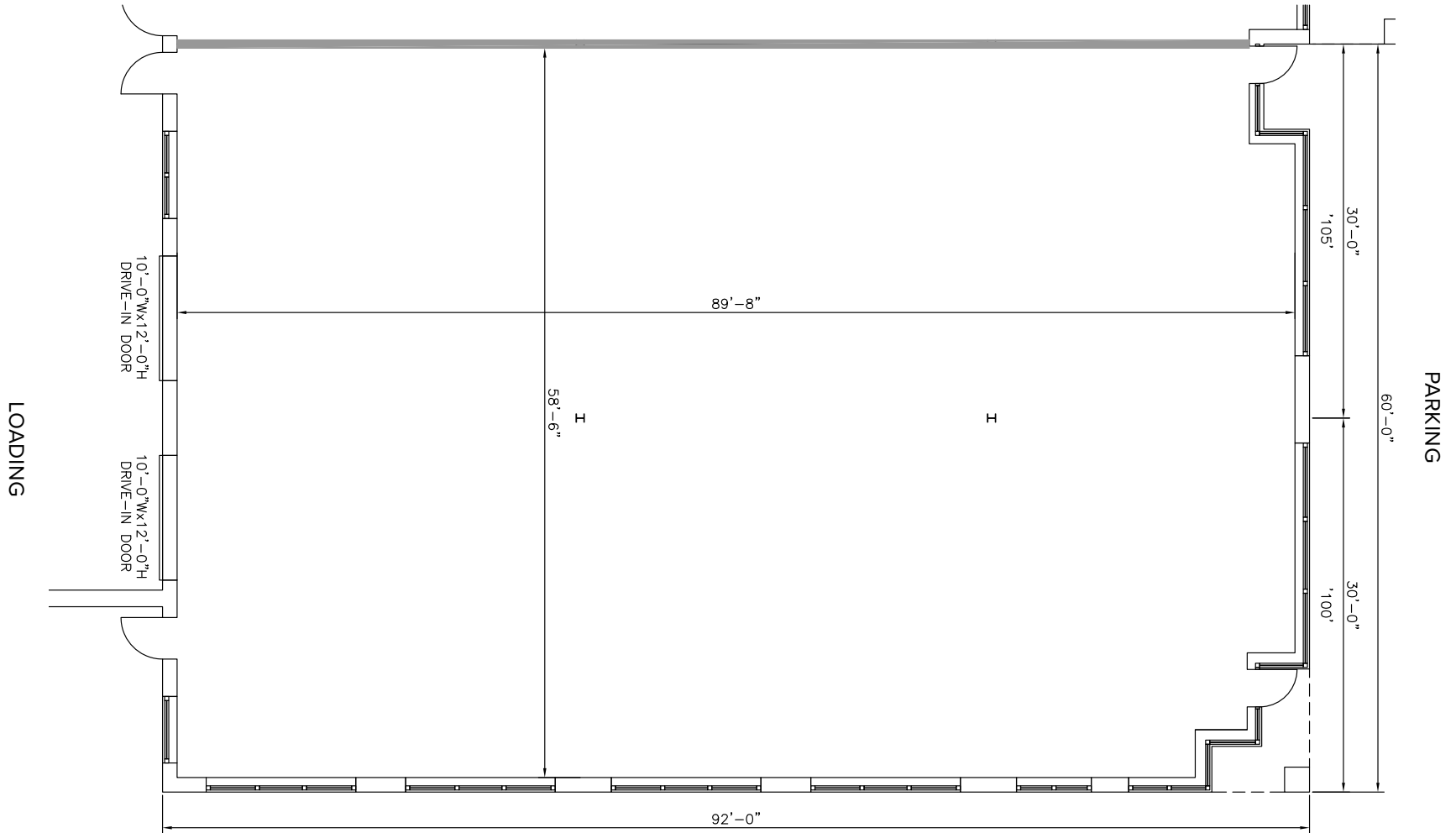


TOTAL SF AVAILABLE:
5,520 SF



About Ashburn Crossing

Ashburn Crossing is comprised of 80 acres in the heart of Virginia's hi-tech business corridor. On completion, the park will contain nearly 800,000 square feet of commercial space. The buildings will offer a unique combination of a professional office atmosphere and significant loading capabilities. Parking is available up to 4 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 and benefits from the recently completed Gloucester Parkway Extension, which connect directly to Route 28.

