

LOUDOUN TECH CENTER 10

46000 CENTER OAK PLAZA, DULLES, VA 20166



BUILDING OVERVIEW

Loudoun Tech Center 10 offers an unrivaled combination of affordable and best-in-class office space for users from 5,000-60,000 SF, in a vibrant location and with advantages only Loudoun Tech Center 10 can offer:

High Quality Move-In Ready Space

Tenants can minimize the cost, time and effort involved in leasing new office space by taking advantage of this unique “plug-and-play” opportunity which features:

- Fully furnished: conference rooms, offices, open seating-areas
- High-end finishes: full-glass front offices, stylish fixtures, modern kitchens

Ultimate Flexibility and Efficiency

- Efficient rectangular floorplates
- 10' finished ceilings
- 25' x 33' column spacing

Getting Even Better

Investment in the future and opportunities for customization make Loudoun Tech Center 10 a premier opportunity for large tenants:

- Brand-new fully equipped tenant-only gym and modern lounge
- Building signage opportunity
- Potential private tenant outdoor seating area
- Option to add a dock/loading area

ADDRESS	46000 Center Oak Plaza Dulles, VA 20166
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SQUARE FOOTAGE	60,178 SF
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PRODUCT TYPE	Class A Office
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PARKING	4/1,000 spaces
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CONNECTIVITY	Fios Service Available
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MERRITT PROPERTIES: CREATING HOMES FOR BUSINESSES SINCE 1967

With more than 50 years of full-service commercial real estate experience, Merritt Properties owns and operates more than 19 million square feet of space across four states. We design, build, lease, and manage our properties. Our portfolio includes flex/light industrial, office, bulk and retail product. Merritt's founder, Leroy Merritt, often completed deals on a handshake, and that level of trust and respect continues at our company today. We're committed to honest and fair business dealings that grow customer relationships into long-term partnerships.



