



NEWMARK



STONELEIGH
WESTFIELDS BUSINESS PARK, CHANTILLY VA



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





Wegmans



Peet's
COFFEE

gusto
PARK TO STREET

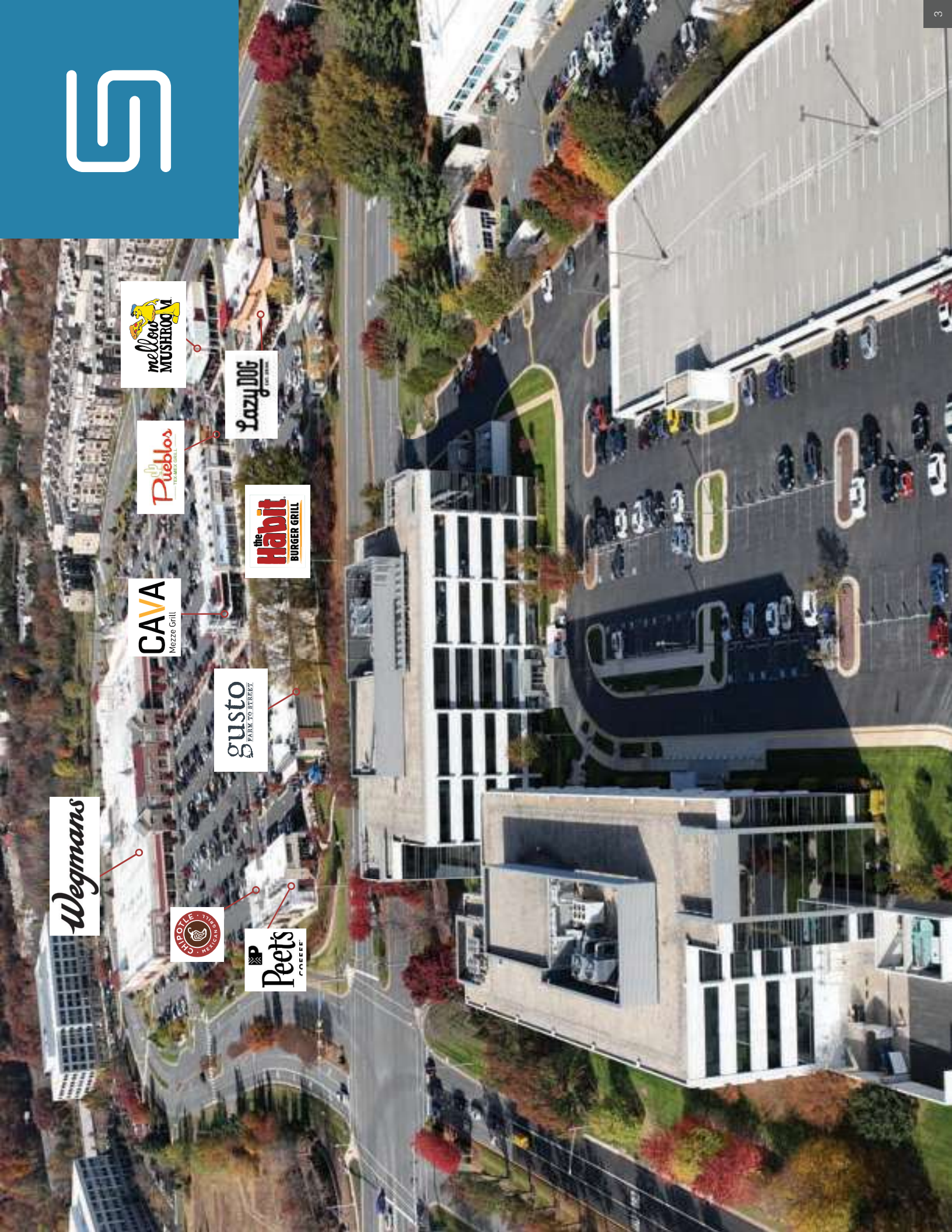
CAVA
Mezzze Grill

Puebblos
TRAVEL



the
Habit
BURGER GRILL

LazyDOG
BAR & GRILL





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.

- 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

376 steps
AND YOU'RE HERE.



