

PROPERTY OVERVIEW

LOUDOUN TECH CENTER 10

46000 CENTER OAK PLAZA, STERLING, VA 20166



Building Information

- Contemporary or traditional office buildouts available with 10' ceilings
- Continuous window lines and glass-front offices and conference rooms
- Opportunity to add a dock/loading area
- Fitness center and community lounge in building
- Conveniently located just off Route 7/Leesburg Pike, with easy access to Dulles Town Center and Cascades Overlook
- Parking ratio up to 4/1,000 spaces
- FiOS service available
- Gas heat/public utilities
- Fully sprinklered
- Secured buildings with card access during non-business hours
- Professionally landscaped with pedestrian walkways
- Six miles from Dulles International Airport
- Loudoun County, PDIP with 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

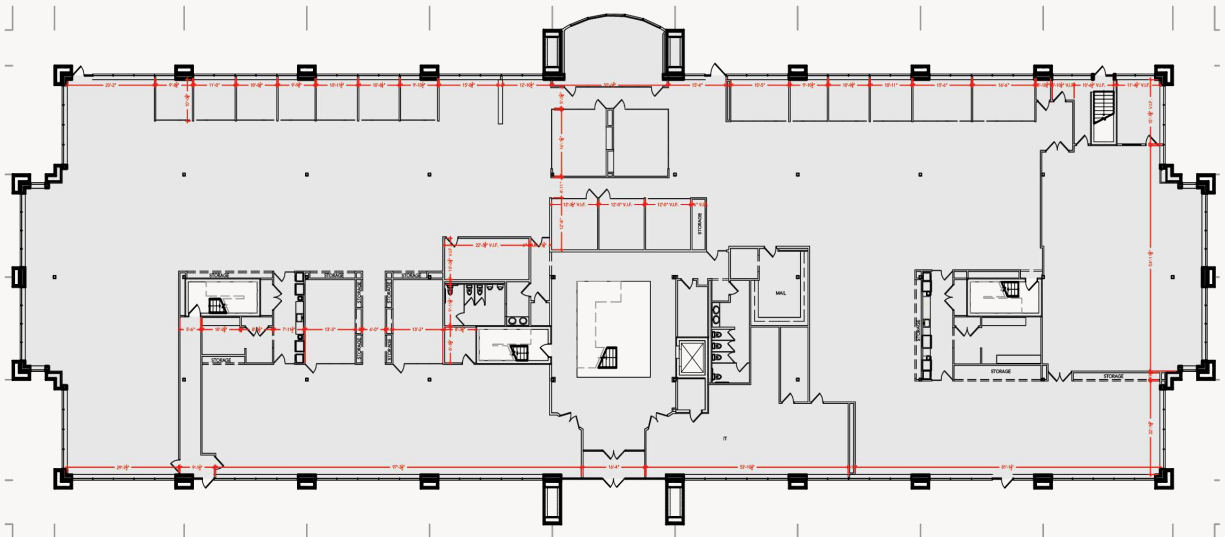
Loudoun Tech Center 10

46000 Center Oak Plaza

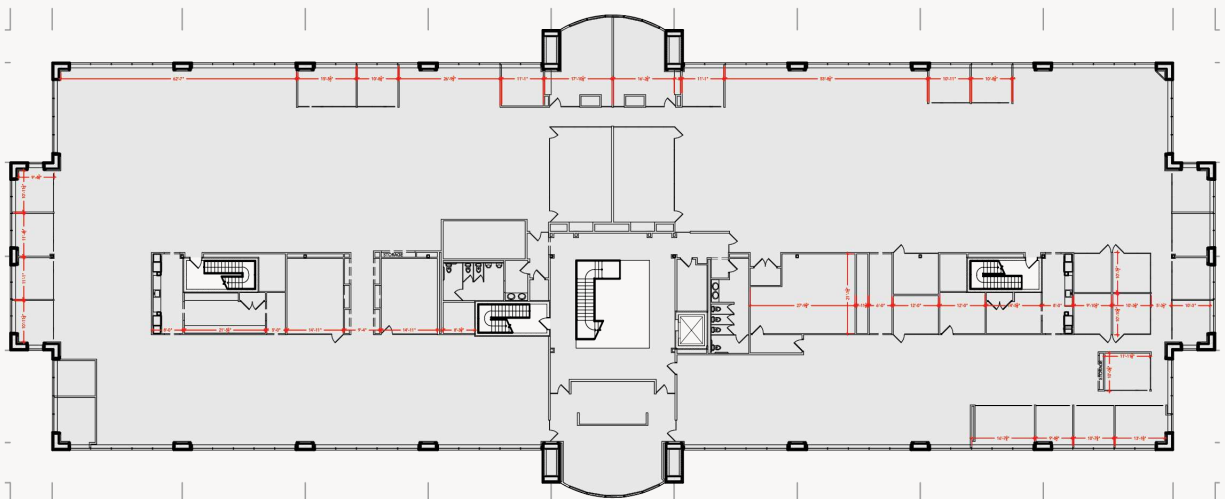
2 - Story Office

62,295 SF

**FIRST
FLOOR**
29,078 SF



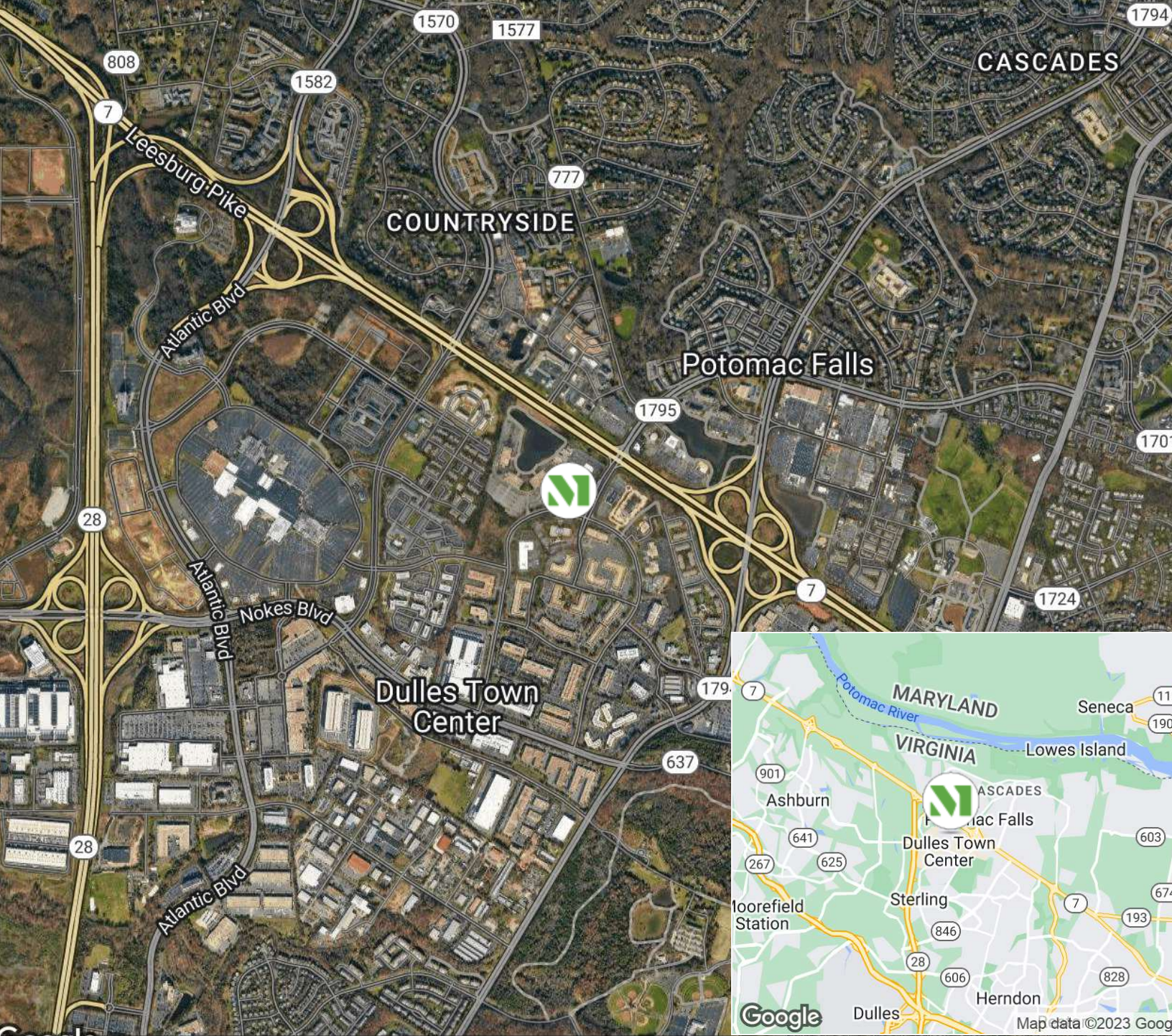
**SECOND
FLOOR**
31,100 SF



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PRESIDENT
GRAMOPHONE





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For additional information or to schedule a tour, contact:

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