



20  
MARKER  
▼

AVISON  
YOUNG



PENZANCE

450-485 SPRING PARK PLACE, HERNDON, VA





# 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 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

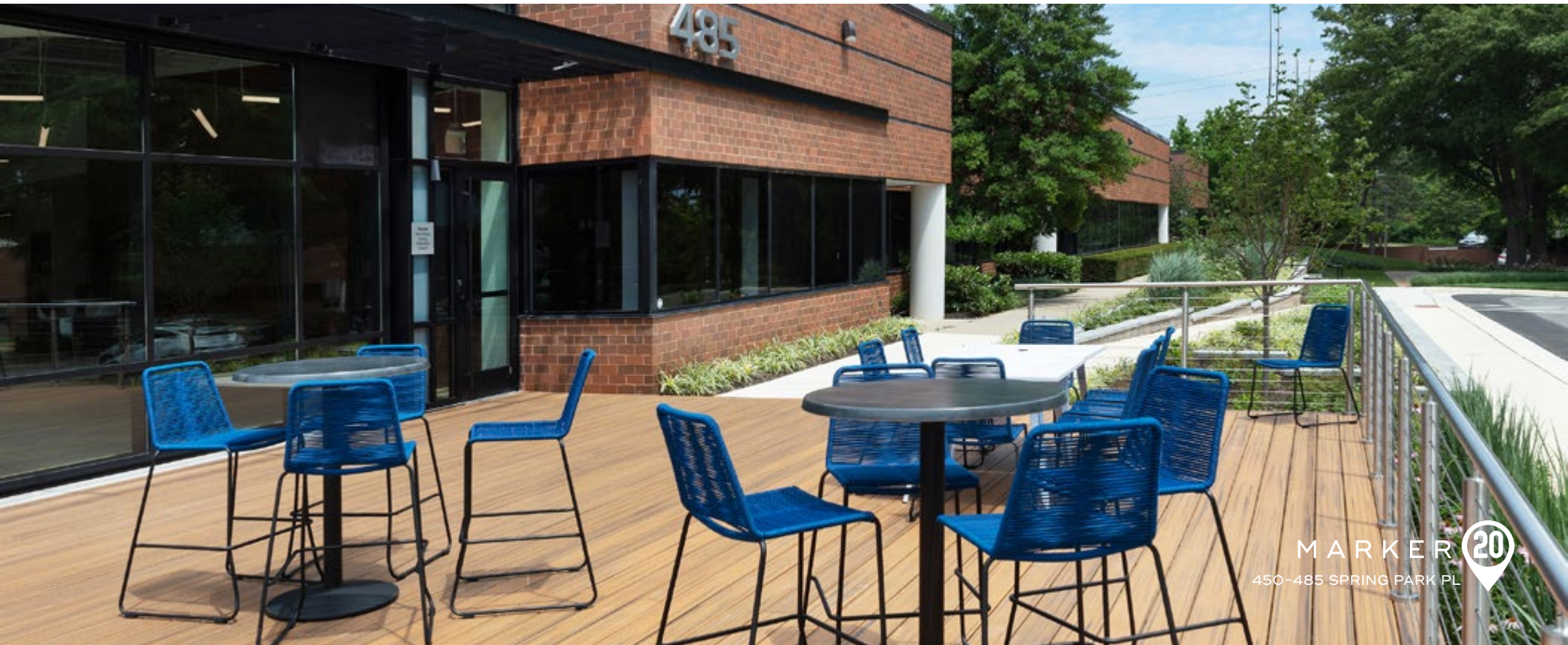




# BRIGHT, FLEXIBLE SPACE WITH HIGH LOADING HEIGHTS

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





# BRAND NEW AMENITY SPACE

With a newly completed indoor/outdoor tenant lounge, state-of-the-art conference center and well-equipped fitness center, Marker 20 sets itself apart from the competition.





