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CONTACT: Jay Riley  
(410) 369-1277

## DANCE ACADEMY OF LOUDOUN PIROUETTES TO LARGER LOCATION AT LEESBURG TECH PARK

*Program offers recreation, competitive and performance teams*

LEESBURG, VA (July 16, 2020) – With 16 full-time instructors overseeing 200 dance teams, **Dance Academy of Loudoun** had outgrown their current location. The Loudon County staple has served area youngsters and families for the past 25 years, and is expanding to a larger facility to accommodate its recreation, competitive and performance teams. When considering a new location, staying in close proximity to its more than 600 students was a top priority. The program tip-toed its way less than two miles away to 960 Sycolin Road within Leesburg Tech Park. The academy signed a lease with St. John Properties, Inc. for 12,000 square feet of space and expects to complete its move and be operational this summer. Danny Foit of St. John Properties represented the landlord in this transaction.

“We considered both retail and flex/office locations with Leesburg Tech Park emerging as the most sensible choice based on its proximity to our former space on East Market Street, the ease of adaptability of the interior space and the adjacent shopping and recreational amenities,” explained Elizabeth Boehlein, Director of the Dance Academy of Loudoun. “After dropping off their child for a training session or class, parents will have a short drive to the shopping areas of Village of Leesburg and Leesburg Premium Outlets, or they can spend time relaxing at the nearby parks. The boutiques and shops of downtown Leesburg are less than three miles away as well.”

Dance Academy of Loudoun offers classes for dancers from ages 2 to 18, with virtual classes also available for children as young as 3 years of age. The program prepares its students for competitions throughout the United States as well as performing locally at festivals, charity and community events. The dance disciplines of jazz, tap, lyrical, hip-hop, technique and ballet are taught at each age group. Due to the COVID-19 situation and restriction on holding indoor classes, the academy recently began offering outdoor programming.

960 Sycolin Road is part of the four-building Leesburg Tech Park business community situated at the intersection of Sycolin Road and Miller Drive. The single-story building features 41,040 square feet of flex/R&D space and 16-foot ceiling heights and dock and drive-in rear loading. St. John Properties is presently developing the 17-acre business

2560 Lord Baltimore Dr      Ofc 410 788 0100  
Baltimore MD 21244      Fax 410 788 0851

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community that is configured to support more than 160,000 square feet of space. Each building is designed for LEED Silver certification.

“Dance Academy of Loudoun has been a household name in the local area for nearly three decades and this program will bring increased energy and vitality to Leesburg Tech Park,” stated Matt Holbrook, Regional Partner, Virginia and Central Maryland for St. John Properties. “With the recent improvements to Sycolin Road, Bolen Park, and the Leesburg Executive Airport, this portion of Leesburg is an exciting place to be and we are thrilled to welcome the Dance Academy of Loudoun to our community.”

Leesburg Tech Park is adjacent to the Leesburg Executive Airport, five miles from Ashburn and 13 miles from Dulles International Airport. The business community is within close proximity to VA Route 7 (Harry Byrd Highway), VA Route 267 (Dulles Greenway) and US 15 (Leesburg Bypass).

St. John Properties, Inc., founded in 1971, owns and has developed more than 20 million square feet of Flex/R&D, Office, Retail and Warehouse space in Maryland, Colorado, Louisiana, Nevada, Pennsylvania, Virginia, Utah and Wisconsin. The company was named “2018 Developer of the Year” for the Nation by NAIOP, the Commercial Real Estate Development Association. For more information about the company, visit [www.sjpi.com](http://www.sjpi.com).