



## 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](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                  |





#### 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 multifamily space nationwide.

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