

The Pointe at Beaumeade

21785 Filigree Court, Ashburn, VA 20147



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- Modern medical office building with move-in ready suites
- Diverse tenant roster, including INOVA Health Care and Quest Diagnostics
- Elegant two-story lobby with contemporary designs and soaring 10' ceiling heights
- Nestled in a private office park surrounded by retail and residential hubs
- Ample surface parking available with easy access to Rte 28 and Dulles Toll Rd
- Generous Tenant Improvement Allowance with flexible terms

Modern medical office building with move-in ready suites at high visibility intersection.

POPULATION (5-MILE RADIUS)

235,497

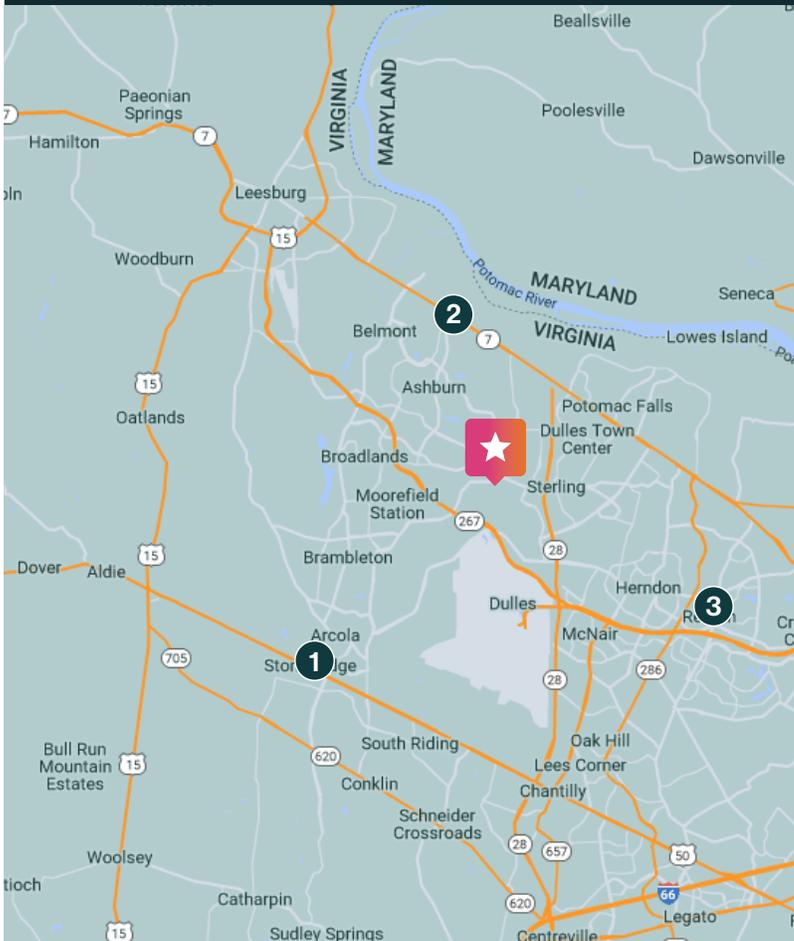
AVERAGE HOUSEHOLD INCOME (5-MILE RADIUS)

\$198,295

PERCENT OF POPULATION INSURED (5-MILE RADIUS)

97.5%

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NEARBY HOSPITALS

	DISTANCE	DRIVE TIME
1. Inova Emergency Room – Ashburn	3.0 mi	8 min
2. Inova Loudoun Hospital	6.2 mi	14 min
3. Reston Hospital Center	10.4 mi	17 min

SURROUNDING POINTS OF INTEREST

- CVS Pharmacy
- Target
- Trader Joe's
- Dulles 28 Centre
- Embassy Suites by Hilton
- Homewood Suites by Hilton
- 1757 Golf Course
- Planet Fitness
- Starbucks
- Blend Coffee Bar
- Moe's Southwest Grill
- Red Robin

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