



20
MARKER

AVISON
YOUNG



PENZANCE

450-485 SPRING PARK PLACE, HERNDON, VA



A BOLD VISION YOU WON'T FIND ANYWHERE ELSE.

Penzance has created a unique offering targeting office and flex users in Herndon.

Marker 20 has rolled out bold plans on the Washington & Old Dominion Trail, including:

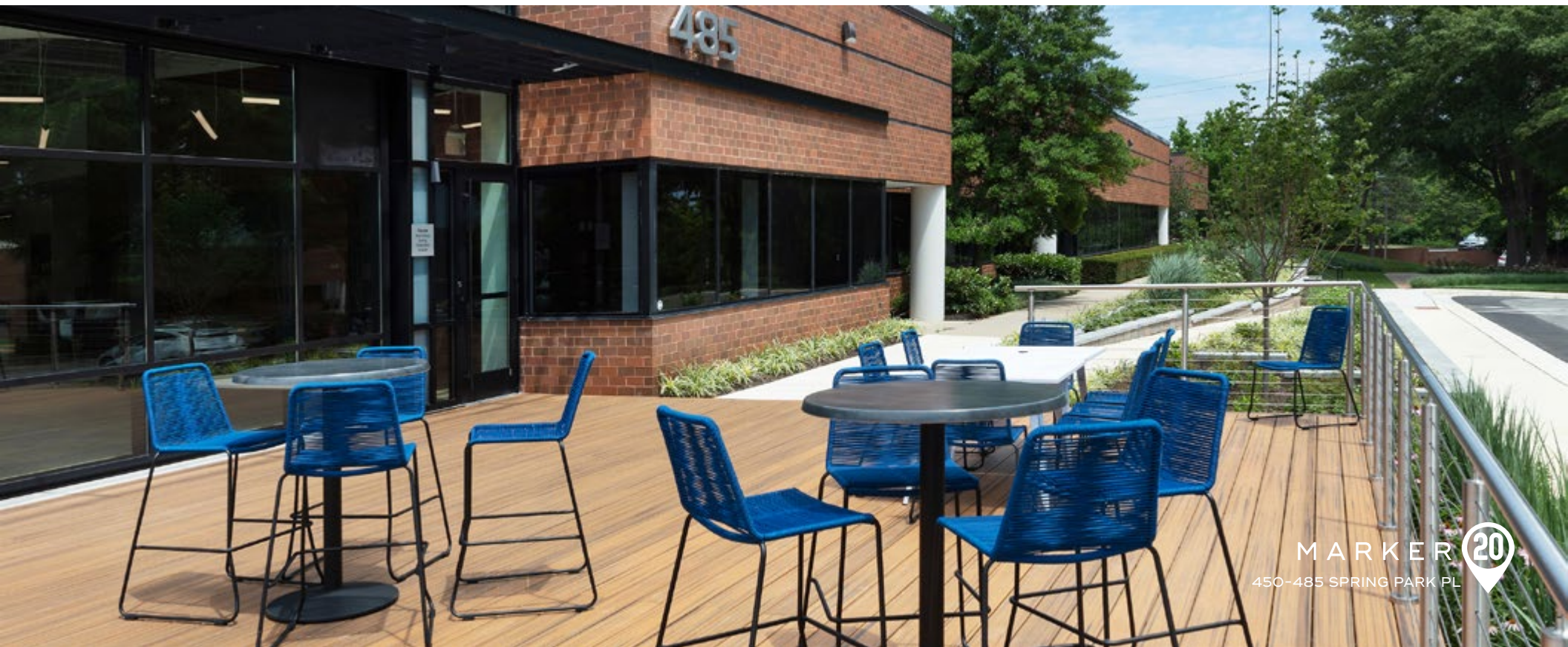
- On-site management, conference and fitness center (with lockers + showers)
- Activated tenant programming
- New outdoor recreation lounges
- Tree-lined pedestrian avenue
- Direct path access to the W&OD Trail
- Urban bike/walk/scooter trail access to area amenities
- 50+ retailers within a five-minute drive
- Short distance from Metro stations



PERFECTLY POSITIONED BRIGHT, FLEXIBLE SPACES

It's rare to find space this flexible so close to Metro and urban retail centers. Marker 20 is a best-in-class portfolio with unparalleled transportation and convenience around every corner.

