



One Loudoun Downtown | Ashburn | Virginia

OFFICE SPACE FOR LEASE



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One Loudoun Downtown

Executive Summary

The Opportunity

One Loudoun is Loudoun County's premier mixed-use development providing a best of class environment to live, to work, and to play. Loudoun's new downtown will combine over a million square feet of amenities and three million square feet of corporate office space. This vibrant commercial center will feature a five-star hotel, ample restaurants, and a host of entertainment options for office tenants and visitors. As the recipient of numerous project awards, this thriving project is widely known in the market and is now the prominent address for business.

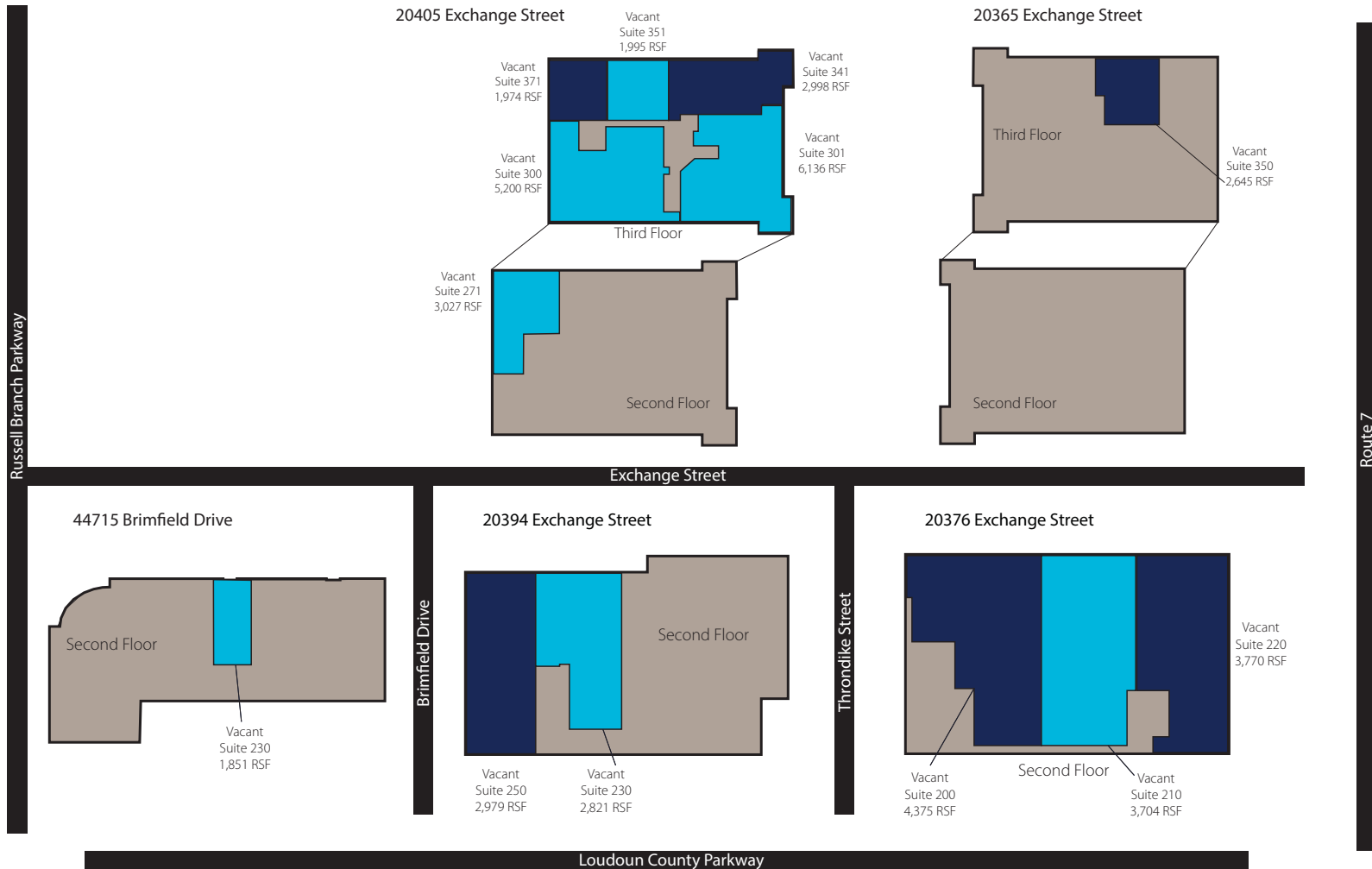
Summary of Facts

Shell-Condition Availabilities:	1,974 to 18,304 SF
Lease Rates:	\$29 .50 PSF, full service
Spec Suite Availabilities:	1,851 to 2,175
Lease Rates:	\$28.50 PSF, full service
Zoning:	PD-TC
Year Built:	2013-2015
Parking:	3.5 per 1,000 SF
Elevator:	Two (2)
Finished Ceiling Height:	9'0"
Access:	10 minutes from Washington Dulles International Airport (IAD)



