



VENTURE PARK

AT WESTFIELDS

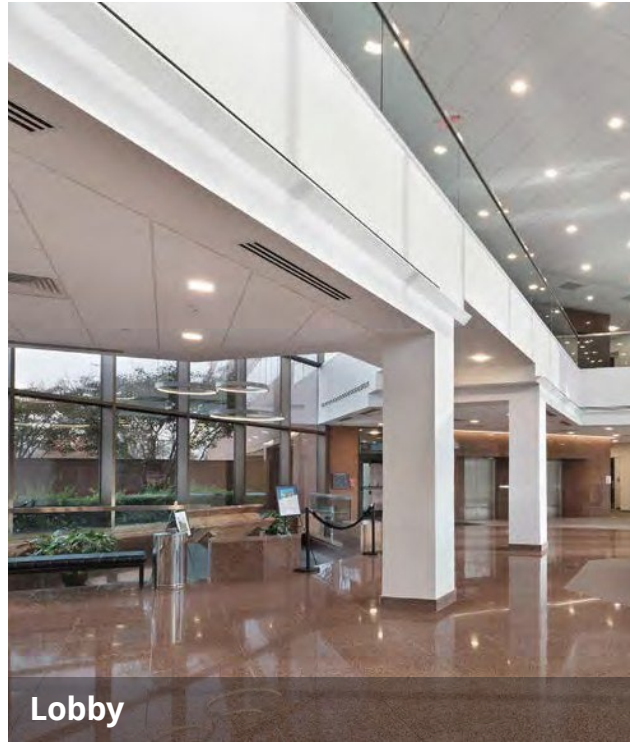
4795 Meadow Wood Lane // Chantilly // Virginia



