



NEWMARK

STONELEIGH

WESTFIELDS BUSINESS PARK, CHANTILLY, VA

THE
RMR
GROUP



Wegmans

crumbl
cookies

Pueblos
TEX-MEX GRILL

mellow
MUSHROOM

CHIPOTLE
MEXICAN GRILL

Thai Tyme

CAPITAL
MUSUBI

CAVA
Mezze Grill

SOUTH BLOCK

The UPS Store

gusto
FARM TO STREET

FARM SIDE
KITCHEN

the
Habit
BURGER GRILL

Lazy DOG
EAT. DRINK.

Peet's
COFFEE



**Located across the street from
a walkable, transformational,
high-quality amenity package
completely unique in this market**

The Field at Commonwealth is a 28 acre mixed-use development which offers a gourmet grocery & ample popular retail and dining. An additional 100,000 SF is proposed to follow with a cinema anchor and 225 residential units to serve the surrounding population of active, affluent professionals and families.

Key

- 1 **Stoneleigh 1**, 4800 Westfields Boulevard
- 2 **Stoneleigh 2**, 4840 Westfields Boulevard
- 3 **Newbrook 1**, 14151 Newbrook Drive
- 4 **Newbrook 2**, 14155 Newbrook Drive
- 5 **Newbrook 3**, 14150 Newbrook Drive

JUST DELIVERED



Lobby



Conference Facility



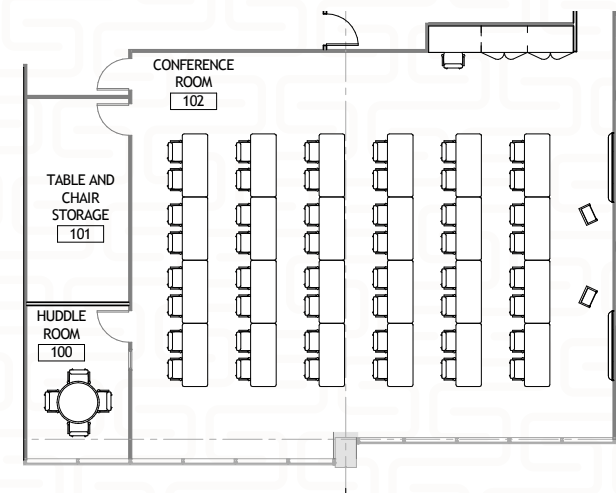
Fitness Facility



STONELEIGH

CONFERENCE FACILITY

- Flexible room configuration to accommodate board meetings or large training seminars
- Fully wired and integrated A/V system
- New, modern finishes
- Modular furniture for custom arrangements for 50+ people.



Floor Plan

1ST FLOOR



STONELEIGH

NEW TENANT LOUNGE AND MICROMARKET



1ST FLOOR



Fitness Center with Locker Rooms



STONELEIGH

FITNESS FACILITY AND LOBBY

Lobby



1ST FLOOR



STONELEIGH I

4800 WESTFIELDS BLVD

- Structured and surface parking
- Efficient, column free floor plates
- Fitness Center, Lounge, Conference Facility, Outdoor Patio
- Excellent access to Route 28 and I-66
- Adjacent to Wegmans, retail and dining
- Within 7 miles of Dulles International Airport



