



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:

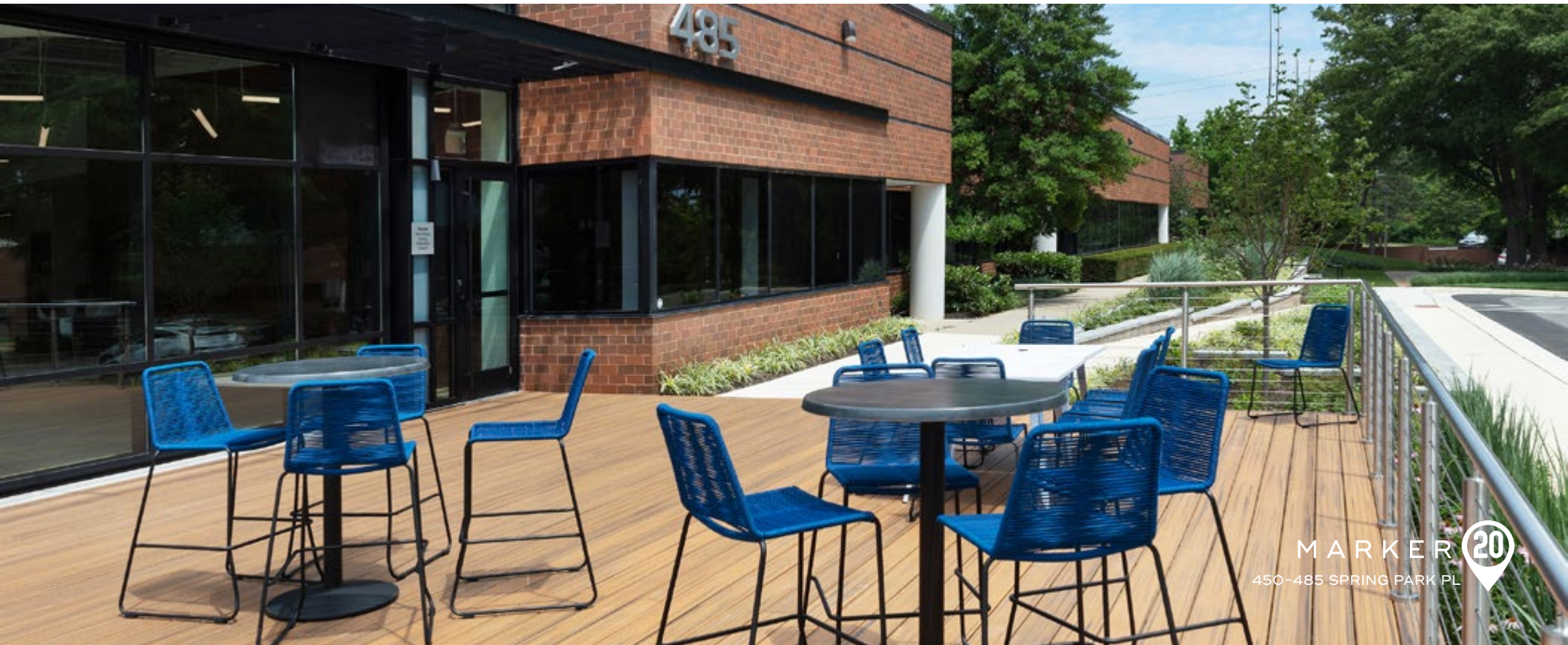
- On-site management, conference and fitness center (with lockers + showers)
- Activated tenant programming
- New outdoor recreation lounges
- Tree-lined pedestrian avenue
- Located directly on the W&OD Trail
- Urban bike/walk/scooter trail access to area amenities
- 50+ retailers within a five-minute 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.



