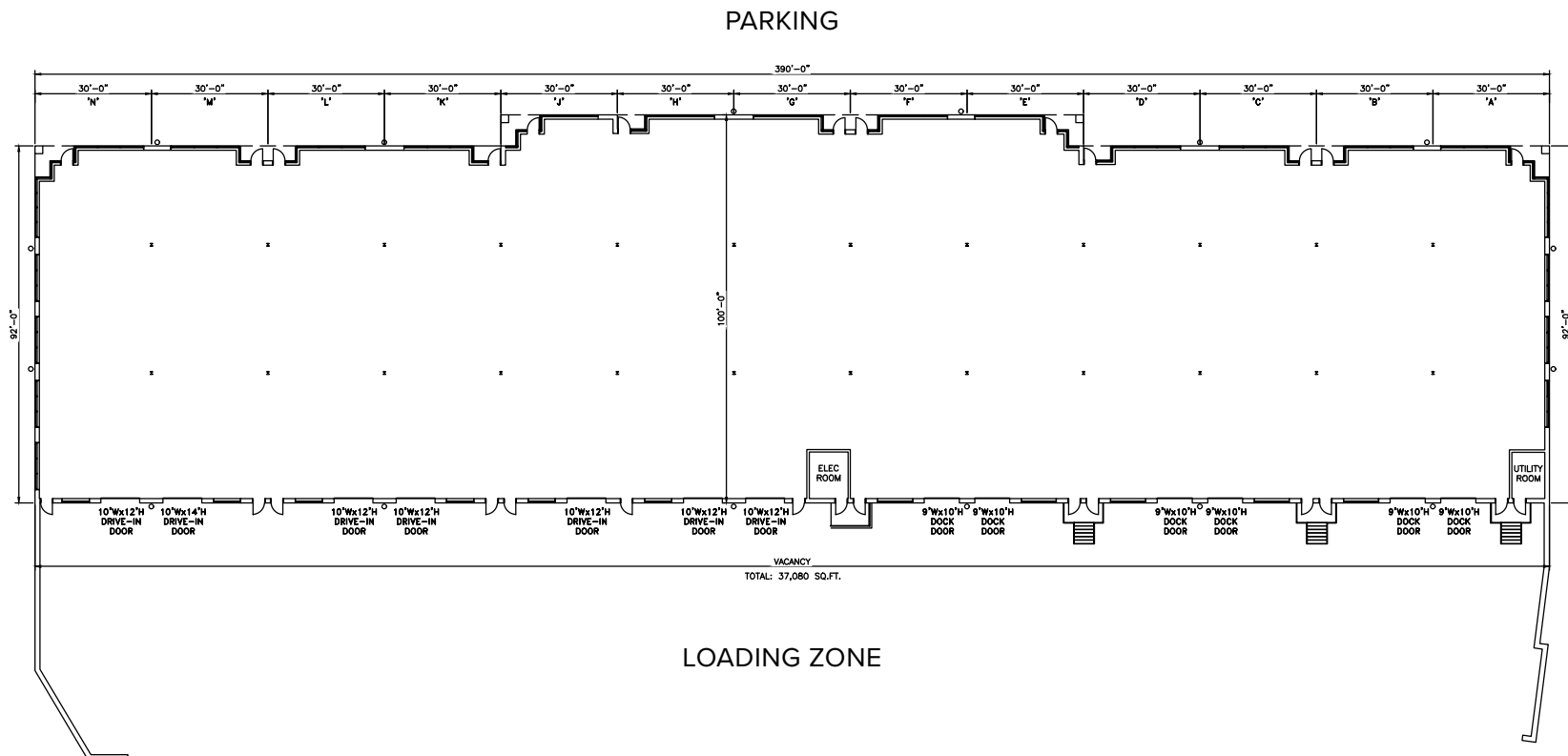




**Total SF Available:**  
37,080 SF

*Delivering Q3 2024*



## 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.

### Demographics

|                       | 1 Mile    | 3 Miles   | 5 Miles   |
|-----------------------|-----------|-----------|-----------|
| Population            | 2,391     | 69,372    | 127,844   |
| Avg. Household Income | \$129,618 | \$198,460 | \$198,966 |



### 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        |
| Roof           | TPO                     |
| 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                   |
| Roof           | EPDM or TPO           |
| Construction   | Brick on block        |
| Zoning         | PDIP                  |

For more information on Arcola Center, visit: [sjpi.com/arcolacenter](http://sjpi.com/arcolacenter)





## Distances to:

|                                    |          |
|------------------------------------|----------|
| Dulles International Airport ..... | 5 miles  |
| Dulles Toll Road .....             | 5 miles  |
| Dulles Landing .....               | .1 miles |
| Leesburg, VA .....                 | 11 mile  |
| Reston, VA .....                   | 8 miles  |
| Tysons Corner .....                | 16 miles |
| Washington, D.C. (Downtown) .....  | 30 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 4.1 million square feet of commercial space in Frederick County, Maryland as well as Loudoun and Prince William Counties in Virginia.



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