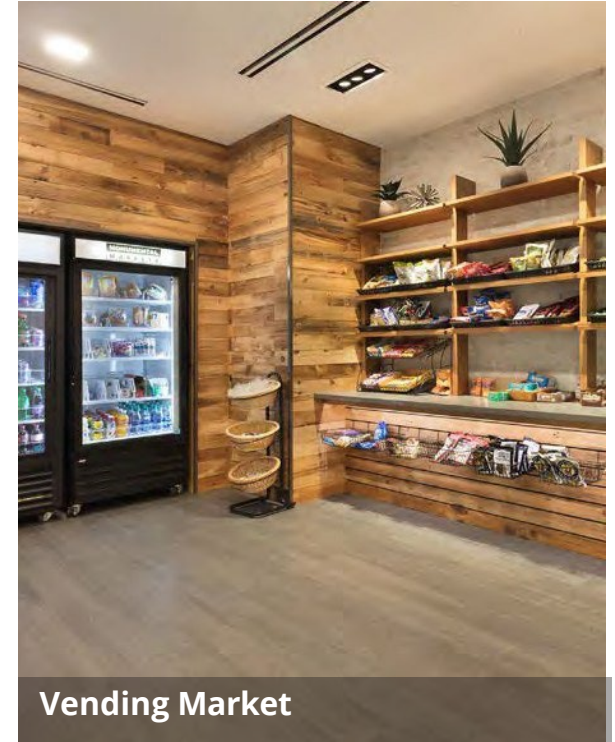
work
venture
play

PROPERTY HIGHLIGHTS

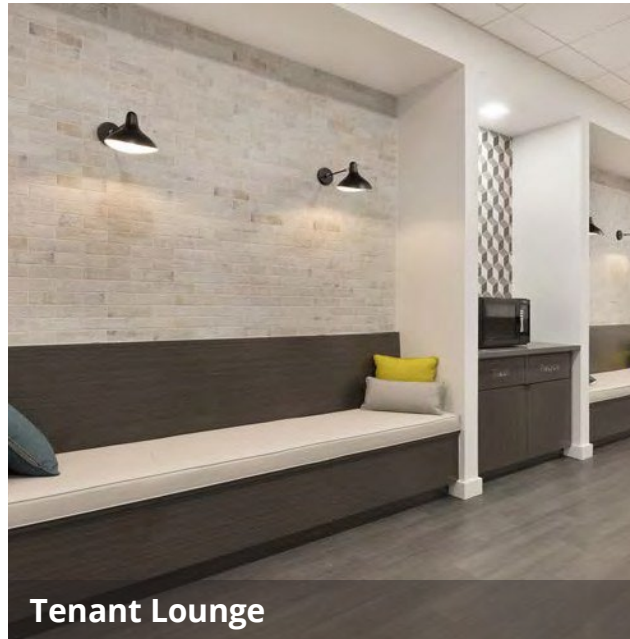
- Significant capital improvements have been completed with common area renovations, new fitness center, and vending market; as well as a tenant lounge conferencing center, outdoor recreation and amenity area.
- Recent capital renovations include upgraded restrooms and elevators.
- Exterior signage available facing Westfields Boulevard.
- Outdoor plaza in front of property featuring a small lake with pedestrian-friendly walking trails and seating.
- Ample surface and structured parking at a ratio of 3.8/1,000 SF.



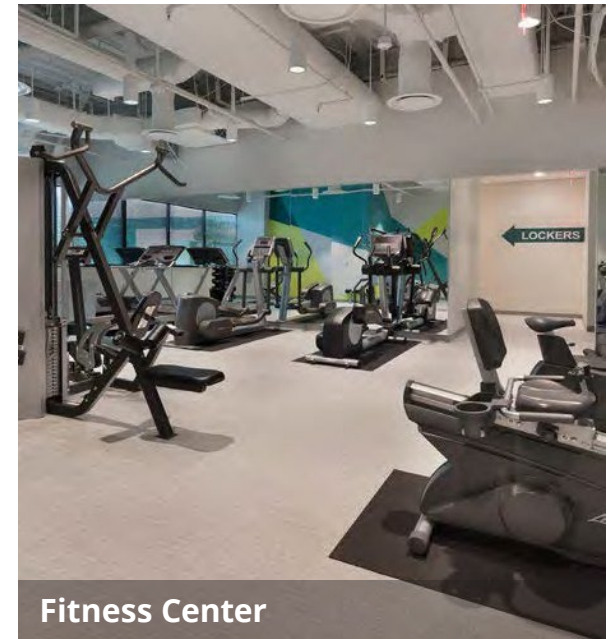
Lobby



Vending Market



Tenant Lounge

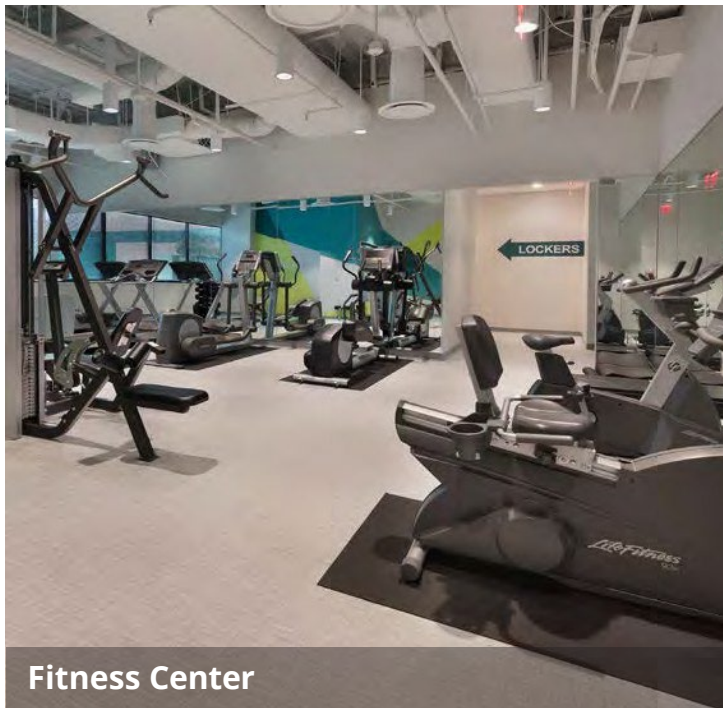


Fitness Center

TENANT AMENITY AREA

There is no better way to attract talent, inspire creativity and boost productivity than creating collaborative spaces, where you can switch gears either by breaking a sweat on a treadmill, brainstorming with your colleagues over a cup of coffee or challenging your boss to a ping-pong match.

