

NORTHWOODS

PHASE III & IV

UNDER
CONSTRUCTION

Highlights

Northwoods is a 2.1 million square foot master-planned business park located in Sterling, VA, minutes from the north freight entrance to Dulles International Airport.

The 1st phase of the project consists of six industrial and flex buildings totaling 365,000 SF. The 2nd phase of the project consists of four industrial buildings totaling over 410,000 SF. The 3rd phase of the project consists of five industrial buildings totaling over 520,000 SF. The 4th phase of the project consists of two industrial buildings totaling over 230,000 SF.

Northwoods offers build-to-suit capabilities, outside storage, ample parking, multiple docks and drive-ins and more, all on a 340-acre site.

Features

- › **Suite Sizes:** +/- 14,788 SF and up
- › **Lease Rate:** \$9.25 NNN
- › **Operating Expenses:** \$1.84 PSF
- › **Zoning:** PD-GI 1993R (Loudoun County)
- › **Clear Height:** 24'
- › **Loading:** Multiple Loading Docks 9' x 10'
Drive-Ins 12' x 14'
- › **Parking:** 2 per 1,000 SF
- › **Building Depth:** 140' - 190'
- › **Sprinkler System:** NFPA #13
for a Class IV Commodity
- › **Lighting:** T5 high bay fluorescent lighting fixtures
- › **Data Center By-Right**
- › **Outside Storage**

