





# **Ashburn Technology Park**

**Waxpool Road at Red Rum Drive** Ashburn, VA 20147





# About Ashburn Technology Park

Ashburn Technology Park is a project of St. John Properties, Inc., a full-service real estate company founded in 1971. The 43-acre business community is located off Waxpool Road (Virginia Route 625) and Red Rum Drive near the Dulles Greenway near Washington Dulles International Airport.

The unified architecture of St. John Properties' eight buildings, comprising 444,960 square feet of flex/R&D/ office space, provides Ashburn Technology Park a campuslike business environment. Tenant sizes from 2,520 to 63,120 square feet of space offer businesses straightforward, economical and high-utility space in a covenant-protected, well-maintained atmosphere. Thirty-foot wide spaces combined with 16-18 foot ceiling heights offer maximum flexibility. Free, generous parking is available adjacent to the building, and the park also features paved walking paths with an exercise circuit.

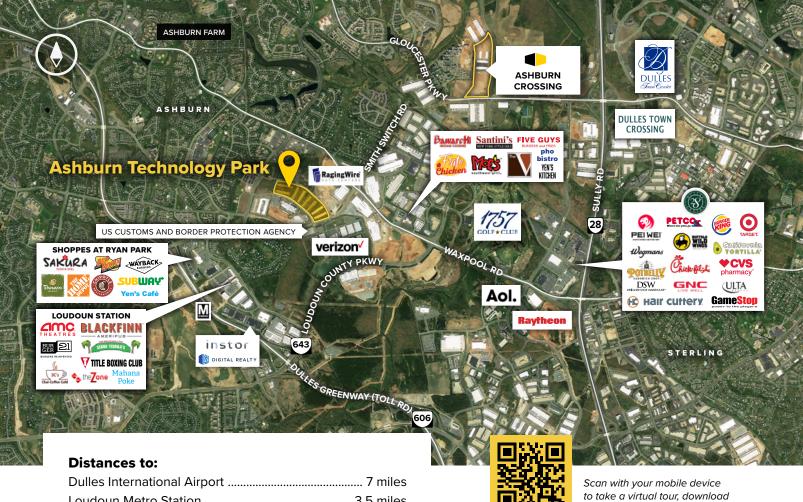
For more information on Ashburn Technology Park, visit: **sjpi.com/ashburntech** 

Flex/R&D Buildings	
21660 Red Rum Drive	57.120 SF
21670 Red Rum Drive	63,120 SF
2.070 1.00 1.01.12	,
21690 Red Rum Drive	54,120 SF
21720 Red Rum Drive	54,120 SF
21730 Red Rum Drive	54,120 SF
21750 Red Rum Drive	54,120 SF
44190 Waxpool Road	54,120 SF LEED GOLD
44200 Waxpool Road	54,120 SF LEED GOLD
Flex/R&D Specifications	
Flex/R&D Specifications  LEED (select buildings)	Certified
<u> </u>	Certified 2,520 up to 63,120 SF
LEED (select buildings)	
LEED (select buildings) Suite Sizes	2,520 up to 63,120 SF
LEED (select buildings) Suite Sizes Loading	2,520 up to 63,120 SF  Dock or drive-in
LEED (select buildings) Suite Sizes Loading Ceiling Height	2,520 up to 63,120 SF  Dock or drive-in  16 ft18 ft. clear height
LEED (select buildings) Suite Sizes Loading Ceiling Height Construction	2,520 up to 63,120 SF  Dock or drive-in  16 ft18 ft. clear height  Brick on block
LEED (select buildings) Suite Sizes Loading Ceiling Height Construction Office	2,520 up to 63,120 SF  Dock or drive-in  16 ft18 ft. clear height  Brick on block  Build to suit









Dulles International Airport	7 miles
Loudoun Metro Station	3.5 miles
Leesburg, VA	11 miles
Reston, VA	10 miles
Tysons Corner	16 miles
VA Route 7	4 miles
VA Route 28	2.5 miles
VA Route 267 (Dulles Greenway)	1.5 miles
Washington, D.C.	25 miles

## **Contact Us**

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

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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.

floor plans and more!

St. John Properties' Virginia and Central Maryland regional office has developed and owns 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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