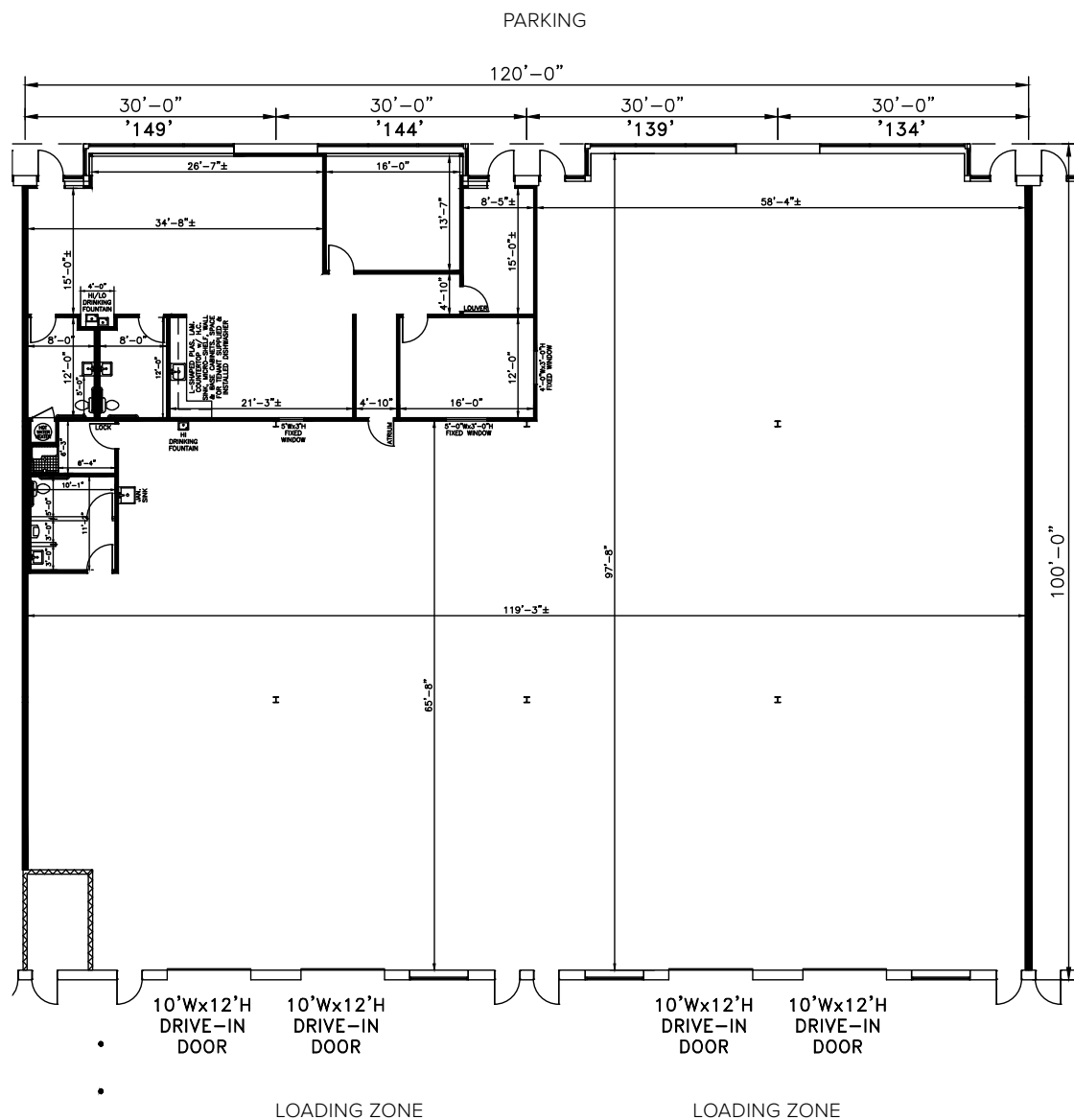




## Suites 134-149

1,591 sq. ft. of existing office,  
10,409 sq. ft. warehouse with  
10'x12' drive-in (4)

**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 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 R&D/Flex/Office space, provides Ashburn Technology Park a campus-like business environment. Tenant sizes from 2,520 to 63,120 square feet of space offer businesses straight-forward, 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](http://sjpi.com/ashburntech)*

### Flex/R&D Buildings

|                     |                            |
|---------------------|----------------------------|
| 21660 Red Rum Drive | 57,120 SF                  |
| 21670 Red Rum Drive | 63,120 SF                  |
| 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 <b>LEED GOLD</b> |
| 44200 Waxpool Road  | 54,120 SF <b>LEED GOLD</b> |

### Flex/R&D Specifications

|                                  |                            |
|----------------------------------|----------------------------|
| LEED ( <i>select buildings</i> ) | Gold   Core & shell        |
| Suite Sizes                      | 2,520 up to 63,120 SF      |
| Loading                          | Dock or drive-in           |
| Ceiling Height                   | 16 ft.-18 ft. clear height |
| Roof                             | EPDM Rubber/TPO            |
| Walls                            | Brick on block             |
| Office                           | Build to suit              |
| Parking                          | 4 spaces per 1,000 SF      |
| Heat                             | Gas                        |
| Zoning                           | PDIP 1993                  |







#### Distances to:

|                                      |           |
|--------------------------------------|-----------|
| Dulles International Airport .....   | 5 miles   |
| Loudoun Metro Station .....          | 1 mile    |
| Leesburg, VA .....                   | 6 miles   |
| Reston, VA .....                     | 9 miles   |
| Tysons Corner .....                  | 13 miles  |
| VA Route 7 .....                     | 1 mile    |
| VA Route 28 .....                    | 0.5 miles |
| VA Route 267 (Dulles Greenway) ..... | 3 miles   |
| Washington, D.C. ....                | 25 miles  |

## Contact Us

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

#### Danny Foit

Leasing  
Representative

dfoit@sjpi.com  
703.858.9215

#### Matt Holbrook

Regional Partner, Virginia &  
Central Maryland

mholbrook@sjpi.com  
703.858.9215

#### Virginia Regional Office:

21750 Red Rum Drive | Suite 182 | Ashburn, Virginia 20147

**703.858.9215 | SJPI.COM/VIRGINIA**



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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 4.2 million square feet of commercial space in Frederick County, Maryland as well as Loudoun and Prince William Counties in Virginia.

