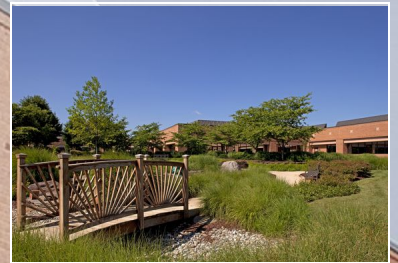


PROPERTY OVERVIEW

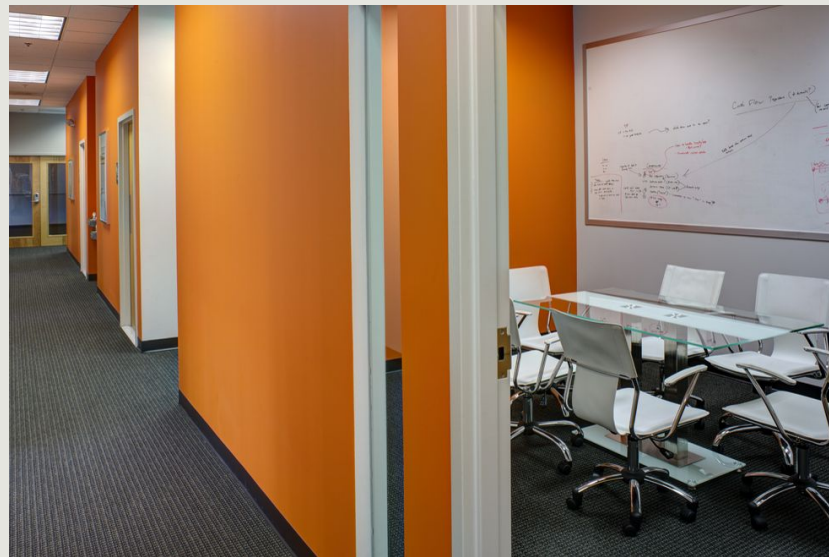
LOUDOUN TECH CENTER 2

21620 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

- Starbucks
- McDonald's
- Chipotle
- Five Guys
- Red Robin Burgers
- Olive Garden
- Chick-fil-A
- Red Lobster
- LA Fitness
- Costco
- Target
- Bank of America
- Bed Bath & Beyond
- Dulles Town Center

Site Plan

Loudoun Tech Center 2

21620 Ridgetop Circle

1 - Story Office

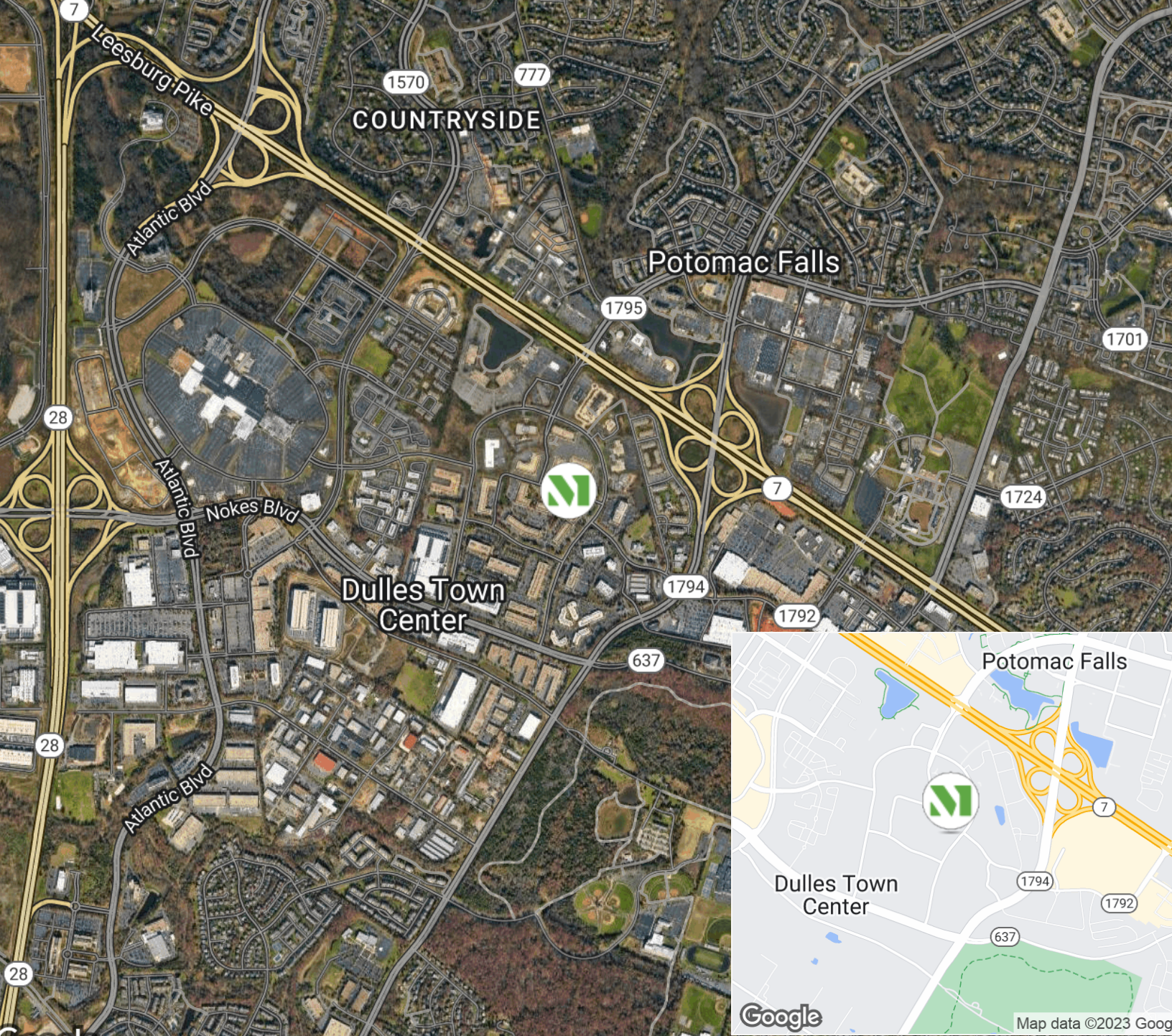
28,188 SF



"As a creative company, we wanted a space that was cool and quirky—but also worked. With Merritt, we had a designer who listened and helped us create this environment that we think is a true reflection of our brand DNA"

KOREN RAY & DAVID BREWER
CHIEF VISIONARY OFFICER & CEO
HOBOTHE ORIGINAL





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

MD: 410.298.2600 | VA: 703.858.2725 | NC: 919.526.0070 | FL: 904.515.2030

