

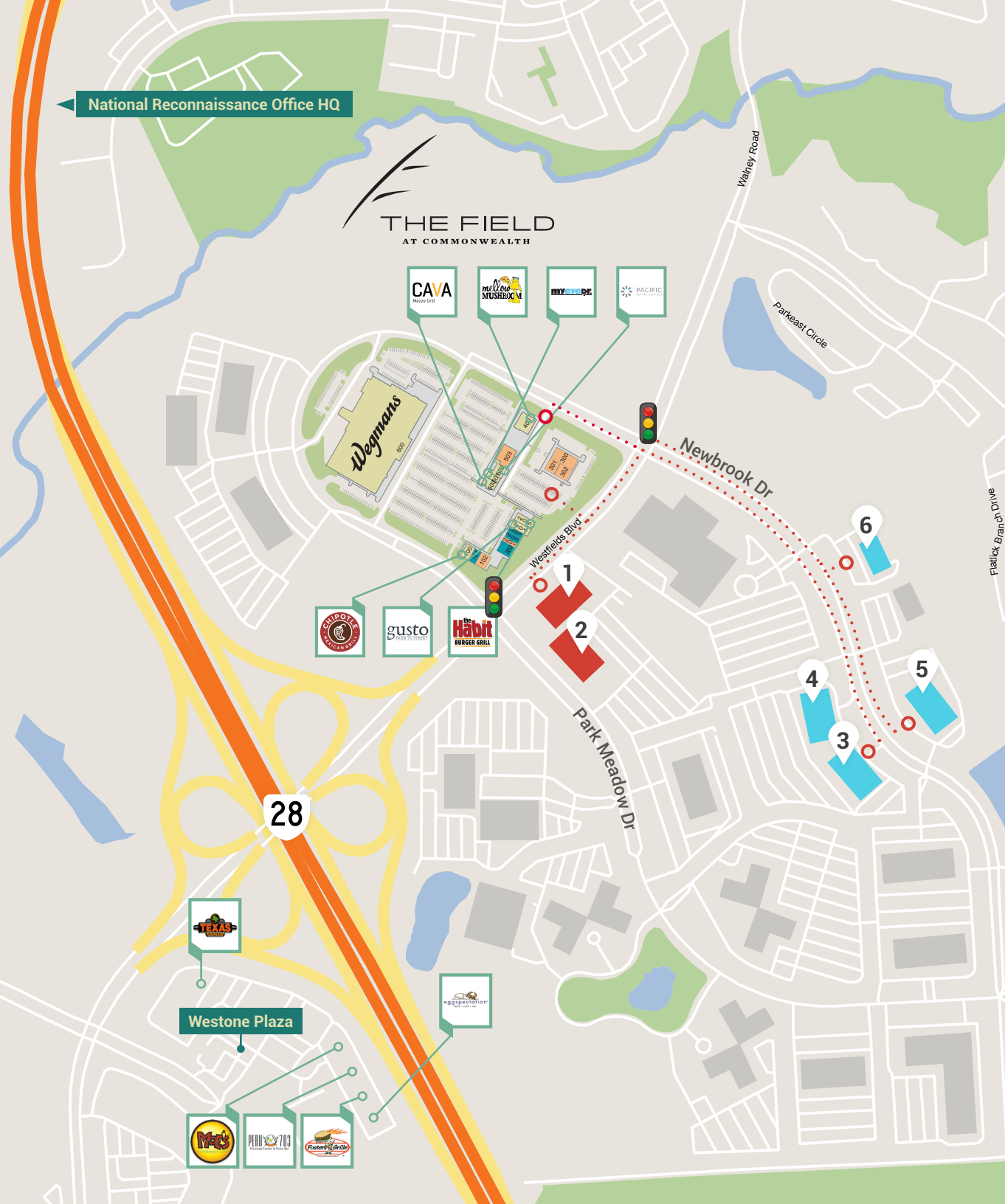






## BUILDING FEATURES

- Average 4.0/1,000 parking for each building
- Building signage available
- Adjacent to Wegmans, retail and dining
- 9' ceiling heights
- Within 7 miles of Dulles International Airport
- Nearby amenities include: The Westfields Marriott, indoor and outdoor athletic facilities, child care centers, restaurants, jogging trails and Westfields Gold Club
- Efficient, column free floors
- Excellent outdoor area
- Loft space opportunity



NEWBROOK

**Located across the street from a walkable, transformational, high-quality amenity package completely unique in this market**

The Field at Commonwealth is a 28 acre mixed-use development which offers a gourmet grocery and ample popular retail and dining. An additional 100,000 SF is proposed to follow with a cinema anchor and 225 residential units to serve the surrounding population of active, affluent professionals and families.

