



NEWMARK

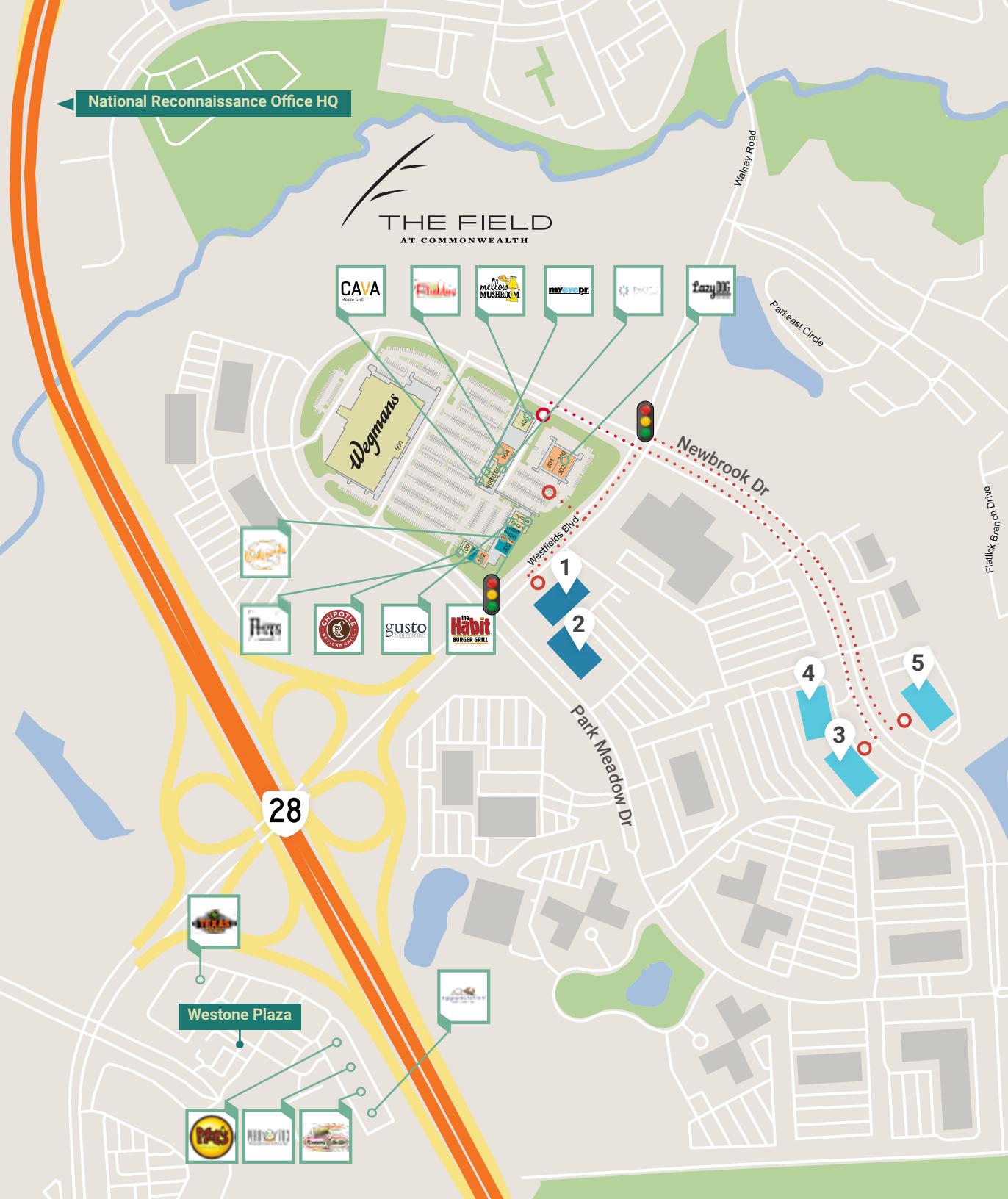
NEWBROOK
WESTFIELDS BUSINESS PARK, CHANTILLY VA

THE
RMR
GROUP



BUILDING FEATURES

- Average 4.0/1,000 parking for each building
- Building signage available
- Adjacent to Wegmans, retail and dining
- 9' ceiling heights
- Within 7 miles of Dulles International Airport
- Nearby amenities include: The Westfields Marriott, indoor and outdoor athletic facilities, child care centers, restaurants, jogging trails and Westfields Gold Club
- Efficient, column free floors
- Excellent outdoor area
- Loft space opportunity



