



# Ashburn Technology Park

Waxpool Road at Red Rum Drive  
Ashburn, VA 20147



NAIOP  
COMMERCIAL REAL ESTATE  
DEVELOPMENT ASSOCIATION  
NATIONAL  
DEVELOPER  
OF THE YEAR  
— 2018 —

[SJPI.COM/VIRGINIA](http://SJPI.COM/VIRGINIA) | 301.682.9215

## About Ashburn Technology Park

Ashburn Technology Park is a project of St. John Properties, Inc., a full-service real estate company founded in 1971. The 43-acre business community is located off Waxpool Road (Virginia Route 625) and Red Rum Drive near the Dulles Greenway near Washington Dulles International Airport.

The unified architecture of St. John Properties' eight buildings, comprising 444,960 square feet of flex/R&D/office space, provides Ashburn Technology Park a campus-like business environment. Tenant sizes from 2,520 to 63,120 square feet of space offer businesses straight-forward, economical and high-utility space in a covenant-protected, well-maintained atmosphere. Thirty-foot wide spaces combined with 16-18 foot ceiling heights offer maximum flexibility. Free, generous parking is available adjacent to the building, and the park also features paved walking paths with an exercise circuit.

For more information on Ashburn Technology Park, visit: [sjpi.com/ashburntech](http://sjpi.com/ashburntech)

### Flex/R&D Buildings

21660 Red Rum Drive	57,120 SF	
21670 Red Rum Drive	63,120 SF	
21690 Red Rum Drive	54,120 SF	
21720 Red Rum Drive	54,120 SF	
21730 Red Rum Drive	54,120 SF	
21750 Red Rum Drive	54,120 SF	
44190 Waxpool Road	54,120 SF	LEED GOLD
44200 Waxpool Road	54,120 SF	LEED GOLD

### Flex/R&D Specifications

LEED ( <i>select buildings</i> )	Certified
Suite Sizes	2,520 up to 63,120 SF
Loading	Dock or drive-in
Ceiling Height	16 ft.-18 ft. clear height
Construction	Brick on block
Office	Build to suit
Parking	4 spaces per 1,000 SF
Heat	Gas
Zoning	PDIP 1993





# Ashburn Technology Park | Site Plan

**INTERGRATE.ASHBURN  
DATA CENTER**

**DISCOVERY  
ELEMENTARY  
SCHOOL**

**RED RUM DRIVE**

**625**

**WAXPOOL ROAD**

Address	Area (SF)
21660 Red Rum Drive	57,120 SF
21670 Red Rum Drive	63,120 SF
21690 Red Rum Drive	54,120 SF
21720 Red Rum Drive	54,120 SF
21730 Red Rum Drive	54,120 SF
21750 Red Rum Drive	54,120 SF
44200 Waxpool Rd	54,120 SF
44190 Waxpool Rd	54,120 SF

**US CUSTOMS AND BORDER  
PROTECTION AGENCY**





# Ashburn Technology Park

US CUSTOMS AND BORDER PROTECTION AGENCY

**SHOPPES AT RYAN PARK**

SAKURA, WAYBACK, SUBWAY, Yen's Café

**LOUDOUN STATION**

AMC THEATRES, BLACKFINN, TITLE BOXING CLUB, The Zone, Mahana Poke

instor DIGITAL REALTY

verizon

1757 GOLF & CLUB

Aol.

Raytheon

PETCO, FEI WEI, Wegmans, POTBELLY, DSW, GNC, ULTA, GameStop



Scan with your mobile device to take a virtual tour, download floor plans and more!

## Distances to:

Dulles International Airport .....	7 miles
Loudoun Metro Station .....	3.5 miles
Leesburg, VA .....	11 miles
Reston, VA .....	10 miles
Tysons Corner .....	16 miles
VA Route 7 .....	4 miles
VA Route 28 .....	2.5 miles
VA Route 267 (Dulles Greenway) .....	1.5 miles
Washington, D.C. ....	25 miles

# Contact Us

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**703.858.9215 | SJPI.COM/VIRGINIA**

## About St. John Properties

St. John Properties, Inc. is one of the nation's largest and most successful privately held commercial real estate firms. Founded in 1971, the vertically-integrated company develops, owns and manages office, flex/ research and development, warehouse, retail and residential space nationwide.

St. John Properties' Virginia and Central Maryland regional office has developed and owns more than 4 million square feet of commercial space in Frederick County, Maryland as well as Loudoun and Prince William Counties in Virginia.

Connect with us @stjohnprop



USGBC MEMBER

**NAIOP**  
COMMERCIAL REAL ESTATE DEVELOPMENT ASSOCIATION  
NORTHERN VIRGINIA CHAPTER



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NATIONAL DEVELOPER OF THE YEAR 2018

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