

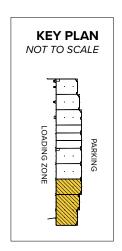
Ashburn Technology Park

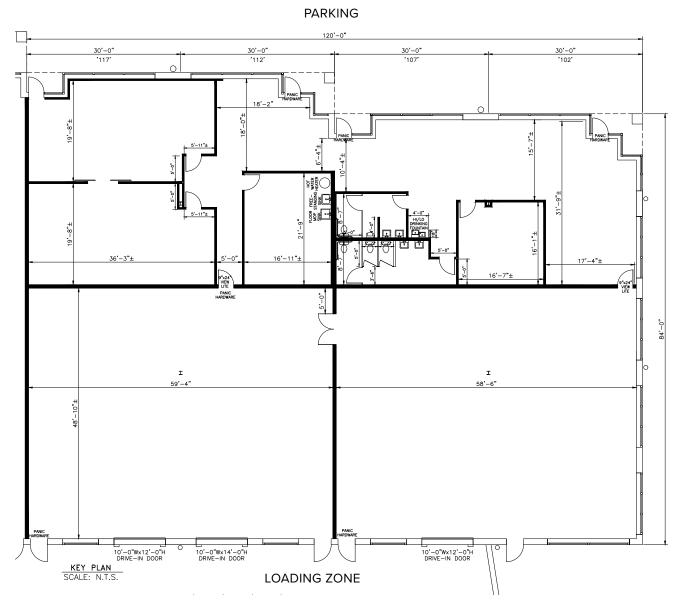
44190 Waxpool Road | Ashburn, VA 20147

Suites 102-117

Total SF Available:

10,560 SF





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 fullystaffed property management division to ensure that each building continually operates at peak performance.

For more information on Ashburn Technology Park, visit: sjpi.com/ashburntech



Flex/R&D Space

| 1111 I ION HAD 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 LEED GOLD |
| 44200 Waxpool Road | 54,120 SF LEED GOLD |
| Flex/R&D Specifications | |
| LEED (select buildings) | Gold Core & shell |
| Suite Sizes | 2,520 up to 63,120 SF |
| Loading | Dock or drive-in |
| Ceiling Height | 16 ft18 ft. clear height |
| Roof | EPDM Rubber/TPO |
| Walls | Brick on block |
| Office | Build to suit |
| Parking | 4 spaces per 1,000 SF |
| Heat | Gas |
| | |





Distances to:

| Dulles International Airport | 5 miles |
|--------------------------------|-----------|
| Loudoun Metro Station | 1 mile |
| Leesburg, VA | 6 miles |
| Reston, VA | 9 miles |
| Tysons Corner | 13 miles |
| VA Route 7 | 1 mile |
| VA Route 28 | 0.5 miles |
| VA Route 267 (Dulles Greenway) | 3 miles |
| Washington, D.C. | 25 miles |

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

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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MD | CO | LA | NV | PA | UT | VA | WI













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 in investigation to determine whether the property suits their needs. REV 11/19