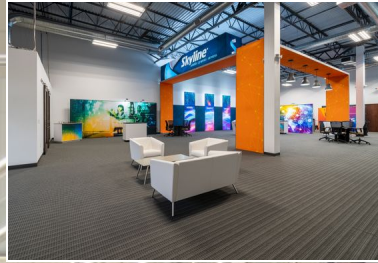


PROPERTY OVERVIEW

# ASHBROOK

20098, 20099, 20110, 20116, 20145 ASHBROOK PLACE  
& 44427 ATWATER DRIVE, ASHBURN, VA 20147





## Building Information

- Conveniently fronting Route 7/Leesburg Pike, with easy access to Route 28, Loudoun County Parkway and Dulles Toll Road
- Five single-story flex buildings and three Class A office buildings totaling 400,350 SF. One proposed 34,000-SF single-story flex building, delivering Q1 2024
- Walking trail to One Loudoun and Ashbrook Commons Shopping Center
- Single-story buildings feature 10' finished ceiling heights and individually controlled HVAC systems
- Brick façade with continuous ribbon glass
- Parking ratios up to 4.4/1,000
- FiOS service available
- 120/208 volt, 3-phase, 4-wire service
- Sprinklered
- One mile from The George Washington University Virginia Science & Technology Campus
- Minutes from Dulles International Airport
- Loudoun County, PDIP zoning with office overlay: office, light industrial



## Surrounding Amenities

- AC Moore
- Bar Louie
- CAVA
- Cheesecake Factory
- Chick-fil-A
- Chipotle
- Courtyard Marriott
- Domino's
- Dunkin'
- Firehouse Subs
- Giant
- Harris Teeter
- Home Goods
- Jersey Mike's Subs
- Jimmy John's
- LA Fitness
- Lowe's
- Matchbox Pizza
- McDonald's
- MOD Pizza
- Peet's Coffee
- Popeye's
- Red Lobster
- Red Robin
- Sam's Club
- Smoothie King
- Springhill Suites by Marriott
- Starbucks
- Subway
- Texas Roadhouse
- The UPS Store
- Top Golf
- Trader Joe's
- Uncle Julio's
- Walmart
- Wendy's
- Whole Foods
- Zoe's Kitchen

# Site Plan

## Ashbrook

20098 Ashbrook Place	2-story	68,630 SF
20099 Ashbrook Place	1-story	47,680 SF
20110 Ashbrook Place	2-story	58,825 SF
20116 Ashbrook Place	2-story	60,000 SF
20145 Ashbrook Place	1-story	37,110 SF
44427 Atwater Drive	1-story	44,100 SF
44381 Russell Branch Parkway	1-story	36,600 SF
20122 Ashbrook Place	1-story	47,400 SF
Building 11 (proposed)	1-story	33,840 SF

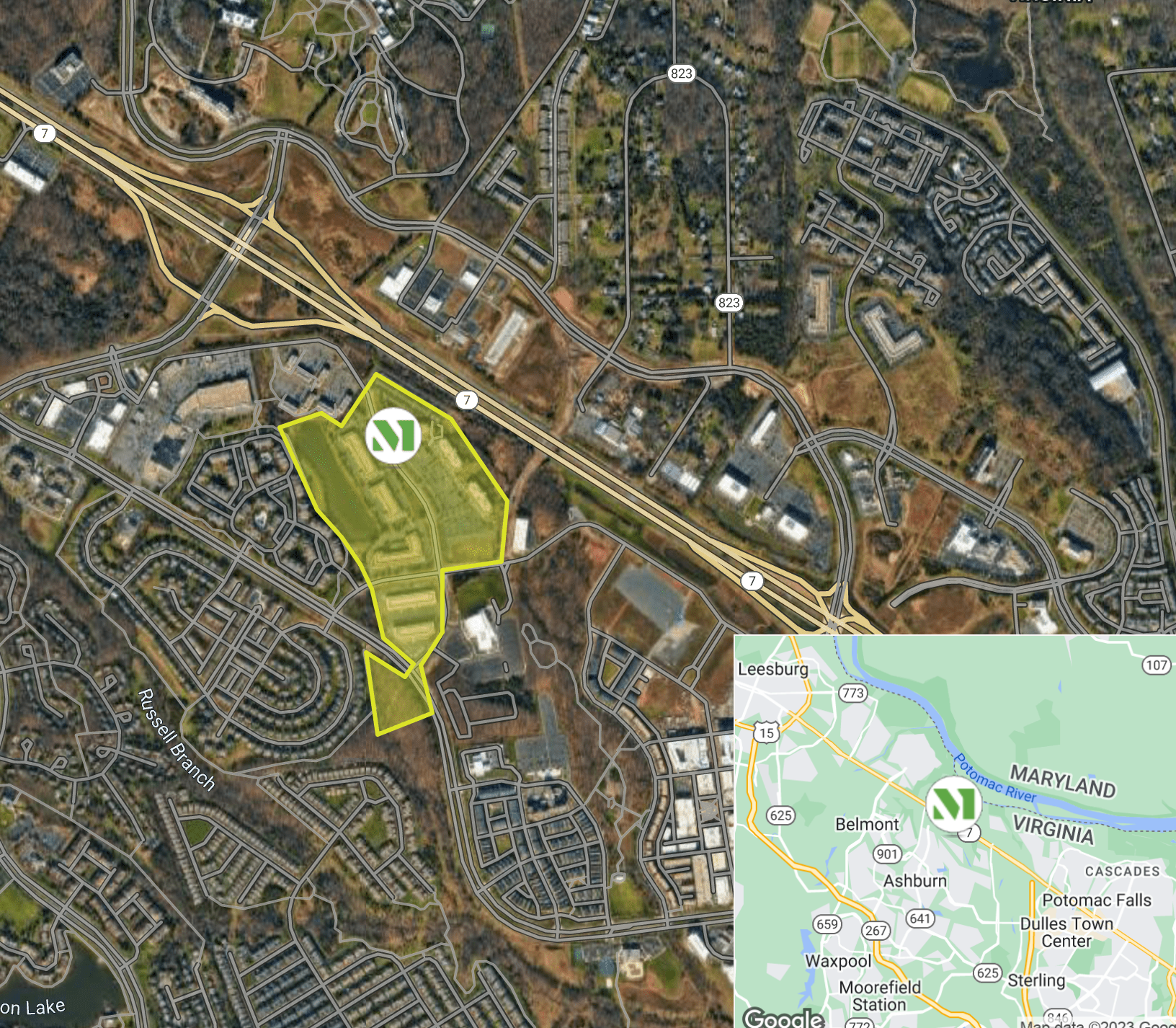


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**SONNY MARSHALL**  
 PRESIDENT & CEO  
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