- Flexible layout sizes to accommodate any tenant
- Virtually column-free, with low core factor
- Visibility for corporate branding
- Secure individual suite entries
- Existing loading provides for unique design opportunities
- Existing data center infrastructure
- Multiple fiber providers in the park
- Ample parking at 3.6 per 1,000 sf



BRAND NEW AMENITY SPACE

With a newly completed indoor/outdoor tenant lounge, state-of-the-art conference center and fitness center, Marker 20 sets itself apart from the competition.



MINUTES TO DOWNTOWN

Enjoy a prime location adjacent to the Washington & Old Dominion Trail and within minutes to downtown Herndon + Reston Town Center.



Strategically located between popular biking destinations in **downtown Herndon** and **Reston Town Center**

Downtown Herndon
Distance: 0.6 miles
Bike: 2 minutes

Washington & Old Dominion Trail

Reston Town Center
Distance: 1 mile
Bike: 6 minutes

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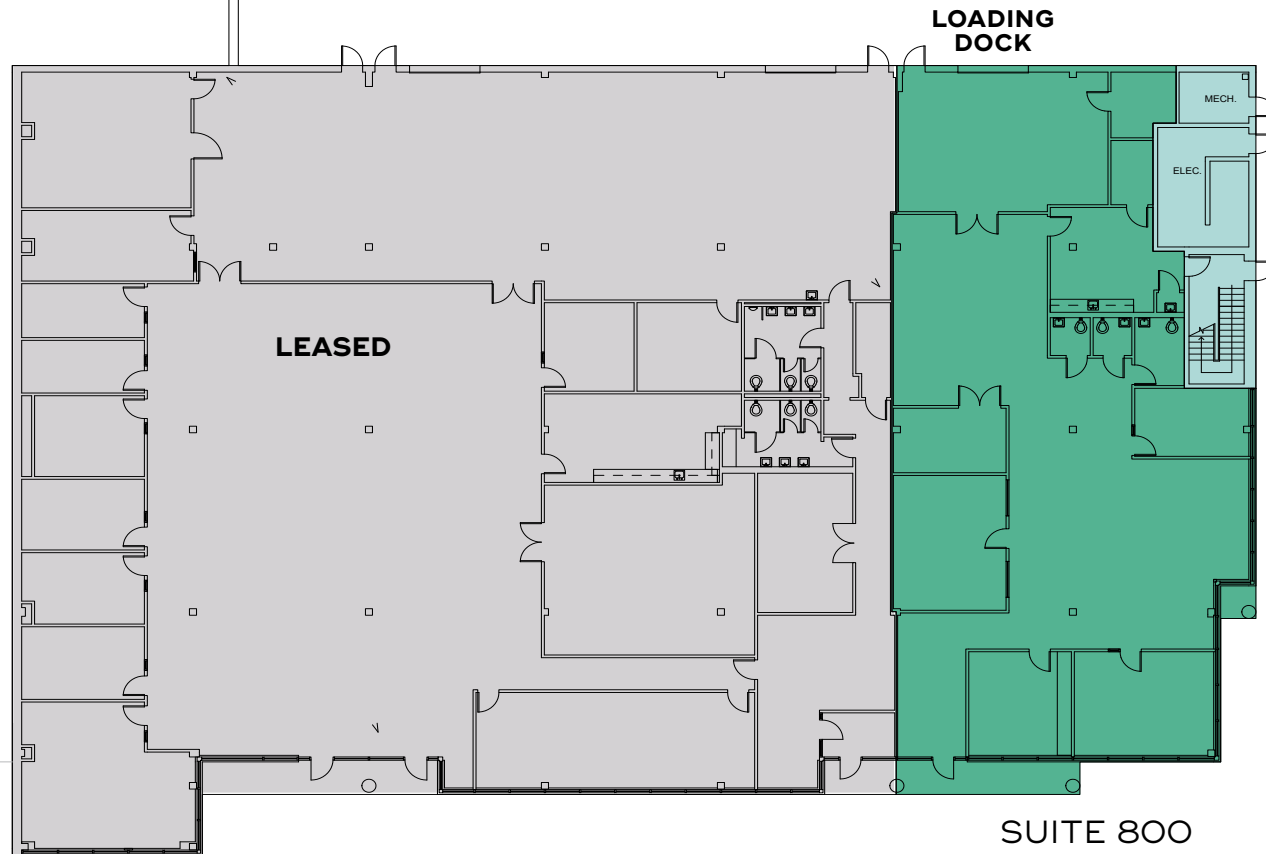
Herndon Metro
Bike: 4 minutes

