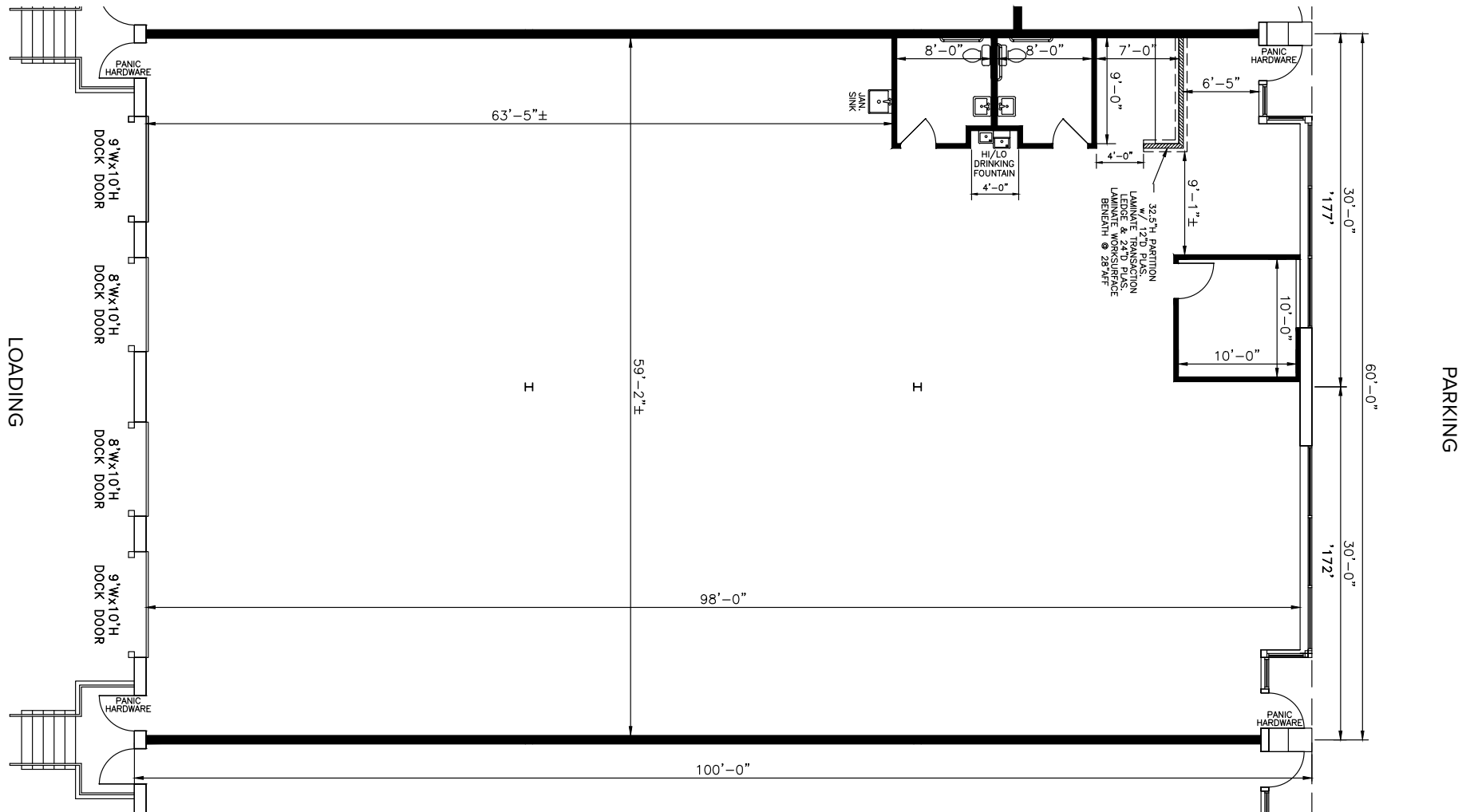
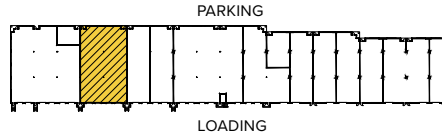


**TOTAL SF AVAILABLE:**  
6,000 SF

**KEY PLAN**  
NOT TO SCALE



*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 Technology Park

Ashburn Technology Park is a project of St. John Properties, Inc., a full-service real estate company founded in 1971. The 43-acre business community is located off Waxpool Road (Virginia Route 625) and Red Rum Drive near the Dulles Greenway near Washington Dulles International Airport.

The unified architecture of St. John Properties' eight buildings, comprising 444,960 square feet of R&D/Flex/Office space, provides Ashburn Technology Park a campus-like business environment. Tenant sizes from 2,520 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 16-18 foot 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.



