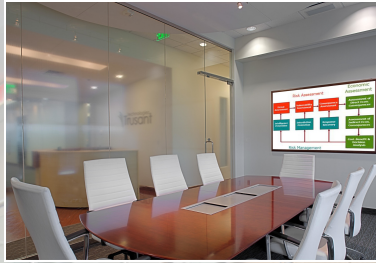


PROPERTY OVERVIEW

LOUDOUN TECH CENTER

**21240-21630 RIDGETOP CIRCLE, 45940 HORSESHOE DRIVE &
45945-46040 CENTER OAK PLAZA, DULLES, VA 20166**



Building Information

- Conveniently located just off Route 7/Leesburg Pike, with easy access to Dulles Town Center
- Nine single-story office/flex buildings totaling 332,111 square feet
- One two-story, Class A office building totaling 60,178 square-feet
- Flex buildings feature 10' finished ceiling heights
- Individually controlled HVAC systems
- FiOS service available
- 120/208 volt, 3-phase, 4-wire service
- Gas heat/public utilities
- Sprinklered
- Highest parking ratio in area with up to 8/1,000 spaces
- Six miles from Dulles International Airport
- Loudoun County, PDIP w/ office overlay zoning: office, light industrial



Surrounding Amenities

- Aldi
- Bed Bath & Beyond
- Burger 21
- Burger King
- Burton's Grill
- CAVA
- Chick-fil-A
- Chipotle
- Costco
- Fireworks Pizza
- Five Guys
- Harris Teeter
- Home Depot
- LA Fitness
- McDonald's
- Mission BBQ
- Noodles & Company
- Olive Garden
- Outback Steakhouse
- Panera Bread
- Plaza Azteca
- Red Lobster
- Red Robin Burgers
- Ridgetop Coffee
- Starbucks
- Subway
- Sweetwater Tavern
- Target
- Various Hotels
- Walmart

Site Plan

Loudoun Tech Center

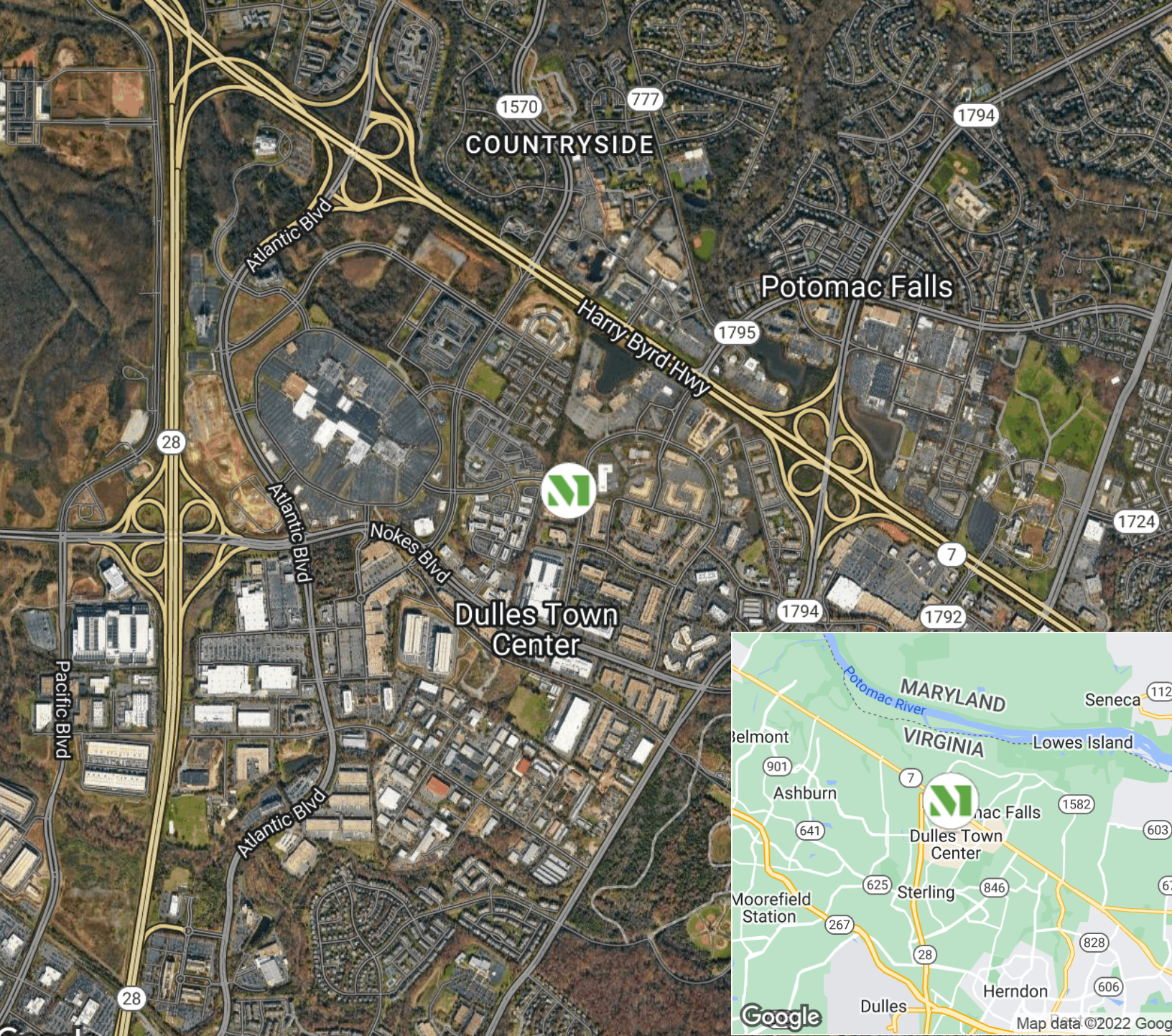
21240 Ridgetop Circle	Flex/Light Industrial	49,700 SF
21630 Ridgetop Circle	Flex/Light Industrial	28,024 SF
21620 Ridgetop Circle	Flex/Light Industrial	25,742 SF
45940 Horseshoe Drive	Flex/Light Industrial	47,040 SF
45945 Center Oak Plaza	Flex/Light Industrial	30,800 SF
45999 Center Oak Plaza	Flex/Light Industrial	30,800 SF
45960 Center Oak Plaza	Flex/Light Industrial	34,835 SF
45980 Center Oak Plaza	Flex/Light Industrial	40,440 SF
46040 Center Oak Plaza	Flex/Light Industrial	44,730 SF
46000 Center Oak Plaza	2-story Office	60,178 SF



“It was always a positive experience with Merritt. In our entire experience with Merritt ‘no’ was not in their vocabulary. It was always ‘we can make that work’ or ‘we can find a solution to your need’ and that set Merritt apart.”

GEORGE CARACOST
VICE PRESIDENT & GENERAL MANAGER
SAAB DEFENSE AND SECURITY





CREATING HOMES FOR BUSINESSES

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For additional information or to schedule a tour, contact:

Scott Longendyke | Shaelyn Mullaney | Kelly Wells

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