



20  
MARKER

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450-485 SPRING PARK PLACE, HERNDON, VA

AVISON  
YOUNG

PENZANCE



**WE'RE  
TAKING  
THE TRAIL  
LESS  
TRAVELED**

## **A BOLD VISION YOU WON'T FIND ANYWHERE ELSE.**

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Penzance is creating a totally unique offering targeting creative office and flex users in Herndon.

Marker 20 is rolling out bold plans on the Washington & Old Dominion Trail, including:

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



# BRIGHT, FLEXIBLE SPACE WITH HIGH LOADING HEIGHTS

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 with low core factor
- Virtually column-free
- Ceiling heights up to 17' slab-to-slab
- 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

**1 MILE**

to upcoming Silver Line  
Herndon-Monroe  
Metro Station

**146,488**

people within a 3-mile  
radius with \$141,820  
average HH income

**2 MINS**

bike ride to downtown  
Herndon + 6 minutes to  
Reston Town Center



# CHEERS TO SOMETHING DIFFERENT

## BECAUSE NOBODY SPENDS THEIR WEEKEND AT THE BASEMENT DELI.

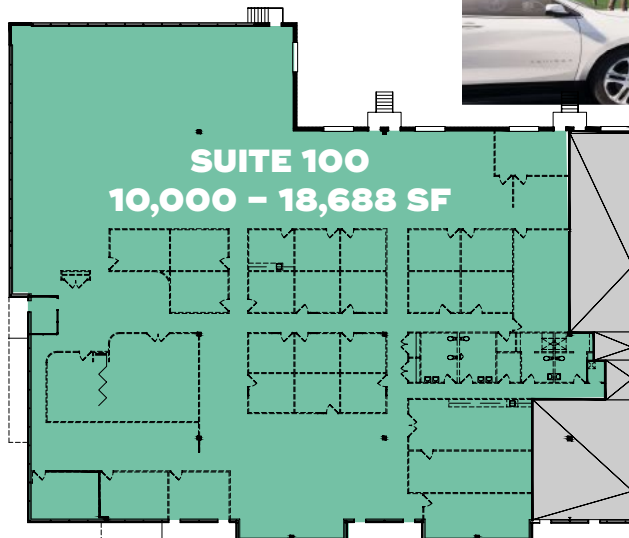
Marker 20 is seeking a local craft brewery for the park (by-right), which will provide tenants and trail users with a refreshingly different place to grab a bite.





