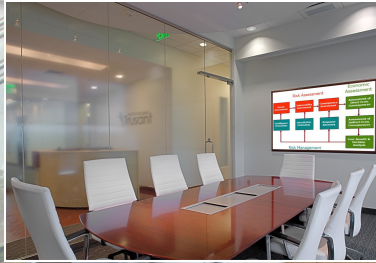


PROPERTY OVERVIEW

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

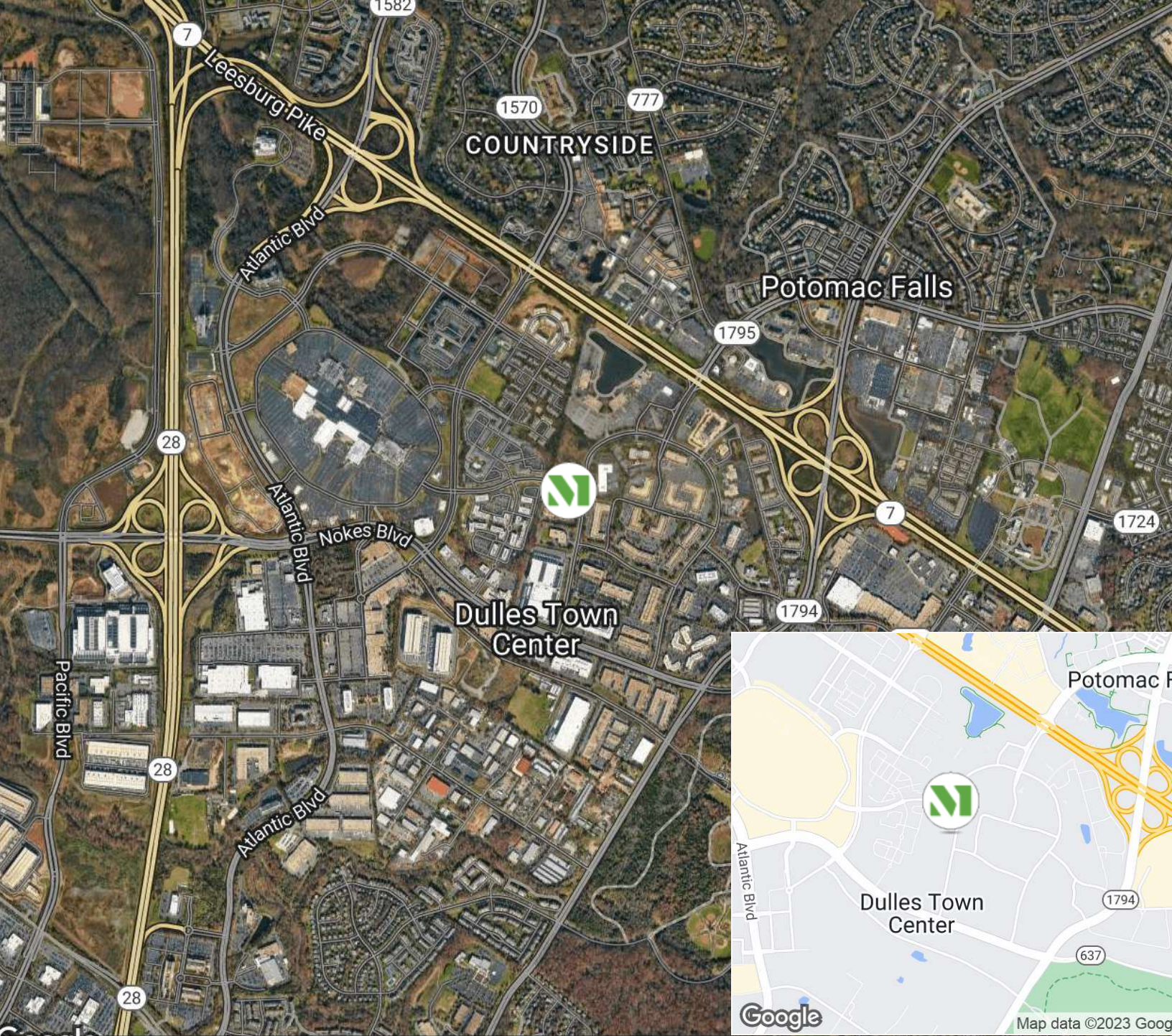
49,700 SF



"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

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For additional information or to schedule a tour, contact:

Scott Longendyke | Shaelyn Mullaney | Kelly Wells

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