



Marblehead Office Park at One Loudoun

Office Condominiums For Sale | Ashburn, Virginia



Executive Summary

Marblehead Office Park at One Loudoun

The Opportunity

Buckeye Development is pleased to present class A medical and professional office buildings offering condominium suites for sale. Marblehead Office Park is a master-planned three-building project located at One Loudoun in Ashburn, Virginia.

Marblehead Office Park offers a class A office environment in the amenity-rich work, live, play location that is One Loudoun. The buildings are suited for users seeking a modest amount of space or an entire building. Demising walls between available suites can be shifted to accommodate your space needs.

Summary of Facts

Total Project Size:	Three 35,000 sf buildings
Stories:	Three
Zoning:	PD-OP
Availability:	Buildings I and III
Parking:	3.5 per 1,000 square feet
Elevator:	One per building
Finished Ceiling Height:	9'0"
Sales Price:	\$305 - \$310 per square foot
Build-out Allowance:	\$45.00-\$55.00 per square foot
Delivery Condition:	Shell condition with HVAC installed ready for power and glass suite entrance door; all common areas finished



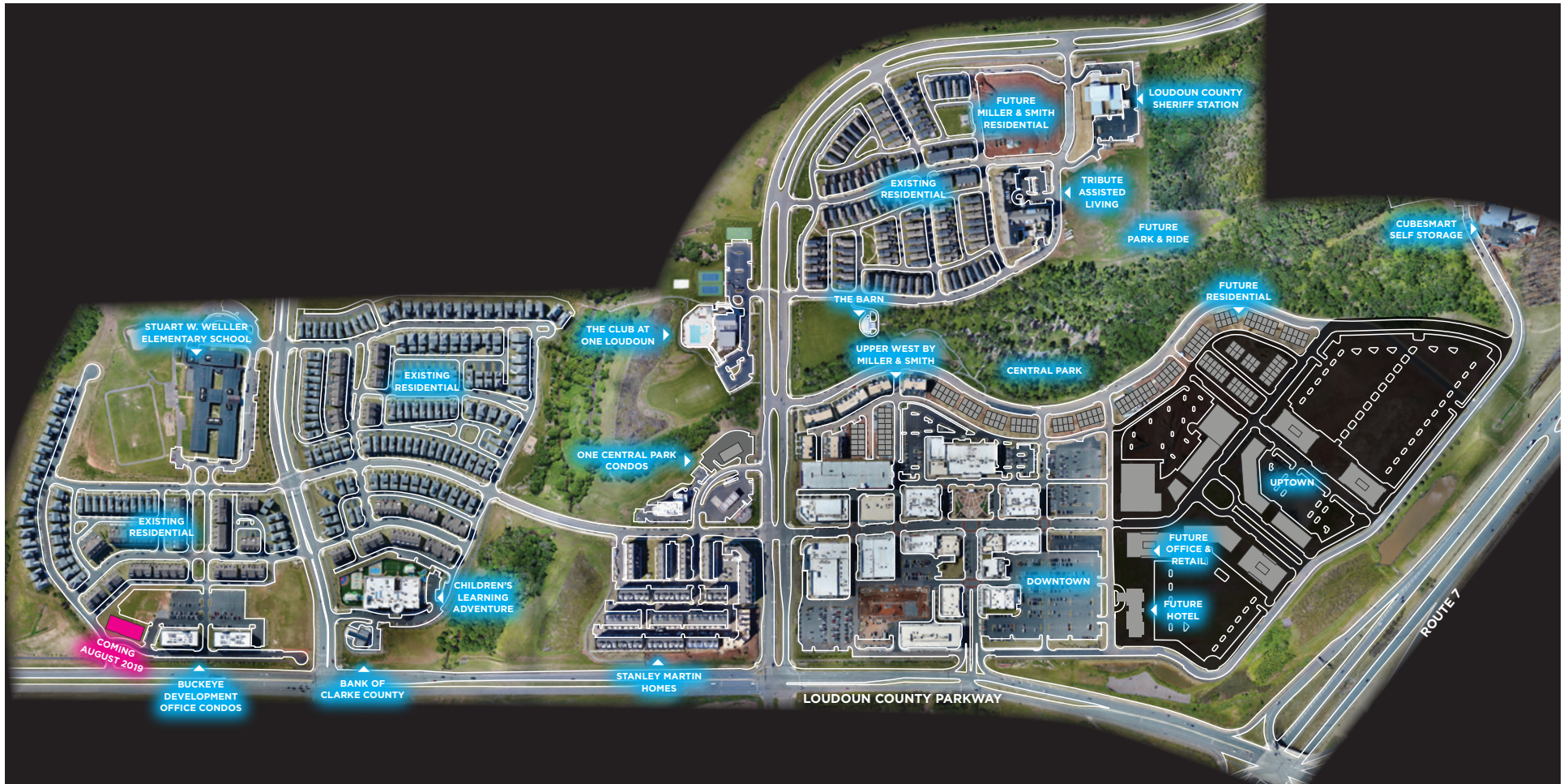
For more information, please contact:

Edward S. Harrell (Bert)
Principal
703.288.2702
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8300 Greensboro Drive, Suite 275
Tysons, Virginia 22102
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Location

Marblehead Office Park at One Loudoun



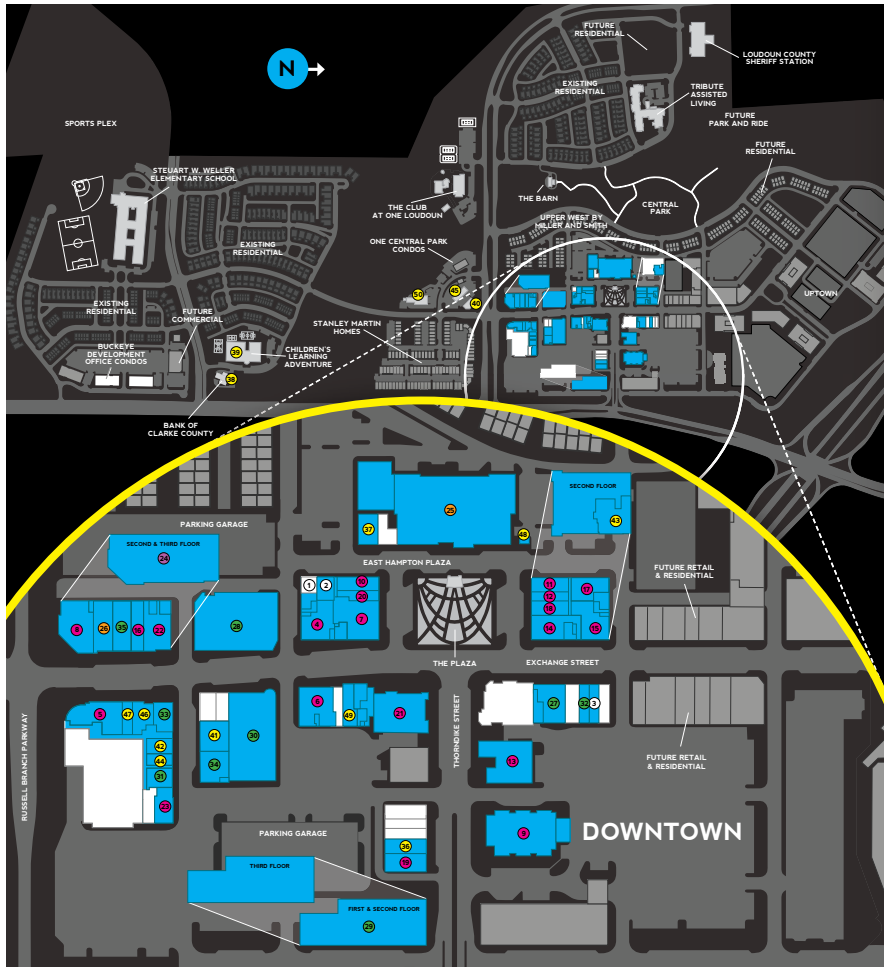
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Amenities

Marblehead Office Park at One Loudoun



DIRECTORY

- 1 Experience One Loudoun
- 2 Tribute Assisted Living and Memory Care
- 3 Miller & Smith Upper West Experience Center

RESTAURANTS

- 4 Sense of Thai St.
- 5 AGGIO
- 6 b Loudoun
- 7 Bar Louie
- 8 Copperwood Tavern
- 9 Eddie Merlot's
- 10 Elevation Burger
- 11 Firehouse Subs
- 12 The Meadows Original Frozen Custard
- 13 Matchbox Restaurant
- 14 Nando's PERI-PERi

- 15 Okada Japanese Restaurant & Sushi Bar
- 16 Pho-nomenal
- 17 Pind Indian Cuisine
- 18 SpinFire Pizza
- 19 Starbucks
- 20 Tropical Smoothie Café
- 21 Uncle Julio's
- 22 World of Beer
- 23 Zoës Kitchen