CBRE

Bob Gibbs

Executive Vice President
bob.gibbs@cbre.com
+1 703 905 0301

Tony Russo

Senior Vice President
tony.russo@cbre.com
+1 703 905 0210

 Northwestern Mutual

BROAD
STREET
EQUITIES
LLC

THE
Ardent
COMPANY

NORTHWOODS

PHASE III & IV

Master Site Plan



CBRE

Bob Gibbs

Executive Vice President
bob.gibbs@cbre.com
+1 703 905 0301

Tony Russo

Senior Vice President
tony.russo@cbre.com
+1 703 905 0210



Northwestern Mutual

BROAD
STREET
EQUITIES
LLC



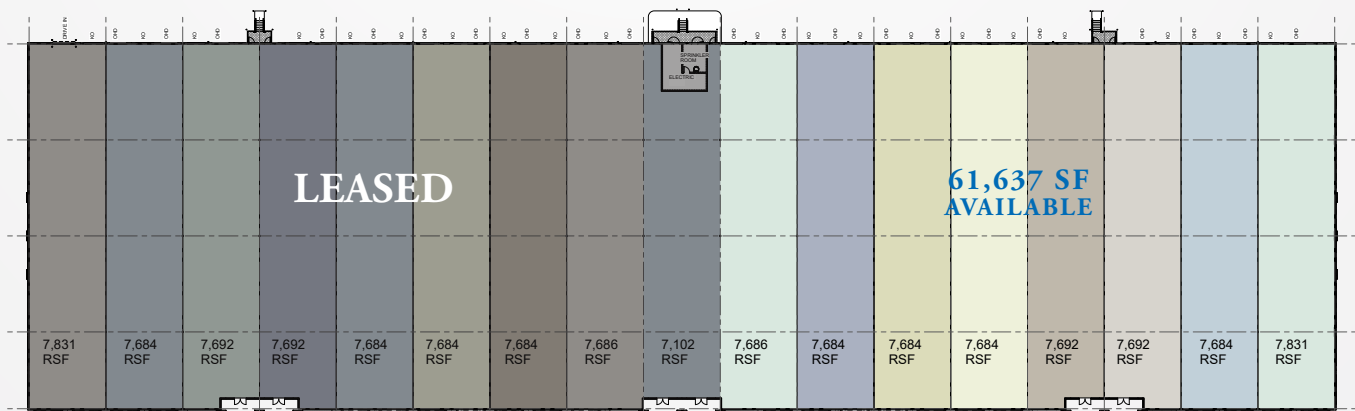
NORTHWOODS

PHASE III

Floor Plans

Building 30 - 22775 Ladbroke Dr, Sterling, VA 20166 - 130,376 SF

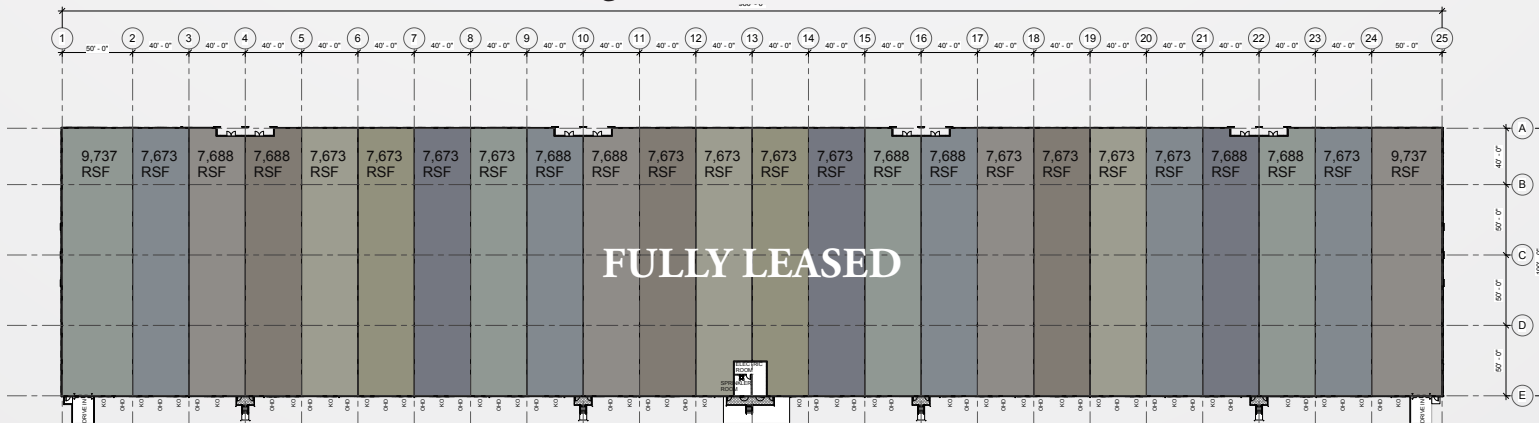
Delivering Late 1st Quarter 2019



170 Parking Spaces | 24' Clear | 1,600 Amps | 40x50 Column Spacing