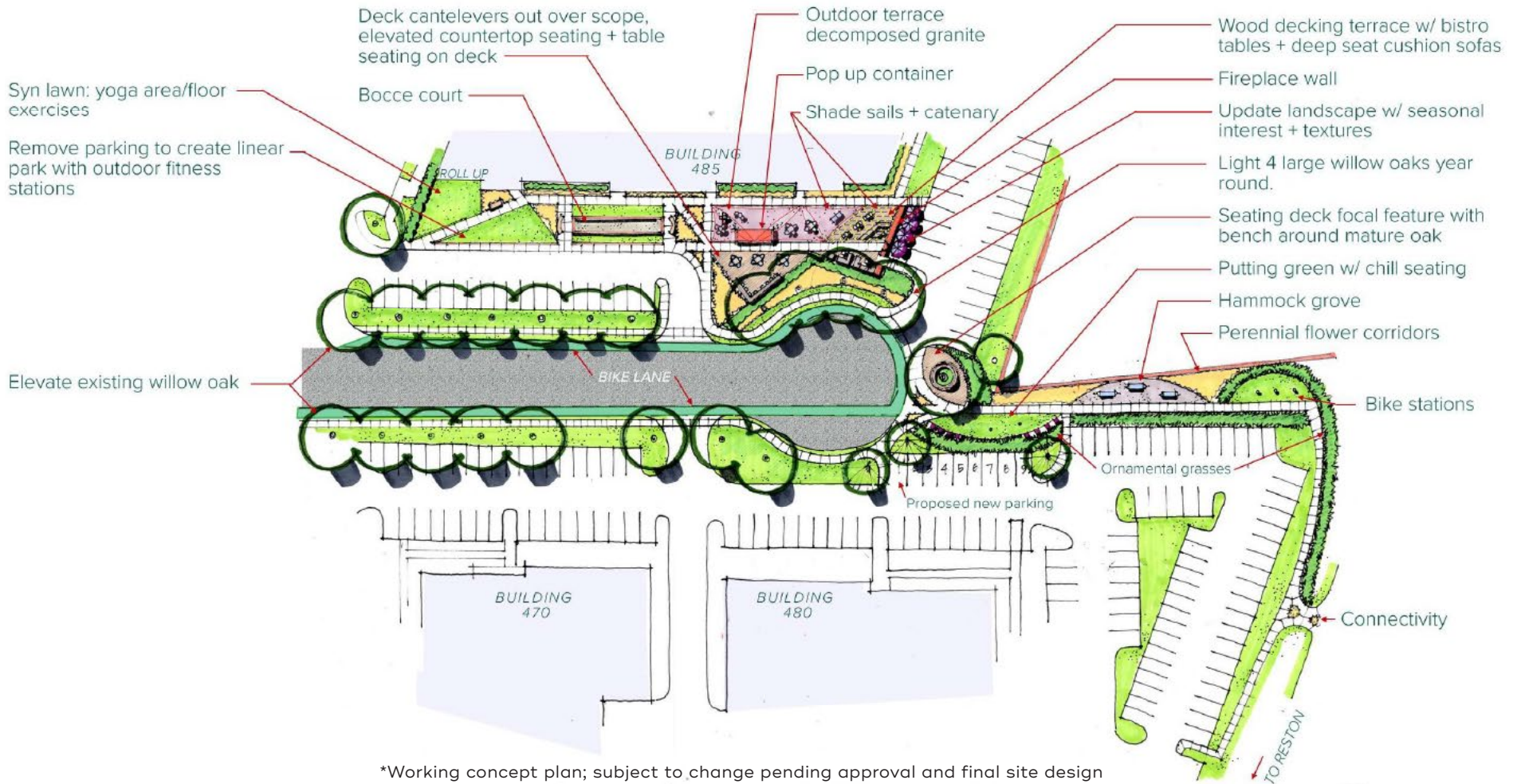
# INDOOR/ OUTDOOR BREWERY

Prominent corner location for up to 18,000 sf.  
High ceilings, drive-in loading and an outdoor  
patio surrounded by affluent residential and retail.



# NEW BIKE LANES + AMENITIES

We're creating an urban oasis at Marker 20, anchored by a tree-lined pedestrian avenue with lush landscaping and bike lanes that connect to the W&OD Trail.