One Loudoun Downtown

Site Plan



One Loudoun Downtown

Amenities Map



TENANT DIRECTORY	
1 Experience One Loudoun	24 Sport Clips
2 Alamo Drafthouse Cinema	25 Scottrade
3 SunTrust (ATM)	26 Sprint
4 Phenix Salon Suites	27 Flow Blow Dry & Beauty Bar
5 Firehouse Subs	28 Potomac Dry Cleaner
6 Meadows Original Frozen Custard	29 MyEyeDr.
7 Spinfire Pizza	30 The Fresh Market
8 Hando's PERI-PERI Chicken	31 Comfort One Shoes
9 Pind Indian Cuisine	32 Zoës Kitchen
10 Okada Japanese Restaurant & Sushi Bar	33 Loudoun Smile Center
11 Redskins Grille	34 Century 21
12 Matchbox	35 Asburn Oral Surgery
13 Eddie Merlot's Prime Aged Beef and Seafood	36 Kravitz Orthodontics Pediatric Dentistry
14 Uncle Julio's	37 Halpern Financial
15 Plan B Burger	38 Capitol Power
16 Bar Louie	39 International Visa Service
17 Tropical Smoothie Café	40 Vinitech
18 Elevation Burger	41 Atlantic Mortgage LLC
19 Sense of Thai St.	42 Infinitive
20 The Fitness Equation	43 Long & Foster
21 Pho Royal	44 Fairway Mortgage
22 World of Beer	45 Solebrity
23 Family Meal by Bryan Voltaggio	46 State Farm
	47 Stewart Title

KEY

- Lease Space
- Available Space
- Experience One Loudoun Sales & Information Center



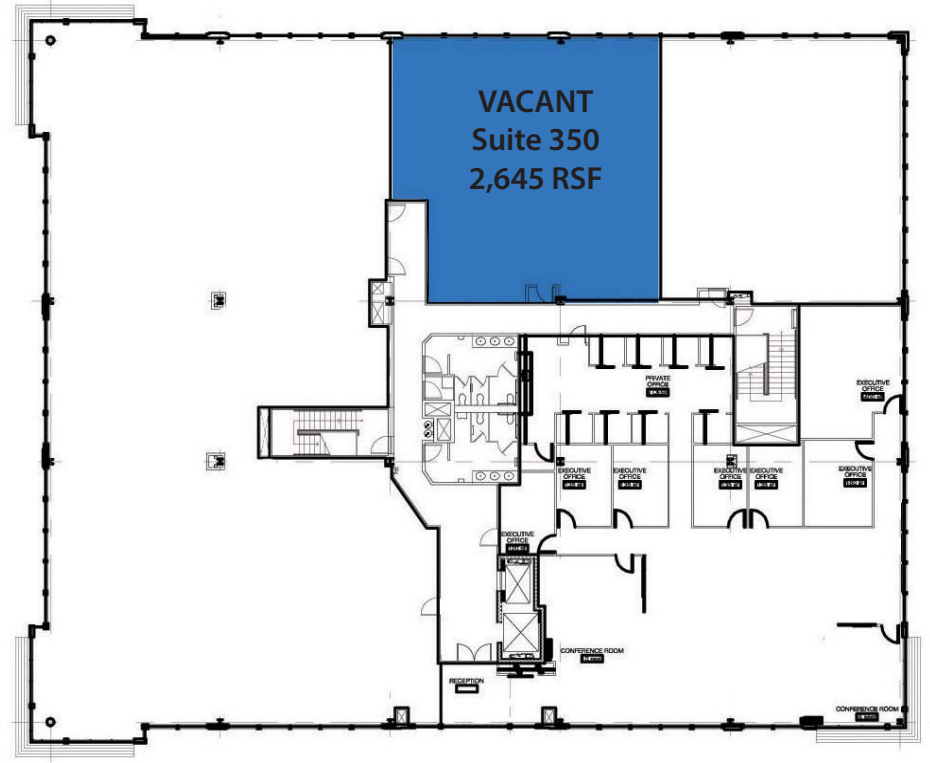
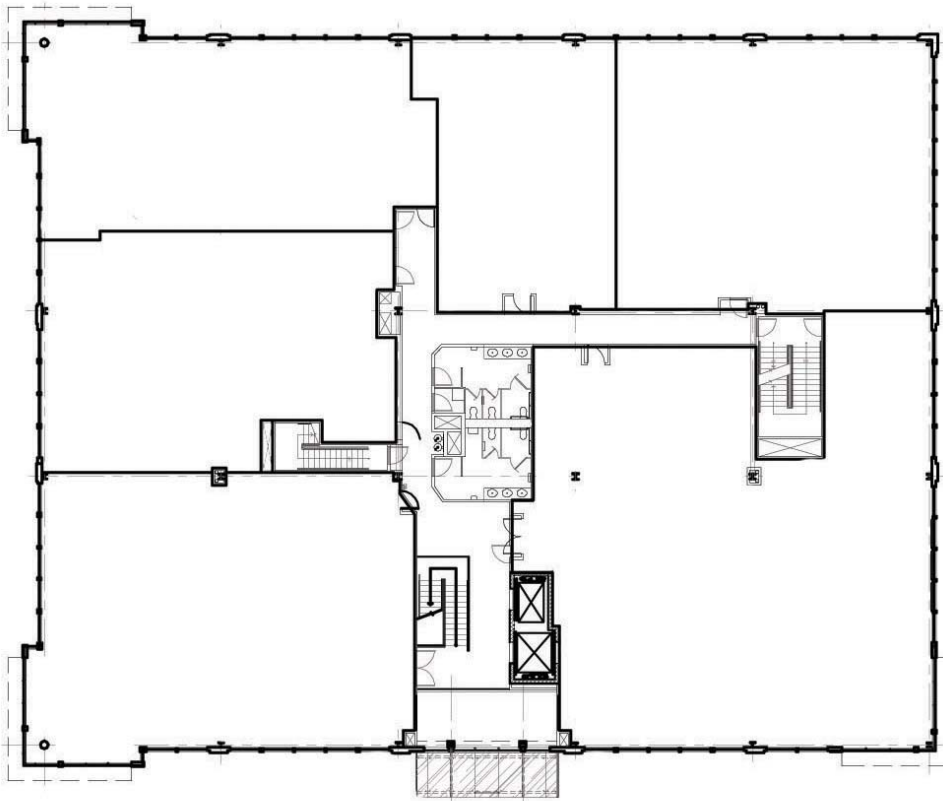
One Loudoun Downtown

