

43777 OFFICE LOUDOUN STATION



43777 CENTRAL STATION DRIVE | ASHBURN VA

COMSTOCK

LOUDOUNSTATION.COM

SHINE. DINE. UNWIND.

CBRE



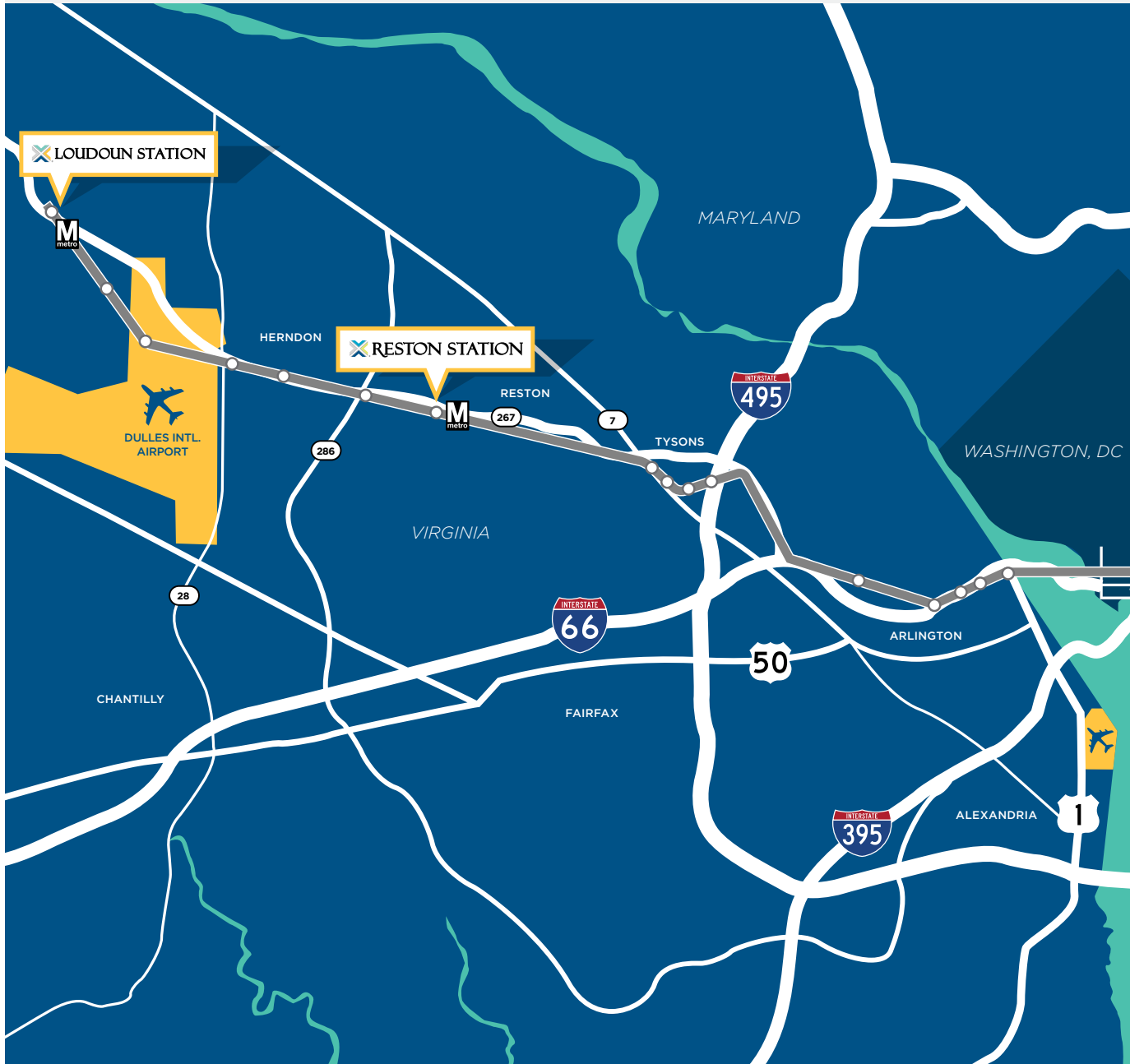
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BECAUSE **LOCATION** IS EVERYTHING



- On-site Metro**
- On-site bus transit facility**
- Garage Parking**
- Dulles Greenway Direct Access**
- Dulles International Airport**
10 minute drive
- Reston**
15 minute drive
- Washington DC**
40 minute drive
One seat Metro ride to DC

