

# LOUDDOWN

# PLAZA

45240 Business Court | Sterling, VA



## 1st Floor

Suite 150 | 4,260 sf

## 3rd Floor

Suite 300 | 6,500-9,909 sf

Knowledge  
Perseverance  
Integrity

**Cambridge**  
Property Group LLC

**WHITE STAR**  
INVESTMENTS 

# CLASS A WITH EXCEPTIONAL ACCESS



- Expansive marble atrium
- On-site fresh food market
- Extensive slab-to-ceiling window line
- Free surface parking at 3.31/1,000 sf

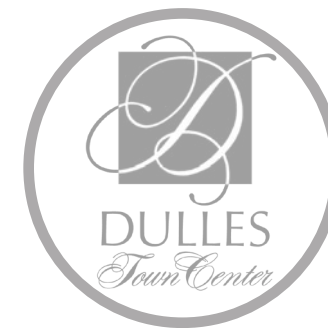
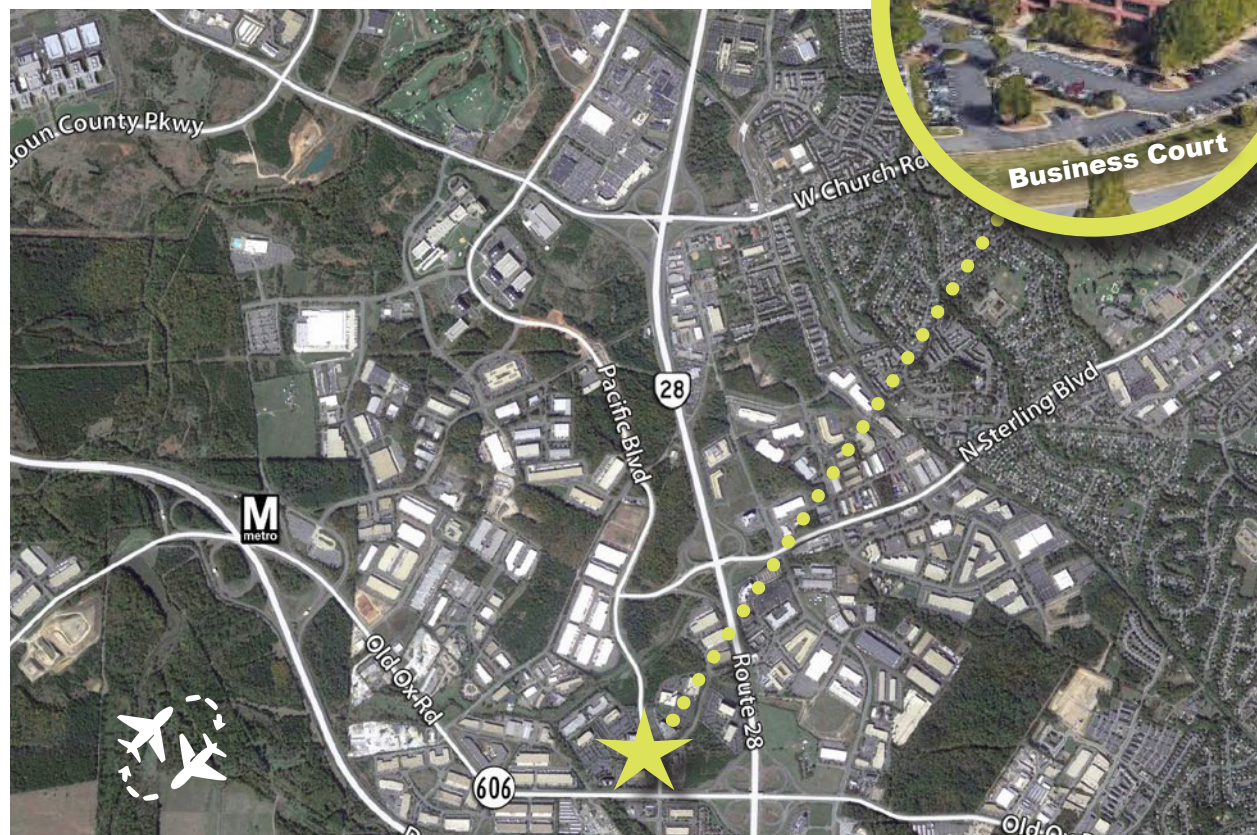
## LOUDOUN PLAZA I

As a premier office building situated within the Loudoun Gateway Business Park, Loudoun Plaza I is comprised of ten office and two flex buildings. The four story building is prominently located in the Dulles Corridor off of Route 606 and the Northwest corner of Route 28. It sits just three miles from Dulles International Airport and 1 mile from the Loudoun Gateway Metro Station with direct access to Route 267. The property is proximate to numerous restaurants and retail within the Dulles 28 Centre and the Dulles Town Center. The 72,000 square foot Class A office building features a beautiful two-story atrium lobby with two elevators, and a fresh food market.

