



BUILDING III

BUILDING II

NEWMARK

21355 - 21345 Ridgetop Circle
STERLING, VA 20166



Drive *times*

LEESBURG
18 MIN DRIVE

DULLES
TOWN CENTER
2 MIN DRIVE



RESTON
TOWN CENTER
14 MIN DRIVE

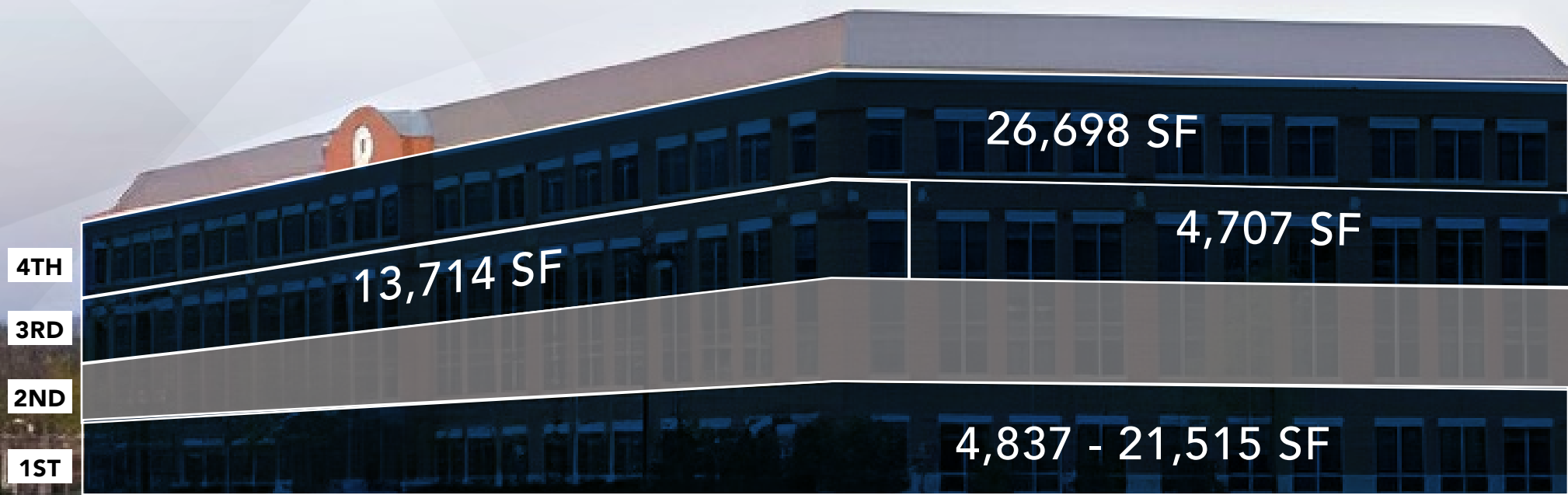


11 MIN DRIVE

Opportunity



BUILDING II



1,234 RSF TO
22,076 RSF



COST
EFFECTIVE



ATTRACTIVE BUILT
OUT SPACES

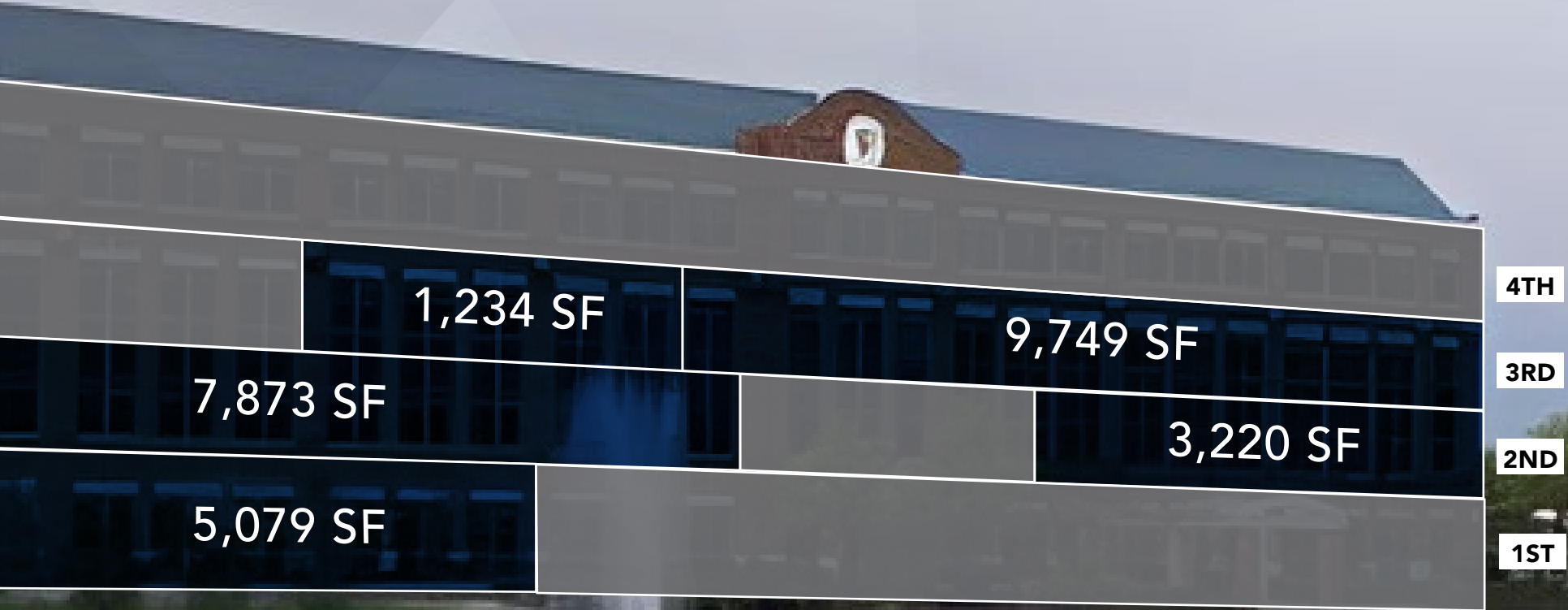


FLEXIBLE LEASE
TERMS

Opportunity



BUILDING III



1,234 RSF TO
22,076 RSF



COST