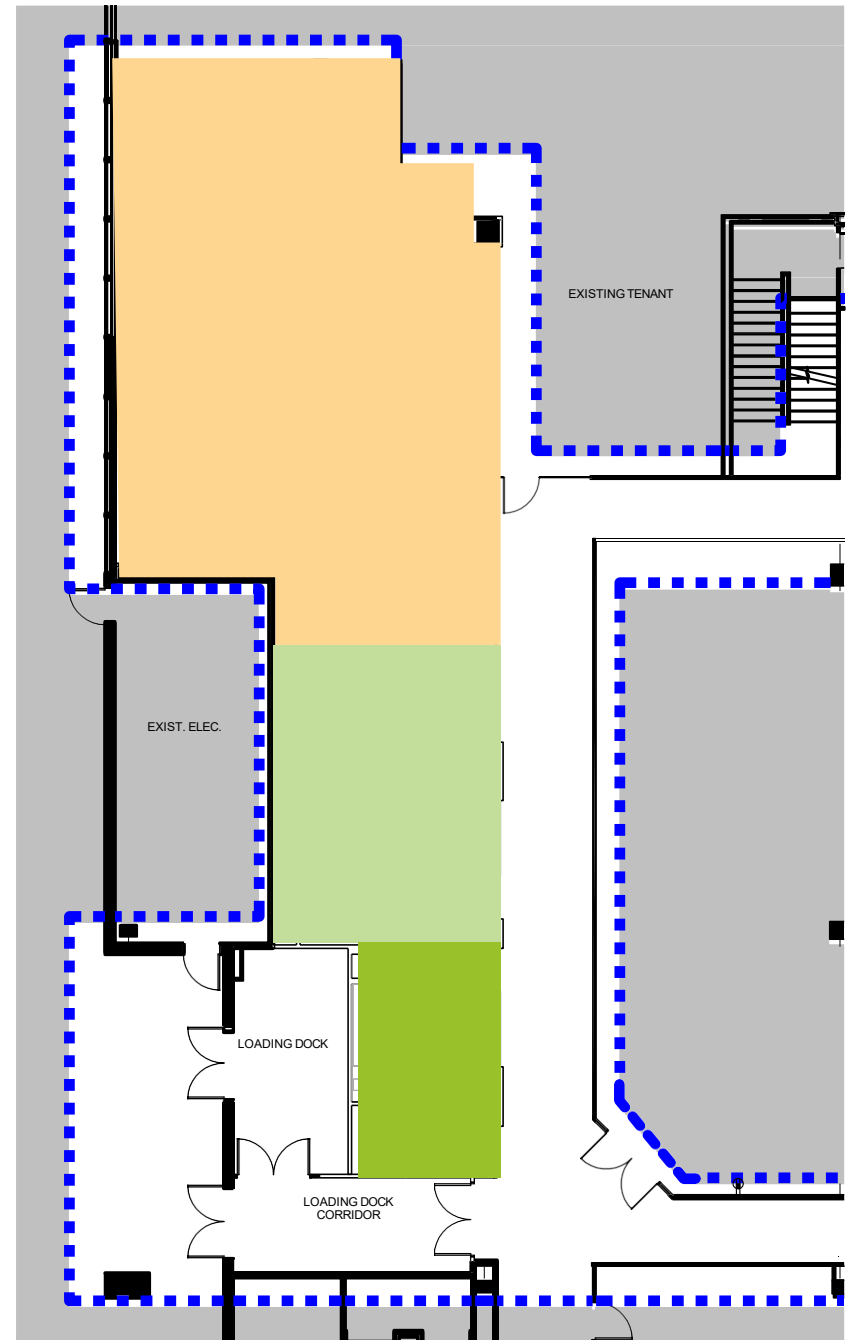
Venture Park provides a new tenant amenity area that includes a fitness center, game room and fresh food vending market. Open exclusively for building tenants and guests.



