



LAKESIDE
AT LOUDOUN

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COMPANIES

ON THE MOVE

CONNECT

Strategically positioned in the fastest growing county in the country, LAKESIDE AT LOUDOUN offers a premier destination location with best-in-class amenities. Situated only 25 minutes west of the Nation's Capital and is only minutes from Dulles International Airport, Reston and Tysons business hubs.

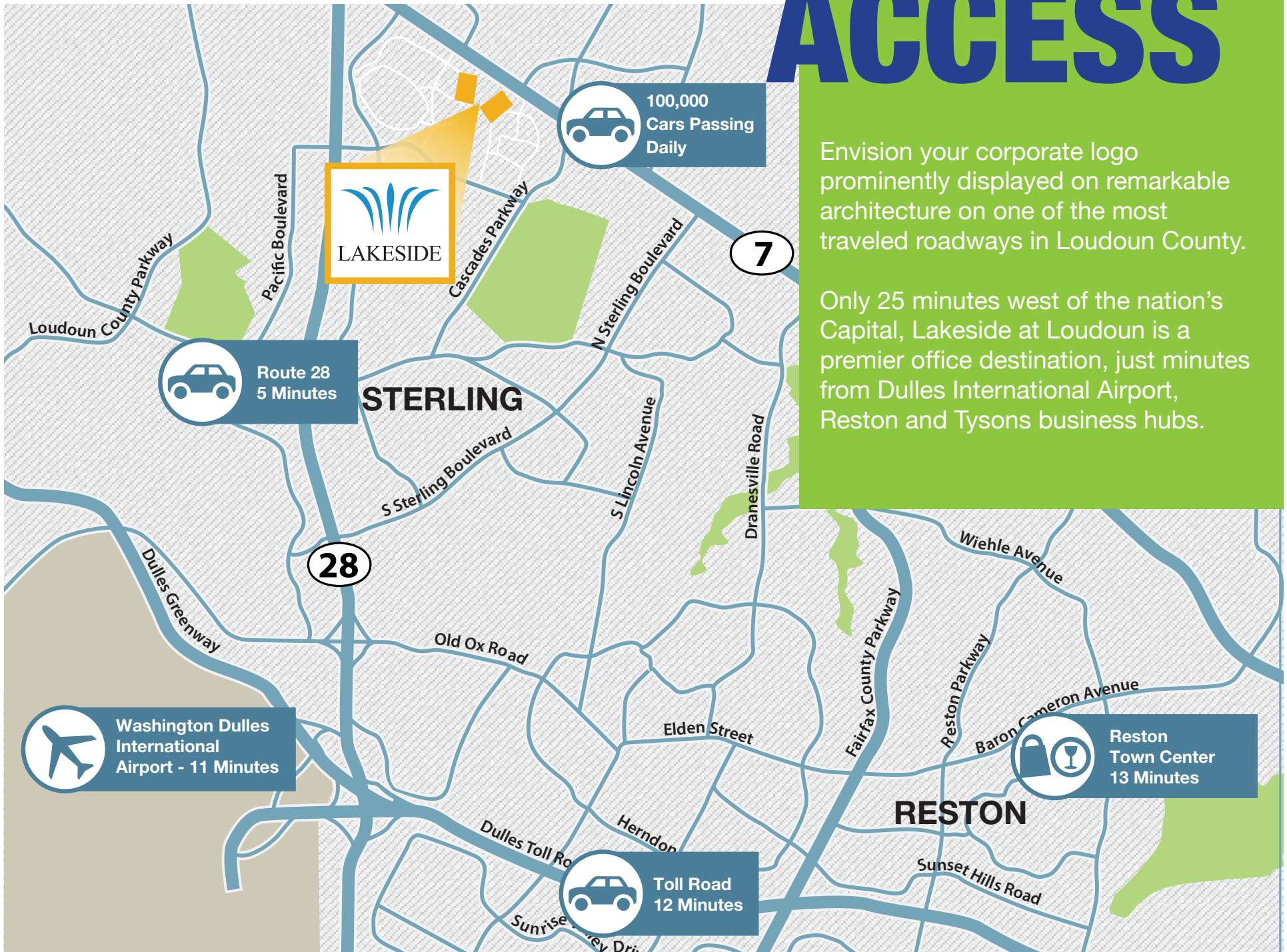
BEST IN CLASS



- Unique office opportunities currently available in two, newly renovated office buildings with modern lobbies and Wi-Fi enabled seating area
- Energy star rated, 4-story, Class A office buildings with dramatic views of the lake
- Corporate signage visible along Route 7
- Multiple casual dining options and hotel adjacent to the site
- New on-site, tenant-only fitness center with lockers and showers
- Lakeside location featuring a picnic area, secured bike storage and a jogging path
- Numerous nearby amenities including Dulles Town Center and Lansdowne Resort
- Local institutional ownership
- Building located in an opportunity zone



