



Loudoun Tech Center

46000 Center Oak Plaza, Dulles

Take a
Virtual Tour!

Property Highlights

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 (Q1 2021 Delivery)
- Signage opportunity
- Potential private tenant outdoor seating area
- Option to add a dock/loading area





**Building
Signage
Available!**



New Office & Partner

Advantageous Setting

One of ten office/flex buildings totaling 392,499 square feet owned by Merritt Properties, providing options and flexibility to tenants as their office footprint grows. Tenants have access to an above market parking ratio of 4.0/1,000 SF.

Experienced Ownership

Over the past 50 years Merritt Properties has developed a strong reputation in the industry as it has grown to be one of the region's largest privately held real estate companies. Their world-class in-house capabilities and philosophy of treating tenants as partners and equals, have both been key to the joint success of Merritt and their tenants.

In-House Design and Construction Capabilities

Merritt's Interior Design team can guide you through the entire conceptual process, including layout, style, finishes and more, and work closely with you to develop a plan that meets your unique requirements. Our experienced team will help you design and deliver a successful solution for your space. Once your space is designed, Merritt has an award-winning construction team dedicated specifically to interior build-out projects because we understand the importance of accountability and reliable communication.

**Leroy Merritt founded
Merritt Properties and often
completed deals on a handshake.
That level of trust and respect
continues at Merritt today.
We're committed to honest and
fair business dealings that grow
our customer relationship into
long-term partnerships.**



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.

BENIHANA
RED ROBIN GOURMET BURGERS
The Cheesecake Factory
Village CUPCAKE CO. **BEN & JERRY'S**
P.F. CHANG'S
LONGHORN STEAKHOUSE
LOS TOLTECOS MEXICAN RESTAURANT
Starbucks

Jersey Mike's SUBS **LeDo Pizza** **MISSION BBQ** **CHIPOTLE MEXICAN GRILL**

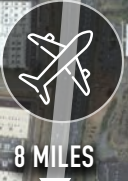
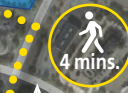
SWEETWATER TAVERN
TAQUERIA Loco
Olive Garden

The Don's Wood-Fired Pizza
THE PIT STOP
noodles & COMPANY
ROBEKS **Starbucks**
Giant

FIVE GUYS BURGERS and FRIES **Chuy's** **Sushi King** **TARGET**
MILLER'S ALE-HOUSE **cava mezze** **CVS** **Total Wine SPIRITS • BEER & MORE**
BURTONS GRILL & BAR **Harris Teeter Neighborhood Food & Pharmacy** **COSTCO WHOLESALE**