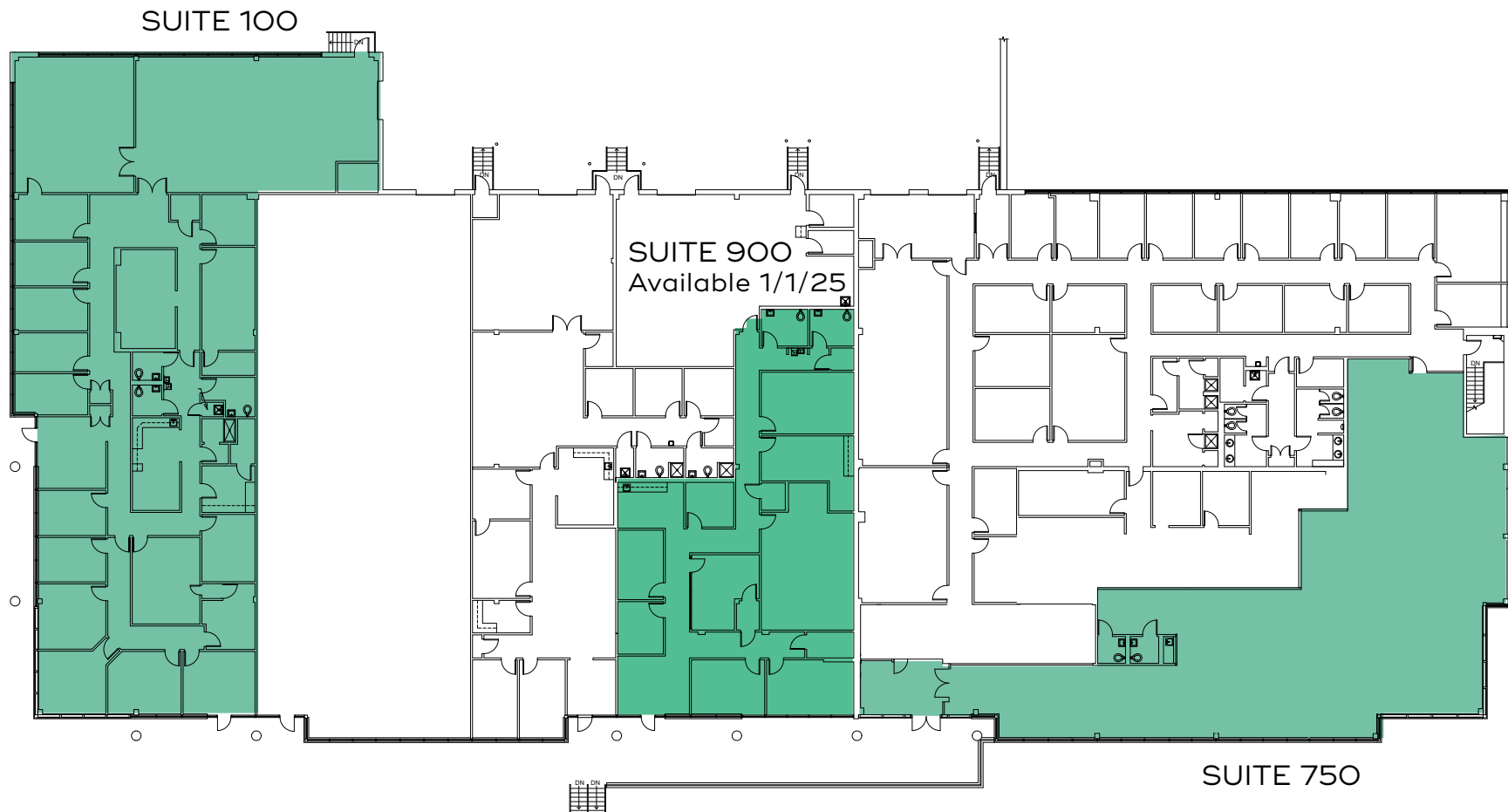
MINUTES TO DOWNTOWN

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
2nd Floor // Suite 900 // 5,571 sf





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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

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