ACCESS



Envision your corporate logo prominently displayed on remarkable architecture on one of the most traveled roadways in Loudoun County.

Only 25 minutes west of the nation's Capital, Lakeside at Loudoun is a premier office destination, just minutes from Dulles International Airport, Reston and Tysons business hubs.

AMENITIES

Sweetwater Tavern only steps away



LAKESIDE AT LOUDOUN offers value beyond compare. A myriad of dining, retail, entertainment and housing options within reach. The 1.4 million square foot Dulles Town Center is only three minutes away and Dulles International Airport is ten minutes door-to-door.

Avenue-C is a unique self-service vending market located within the project, offering daily delicious and healthy foods, snacks and beverages



Avenue-C Vending Market

FITNESS CENTER



Stay in shape and get social in the exclusive, new, tenant-only fitness center with next generation equipment & inviting lounge for mingling and relaxing before, during or after work.








DULLES TOWN CENTER

The Cheesecake Factory
P.F. Chang's
Romano's Macaroni Grill
Red Robin
The Greene Turtle
Vapiano's

REGAL CENTER

Applebee's Grill & Bar
Chipotle Mexican Grill
Domino's Pizza
Firehouse Subs
Jersey Mikes
Subway
Thai Cuisine

CASCADES MARKETPLACE

BGR The Burger Joint
Cava
Corner Bakery Cafe
McDonalds
Starbucks
Giant
Golds Gym

DULLES TOWN CROSSING


  

Nordstrom Rack
Bed Bath & Beyond
McDonald's
Chili's
Pomodora
Kabob & Chicken
Bank of America
Chik-fil-A
Walmart Supercenter
Sam's Club
Subway



POTOMAC RUN PLAZA


Don Pablo's
Five Guys
Outback Steakhouse
Starbucks
Target
Wendy's





NOKES PLAZA


 

Burger 21
Jimmy Johns
Cafesano
Nothing Bundt Cakes

 Plaza Azteca

 Sweetwater Tavern

 Olive Garden

 Extended Stay America

CASCADES OVERLOOK

Burton's
Coal Fire
Colada Shop
Chuy's
Harris Teeter
Ocean Blue Island Grill
Wells Fargo Bank
Zoup!

AREA AMENITIES

A destination location. Right where all the necessities of life connect. masterly planned to suite the needs of convenience, comfort, commerce, corporate positioning and the daily commute. Strategic Loudoun County location with prime visibility. Corporate Route 7 signage available with more than 100,000 vehicles passing daily.



Two buildings with Class-A finishes and efficient floor plates.

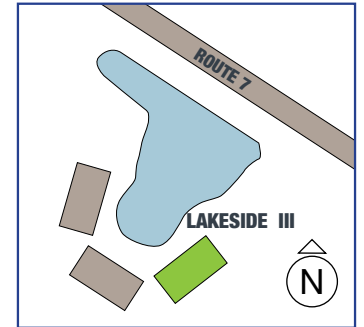
Our floor plans can accommodate all business sizes and requirements. Whether you need a blank slate or move-in ready spec suite - we have it all.

