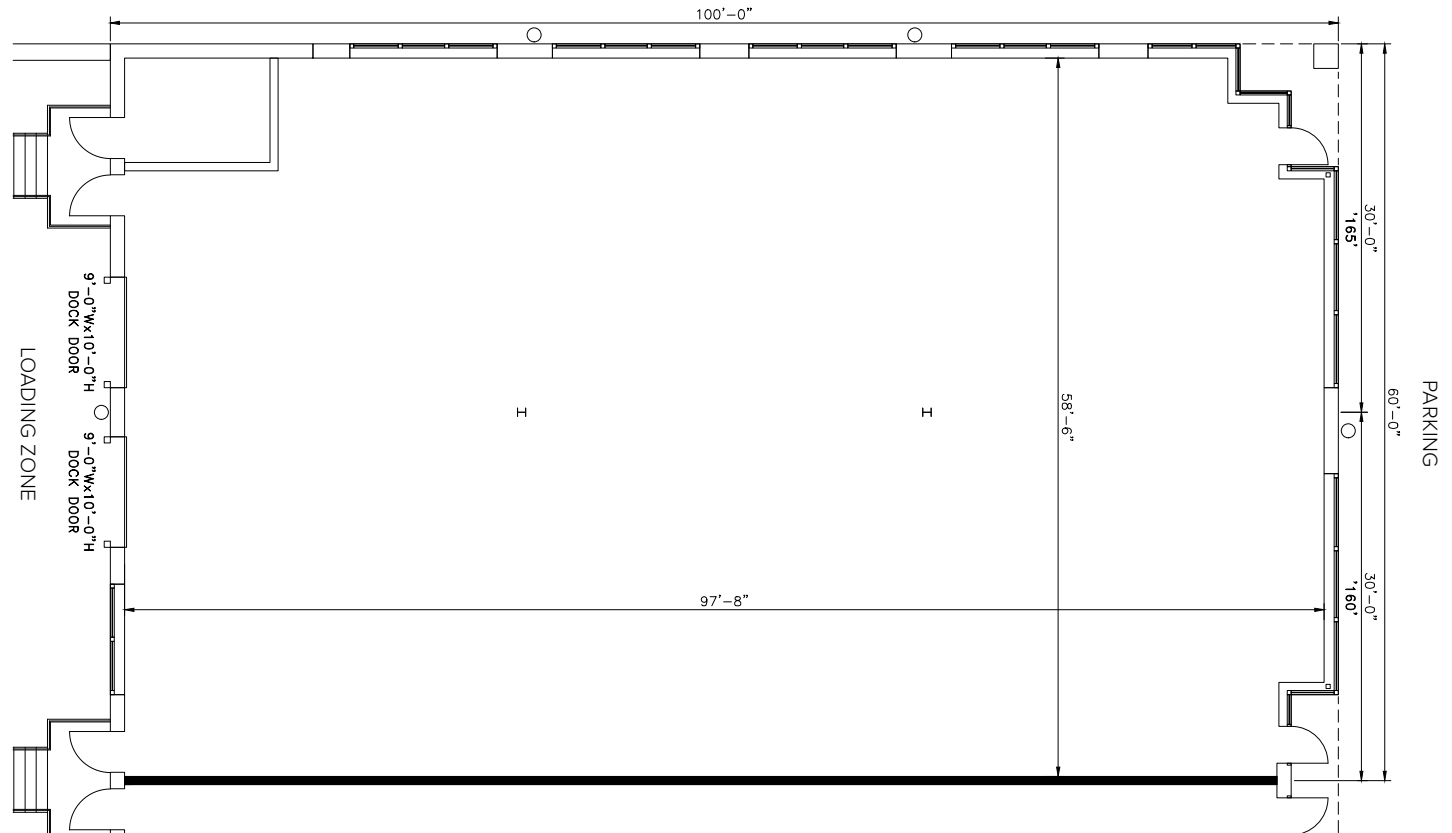




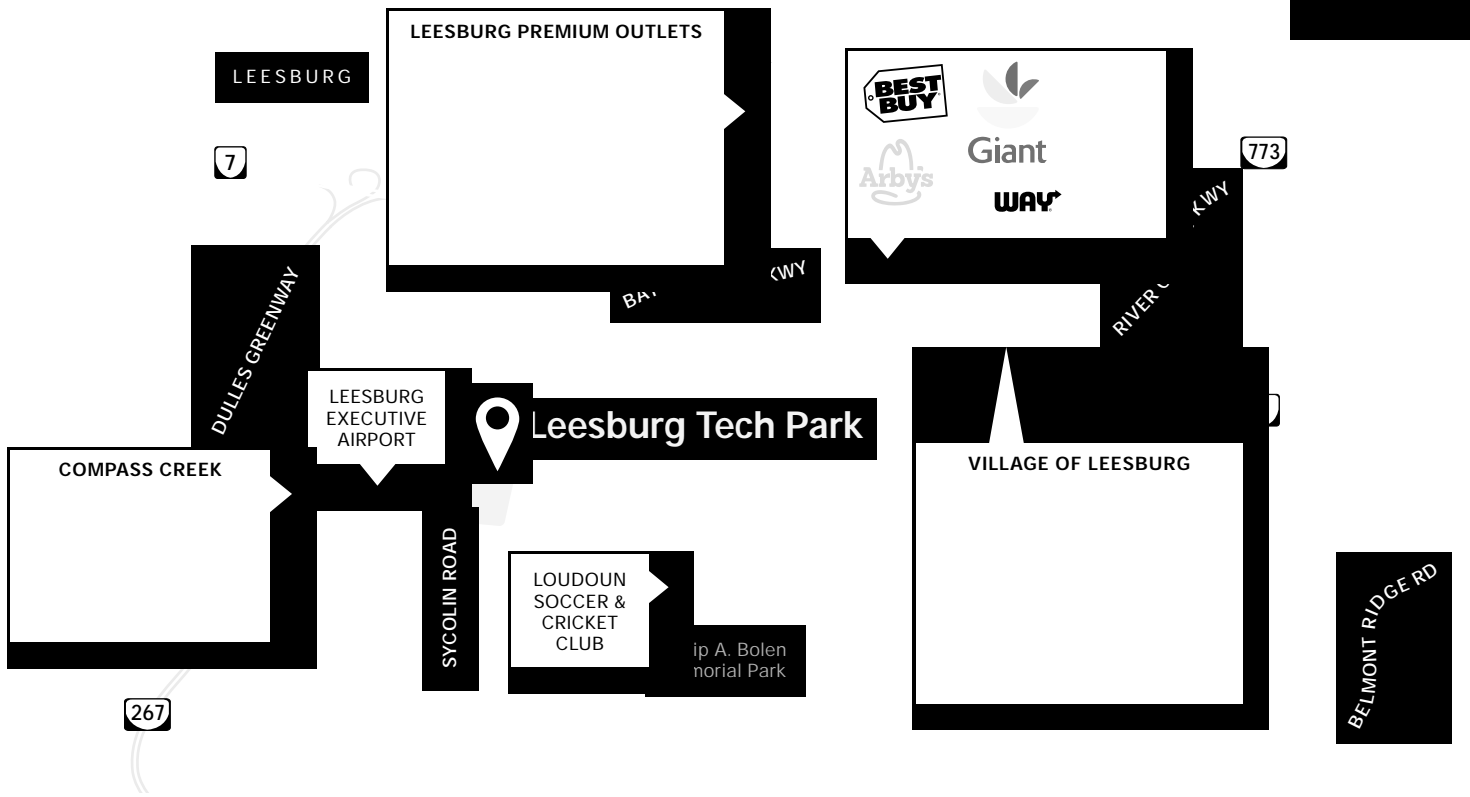
**Total SF Available:**  
3,000–6,000 SF

*New LEED designed flex/R&D  
shell space with (2) 9 x10 rear  
dock doors*



**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.





TO ASHBURN

**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

For additional leasing information or to schedule a tour, contact:

**Danny Foit**  
 Leasing Representative  
 dfoit@sjpi.com  
 703.858.9215

**Matt Holbrook**  
 Regional Partner, Virginia &  
 Central Maryland  
 mholbrook@sjpi.com  
 703.858.9215

Virginia Regional Office:  
 21750 Red Rum Drive | Suite 182  
 Ashburn, Virginia 20147

703.858.9215 | SJPI.COM/VIRGINIA



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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, ex/R&D, warehouse, retail and residential space.

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