Building 26 - 22895 Ladbroke Dr, Sterling, VA 20166 - 187,795 SF

Delivering Late 2nd Quarter 2019



286 Parking Spaces | 24' Clear | 2,500 Amps | 40x50 Column Spacing

CBRE

Bob Gibbs

Executive Vice President
bob.gibbs@cbre.com
+1 703 905 0301

Tony Russo

Senior Vice President
tony.russo@cbre.com
+1 703 905 0210



Northwestern Mutual

BROAD
STREET
EQUITIES
LLC

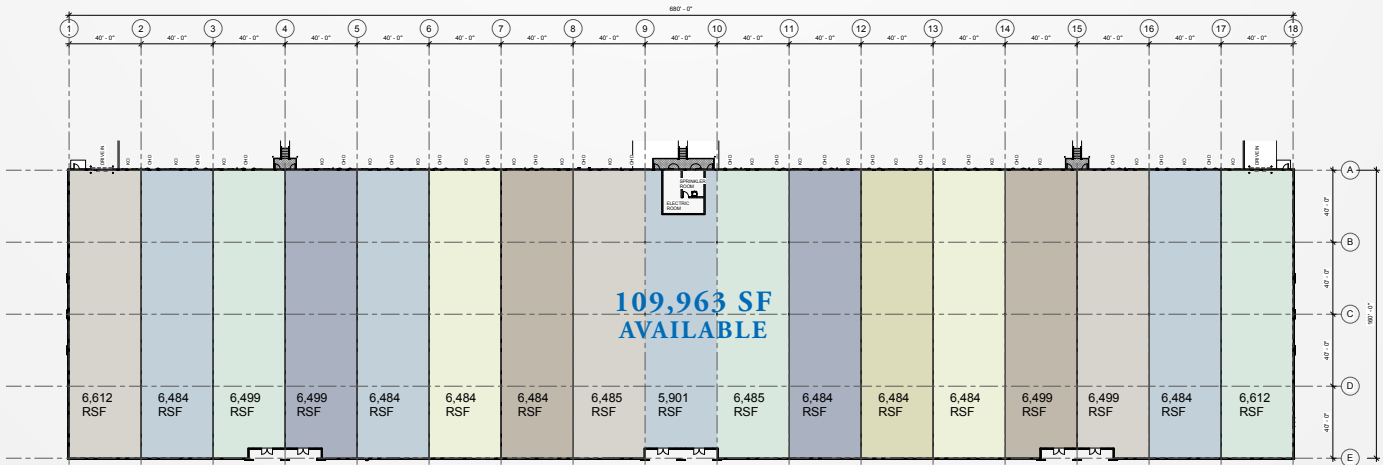


NORTHWOODS

PHASE IV

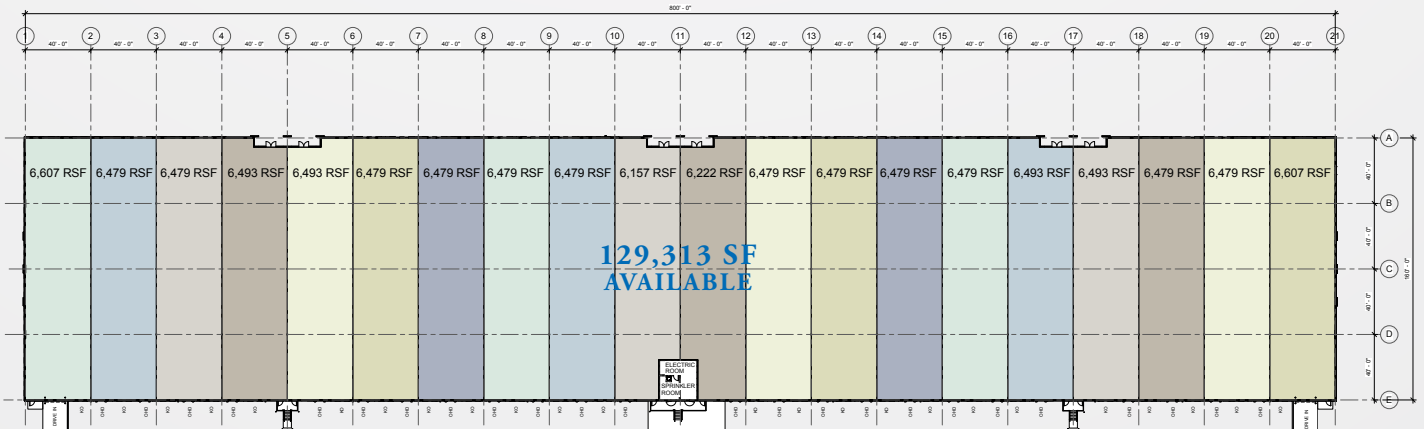
Floor Plans

Building 10 - 22720 Ladbroke Dr, Sterling, VA 20166 - 109,963 SF
Delivering January 31st, 2020



232 Parking Spaces | 24' Clear | 1,600 Amps | 40x40 Column Spacing

Building 11 - 22700 Ladbroke Dr, Sterling, VA 20166 - 129,313 SF
Delivering February 28th, 2020