LAKESIDE III

21355 RIDGETOP CIRCLE // DULLES // VA

2ND FLOOR

SITE KEY





LAKESIDE II

21345 RIDGETOP CIRCLE // DULLES// VA

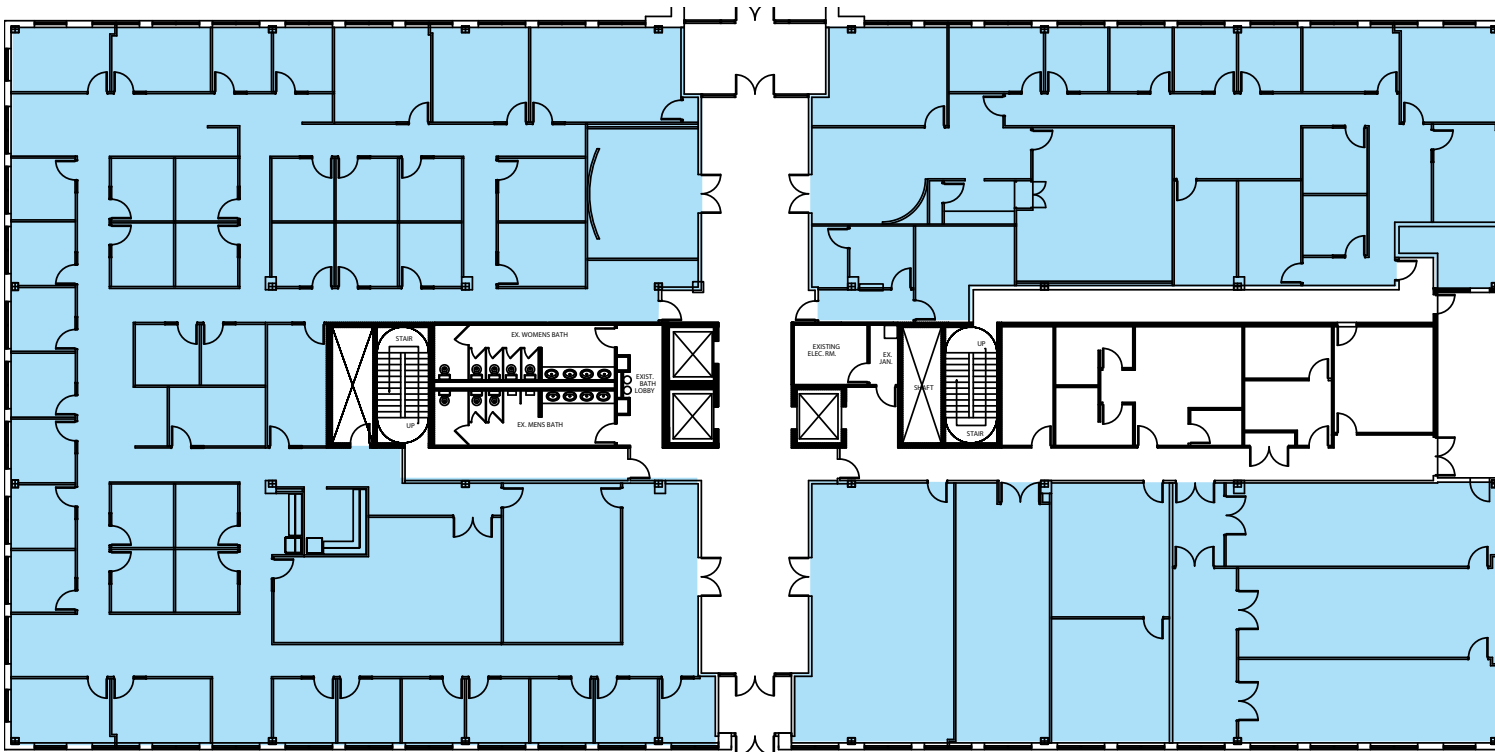
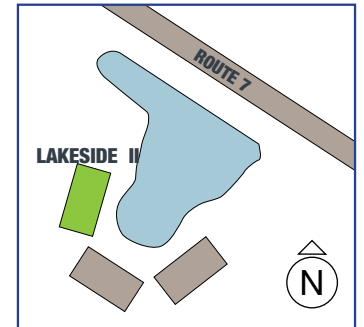
LAKESIDE II

