



# Leesburg Tech Park

Sycolin Road & Miller Drive  
Leesburg, VA 20175



NAIOP  
COMMERCIAL REAL ESTATE  
DEVELOPMENT ASSOCIATION  
NATIONAL  
DEVELOPER  
OF THE YEAR  
— 2018 —

[SJPI.COM/VIRGINIA](http://SJPI.COM/VIRGINIA) | 703.858.9215

## About Leesburg Tech Park

Leesburg Tech Park is a 17-acre flex/research & development project in Leesburg, Virginia, directly adjacent to the Leesburg Executive Airport. The business park offers four buildings and nearly 160,000 square feet of commercial space. Suite sizes available: 2,520, 2,760, 3,000 up to 51,120 square feet. Each building offers dock and drive-in loading capabilities with parking available at 4 spaces per 1,000 square feet.

Located approximately 35 miles from Washington, D.C. and less than 15 miles from Washington Dulles International Airport, Leesburg Tech Park provides convenient access to major commuter thoroughfares including VA Route 7 (Harry Byrd Highway), VA 267 (Dulles Greenway) and US 15 (Leesburg Bypass).

### Flex/R&D Space

900 Sycolin Road	51,120 SF	LEED SILVER
920 Sycolin Road	26,520 SF	LEED SILVER
940 Sycolin Road	41,040 SF	LEED SILVER
960 Sycolin Road	41,040 SF	LEED SILVER

### Flex/R&D Specifications

LEED	Designed   Silver
Suite Sizes:	2,520 up to 51,120 SF
Ceiling Height	16 ft. clear minimum
Loading	Dock or drive-in
Roof	TPO
Construction	Brick on block
Parking	4 spaces per 1,000 SF
Heat	Gas
Zoning	I-1 (SPEX for Flex Industrial/Business)



For more information on Leesburg Tech Park, visit: [sjpi.com/leesburgtech](http://sjpi.com/leesburgtech)



# Leesburg Tech Park | Site Plan

LOUDOUN  
COUNTY  
GOVERNMENT

LOUDOUN  
COUNTY  
SHERIFF'S  
OFFICE

TAVISTOCK DRIVE

MILLER DRIVE

SYCOLIN ROAD

900 Sycolin Road 51,120 SF

920 Sycolin Road 26,520 SF

940 Sycolin Road 41,040 SF

960 Sycolin Road 41,040 SF

LEESBURG  
EXECUTIVE  
AIRPORT





**LEESBURG PREMIUM OUTLETS**

Calvin Klein carter's  
 J.CREW FACTORY STEVE MADDEN  
 POLO RALPH LAUREN NIKE  
 NikeFactoryStore

BEST BUY  
 Giant  
 Arby's SUBWAY  
 Lowe's  
 Moie's southwest grill

**COMPASS CREEK**

Walmart Supercenter  
 at home  
 Microsoft  
 ion

LEESBURG EXECUTIVE AIRPORT

LOUDOUN SOCCER & CRICKET CLUB

**VILLAGE OF LEESBURG**

Plow & Hearth LA FITNESS  
 Ritas Cobb NOKU  
 LocalFuzz Wegmans Booleto  
 noodles eggspiration\*  
 ULTA GNC ME Massage Envy

**Distances to:**

Ashburn, VA .....	5 miles
Dulles International Airport .....	13 miles
Leesburg Executive Airport .....	0.1 miles
Reston, VA .....	9 miles
Tysons Corner .....	16 miles
VA Route 7 (Harry Byrd Highway) .....	2 miles
VA Route 28 (Nokes Boulevard) .....	8 miles
VA Route 267 (Dulles Greenway) .....	1.5 miles
Washington, D.C. ....	35 miles



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# 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 has developed and owns 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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