FITNESS

- 24 The Fitness Equation

ENTERTAINMENT

- 25 Alamo Drafthouse Cinema
- 26 Muse Paint Bar*

RETAIL

- 27 BoHo Nation/BoHo Blanco
- 28 Barnes & Noble
- 29 Fortessa Tableware Solutions/Sterling Restaurant Supply
- 30 Great Gatherings
- 31 MyEyeDr.
- 32 Scout & Molly's Boutique
- 33 Sprint
- 34 VABC
- 35 xfinity

SERVICES

- 36 Amazing Lash Studio
- 37 Anthony Vince Nail Spa
- 38 Bank of Clarke County

- 39 Children's Learning Adventure
- 40 Circle K
- 41 Current Salon & Color Bar
- 42 FLOW Blow Dry & Beauty Bar
- 43 Phenix Salon Suites
- 44 Potomac Cleaners
- 45 Schmitz Exxon
- 46 Scottrade
- 47 Sport Clips
- 48 SunTrust (ATM)
- 49 The Wishing Tree
- 50 Virginia Tire and Auto

*Coming Soon

Office directories available in building lobbies or online at oneloudoun.com



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Site Plan

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Building I

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**AVISON
YOUNG**



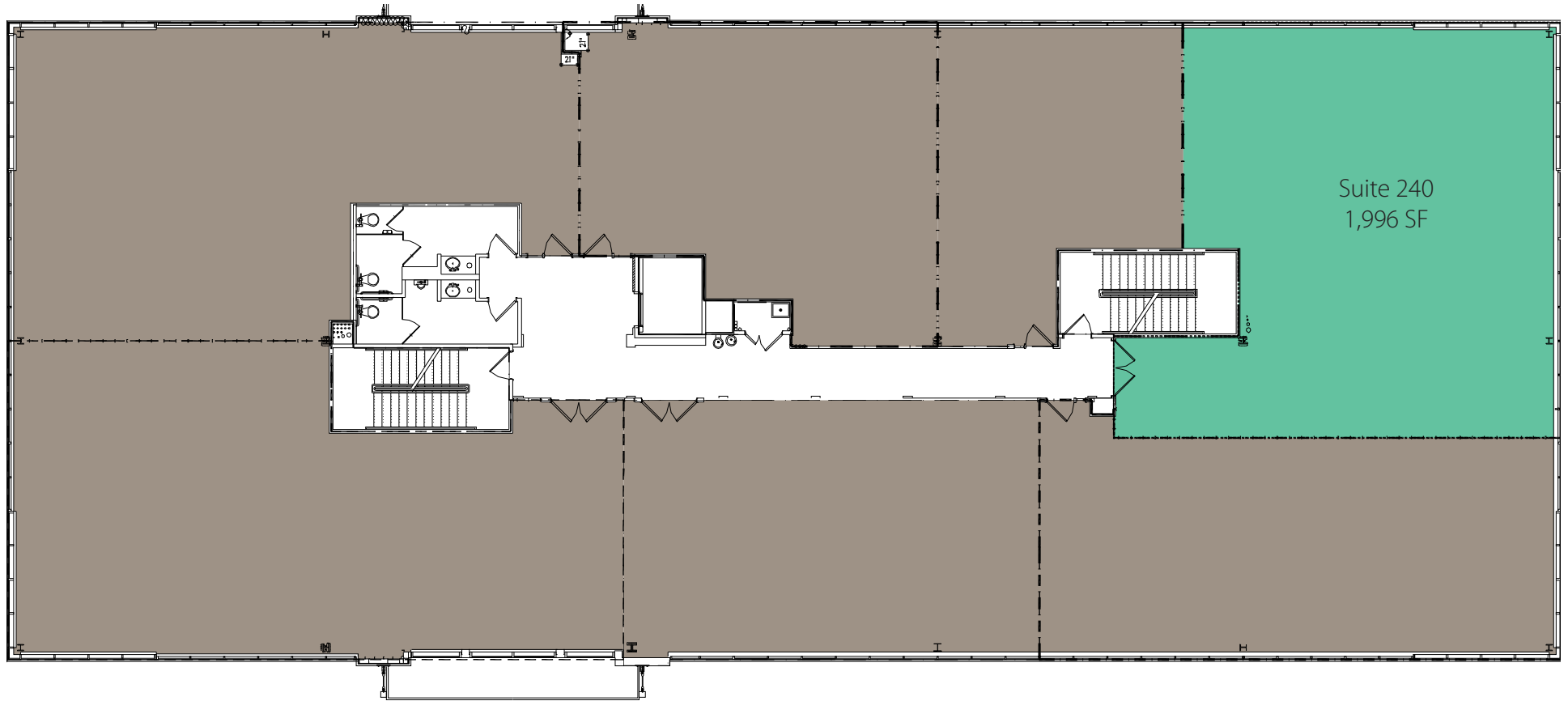
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Second Floor

