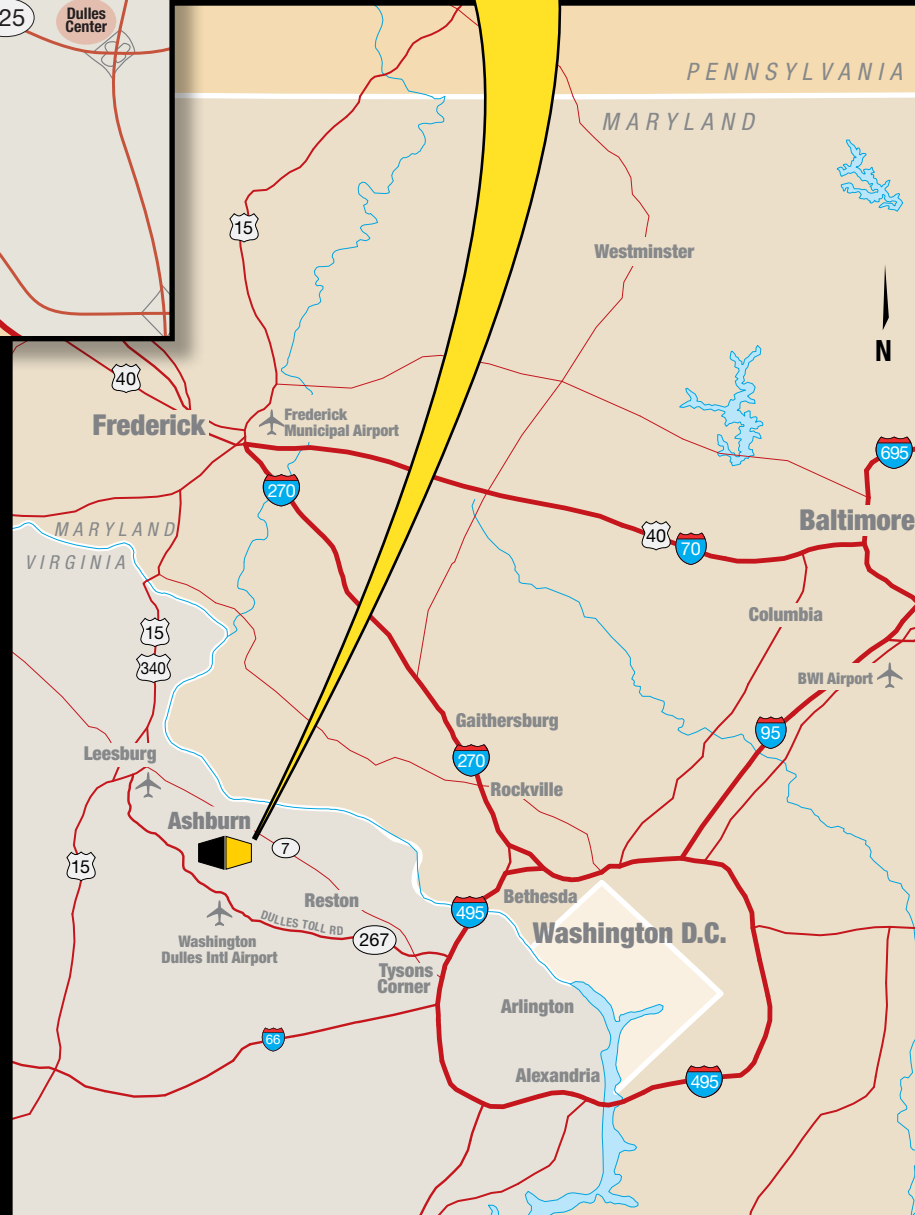
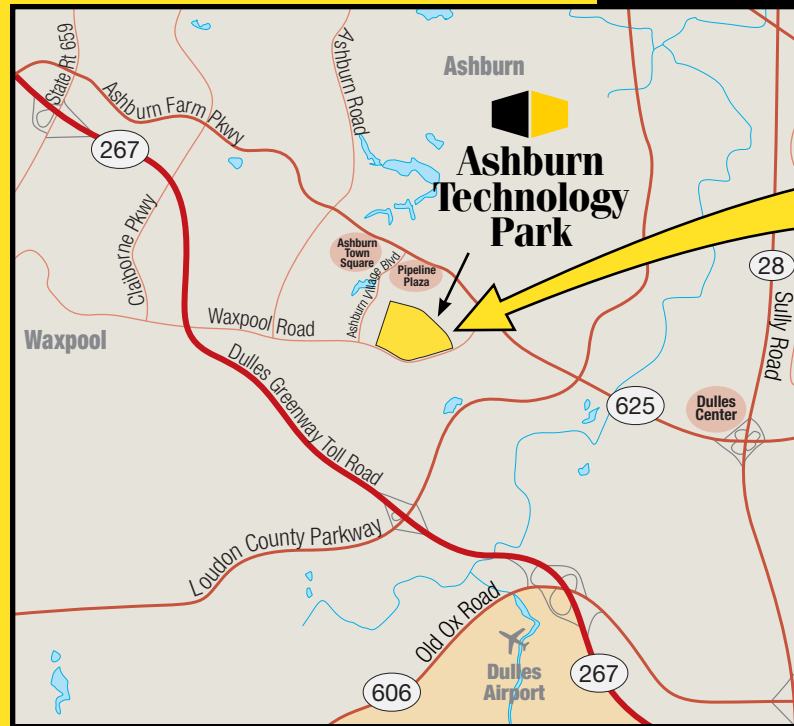