AERIAL VIEW



43777

- LOUDOUN STATION
- BLACKFINN AMERIPUB
- BURGER 21 CRAFTED BURGERS AND DRINKS
- FAMOUS TOASTERY
- BLVD LUXURY APARTMENTS
- FIRST IMPRESSION DENTAL
- KUMON
- FVCbank
- TITLE CLUB
- COMPREHENSIVE PRIMARY CARE
- NAIL SOCIETY SPA
- amc
- theZone
- THE MEXICAN HILLS BAR & GRILL
- SEÑOR TEQUILA'S

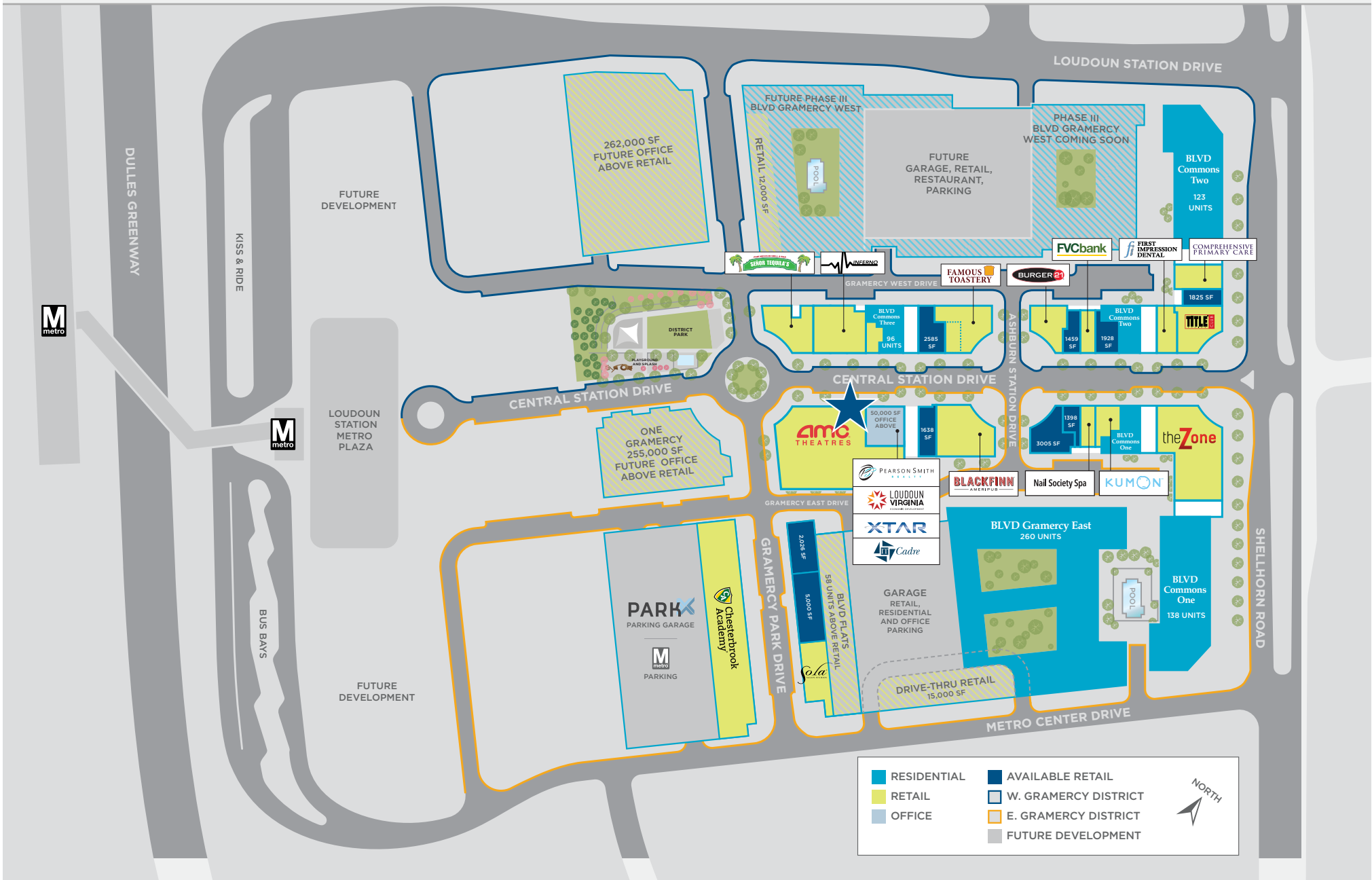
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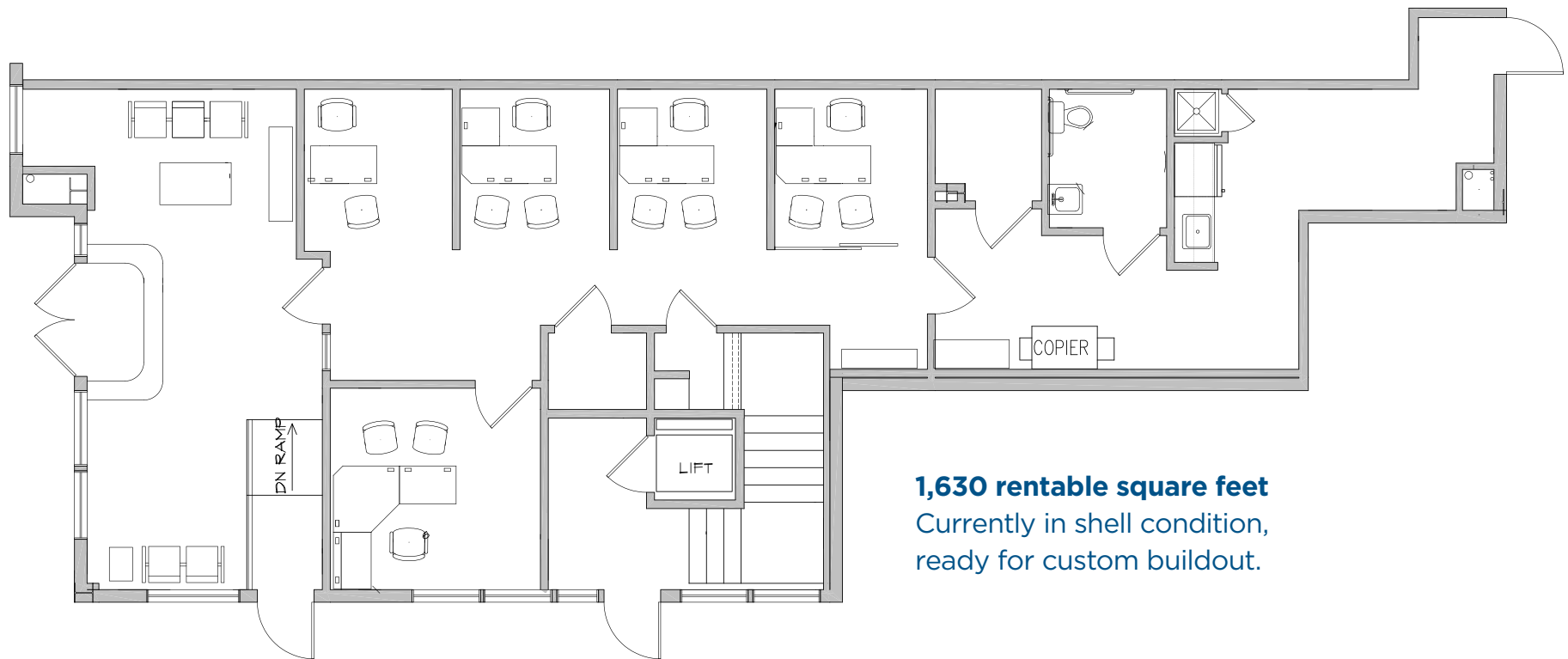
LOUDOUN STATION **SITE PLAN**