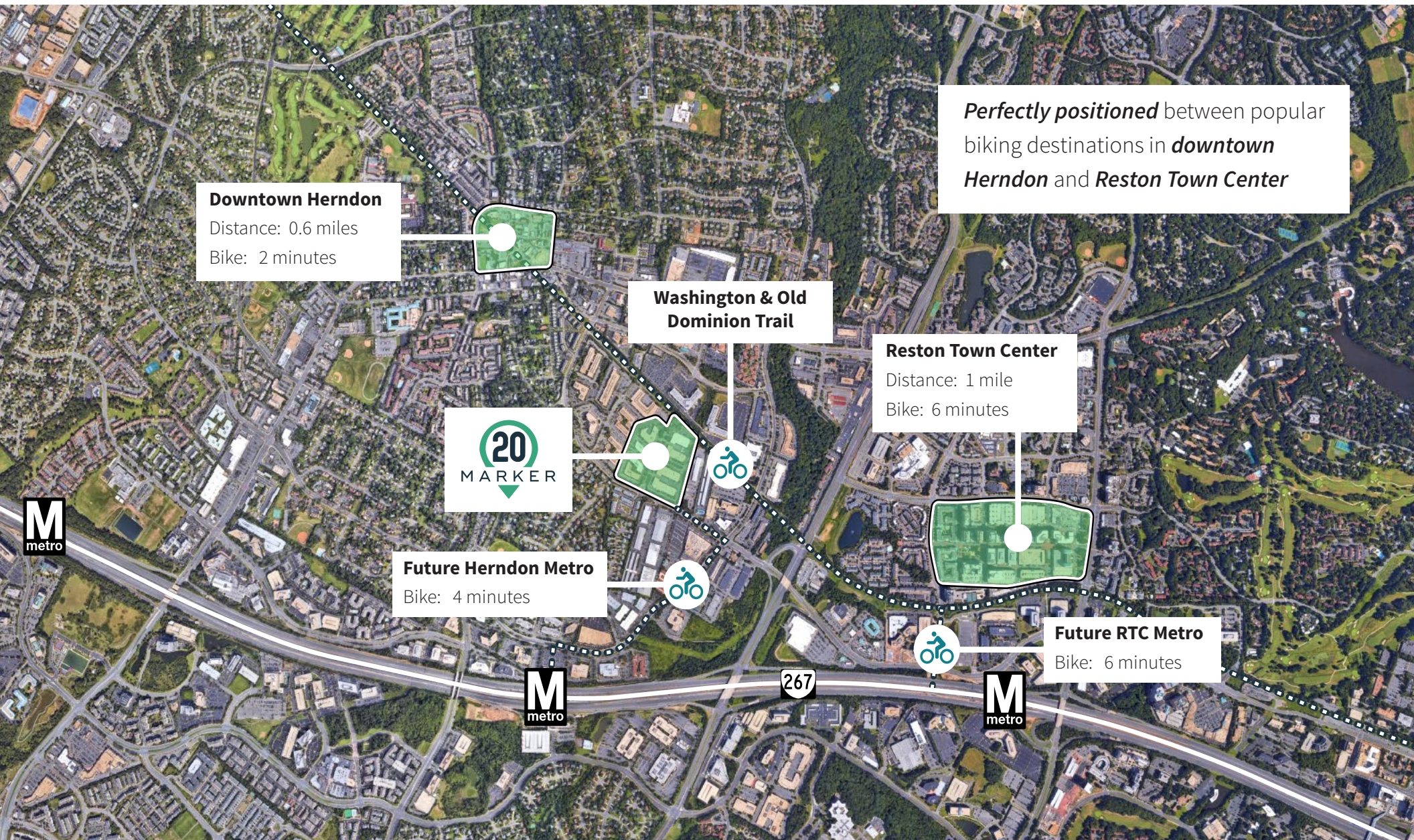


\*Working concept plan; subject to change pending approval and final site design



# MINUTES TO DOWNTOWN

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



## Downtown Herndon

Distance: 0.6 miles  
Bike: 2 minutes

## Washington & Old Dominion Trail

*Perfectly positioned* between popular biking destinations in **downtown Herndon** and **Reston Town Center**