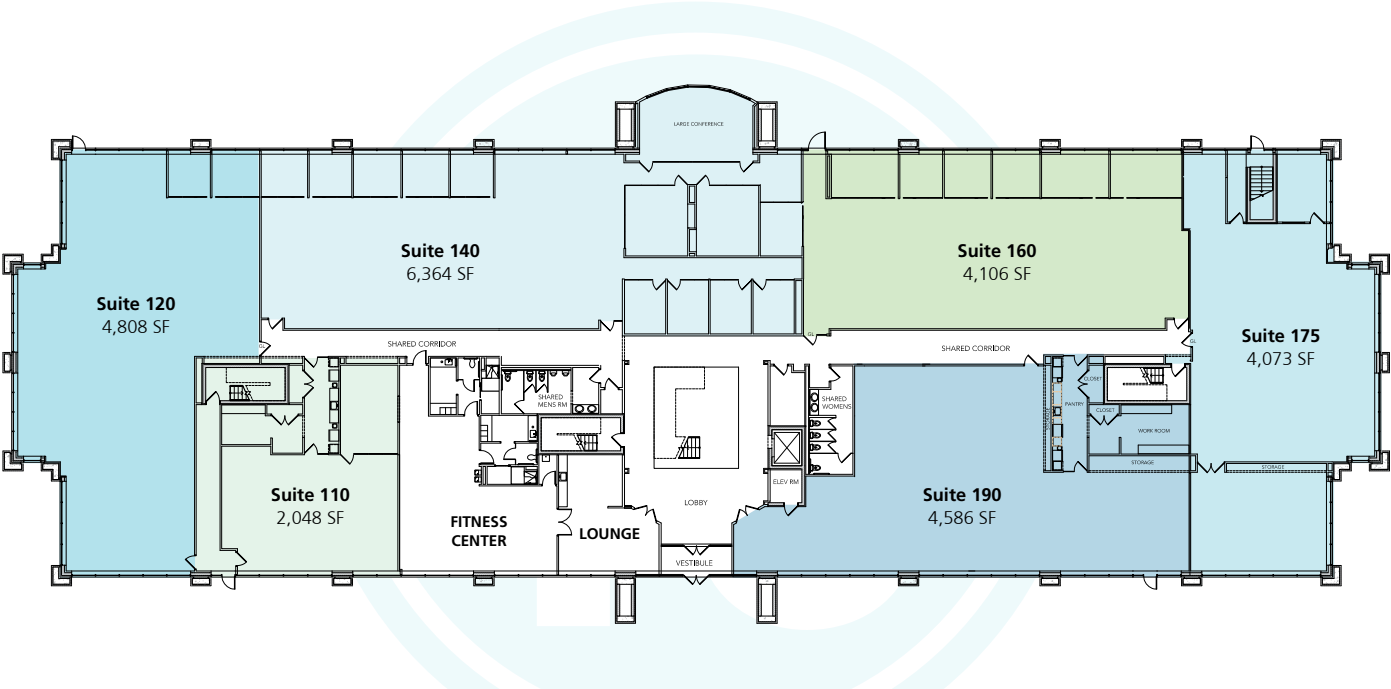
LOUDOUN TECH CENTER SITE PLAN

45999 Center Oak Plaza	1-Story	30,800 SF
45960 Center Oak Plaza	1-Story	34,835 SF
45980 Center Oak Plaza	1-Story	40,440 SF
46040 Center Oak Plaza	1-Story	44,730 SF
46000 Center Oak Plaza	2-Story	60,178 SF

