

OFFICE AND FLEX AVAILABILITY
UNDER 5,000 SQUARE FEET
LOUDOUN COUNTY





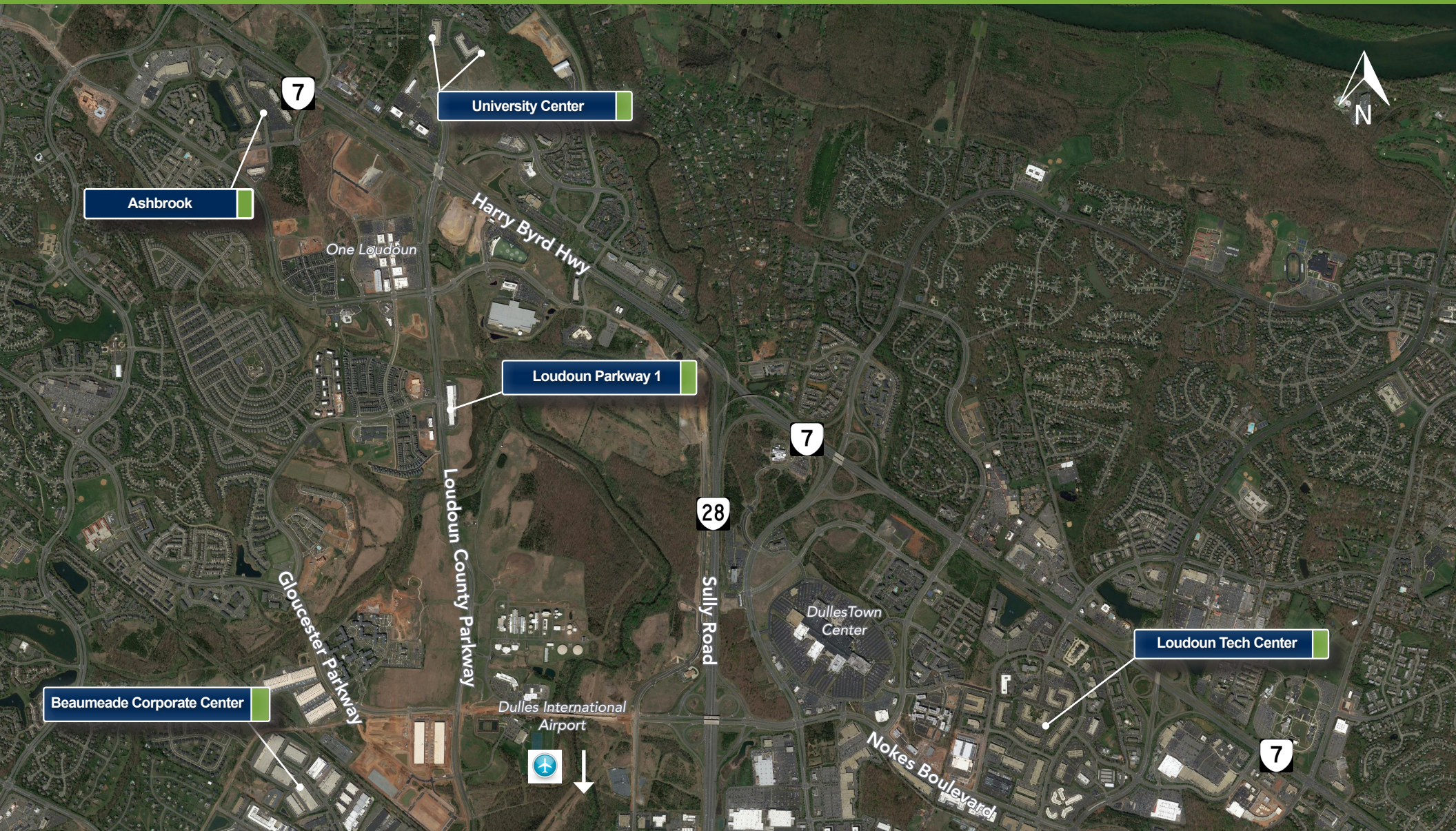
Our **PHILOSOPHY**. We believe if you do the right thing, your business will prosper. Leroy Merritt, who founded our company five decades ago, often completed deals on a handshake and that level of trust and respect continues at our company today.