RTC Metro
Bike: 6 minutes



450 SPRING PARK PLACE

■ LOWER LEVEL // SUITE 800 // 4,978 SF

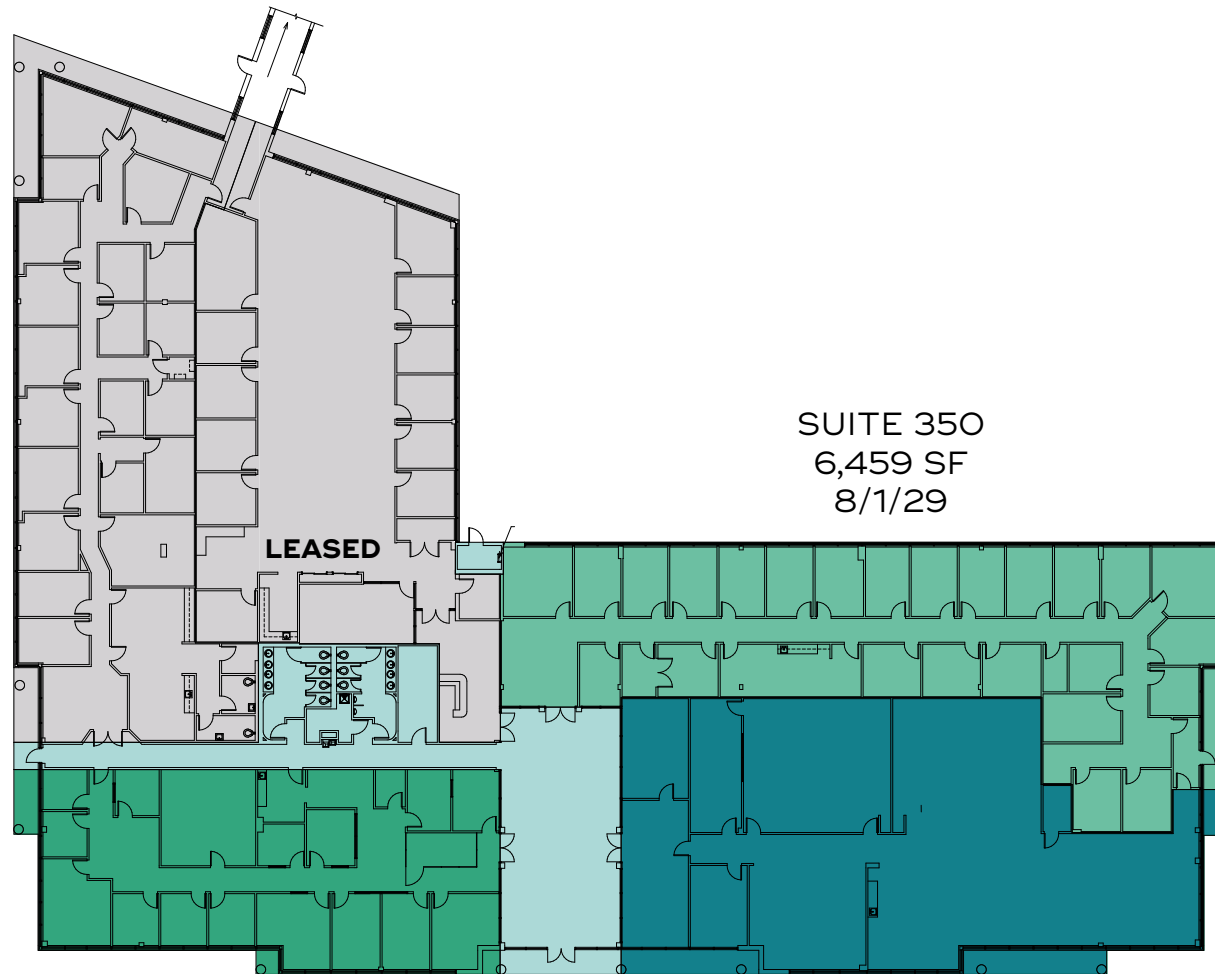


SUITE 800
4,978 SF
3/1/25

- LEASED
- COMMON AREA

455 SPRING PARK PLACE

- 1ST FLOOR // SUITE 300A // 6,728 SF
