

43629 Greenway | Turnkey Education Campus
43629 Greenway Corporate Drive, Ashburn, VA 20147

TABLE OF CONTENTS

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Serafin Real Estate its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Serafin Real Estate its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Serafin Real Estate will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Serafin Real Estate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Serafin Real Estate does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Serafin Real Estate in compliance with all applicable fair housing and equal opportunity laws.

TABLE OF CONTENTS

OFFERING OVERVIEW	3
MAPS	12
AREA OVERVIEW	16
ZONING	18
ABOUT US	22



OFFERING OVERVIEW

EXECUTIVE SUMMARY



OFFERING SUMMARY

BUILDING SIZE:	21,222 SF
LOT SIZE:	5.13 Acres
LICENSED CAPACITY:	304
YEAR BUILT:	2005
ZONING:	OP
MARKET:	Washington DC Metro
SUBMARKET:	Ashburn
TRAFFIC COUNT:	39,669

DESCRIPTION

A rare opportunity to lease a purpose-built, 21,222 SF children's education and therapy campus in the heart of Ashburn, one of the most affluent and childcare-demand-driven submarkets in the country. Available Q3 2026 and delivered vacant and turnkey, the facility carries nearly two decades of proven use as a licensed early-education center, with custom classrooms, child-scaled restrooms, administrative space, and a secure fenced playground with a signature water feature. Positioned just 500 feet from the Ashburn Metro Station on the Silver Line and directly across from a newly built residential community of hundreds of homes, the property delivers visibility, access, and a built-in family base that competing sites cannot match.

The site's standout feature is parking. With 171 surface spaces serving a 21,222 SF building, roughly 8 spaces per 1,000 SF, the campus resolves the single most common site constraint for autism and behavioral programs, which operate at high one-to-one staffing ratios and require capacity well beyond conventional school or office standards. Purpose-built for children, supported by a proven licensing history, and located in a market defined by sustained, high-income family demand, the Ashburn Metro Education Campus is positioned for early education and childcare operators, private and specialty school campuses, and autism and behavioral therapy programs seeking a best-in-class home.

HIGHLIGHTS

- 171 Parking Spaces (8 per 1,000 SF); rare excess capacity that solves the one-to-one parking demand of autism and behavioral programs, where most sites fall short.
- Turnkey 21,222 SF Purpose-Built Children's Facility; custom classrooms, child-scaled restrooms, admin space, and high-end finishes, delivered vacant and ready for immediate operation.
- 500 Feet from Ashburn Metro; Silver Line access plus frontage directly across from a new residential community of hundreds of homes.
- Proven, Licensed Children's Use; nearly 20 years of operation at a licensed capacity of 304 children, ages 1 month to 12 years, demonstrating the infrastructure already in place.
- Secure, Freestanding Single-Tenant Campus; fenced playground and controlled site ideal for special-needs supervision and early-childhood safety.
- Affluent, High-Demand Family Base; median household income above \$243,000 within three miles in one of the nation's strongest childcare markets.



PROPERTY DETAILS

LOCATION INFORMATION

BUILDING NAME	43629 Greenway Turnkey Education Campus
STREET ADDRESS	43629 Greenway Corporate Drive
CITY, STATE, ZIP	Ashburn, VA 20147
COUNTY	Loudoun
MARKET	Washington DC Metro
SUB-MARKET	Ashburn
CROSS-STREETS	Greenway Corporate Dr & Yukon Dr.
NEAREST HIGHWAY	Route 267 (Dulles Greenway)
NEAREST AIRPORT	Washington Dulles International Airport (IAD)

BUILDING INFORMATION

BUILDING SIZE	21,222 SF
OCCUPANCY %	100.0%
TENANCY	Single
NUMBER OF FLOORS	1
YEAR BUILT	2005
GROSS LEASABLE AREA	21,222 SF
CONSTRUCTION STATUS	Existing
CONDITION	Excellent
ROOF	Flat
FREE STANDING	Yes
NUMBER OF BUILDINGS	1
EXTERIOR WALLS	Brick

PROPERTY INFORMATION

PROPERTY TYPE	Special Purpose
PROPERTY SUBTYPE	School
ZONING	OP
LOT SIZE	2.41 Acres
APN #	089451353000
TRAFFIC COUNT	39669
TRAFFIC COUNT STREET	VA 267
POWER	Yes

PARKING & TRANSPORTATION

PARKING TYPE	Surface
NUMBER OF PARKING SPACES	171



PROPERTY DESCRIPTION



A rare opportunity to lease a purpose-built, 21,222 SF children's education and therapy campus in the heart of Ashburn, one of the most affluent and childcare-demand-driven submarkets in the country. Available Q3 2026 and delivered vacant and turnkey, the facility carries nearly two decades of proven use as a licensed early-education center, with custom classrooms, child-scaled restrooms, administrative space, a secure fenced playground with a signature water feature, and an institutional-quality buildout ready for immediate occupancy. Its prior operation at a licensed capacity of 304 children, ages 1 month to 12 years 11 months, demonstrates the infrastructure already in place for a child-serving use.

