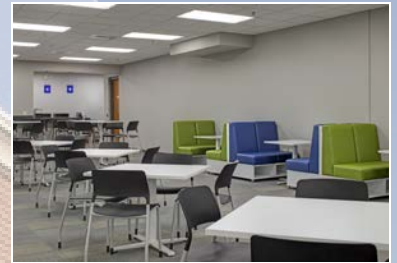


PROPERTY OVERVIEW

UNIVERSITY CENTER

19955 & 19980 HIGHLAND VISTA DRIVE, ASHBURN, VA 20147



Building Information

- Conveniently located just off Route 7/Leesburg Pike, with easy access to Dulles Town Center, Route 28 and Dulles Toll Road
- Adjacent to the George Washington University Virginia Science & Technology Campus and walking distance from restaurants, hotels, grocery, and more
- Two single-story office/flex buildings totaling 106,818 square-feet
- Brick facade with continuous ribbon glass
- 10' finished ceiling height
- Individually controlled HVAC systems
- 120/208 volt, 3-phase, 4-wire service
- FiOS service available
- Gas heat/public utilities
- Sprinklered
- Minutes from Dulles International Airport
- Loudoun County, PD-RDP zoning: office, R & D



Surrounding Amenities

- AC Moore
- Bar Louie
- CAVA
- Cheesecake Factory
- Chick-fil-A
- Chipotle
- Courtyard Marriott
- Domino's
- Dunkin'
- Firehouse Subs
- Giant
- Harris Teeter
- Home Goods
- Jersey Mike's Subs
- Jimmy John's
- LA Fitness
- Lowe's
- Matchbox Pizza
- McDonald's
- MOD Pizza
- Peet's Coffee
- Popeye's
- Red Lobster
- Red Robin
- Sam's Club
- Smoothie King
- Springhill Suites by Marriott
- Starbucks
- Subway
- Texas Roadhouse
- The UPS Store
- Top Golf
- Trader Joe's
- Uncle Julio's
- Walmart
- Wendy's
- Whole Foods
- Zoe's Kitchen

Site Plan

University Center

19955 Highland Vista Drive
19980 Highland Vista Drive

Single-Story Office
Single-Story Office

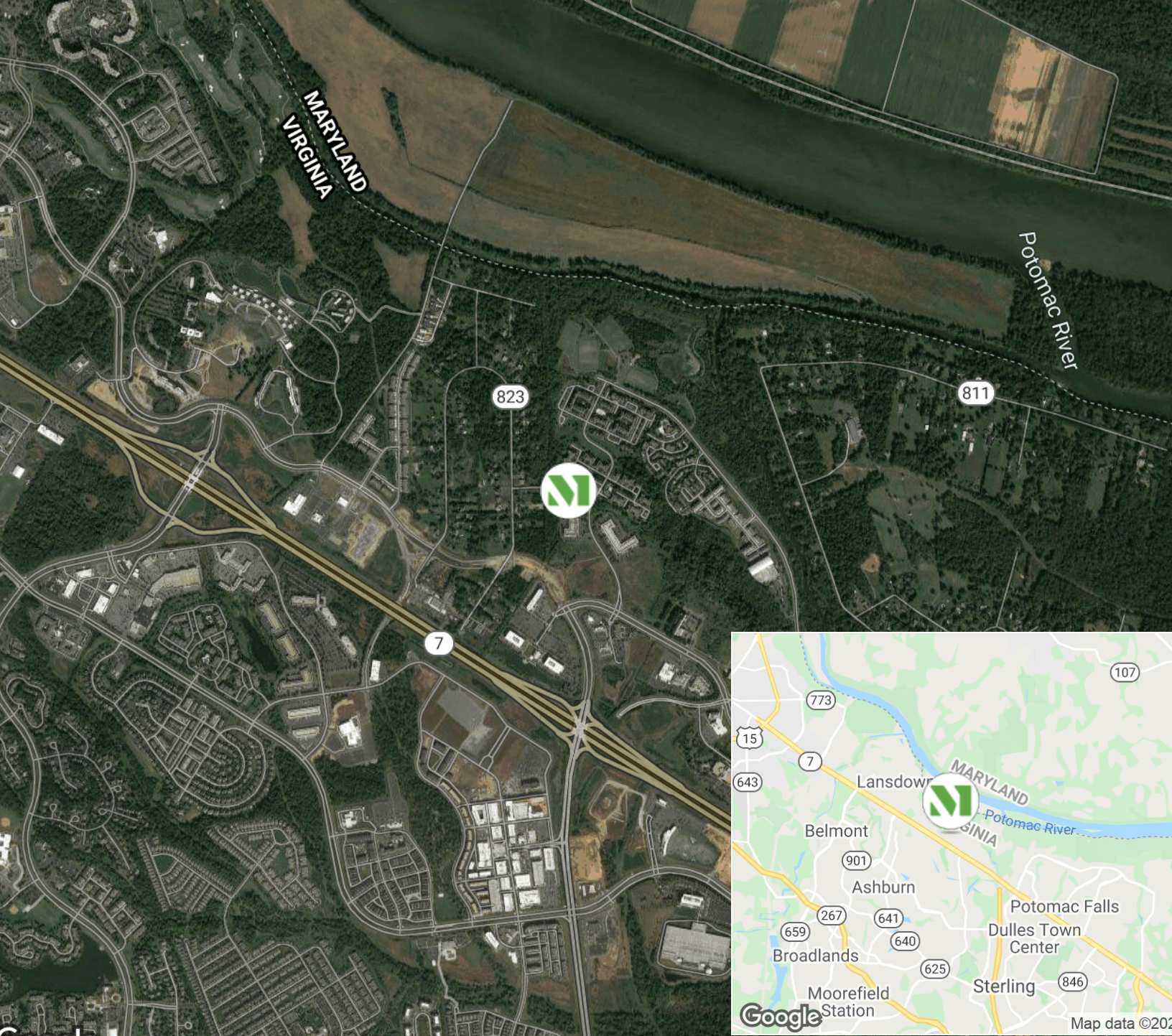
42,531 SF
64,287 SF



“Merritt is a fantastic company, and I’m very fortunate to have partnered with them. They believed in my company, and I believed in them. It is a relationship that is going to keep growing.”

GREG NALLEY
FOUNDER
NALLEY FRESH





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Scott Longendyke | Shaelyn Mullaney

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