chili's GRILL & BAR **LOWE'S** **Chick-fil-A**
Walmart **sam's club**

LaS PRENSA **BURGER 21** **cafesano**
WOLAN & HOPPEGRANTEN BISTRO



28

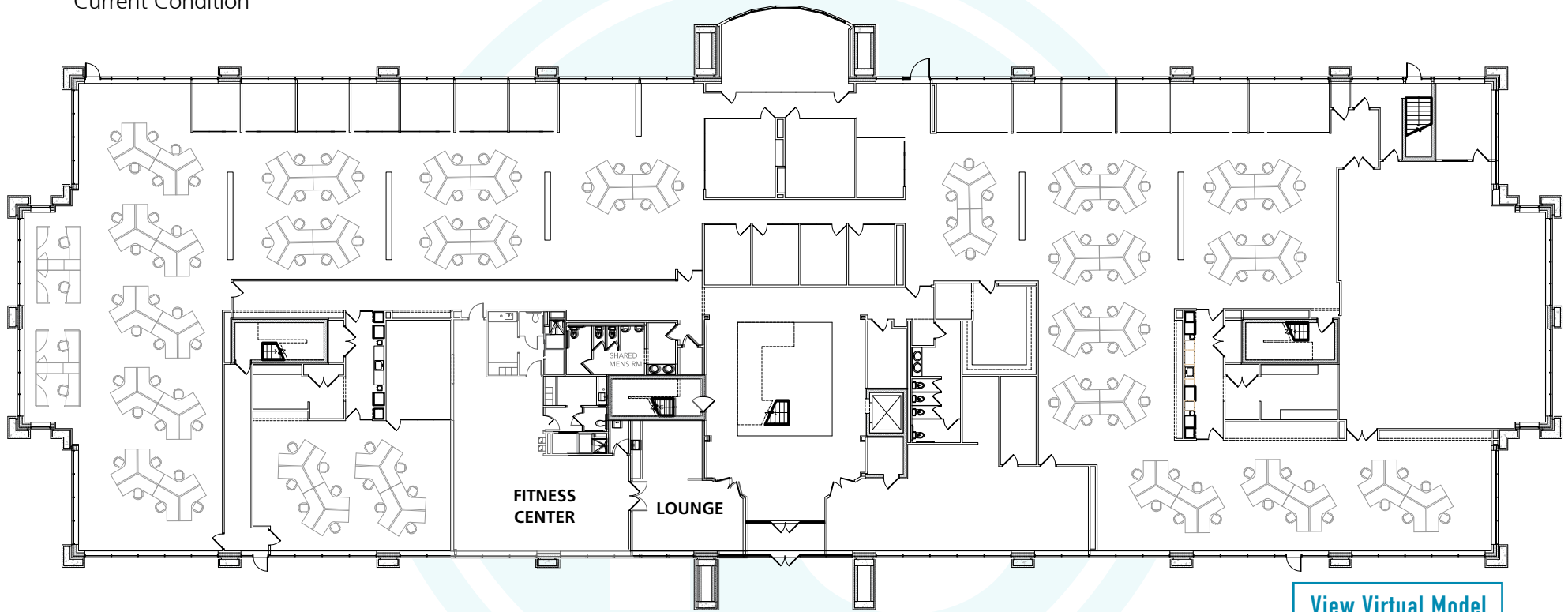
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Loudoun Tech Center 10

