St. John Properties

703.858.9215 | SJPI.COM/VIRGINIA

Ashburn Tech Park
44190 Waxpool Road | Ashburn, VA 20147
Suites 122-127

▶ WHAT IS FLEX?

Total SF Available:

6,000 SF

Flex/R&D with 10'x12' drive-in doors (2)

LOADING ZONE

PUSH BARS

PUSH BARS

PARKING

10'-0"W x 12'-0"H DRIVE-IN DOOR

10'-0"W x 12'-0"H DRIVE-IN DOOR

97'-3"±

59'-4"

30'-0" '127'

60'-0"

30'-0" '122'

HI/LO DRINKING FOUNTAIN W/ BOTTLE FILLER

4'-0"

9'-0"

5'-0"

7'-6"

JAN. SINK

8'-0"

8'-0"

100'-0"
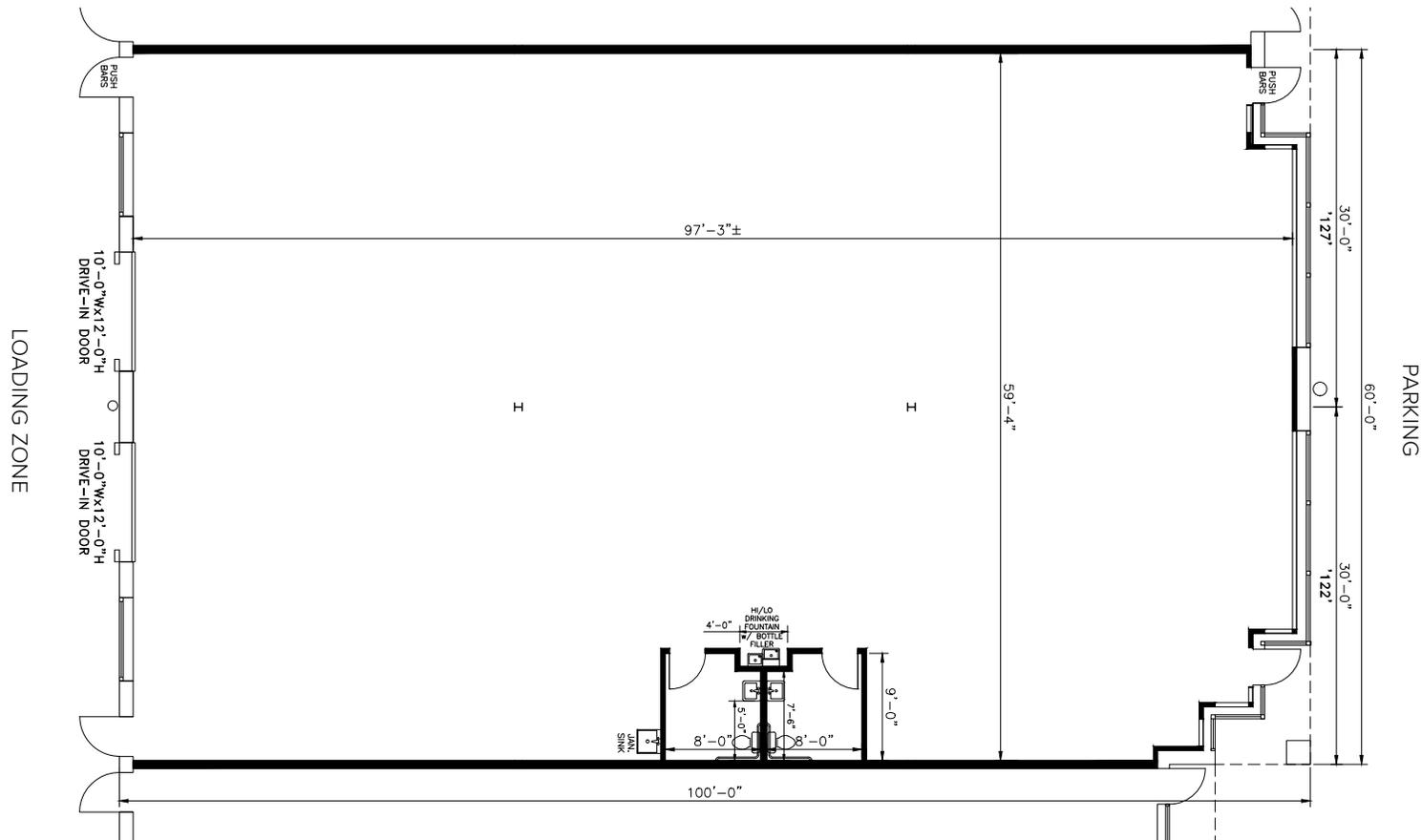
About Ashburn Tech Park

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

ASHBURN FARM

GLOUCESTER PKWY

ASHBURN CROSSING

DULLES Town Center

ASHBURN

DULLES TOWN CROSSING

SMITH SWITCH RD

SULLY RD

Ashburn Tech Park

RagingWire DATA CENTERS

Bawarchi INDIAN CUISINE | Santini's NEW YORK STYLE DELI | FIVE GUYS BURGERS and FRIES

Frite Chicken | Moe's southwest grill | TV | pho bistro | YEN'S KITCHEN

1757 GOLF CLUB

28

PEI WEI | PETCO Where the pets go | BURGER KING | TARGET

Wegmans | Little Wild Wings | California Tortilla

POTBELLY SANDWICH SHOP | Chick-fil-A | CVS pharmacy

DSW DESIGNER SHOE WAREHOUSE | GNC LIVE WELL | ULTA

HC Hair Cuttery | GameStop power to the players

US CUSTOMS AND BORDER PROTECTION AGENCY

verizon✓

WAXPOOL RD

SHOPPES AT RYAN PARK

SAKURA SUSHI & GRILL | Red Robin | WAYBACK BURGERS

Panera BREAD | THE HOME DEPOT | CHIPOTLE | SUBWAY | Yen's Café

LOUDOUN COUNTY PKWY

Aol.

Raytheon

STERLING

LOUDOUN STATION

AMC THEATRES | BLACKFINN AMERIPUB

BURGER 21 BURGERS REINVENTED | SEÑOR TEQUILA's | TITLE BOXING CLUB

JC's Chai Coffee Café | the Zone | Mahana Poke

M metro

instor DIGITAL REALTY

643

DULLES GREENWAY (TOLL RD)

606

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

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

Contact Us

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

Danny Foit
Director of Leasing
DFoit@sjpi.com
240.931.0811

Matthew Holbrook
Regional Partner
MHolbrook@sjpi.com
301.682.9215

Virginia Regional Office:
24730 Arcola Center Plaza | Suite 130
Dulles, Virginia 20166

703.858.9215 | 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, flex/research and development, warehouse, retail and multifamily space nationwide.

Connect with us **@stjohnprop**

USGBC MEMBER

NAIOP COMMERCIAL REAL ESTATE DEVELOPMENT ASSOCIATION NORTHERN VIRGINIA CHAPTER

ST. JOHN PROPERTIES

NAIOP COMMERCIAL REAL ESTATE DEVELOPMENT ASSOCIATION NATIONAL DEVELOPER OF THE YEAR 2018