

PROPERTY OVERVIEW

# LOUDOUN TECH CENTER

21240-21630 RIDGETOP CIRCLE, 45940 HORSESHOE DRIVE &  
45945-46040 CENTER OAK PLAZA, DULLES, VA 20166





## Building Information

- Conveniently located just off Route 7/Leesburg Pike, with easy access to Dulles Town Center
- Nine single-story office/flex buildings totaling 332,111 square feet
- One two-story, Class A office building totaling 60,178 square-feet
- Flex buildings feature 10' finished ceiling heights
- Individually controlled HVAC systems
- FiOS service available
- 120/208 volt, 3-phase, 4-wire service
- Gas heat/public utilities
- Sprinklered
- Highest parking ratio in area with up to 8/1,000 spaces
- Six miles from Dulles International Airport
- Loudoun County, PDIP w/ office overlay zoning: office, light industrial



## 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

# Site Plan

Loudoun Tech Center

21240 Ridgetop Circle	Office	49,700 SF
21630 Ridgetop Circle	Light Industrial	28,024 SF
21620 Ridgetop Circle	Light Industrial	25,742 SF
45940 Horseshoe Drive	Light Industrial	47,040 SF
45945 Center Oak Plaza	Light Industrial	30,800 SF
45999 Center Oak Plaza	Light Industrial	30,800 SF
45960 Center Oak Plaza	Light Industrial	34,835 SF
45980 Center Oak Plaza	Light Industrial	40,440 SF
46040 Center Oak Plaza	Light Industrial	44,730 SF
46000 Center Oak Plaza	2-story Office	60,178 SF

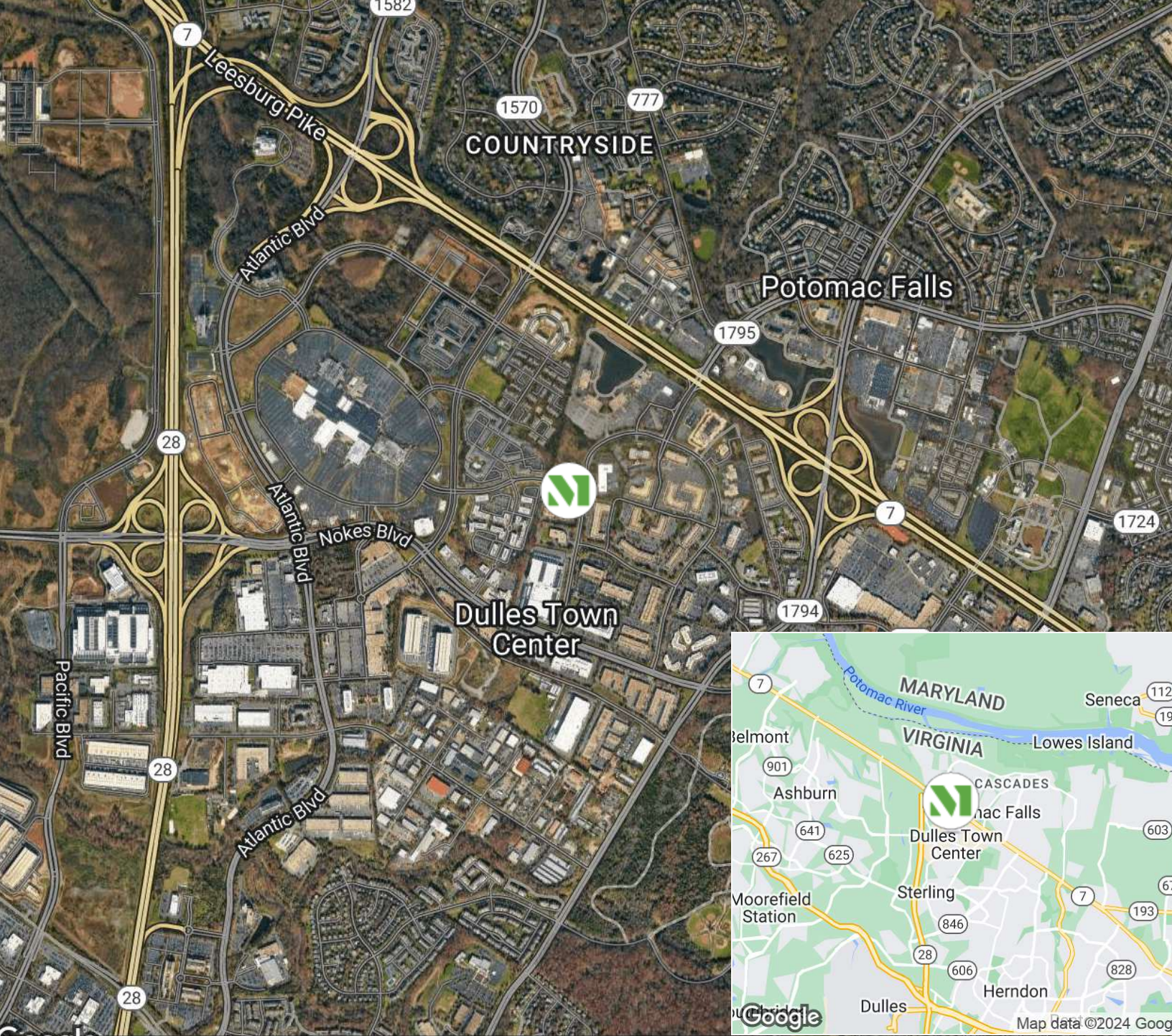


*“It was always a positive experience with Merritt. In our entire experience with Merritt ‘no’ was not in their vocabulary. It was always ‘we can make that work’ or ‘we can find a solution to your need’ and that set Merritt apart.”*

**GEORGE CARACOST**  
VICE PRESIDENT & GENERAL MANAGER  
SAAB DEFENSE AND SECURITY







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**For additional information or to schedule a tour, contact:**

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