MERRITT PROPERTIES - LOUDOUN

Quick Reference Guide For Available Space

Park/Building	Suite	Space Type	Square Footage	Availability	More Info on Page...
Ashbrook - 4	195	2-Story Class A Office	1,661	Immediate	3
Ashbrook - 4	115	2-Story Class A Office	2,258	Immediate	3
Ashbrook - 4	255	2-Story Class A Office	3,270	Immediate	4
Ashbrook - 5	120	2-Story Class A Office	3,984	Immediate	5
Loudoun Tech Center - 2	140	Single-Story Office/Flex	5,270	Immediate	6
University Center - 2	120	Single-Story Office/Flex	3,237	Immediate	7

Loudoun County Properties



ASHBROOK – BUILDING 4

20098 Ashbrook Place, Ashburn, VA 20147



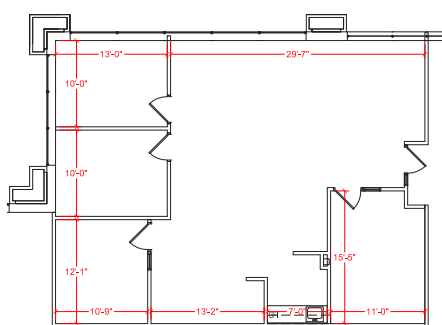
BUILDING OVERVIEW

Beautiful 2-story Class A office building situated conveniently off of Route 7/Leesburg Pike, with easy access to Route 28, Dulles Toll Road, Dulles Town Center, and Dulles Airport, and within walking distance of retail and restaurants in both Ashbrook Commons and the newly developed One Loudoun center. This building also offers an onsite fitness center with card access.

Available Space Detail

- Three (3) separate units under 3,300 SF available
- Unit 195
1,661 SF available immediately
Existing buildout includes roughly 3 offices, 1 conference room, lots of open space, and ample windowline
- Unit 115
2,258 SF available immediately
Existing buildout includes reception area, 5 offices and a large conference room

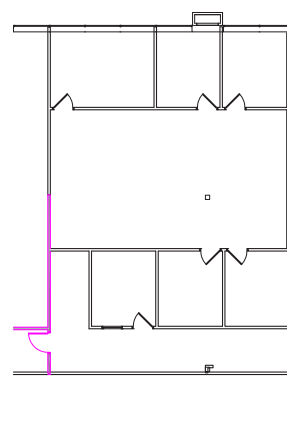
UNIT 195



Building Key Plan



UNIT 115



Building Key Plan



ASHBROOK – BUILDING 4

20098 Ashbrook Place, Ashburn, VA 20147 (continued...)

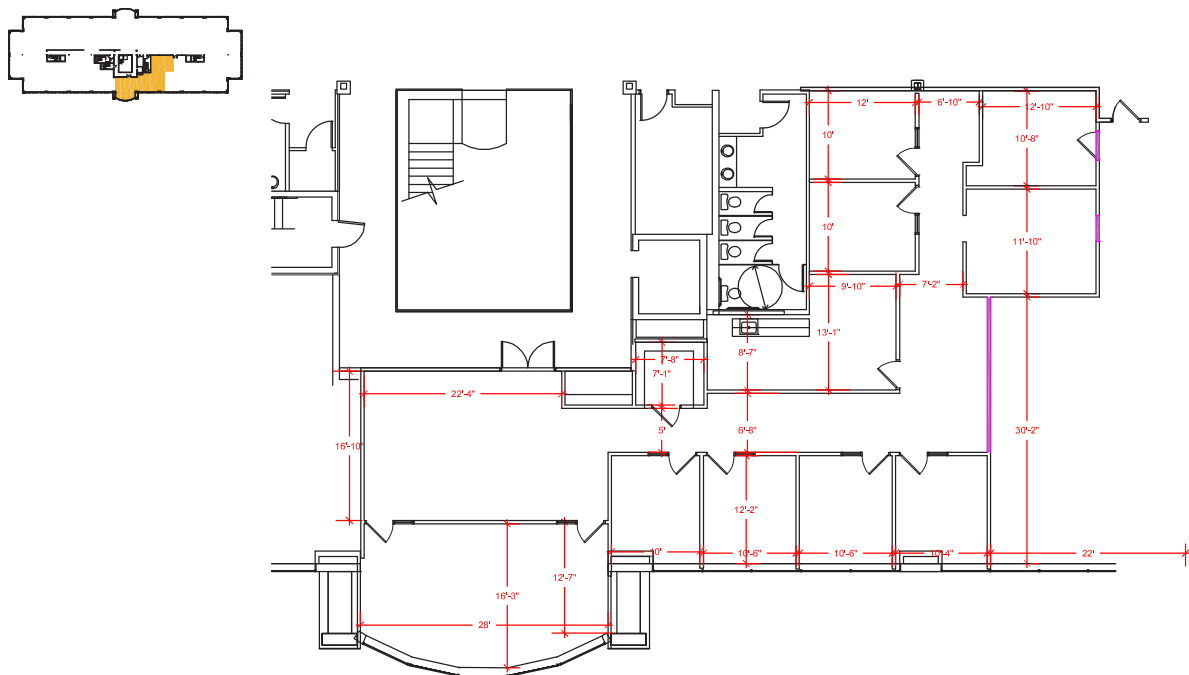
- Unit 255
3,270 SF available immediately
Existing buildout includes upgraded reception area, large conference room with curved window line, and glass finishes throughout.