Building I | Marblehead Office Park at One Loudoun



AVAILABLE RESERVED/LOI UNDER CONTRACT SOLD



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Pricing Schedule

Building I | Marblehead Office Park at One Loudoun

Suite	Gross Area	Price PSF	Total Purchase Price	Build-Out Allowance	Status
Second Floor					
240	1,996	\$305	\$608,780	\$55	Available



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Building III

Marblehead Office Park at One Loudoun



**AVISON
YOUNG**



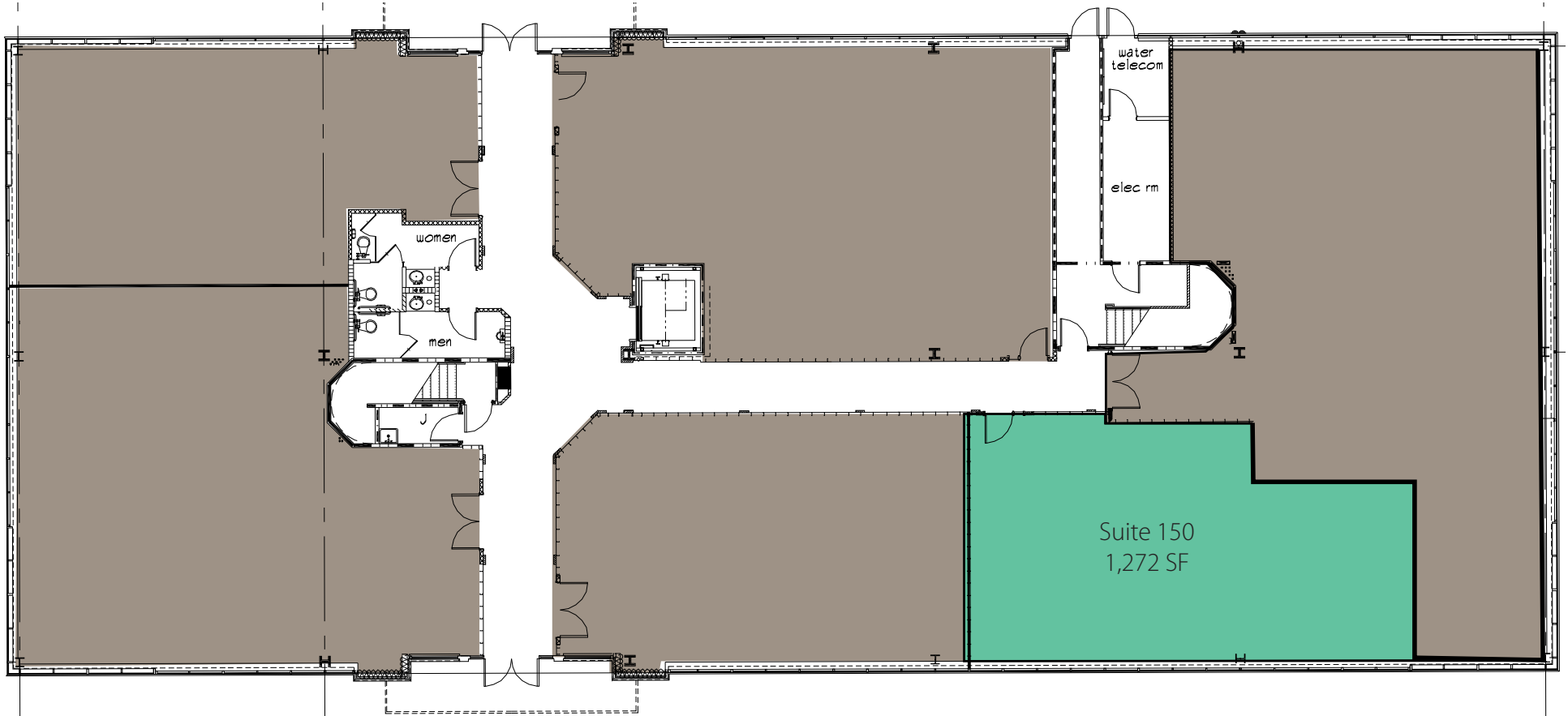
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First Floor

