



Ashburn Technology Park

Waxpool Road & Red Rum Drive

Ashburn, VA 20147



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



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 LEED GOLD
44200 Waxpool Road	54,120 SF LEED GOLD

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





Ashburn Technology Park



INTERGRATE.ASHBURN
DATA CENTER

DISCOVERY
ELEMENTARY
SCHOOL

RED RUM DRIVE

625

WAXPOOL ROAD

US CUSTOMS AND BORDER
PROTECTION AGENCY

RagingWire
DATA CENTERS

21670 Red Rum Drive
63,120 SF

21660 Red Rum Drive
57,120 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

44200 Waxpool Rd
54,120 SF

44190 Waxpool Rd
54,120 SF



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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