# MINUTES TO DOWNTOWN

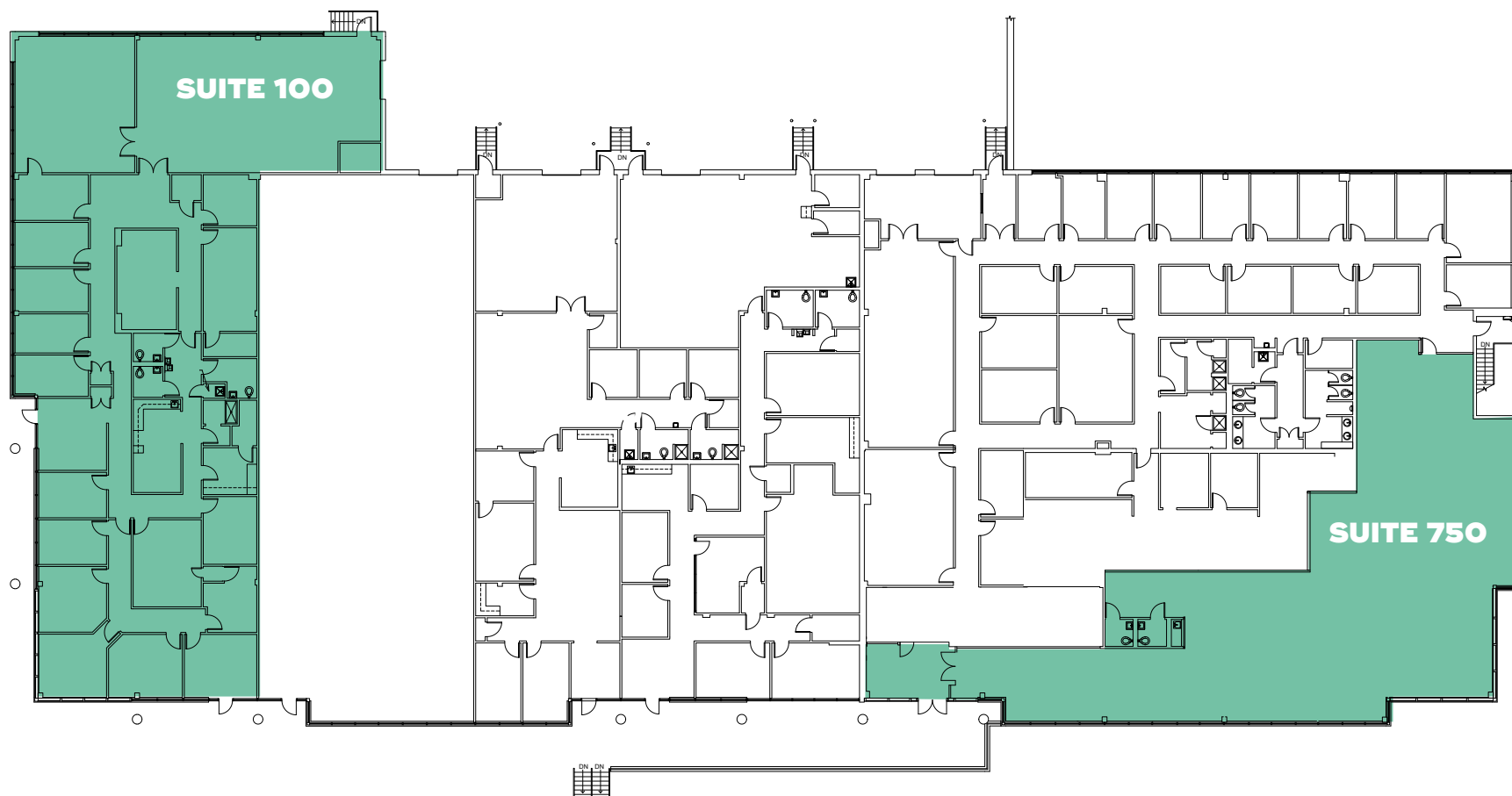
Enjoy a prime location adjacent to the Washington & Old Dominion Trail and within minutes to downtown Herndon + Reston Town Center.





# 470 SPRING PARK PLACE

2nd Floor // Suite 100 // 7,494 sf  
2nd Floor // Suite 750 // 5,326 sf







# 20 MARKER

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Mike Shuler, Principal  
703.760.9052  
mike.shuler@avisonyoung.com

Olivia Vietor, Vice President  
703.382.1982  
olivia.vietor@avisonyoung.com

[avisonyoung.com](https://avisonyoung.com)

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