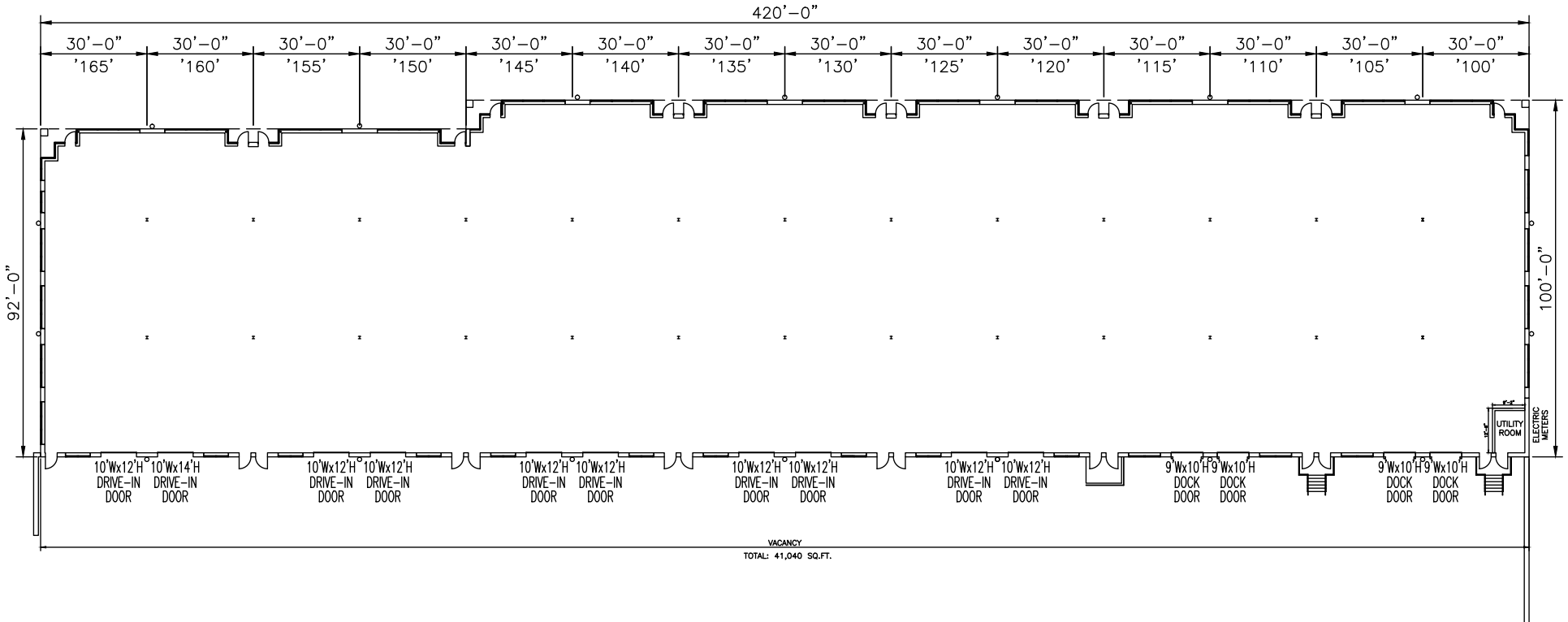


**TOTAL SF AVAILABLE:**  
 2,760 up to 41,040 SF

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 the historic Town of Leesburg, and is adjacent to the Leesburg Executive Airport. On completion, the business park will offer four buildings and more than 160,000 sq. ft. of commercial space. Suite sizes available: 1,800, 2,040, 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 sq. ft.

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).



## FLEX / R&D SPACE

### SINGLE-STORY FLEX / R&D BUILDINGS

Building 1	41,040 SF	FUTURE
Building 2	41,040 SF	FUTURE
Building 3	51,120 SF	FUTURE
Building 4	26,520 SF	FUTURE

### FLEX / R&D SPECIFICATIONS

LEED	Designed
Suite Sizes:	1,800 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)

*For more information on  
Leesburg Tech Park, visit:  
[sjpi.com/leesburgtech](http://sjpi.com/leesburgtech)*





**Distances to:**

- Leesburg Executive Airport ..... 0.5 miles
- Dulles Greenway-Rt. 267 ..... 1.5 miles
- VA Route 7 ..... 2 miles
- Ashburn ..... 5 miles
- VA Route 28 ..... 8 miles
- Reston ..... 9 miles
- Dulles International Airport ..... 13 miles
- Tysons Corner ..... 16 miles
- Washington, DC ..... 35 miles



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

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