

PROPERTY OVERVIEW

# 20700 LOUDOUN COUNTY PARKWAY

20700 LOUDOUN COUNTY PARKWAY, ASHBURN, VA 20147



## Building Information

- 72,900 SF single-story flex
- 20' clear ceiling heights
- 2,700 & 3,300 SF typical bay sizes
- 110', 100' & 95' rear loaded truck courts
- Dock and drive-in loading
- 2.8 - 4/1,000 SF parking ratio
- Wet sprinkler system
- Fiber providers include FiOS, Qwest, Intellifiber, Abovenet & Level 3
- Capability of being served by the existing reclaimed water line which is located within 350' of site
- Ideal location for Data Center
- 2MW of power is available on the overhead lines on Loudoun County Parkway per Dominion Power.
- Available on a first-come, first-served basis through load letters.
- Loudoun County, PD-IP 1993 Revised
- Easy access to Dulles Toll Road, Route 7, Route 28 & Loudoun County Parkway
- Only 10 miles from Dulles International Airport
- Located at Loudoun County Parkway & Marblehead Drive, across from One Loudoun and within close proximity to many amenities.



## Surrounding Amenities

- AC Moore
- Bar Louie
- CAVA
- Cheesecake Factory
- Chick-fil-A
- Chipotle
- Courtyard Marriott
- Domino's
- Dunkin'
- Firehouse Subs
- Giant
- Harris Teeter
- 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