- 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

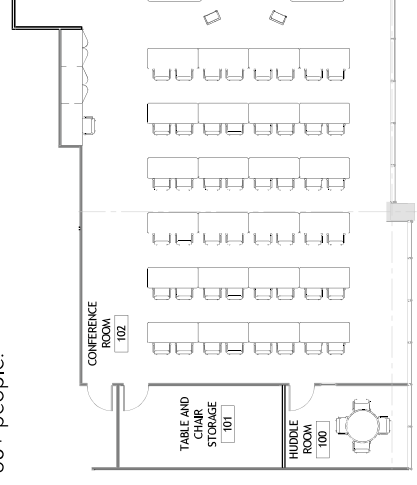


STONELEIGH I AND II SHARE AMENITIES:

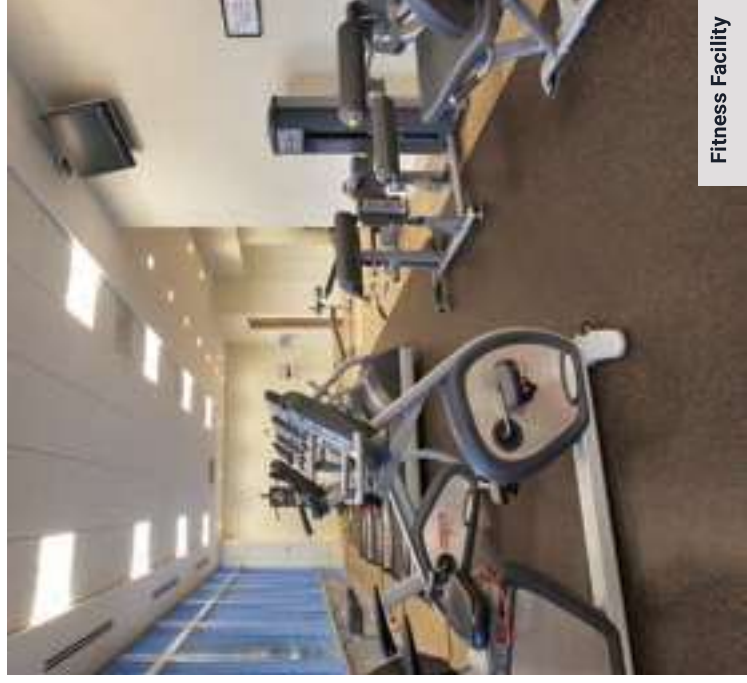
- Modern fitness center, conference and training facility
- Available spec suite
- New tenant lounge

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.



Conference



Fitness Facility

SHARED AMENITIES

Full service cafe with hot bar
State-of-the-art Conference & Training Facility
High quality Fitness Center