#### Key

- 1 Stoneleigh 1, 4800 Westfields Boulevard
- 2 Stoneleigh 2, 4840 Westfields Boulevard
- 3 Newbrook 1, 14151 Newbrook Drive
- 4 Newbrook 2, 14155 Newbrook Drive
- 5 Newbrook 3, 14150 Newbrook Drive
- 6 Newbrook 4, 14170 Newbrook Drive



# THE FIELD AT COMMONWEALTH

**A Short Walk**  
AND YOU'RE HERE.



- Developer: Regency Centers
- Total Project Size: 310,000 SF
- Wegmans: 120,000 SF
- Phase I Additional Retail: 60,000 SF
- Phase II: 130,000 SF Retail and 250 Multifamily Units



**CAVA**  
Mezze Grill



**gusto**  
FARM TO STREET

**the Habit**  
BURGER GRILL



**myeyeDr.**

**PACIFIC**  
DENTAL SERVICES®

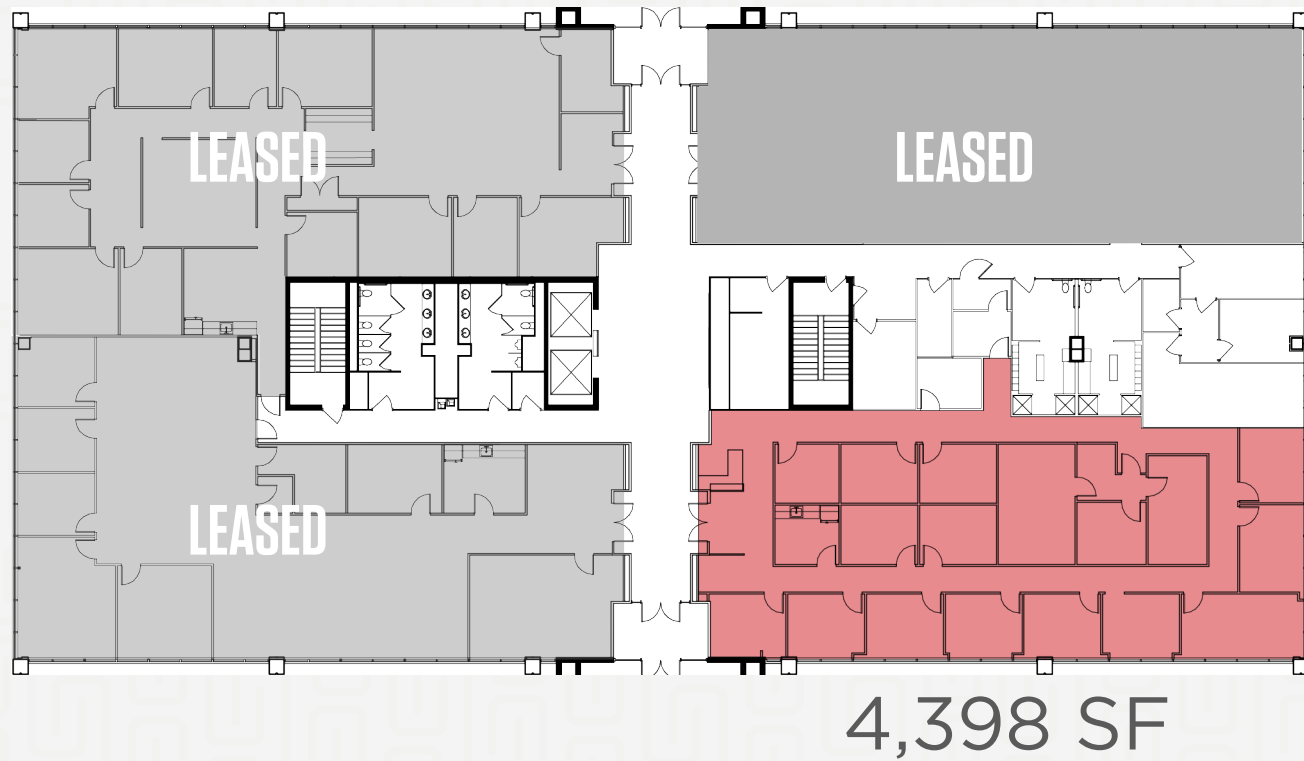
**Wegmans**



NEWBROOK I

14151 NEWBROOK DRIVE

# FLOOR PLAN



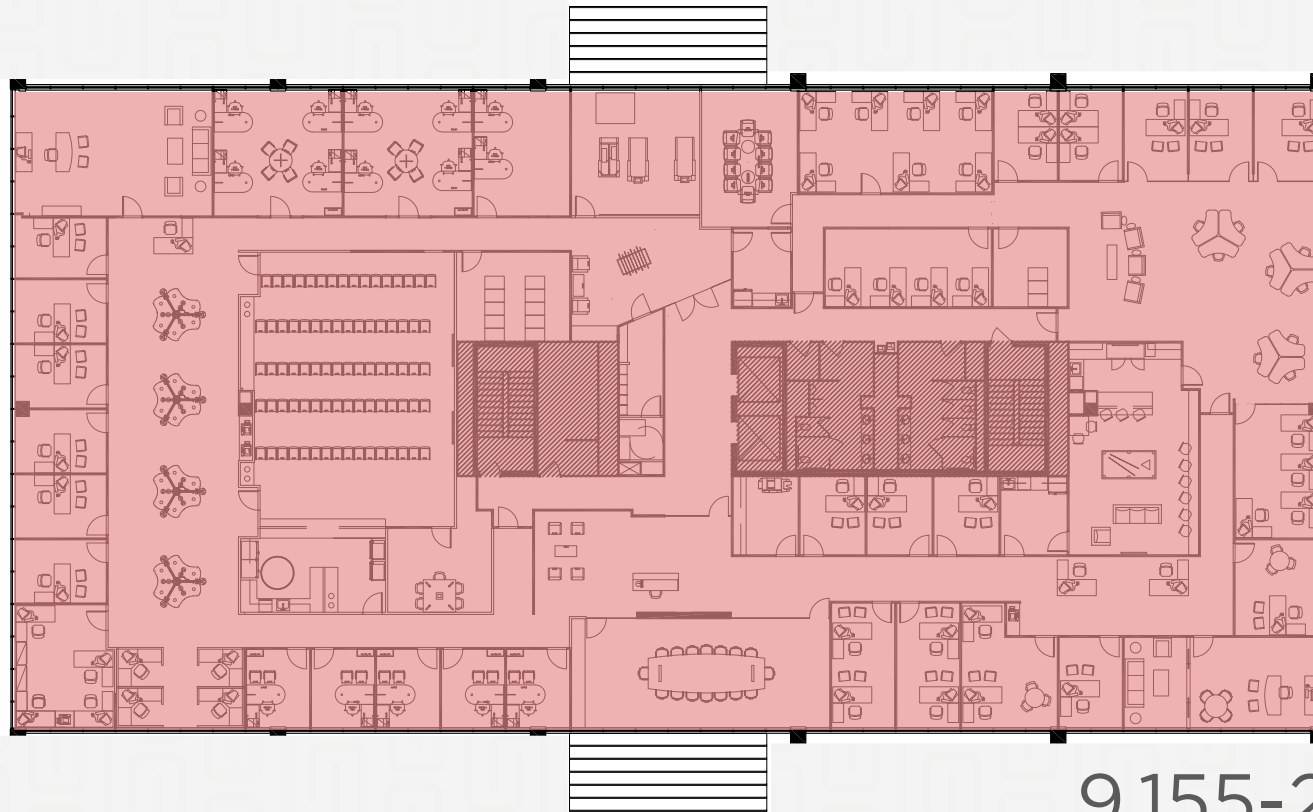
# 1ST FLOOR



NEWBROOK I

14151 NEWBROOK DRIVE

# FLOOR PLAN



9,155-20,020 SF

# 4TH FLOOR

THE  
RMR  
GROUP



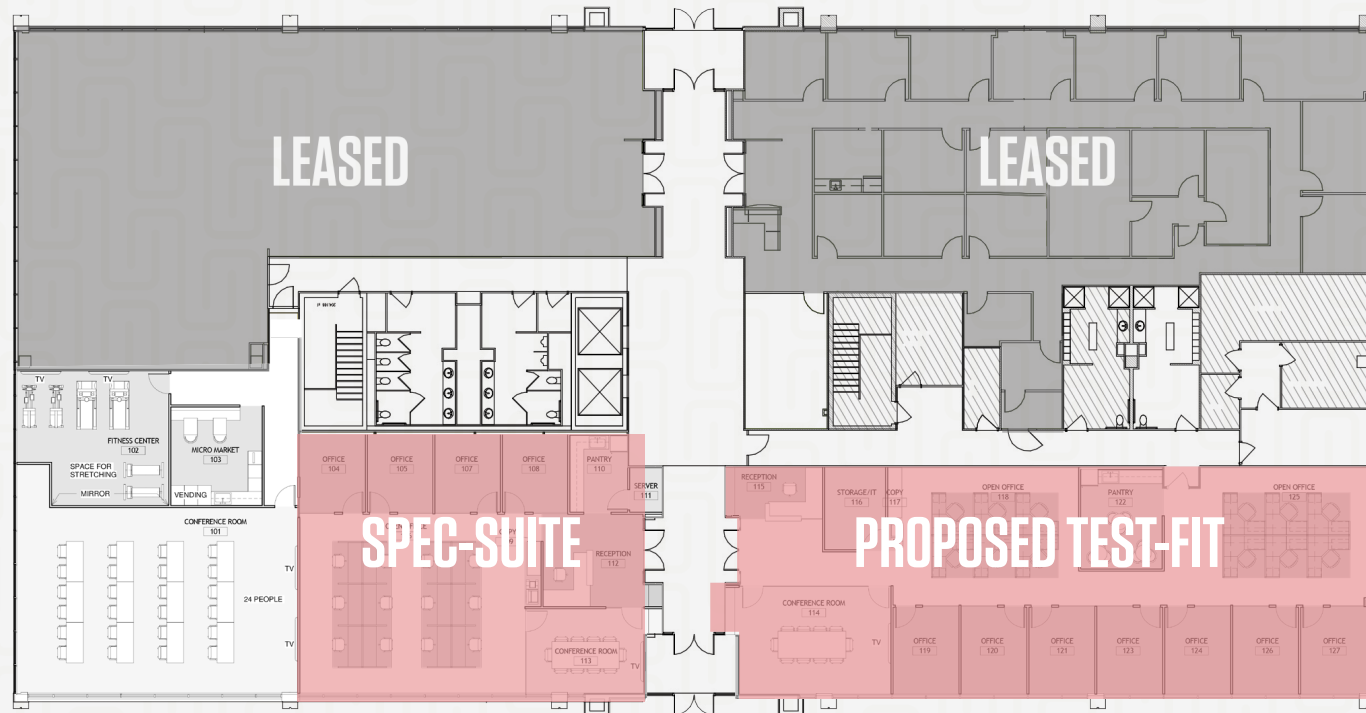
# NEWBROOK II

14155 NEWBROOK DRIVE

## FLOOR PLAN



- Tenant Lounge & Fitness Center  
