



20 MARKER

450-485 SPRING PARK PLACE, HERNDON, VA



A man and a woman are walking on a trail. The woman is wearing a hat and a patterned jacket, and the man is wearing a plaid shirt. They are both smiling and looking at each other. In the foreground, there is a bicycle. The background is a lush green landscape with trees and a body of water.

WE'RE TAKING THE TRAIL LESS TRAVELED

A BOLD VISION YOU WON'T FIND ANYWHERE ELSE.

Penzance is creating a totally unique offering targeting office and flex users in Herndon.

Marker 20 is rolling out bold plans on the Washington & Old Dominion Trail, including:

- On-site brewery, restaurant or distillery opportunity
- On-site management, conference and fitness center (with lockers + showers)
- Activated tenant programming
- New outdoor recreation lounges
- Tree-lined pedestrian avenue
- Located directly on the W&OD Trail
- Urban bike/walk/scooter trail access to area amenities
- 50+ retailers within a five-minute drive
- Short distance from two future Silver Line Metro stations

BRIGHT, FLEXIBLE SPACE WITH HIGH LOADING HEIGHTS

It's rare to find space this flexible so close to Metro and urban retail centers. Marker 20 is a best-in-class portfolio with unparalleled transportation and convenience around every corner.

- Flexible layout sizes to accommodate any tenant with low core factor
- Virtually column-free
- Ceiling heights up to 17' slab-to-slab
- Visibility for corporate branding
- Secure individual suite entries
- Existing loading provides for unique design opportunities
- Existing data center infrastructure
- Multiple fiber providers in the park
- Ample parking at 3.6 per 1,000 sf

1 MILE

to upcoming Silver Line
Herndon-Monroe
Metro Station

146,488

people within a 3-mile
radius with \$141,820
average HH income

2 MINS

bike ride to downtown
Herndon + 6 minutes to
Reston Town Center

MARKER



450-485 SPRING PARK PL

CHEERS TO SOMETHING DIFFERENT

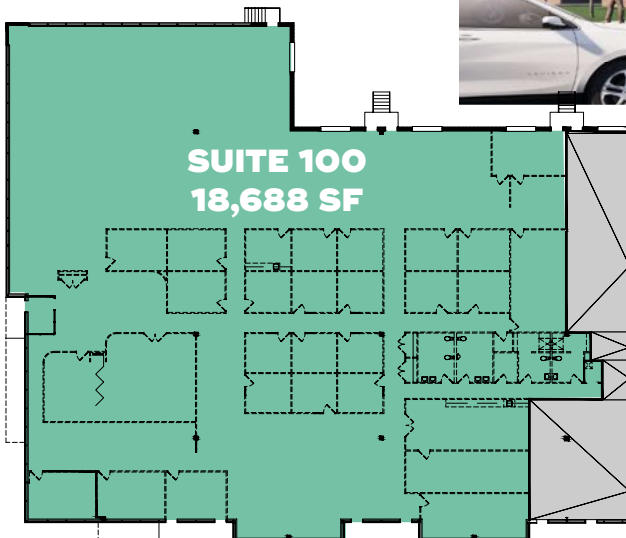
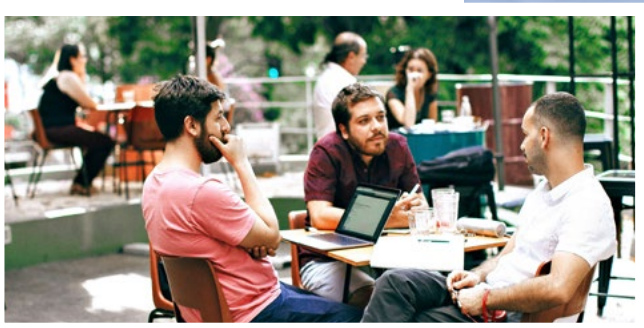
BECAUSE NOBODY SPENDS THEIR WEEKEND AT THE BASEMENT DELI.

Marker 20 is seeking a local craft brewery, distillery, or restaurant for the park (by-right), which will provide tenants and trail users with a refreshingly different place to stop for a bite and a drink.