Lobby



STONELEIGH

NEW TENANT LOUNGE AND MICROMARKET





SUITE 115
5,262 SF

SUITE 120
3,547 SF

Spec Suite

Available 11/1/2025

**NEW TENANT
LOUNGE**



SUITE 125
2,270 SF

Available Immediately

**CONFERENCE
FACILITY**

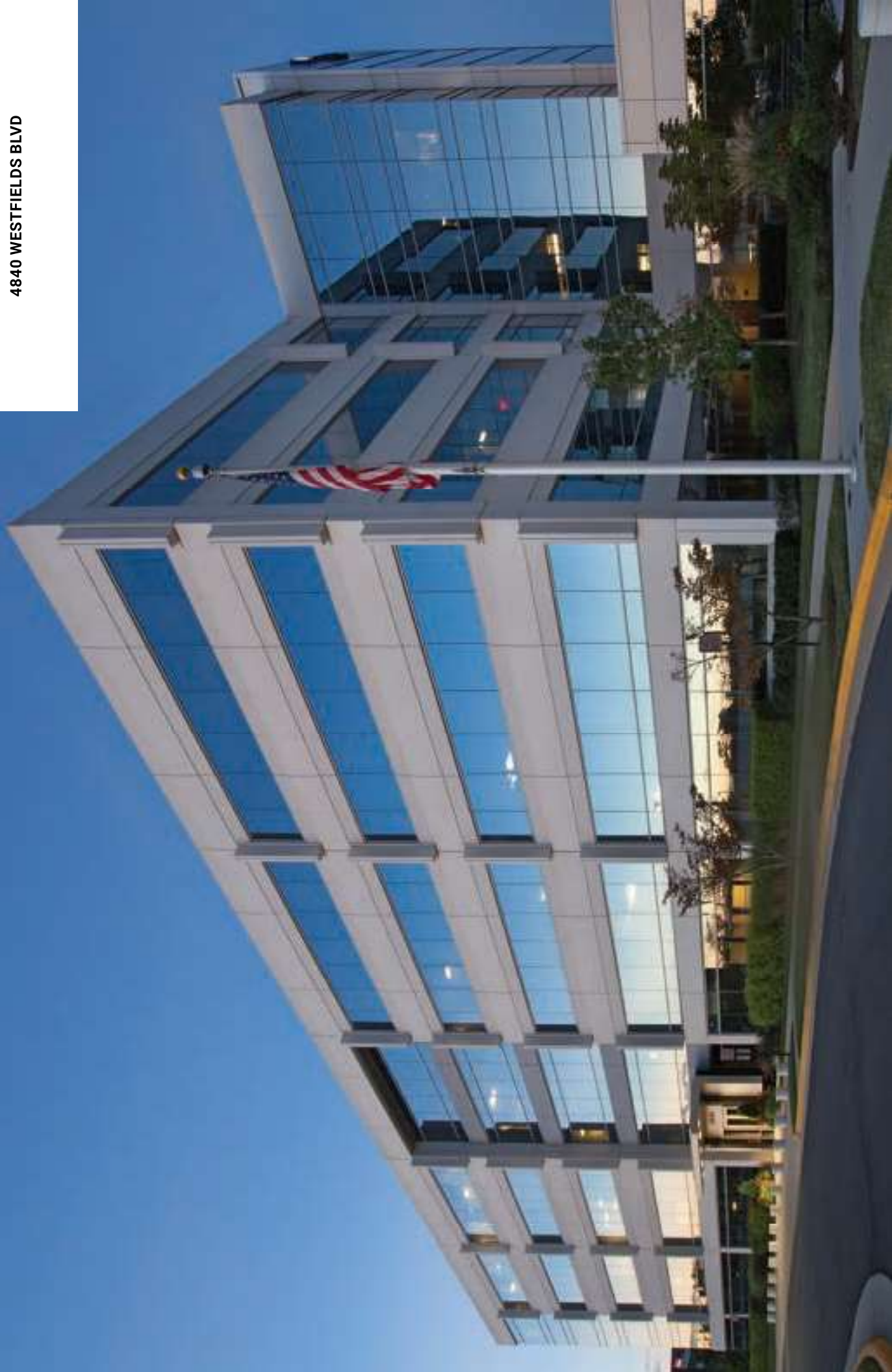
1ST FLOOR

- Double glass doors off main lobby
- Excellent window line
- Amenity Floor



STONELEIGH II

4840 WESTFIELDS BLVD