NEWBROOK

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 and 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

THE FIELD AT COMMONWEALTH



- Developer: Regency Centers
- Total Project Size: 310,000 SF
- Wegmans: 120,000 SF
- Phase I Additional Retail: 60,000 SF
- Phase II: 130,000 SF Retail and 250 Multifamily Units

CAVA
Mezze Grill



gusto
FARM TO STREET



the Habit
BURGER GRILL



Wegmans

Peet's
COFFEE

Lazy DOG
EAT. DRINK.

NEWBROOK I

14151 NEWBROOK DRIVE

FLOOR PLAN



SUITE 100
3,433 SF

■ available now



1ST FLOOR

- Conference Center
- Main lobby exposure
- Great window line

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NEWBROOK II

14155 NEWBROOK DRIVE

FLOOR PLAN



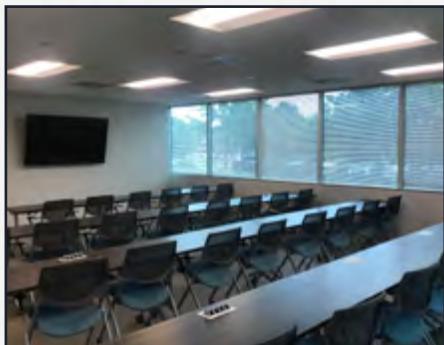
SUITE 100

4,642 SF

Fitness Center



Conference Facility



1ST FLOOR

- Conference center
- Main lobby exposure
- Double Door Entry
- Storage Available