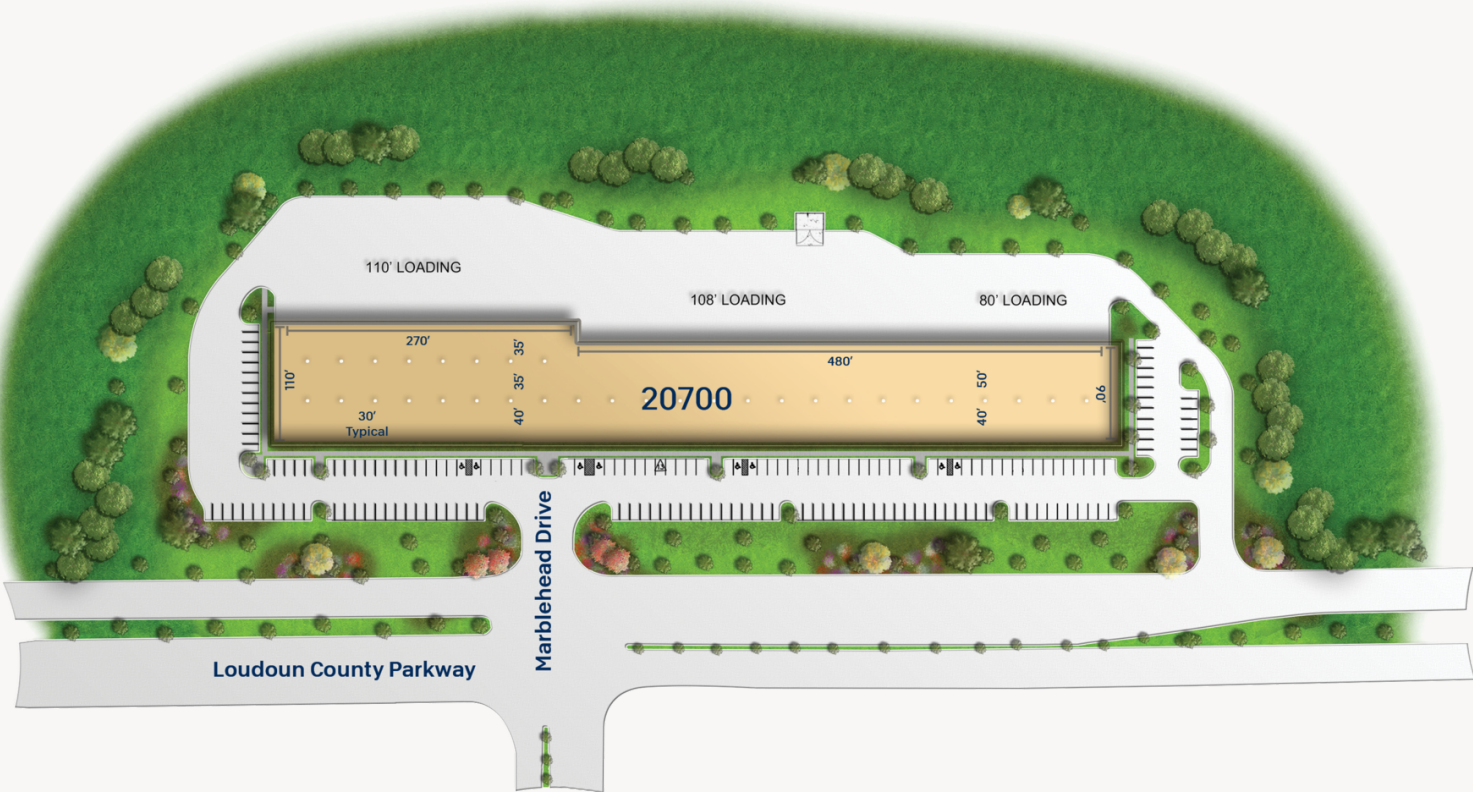
# Site Plan

20700 Loudoun County Parkway

20700 Loudoun County Parkway

Industrial

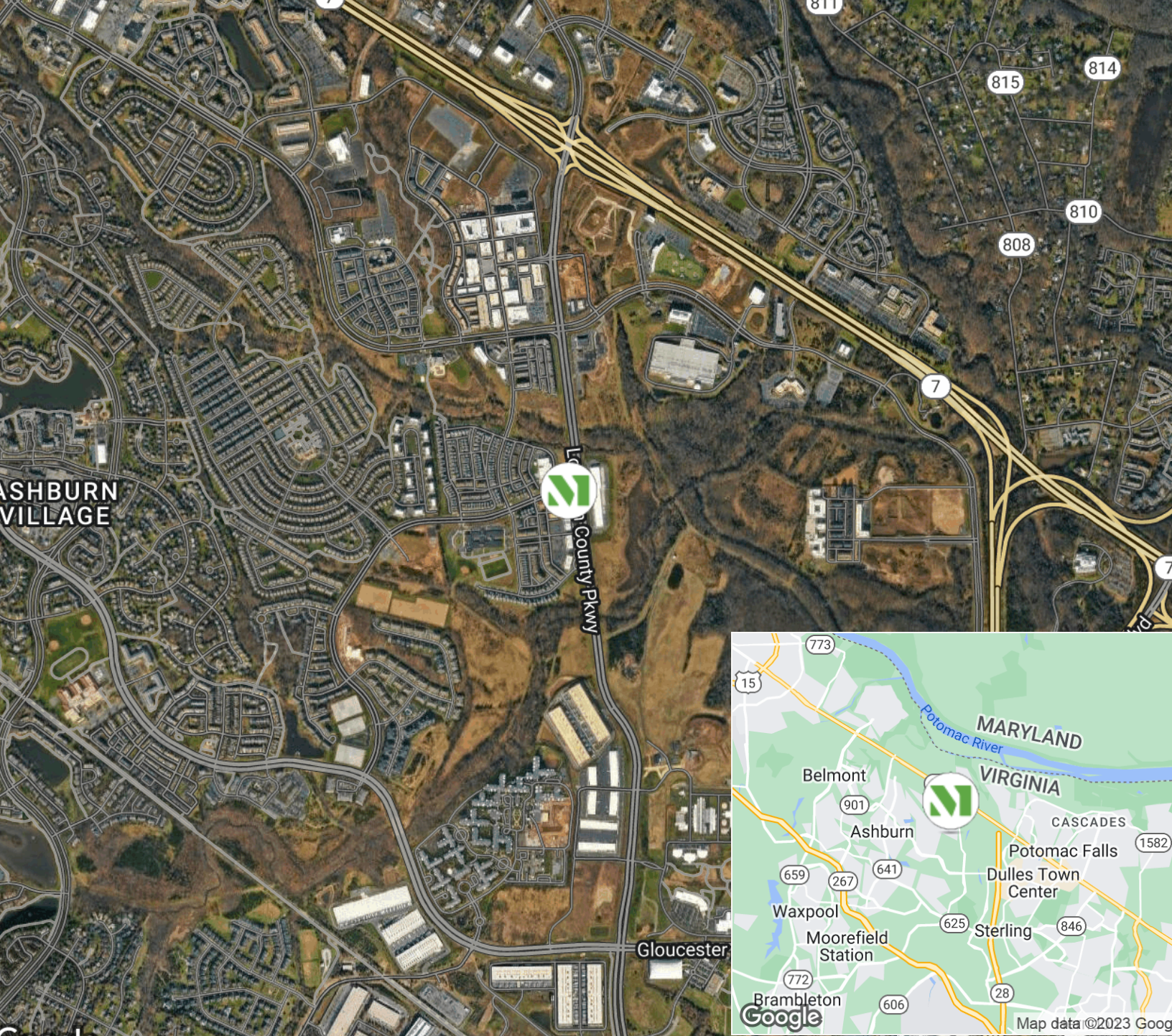
72,900 SF



*“We were looking for a space to foster that creative and collaborative environment needed to be an iterative technology company. From leasing to design to property maintenance, the folks at Merritt have listened and accommodated our requests.”*

**TRACI MIGLIORISI**  
DIRECTOR OF FINANCE  
LOTAME





## CREATING HOMES FOR BUSINESSES

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

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