Open Q1 2019



2,000 SF

3,634 SF

AVAILABLE FEBURARY 1, 2019

# 1ST FLOOR

- Conference Center
- Main lobby exposure
- Great window line

THE  
RMR  
GROUP



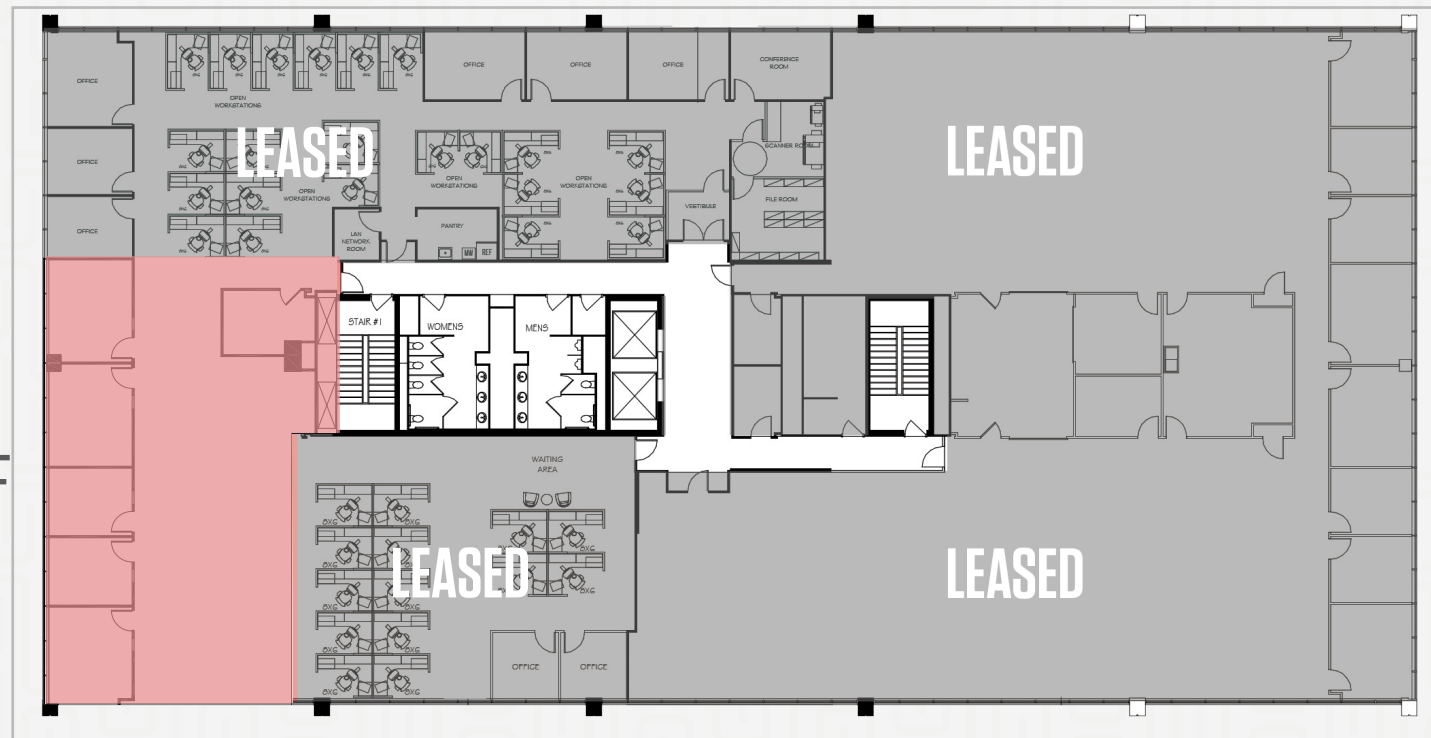
# NEWBROOK II

14155 NEWBROOK DRIVE

## FLOOR PLAN



2,804 SF



## 2ND FLOOR

- Exposed ceilings
- Move-in ready
- Great window line

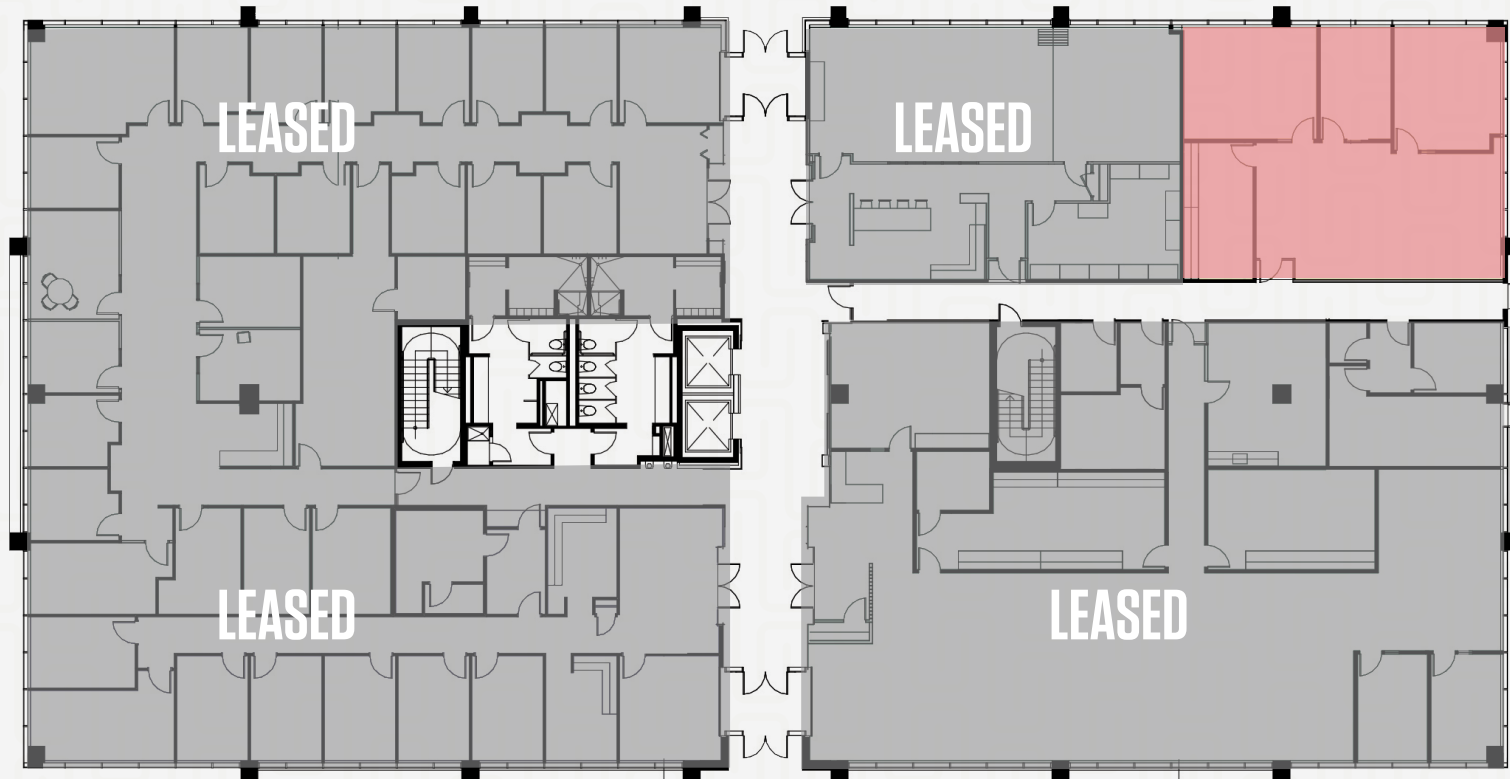
THE  
RMR  
GROUP



# NEWBROOK III

14150 NEWBROOK DRIVE

## FLOOR PLAN



1,730 SF

- Corner suite
- Move-in ready
- Ideal for growing company

