



**Newmark
Knight Frank**



STONELEIGH
WESTFIELDS BUSINESS PARK, CHANTILLY VA

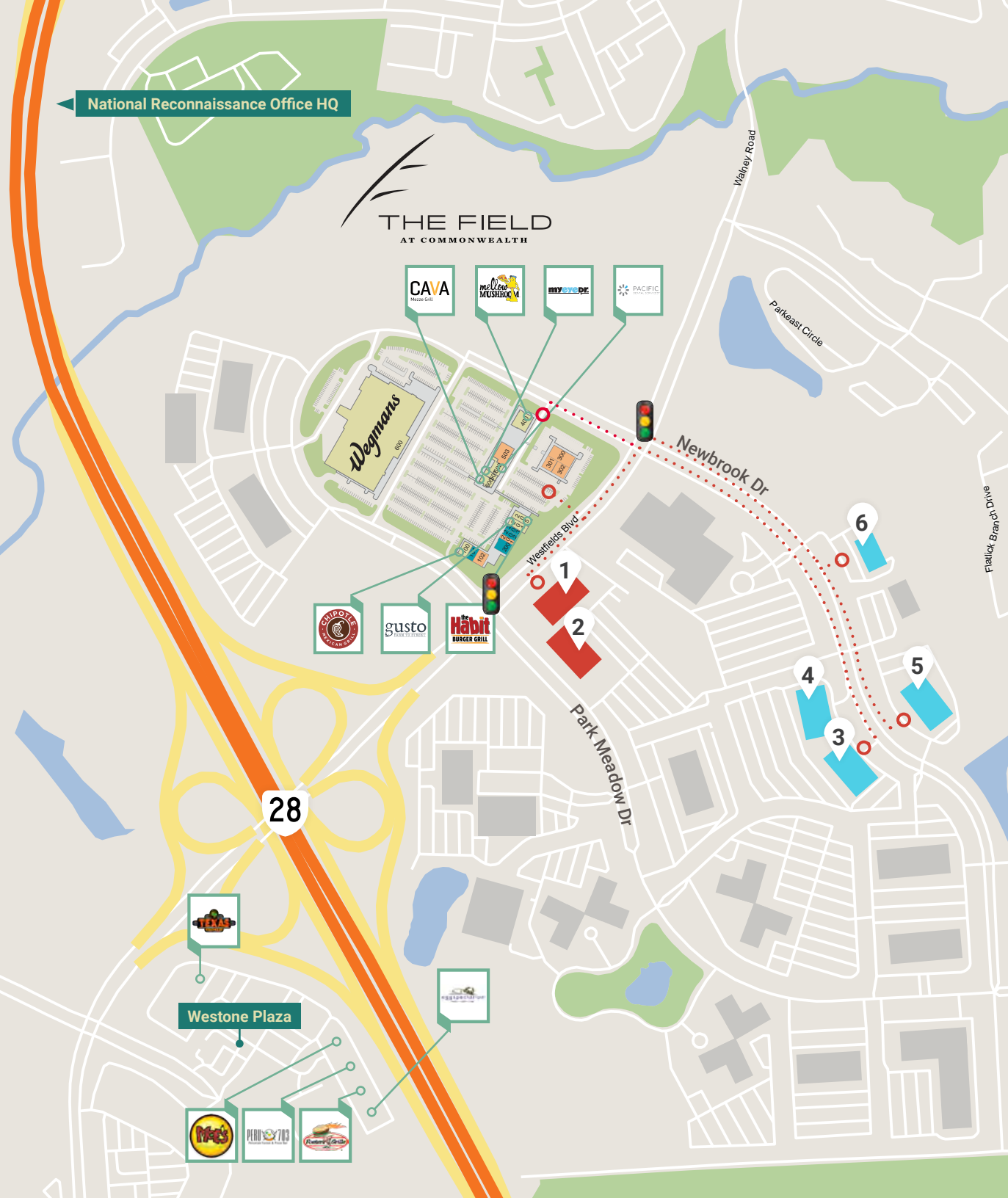


STONELEIGH I

4800 WESTFIELDS BLVD

- Structured and surface parking
- Efficient, column free floor plates
- Fitness Center, Onsite Deli, Outdoor Patio
- Excellent access to Route 28
- Adjacent to Wegmans, retail and dining
- Within 7 miles of Dulles International Airport





STONELEIGH

Located across the street from what will be a walkable, transformational, high-quality amenity package completely unique in this market

The Field at Commonwealth is scheduled to deliver in Summer 2018. The 28 acre mixed-use development will offer 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.