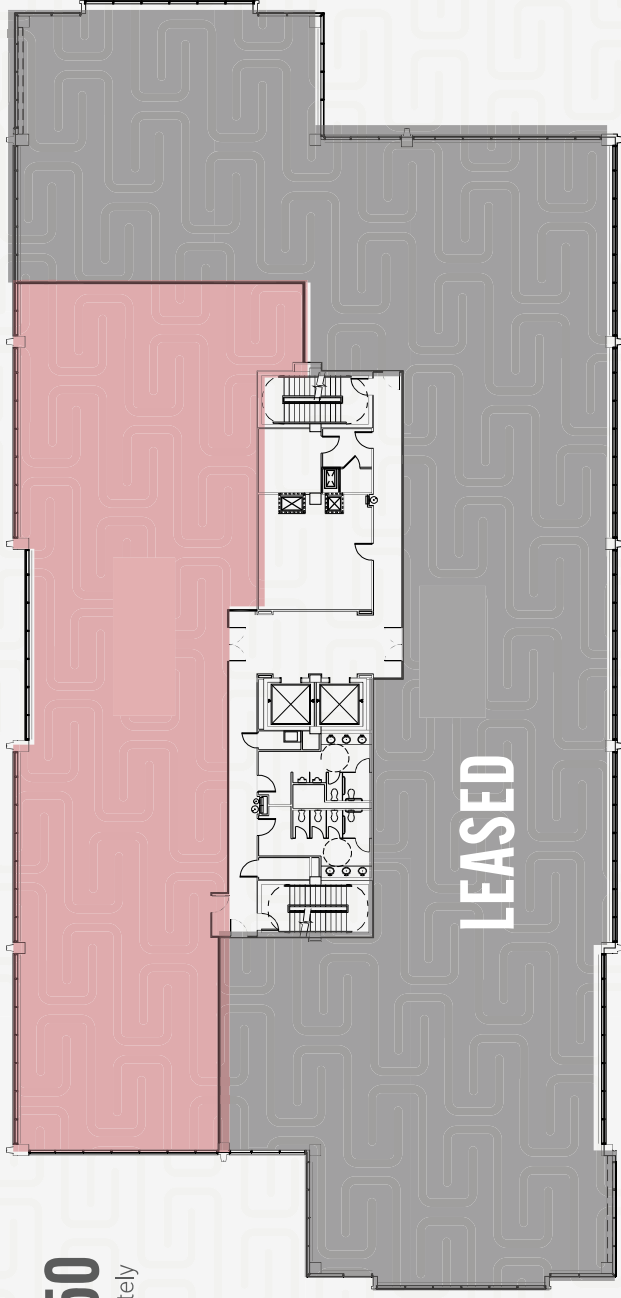




7,680 SF AVAILABLE

SUITE 350

Available Immediately



3RD FLOOR

- New common areas
- Elevation Lobby Exposure
- Efficient space

STONELEIGH II
4840 WESTFIELDS BOULEVARD

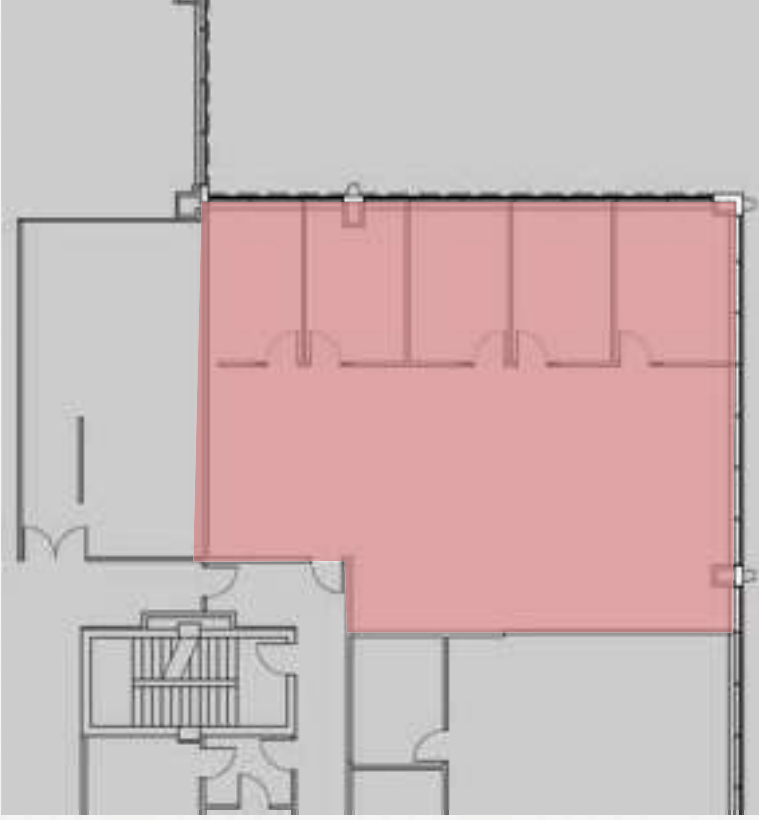
FLOOR PLAN



2,560 SF AVAILABLE

SUITE 560

Available Immediately



5TH FLOOR



LEASING INFORMATION

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NEWMARK

THE
RMR
GROUP