

PENROSE II

CHANTILLY // VIRGINIA

**PENROSE II
NEARING
COMPLETION
WITH TENANT
SPACES
DELIVERING
THIS MONTH!**



- Five-story, Class A office building, Penrose II in Chantilly offers 125,000 SF of prime office space within Route 28 corridor.
- Numerous amenities available within walking distance, such as dining, shopping, banking, hotel and retail options.
- Lobby level tenant lounge with seating area and coffee bar.
- Rooftop terrace for your corporate functions.
- Spacious, virtually column-free 25,000 SF floor plates provide flexibility and creativity with space planning and design.
- Fitness Center with showers and lockers.
- Ample parking at 3.0 per 1,000 SF.
- Route 28 signage opportunities with 100,000 cars passing daily.
- Local, agile and responsive ownership.

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TENANT LOUNGE

Elegant, light-filled tenant lounge, located right off the building lobby, with seating area, bar and coffee station.



Rooftop terrace with abundance of green space and great views - all ready for a corporate function or a quick get-together with your co-workers.

ROOFTOP TERRACE

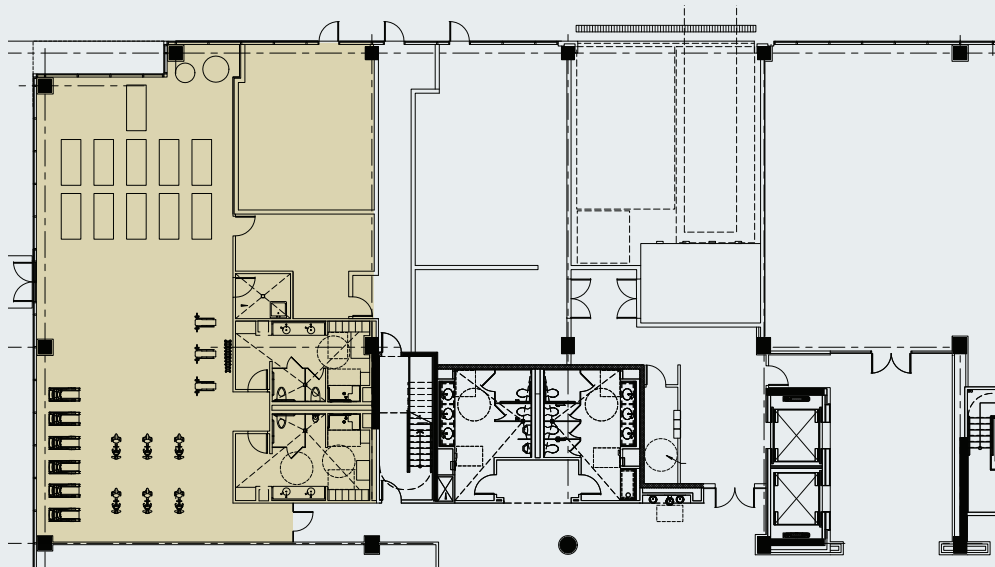
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Break some sweat and get in shape in our exclusive, tenant-only fitness center with showers and locker rooms.