Key

- 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
- 6 Newbrook 4, 14170 Newbrook Drive

THE FIELD AT COMMONWEALTH

Wegmans opening June 2018

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





Conference



**STONELEIGH I AND II
SHARE AMENITIES:**

- On-site cafe, modern fitness center, conference and training facility locating in Stoneleigh 1
- Available spec suites

SHARED AMENITIES

Full service cafe with hot bar

State-of-the-art Conference & Training Facility

High quality Fitness Center



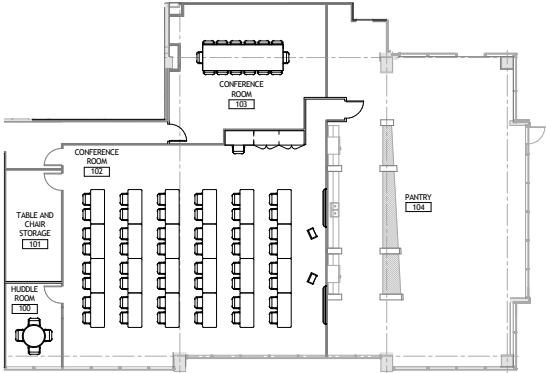
Fitness Facility



Spec Suite

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.



STONELEIGH I

4800 WESTFIELDS BOULEVARD

FLOOR PLAN



SUITE 120
3,201 SF

Spec Suite Available

SUITE 100
3,456 SF

1ST FLOOR

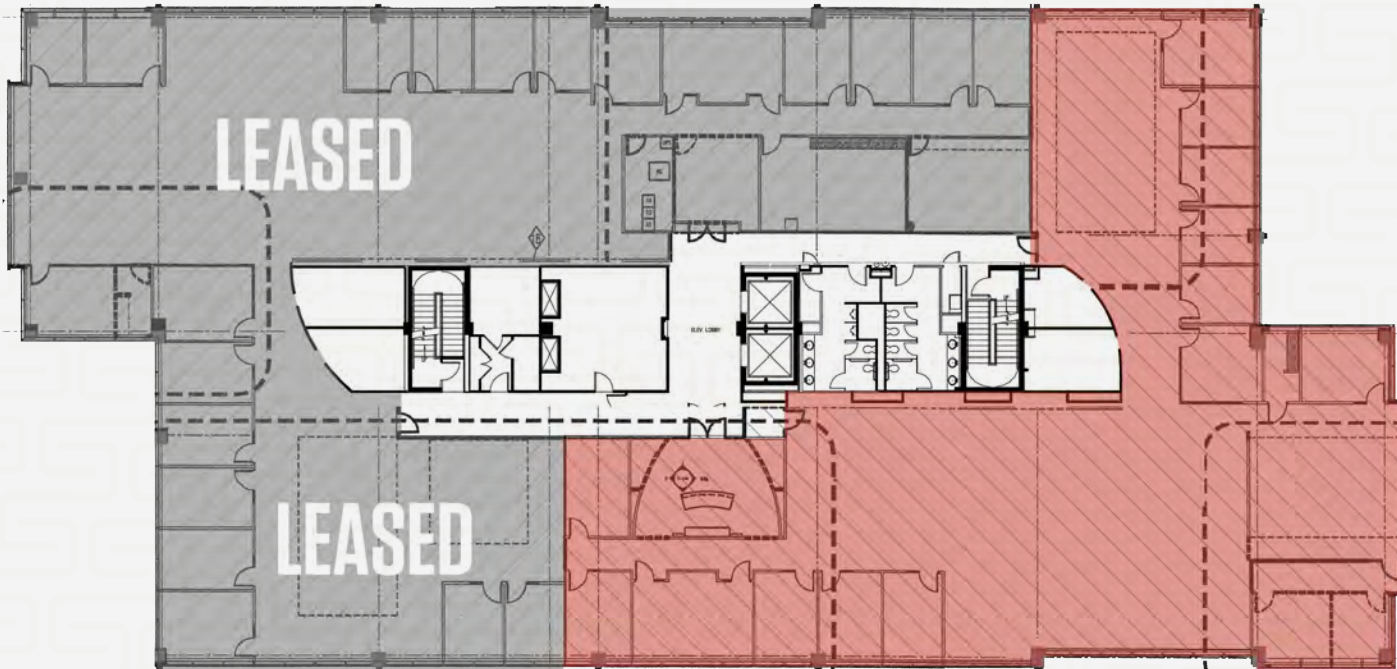
- Double glass doors off main lobby
- Excellent window line

THE
RMR
GROUP

STONELEIGH I

4800 WESTFIELDS BOULEVARD

FLOOR PLAN



SUITE 250
10,042 SF

2ND FLOOR

- Suite entrance access off the elevator lobby
- Over 60 percent window line
- Move-in ready

THE
RMR
GROUP

STONELEIGH I

4800 WESTFIELDS BOULEVARD

FLOOR PLAN



22,804 SF

3RD FLOOR

- Plug & Play
- Data room with infrastructure
- Great views
- Efficient space

THE
RMR
GROUP

LEASING INFORMATION

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STONELEIGH