- 1ST FLOOR // SUITE 300B // 4,352 SF
- 1ST FLOOR // SUITE 350 // 6,459 SF



- LEASED
- COMMON AREA

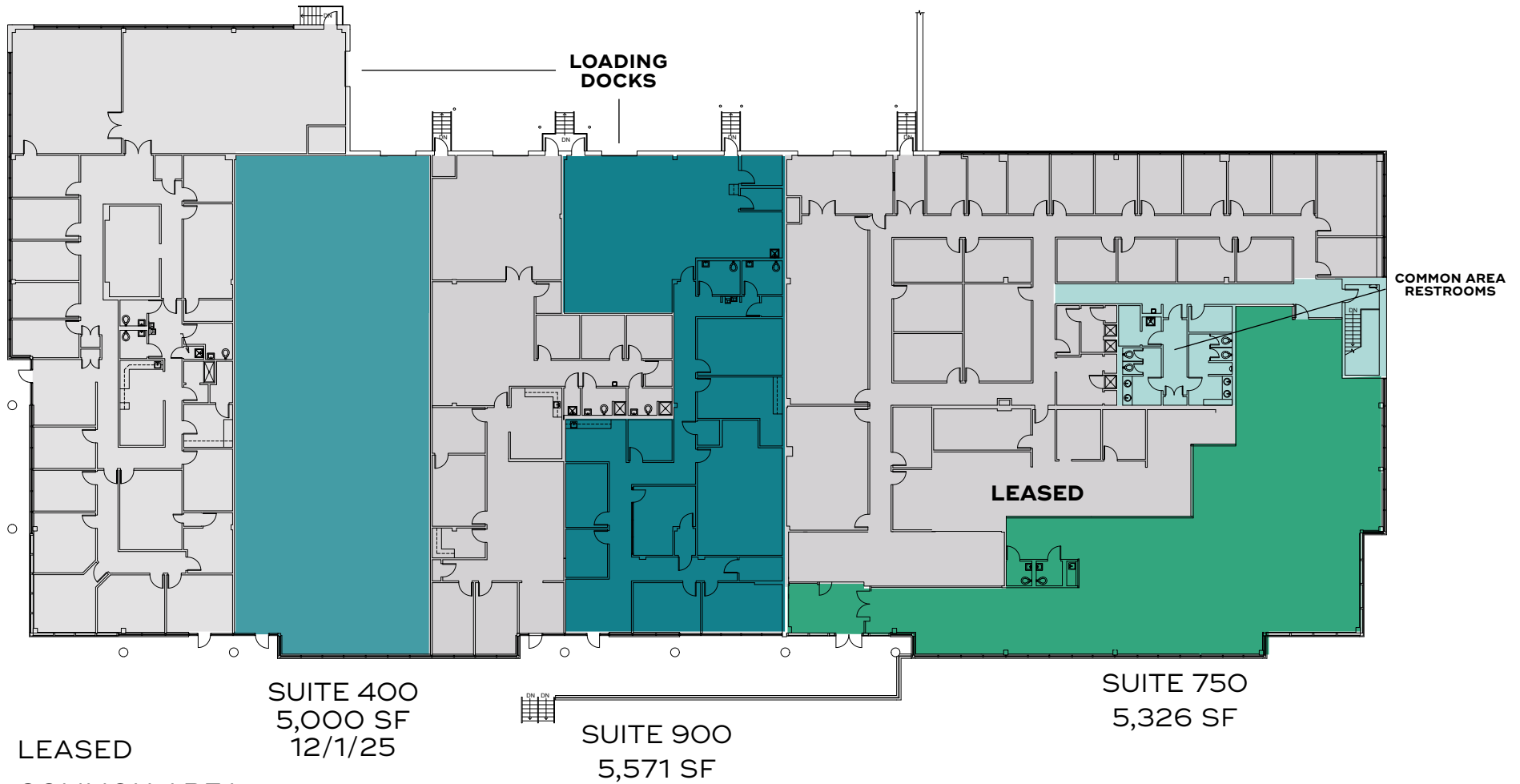
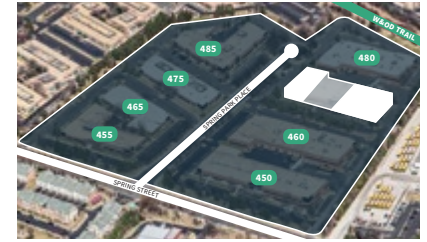
SUITE 300B
4,352 SF
7/1/25