170 Parking Spaces | 24' Clear | 1,600 Amps | 40x40 Column Spacing

CBRE

Bob Gibbs

Executive Vice President
 bob.gibbs@cbre.com
 +1 703 905 0301

Tony Russo

Senior Vice President
 tony.russo@cbre.com
 +1 703 905 0210



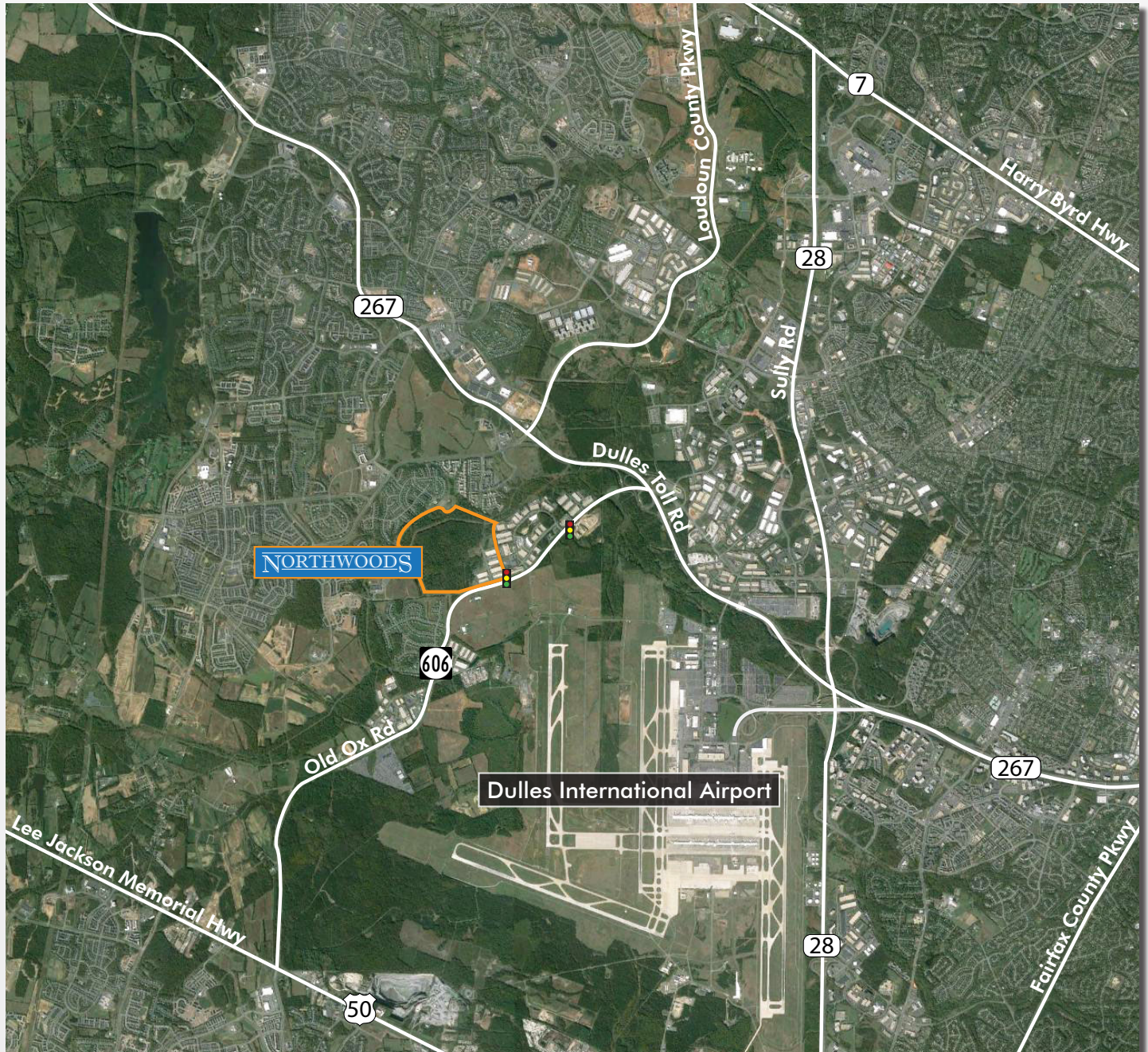
Northwestern Mutual

BROAD
 STREET
 EQUITIES
 LLC



NORTHWOODS

Aerial View



CBRE

Bob Gibbs

Executive Vice President
bob.gibbs@cbre.com
+1 703 905 0301

Tony Russo

Senior Vice President
tony.russo@cbre.com
+1 703 905 0210



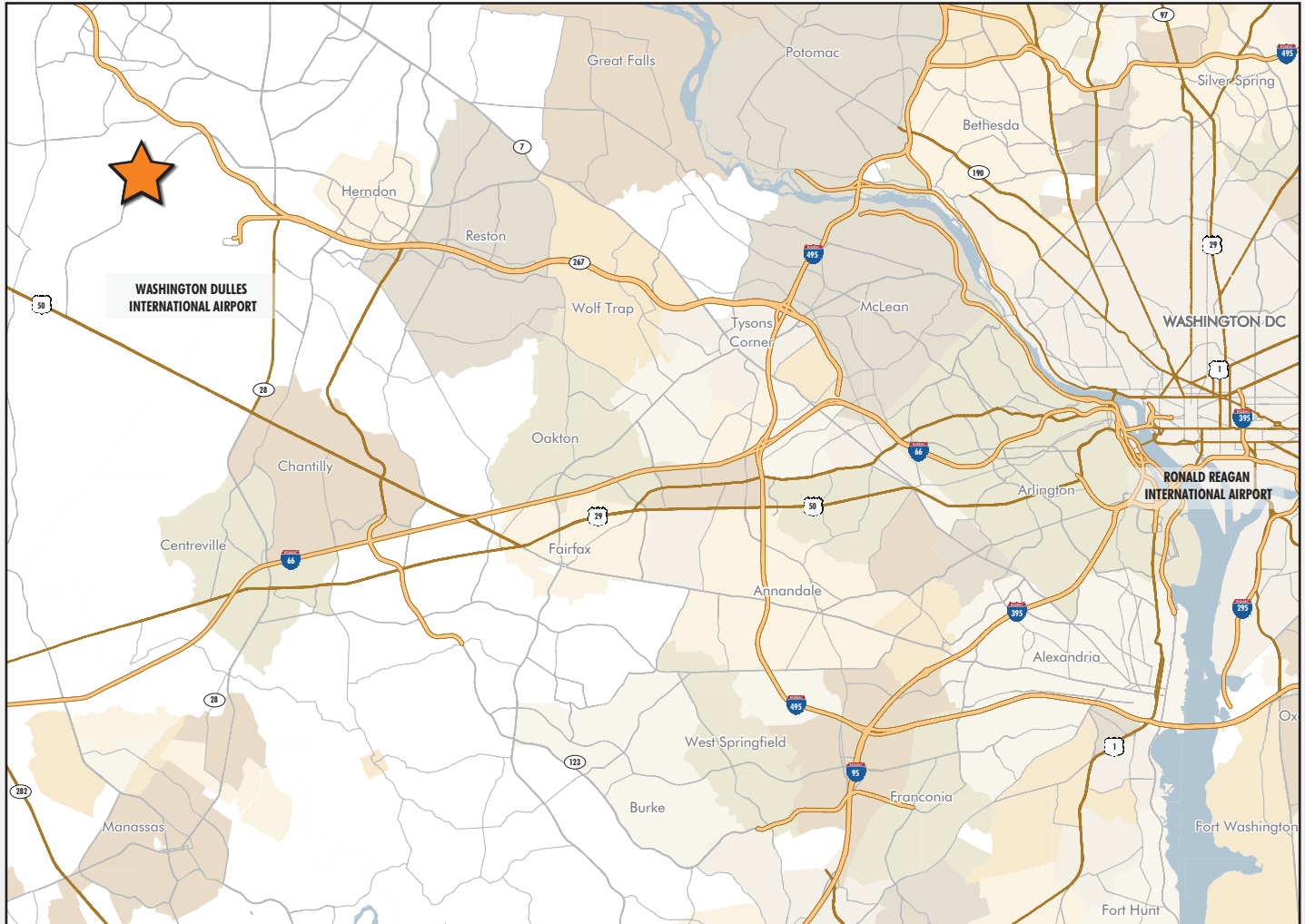
Northwestern Mutual

BROAD
STREET
EQUITIES
LLC

THE
Ardent
COMPANY

NORTHWOODS

Location Map



Distance To Locations:	
Dulles Greenway (Toll Road)..1 Mile	Interstate 66.....13 Miles
Route 50.....4 Miles	Interstate 495.....17 Miles
Route 28.....5 Miles	Washington D.C.....29 Miles
Dulles International Airport....6 Miles	Reagan National Airport....31 Miles

2019 Demographics	1 Mile	3 Mile	5 Mile
Daytime Employees	2,113	26,762	92,478
Avg. Household Income	\$171,858	\$174,306	\$152,574
Population	7,255	58,982	161,839

© 2019 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Any projections, opinions, or estimates are subject to uncertainty. The information may not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

CBRE

Bob Gibbs

Executive Vice President
bob.gibbs@cbre.com
+1 703 905 0301

Tony Russo

Senior Vice President
tony.russo@cbre.com
+1 703 905 0210

 **Northwestern Mutual**

BROAD
STREET
EQUITIES
LLC

THE
Ardent
COMPANY