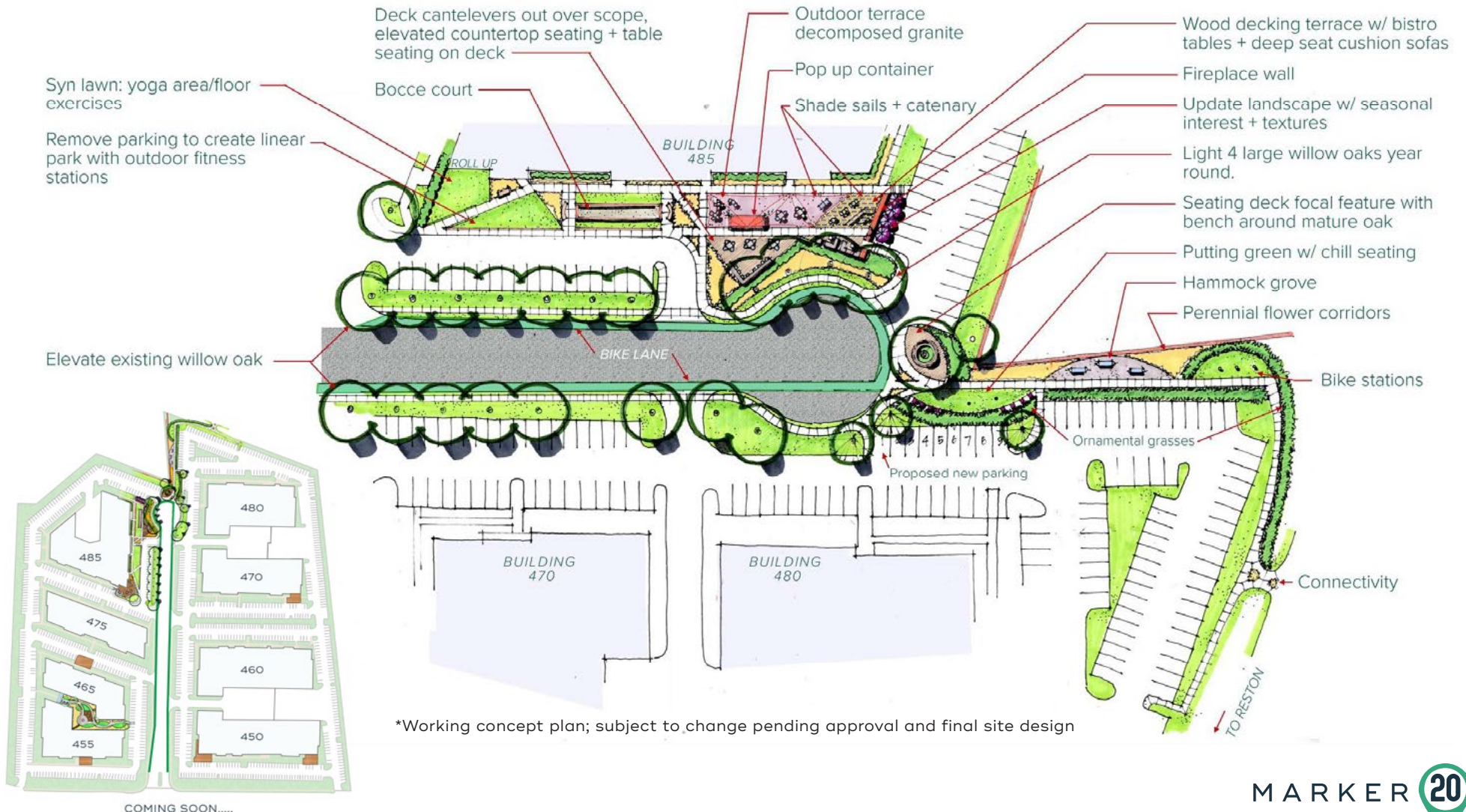
BREWERY, RESTAURANT OR DISTILLERY

Prominent corner location for up to 18,000 sf. High ceilings, drive-in loading and an outdoor patio surrounded by affluent residential and retail.



