

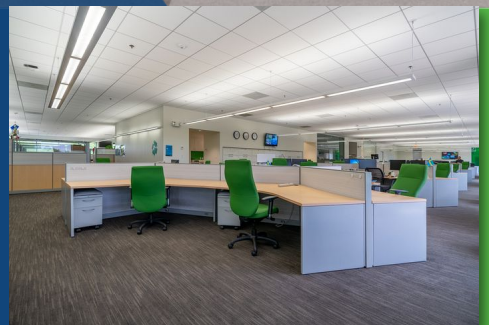
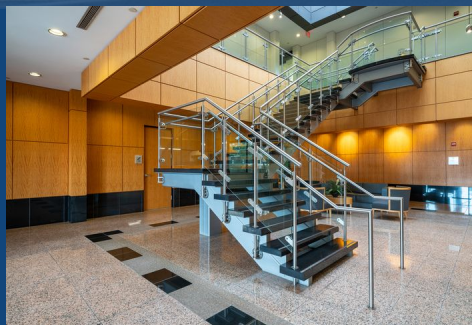
LOUDOUN TECH CENTER 10

CLASS A OFFICE SPACE For Lease

PROPERTY HIGHLIGHTS

- Up to 60,000 SF available to accommodate small, single users as well as large, multi-floor tenants
- Contemporary or traditional office buildouts available with 10' ceilings and continuous window lines
- Fitness center and community lounge in building
- Opportunity to add a dock/loading area
- Conveniently located just off Route 7/Leesburg Pike, with easy access to Dulles Town Center and Cascades Overlook
- Parking ratio up to 4/1,000 SF
- FiOS service available, gas heat/public utilities, fully sprinklered
- Six miles from Dulles International Airport
- Loudoun County, PDIP with office overlay zoning: office, light industrial