21345 RIDGETOP CIRCLE // DULLES // VA

1st FLOOR

Full Floor - up to 21,732 SF

SITE KEY



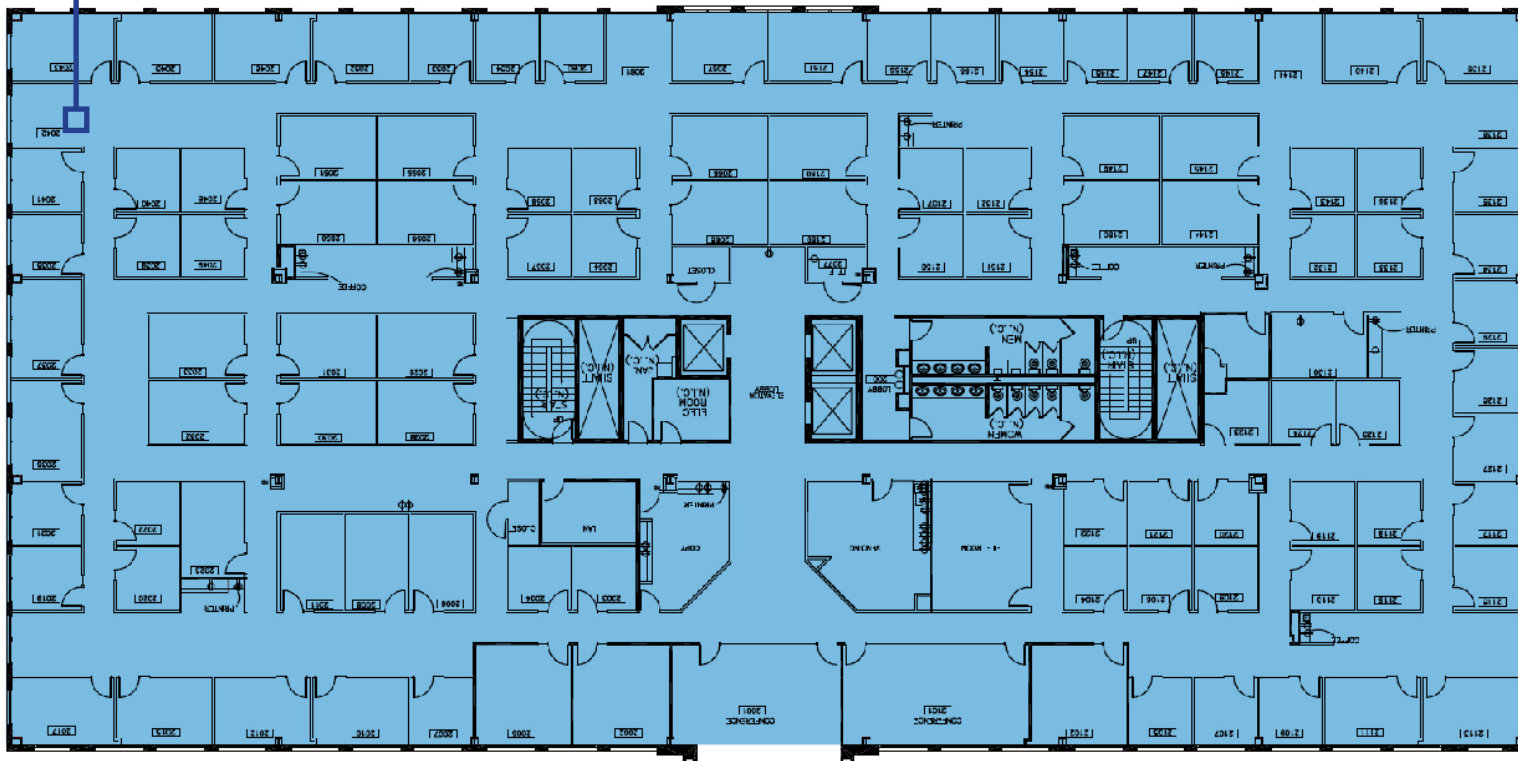
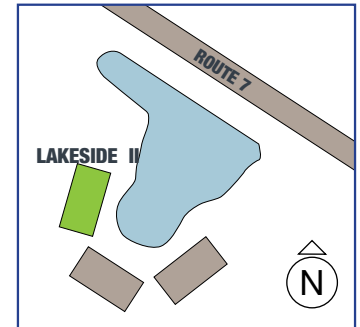
LAKESIDE II

21345 RIDGETOP CIRCLE // DULLES // VA

2nd FLOOR

Full Floor - 26,734 SF

SITE KEY



LAKESIDE VIEW



Leasing Information:

**AVISON
YOUNG**

avisonyoung.com

8300 Greensboro Drive, Suite 275
Tysons, VA 22102
703.288.2700

Mike Shuler
703.760.9052
mike.shuler@avisonyoung.com

Rob Walters
703.760.9064
rob.walters@avisonyoung.com

Nate Krill
703.760.9062
nate.krill@avisonyoung.com

Baihly Underhill
703.760.9065
baihly.underhill@avisonyoung.com

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