

**Ashburn Crossing**

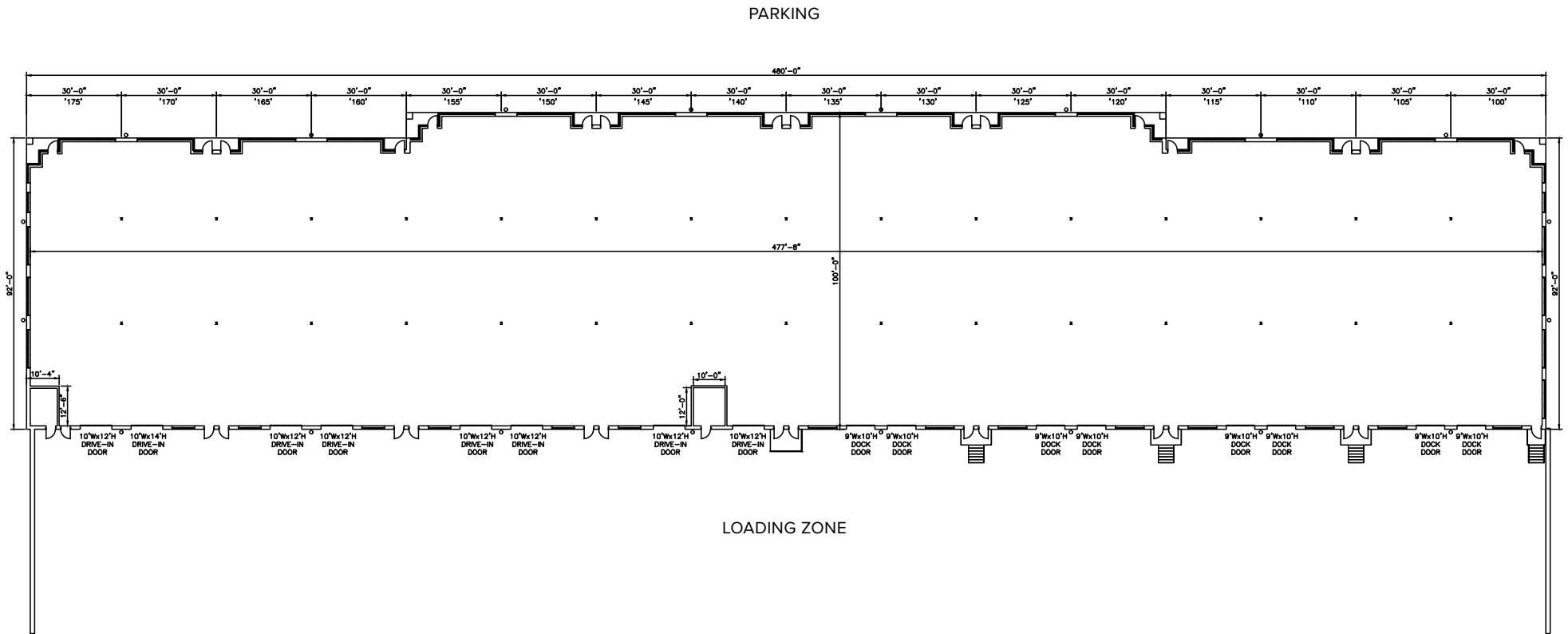
21210 Ashburn Crossing Drive | Ashburn VA, 20147  
Suites 100-175

**Total SF Available:**

2,760 up to 46,080 SF

*New flex/R&D now under construction.*

*Drive-in and dock loading available*



*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 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 nine flex/R&D buildings totaling 351,420 square feet of space. 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 25 miles west of Washington, D.C. in Loudoun County, Virginia. Ashburn is home to many fortune 500 firms including Amazon, 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.



### R&D/Office/Flex 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
21220 Ashburn Crossing Drive	46,080 SF	LEED DESIGNED
21210 Ashburn Crossing Drive	46,080 SF	LEED DESIGNED
21240 Ashburn Crossing Drive	43,620 SF	LEED DESIGNED

### Flex/R&D Specifications

LEED	Silver   Core & shell
Suite Sizes	2,760 up to 45,120 SF
Ceiling Height	16–18 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 Pad Site

Convenience Store/Gas	1.9 Acres
-----------------------	-----------

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





**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) ..... 25 miles



Scan with your mobile device to take a virtual tour, download floor plans and more!

# Contact Us

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

**Danny Foit**  
Leasing Representative  
dfoit@sjpi.com  
703.858.9215

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

**Virginia Regional Office:**  
21750 Red Rum Drive | Suite 182  
Ashburn, Virginia 20147  
**703.858.9215 | SJPI.COM/VIRGINIA**

**About St. John Properties**

St. John Properties' Virginia and Central Maryland regional office has developed and owns more than 4.1 million square feet of commercial space in Frederick County, Maryland as well as Loudoun and Prince William Counties in Virginia.

St. John Properties, Inc. is a full-service real estate company that owns, manages and has developed more than 22 million square feet of commercial real estate, including office, flex/R&D, warehouse, retail and residential space across eight states.

Connect with us @stjohnprop



This information contained in this publication has been obtained from sources believed to be reliable. St. John Properties makes no guarantee, warranty or representation about this information. Any projections, opinions, assumptions or estimates used here are for example only and do not represent the current or future performance of the property. Interested parties should conduct an independent investigation to determine whether the property suits their needs. REV 06/22