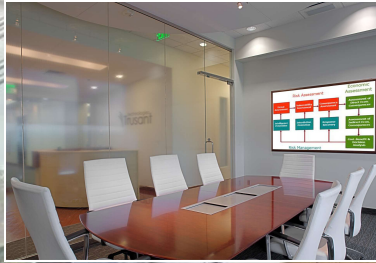


PROPERTY OVERVIEW

# LOUDOUN TECH CENTER 1

21240 RIDGETOP CIRCLE, STERLING, 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
- Mission BBQ
- Noodles & Company
- Olive Garden
- Outback Steakhouse
- Panera Bread
- Plaza Azteca
- Red Lobster
- Red Robin Burgers
- Ridgetop Coffee
- Starbucks
- Subway

# Site Plan

Loudoun Tech Center 1

21240 Ridgetop Circle

Industrial

49,700 SF

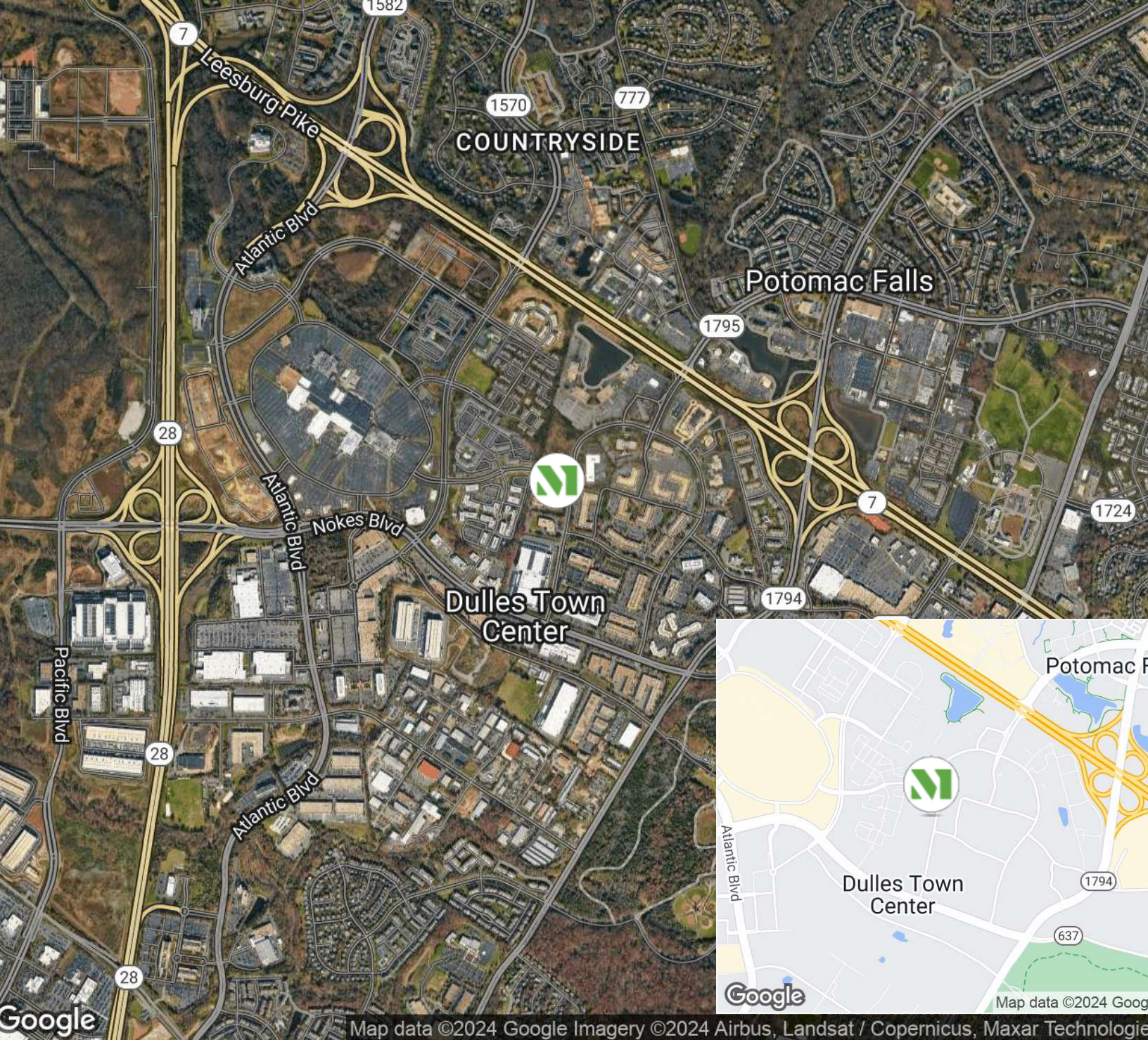


*"As we've grown, Merritt has found solutions for us even if it wasn't the best thing for them. That makes you trust them, and you know you can count on them. All the Merritt folks I've dealt with - they've all been honorable."*

**DAVID KELLY**  
CHIEF ORGANIZATIONAL OFFICER  
KELLY & ASSOCIATES







## CREATING HOMES FOR BUSINESSES

Established in 1967, Merritt Properties is a privately held commercial real estate company offering over 21 million square feet of Class A office, flex, warehouse, industrial, retail and build-to-suit spaces throughout Maryland, Florida, North Carolina and Virginia. We design, build, lease and manage our properties for the long term with a commitment to providing the highest quality service to all of our customers.

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

Scott Longendyke | Shaelyn Mullaney | Kelly Wells

**[merrittproperties.com](https://merrittproperties.com)**

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