Positioned just 500 feet from the Ashburn Metro Station on the Silver Line and directly across from a newly built residential community of hundreds of homes, the property delivers visibility, access, and a built-in family base that competing sites simply cannot match.

The site's standout feature is parking. With 171 surface spaces serving a 21,222 SF building, roughly 8 spaces per 1,000 SF, the campus resolves the single most common site constraint for autism and behavioral programs, which operate at high one-to-one staffing ratios and require parking capacity well beyond conventional school or office standards.

Purpose-built for children, supported by a proven licensing history, and located in a market defined by sustained, high-income family demand, the Ashburn Metro Education Campus is positioned for early education and childcare operators, private and specialty school campuses, and autism and behavioral therapy programs seeking a best-in-class home. Ownership seeks a qualified, long-term tenant and is prepared to structure a lease that supports the operator's growth.

SITE

Metro Station

Metro Parking

Available

McLean Bible Church

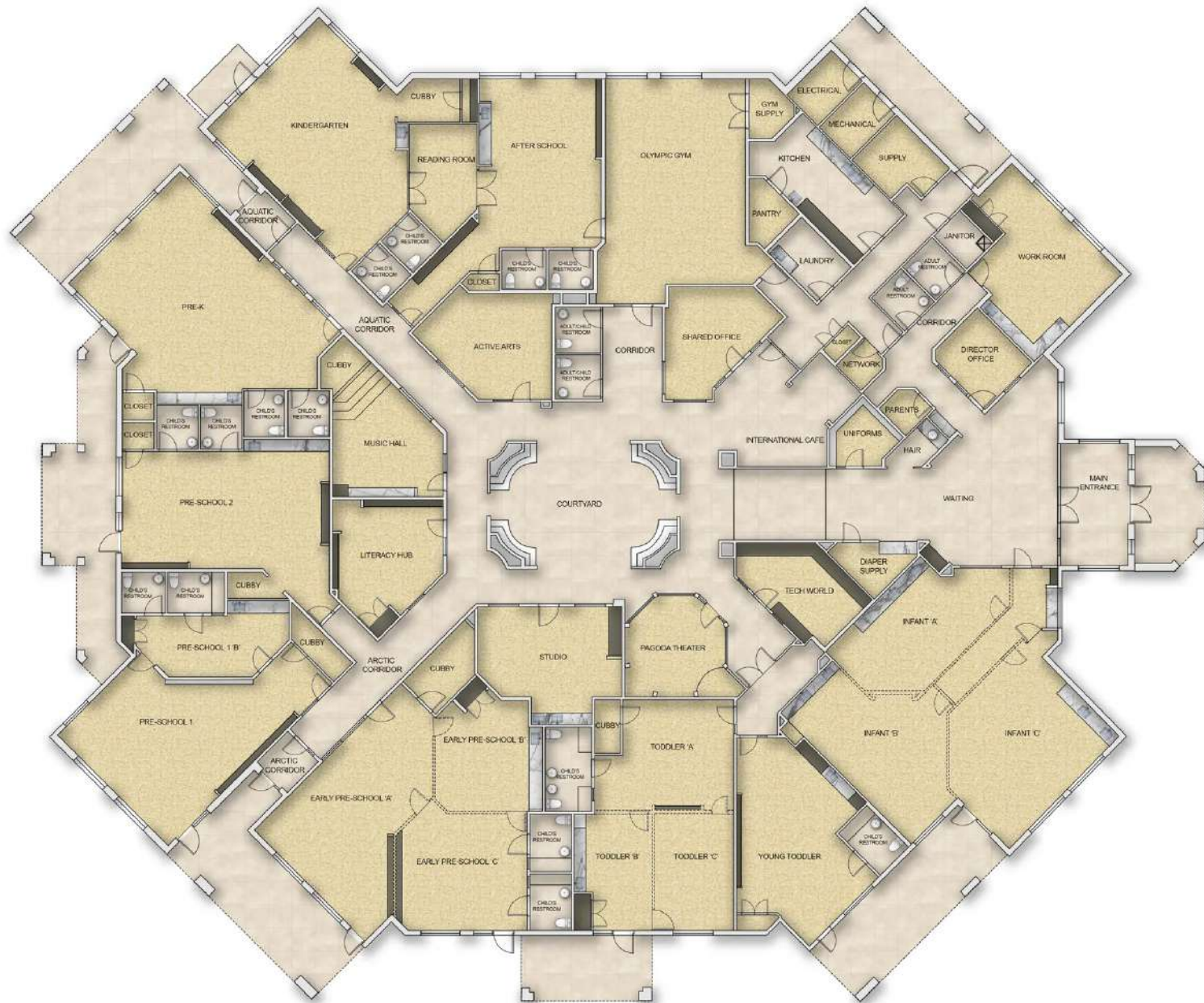
EXTERIOR PHOTOS



INTERIOR PHOTOS

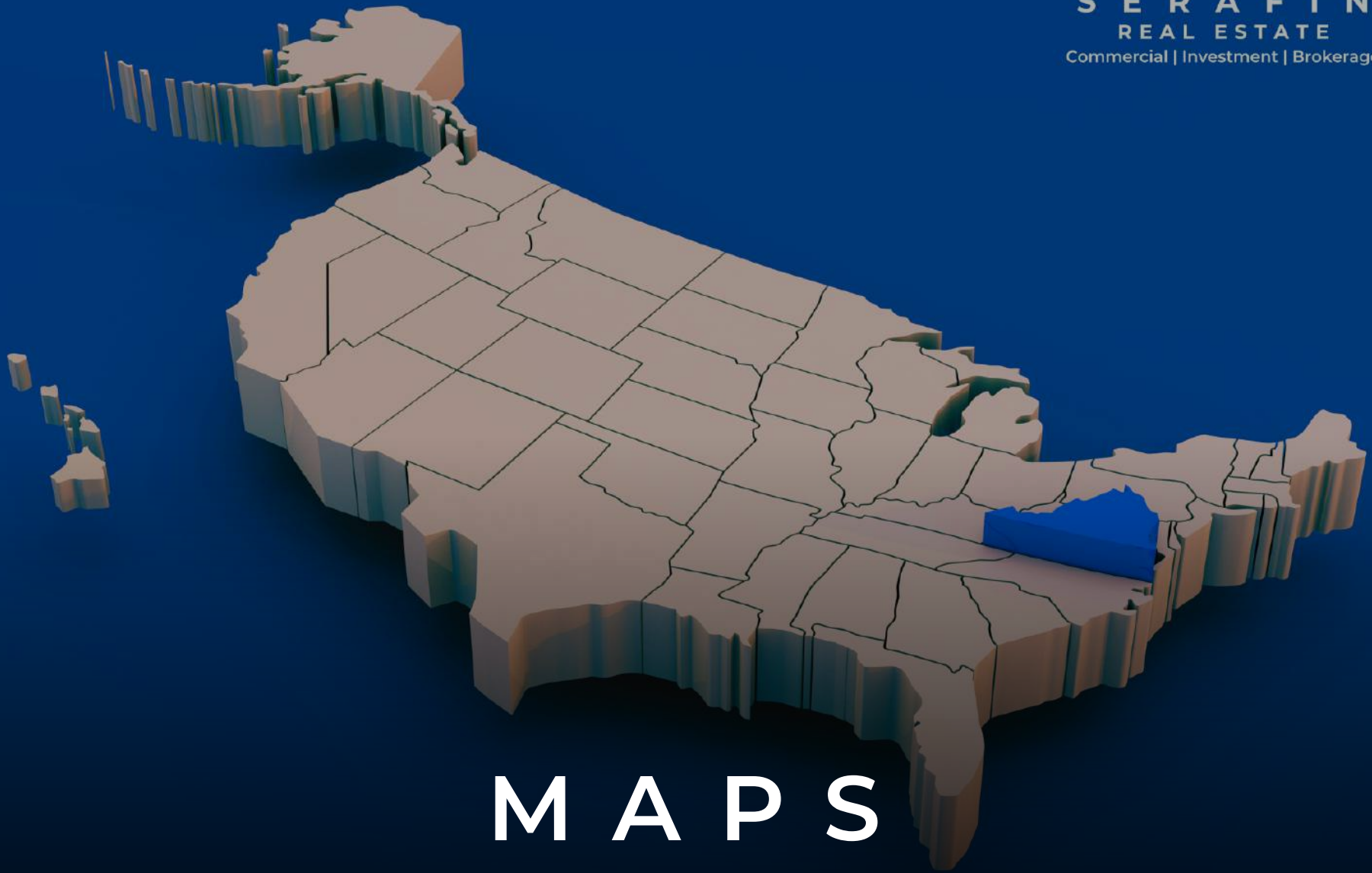


FLOOR PLAN



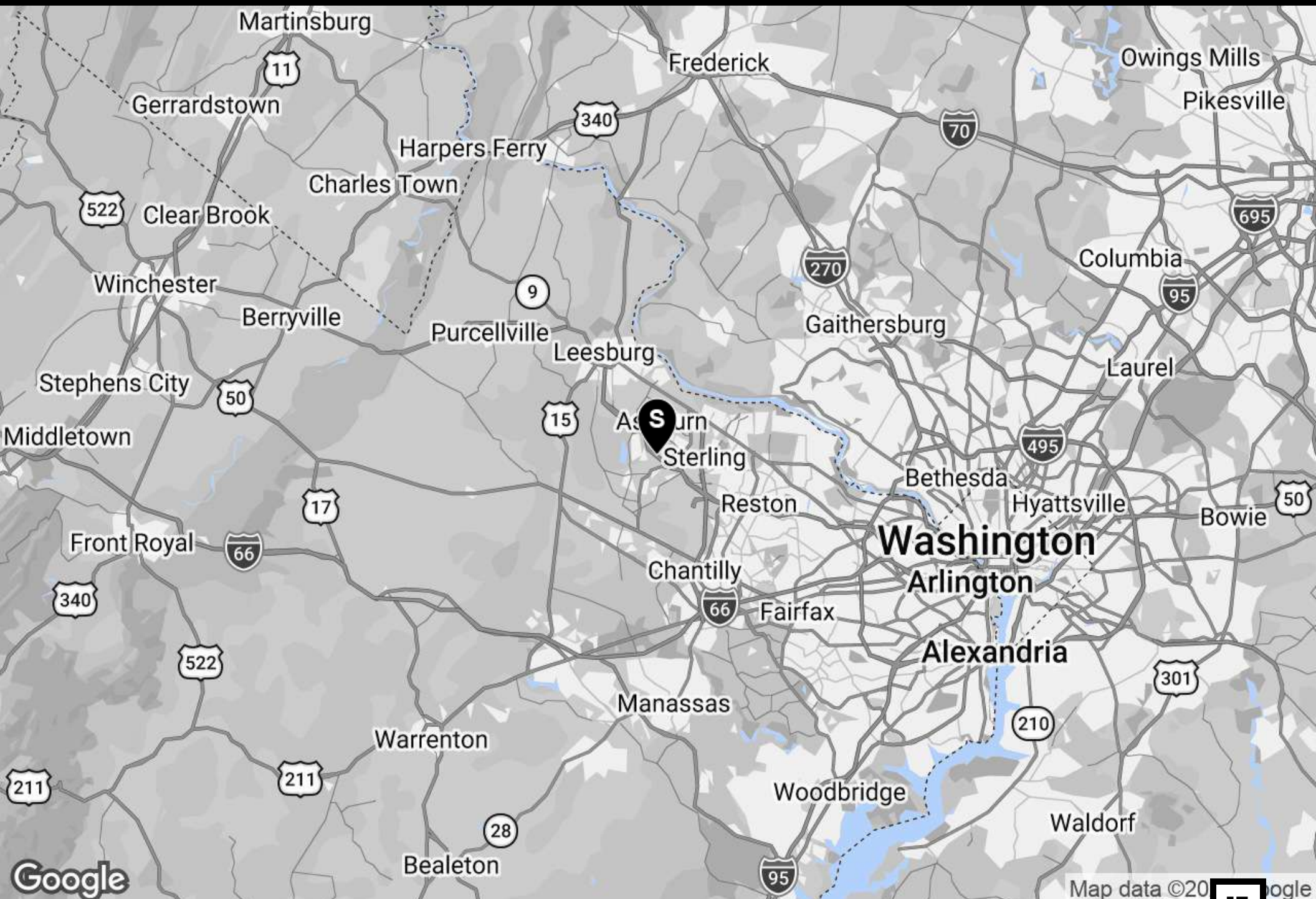
This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Boxbrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