Ashburn Technology Park

Ashburn, VA



Strategic Location in Northern Virginia-Washington, D.C. Market

A modern and advanced highway network, including the Dulles Toll Road, I-95, 495, and 66, as well as VA Routes 7 and 625, provides easy connections from Ashburn Technology Park to all points in the Northern Virginia/Washington, D.C. metropolitan area. Adjacent to Washington Dulles International Airport, Ashburn Technology Park is surrounded by a variety of business amenities, hotels and regional shopping centers, as well as restaurants at all price points. Ashburn Technology Park draws from a highly-educated and talented labor pool throughout the Northern Virginia market.

About St. John Properties

St. John Properties, Inc. is a full-service real estate company headquartered in Baltimore, Maryland. The company owns, manages and has developed more than 15 million square feet of commercial real estate, including R&D/flex, warehouse, office and retail space in Maryland, Colorado, Louisiana, Wisconsin and Virginia.



5104 Pegasus Court, Suite A
Frederick, Maryland 21704
Tel: 301.682.9215 Fax: 301.682.9217

www.sjpi.com



Ashburn Technology Park

NORTH

R&D/Office/Flex

Building Address	Sq. Ft.
21750 Red Rum Drive	54,120
21730 Red Rum Drive	54,120
21720 Red Rum Drive	54,120
21690 Red Rum Drive	54,120
21670 Red Rum Drive	63,120
21660 Red Rum Drive	57,120

R&D/Office/Flex Building Specifications

Ceiling Height	16 foot clear minimum
Loading	Dock or Drive-in
Suite Sizes	2,520-2,760-3,000 Sq. Ft.
Roof	EPDM Rubber
Walls	Brick on Block
Offices	Built to suit
Parking	4 spaces per 1,000 Sq. Ft.
Heat	Gas
Water	Public
Sewer	Public
Zoning	PDIP with 100% Office Spex
Zip Code	20147

All About Ashburn Technology Park

Ashburn Technology Park is a project of St. John Properties, Inc., a full-service real estate company headquartered in Baltimore, Maryland and founded in 1971. The 50-acre business community is located off Waxpool Road (Virginia Route 625) and the Dulles Greenway near Washington Dulles International Airport.

The unified architecture of St. Johns' six buildings, comprising of 336,720 square feet of R&D/Office/Flex space, provide Ashburn Technology Park a campus-like business environment. Tenant sizes from 2,520 square feet to 63,120 square feet of space offer businesses straight-forward, economical and high-utility space in a covenant-protected, well-maintained atmosphere. Thirty foot wide spaces combined with 16 foot high ceiling heights offer maximum flexibility. Free, generous parking is available adjacent to the building, and the Park also features paved walking paths with an exercise circuit.

St. John Properties features an in-house and fully-staffed property management division to ensure that each building continually operates at peak performance.

Convenient to Dulles Corridor and Northern Virginia Market

Ashburn Technology Park is conveniently located off Waxpool Road (Virginia Route 625) and the Dulles Greenway, with easy access to VA Route 7 and I-66, 495 and 95. This Loudoun County location, within close proximity of Washington Dulles International Airport, offers quick and easy connections to the greater Dulles Corridor, Northern Virginia and Washington, D.C. market areas, as well as Frederick and Annapolis, MD.

- Alexandria, VA 30 miles
- Annapolis, MD 59 miles
- Fairfax, VA..... 18 miles
- Frederick, MD 35 miles
- Interstate 66 12 miles
- Interstate 95 34 miles
- Interstate 495 (Capital Beltway) 15 miles
- VA Route 7 6 miles
- Richmond, VA..... 100 miles
- Washington, DC 28 miles
- Dulles Intl. Airport 7 miles



FUTURE DEVELOPMENT

625 WAXPOOL ROAD

267 TO DULLES TOLL ROAD

DULLES AIRPORT

WASHINGTON D.C.

FREDERICK, MD

Ashburn Technology Park