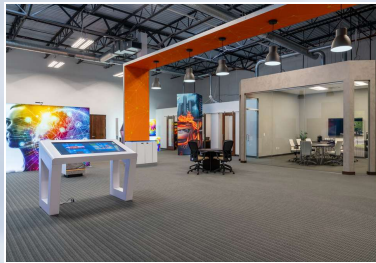


PROPERTY OVERVIEW

ASHBROOK 11

ASHBROOK PLACE, ASHBURN, VA 20147



Building Information

- 34,000-SF single-story building featuring 20' clear heights and individually controlled HVAC systems
- Delivering Q1 2024
- 120/208 volt, 3-phase, 4-wire service
- Sprinklered
- Build-to-suit opportunity
- Located within Merritt's Ashbrook business park, consisting of three Class A office buildings and four single-story flex buildings totaling 349,781 SF. Two proposed single-story flex buildings will add 81,400 SF
- Within walking distance to an abundance of amenities at One Loudoun and Ashbrook Commons Shopping Center
- Conveniently alongside Route 7/Leesburg Pike, with easy access to Route 28/Loudoun County Parkway and Dulles Toll Road
- Minutes from Dulles International Airport
- One mile from The George Washington University Virginia Science & Technology Campus
- Loudoun County, PDIP zoning with office overlay: office, light industrial



Surrounding Amenities

- AC Moore
- Bar Louie
- CAVA
- Cheesecake Factory
- Chick-fil-A
- Chipotle
- Courtyard Marriott
- Domino's
- Dunkin'
- Firehouse Subs
- Giant
- Harris Teeter
- Home Goods
- Jersey Mike's Subs
- Jimmy John's
- LA Fitness
- Lowe's
- Matchbox Pizza
- McDonald's
- MOD Pizza
- Peet's Coffee
- Popeye's
- Red Lobster
- Red Robin
- Sam's Club
- Smoothie King
- Springhill Suites by Marriott
- Starbucks
- Subway
- Texas Roadhouse
- The UPS Store
- Top Golf
- Trader Joe's
- Uncle Julio's
- Walmart
- Wendy's
- Whole Foods
- Zoe's Kitchen

Site Plan

Ashbrook 11

Ashbrook Place

Flex/Light Industrial

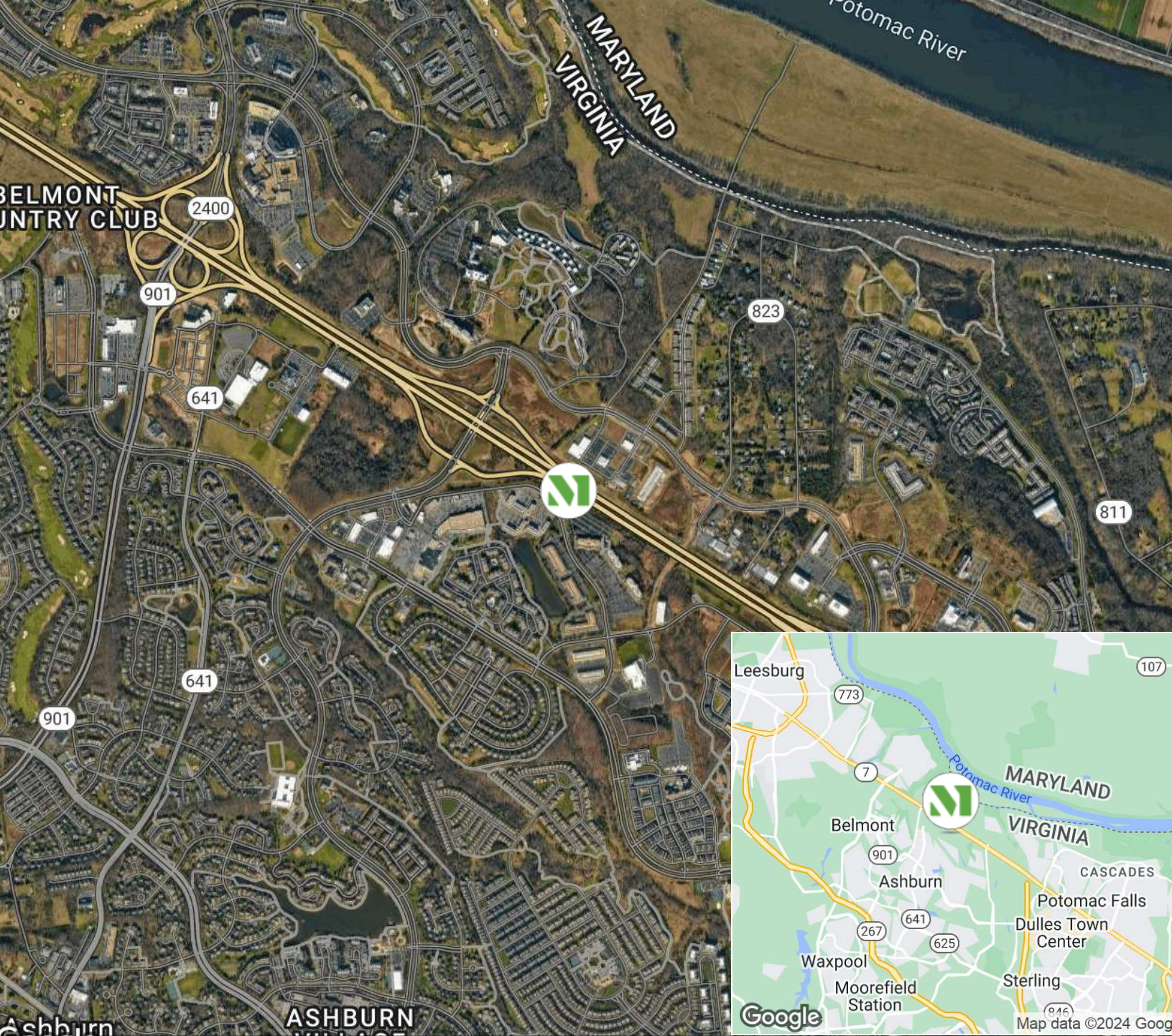
33,840 SF



“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





CREATING HOMES FOR BUSINESSES

Established in 1967, Merritt Properties is a privately held commercial real estate company offering over 21 million square feet of Class A office, flex, warehouse, industrial, retail and build-to-suit spaces throughout Maryland, Florida, North Carolina and Virginia. We design, build, lease and manage our properties for the long term with a commitment to providing the highest quality service to all of our customers.

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