NEW BIKE LANES + AMENITIES

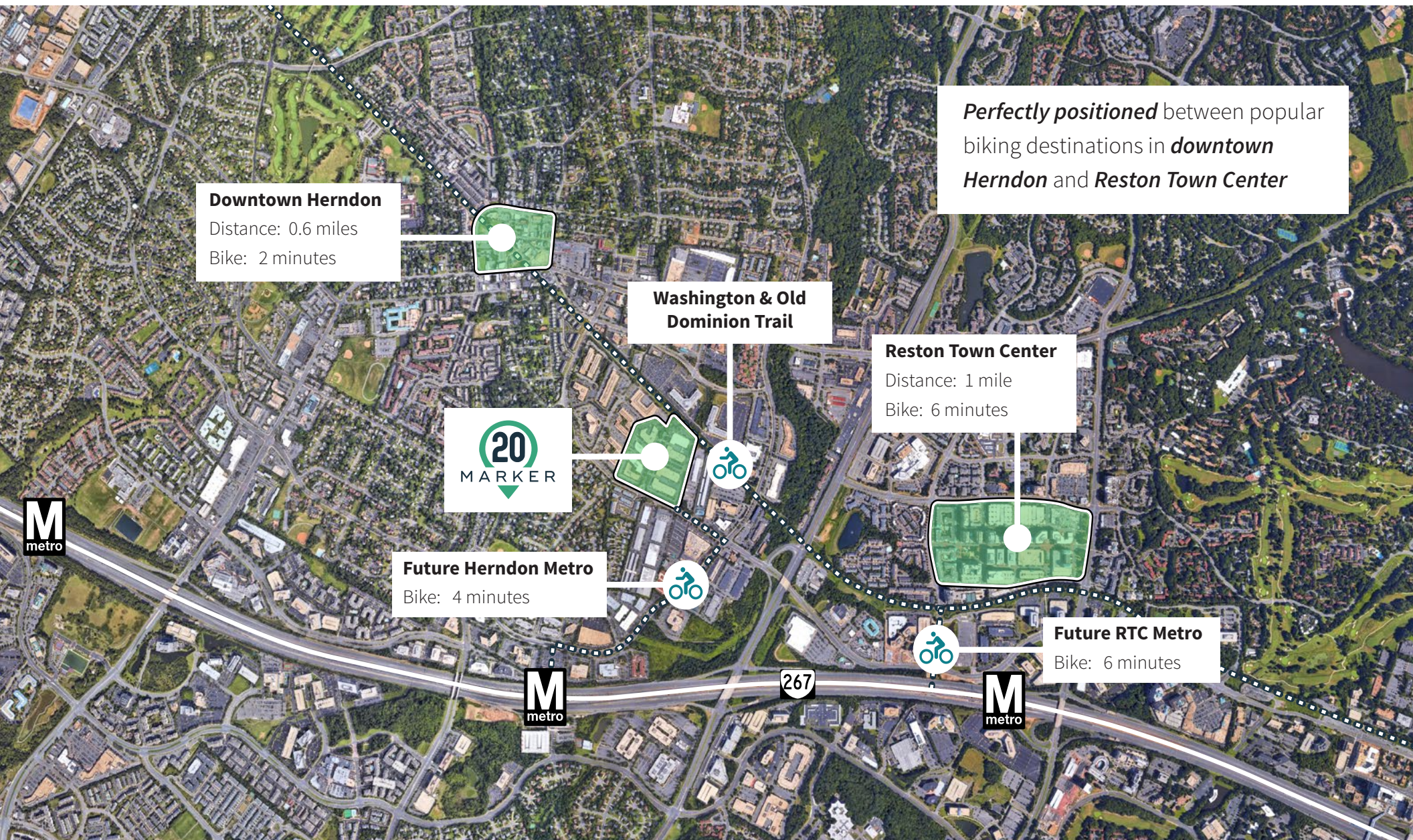
We're creating an urban oasis at Marker 20, anchored by a tree-lined pedestrian avenue with lush landscaping and bike lanes that connect to the W&OD Trail.