46000 CENTER OAK PLAZA , DULLES, VA 20166



merrittproperties.com

Maryland Office: 410.298.2600

Virginia Office: 703.858.2725

North Carolina Office: 919.526.0070

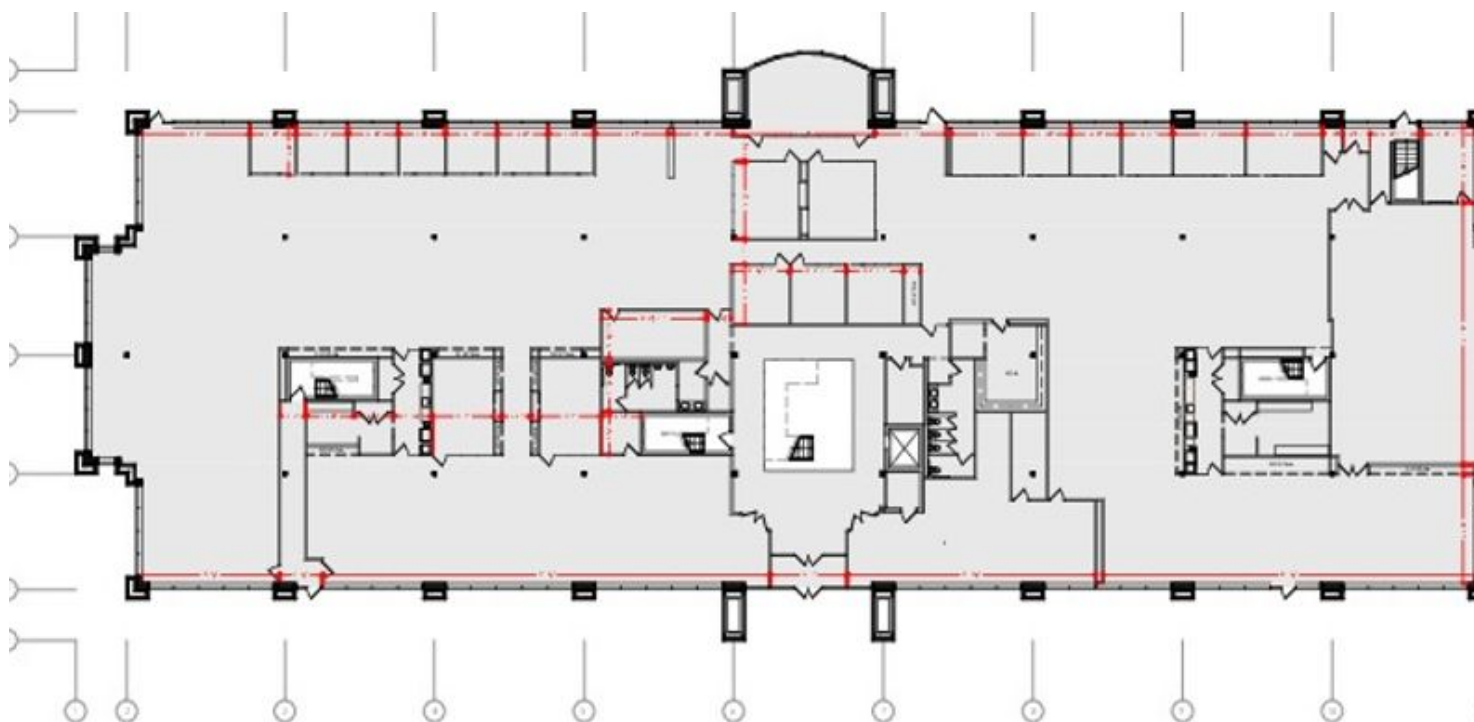
Florida Office: 904.515.2030

TOTAL SF AVAILABLE 60,178 SF

FIRST FLOOR
29,078 SF

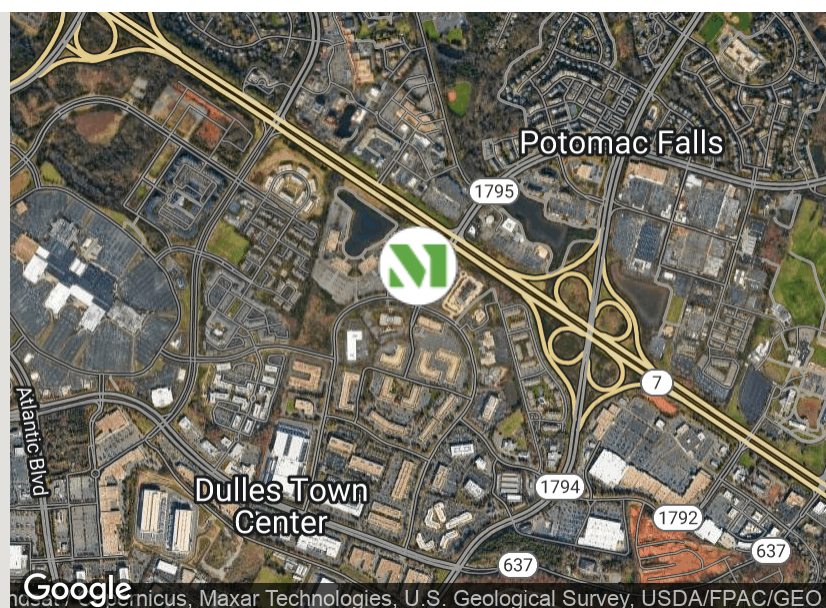
SECOND FLOOR
31,100 SF

PARKING
237 Spaces



SURROUNDING AMENITIES

- Aldi
- Bed Bath & Beyond
- Burger 21
- Burger King
- Burton's Grill
- CAVA
- Chick-fil-A
- Chipotle
- Costco
- Fireworks Pizza
- Five Guys
- Harris Teeter
- Home Depot
- LA Fitness
- McDonald's
- Mission BBQ
- Noodles & Company
- Olive Garden
- Outback Steakhouse
- Panera Bread
- Plaza Azteca
- Red Lobster
- Red Robin Burgers
- Ridgetop Coffee
- Starbucks
- Subway
- Sweetwater Tavern
- Target
- Various Hotels
- Walmart



For additional information or to schedule a tour, contact:

Scott Longendyke | Shaelyn Mullaney | Kelly Wells

merrittproperties.com

MD: 410.298.2600 | VA: 703.858.2725 | NC: 919.526.0070 | FL: 904.515.2030



ADDITIONAL PHOTOS

Loudoun Tech Center 10



For additional information or to schedule a tour, contact:
Scott Longendyke | Shaelyn Mullaney | Kelly Wells

merrittproperties.com

MD: 410.298.2600 | VA: 703.858.2725 | NC: 919.526.0070 | FL: 904.515.2030



RETAILER MAP

Loudoun Tech Center 10



For additional information or to schedule a tour, contact:

Scott Longendyke | Shaelyn Mullaney | Kelly Wells

merrittproperties.com

MD: 410.298.2600 | VA: 703.858.2725 | NC: 919.526.0070 | FL: 904.515.2030

