



VENTURE PARK

AT WESTFIELDS

4795 Meadow Wood Lane // Chantilly // Virginia



WORK VENTURE PLAY

Venture Park at 4795 Meadow Wood Lane in Chantilly is perfectly positioned right off Route 28, at the intersection with Westfields Boulevard. With new, responsive ownership and an extensive capital improvement program this building is an ideal location for a wide array of tenants such as entrepreneurs, start-up companies and government contractors.



Building Entrance



Cafeteria



Lobby

RENTAL RATE
\$24.00
WITH FULL BUILDOUT

- Significant capital improvements underway with common areas renovations, new fitness center, conference facility and vending market; as well as tenant Wi-Fi lounge and outdoor recreation and amenity area.
- Recent capital renovations include upgraded restrooms and elevators.
- Owner well capitalized and debt free, with history of long term holding.
- Exterior signage available facing Westfields Boulevard.
- Ample surface and structured parking at a ratio of 3.8/1,000 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 sweat on a treadmill, brainstorming with your colleagues over a cup of coffee or challenging your boss at a ping-pong match.
- Venture Park's new tenant amenity area includes 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



LOCATION AND AMENITIES



- Conveniently located off Route 28, at the intersection with Westfields Boulevard; one mile from Route 50 and two miles from I-66, providing easy and convenient access for building tenants and guests.
- Corporate neighbors in Route 28 South Submarket include CACI, ManTech, CSC, Booz Allen Hamilton, NJVC, The Teaching Company, Travelers Insurance, GSA and more.
- Proximate to Sully Station Shopping Center with numerous dining, banking, hotel and retail options.

DRIVING TIMES

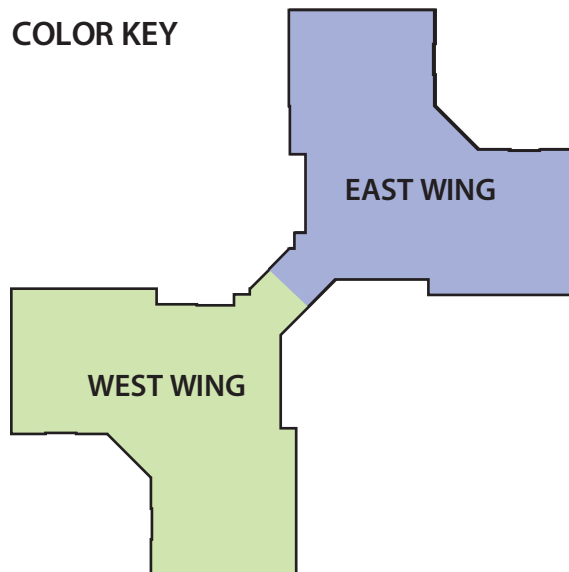
Dulles International Airport
9 miles // 12 minutes