*Working concept plan; subject to change pending approval and final site design

MINUTES TO DOWNTOWN

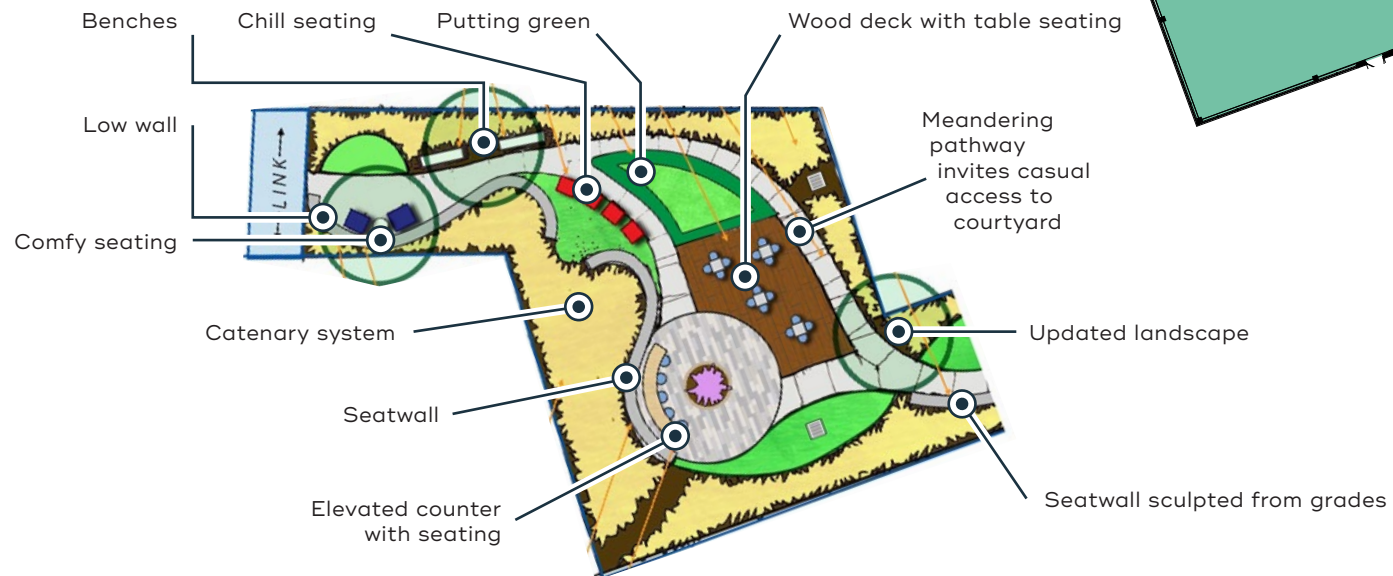
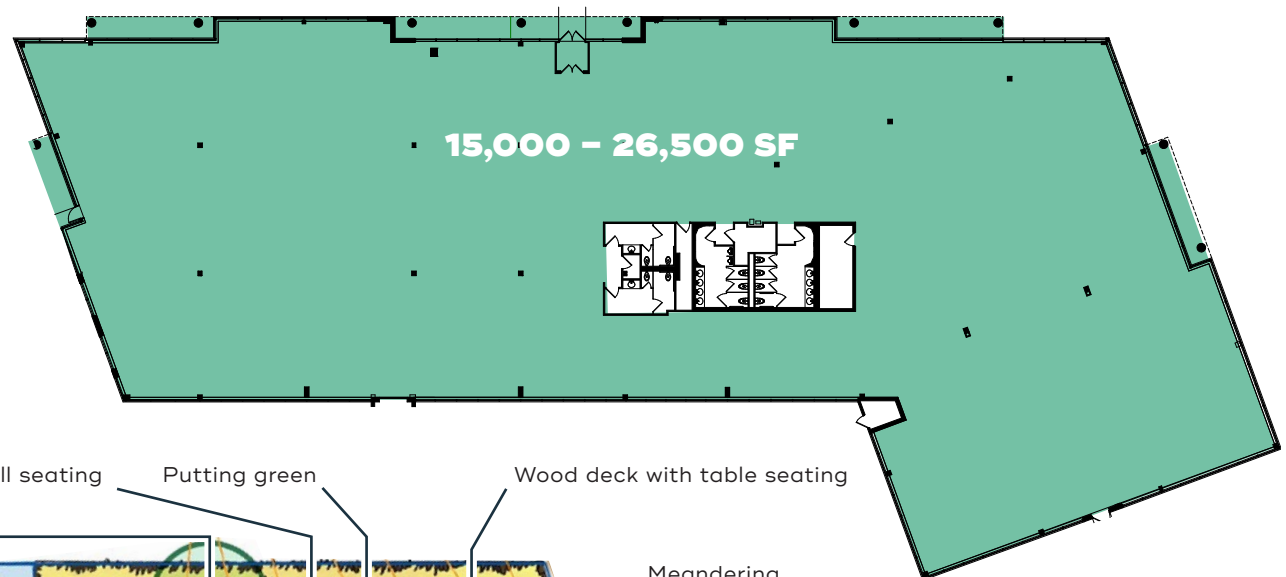
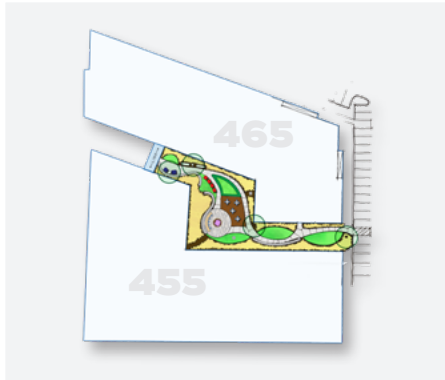
Enjoy a prime location adjacent to the Washington & Old Dominion Trail and within minutes to downtown Herndon + Reston Town Center.