## Reston Town Center

Distance: 1 mile  
Bike: 6 minutes

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## Future Herndon Metro

Bike: 4 minutes

## Future RTC Metro

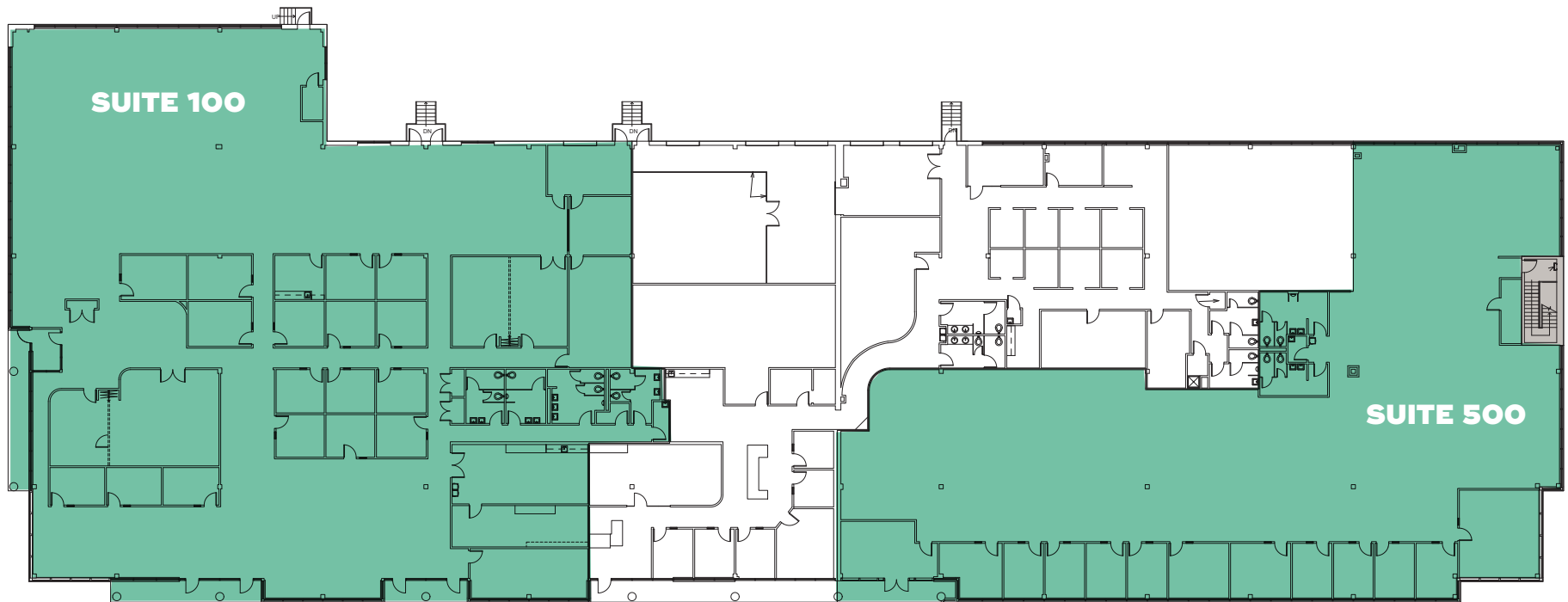
Bike: 6 minutes





# 450 SPRING PARK PLACE

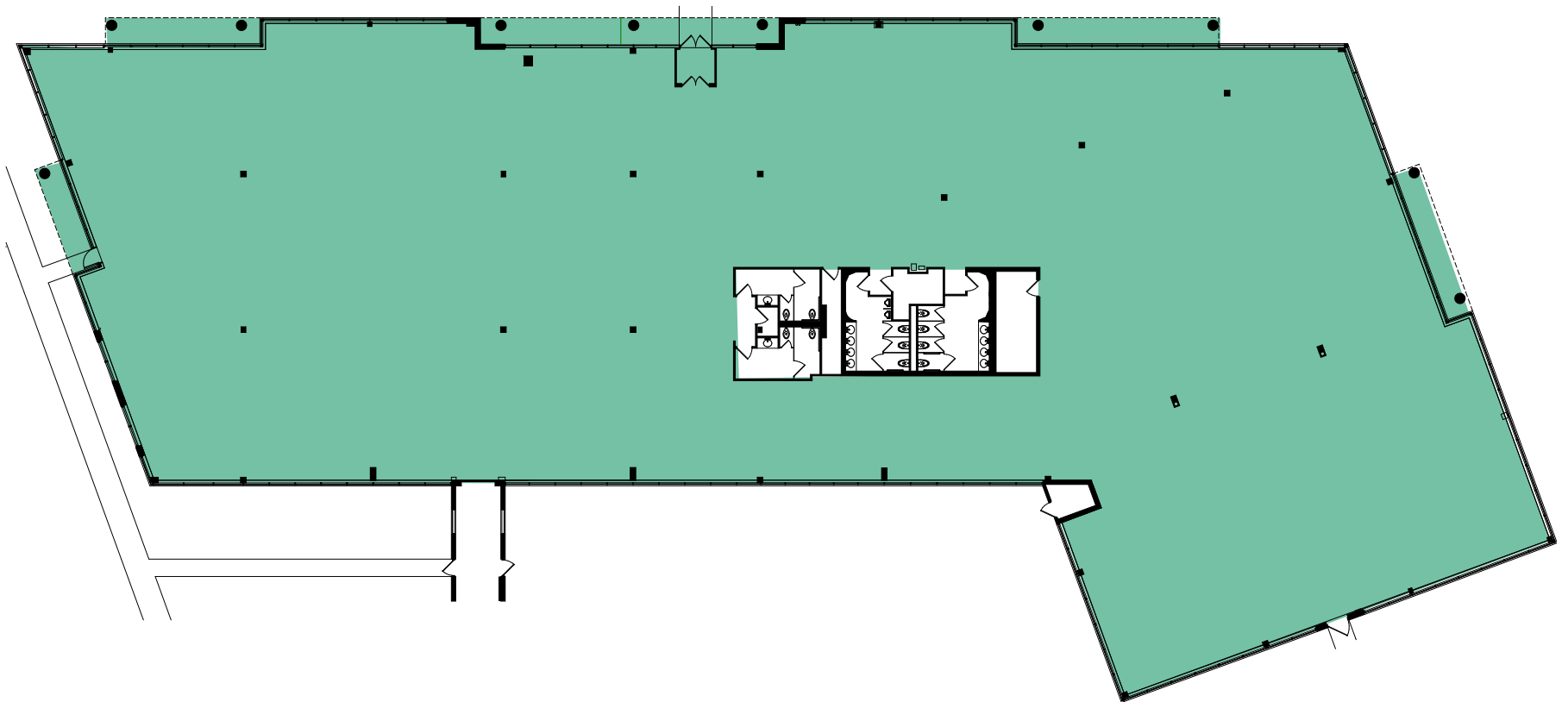
1st Floor // Suite 100 // 10,000 – 18,879 sf  
1st Floor // Suite 500 // 12,578 sf