20365 Exchange Street

Plaza North

2nd Floor

3rd Floor

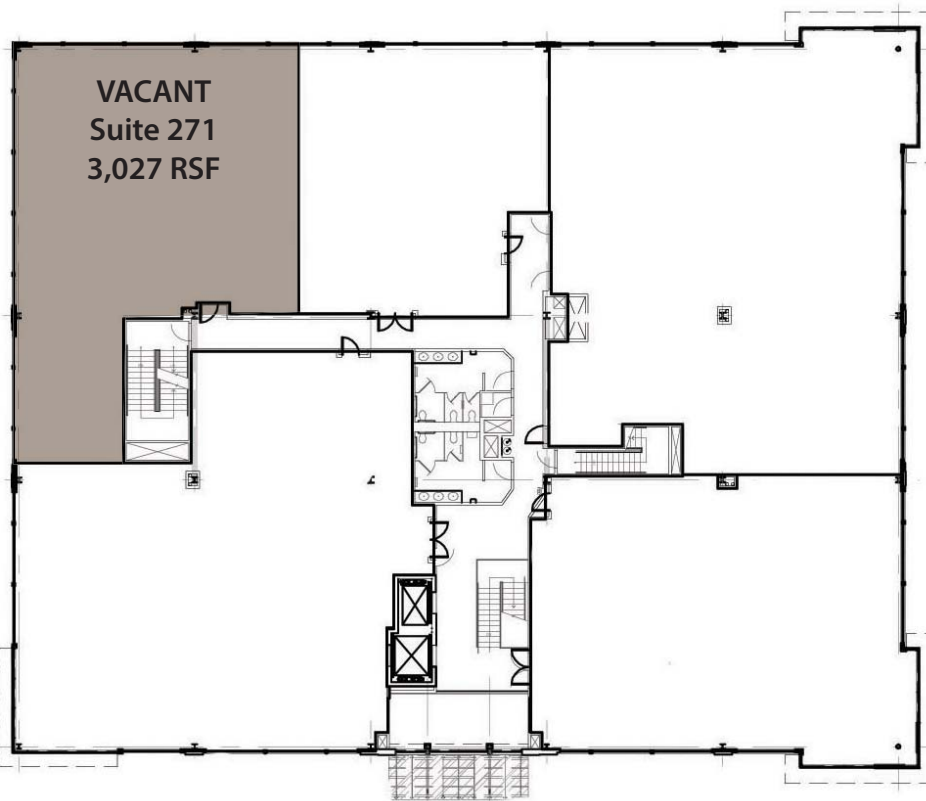


One Loudoun Downtown

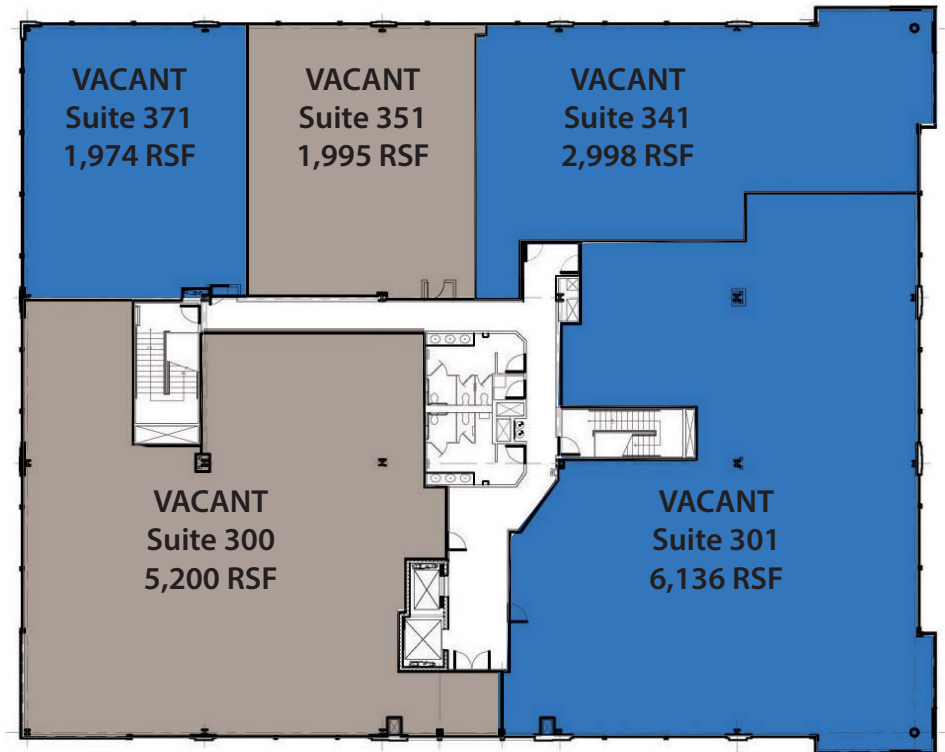
20405 Exchange Street

Plaza South