465 SPRING PARK PLACE

FULL BUILDING OPPORTUNITY

1st Floor // Full Floor // 15,000 – 26,500 sf

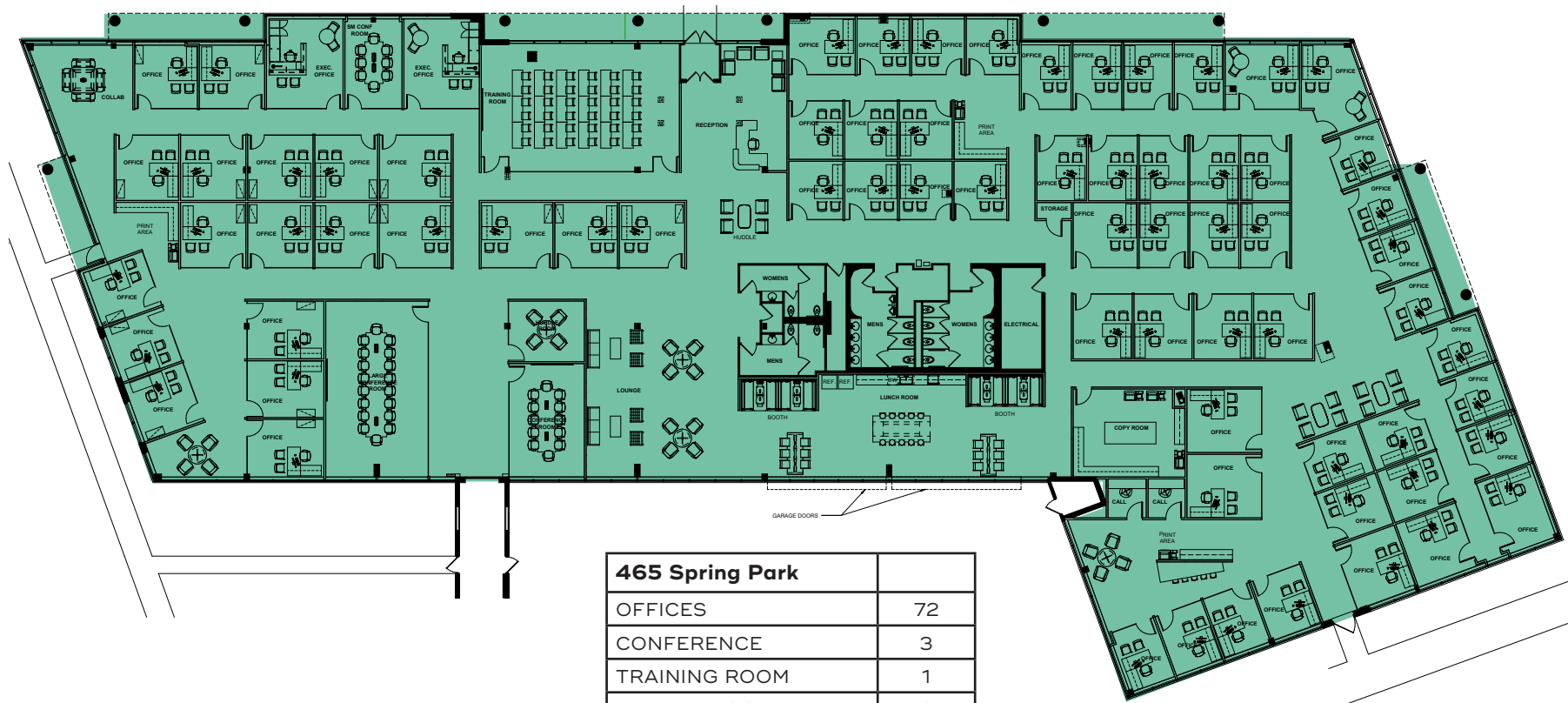


CLICK FOR VIRTUAL TOUR

465 SPRING PARK PLACE

1st Floor // Full Floor // 15,000 – 26,500 sf

OFFICE INTENSIVE TEST-FIT

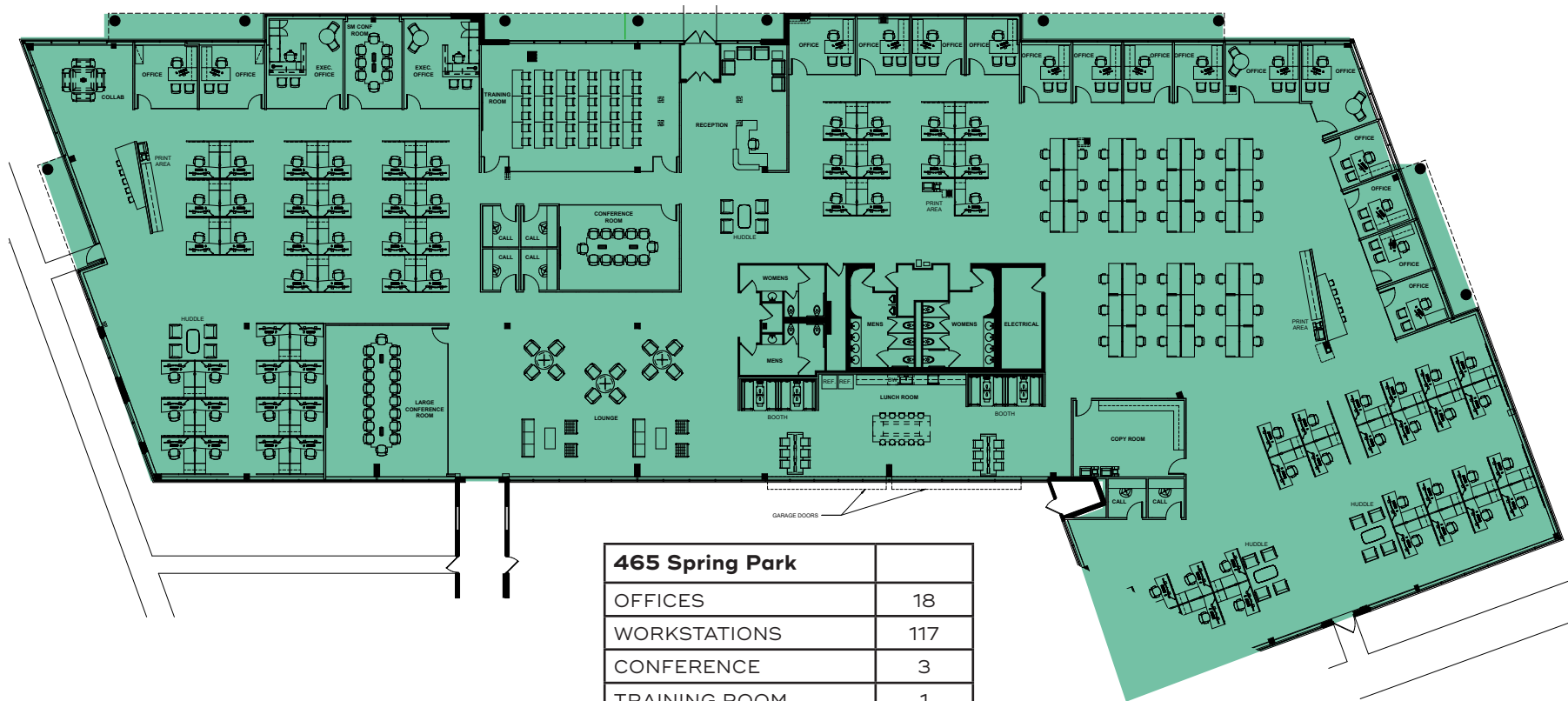


465 Spring Park	
OFFICES	72
CONFERENCE	3