Fitness Center

AMENITY AREA COLOR KEY

- Fitness Center
- Game Room
- Vending Market



LOCATION OVERVIEW

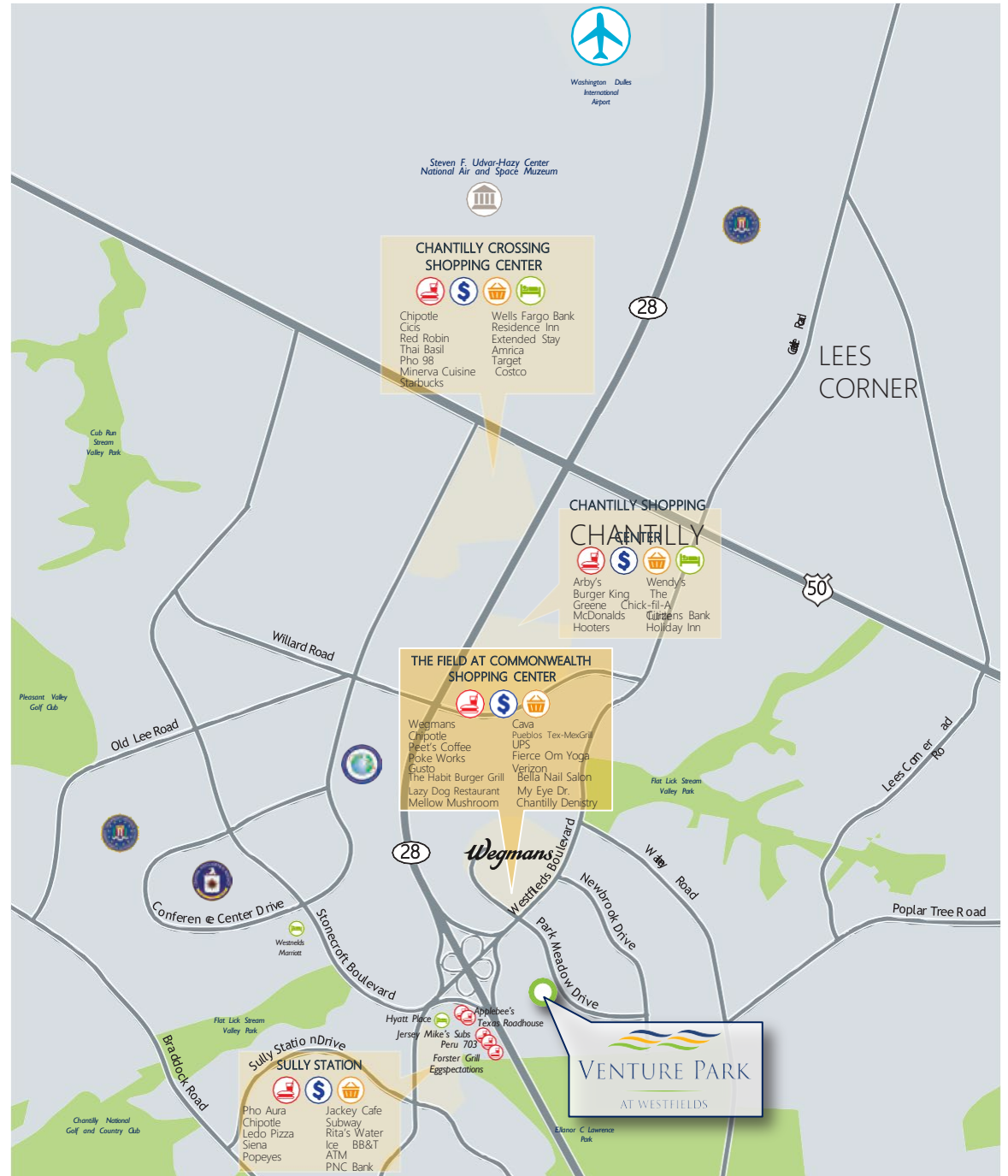
- Located within a 10-min walk to Wegmans and multiple dining options.
- Conveniently located off Route 28, at the intersection with Westfields Boulevard.
- Proximate to Sully Station Shopping Center with numerous dining, banking, hotel and retail options.