SUITE 300A
6,278 SF
7/1/25

SUITE 350
6,459 SF
8/1/29

470 SPRING PARK PLACE

- 2ND FLOOR // SUITE 400 // 5,000 SF
- 2ND FLOOR // SUITE 750 // 5,326 SF
- 2ND FLOOR // SUITE 900 // 5,571 SF



SUITE 400
5,000 SF
12/1/25

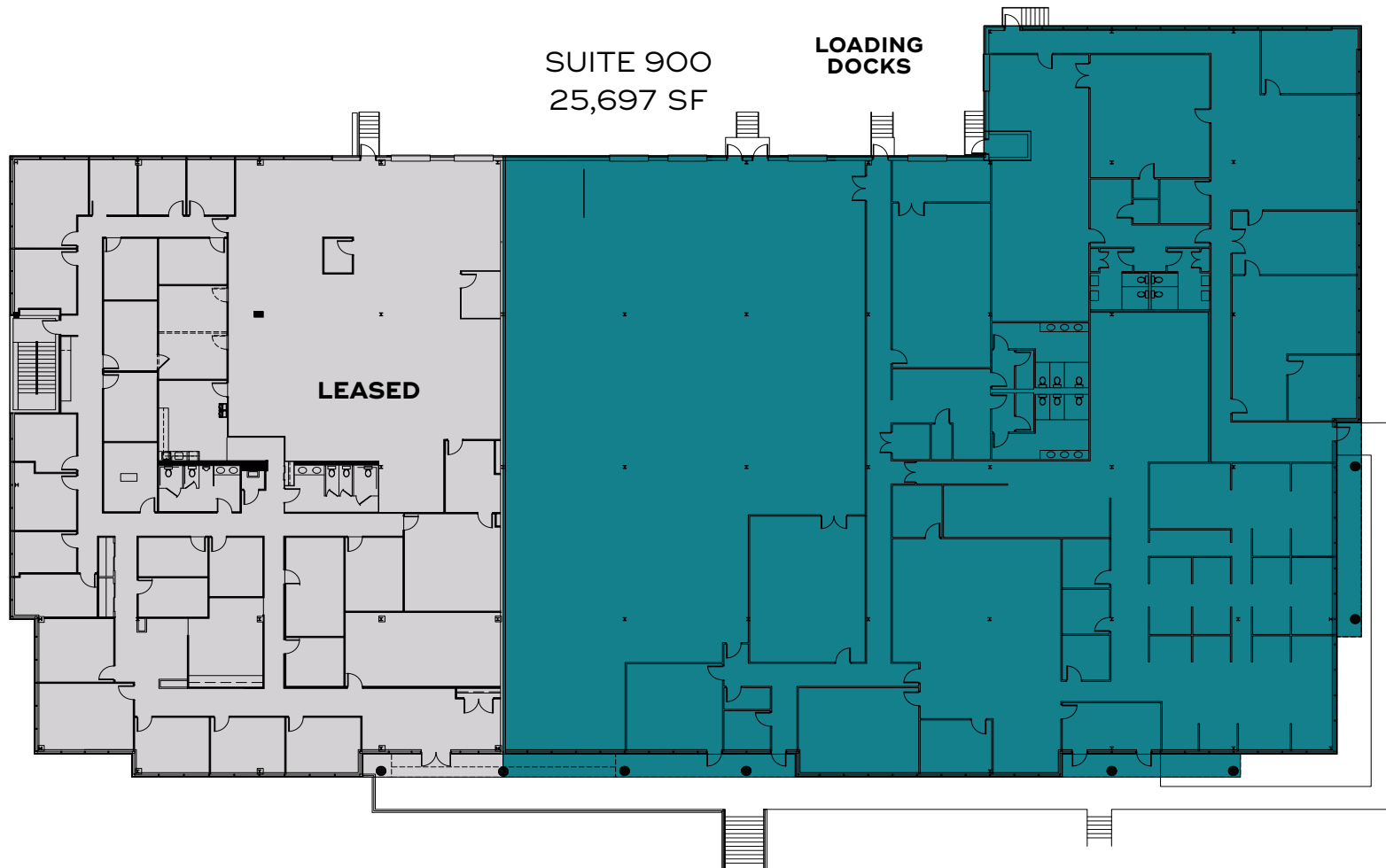
SUITE 900
5,571 SF

SUITE 750
5,326 SF

- LEASED
- COMMON AREA

480 SPRING PARK PLACE

■ 1ST FLOOR // SUITE 900 // 25,697 SF



■ LEASED



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