TRAINING ROOM	1
HUDDLE BOOTH	6
COPY ROOM	1
PRINT STATIONS	3
PANTRY LOUNGE	1

465 SPRING PARK PLACE

1st Floor // Full Floor // 15,000 – 26,500 sf

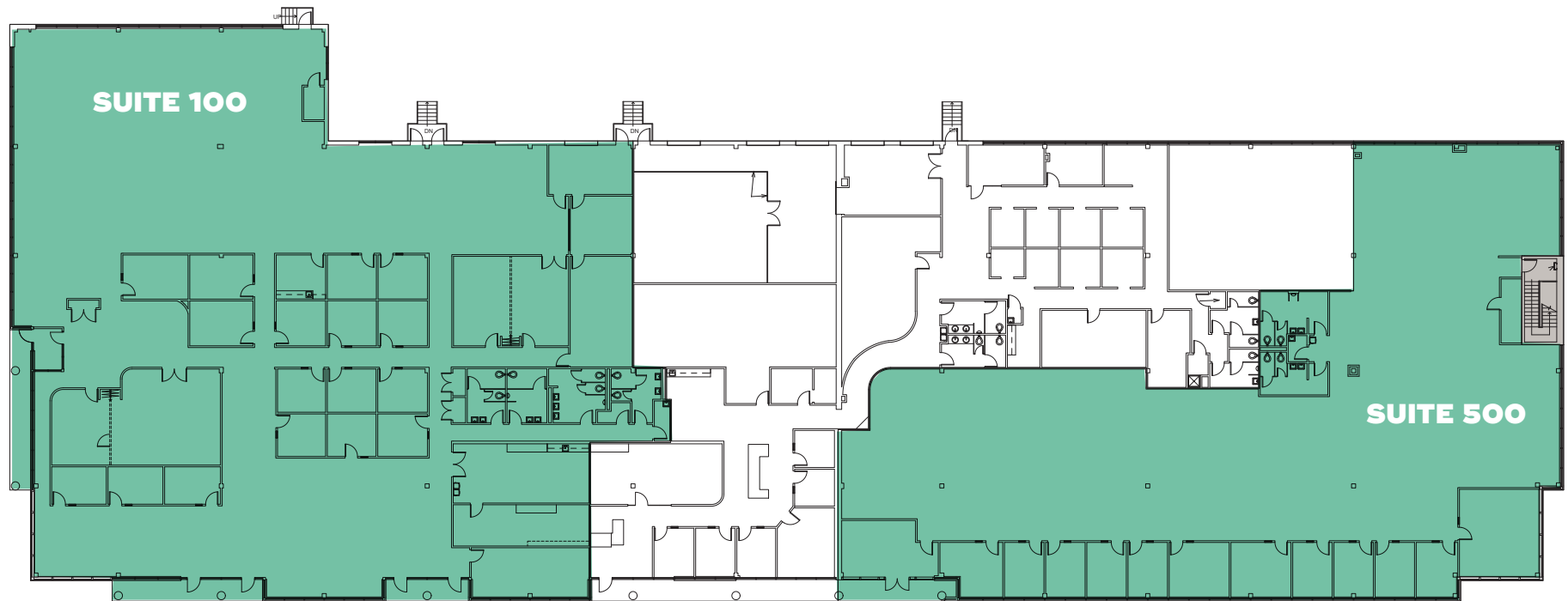
MIX OF OPEN AND OFFICE TEST-FIT



465 Spring Park	
OFFICES	18
WORKSTATIONS	117
CONFERENCE	3
TRAINING ROOM	1
HUDDLE BOOTH	5
COPY ROOM	1
PRINT STATIONS	3
PANTRY LOUNGE	1