Current Condition

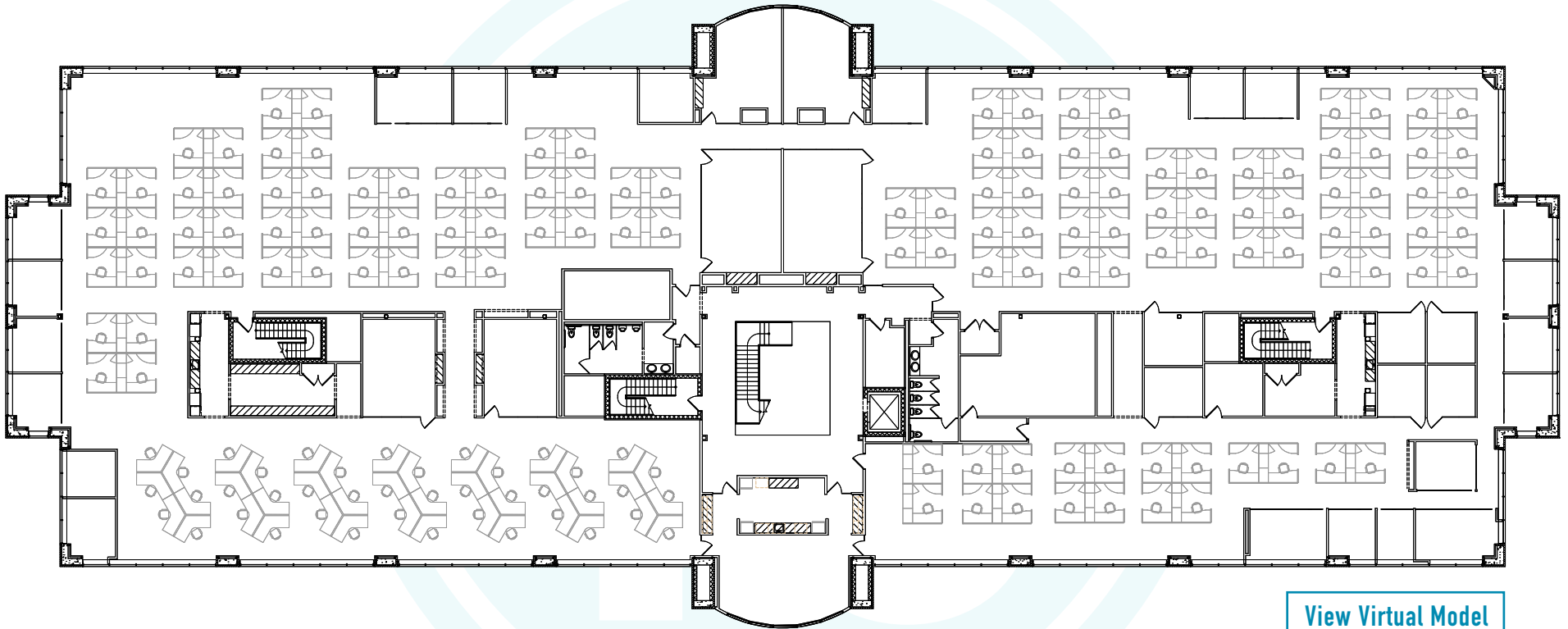


[View Virtual Model](#)

First Floor
29,078 SF

Loudoun Tech Center 10

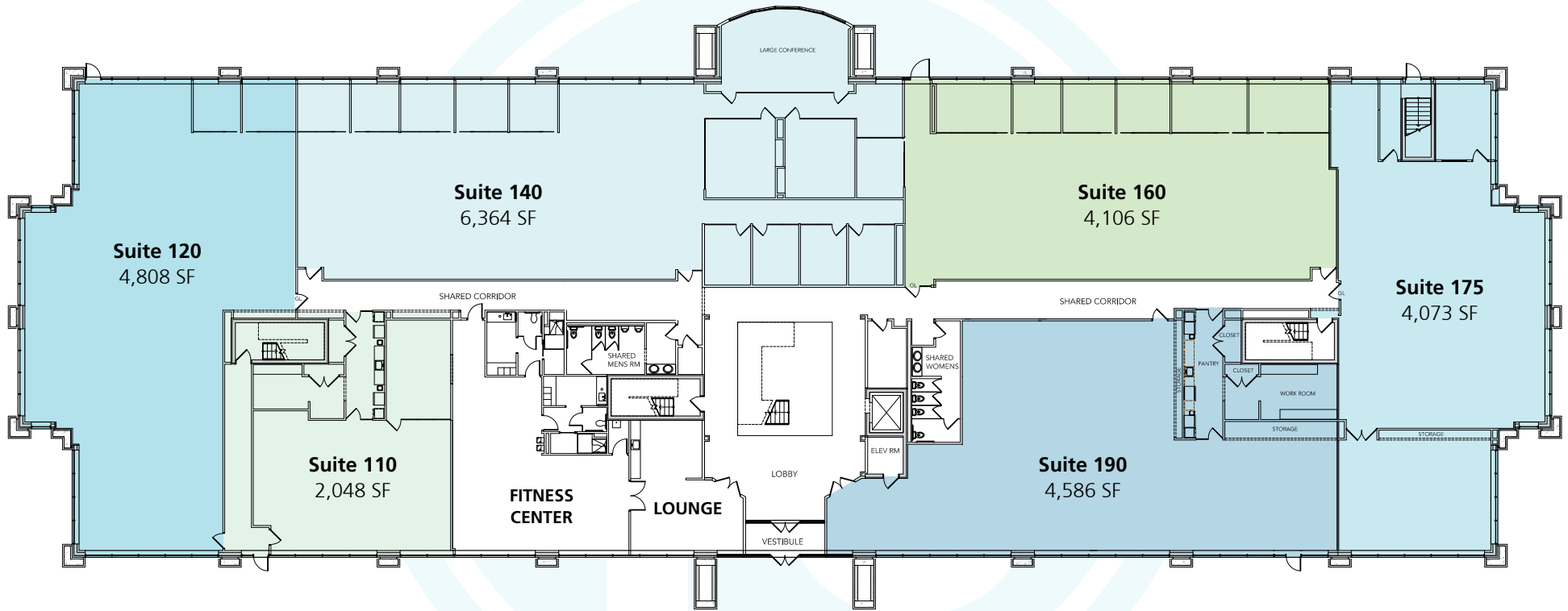
Current Condition



[View Virtual Model](#)

