



Ashburn Crossing

Gloucester Pkwy & Loudoun County Pkwy
Ashburn, VA 20147



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

SJPI.COM/VIRGINIA | 703.858.9215

About Ashburn Crossing

Ashburn Crossing is comprised of 80-acres in the heart of Virginia's hi-tech business corridor. Upon completion, the business park will be comprised of 11 flex/R&D buildings totaling 545,310 square feet of space. The buildings offer a unique combination of a professional office atmosphere and significant loading capabilities. Free, on-site parking is available up to 4 spaces per 1,000 square feet.

Ashburn Crossing is conveniently located near a variety of business amenities, shopping, entertainment and restaurants, as well as a diverse residential area featuring both mature and new communities. The park draws from a highly-educated and talented labor pool throughout Northern Virginia.

Ashburn Crossing is just 25 miles west of Washington, D.C. in Loudoun County, Virginia. Ashburn is home to many fortune 500 firms including Amazon, Verizon, Raytheon, Equinix, and the Howard Hughes Medical Institute.

Loudoun County is among the nation's top earning counties and its' population is consistently one of the fastest growing of all counties in the United States. Ashburn, Virginia holds the world's largest concentration of data centers with more than 70% of the world's internet traffic.



R&D/Office/Flex Buildings

21000 Ashburn Crossing Drive	29,040 SF	LEED SILVER
21005 Ashburn Crossing Drive	43,800 SF	LEED SILVER
21050 Ashburn Crossing Drive	29,040 SF	LEED SILVER
21055 Ashburn Crossing Drive	23,520 SF	LEED SILVER
21100 Ashburn Crossing Drive	45,120 SF	LEED SILVER
21140 Ashburn Crossing Drive	45,120 SF	LEED SILVER
21205 Ashburn Crossing Drive	98,880 SF	FUTURE
21210 Ashburn Crossing Drive	46,080 SF	LEED DESIGNED
21220 Ashburn Crossing Drive	46,080 SF	LEED DESIGNED
21240 Ashburn Crossing Drive	43,620 SF	LEED DESIGNED
21265 Ashburn Crossing Drive	95,010 SF	FUTURE

Flex/R&D Specifications

LEED	Designed Certified
Suite Sizes	2,520 up to 98,880 SF
Ceiling Height	16–18 ft. clear minimum
Loading	Dock or drive-in
Construction	Brick on block
Parking	4 spaces per 1,000 SF
Heat	Gas
Zoning	PDIP 1993

Retail Pad Site

Convenience Store/Gas	±2.43 Acres
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For more information on Ashburn Crossing, visit: sjpi.com/ashburncrossing





Ashburn Crossing | Site Plan



EXISTING
DATA CENTER



17,000
VEHICLES/DAY

ASHBURN CROSSING DRIVE

21055
Ashburn Crossing Dr
23,520 SF

21005 Ashburn Crossing Dr
43,800 SF

21050
Ashburn Crossing Dr
29,040 SF

21000
Ashburn Crossing Dr
29,040 SF

21100 Ashburn Crossing Dr
45,120 SF

21140 Ashburn Crossing Dr
45,120 SF

ASHBURN CROSSING DRIVE

PARTNERSHIP DRIVE

21210 Ashburn Crossing Dr
46,080 SF

21220 Ashburn Crossing Dr
46,080 SF

LOUDOUN COUNTY PARKWAY



21205 Ashburn Crossing Dr
98,880 SF

21265 Ashburn Crossing Dr
95,010 SF

21240 Ashburn Crossing Dr
43,620 SF

C-STORE

ASHBURN CROSSING DRIVE

GLOUCESTER PARKWAY





Distances to:

Dulles International Airport	7 miles
Dulles Toll Road	3 miles
Dulles Town Center	2 miles
One Loudoun	2 miles
Route 7 (Harry Byrd Highway)	2 miles
Route 28 (Nokes Boulevard)	1.5 miles
Washington, D.C. (Downtown)	31.5 miles



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

Contact Us

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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.



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