



**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.

For more information on  
Ashburn Technology Park, visit:  
[sjpi.com/ashburntech](http://sjpi.com/ashburntech)



## 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

LEED ( <i>select buildings</i> )	Gold   Core & shell
Suite Sizes	2,520 up to 63,120 SF
Loading	Dock or drive-in
Ceiling Height	16 ft.-18 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:**

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#### 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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