EFFECTIVE



ATTRACTIVE BUILT
OUT SPACES



FLEXIBLE LEASE
TERMS

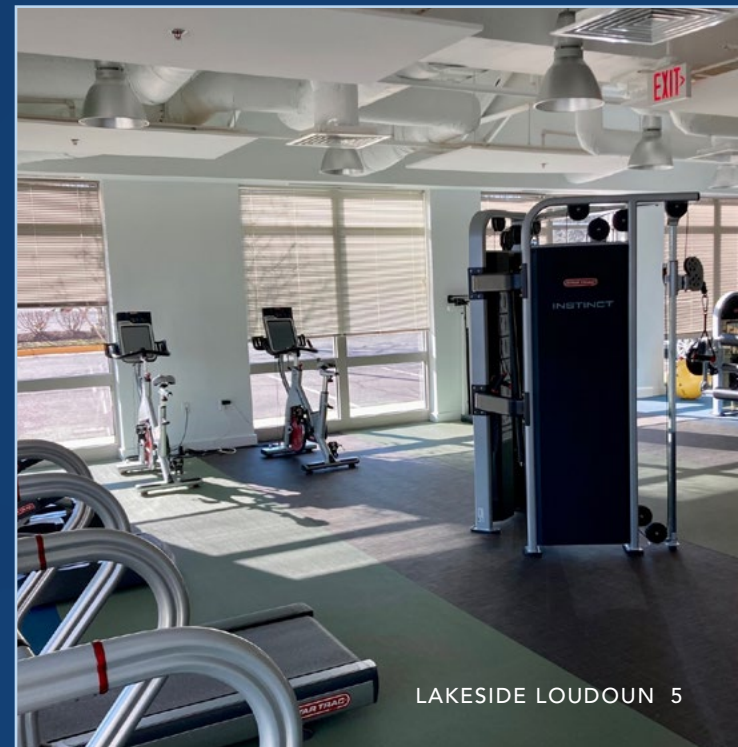
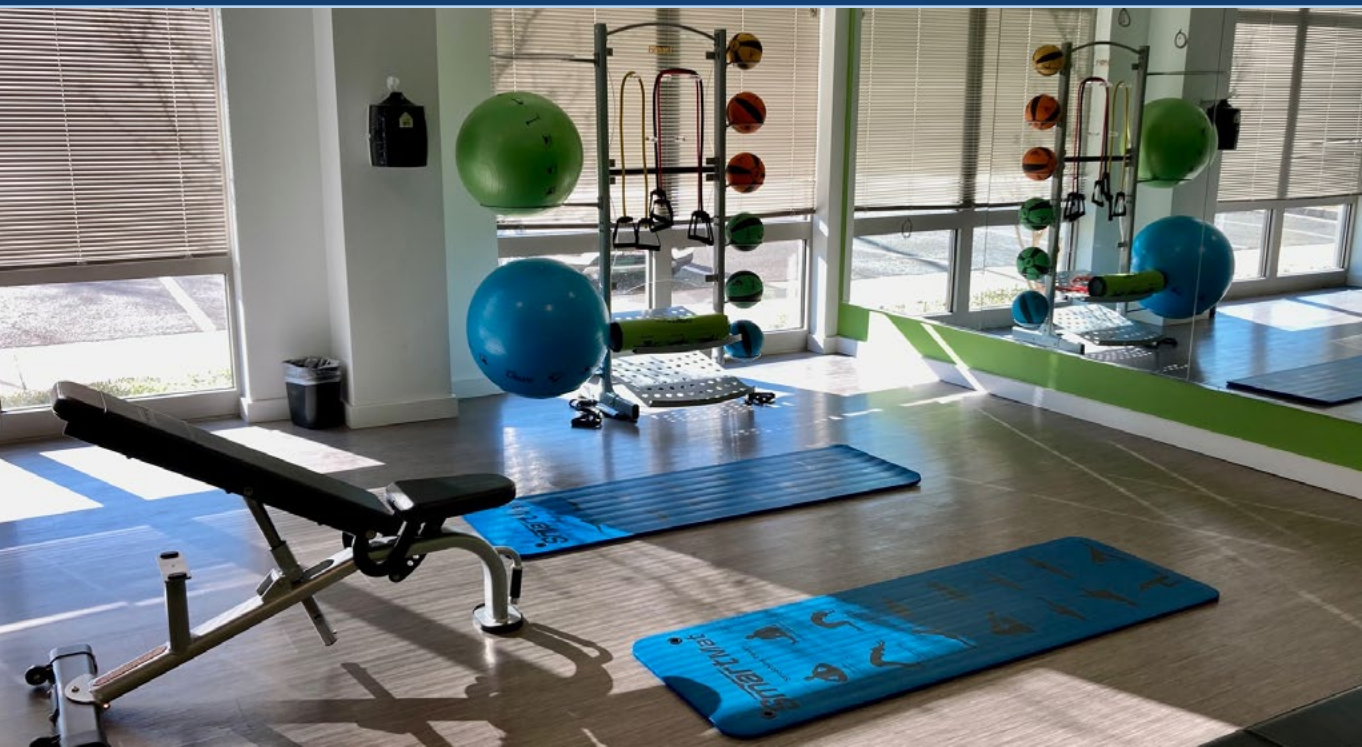


The Gym



| TENANT ONLY FITNESS CENTER

| SHOWERS AND LOCKERS



Every amenity you need near you!



The Amenities



| SECURED BIKE STORAGE

| JOGGING PATHS

| WALKABLE TO RESTAURANTS
AND HOTELS



New, Strong *Ownership*



GORDON ROAD CAPITAL

Gordon Road Capital specializes in real estate investments located in growing, dynamic markets across the United States. We identify emerging opportunities in urban, walkable neighborhoods through a disciplined, data driven approach. We believe in creating responsible, shared value through a commitment to all our partners and the communities within which we invest.

We are anchored and guided by an advisory board that includes some of the most seasoned real estate executives.





LAKE SIDE

AT LOUDOUN

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NEWMARK