

PROPERTY OVERVIEW

# LOUDOUN TECH CENTER 9

46040 CENTER OAK PLAZA, STERLING, VA 20166



## Building Information

- Conveniently located just off Route 7/Leesburg Pike, with easy access to Dulles Town Center
- Nine single-story office/flex buildings totaling 332,111 square feet
- One two-story, Class A office building totaling 60,178 square-feet
- Flex buildings feature 10' finished ceiling heights
- Individually controlled HVAC systems
- FiOS service available
- 120/208 volt, 3-phase, 4-wire service
- Gas heat/public utilities
- Sprinklered
- Highest parking ratio in area with up to 8/1,000 spaces
- Six miles from Dulles International Airport
- Loudoun County, PDIP w/ office overlay zoning: office, light industrial



## Surrounding Amenities

- Starbucks
- McDonald's
- Chipotle
- Five Guys
- Red Robin Burgers
- Olive Garden
- Chick-fil-A
- Red Lobster
- LA Fitness
- Costco
- Target
- Bank of America
- Bed Bath & Beyond
- Dulles Town Center

# Site Plan

Loudoun Tech Center 9

46040 Center Oak Plaza

1 - Story Office

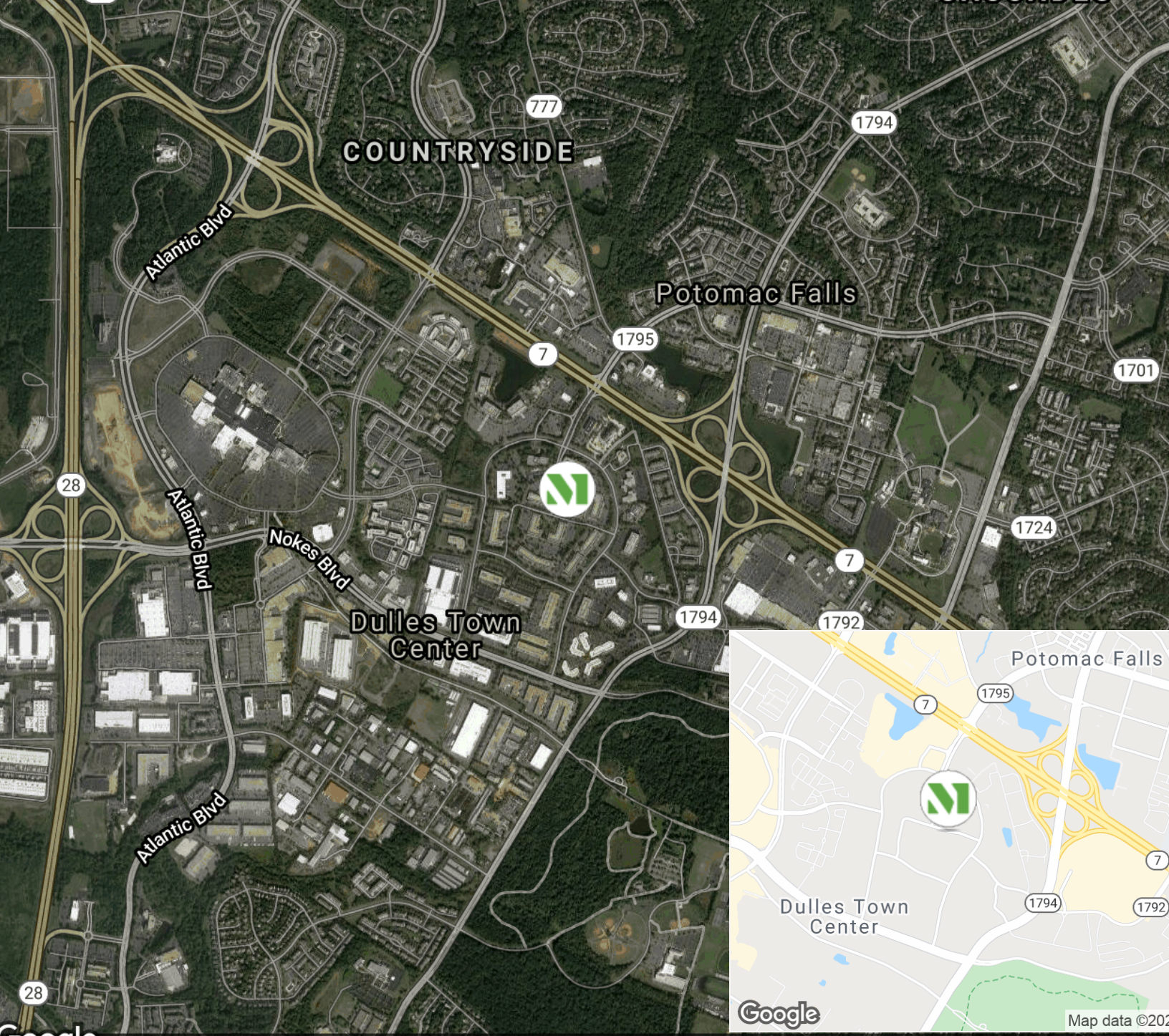
44,940 SF



*“Merritt is a fantastic company, and I’m very fortunate to have partnered with them. They believed in my company, and I believed in them. It is a relationship that is going to keep growing.”*

**GREG NALLEY**  
FOUNDER  
NALLEY FRESH





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For additional information or to schedule a tour, contact:

Scott Longendyke | Shaelyn Mullaney

[merrittproperties.com](http://merrittproperties.com)

MD: 410.298.2600 | VA: 703.858.2725 | NC: 919.526.0070

