

THE LEARNING EXPERIENCE

20005 Riverside Commons Plz | Ashburn, VA

OFFERED INDIVIDUALLY OR AS A THREE-PROPERTY PORTFOLIO | Contact Broker for More Information



VIEW WEBSITE & OFFERING MEMORANDUM



\$7,250,000
PRICE



6.75%
CAP RATE



NN
LEASE FORM



\$489,500
NOI*



2021
YEAR BUILT



Prime Investment Opportunity | Long-Term NN Lease with 10% Rental Increases Every 5 Years & at Each of the Two, 5-Year Options | Minimal Landlord Responsibilities | Built in 2021



Best-in-Class Tenant | Fastest-Growing Childcare Brand with 700+ Centers Open, Planned or Under Development in 36 States & Internationally



Strong Demographics | Ideally Situated Just Off Leesburg Pike (142,000+ VPD) in a High-Growth Submarket of the Washington, D.C. MSA | Average Household Income Exceeds \$201,000 within a 3-Mile Radius



Strategic Location Near Major Employment Drivers | Less than 0.5 Miles from the Janelia Research Campus (650+ Employees) | Less than 1.5 Miles from the Inova Loudoun Hospital (210+ Beds)



High Barriers-to-Entry Submarket | In Close Proximity to One Loudoun's 700,000 SF Mixed-Use Town Center | Numerous New Multifamily Complexes Underway within a 1-Mile Radius



Located in a Tech & Innovation Corridor | Loudoun County's Dulles Technology Corridor Projected to Exceed 40 Million SF of Data Centers Once Complete | Region Supports Roughly 70% of Global Internet Traffic

*Seller to credit Buyer the prorated difference in NOI between the Closing Date and the November rental increase effective date, if Closing occurs prior to such increase.

Exclusively Offered by:

NORTHMARQ NATIONAL NET LEASE GROUP



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