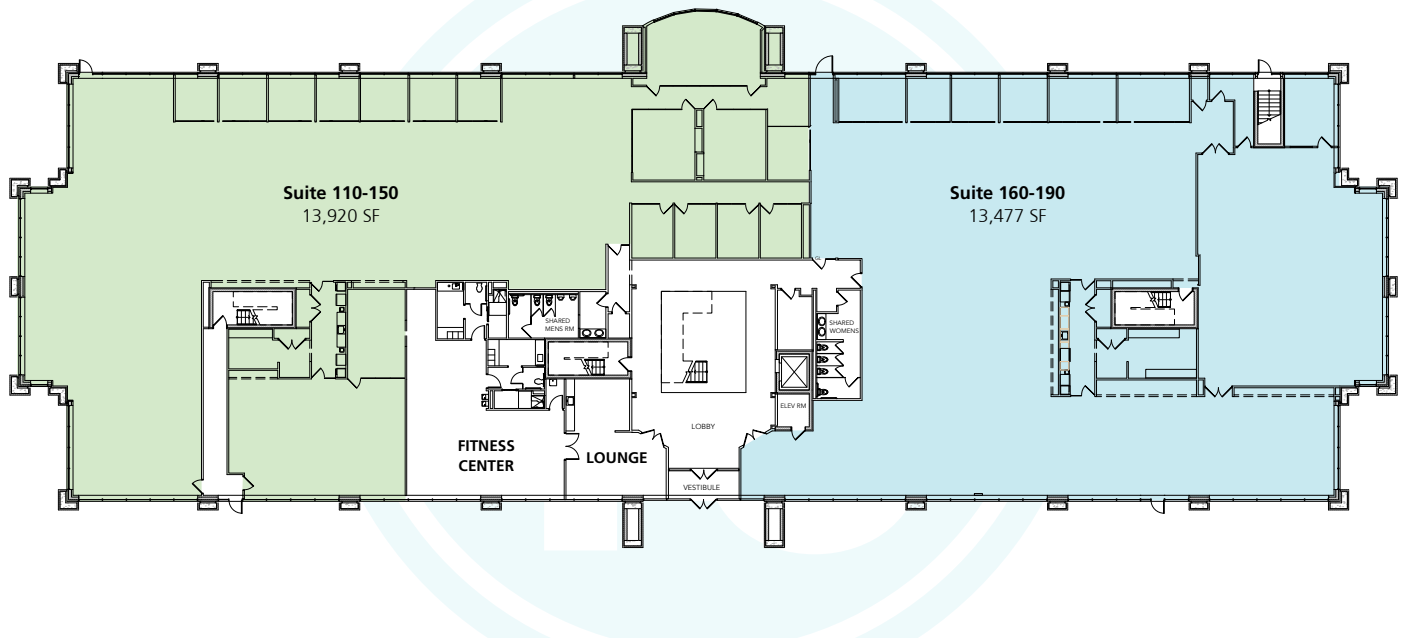


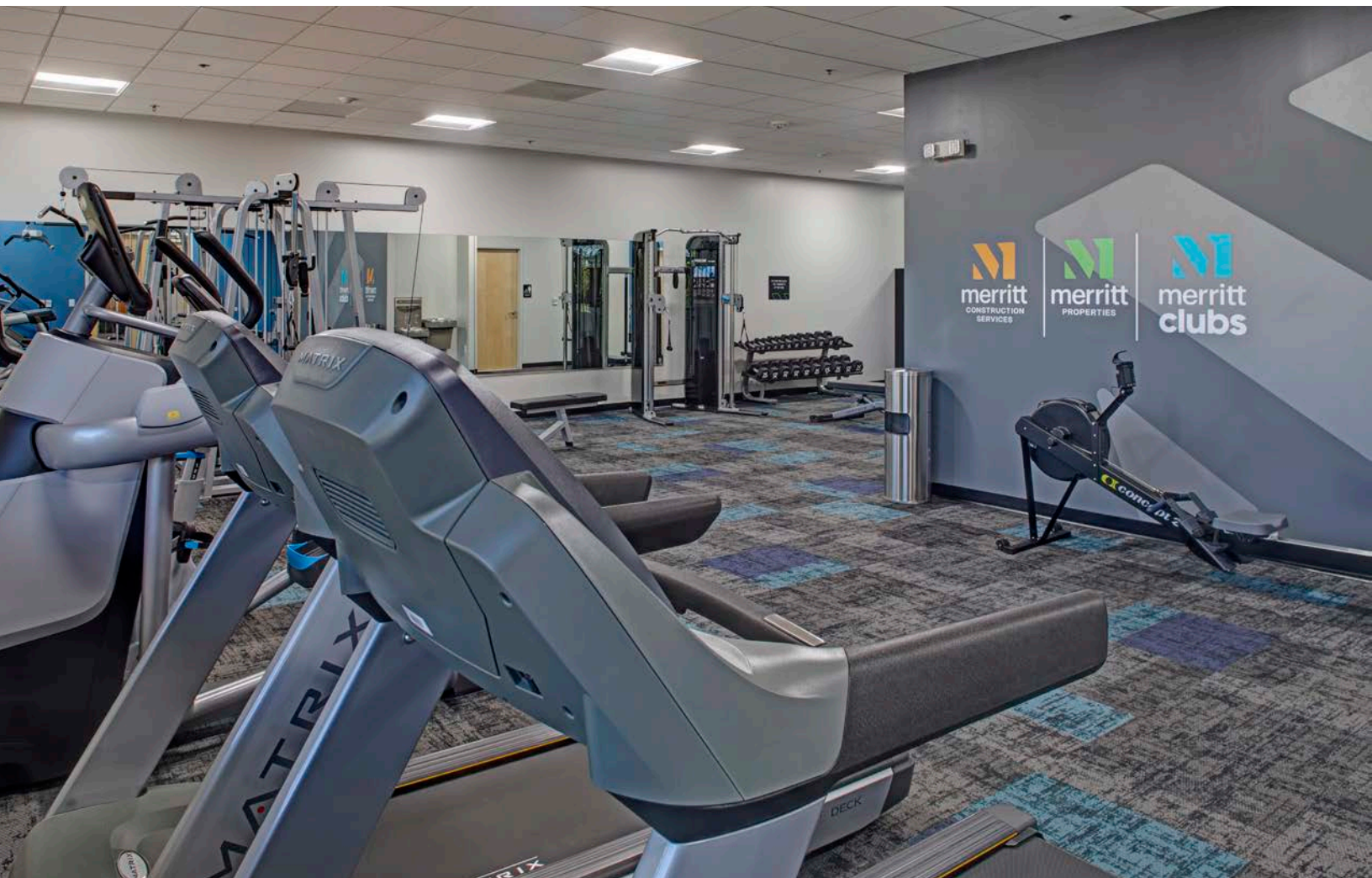
21240 Ridgetop Circle	1-Story	49,700 SF
21630 Ridgetop Circle	1-Story	28,024 SF
21620 Ridgetop Circle	1-Story	25,742 SF
45940 Horseshoe Drive	1-Story	47,040 SF
45945 Center Oak Plaza	1-Story	30,800 SF