FITNESS CENTER

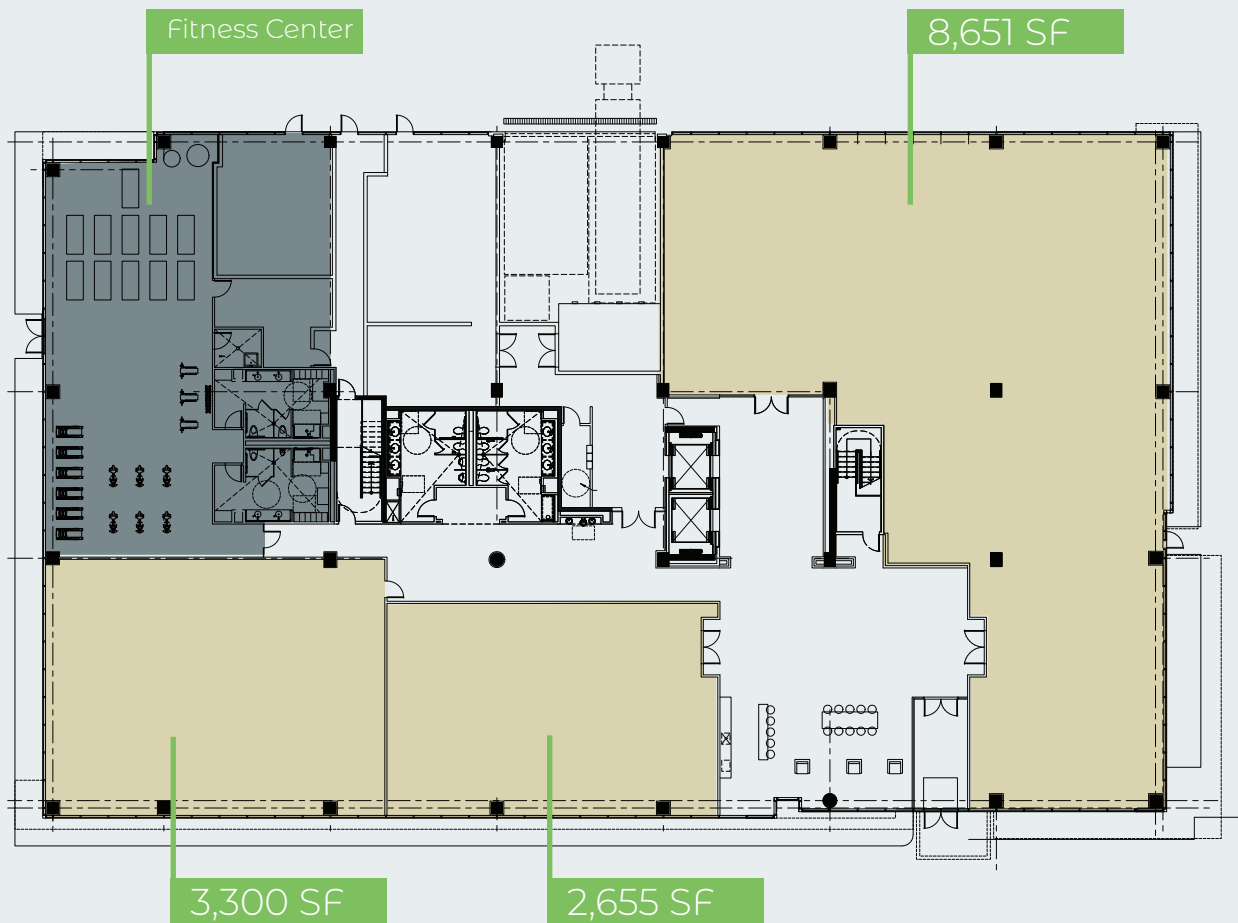


Expansive, 3,000 SF, state of the art tenant-only fitness center with locker room, showers and towel service.

FLOOR PLAN

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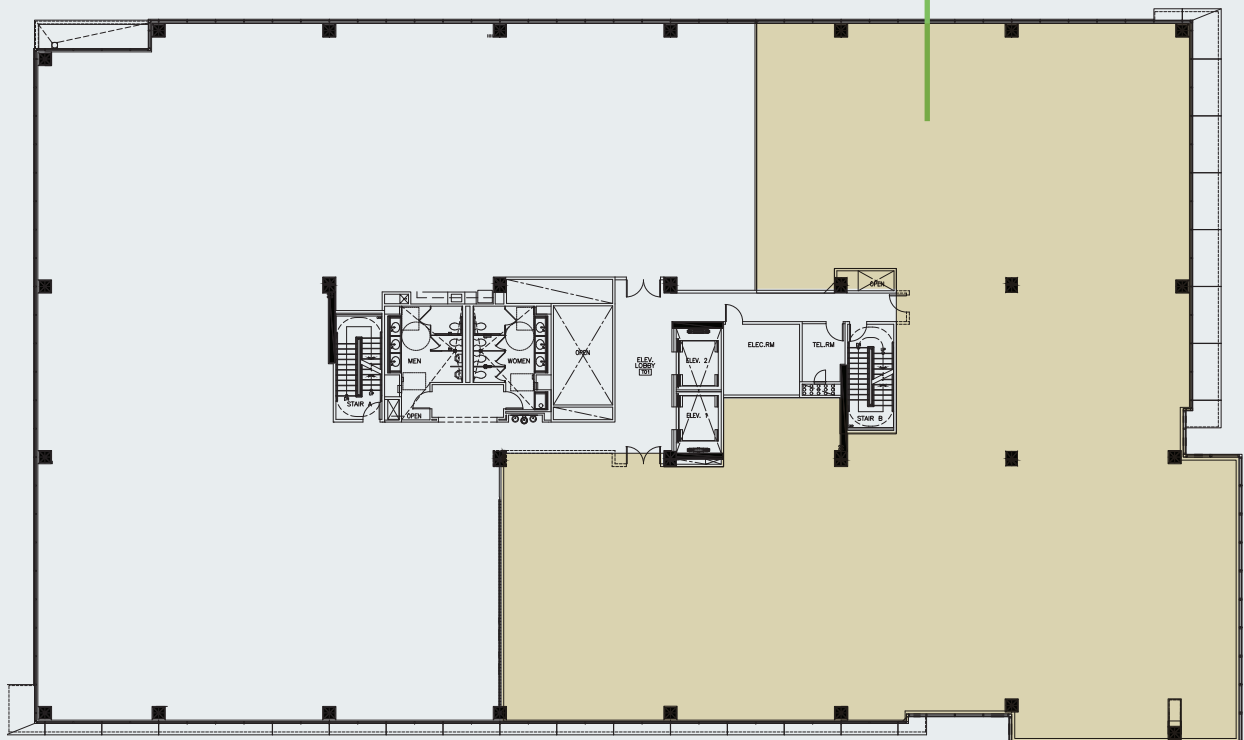


1st Floor
14,606 total sf

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13,345 SF



2nd Floor
13,345 total sf



ACCESS, AMENITIES, EXPOSURE - TAKE ADVANTAGE OF IT ALL AT PENROSE II

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