450 SPRING PARK PLACE

1st Floor // Suite 100 // 18,879 sf
1st Floor // Suite 500 // 12,678 sf



CLICK FOR VIRTUAL TOUR

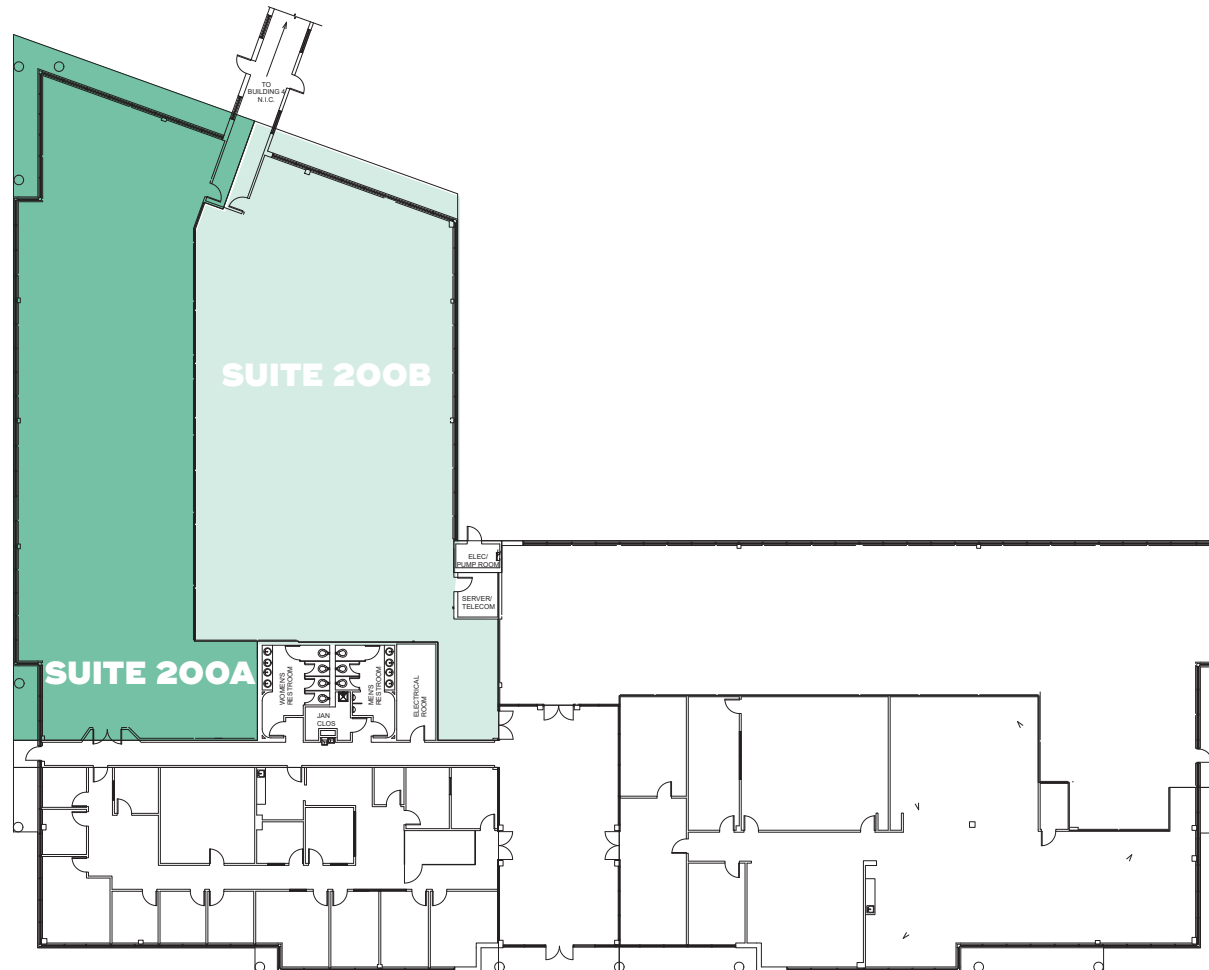


CLICK FOR VIRTUAL TOUR

455 SPRING PARK PLACE

Suite 200A // 6,366 sf