FIRST FLOOR: MID-SIZE TENANT SAMPLE CONFIGURATION



FIRST FLOOR: LARGE TENANT SAMPLE CONFIGURATION





LOCATION & ACCESS

Within a 2-mile radius, tenants have access to some of the most prominent retail centers in Northern Virginia. In this 2-mile vicinity, there are over 4.2 million square feet of retail which include shopping, eating, and other highly desirable tenant services and amenities. Furthermore, the project enjoys convenient access to 3 sit-down-restaurants within 0.2 miles from the project. Notable nearby retail centers include:

- Sweetwater Tavern, Taqueria Loca, & Olive Garden (4-min. walk)
- Regal Center
- Cascades Marketplace
- Potomac Run Plaza
- Dulles Town Crossing
- Dulles Town Center
- Nokes Plaza

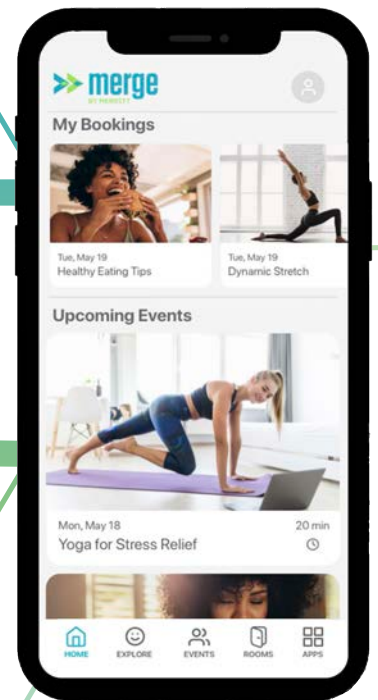
Centrally located in the heart of Loudoun, Loudoun Tech Center 10 takes advantage of ease-of-access to Route 7 and Route 28.

Dulles International Airport, located just 15 minutes from the project, is one of the most traveled airports in the US and provides a wide array of both domestic and international flights.





Delivering a Better Workday



At Merritt, we've always believed in doing the right thing and that means providing the best workplace for our customers and their employees. That's why **Merge by Merritt includes a wide variety of events and offerings designed to engage employees, build community, and increase productivity.**

With this programming, we're **helping companies attract, retain, and reward talented employees** who will enrich their brands and grow their businesses. Although the current pandemic has limited our in-person offerings for the time being, we will continue to provide robust on-line programming and on-site amenities.

FEATURING:

- » free mobile app
- » access to on-demand content
- » connection to various concierge services
- » special pop-up events
- » virtual wellness and professional development programming



What It's Like to Work With Merritt

"The Merritt team has been stellar. From the time we signed the lease, we had a three-week buildout period and were impressed with everyone from the top down. We were kept apprised of the progress every step of the way and are thrilled we were able to create a new space that reflects our personality as a brand"

CHRISTINE CHANG, FOUNDER
Sassy Woof

LOUDOUN TECH CENTER 10

WWW.LOUDOUNTECH10.COM

MERRITT
LOUDOUN
TECH

DEVELOPED AND MANAGED BY



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