TOTAL AREA= 21,222 SF



MAPS

REGIONAL MAP



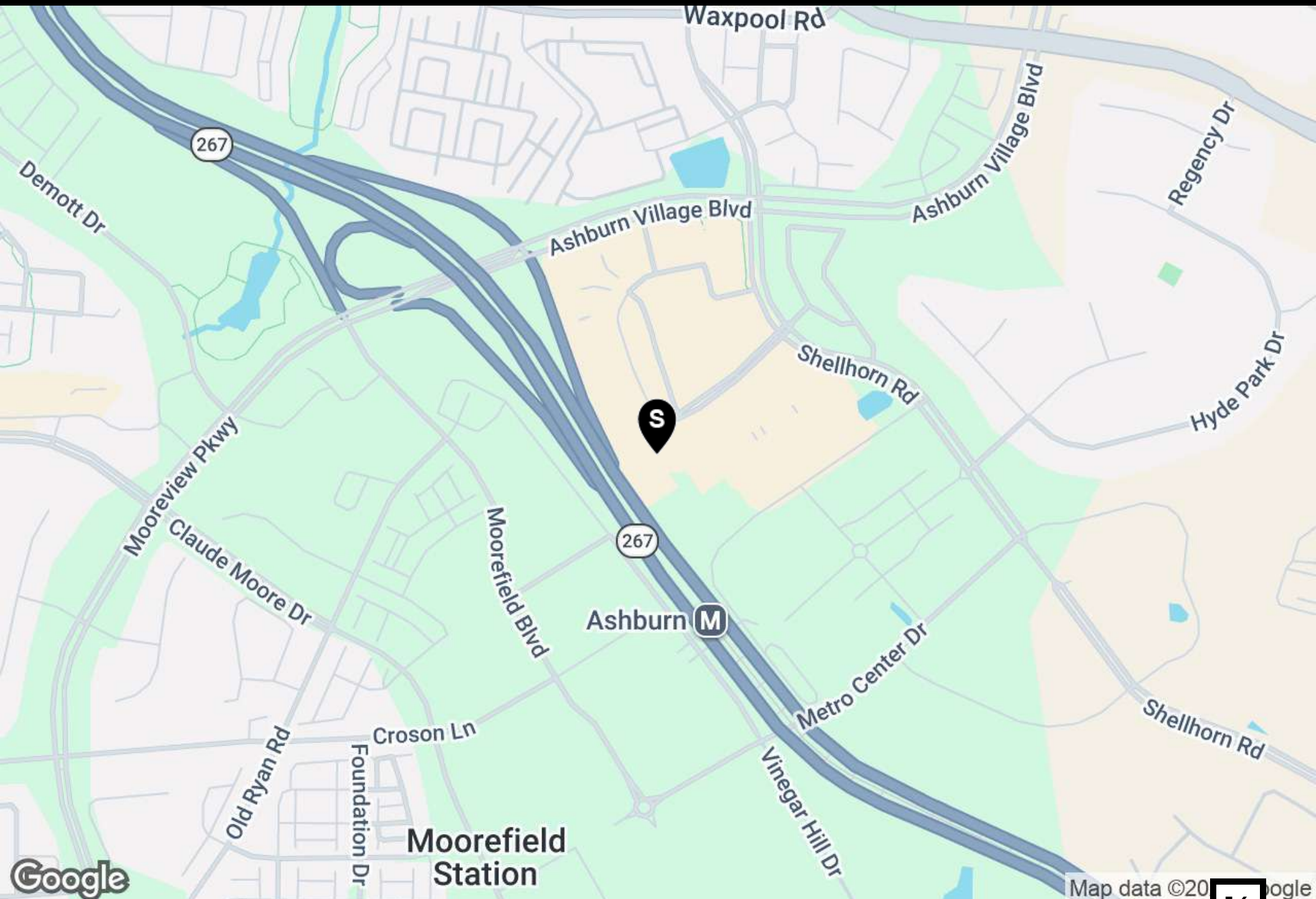
Google

SERAFIN
REAL ESTATE
Commercial Investment | Disposition

Map data ©2013 Google

703.261.4809 | serafinre.com

LOCATION MAP



RETAILER MAP





AREA OVERVIEW

CITY INFORMATION

LOCATION DESCRIPTION

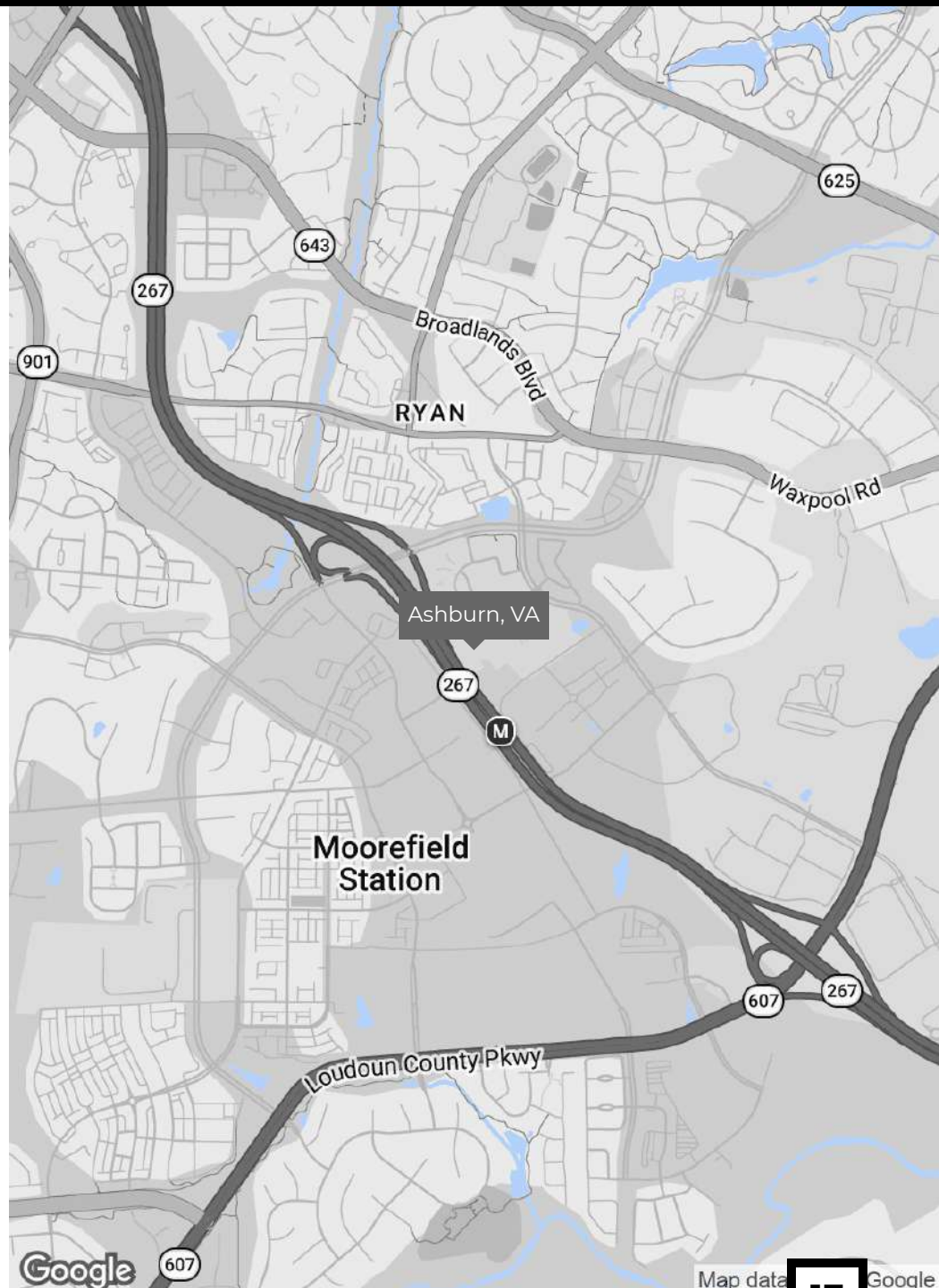
Few sites in Loudoun County can claim the location advantage of 43629 Greenway Corporate Drive. The property sits just 500 feet from the Ashburn Metro Station, the western terminus of Metrorail's Silver Line, placing it among the closest commercial buildings to rail transit anywhere in the county. From this single station, families and staff gain a one-seat ride to Reston, Tysons, Washington, D.C., and Dulles International Airport, connecting the campus to the entire Northern Virginia and Greater Washington labor and population base. For a children's education or therapy use, that combination of transit access and visibility is exceptionally rare, and it is the kind of locational moat that cannot be replicated by new construction elsewhere in the market.

The immediate surroundings reinforce the strength of the site. The property anchors the Moorefield Station district, one of Ashburn's fastest-growing transit-oriented developments, and sits directly across from a newly built residential community of hundreds of homes, creating a built-in base of nearby families. Within a short drive are Giant, Harris Teeter, Target-anchored retail, national dining, banking, medical offices, and the surrounding office and data center employment corridor along the Dulles Greenway. The result is a location that offers both the convenience of an established commercial node and the daily foot traffic and household density that drive enrollment for child-serving operators.