STONELEIGH I
4800 WESTFIELDS BOULEVARD



SUITE 125
2,270 SF

- CONFERENCE
FACILITY

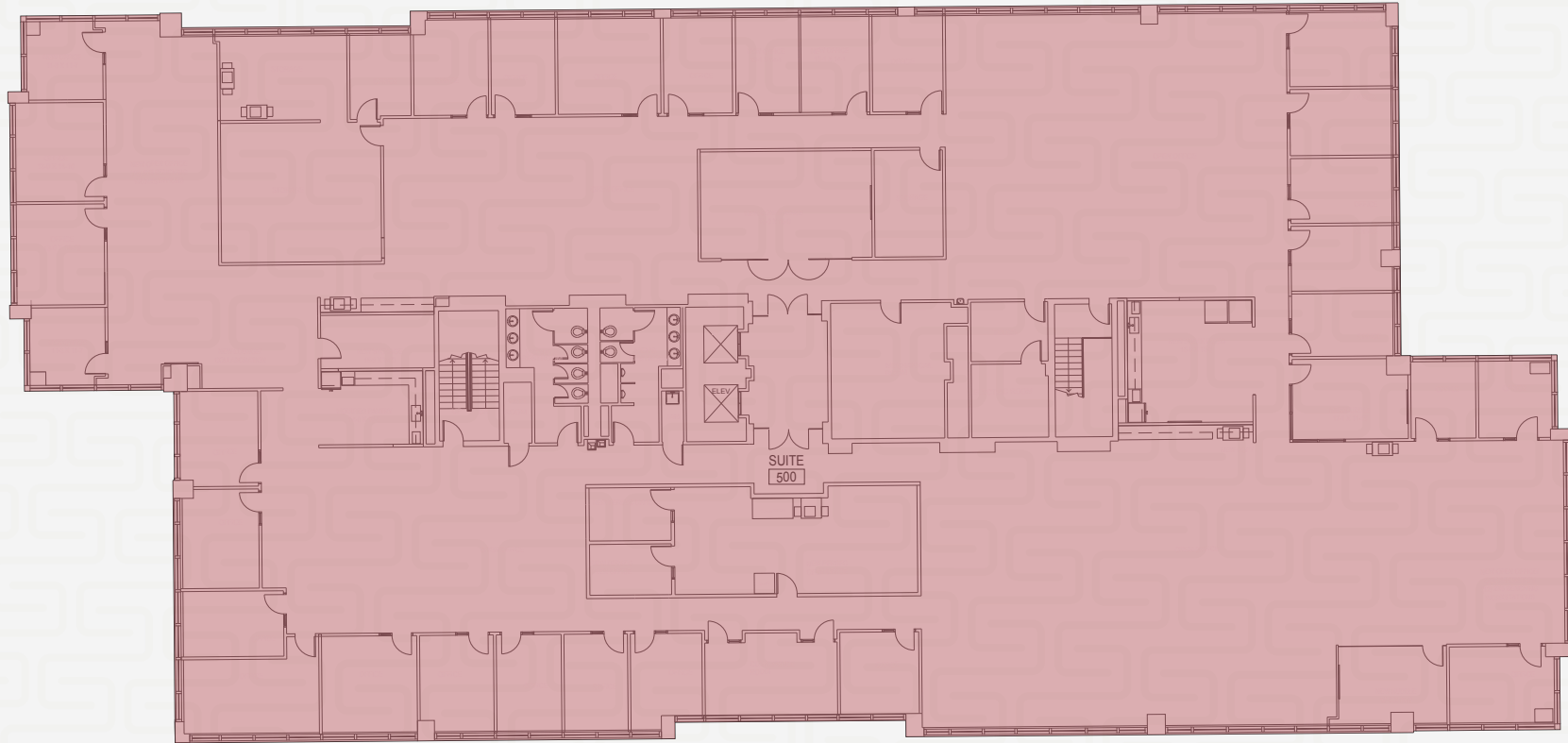
STONELEIGH I
4800 WESTFIELDS BOULEVARD
FLOOR PLAN



4TH FLOOR
SUITE 400 - 23,367 SF

THE
RMR
GROUP

STONELEIGH I
4800 WESTFIELDS BOULEVARD
FLOOR PLAN



5TH FLOOR
SUITE 500 - 23,367 SF

THE
RMR
GROUP



STONELEIGH II
4840 WESTFIELDS BLVD

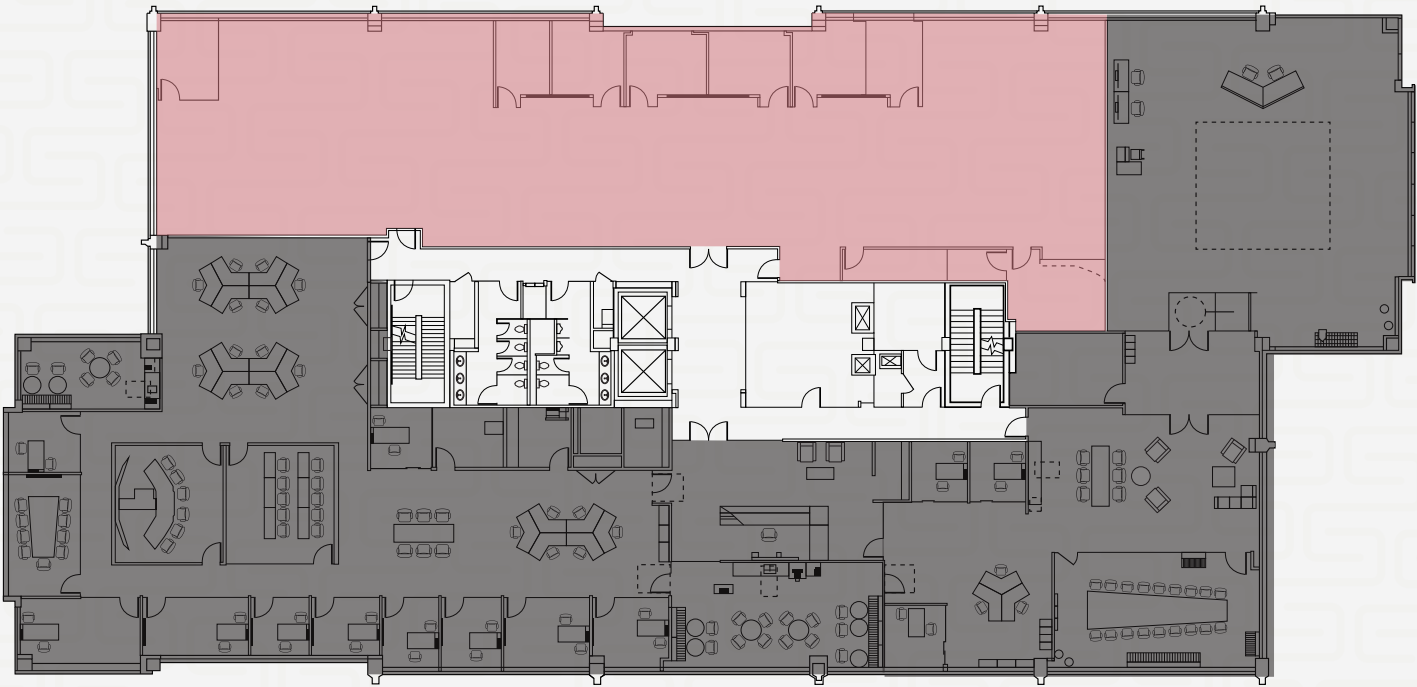


STONELEIGH II
4840 WESTFIELDS BOULEVARD
FLOOR PLAN



SUITE 350
Available Immediately

7,680 SF AVAILABLE



3RD FLOOR

- New common areas
- Elevation Lobby Exposure
- Efficient space





LEASING INFORMATION

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STONELEIGH