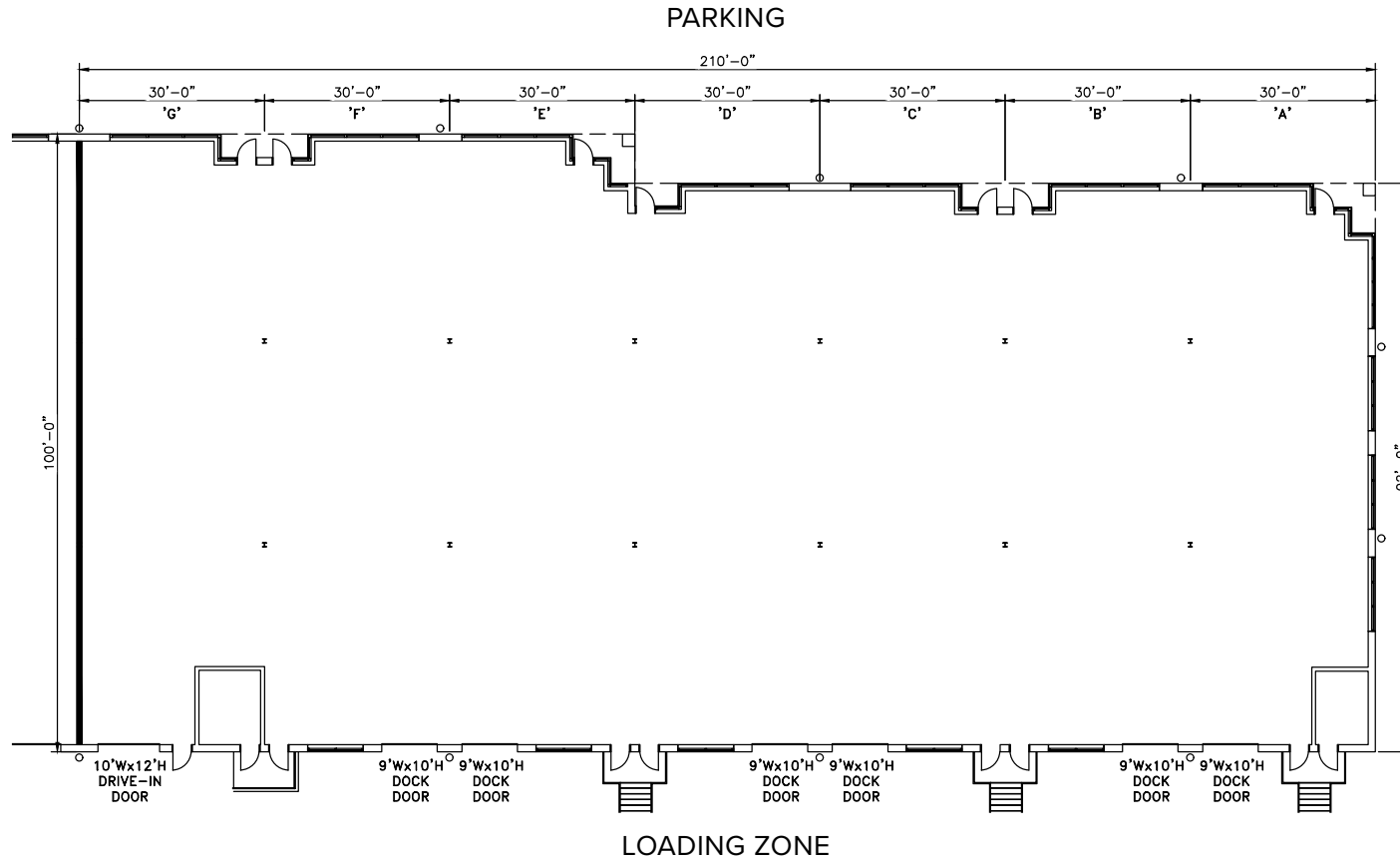




Total SF Available:
20,040 SF

Delivering Q3 2024



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 Arcola Center

On completion, Arcola Center will include eight flex/R&D buildings totaling 288,840 square feet of space and two single-story office buildings totaling 48,080 square feet of space. All buildings offer free, on-site parking.

Arcola Center is conveniently located adjacent to Dulles International Airport and the Dulles Landing shopping center, which offers a variety of amenities including shopping, restaurants and personal services. The business park is surrounded by a diverse residential area featuring both mature and new communities, and draws from a highly-educated and talented labor pool throughout Northern Virginia.

Arcola Center is just 30 miles west of Washington, D.C. in Loudoun County, Virginia. Loudoun County is among the nation's top earning counties and its' population is consistently one of the fastest growing of all counties in the United States. Ashburn, Virginia holds the world's largest concentration of data centers with more than 70% of the world's internet traffic.

Traffic Count (VDOT)

VA Rt. 606 (Loudon County Pkwy): 39,000 vehicles/day

Demographics

	1 Mile	3 Miles	5 Miles
Population	2,744	80,277	143,802
Avg. Household Income	\$171,950	\$223,006	\$225,491



Flex/R&D Space

24730 Arcola Center Plaza	37,080 SF	
24540 Arcola Center Plaza	29,040 SF	
24680 Arcola Center Plaza	33,120 SF	
24610 Arcola Center Plaza	31,080 SF	
Building E	36,120 SF	FUTURE
Building F	45,120 SF	FUTURE
Building G	36,120 SF	FUTURE
Building H	42,120 SF	FUTURE

Flex/R&D Specifications

LEED	Designed
Suite Sizes	2,760 up to 45,120 SF
Ceiling Height	16-18 ft. clear minimum
Loading	Dock or drive-in
Construction	Brick on block
Parking	4 spaces per 1,000 SF
Heat	Gas
Zoning	PDIP

Single-Story Office Space

Building I	22,240 SF	FUTURE
Building J	25,840 SF	FUTURE

Single-Story Office Specifications

LEED	Designed
Suite Sizes	1,384 up to 25,840 SF
Ceiling Height	10 ft. clear minimum
Parking	5 spaces per 1,000 SF
HVAC	Gas
Construction	Brick on block
Zoning	PDIP

For more information on Arcola Center, visit: sjpi.com/arcolacenter



Distances to:

- Dulles International Airport 9 miles
- Dulles Toll Road 6 miles
- Dulles Landing25 miles
- Leesburg, VA 15 mile
- Reston, VA 13 miles
- Tysons Corner 20 miles
- Washington, D.C. (Downtown) 31 miles

Contact Us

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About St. John Properties

St. John Properties, Inc. is one of the nation's largest and most successful privately held commercial real estate firms. Founded in 1971, the vertically-integrated company develops, owns and manages office, flex/research and development, warehouse, retail and residential space nationwide.

St. John Properties' Virginia and Central Maryland regional office owns and is developing more than 4 million square feet of commercial space in Frederick County, Maryland as well as Loudoun and Prince William Counties in Virginia.



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