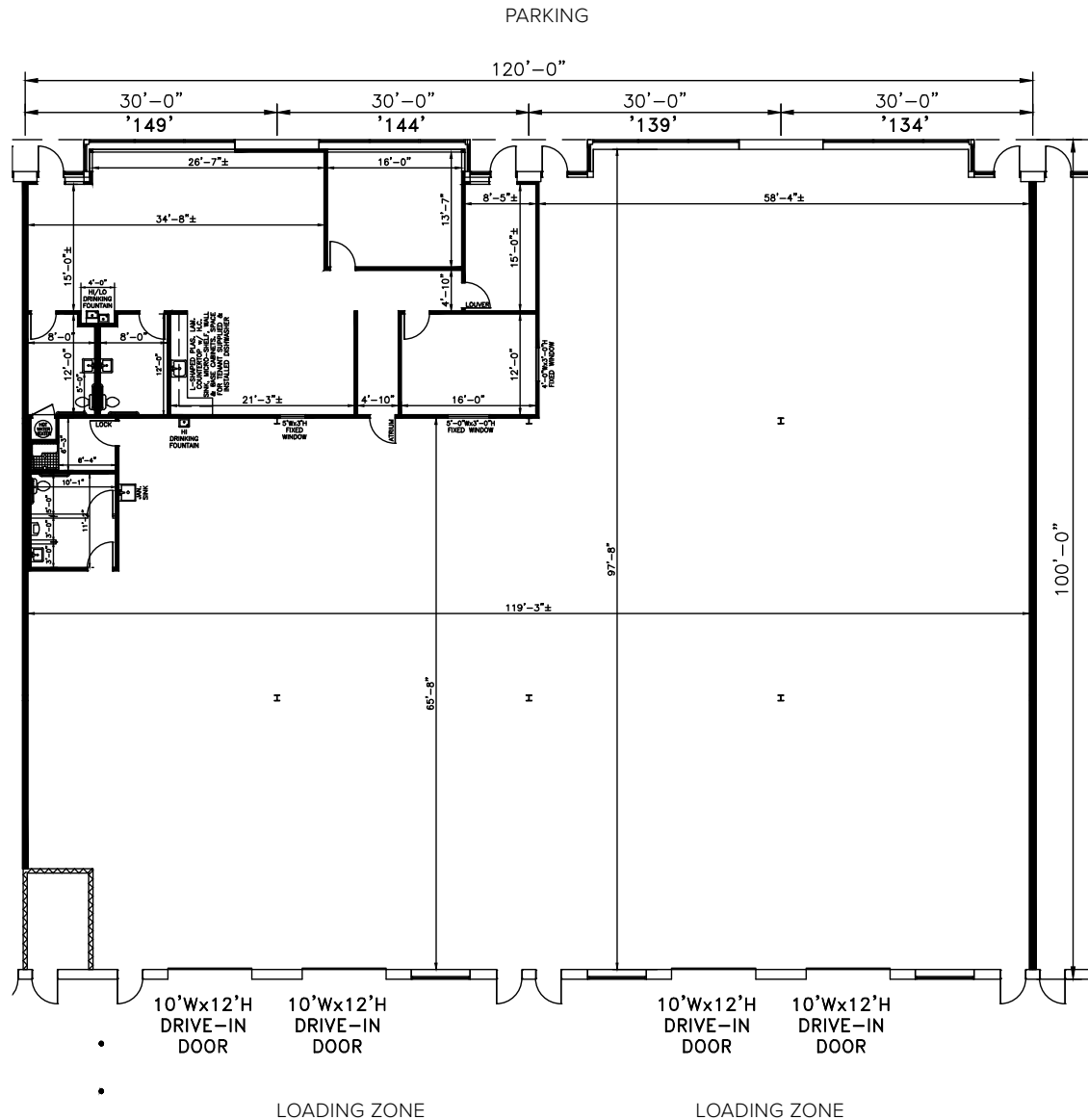




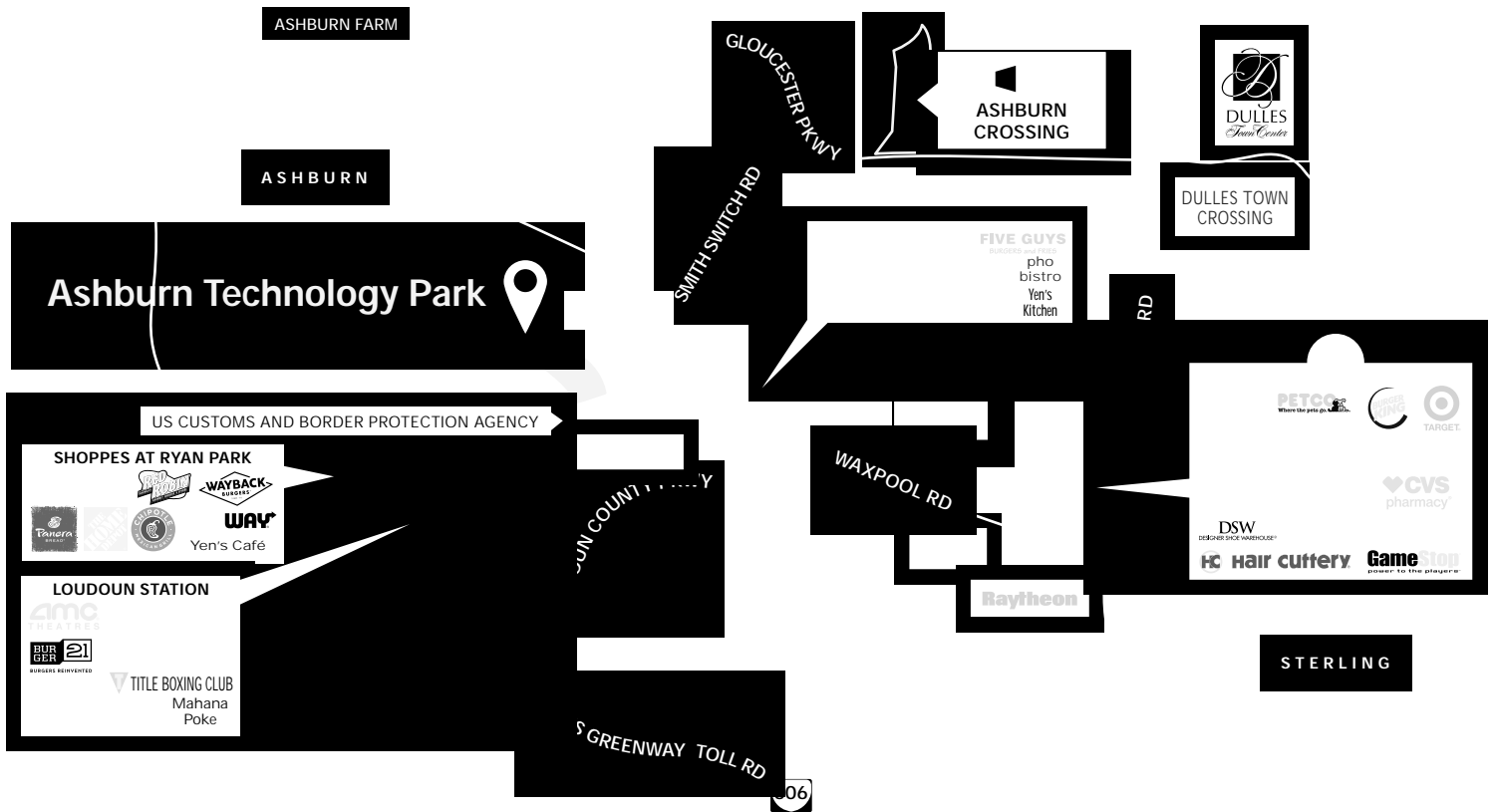
**Total SF Available:**  
12,000 SF

1,591 sq. ft. of existing office,  
10,409 sq. ft. warehouse with  
10x12 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.*





**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



Scan with your mobile device to take a virtual tour, download our plans and more!

# 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](http://SJPI.COM/VIRGINIA)

### 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, ex/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.



USGBC  
MEMBER

**NAIOP**  
 COMMERCIAL REAL ESTATE  
 DEVELOPMENT ASSOCIATION  
 NORTHERN VIRGINIA CHAPTER



This information contained in this publication has been obtained from sources believed to be reliable. St. John Properties makes no guarantee, warranty or representation about this information. Any projections, opinions, assumptions or estimates used here are for example only and do not represent the current or future performance of the property. Interested parties should conduct an independent investigation to determine whether the property suits their needs. REV 07/23