## FLEX/R&D SPACE

### FLEX/R&D BUILDINGS

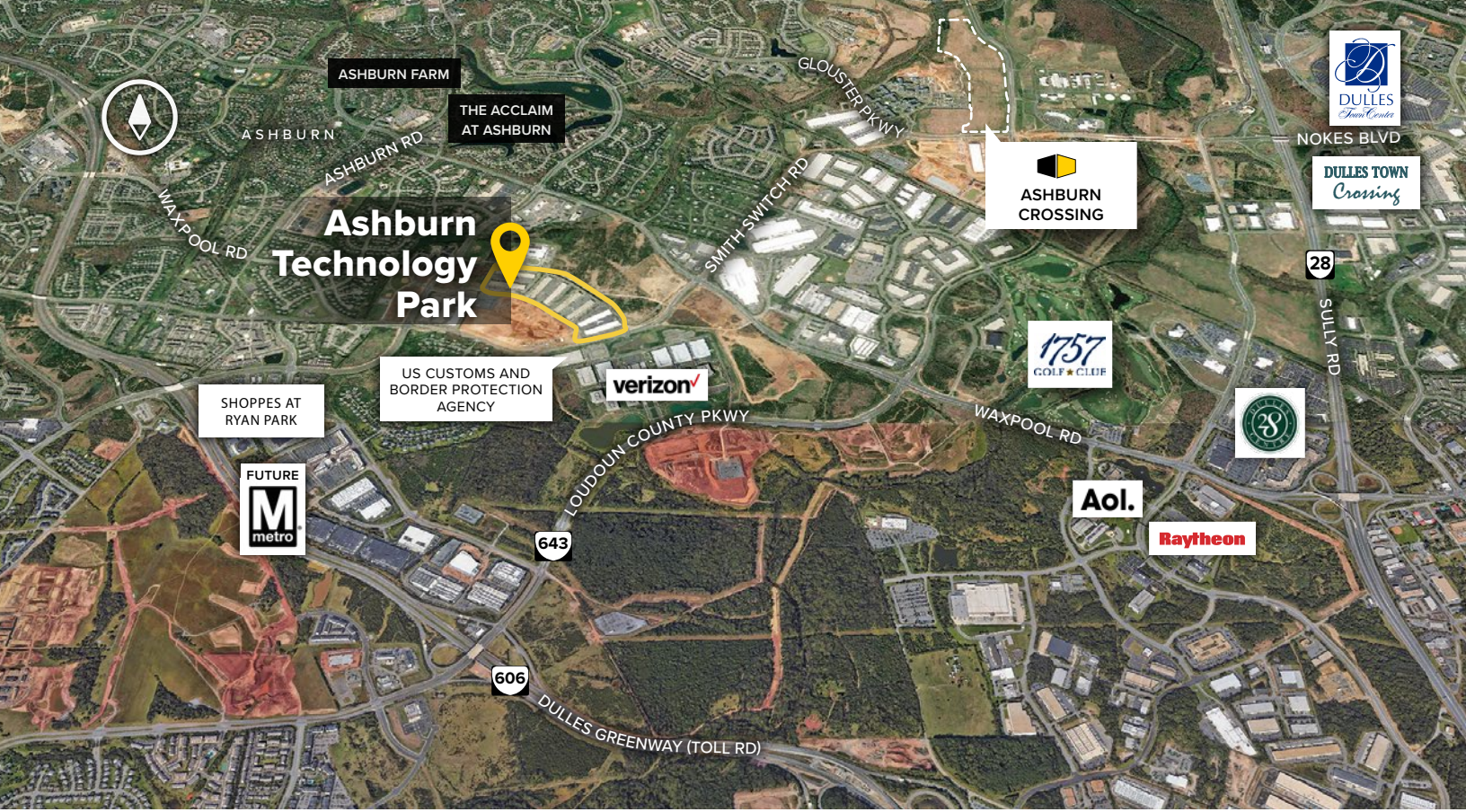
|                     |                            |
|---------------------|----------------------------|
| 21660 Red Rum Drive | 57,120 SF                  |
| 21670 Red Rum Drive | 63,120 SF                  |
| 21690 Red Rum Drive | 54,120 SF                  |
| 21720 Red Rum Drive | 54,120 SF                  |
| 21730 Red Rum Drive | 54,120 SF                  |
| 21750 Red Rum Drive | 54,120 SF                  |
| 44190 Waxpool Road  | 54,120 SF <b>LEED GOLD</b> |
| 44200 Waxpool Road  | 54,120 SF <b>LEED GOLD</b> |

### FLEX/R&D SPECIFICATIONS

|                |                           |
|----------------|---------------------------|
| Suite Sizes    | 2,520 up to 63,120 SF     |
| Loading        | Dock or drive-in          |
| Ceiling Height | 16 - 18 ft. clear minimum |
| Roof           | EPDM Rubber/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 Technology Park, visit: [sjpi.com/ashburntech](http://sjpi.com/ashburntech)





**Distances to:**

- VA Rt. 28 ..... 0.5 miles
- Future Metro ..... 1 mile
- VA Rt. 7 ..... 1 mile
- Dulles Greenway-Rt. 267 ..... 3 miles
- Dulles International Airport ..... 5 miles
- Leesburg ..... 6 miles
- Tysons Corner ..... 13 miles
- Reston ..... 9 miles
- Washington, DC ..... 25 miles



21750 Red Rum Drive | Suite 182  
 Ashburn, Virginia 20147  
**703.858.9215 | SJPI.COM**  
 MD | CO | LA | NV | PA | UT | VA | WI

Connect with us @stjohnprop    

**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 19 million square feet of commercial real estate, including office, flex/R&D, warehouse, retail and residential space.

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