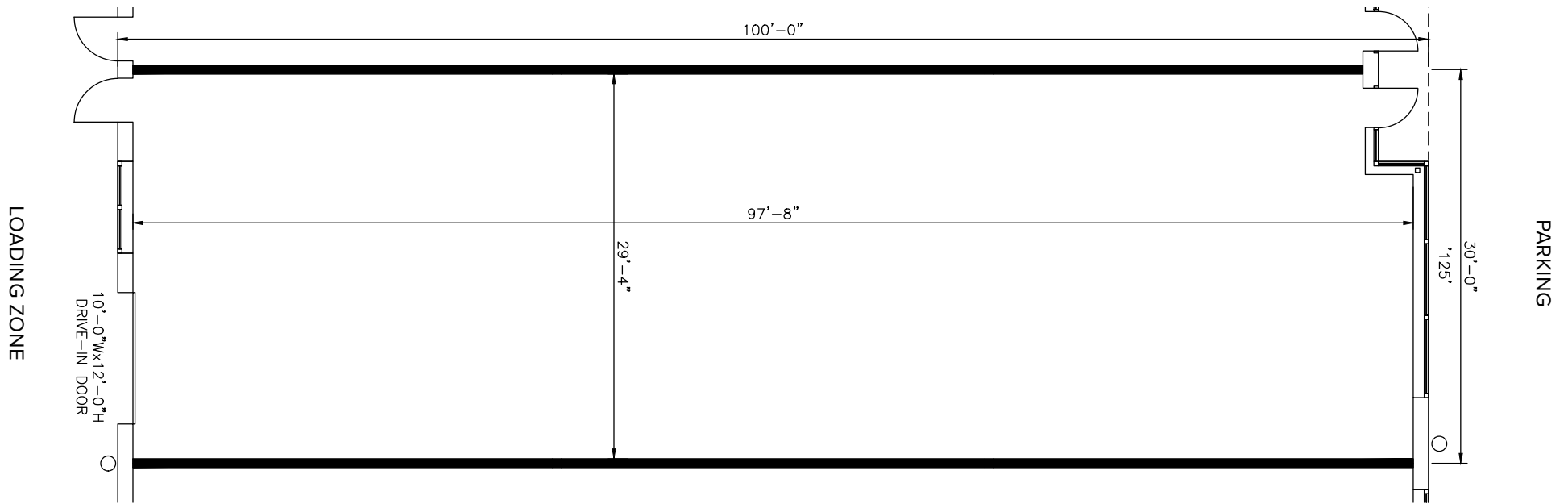
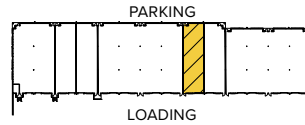


Total SF Available:
3,000 SF

KEY PLAN
NOT TO SCALE



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. On completion, the business park will offer four buildings and more than 160,000 square feet of commercial space. Suite sizes available: 2,520, 2,760, 3,000 up to 51,120 square feet. Each building will provide 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 commuting 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

Flex/R&D Buildings

900 Sycolin Road	51,120 SF	FUTURE
920 Sycolin Road	26,520 SF	FUTURE
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



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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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