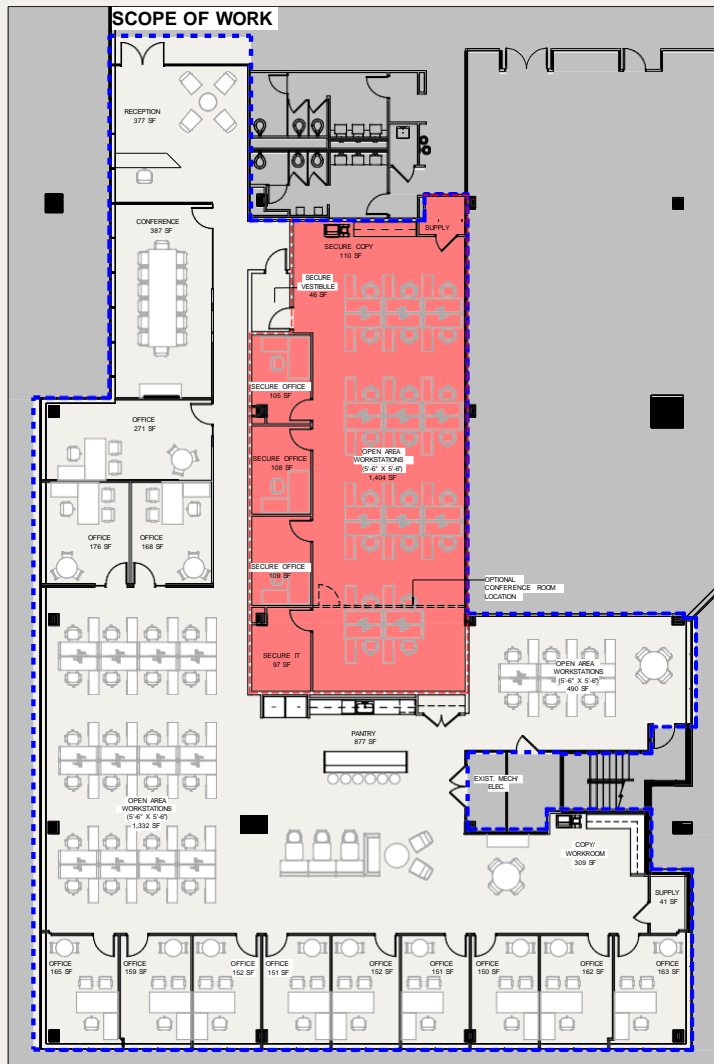




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# vacancy



1<sup>st</sup> Floor  
10,108 sf

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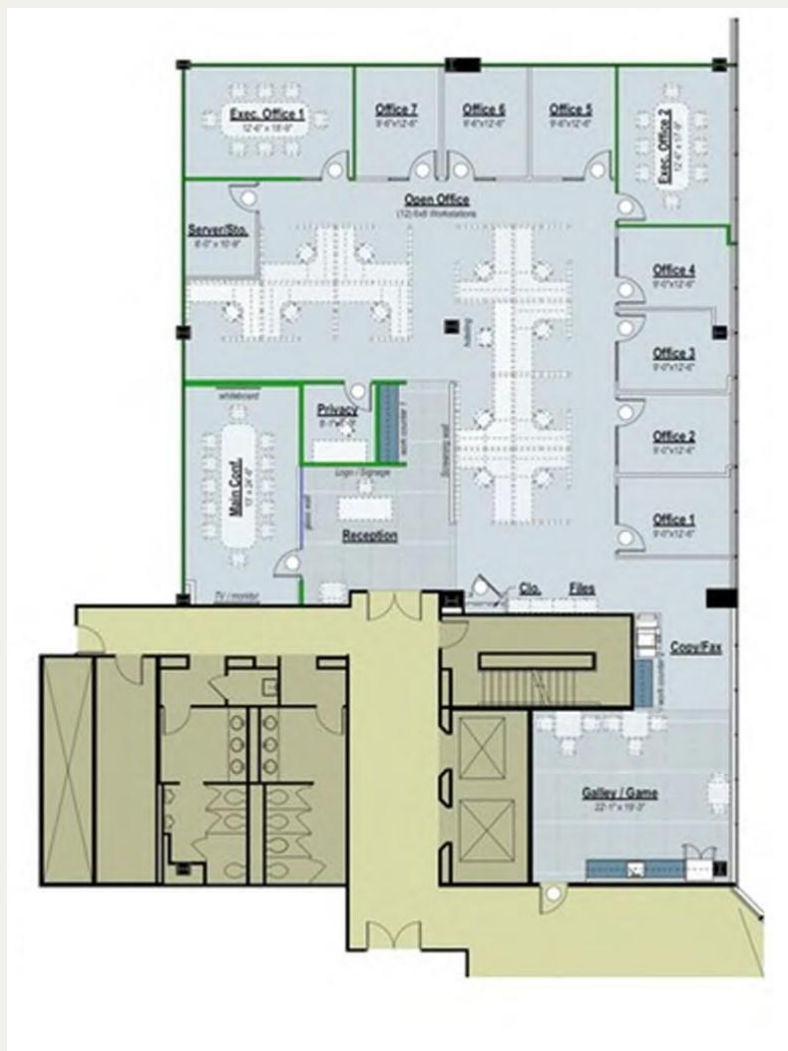
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# vacancy



Suite 250 - North  
4,632 sf  
Plug N Play Space

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