Reston Town Center
12 miles // 16 minutes

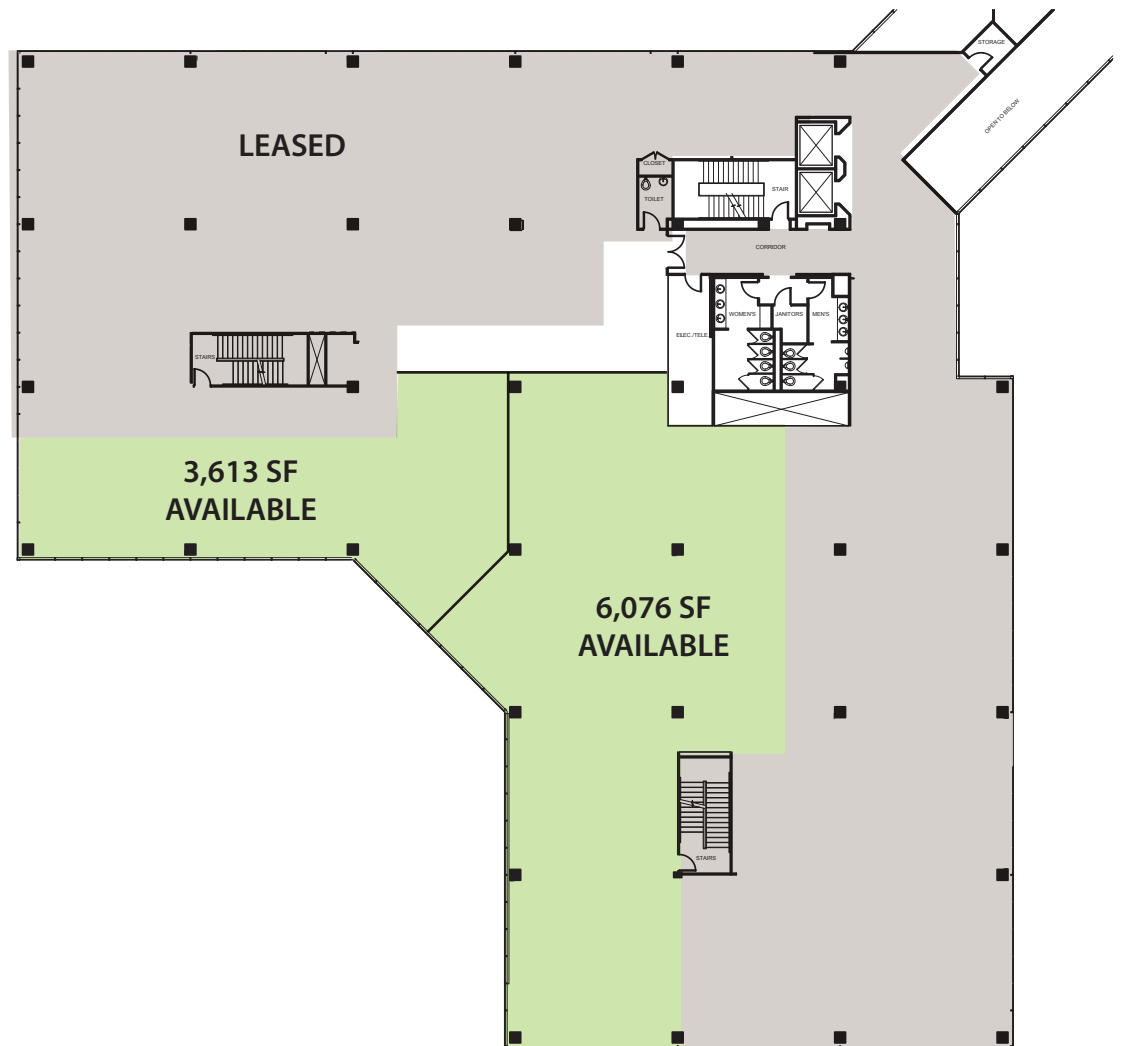
Tysons
16 miles // 20 minutes

2nd Floor // 7,967 SF

COLOR KEY



- Secure space area available.
- Expansive windowline.



Leasing Information:



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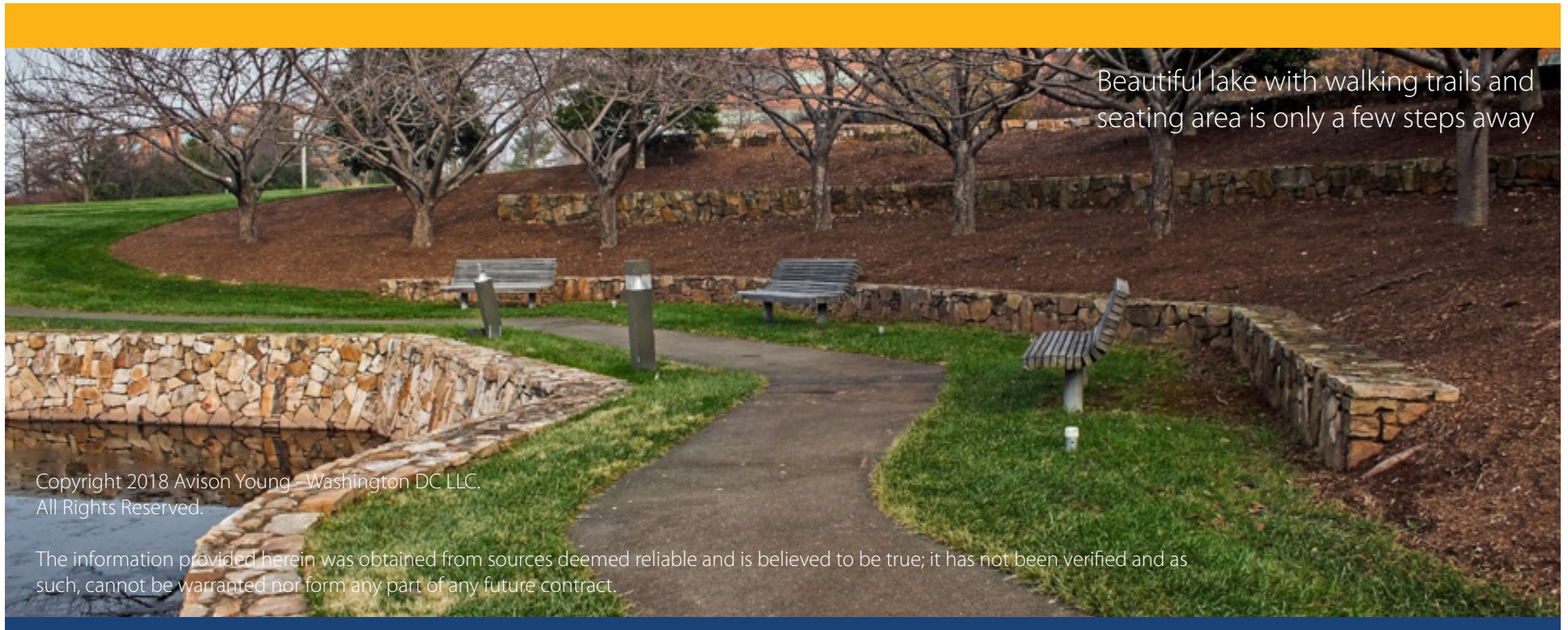
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Ownership:



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

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