Suite 200B // 6,453 sf

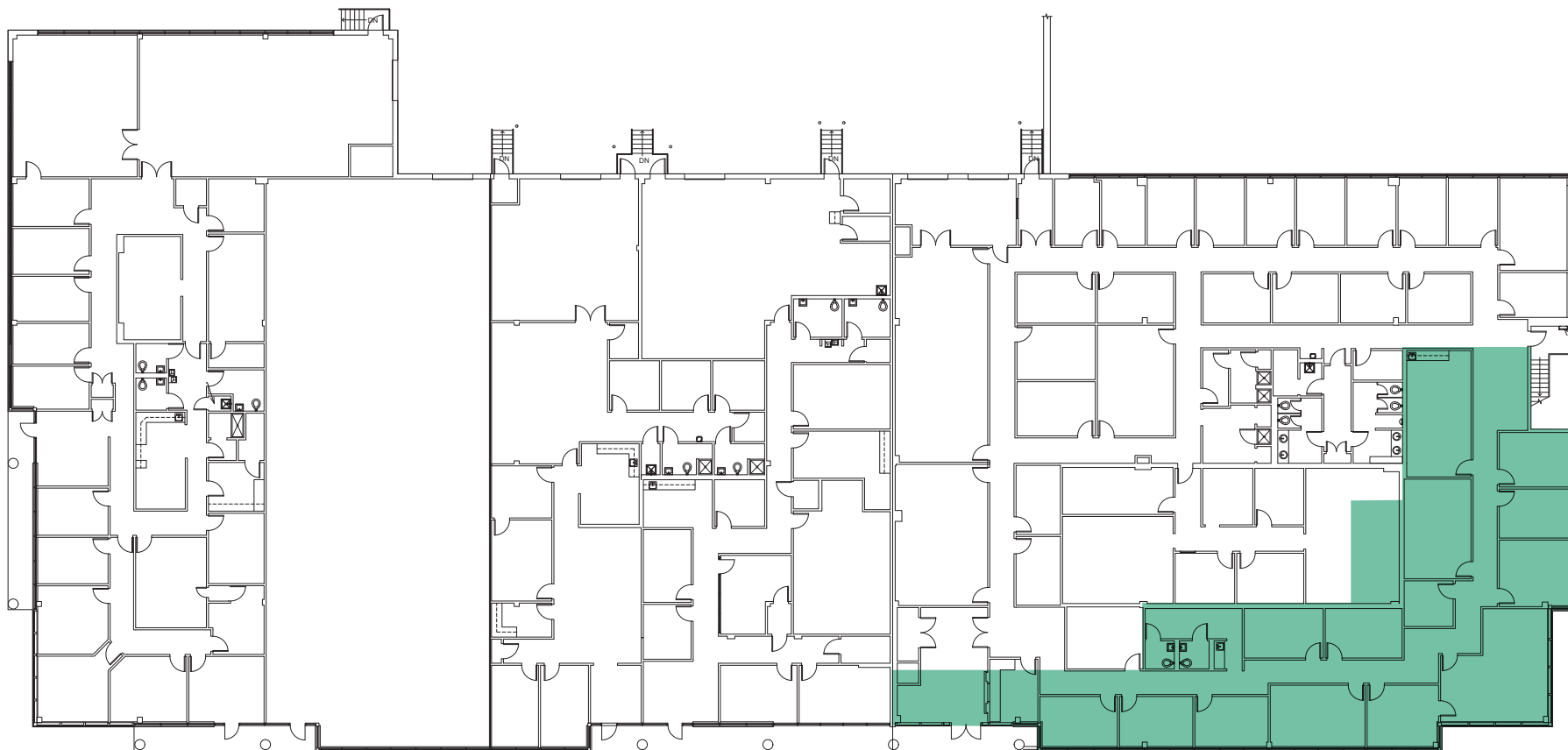


470 SPRING PARK PLACE

1st Floor // Suite 750 // 5,326 sf



OUTDOOR
AMENITY AREA





450-485 SPRING PARK PLACE, HERNDON, VA



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