Beyond the immediate vicinity, the property benefits from one of the strongest demographic profiles in the country. Ashburn is home to roughly 50,000 residents, with a median household income exceeding \$243,000 within a three-mile radius, far above the national average, and a population that skews toward young, dual-income families. This is the same engine that has made Ashburn the "Data Center Capital of the World," carrying over 70 percent of global internet traffic and anchoring Loudoun's position as one of the wealthiest and fastest-growing counties in the nation. For early education, school, and autism and behavioral programs, that translates into sustained, high-income demand for quality children's services, making this not only one of the best-located sites in Loudoun County, but one of the best-positioned for long-term success.

LOCATION DETAILS

MARKET	Washington DC Metro
SUB MARKET	Ashburn
COUNTY	Loudoun
CROSS STREETS	Greenway Corporate Dr & Yukon Dr.
NEAREST HIGHWAY	Route 267 (Dulles Greenway)
NEAREST AIRPORT	Washington Dulles International Airport (IAD)





ZONING

ZONING INFORMATION

LOUDOUN COUNTY, VA · ZONING SUMMARY

OP (Office Park) Zoning District

Permitted-use summary for 43629 Greenway Corporate Drive, Ashburn, VA 20147

ZONING	LOT SIZE	BUILDING	PARKING	PRIOR USE
OP (Office Park)	5.13 acres	21,222 SF	171 spaces	Child Day Center

DISTRICT PURPOSE

The Office Park district provides a broad array of employment uses and prime locations for office, research and development, and supporting commercial and institutional uses and facilities.

The ordinance expressly contemplates institutional uses, the category into which education, childcare, and care facilities fall, making the district well suited to a children's education or therapy campus.

KEY DIMENSIONAL STANDARDS (Table 2.06.01-1)

Standard	OP Requirement
Maximum FAR	0.60 (up to 2.0 by Special Exception)
Minimum Lot Size	1 acre (exclusive of major floodplain)
Maximum Lot Coverage	0.40
Maximum Building Height	100 ft (modifiable by Special Exception)
Setback to Roads	30 ft
Setback to Ag / Residential	50 ft structures / 35 ft parking
Setback to Other Nonresidential	15 ft
Setback to Adjacent OP District	0 ft

P

 Permitted by right

M

 Minor Special Exception

S

 Special Exception

Early Education & School Campus

1. EARLY EDUCATION & CHILDCARE

Use Classification	Cite	OP	Notes
Child Day Center	4.04.08	P	Permitted by right. The ordinance definition expressly includes nursery schools, kindergartens, and facilities that are primarily educational or recreational. Requires Zoning Permit, County Business License, and State Child Day Center License.

2. PRIVATE, PUBLIC OR SPECIALTY SCHOOL CAMPUS

Use Classification	Cite	OP	Notes
School, Private	4.05.19	M	Minor Special Exception in OP. Applies to private elementary, middle, or high schools. The 5.13-acre shared lot satisfies the 5-acre minimum lot area (see Use Notes).
School, Public	4.05.18	M	Minor Special Exception in OP.
College or University	4.05.20	P	Permitted by right in OP. No on-campus housing permitted.
Conference & Training Facility	4.05.06	P	Permitted by right. Supports staff training or adult-instruction components of a campus.

Autism & Behavioral Programs

3. AUTISM & BEHAVIORAL PROGRAMS (treatment depends on operating model)

Use Classification	Cite	OP	Notes
Child Day Center	4.04.08	P	By right if licensed and operated as a child day center, the most common structure for programs serving young children.
Medical Care Facility	--	P	By right. Definition expressly includes an intellectual disability facility and outpatient treatment, covering many clinical or therapy-based ABA models.
Medical Office	4.04.17	P	By right. Fits an outpatient therapy or evaluation practice model.
Personal Instructional Services	--	P	By right for special-subject instruction. Excludes a child day center by definition.
School, Private	4.05.19	M	Minor Special Exception if classified as a private school. The 5.13-acre lot satisfies the 5-acre minimum lot area.

Also permitted by right in OP and complementary to a children's campus: Religious Assembly (4.05.04), Library, and Medical Office. These broaden the qualified-tenant pool if a primary education use is not pursued.