driving times

Dulles International Airport
9 miles // 12 minutes

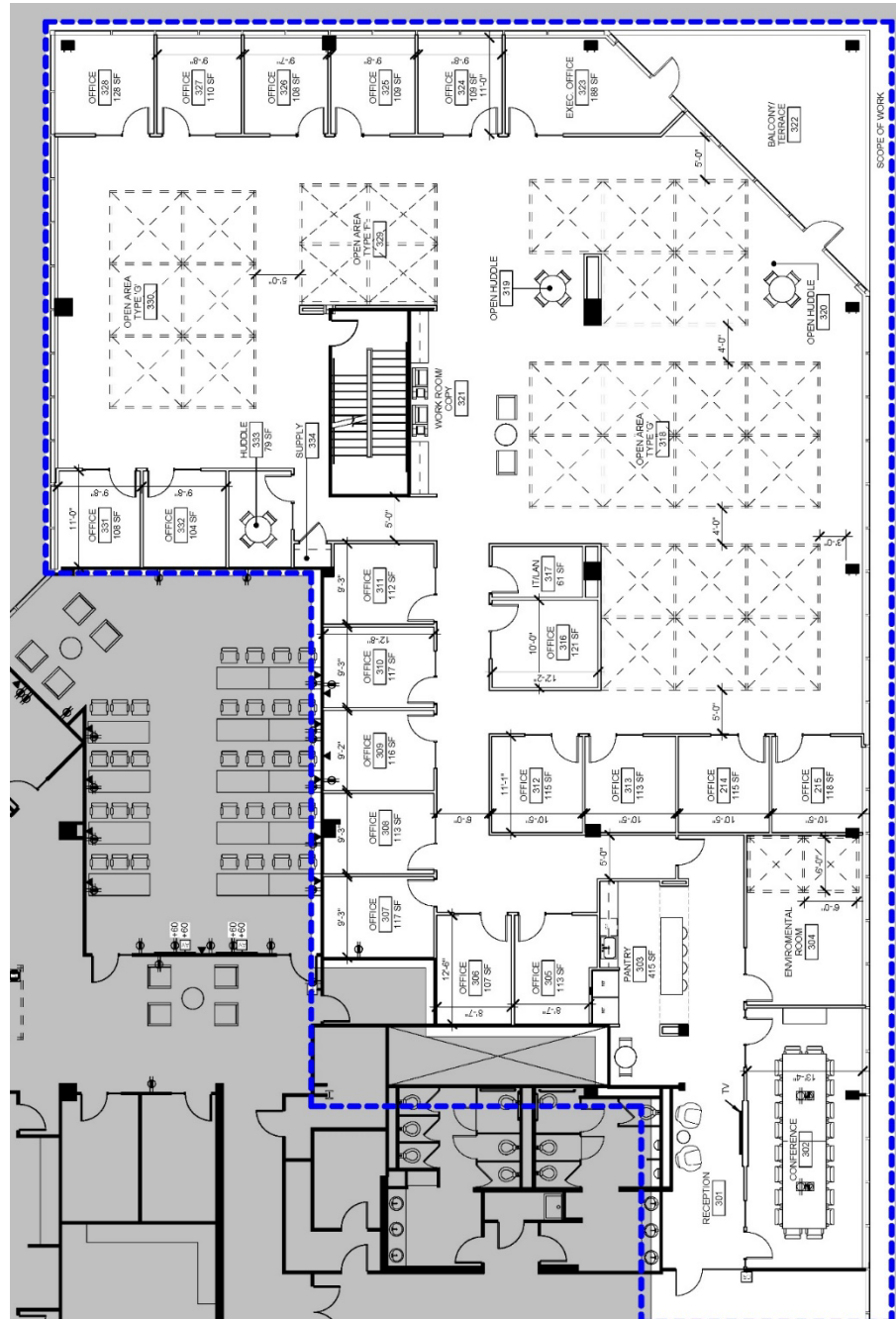
Reston Town Center
12 miles // 16 minutes