2nd Floor



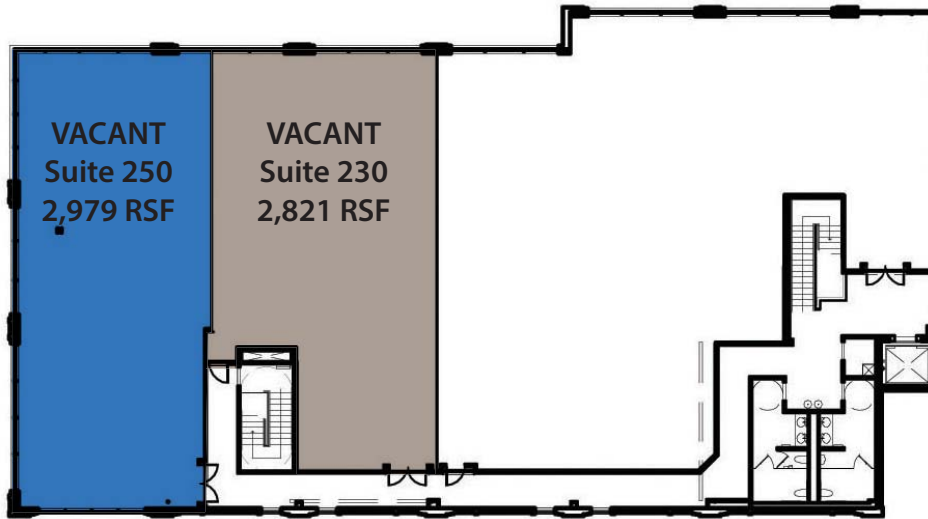
3rd Floor



One Loudoun Downtown

20394 Exchange Street

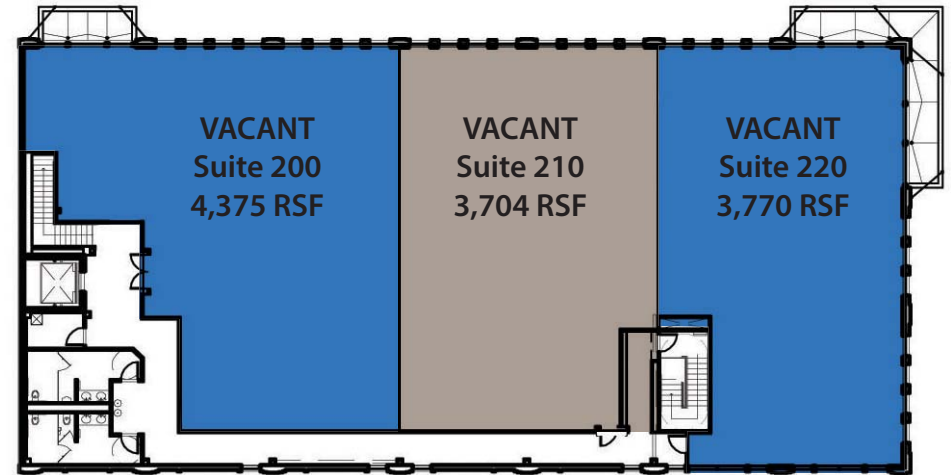
2nd Floor



*Delivering Winter 2015-2016