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NEWBROOK II

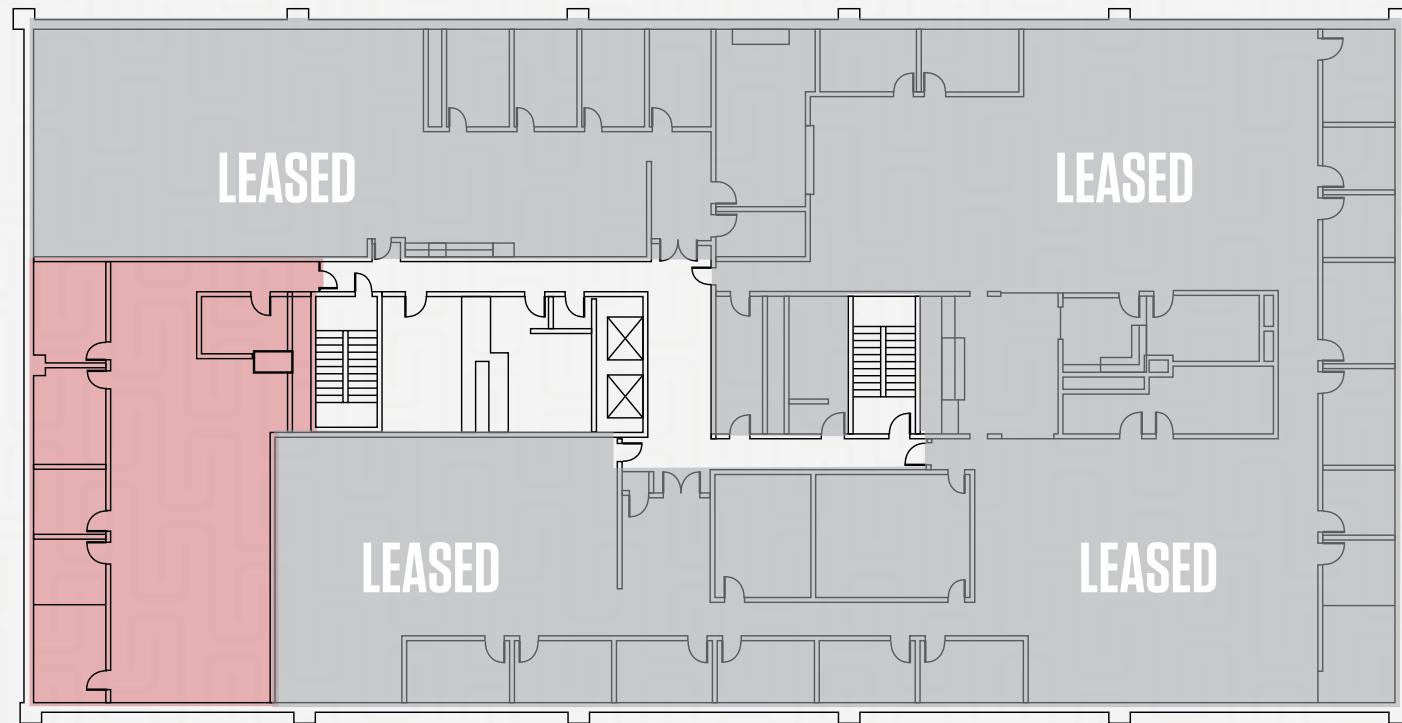
14155 NEWBROOK DRIVE

FLOOR PLAN



SUITE 200-3
2,873 SF

■ available now



2ND FLOOR

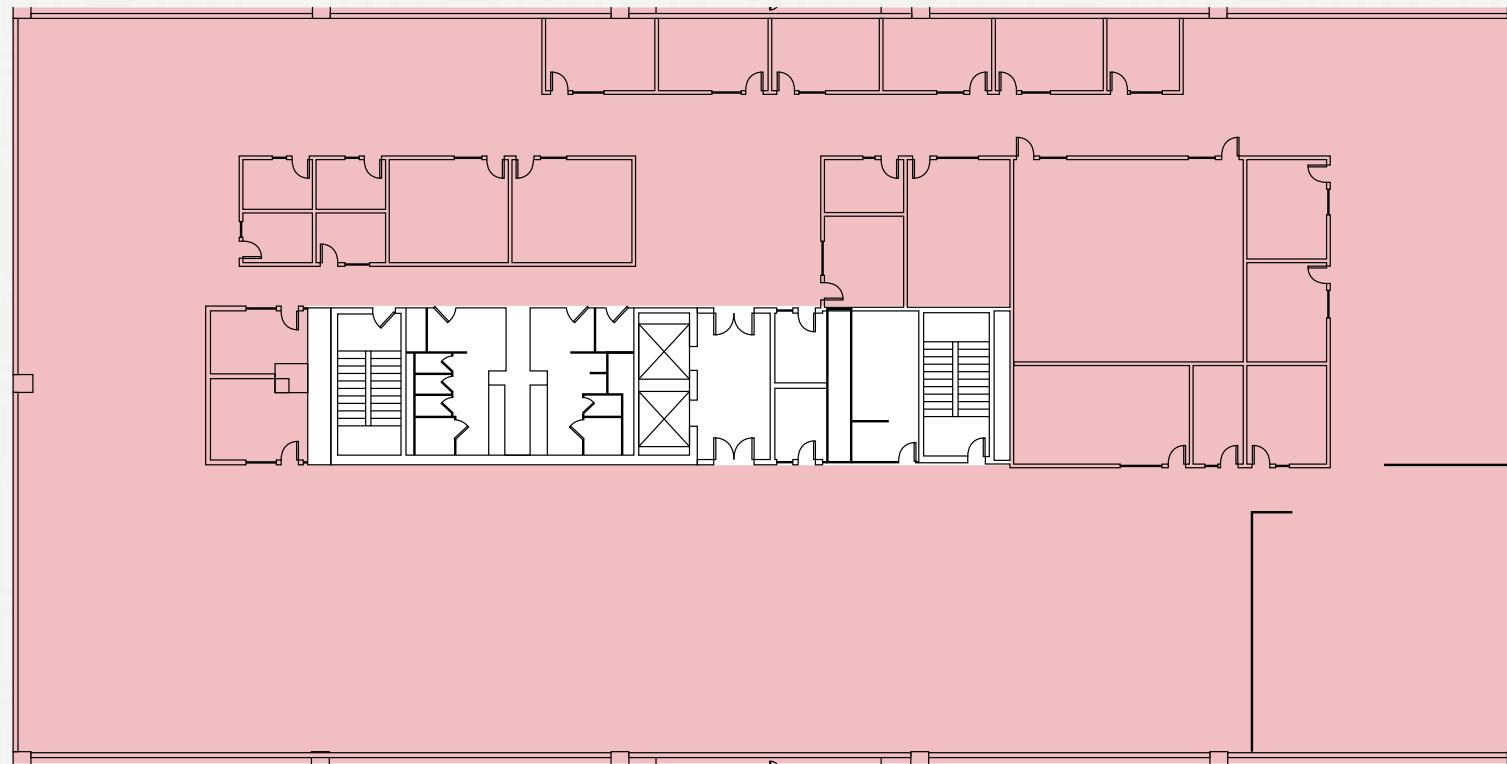
- Exposed ceilings
- Move-in ready
- Great window line