Tysons
16 miles // 20 minutes



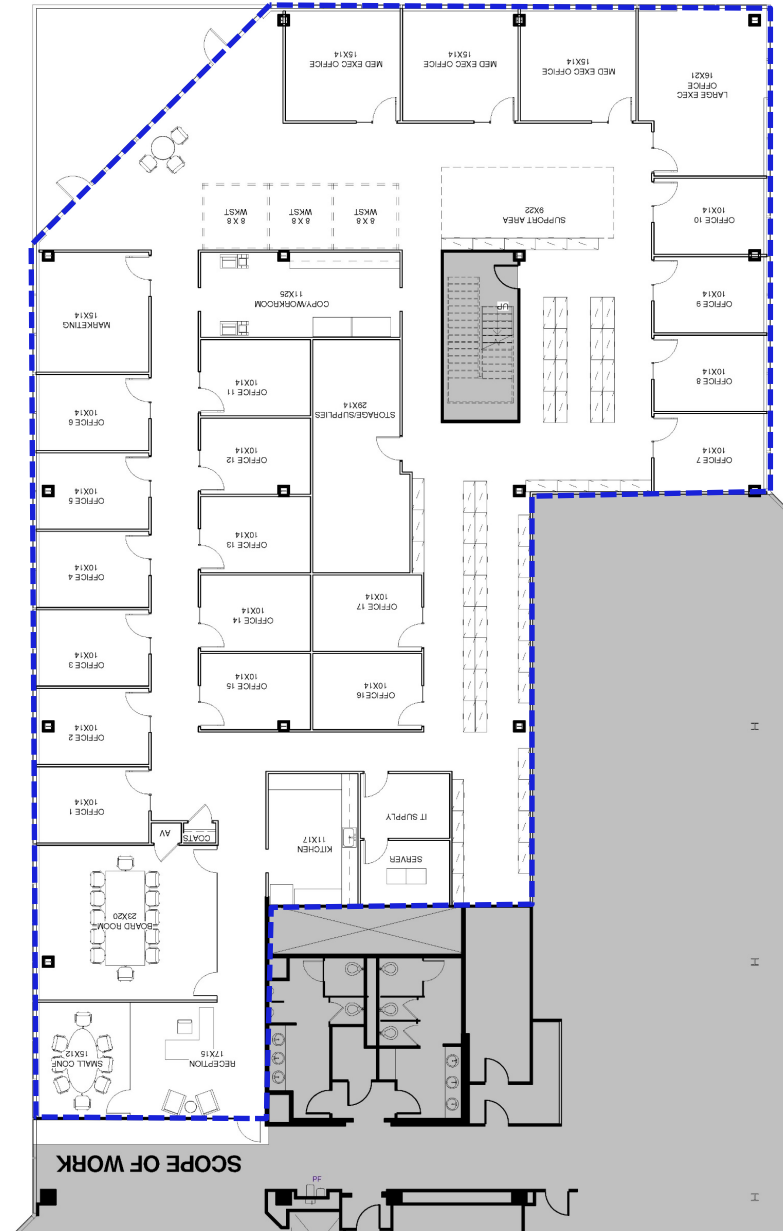
| 10,837 RSF on 3rd Floor

- Private Balcony
- New Buildout; Fully Furnished & Cabled
- Glass Door with Glass Wall Feature
- Elevator Lobby Exposure
- Glass Walls, Offices, Conference Room
- Access to Building Conference Facility



| 10,877 RSF on 3rd Floor

- Private Balcony; Fully Furnished/Cabled
- Glass Door & Elevator Lobby Exposure
- Access to Building Conference Facility



