

MEADOW POINT

WESTFIELDS

AT THE HEART **OF THE CYBER & TECH CORRIDOR**

DINING, SHOPS & ENTERTAINMENT
THE FIELDS AT COMMONWEALTH

FULL FLOOR
OPPORTUNITY

41,120 SF
AVAILABLE

14151



CBRE

14151 PARK MEADOW DRIVE | CHANTILLY | VA 20151

MEADOW POINT

WESTFIELDS



CBRE

3

WELCOME

4

LOCATION & ACCESS

5

DISCOVER WESTFIELDS

6

YOUR NEIGHBORHOOD

7

BUILDING FEATURES

8

AVAILABLE SPACE



14151 PARK MEADOW DRIVE
CHANTILLY | VA 20151

FULL FLOOR OPPORTUNITY





41,120 SF
AVAILABLE NOW

- ▶ Class A office building
- ▶ 3.6/1,000 SF parking ratio
- ▶ On-site deli and fitness center
- ▶ Convenient access to I-66 and Route 28
- ▶ Easy access to Route 50 and I-66 (East side)
- ▶ Proximity to NRO & Dulles International Airport
- ▶ Located in Westfields Business Park
- ▶ High finished ceilings
- ▶ Full height glass line

Location & Access

Centrally located off of Westfields Boulevard/Route 28 interchange, Meadow Point has excellent access to I-66 and Route 28.



-  **Dulles International Airport**
12 minutes
-  **Tysons**
30 minutes
-  **Reagan National Airport**
45 minutes
-  **Washington DC**
45 minutes

DISCOVER WESTFIELDS

Westfields was designed for corporations and organizations to achieve the very best work environment to attract and retain top talent from around the globe and create a prestigious presence in the Washington, DC area. Attention to detail and a commitment to quality of life has made Westfields the location of choice for companies and organizations such as Lockheed Martin, Northrop Grumman, ManTech, The Aerospace Corporation, Leidos, Ford Motor, Level3, CSC, DynCorp, Boeing, Integrity Application Inc, Perspecta, Engility, Accenture, CACI, TASC, General Dynamics, Scitor, Booz Allen & Hamilton and NJVC.



Your Neighborhood

Westfields features include:





- ▶ Unparalleled array of amenities, including The Westfields Marriott, indoor and outdoor athletic facilities, child care centers, restaurants, and jogging trails
- ▶ Comprehensive transportation network
- ▶ Natural park like setting and landscaping
- ▶ Restaurants (Westfields Marriott's Wellingtons Pub, The Palm Court, Starbucks) Texas Road House, Moe's Southwest Grill, Eggspectations, Cava, Wegmans and many others
- ▶ Child Care: The Goddard School, BeanTree, The Boyd School, and other child care services

The Field at Commonwealth:

The Field at Commonwealth is Chantilly's newest mixed-use shopping, dining and entertainment destination. The 167,270 SF shopping center is conveniently located just steps away from Meadow Point and has become one of Fairfax County's most significant work-and-life hubs. Anchored by Wegmans, its curated mix of merchants include Peet's Coffee and Tea, Chipotle, CAVA, Gusto, The Habit Burger and more to come.



BUILDING FEATURES

-  Full floor opportunity, up to 41,120 SF available
-  On-site fitness center
-  On-site food service
-  Plenty of food options within a 3-minute drive
-  Excellent design flexibility and efficiency
-  High finished ceilings
-  504 surface parking spaces (3.6/1,000 SF)
-  40'8" x 25' column spacing
-  Adjacent to NRO, FBI and GSA Campus



AVAILABLE SPACE

TYPICAL FLOOR SHELL CONDITION



STACKING PLAN

5	Leased	
4	Leased	
3	Suite 300 28,786 SF Available	
2	Suite 200 12,334 SF Available	Leased
1	Leased	

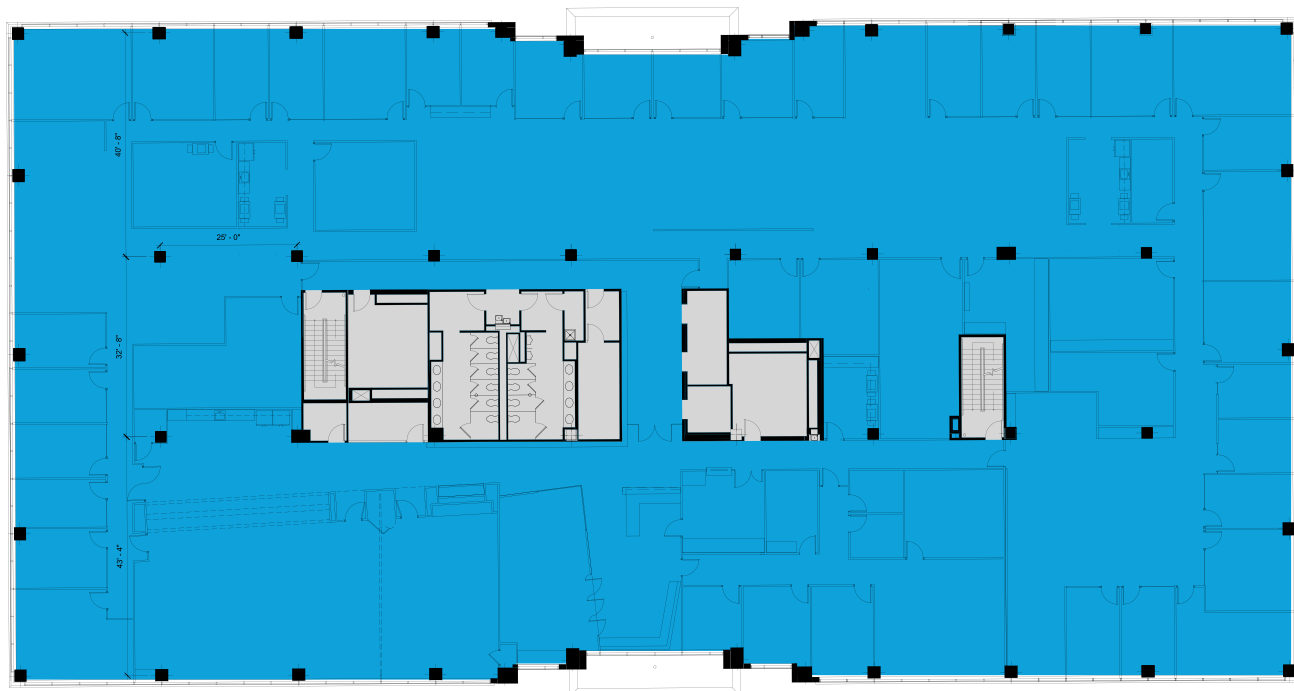
Suite 200 12,334 SF



Potential Floor Plan



3rd Floor 28,786 SF



MEADOW POINT
WESTFIELDS

MEADOW POINT

WESTFIELDS

Leasing Information:

Jeff Roman
+1 703 734 4724
jeff.roman@cbre.com

Malcolm Schweiker
+1 703 734 4716
malcolm.schweiker@cbre.com

Brett Schweitzer
+1 703 905 0253
brett.schweitzer@cbre.com



© 2020 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Any projections, opinions, or estimates are subject to uncertainty. The information may not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. May 12, 2020 7:50 AM