All Available Space Includes

- Parking ratios up to 4.4/1,000
- 10' finished ceilings
- Turnkey space with upgraded finishes throughout
- Rental rate negotiable

Building Key Plan

UNIT 255



ASHBROOK – BUILDING 5

20110 Ashbrook Place, Ashburn, VA 20147



BUILDING OVERVIEW

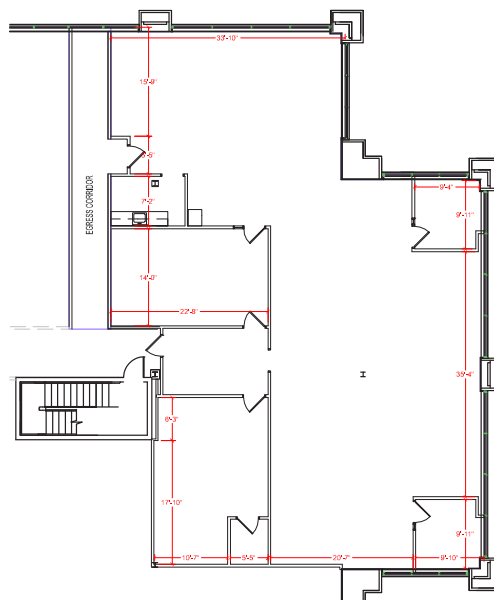
Beautiful 2-story Class A office building situated conveniently off of Route 7/Leesburg Pike, with easy access to Route 28, Dulles Toll Road, Dulles Town Center, and Dulles Airport, and within walking distance of retail and restaurants in both Ashbrook Commons and the newly developed One Loudoun center.

Available Space Detail

- One (1) unit available under 4,000 SF
- Unit 120
3,984 SF available
Existing buildout includes roughly 2 offices, 1 conference room, and lots of open space
- Rental rate negotiable

UNIT 120

Building Key Plan



LOUDOUN TECH CENTER – BUILDING 2

21620 Ridgetop Circle, Sterling, VA 20166



BUILDING OVERVIEW

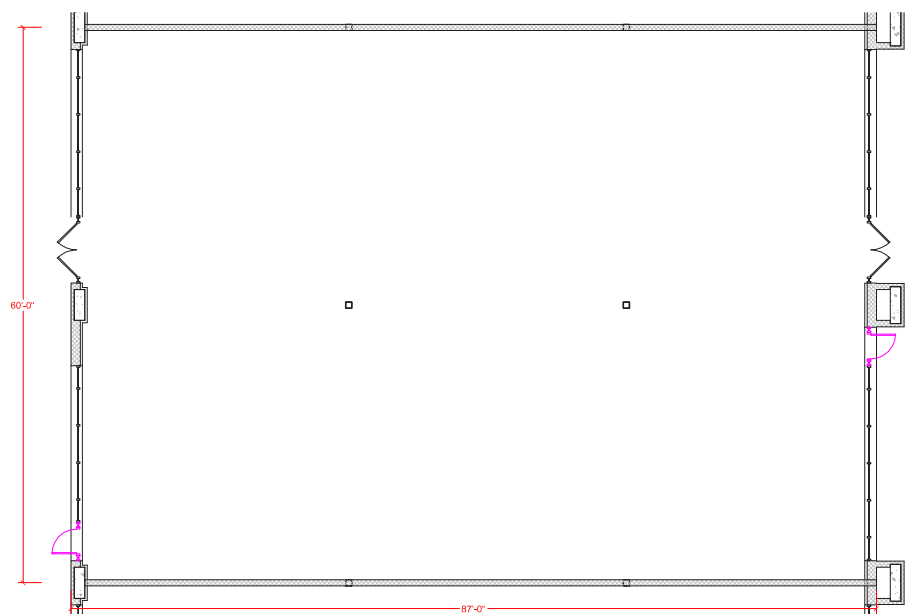
Single-story flex office building located within Merritt's Loudoun Tech Center campus, situated conveniently off of Route 7/Leesburg Pike, with easy access to Route 28 and Dulles Airport. Just minutes from Dulles Town Center and restaurant options along Route 7.

Available Space Detail

- One (1) unit available, can be split into two, 2,635 SF units
- Unit 140-150
5,270 SF available
Open floor plan ready for your ideal build-out, can be split into two smaller units
- Drive-in/at-grade loading capability
- 10' finished ceiling height
- Parking area ratio up to 4/1,000
- Available immediately
- Rental rate negotiable

UNIT 140-150

Building Key Plan





**FOR ADDITIONAL INFORMATION CALL 703.858.2725
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