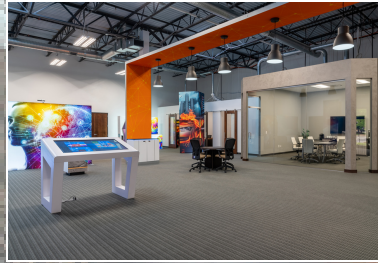


PROPERTY OVERVIEW

ASHBROOK 7

20122 ASHBROOK PLACE , ASHBURN, VA 20147



Building Information

- Within walking distance to an abundance of amenities at One Loudoun and Ashbrook Commons Shopping Center
- Conveniently fronting Route 7/Leesburg Pike, with easy access to Route 28/Loudoun County Parkway and Dulles Toll Road
- Single-story building featuring 20' clear heights and individually controlled HVAC systems
- 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
- FiOS service available
- 120/208 volt, 3-phase, 4-wire service
- Sprinklered
- 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

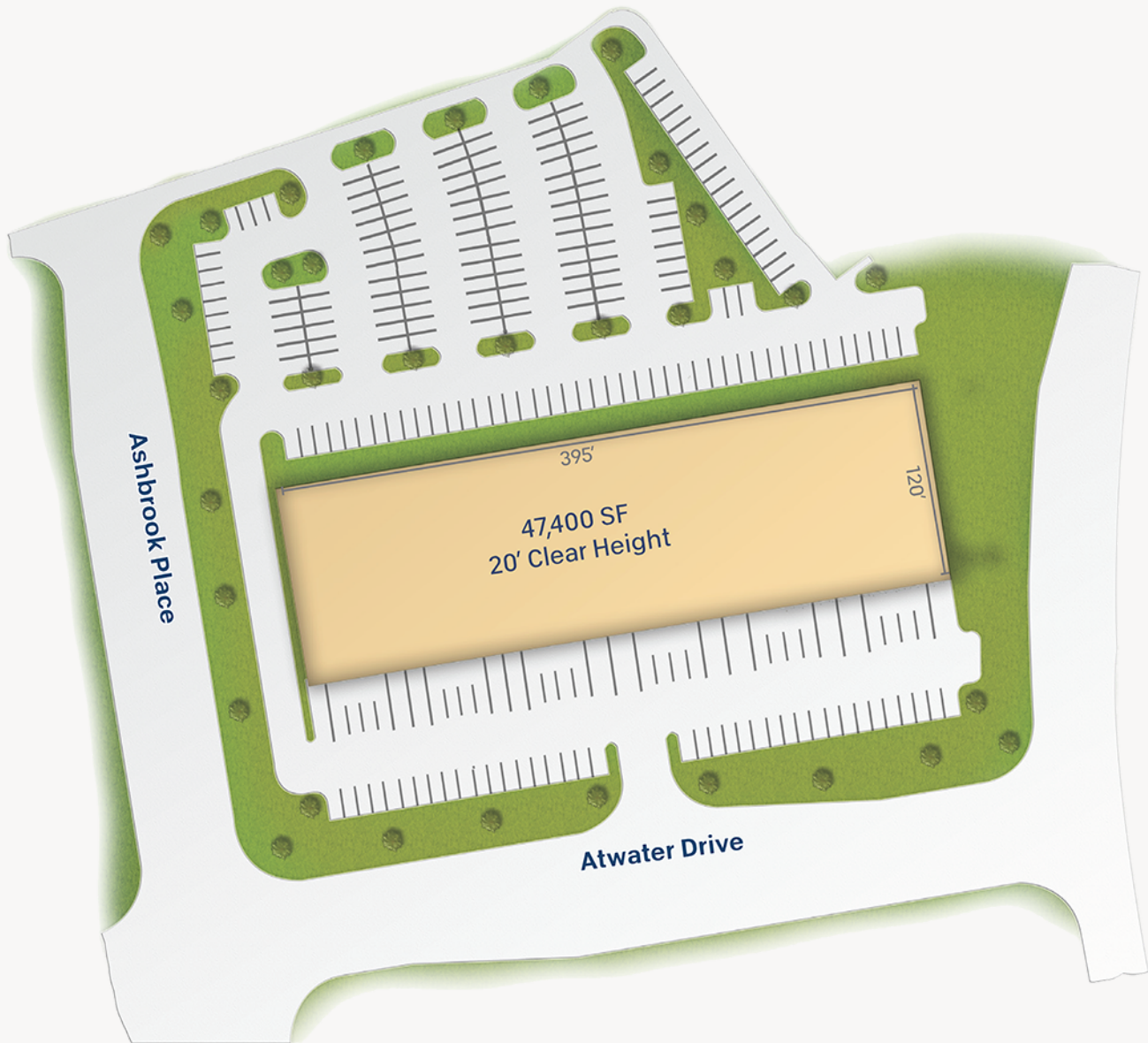
Site Plan

Ashbrook 7

20122 Ashbrook Place

Flex/Light Industrial

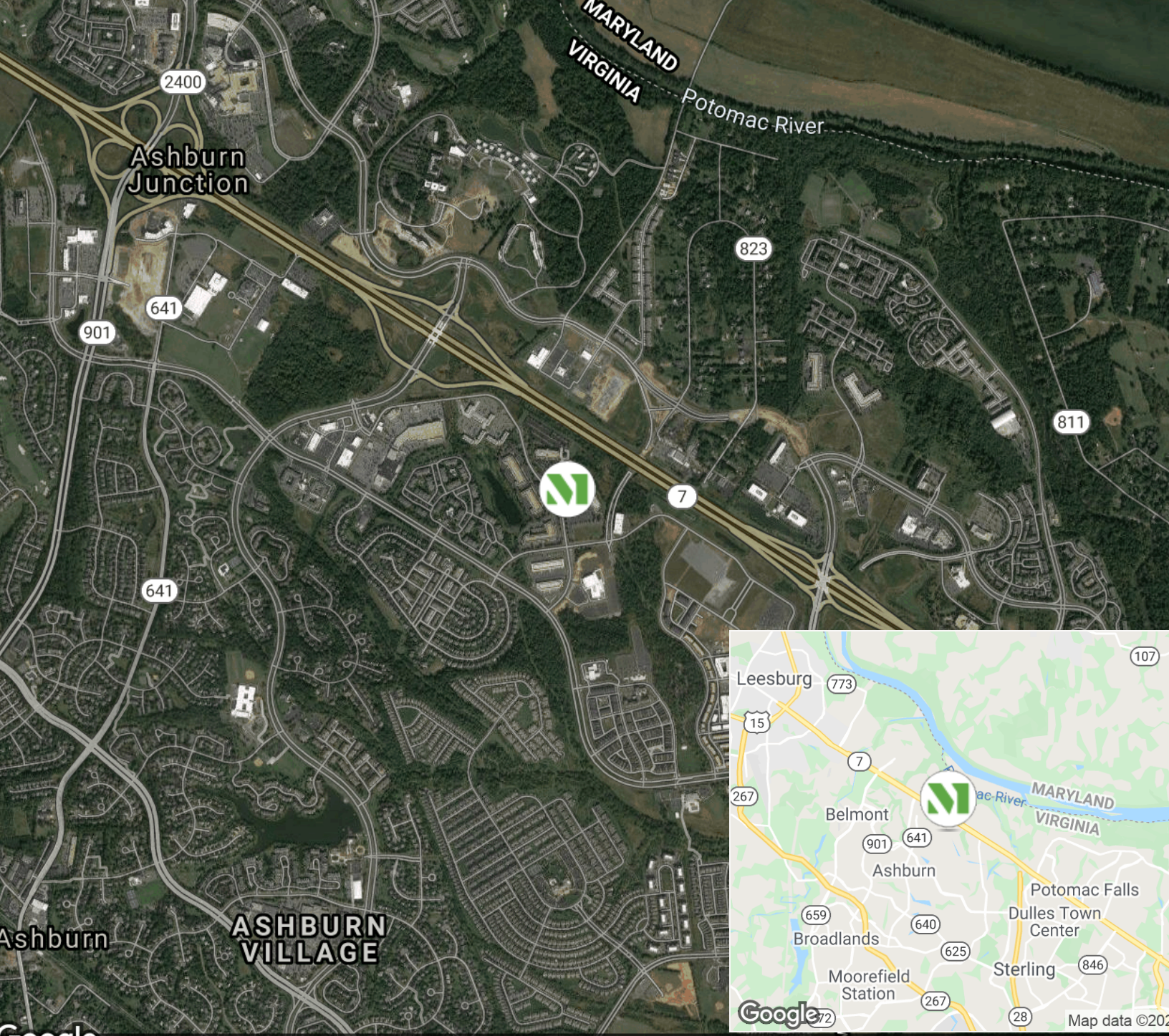
47,400 SF



“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

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For additional information or to schedule a tour, contact:
Scott Longendyke | Shaelyn Mullaney

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