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NEWBROOK II

14155 NEWBROOK DRIVE

FLOOR PLAN



3RD FLOOR

SUITE 300
20,640 SF

- Large Training Room
- Exposed Ceiling
- Furniture may be made available

NEWBROOK III

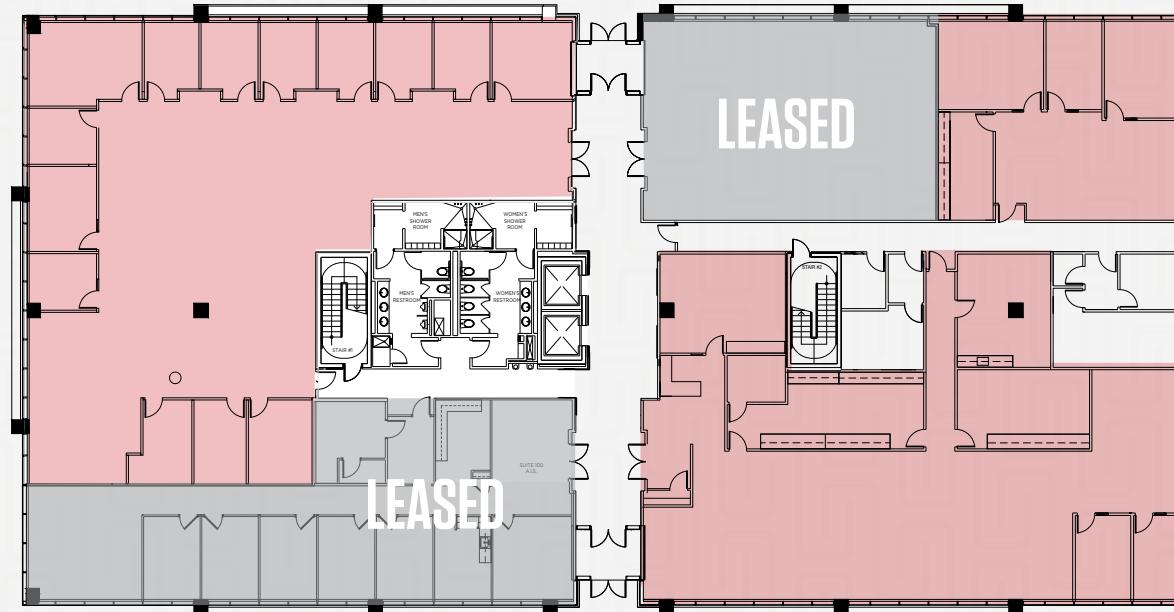
14150 NEWBROOK DRIVE

FLOOR PLAN



SUITE 110
7,951 SF

■ available now



SUITE 120
1,730 SF

■ available now

SUITE 100
5,203 SF

■ available now

1ST FLOOR

- Abundant parking
- Great window line
- Flexible sized suites

LEASING INFORMATION

ANDY KLAFF

andy.klaff@nmrk.com
703.918.0211

DOMINIC ORCINO

dominic.orcino@nmrk.com
703.918.4676

DEBBIE CROSS

debbie.cross@nmrk.com
703.918.0201



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