

Arcola Center

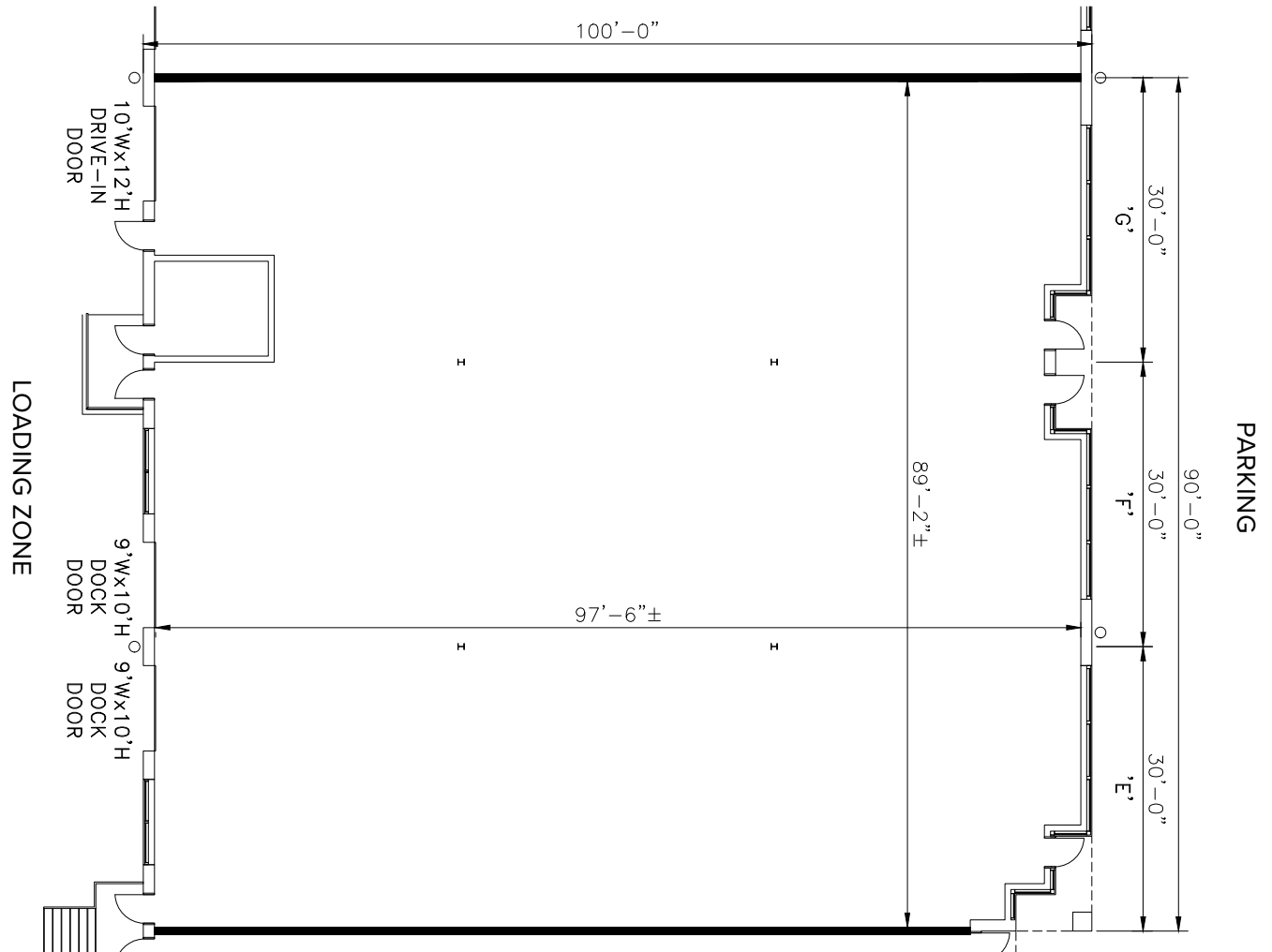
24730 Arcola Center Plaza | Dulles, Virginia 20166

Suites E-G



Total SF Available:
9,000 SF

*Now leasing! New flex/R&D
in Loudoun County*



About Arcola Center

On completion, Arcola Center will include eight flex/R&D buildings totaling 289,800 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 (Loudoun 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

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

Danny Foit
Leasing Representative
 dfoit@sjpi.com
 703.858.9215

Matthew Holbrook
Regional Partner
 mholbrook@sjpi.com
 703.858.9215

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

703.858.9215 | SJPI.COM/VIRGINIA

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.

Connect with us @stjohnprop



This information contained in this publication has been obtained from sources believed to be reliable. St. John Properties makes no guarantee, warranty or representation about this information. Any projections, opinions, assumptions or estimates used here are for example only and do not represent the current or future performance of the property. Interested parties should conduct an independent investigation to determine whether the property suits their needs. REV 08/24