



VENTURE PARK

AT WESTFIELDS

4795 Meadow Wood Lane // Chantilly // Virginia



WORK
VENTURE
PLAY



Lobby



Vending Market

RENTAL RATE
WITH FULL BUILDOUT
\$26.50

- Significant capital improvements have been completed with common area renovations, new fitness center, and vending market; as well as a tenant lounge, outdoor recreation and amenity area.
- Recent capital renovations include upgraded restrooms and elevators.
- Exterior signage available facing Westfields Boulevard.
- Ample surface and structured parking at a ratio of 3.8/1,000 SF.



Tenant Lounge



Fitness Center

Floor Availability

Floor	Availability
2nd	14,934 SF
3rd	4,649 SF

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.

AMENITY AREA COLOR KEY

Fitness
Center

Game
Room

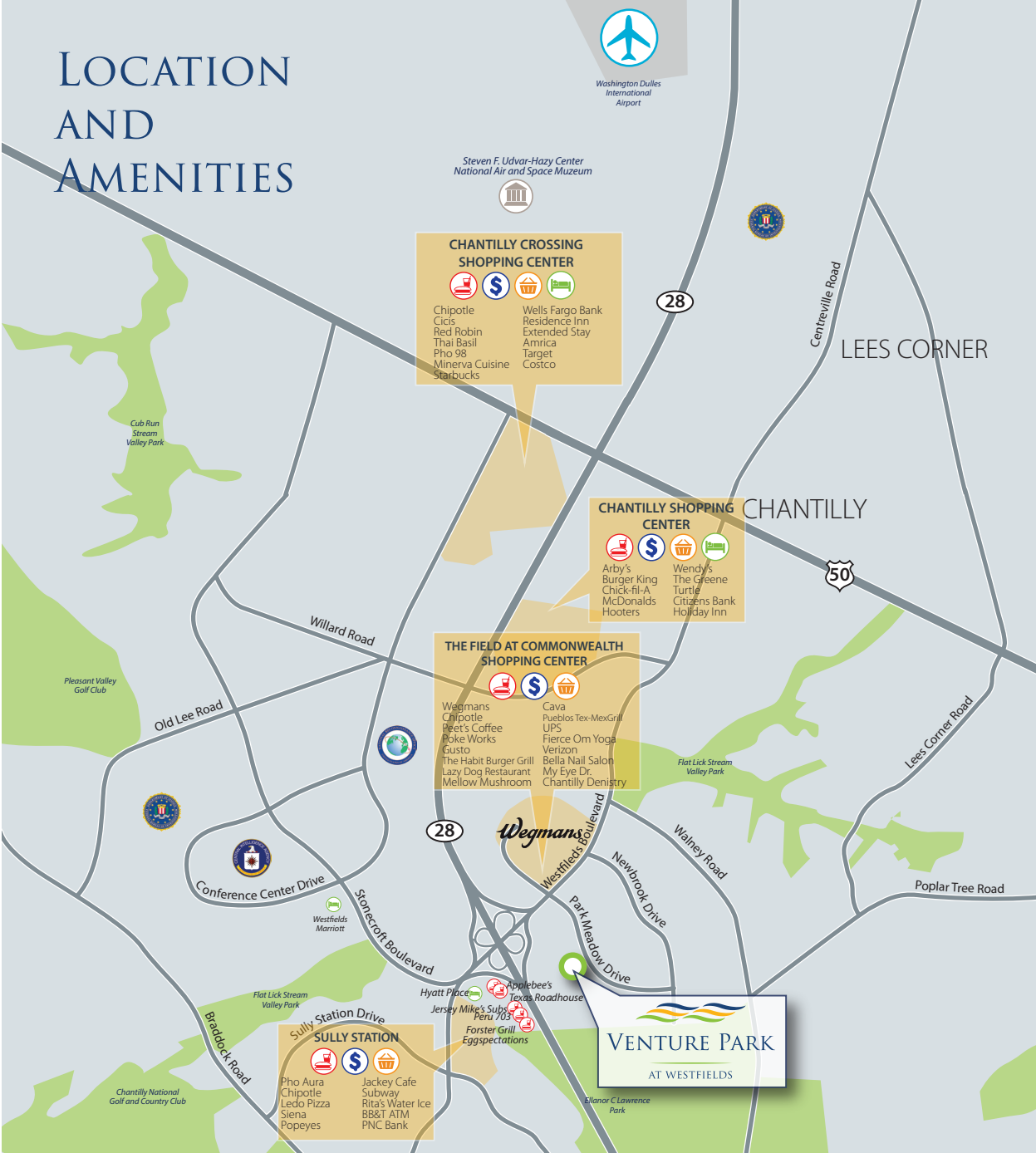
Vending
Market



Fitness Center



LOCATION AND AMENITIES



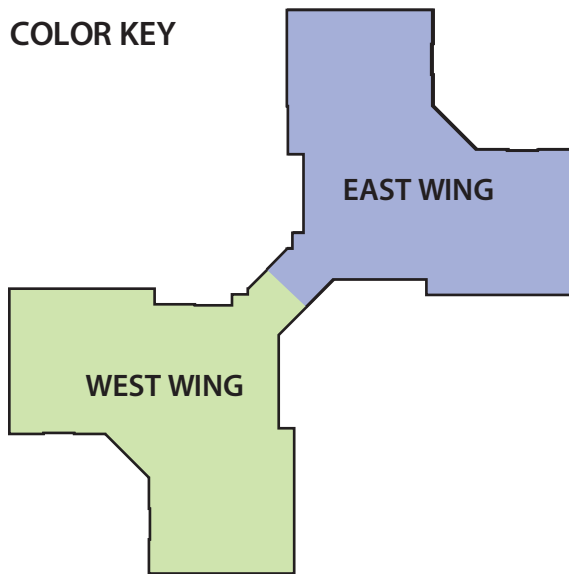
- Located within a 10-min walk to Wegmans and multiple dining amenities.
- Conveniently located off Route 28, at the intersection with Westfields Boulevard.
- Proximate to Sully Station Shopping Center with numerous dining, banking, hotel and retail options.

DRIVING TIMES

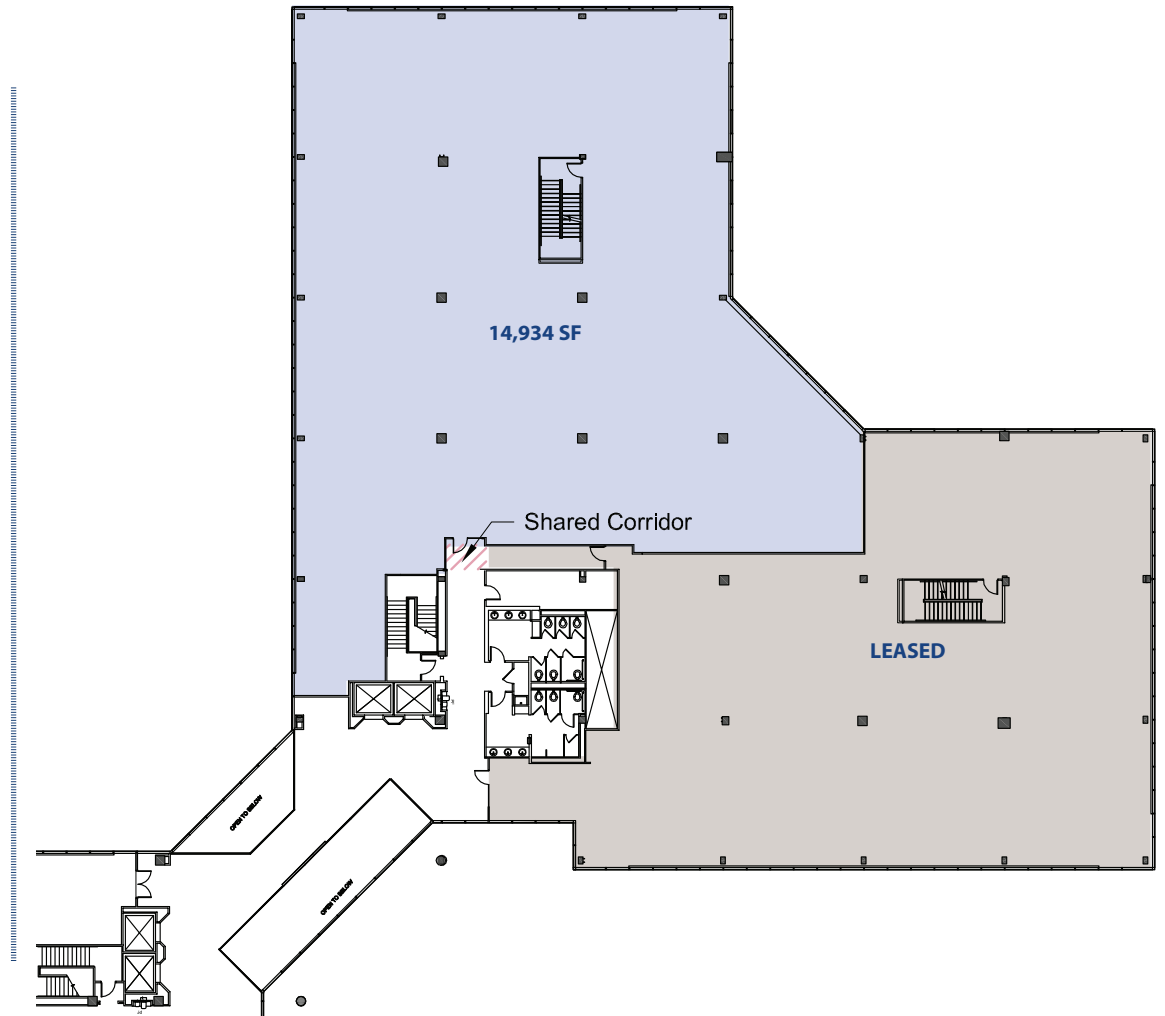
- Dulles International Airport
9 miles // 12 minutes
- Reston Town Center
12 miles // 16 minutes
- Tysons
16 miles // 20 minutes