Venture Park Conferencing Center



Large Conference / Training Room with AV / Movable Furniture



Small Conference Room with Audio Visual Equipment

Leasing Information:



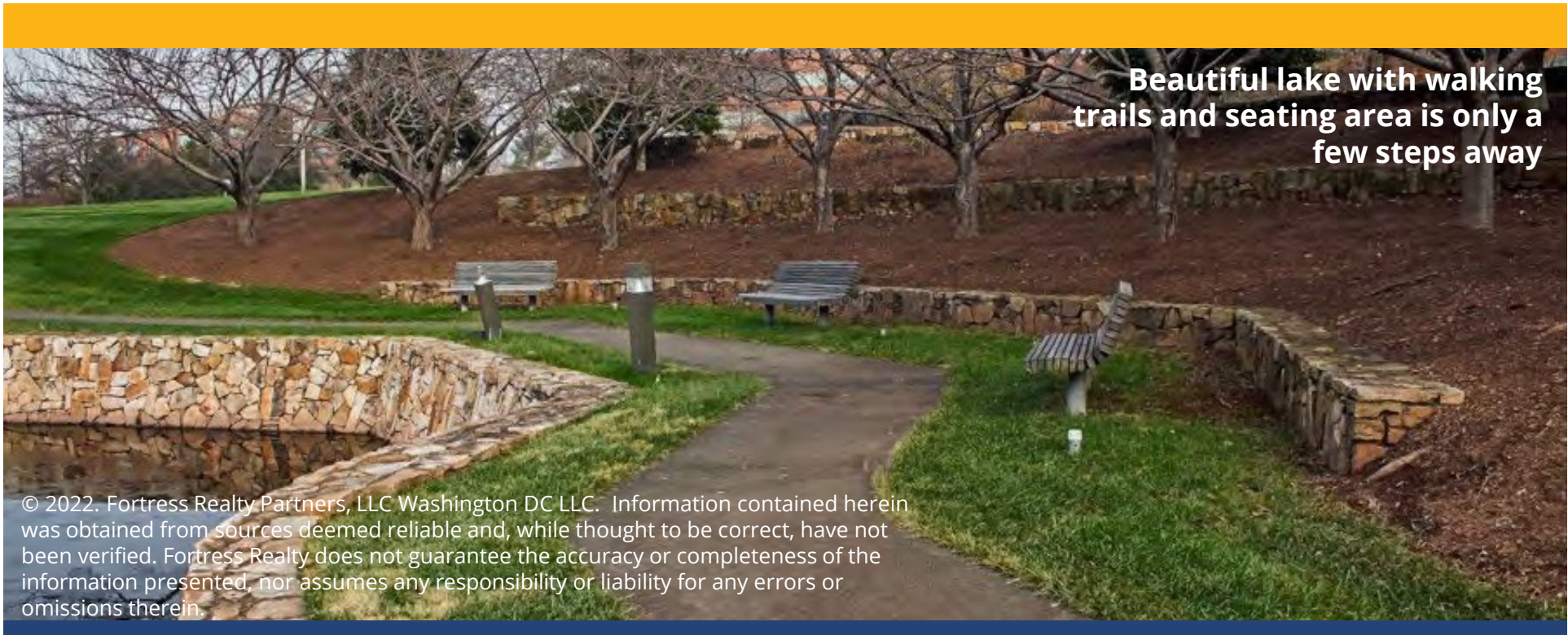
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Ownership:



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Beautiful lake with walking trails and seating area is only a few steps away

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