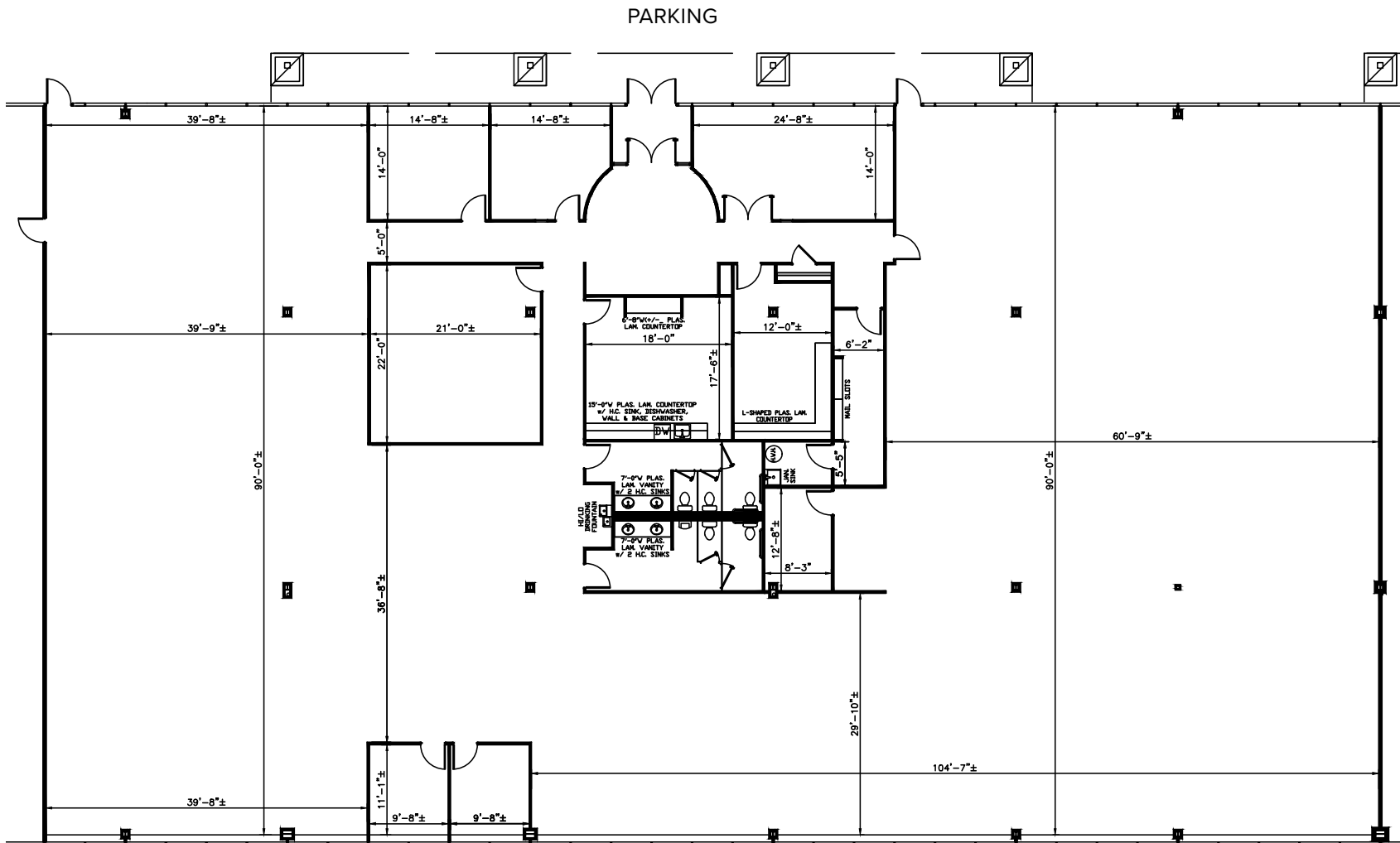
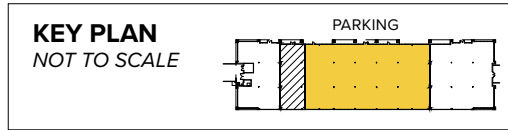


Total SF Available:
5,000-10,989 SF



Note: This space plan is subject to existing field conditions. This drawing is proprietary and the exclusive property of St. John Properties, Inc. Any duplications, distribution, or other unauthorized use is strictly prohibited.

About Loudoun Tech Center

Loudoun Tech Center is strategically located in Sterling, Virginia in the Route 8 North technology corridor, with convenient access to VA Routes 7 and 28, and Dulles International Airport.

The business park, which includes three buildings containing 125,900 square feet of office and flex/R&D space, is in close proximity to numerous amenities, including retail, dining, hotels and day care.

The location offers quick and easy connections to Dulles International Airport and other key locations in Fairfax and Loudoun Counties, including Tyson's Corner, Reston, Ashburn and Leesburg.

Loudoun Tech Center is just seven minutes from other St. John Properties' projects Ashburn Technology Park and five minutes from Ashburn Crossing. Loudoun County's recent Gloucester Parkway/Nokes Boulevard Extension Project provides an arterial road to supplement Waxpool Road and VA Route 7, and provides interconnection between the towns of Sterling and Ashburn.



Flex/R&D Space

Flex/R&D Buildings

21660 Ridgetop Circle	57,369 SF
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21670 Ridgetop Circle	32,912 SF
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21680 Ridgetop Circle	35,619 SF
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Flex/R&D Specifications

Suite Sizes	3,205 up to 57,369 SF
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Ceiling Height	14 ft. clear minimum
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Loading	Dock or drive-in
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Roof	EPDM Rubber
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Walls	Brick
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Office	Build to suit
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Parking	4.5 spaces per 1,000 SF
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Zoning	PDIP 1993
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For more information on Loudoun Tech Center, visit: sjpi.com/loudountech





Distances to:

- Ashburn, VA 5 miles
- Dulles Greenway (VA Rt. 267) 3 miles
- Dulles International Airport 5 miles
- Dulles Town Center Mall 1 mile
- Interstate 495 (Capital Beltway) 13 miles
- Leesburg, VA 11 miles
- Reston, VA 8 miles
- Tyson's Corner 12 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.



21750 Red Rum Drive | Suite 182
Ashburn, Virginia 20147

703.858.9215 | SJPI.COM/VIRGINIA
MD | CO | LA | NV | PA | UT | VA | WI

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For additional leasing information or to schedule a tour, contact:

Danny Foit
Leasing Representative
703.858.9215 | dfoit@sjpi.com

Matthew Holbrook
Regional Partner,
Virginia & Central Maryland
703.858.9215 | mholbrook@sjpi.com

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