

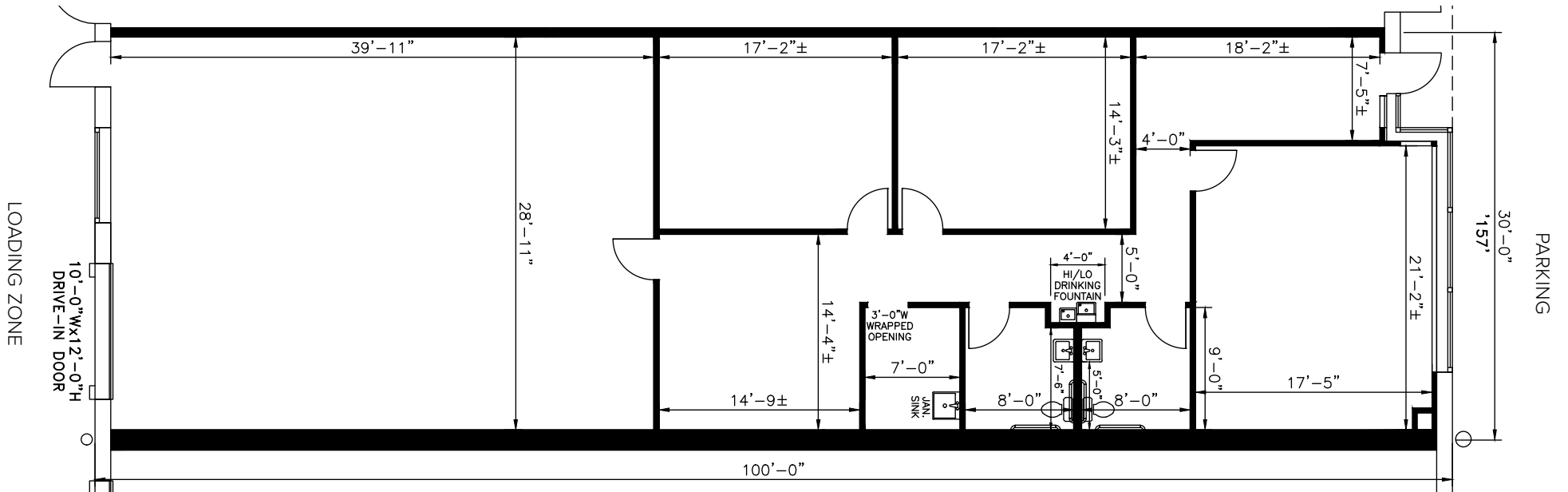


**Total SF Available:**  
3,000 SF

1,759 sq. ft. office, 1,241 sq. ft. warehouse with  
private offices (2) and conference room (1)

**CLICK TO VIEW  
VIRTUAL TOUR**

*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 flex/R&D/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	LEED GOLD
44200 Waxpool Road	54,120 SF	LEED GOLD

### Flex/R&D Specifications

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







## Ashburn Technology Park

US CUSTOMS AND BORDER PROTECTION AGENCY

**SHOPPES AT RYAN PARK**

SAKURA, WAYBACK, SUBWAY, Yen's Café

**LOUDOUN STATION**

AMC THEATRES, BLACKFINN, TITLE BOXING CLUB, The Zone, Mahana Poke

instor DIGITAL REALTY

verizon

1757 GOLF & CLUB

Aol.

Raytheon

PETCO, FEI WEI, Wegmans, POIBELLY, DSW, GNC, ULTA, GameStop



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### Distances to:

- VA Route 267 (Dulles Greenway) ..... 1.5 miles
- VA Route 28 ..... 2.5 miles
- Loudoun Metro Station ..... 3.5 miles
- VA Route 7 ..... 4 miles
- Dulles International Airport ..... 7 miles
- Reston, VA ..... 10 miles
- Leesburg, VA ..... 11 miles
- Tysons Corner ..... 16 miles
- Washington, D.C. .... 25 miles

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

Connect with us @stjohnprop



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