Building III | Marblehead Office Park at One Loudoun



■ AVAILABLE ■ RESERVED/LOI ■ UNDER CONTRACT ■ SOLD



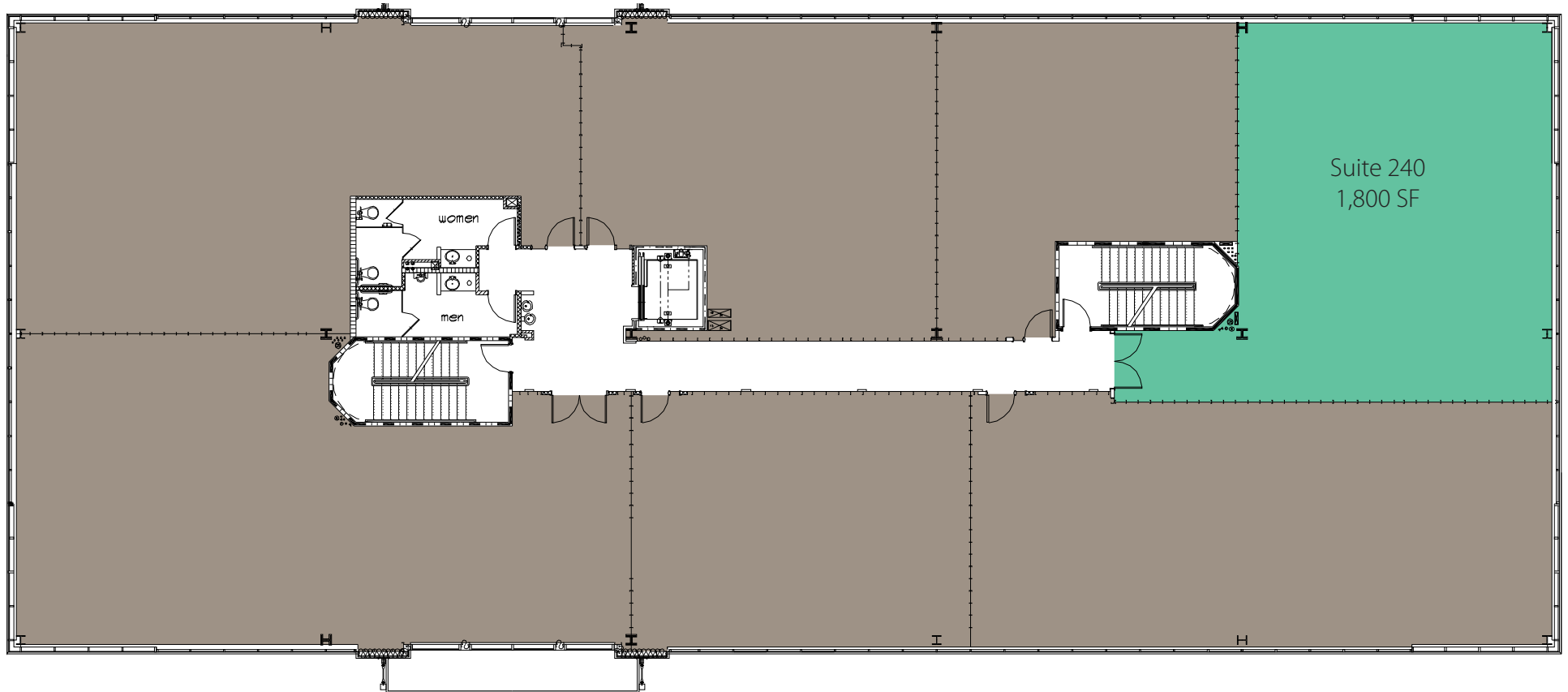
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Second Floor

