

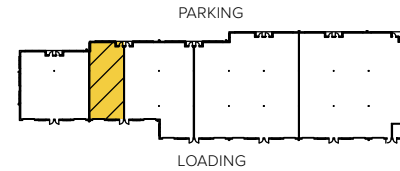
Leesburg Tech Park
920 Sycolin Road | Leesburg, VA 20175
Suite 140



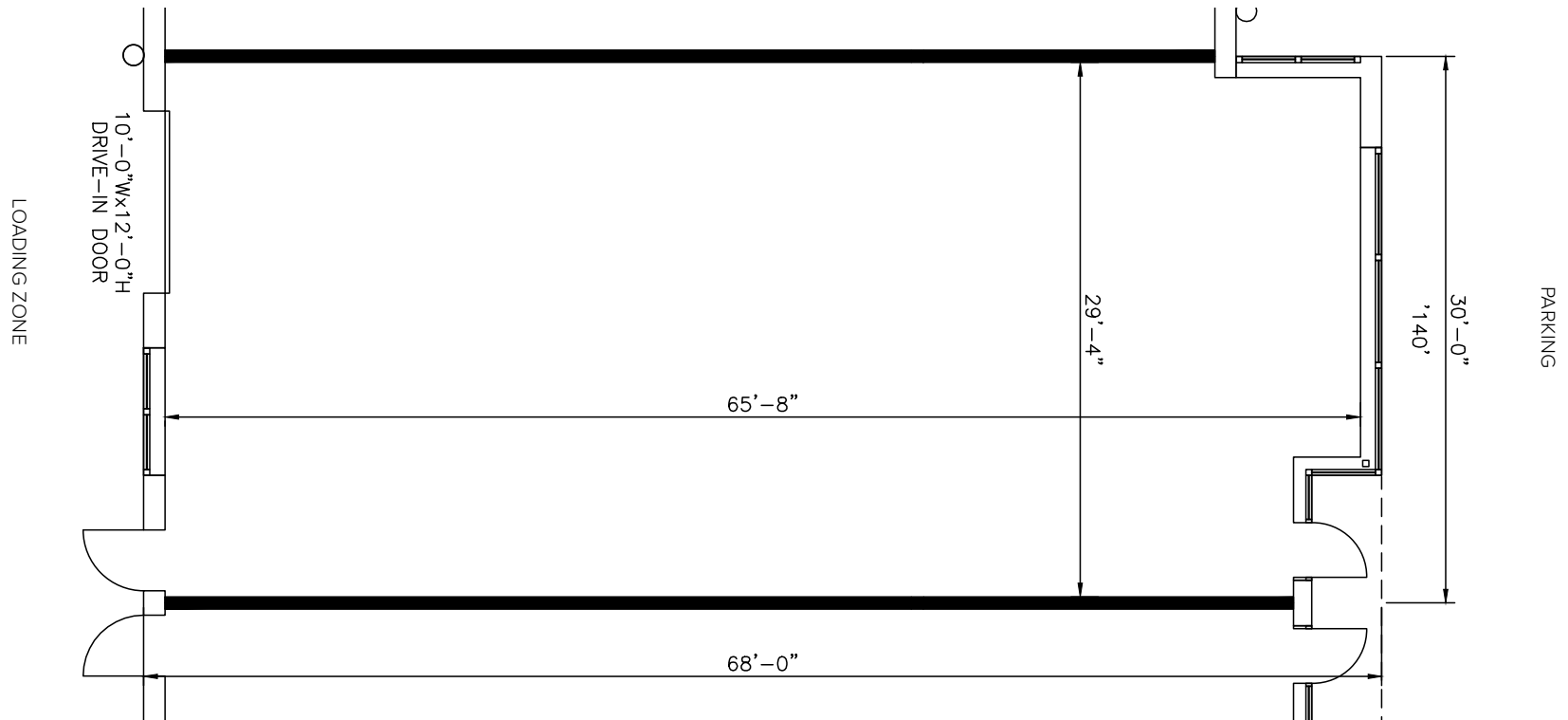
Total SF Available:
Up to 2,040 SF

*New flex/R&D shell space,
drive-in loading*

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 Leesburg Tech Park

Leesburg Tech Park is a 17-acre flex/research & development project in Leesburg, Virginia, directly adjacent to the Leesburg Executive Airport. The business park offers four buildings and nearly 160,000 square feet of commercial space. Suite sizes available: 2,520, 2,760, 3,000 up to 51,120 square feet. Each building offers dock and drive-in loading capabilities with parking available at 4 spaces per 1,000 square feet.

Located approximately 35 miles from Washington, D.C. and less than 15 miles from Washington Dulles International Airport, Leesburg Tech Park provides convenient access to major commuter thoroughfares including VA Route 7 (Harry Byrd Highway), VA 267 (Dulles Greenway) and US 15 (Leesburg Bypass).

For more information on Leesburg Tech Park, visit: sjpi.com/leesburgtech

Flex/R&D Space

900 Sycolin Road	51,120 SF
920 Sycolin Road	26,520 SF
940 Sycolin Road	41,040 SF
960 Sycolin Road	41,040 SF

Flex/R&D Specifications

LEED	Designed
Suite Sizes:	2,520 up to 51,120 SF
Ceiling Height	16 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	I-1 (SPEX for Flex Industrial/Business)





Distances to:

Ashburn, VA	5 miles
Dulles International Airport	13 miles
Leesburg Executive Airport	0.1 miles
Reston, VA	9 miles
Tysons Corner	16 miles
VA Route 7 (Harry Byrd Highway)	2 miles
VA Route 28 (Nokes Boulevard)	8 miles
VA Route 267 (Dulles Greenway)	1.5 miles
Washington, D.C.	35 miles

Contact Us

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

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