## 1ST FLOOR

- Elevator Lobby Exposure
- High Parking Ratio
- Open to outdoor area

THE  
RMR  
GROUP

# NEWBROOK III

14150 NEWBROOK DRIVE

## FLOOR PLAN



# 2,000 - 14,601 RSF AVAILABLE



10,701 SF  
AVAILABLE OCT 2019

3,900 SF  
AVAILABLE IMMEDIATELY

## 2ND FLOOR

- Direct Access to Entrance from Outside
- High Parking Ratio
- Excellent Window Line

THE  
RMR  
GROUP



# NEWBROOK IV

14170 NEWBROOK DRIVE

## FLOOR PLAN



10,354 SF

## 1ST FLOOR

- Direct Entrance from outside
- Exclusive Parking
- Open to outdoor area

THE  
RMR  
GROUP

NEWBROOK IV

14170 NEWBROOK DRIVE

# FLOOR PLAN



## 3,348 - 11,595 RSF AVAILABLE



7,910 SF

3,348 SF

## 2ND FLOOR

- Prominent exposure off of elevator to lobby
- Excellent view of green space

THE  
RMR  
GROUP



**LEASING INFORMATION**

**ANDY KLAFF**

andy.klaff@ngkf.com  
703.918.0211

**JEFF TARAE**

jeff.tarae@ngkf.com  
703.918.0205

**DOMINIC ORCINO**

dominic.orcino@ngkf.com  
703.918.4676

**NINA MOSES**

nina.moses@ngkf.com  
703.918.0239



NEWBROOK