



703.858.9215 | SJPI.COM/VIRGINIA

Ashburn Technology Park

44200 Waxpool Road | Ashburn, VA 20147

Suites 147-152

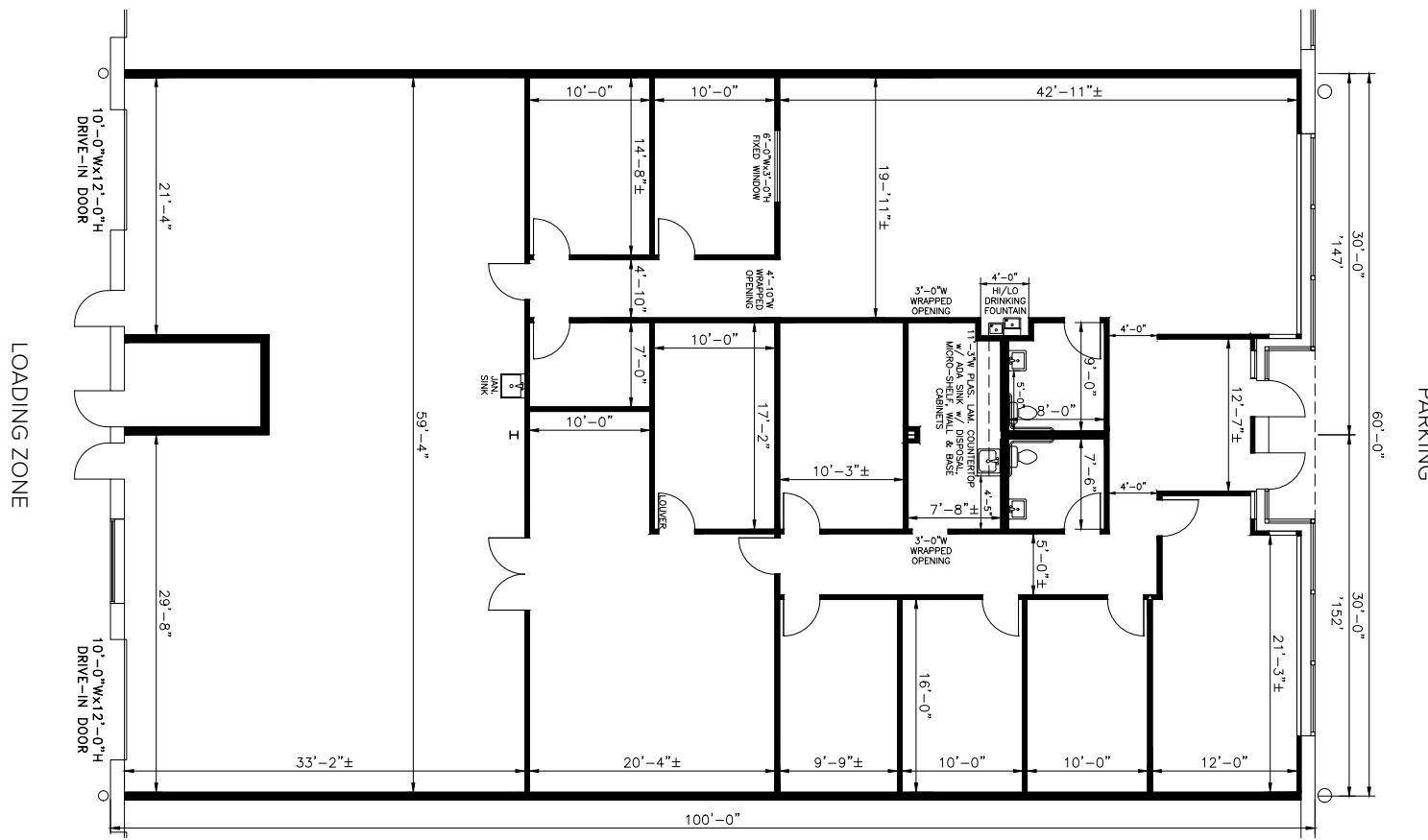


Total SF Available:

6,000 SF

3,925 sq. ft. office, 2,075 sq. ft. warehouse with private offices (7), conference room (1), private restrooms (2), and 10'x12' drive-in doors (2)

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 Tech Park

Ashburn Tech 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 Tech 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 Tech Park, visit: 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 (select buildings)	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





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



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