2nd Floor 14,934 SF

COLOR KEY

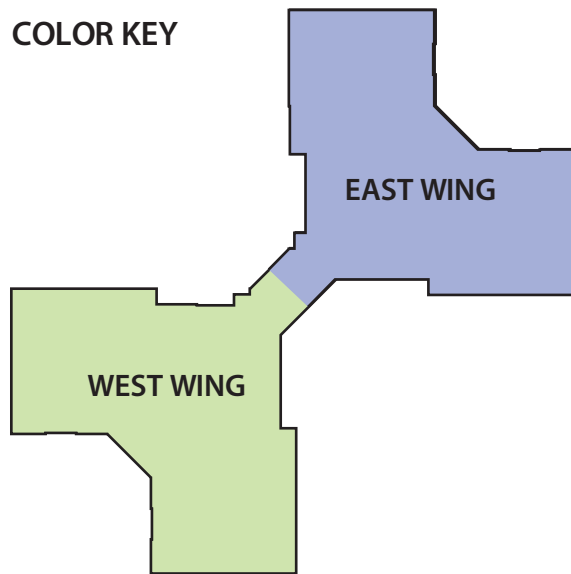


- 14,934 sf available now.
- Expansive windowline.

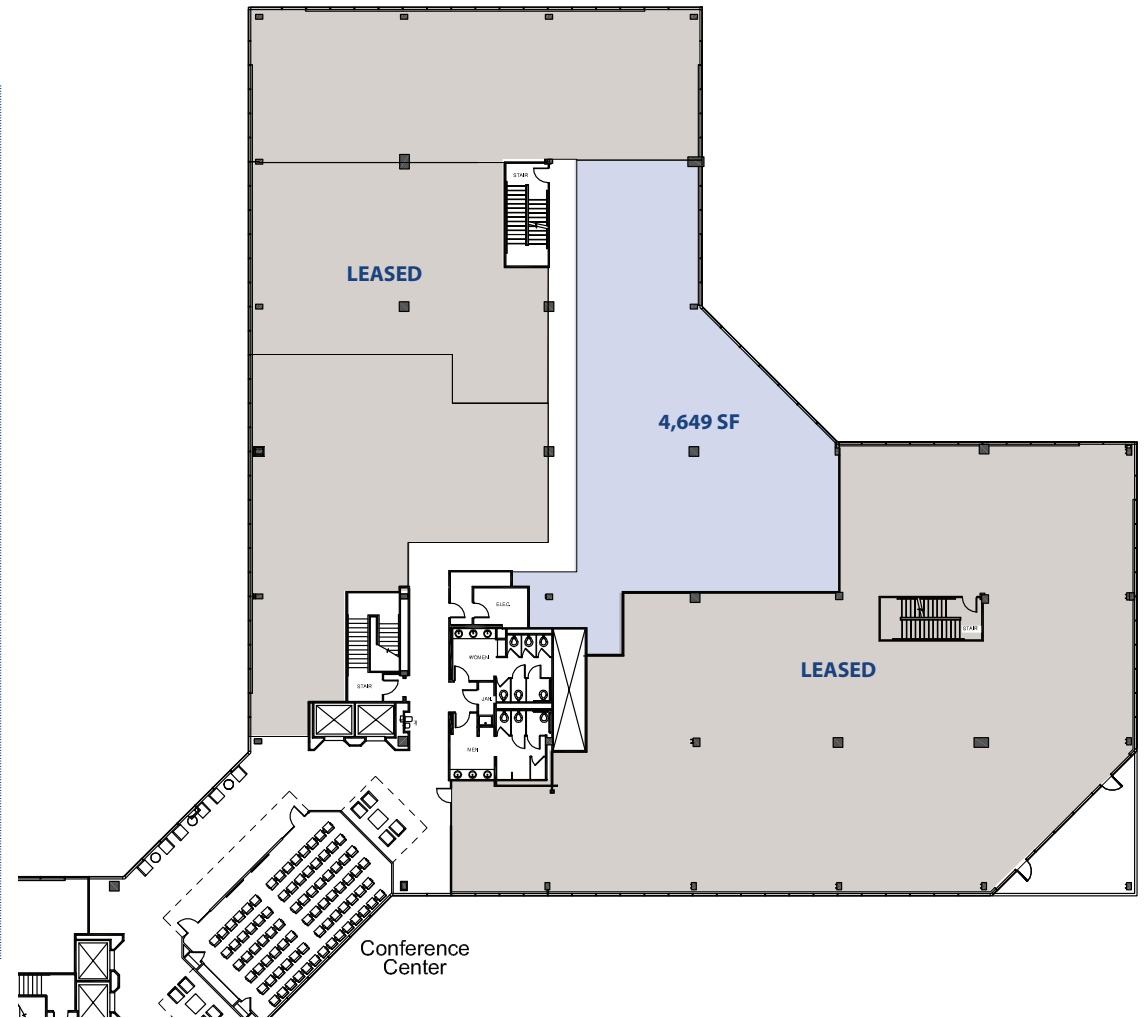


3rd Floor
4,649 SF

COLOR KEY



- 4,649 SF available now.



Leasing Information:



