

ASHBURN CROSSING: Phase V: Construction Starting

Delivering Summer 2025



Rare Opportunity in Loudoun County

191,400 SF Flex/R&D/Office in the Heart of Loudoun's Tech Corridor

Building Features:

- ▶ Suite sizes starting at 5,000 sq. ft. up to 98,880 sq. ft.
- ▶ Building depth: up to 140 ft.
- ▶ Minimum clear height: 18 ft.
- ▶ Abundant free parking
- ▶ Dock and drive-in loading capabilities, wide truck court
- ▶ 24/7 tenant access, utility control
- ▶ Property Zoning: Loudoun County IP
- ▶ Designed for LEED® Certification



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

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