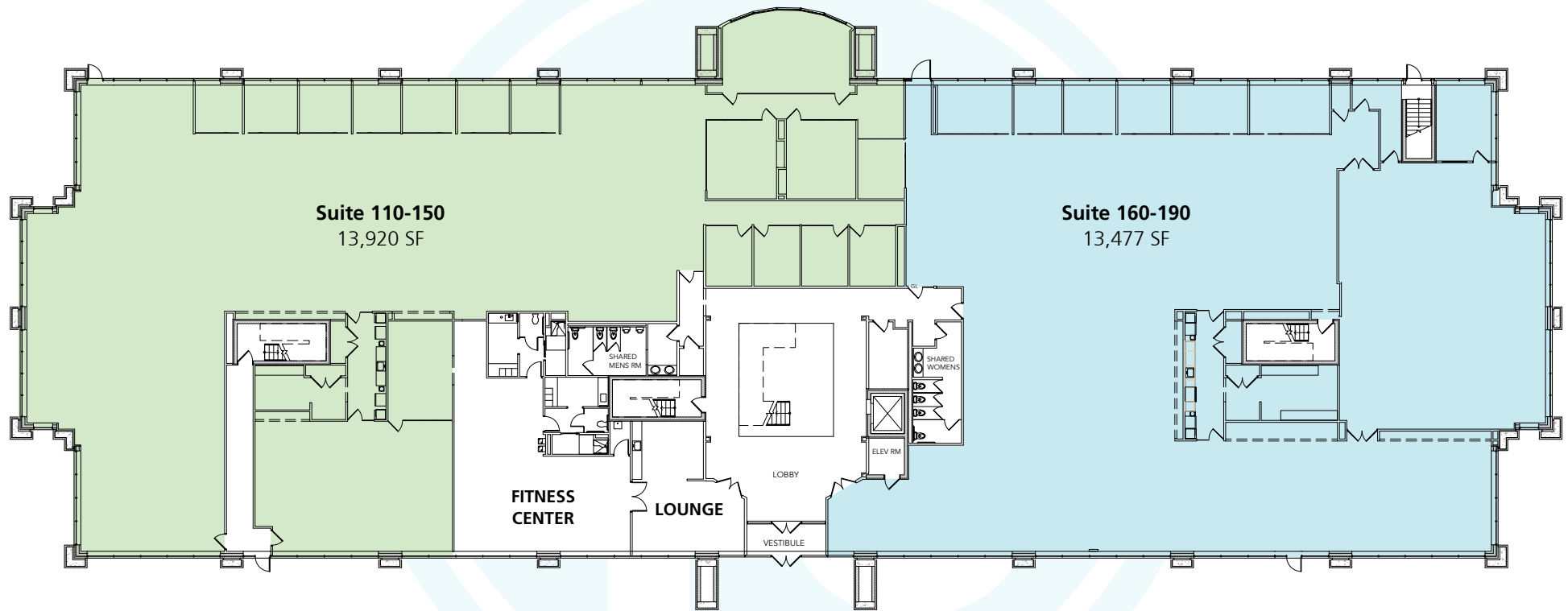
Second Floor
31,100 SF

Loudoun Tech Center 10



Mid-Size Tenant Configuration
First Floor

Loudoun Tech Center 10



**Large Tenant Configuration
First Floor**



For additional information or to schedule a tour, contact:



Shaelyn Mullaney

+1 540 533 3304

smullaney@merrittproperties.com

Scott Longendyke

+1 703 463 1183

slongendyke@merrittproperties.com

CBRE

Terry Reiley

+1 703 963 4132

terry.reiley@cbre.com

Rosanne Richards

+1 703 517 0481

rosanne.richards@cbre.com

Luis Gonzalez Rios

+1 617 716 9316

luis.gonzalezrios@cbre.com

Paterick Clark

+1 301 676 0611

paterick.clark@cbre.com