Ashburn Crossing is just 30 miles west of DC in Loudoun County. Ashburn is corporate home to Verizon, Raytheon, Equinix, the Howard Hughes Medical Institute, and many other hi-tech corporations. Loudoun County is the nation's top earning county. Loudoun's population is the fastest growing of all counties in the United States and Ashburn is the world's largest concentration of data centers with more than 70% of the world's internet traffic.

For more information on Ashburn Crossing, visit: sjpi.com/ashburncrossing

FLEX/R&D SPACE

FLEX/R&D BUILDINGS

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

FLEX/R&D SPECIFICATIONS

| | |
|----------------|-------------------------------|
| LEED | Designed |
| 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 |

RETAIL SPACE

RETAIL SPACE

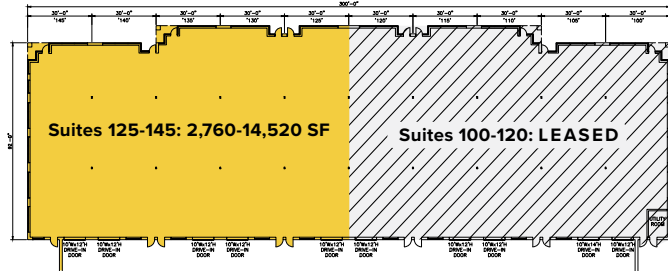
Convenience Store/Gas FUTURE



AVAILABILITY

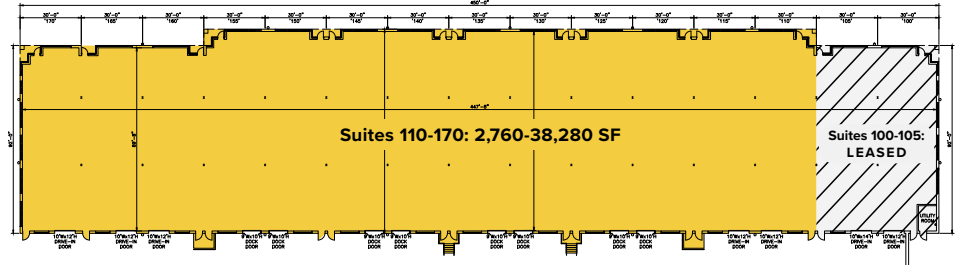
21000 Ashburn Crossing Drive
Suites 125-145
2,760 - 14,520 SF

New flex/R&D, dock and drive-in loading, 16 ft. clear height



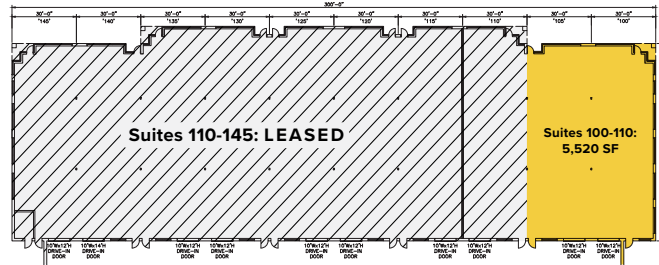
21005 Ashburn Crossing Drive
Suites 100-170
2,760 up to 38,280 SF

New flex/R&D, dock and drive-in loading, 18 ft. clear height



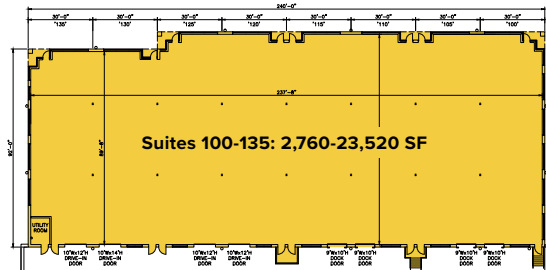
21050 Ashburn Crossing Drive
Suites 100-110
5,520 SF

New flex/R&D, dock and drive-in loading, 16 ft. clear height



21055 Ashburn Crossing Drive
Suites 100-135
2,760 up to 23,520 SF

New flex/R&D, dock and drive-in loading, 16 ft. clear height



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