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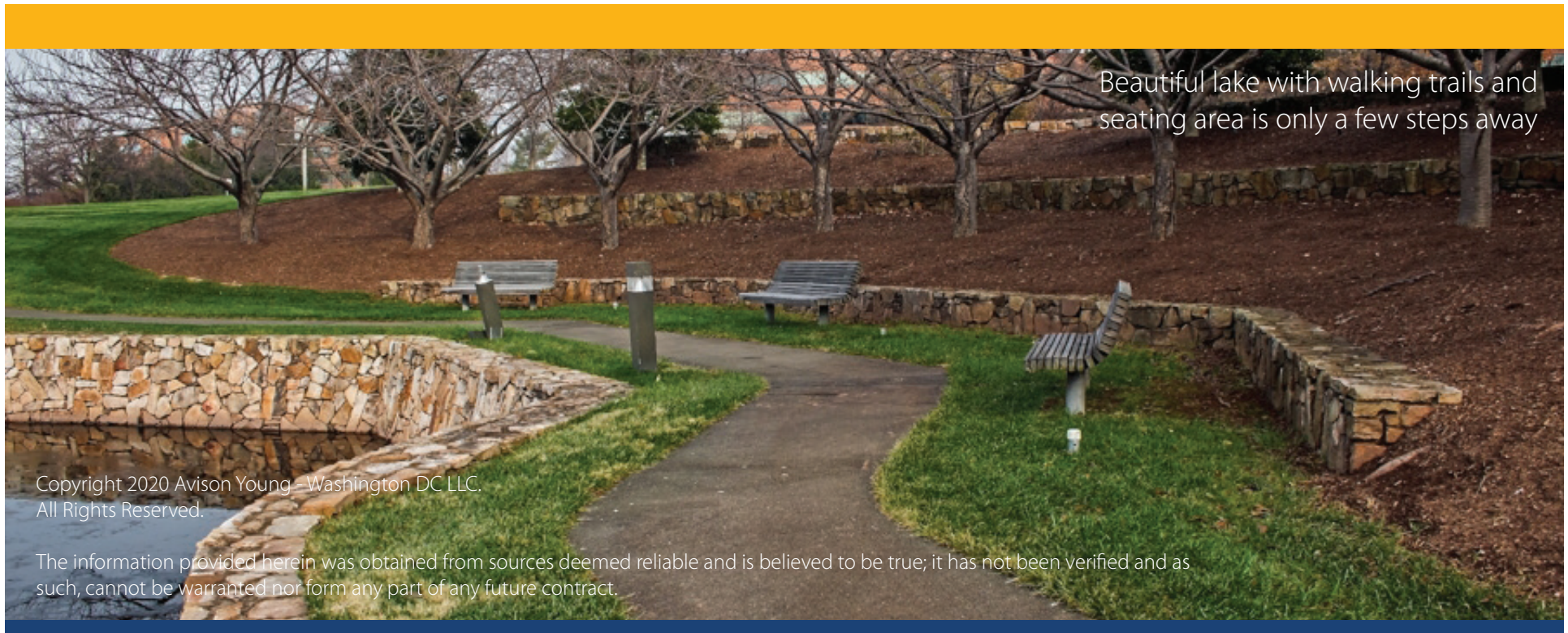
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Ownership:



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

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