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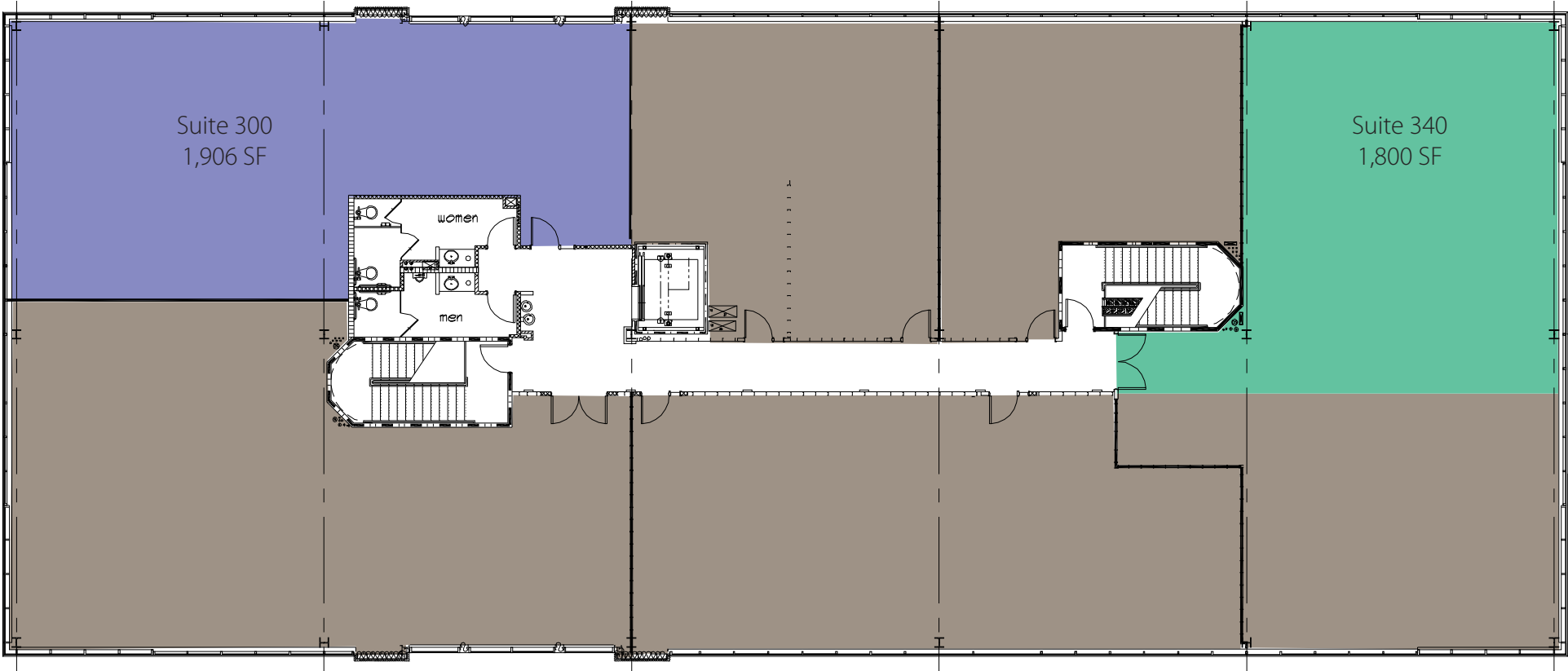
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Third Floor

Building III | Marblehead Office Park at One Loudoun



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Pricing Schedule

Building III | Marblehead Office Park at One Loudoun

Suite	Gross Area	Price PSF	Total Purchase Price	Build-Out Allowance	Status
First Floor					
150	1,272	\$310	\$397,730	\$45	Available
Second Floor					
240	1,800	\$310	\$558,000	\$45	Available
Third Floor					
300	1,906	\$310	\$590,860	\$45	Under Contract
340	1,800	\$310	\$558,000	\$45	Available



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Lender Contacts

Marblehead Office Park at One Loudoun

Today's banking environment supports the SBA programs for a business to acquire its office or facility. Benefits include lower down payments with long fixed tenure at very competitive rates.

Bank	Contact	Address	Phone
Bank of Clarke County	Tony Wininiger twininger@bankofclarke.com	504 East Market Street Leesburg, VA 20175	(703) 687-3270
United Bank	Devin McCreery devin.mccreery@bankwithunited.com	7867 Martinsburg Pike Sheperdstown, WV 25443	(304) 724-3934
Access National Bank	John. D. Yaremchuk jyaremchuk@accessnationalbank.com	1800 Robert Fulton Drive Reston, VA 20191	(703) 871-7354
M&T Bank	Luke Coates wcoates@mtb.com	341 East Market Street Leesburg, VA 20176	(703) 777-7080
Capital One	Angela Potter angela.potter@capitalone.com	1680 Capital One Drive McLean, VA 22102	(571) 279-5236
Bank of America	Prasanna Narasimhan prasanna.narasimhan@bankofamerica.com		(571) 999-2860



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