20376 Exchange Street

2nd Floor



*Delivering Fall 2015

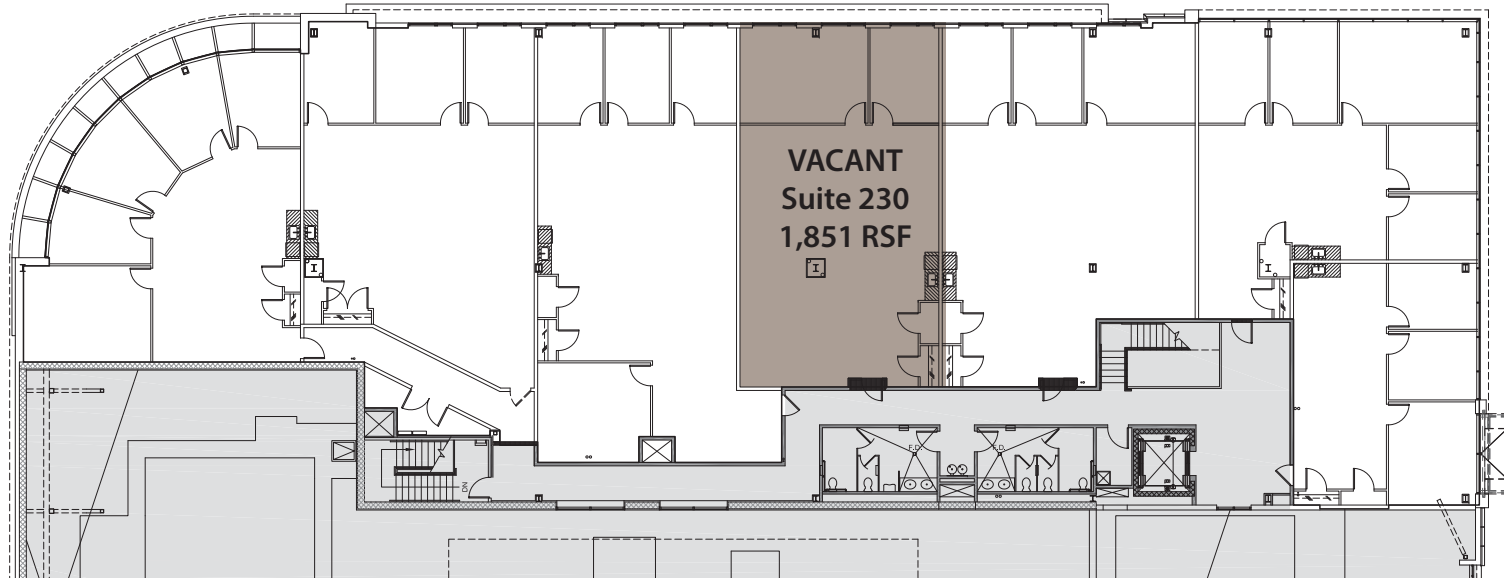
Plaza East



One Loudoun Downtown

44715 Brimfield Drive

Brimfield Commons



AVISON
YOUNG

ONE LOUDOUN