

SALE
61,115 RSF



SIGNAL HILL OFFICE

21335 Signal Hill Plaza
Sterling, VA 20164

Lincoln

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Signal Hill Office Opportunity

- **Strategic Location** – Located on 3.6 acres in quickly redeveloping eastern Loudoun County, adjacent to the 93-acre NOVA Loudoun Campus.
- **Excellent Visibility** – Landmark corner above Leesburg Pike (Rt. 7) on the historic “Mirror Ridge” or “Signal Hill” with 3-mile sightlines east to Georgetown Pike and west to Dulles Town Center. Visibility and access from Rt. 7 is strategically important with limited availability.
- **Direct Access** – Fully signalized intersections, providing direct, safe, and convenient vehicular access from Rt. 7 and Potomac View Road, as well as safe pedestrian-bike access.
- **Regional Transportation** – Vehicular access to Rt. 7, Rt. 28, and Fairfax County Parkway (Rt. 286). Dulles Airport (6.8 miles).
- **Multiple Fiber Providers** – MAE East (critical Internet infrastructure) is adjacent to Signal Hill on north side of Rt. 7.

PROPERTY DESCRIPTION	
ADDRESS	21335 Signal Hill Plaza, Sterling, VA
SUBMARKET	Rt. 28 North Corridor
COUNTY	Loudoun County
ACREAGE	3.6 Acres
BUILDING SIZE	61,115 RSF
PARKING	180 Spaces 418 Spaces (with Cross-Parking)
BUILD OUT	Office / Classroom
LEGAL DESCRIPTION	Mirror Ridge - South, Lot 3

Redevelopment of Cascades Area



Strategic Signalized Intersections ●



Front Entry and Floor Plans



First Floor

18,199 RSF



Suite 100
5,966 RSF

Suite 130
7,028 RSF

Suite 150
5,205 RSF

- | | |
|-------------------------------------|---------------------------------|
| 1. Comm. Room | 7. Elevator Machine Room |
| 2. Main Electrical Room | 8. 1st Floor Electrical Room |
| 3. Sprinkler Room | 9. Fire Alarm Annunciator (FAA) |
| 4. Building Automation System (BAS) | 10. IT / Electrical Room |
| 5. Fire Alarm | 11. Equipment Area |
| 6. Sprinkler Room | 12. Storage Closets 1-4 |

Second Floor

21,509 RSF



Suite 200
6,286 RSF

Suite 220
6,234 RSF

Suite 250
5,516 RSF

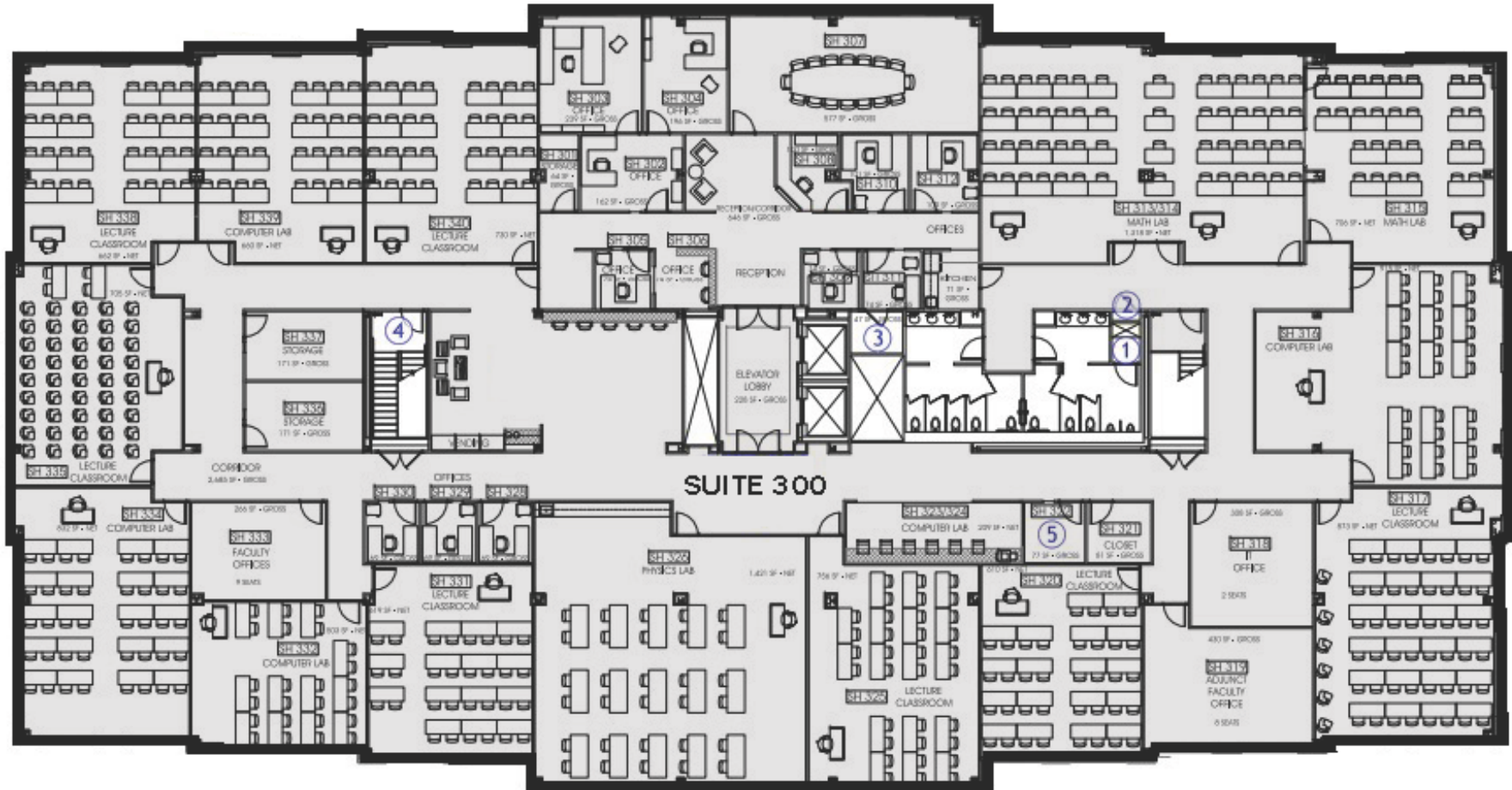
Suite 270
1,849 RSF

Suite 290
1,624 RSF

1. Suite 200 Electrical Panel
2. Janitorial Closet
3. 2nd Floor Electrical Room
4. IT / Electrical Room
5. Suite 250 IT Closet

Third Floor

21,407 RSF



Suite 300
21,407 RSF

1. Janitorial Closet
2. Future Electrical Panel
3. 3rd Floor Electrical Room
4. Access to Roof
5. Suite 300 IT Closet

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