# 465 SPRING PARK PLACE

1st Floor // Full Floor // 15,000 – 26,500 sf



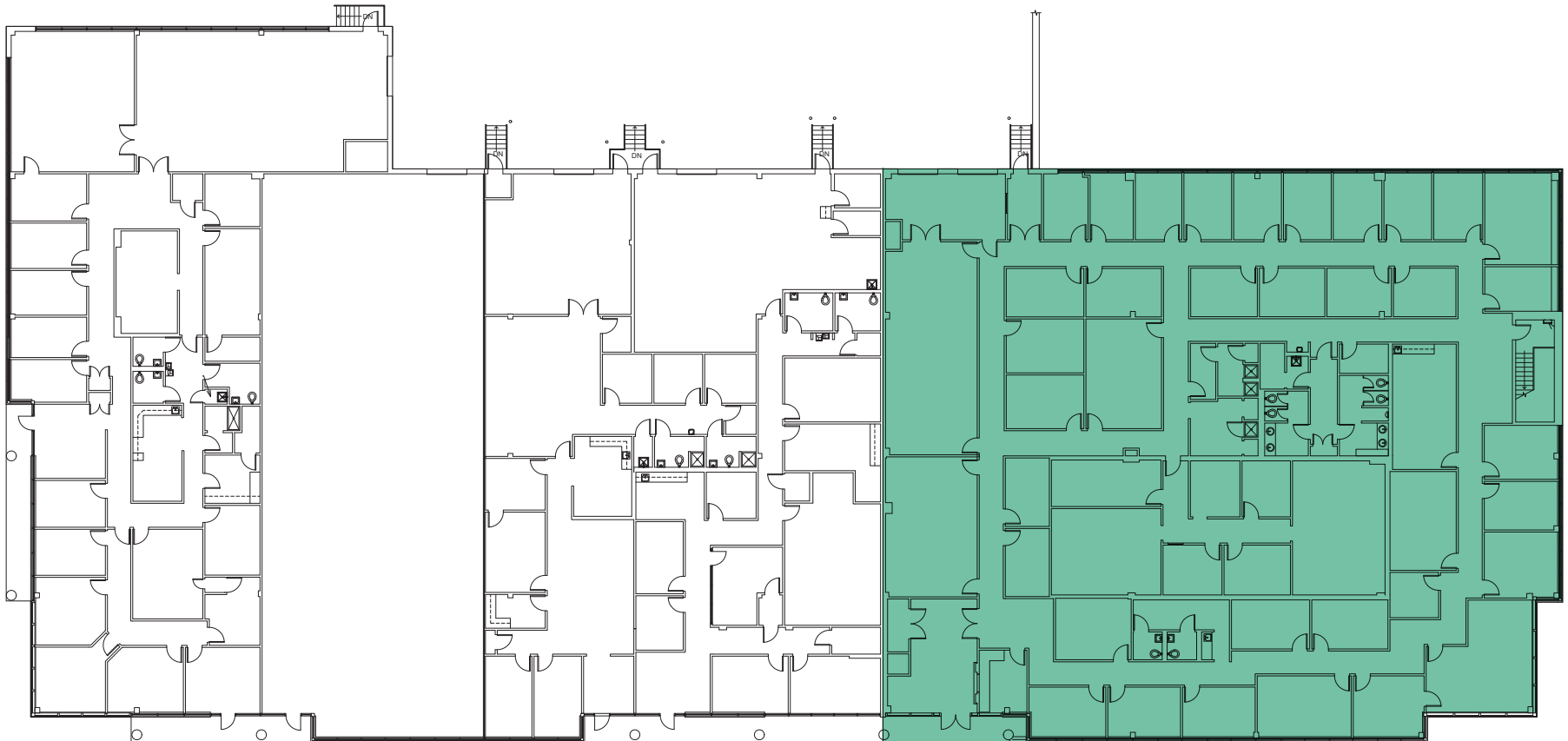


# 470 SPRING PARK PLACE

1st Floor // Suite 700 // 15,518 sf



OUTDOOR  
AMENITY AREA







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MARKER

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