



AVISON  
YOUNG



PENZANCE

450-485 SPRING PARK PLACE, HERNDON, VA



# A BOLD VISION YOU WON'T FIND ANYWHERE ELSE.

Penzance has created a unique offering targeting office and flex users in Herndon.

Marker 20 has rolled 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
- Direct path access to the W&OD Trail
- Urban bike/walk/scooter trail access to area amenities
- 50+ retailers within a five-minute drive
- Short distance from Metro stations



# PERFECTLY POSITIONED BRIGHT, FLEXIBLE SPACES

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
- Virtually column-free, with low core factor
- 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 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.



**Strategically located** between popular biking destinations in **downtown Herndon** and **Reston Town Center**

Downtown Herndon  
Distance: 0.6 miles  
Bike: 2 minutes

Washington & Old Dominion Trail

Reston Town Center  
Distance: 1 mile  
Bike: 6 minutes

20  
MARKER

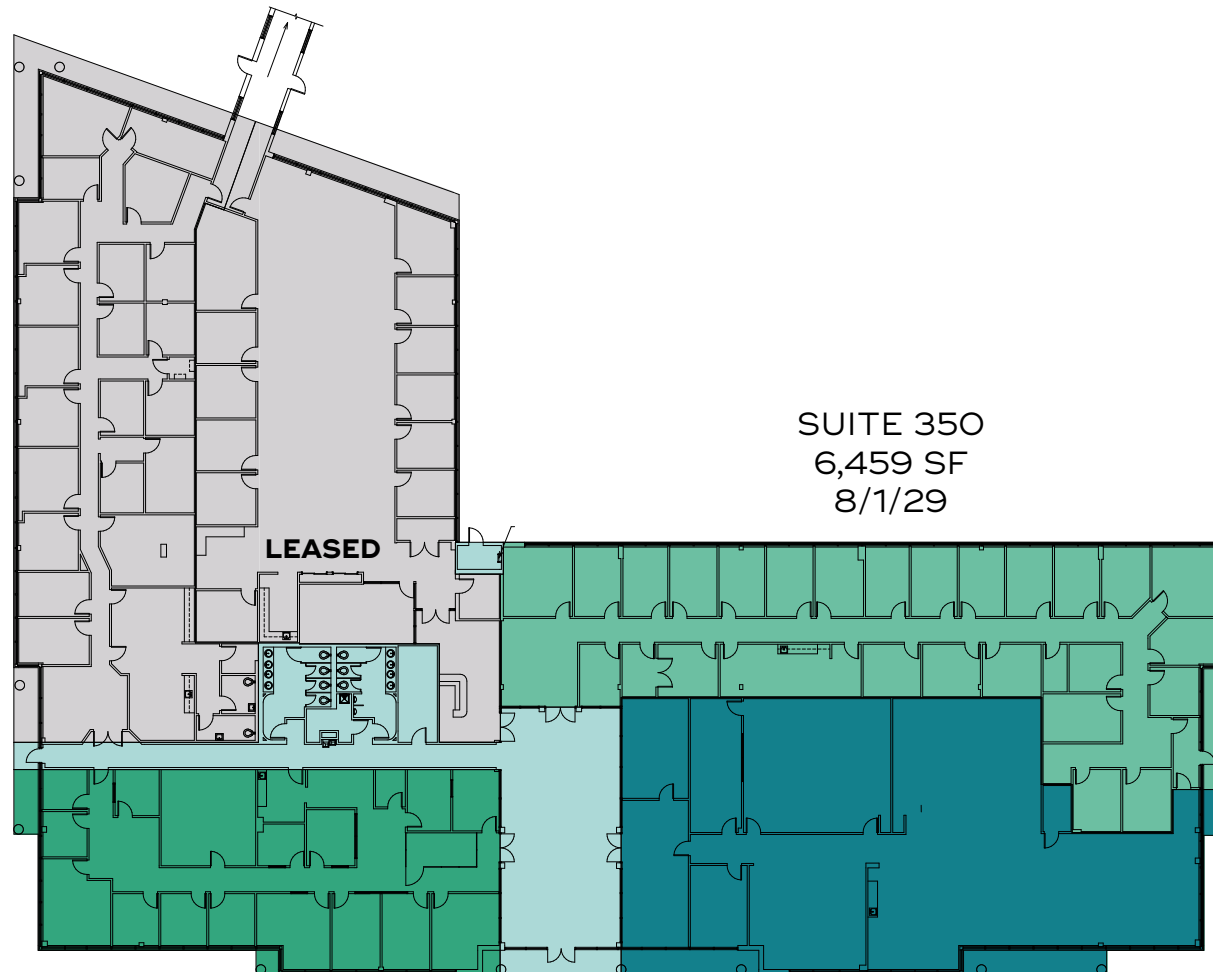
Herndon Metro  
Bike: 4 minutes

RTC Metro  
Bike: 6 minutes



# 455 SPRING PARK PLACE

- 1ST FLOOR // SUITE 300A // 6,278 SF
- 1ST FLOOR // SUITE 300B // 4,352 SF
- 1ST FLOOR // SUITE 350 // 6,459 SF



SUITE 350  
6,459 SF  
8/1/29

SUITE 300B  
4,352 SF

SUITE 300A  
6,278 SF

- LEASED
- COMMON AREA



20  
MARKER  
▼

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