



Ashburn Crossing

Gloucester Pkwy & Loudoun County Pkwy
Ashburn, VA 20147



SJPI.COM/VIRGINIA | 301.682.9215

About Ashburn Crossing

Ashburn Crossing is comprised of 61 acres in the heart of Virginia's hi-tech business corridor. The business park is comprised of nine flex/R&D buildings totaling 351,420 square feet of space. The buildings offer a unique combination of a professional office atmosphere and significant loading capabilities. Free, on-site parking is available up to 4 spaces per 1,000 square feet.

Ashburn Crossing is conveniently located near a variety of business amenities, shopping, entertainment and restaurants, as well as a diverse residential area featuring both mature and new communities. The park draws from a highly-educated and talented labor pool throughout Northern Virginia.

Ashburn Crossing is just 25 miles west of Washington, D.C. in Loudoun County, Virginia. Ashburn, Virginia is home to many fortune 500 firms including Amazon, Verizon, Raytheon, Equinix, and the Howard Hughes Medical Institute.

Loudoun County is among the nation's top earning counties and its' population is consistently one of the fastest growing of all counties in the United States. Ashburn, Virginia holds the world's largest concentration of data centers with more than 70% of the world's internet traffic.

R&D/Office/Flex Buildings

21000 Ashburn Crossing Drive	29,040 SF	LEED SILVER
21005 Ashburn Crossing Drive	43,800 SF	LEED SILVER
21050 Ashburn Crossing Drive	29,040 SF	LEED SILVER
21055 Ashburn Crossing Drive	23,520 SF	LEED DESIGNED
21100 Ashburn Crossing Drive	45,120 SF	LEED SILVER
21140 Ashburn Crossing Drive	45,120 SF	LEED SILVER
Building 9	46,080 SF	LEED DESIGNED
Building 10	46,080 SF	LEED DESIGNED
Building 11	43,620 SF	LEED DESIGNED

Flex/R&D Specifications

LEED	Silver Core & shell
Suite Sizes	2,760 up to 45,120 SF
Ceiling Height	16–18 ft. clear minimum
Loading	Dock or drive-in
Roof	TPO
Walls	Brick on block
Office	Build to suit
Parking	4 spaces per 1,000 SF
Heat	Gas
Zoning	PDIP 1993

Retail Pad Site

Convenience Store/Gas	FUTURE
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For more information on Arcadia Business Park, visit: sjpi.com/ashburncrossing





Ashburn Crossing | Site Plan



EXISTING
DATA CENTER



7

21055 Ashburn Crossing Dr
23,520 SF

21005 Ashburn Crossing Dr
43,800 SF

21050 Ashburn Crossing Dr
29,040 SF

21000 Ashburn Crossing Dr
29,040 SF

21100 Ashburn Crossing Drive
45,120 SF

21140 Ashburn Crossing Drive
45,120 SF

Building 10
46,080 SF

Building 9
46,080 SF

Building 11
43,620 SF

C-STORE

ASHBURN CROSSING DRIVE

LOUDBURN COUNTY PARKWAY

28





Distances to:

- Dulles International Airport 3.5 miles
- Dulles Toll Road 2.6 miles
- Dulles Town Center 1.2 miles
- One Loudoun01 mile
- Route 7 (Harry Byrd Highway) 1.1 miles
- Route 28 (Nokes Boulevard) 1 mile
- Washington, D.C. (Downtown) 25 miles

Contact Us

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About St. John Properties

St. John Properties, Inc. is a full-service real estate company that owns, manages and has developed more than 21 million square feet of commercial real estate, including office, flex/R&D, warehouse, retail and residential space.

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