



# Ashburn Crossing

Gloucester Pkwy & Loudoun County Pkwy

Ashburn, VA 20147



## About Ashburn Crossing

Ashburn Crossing is comprised of 61 acres in the heart of Virginia's hi-tech business corridor. The business park is comprised of six flex/R&D buildings totaling 215,640 square feet of space with the potential for an additional 135,780 square feet of flex/R&D space and over 449,000 square feet of potential data center development. The buildings offer a unique combination of a professional office atmosphere and significant loading capabilities. Free, on-site parking is available up to 4 spaces per 1,000 square feet.

Ashburn Crossing is conveniently located near a variety of business amenities, shopping, entertainment and restaurants, as well as a diverse residential area featuring both mature and new communities. The park draws from a highly-educated and talented labor pool throughout Northern Virginia.

Ashburn Crossing is just 30 miles west of Washington, D.C. in Loudoun County, Virginia. Ashburn, Virginia is home to many fortune 500 firms including Verizon, Raytheon, Equinix, and the Howard Hughes Medical Institute.

Loudoun County is among the nation's top earning counties and its' population is consistently one of the fastest growing of all counties in the United States. Ashburn, Virginia holds the world's largest concentration of data centers with more than 70% of the world's internet traffic.



## Flex/R&D Space

### Flex/R&D Buildings

21000 Ashburn Crossing Drive	29,040 SF	LEED SILVER
21005 Ashburn Crossing Drive	43,800 SF	LEED SILVER
21050 Ashburn Crossing Drive	29,040 SF	LEED SILVER
21055 Ashburn Crossing Drive	23,520 SF	LEED DESIGNED
21100 Ashburn Crossing Drive	45,120 SF	LEED SILVER
21140 Ashburn Crossing Drive	45,120 SF	LEED SILVER

### Flex/R&D Specifications

LEED	Silver   Core & shell
Suite Sizes	2,760 up to 45,120 SF
Ceiling Height	16 ft. - 18 ft. clear minimum
Loading	Dock or drive-in
Roof	TPO
Walls	Brick on block
Office	Build to suit
Parking	4 spaces per 1,000 SF
Heat	Gas
Zoning	PDIP 1993

For more information on Ashburn Crossing, visit: [sjpi.com/ashburncrossing](http://sjpi.com/ashburncrossing)





# Ashburn Crossing

EXISTING  
DATA CENTER



21055 Ashburn Crossing Dr  
23,520 SF

21005 Ashburn Crossing Dr  
43,800 SF

21050 Ashburn Crossing Dr  
29,040 SF

21000 Ashburn Crossing Dr  
29,040 SF

21100 Ashburn Crossing Drive  
45,120 SF

21140 Ashburn Crossing Drive  
45,120 SF

ASHBURN CROSSING DRIVE

LOUDOUN COUNTY PARKWAY

17.19 Acres

FUTURE  
DEVELOPMENT

ASHBURN CROSSING DRIVE

GLOUCESTER PARKWAY





**Distances to:**

- Dulles International Airport ..... 3.5 miles
- Dulles Toll Road ..... 2.6 miles
- Dulles Town Center ..... 1.2 miles
- One Loudoun ..... .01 mile
- Route 7 (Harry Byrd Highway) ..... 1.1 miles
- Route 28 (Nokes Boulevard) ..... 1 mile
- Washington, D.C. (Downtown) ..... 19 miles

**About St. John Properties**

St. John Properties, Inc. is a full-service real estate company that owns, manages and has developed more than 20 million square feet of commercial real estate, including office, flex/R&D, warehouse, retail and residential space.



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