

## Ashburn Crossing

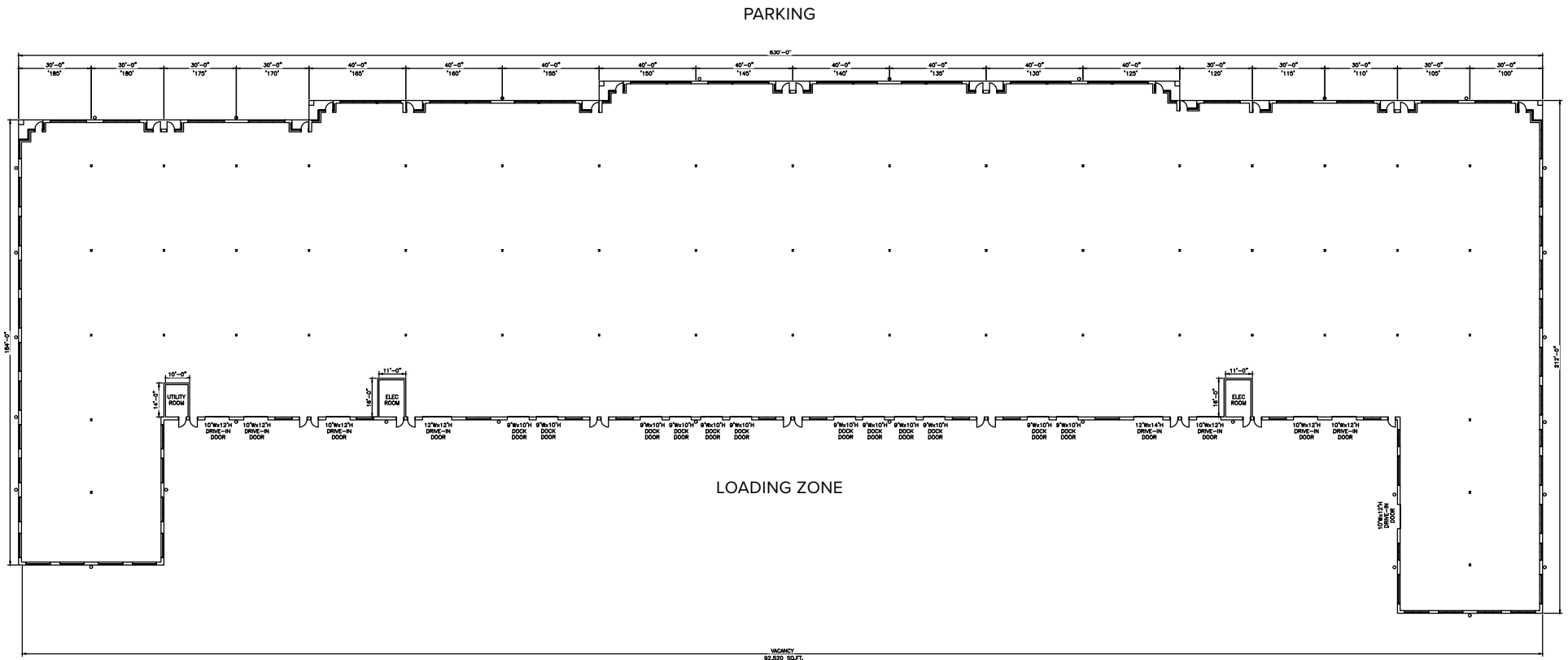
21265 Ashburn Crossing Drive | Ashburn VA, 20147  
Suites 100-185



**Total SF Available:**  
6,000 - 92,520 SF

*New flex/R&D with drive-in loading under construction; delivering Q2 2026*

*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 Ashburn Crossing

Ashburn Crossing is comprised of 80-acres in the heart of Virginia's hi-tech business corridor. Upon completion, the business park will be comprised of 11 flex/R&D buildings totaling 542,820 square feet of space. The buildings offer a unique combination of a professional office atmosphere and significant loading capabilities. Free, on-site parking is available up to 4 spaces per 1,000 square feet.

Ashburn Crossing is conveniently located near a variety of business amenities, shopping, entertainment and restaurants, as well as a diverse residential area featuring both mature and new communities. The park draws from a highly-educated and talented labor pool throughout Northern Virginia.

Ashburn Crossing is just 25 miles west of Washington, D.C. in Loudoun County, Virginia. Ashburn is home to many fortune 500 firms including Amazon, Verizon, Raytheon, Equinix, and the Howard Hughes Medical Institute.

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.



### R&D/Office/Flex Buildings

21000 Ashburn Crossing Drive	29,040 SF	LEED SILVER
21005 Ashburn Crossing Drive	43,800 SF	LEED SILVER
21050 Ashburn Crossing Drive	29,040 SF	LEED SILVER
21055 Ashburn Crossing Drive	23,520 SF	LEED SILVER
21100 Ashburn Crossing Drive	45,120 SF	LEED SILVER
21140 Ashburn Crossing Drive	45,120 SF	LEED SILVER
21205 Ashburn Crossing Drive	98,880 SF	FUTURE
21210 Ashburn Crossing Drive	46,080 SF	LEED SILVER
21220 Ashburn Crossing Drive	46,080 SF	LEED SILVER
21240 Ashburn Crossing Drive	43,620 SF	LEED SILVER
21265 Ashburn Crossing Drive	92,520 SF	FUTURE

### Flex/R&D Specifications

LEED	Certified Silver
Suite Sizes	2,520 up to 98,880 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	PD-IP

### Retail Pad Site

Convenience Store/Gas	±2.43 Acres
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For more information on Ashburn Crossing, visit: [sjpi.com/ashburncrossing](http://sjpi.com/ashburncrossing)





#### Distances to:

Route 28 (Nokes Boulevard) .....	1.5 miles
Dulles Town Center .....	2 miles
One Loudoun .....	2 miles
Route 7 (Harry Byrd Highway) .....	2 miles
Dulles Toll Road .....	3 miles
Dulles International Airport .....	7 miles
Washington, D.C. (Downtown) .....	31.5 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 multifamily space nationwide.

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