SRE

S E R A F I N

REAL ESTATE

Commercial | Investment | Brokerage

2022

BEST OF

LOUDOUN

Loudoun Times-Mirror

WINNER

2023

BEST OF

LOUDOUN

Loudoun Times-Mirror

WINNER

2024

BEST OF

LOUDOUN

Loudoun Times-Mirror

WINNER

2025

BEST OF

LOUDOUN

Loudoun Times-Mirror

WINNER

A B O U T U S

ABOUT SERAFIN REAL ESTATE



Serafin Real Estate is a boutique commercial real estate brokerage headquartered in Loudoun County, Virginia, exclusively focused on the Northern Virginia market. Founded in 2019 by Joe Serafin, the firm has closed more than \$730 million in transactions since inception, with Joe surpassing \$1 billion in career sales volume. By **intentionally concentrating on the Northern Virginia region**, the firm provides owners with hyper-local market knowledge, real-time data insight, and deep relationships with the area's most active buyers and investors. Serafin Real Estate has been recognized multiple times as a Best of Loudoun winner and is consistently regarded as one of the region's top-performing commercial brokerages.

Rather than spreading geographically, the firm has built its reputation on becoming the market expert within Northern Virginia, understanding zoning nuances, buyer demand trends, capital sources, and property-level dynamics at a granular level. Through advanced technology, proprietary databases, and a curated network of qualified local, regional, and 1031 exchange buyers, Serafin Real Estate positions each listing to **drive competition and maximize value**. Clients benefit from institutional-level strategy combined with the accountability, responsiveness, and hands-on execution of a focused, owner-led brokerage.

Serafin Real Estate
40834 Graydon Manor Lane, Leesburg, VA 20175
703.261.4809 | info@serafinre.com | <https://serafinre.com>



JOE SERAFIN

Founder | CEO | Principal Broker

jserafin@serafinre.com

Direct: **703.261.4809** | Cell: **703.994.7510**

PROFESSIONAL BACKGROUND

Joe Serafin, a 21-year veteran of the real estate industry, is the esteemed owner of Serafin Real Estate. Over nearly two decades, Joe has built a robust foundation by representing a diverse array of developers, private equity firms, and individual investors. His career is marked by the successful closure of over \$1B in transactions, a testament to his expertise and dedication.

Joe's specific areas of expertise include strategic planning, financial investment analysis, and financial structuring. These skills ensure solid and transparent property investments for his clients, consistently exceeding their investment goals. His deep market knowledge and strategic approach have earned him the trust of his clients, fostering long-lasting business and personal relationships.

In recognition of his outstanding contributions to the real estate sector, Joe Serafin was honored as one of the Top 10 real estate agents in Virginia by Apple News, Grit Wire, and Google News in 2023. His insights and expertise are frequently sought after, leading to numerous invitations to speak at industry events and panel discussions where he shares his knowledge as an authority on the local commercial real estate market.

Under Joe's leadership, Serafin Real Estate actively participates in various chambers and associations, contributing to the growth and development of the community. His commitment to excellence and innovation has solidified his reputation as a leading figure in the commercial real estate industry.

Serafin Real Estate

40834 Graydon Manor Lane

Leesburg, VA 20175

703.261.4809

MEET THE TEAM



JOE SERAFIN
703.994.7510
jserafin@serafinre.com

Joe is an 18-year real estate industry veteran and owner of Serafin Real Estate, specializing in investment sales, acquisitions, brokerage, and property investment consultation in Loudoun, Fairfax, and Prince William County.

Joe has built a solid foundation through his representation of many developers, private equity firms, and individual investors throughout the years and has successfully closed over \$600M of transactions since his start in the industry. His specific areas of expertise include strategic planning, financial investment analysis, and financial structuring ensuring solid and transparent property investments for his clients.

By applying this expertise and market knowledge, Joe consistently exceeds the investment goals for his clients and has earned their trust as a reliable resource, creating life-long business and personal relationships. Joe is an active member of many professional networking real estate groups and graduated from Virginia Tech with a Bachelor of Business Administration degree.



SEAN KLINE
703.963.0608
skline@serafinre.com

Sean has over 20 years of experience in real estate acquisition, negotiation, and investment. He graduated from the United States Merchant Marine Academy at Kings Point, and bought his first investment property in Falls Church after returning from sea tours in Operations Enduring Freedom and Iraqi Freedom.



GRANT WETMORE
703.727.2542
gwetmore@serafinre.com

Grant Wetmore is a Sales and Acquisition Advisor at Serafin Real Estate. His prior experience is backed by 20 years in the Banking industry including 10 years within the commercial real estate lending, financial analysis, management and disposition of distressed and foreclosed properties and business evaluation.



JENNIFER CUPITT
703.727.6830
jcupitt@serafinre.com

Jennifer is the Office Manager for SRE and assists in the day to day administrative and client care needs of the company. Her organizational skills and process mentality ensures the company's everyday duties are carried through smoothly.