■ RESIDENTIAL	■ AVAILABLE RETAIL
■ RETAIL	■ W. GRAMERCY DISTRICT
■ OFFICE	■ E. GRAMERCY DISTRICT
	■ FUTURE DEVELOPMENT

NORTH

FIRST FLOOR **TEST FIT**



1,630 rentable square feet
Currently in shell condition,
ready for custom buildout.

IT'S A LIFESTYLE

Loudoun Station is an expanding, mixed-use, transit oriented development

Signature presence along the Dulles Greenway and Metro's Silver Line

Private balconies on the top two floors

Surrounded by diverse dining and services

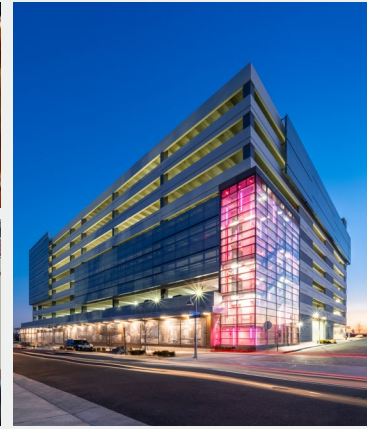
Home of Loudoun County Economic Development

Metro arriving 2021

Ample parking and onsite access to Metro's Silver line and major thoroughfares

District Park provides a central green and plaza, playground, splashpad and amphitheater

Community events



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EVOLVING LOUDOUN STATION **SITE PLAN**



LOUDOUN STATION

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- BURGER 21
- FAMOUS TOASTERY
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