# LOCATION



- Direct Access to Rt. 606, Rt.267, & Rt. 28
- 3 miles from Dulles International Airport
- 1 mile from Loudoun Gateway Metro Station
- Proximate to numerous retail developments



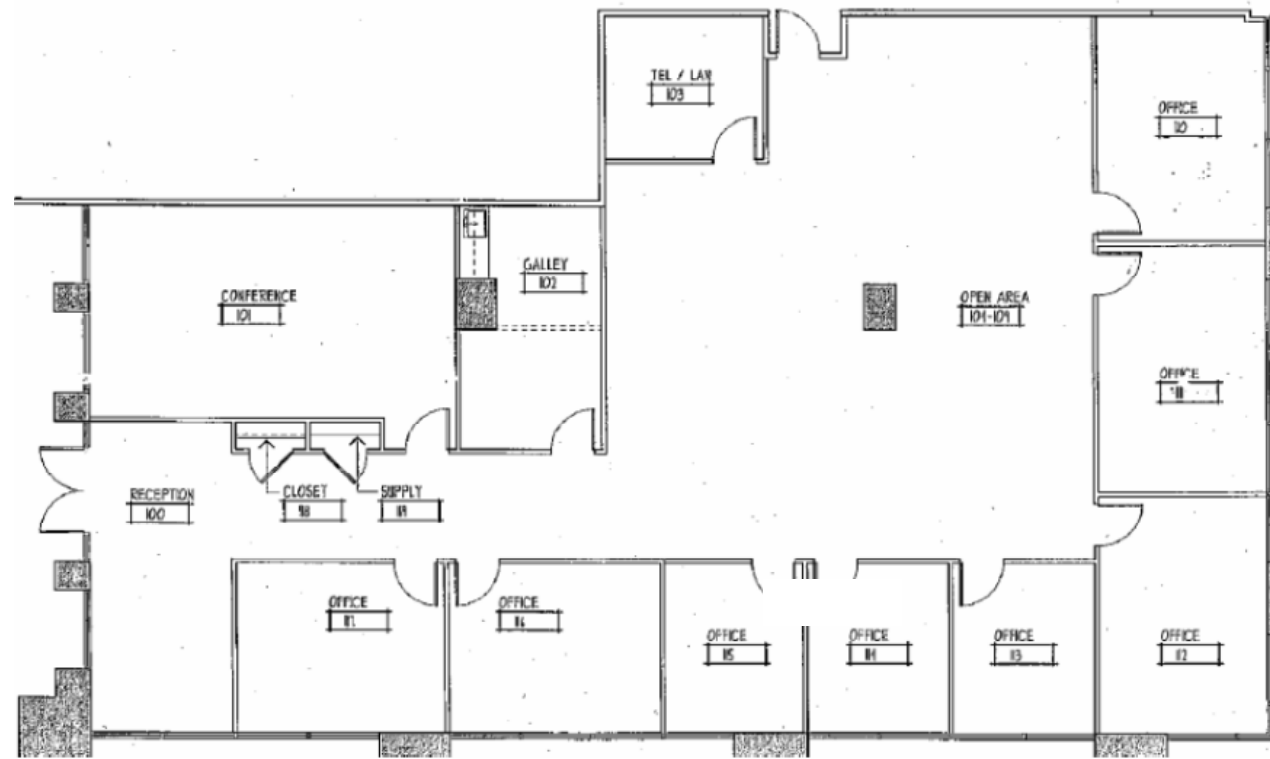
- Starbucks
- Popeyes
- Taco Bell
- Benihana
- Red Robin
- Red Lobster
- Cinnabon
- Chic-Fil-A
- Regal Movie Theater
- H&M
- Dick's
- Macy's
- JC Penney
- Forever 21
- Hollister
- Foot Locker
- M&T Bank
- AT&T



- DSW
- Target
- Old Navy
- Wegmans
- Game Stop
- Chipotle
- Potbelly
- Cold Stone
- Moby Dick
- Cubasi Bistro
- Pei Wei
- Roebeks
- Verizon
- T-Mobile
- PNC Bank
- FED EX
- Petco
- ABC Liquors

# SUITE 150

4,260 SF

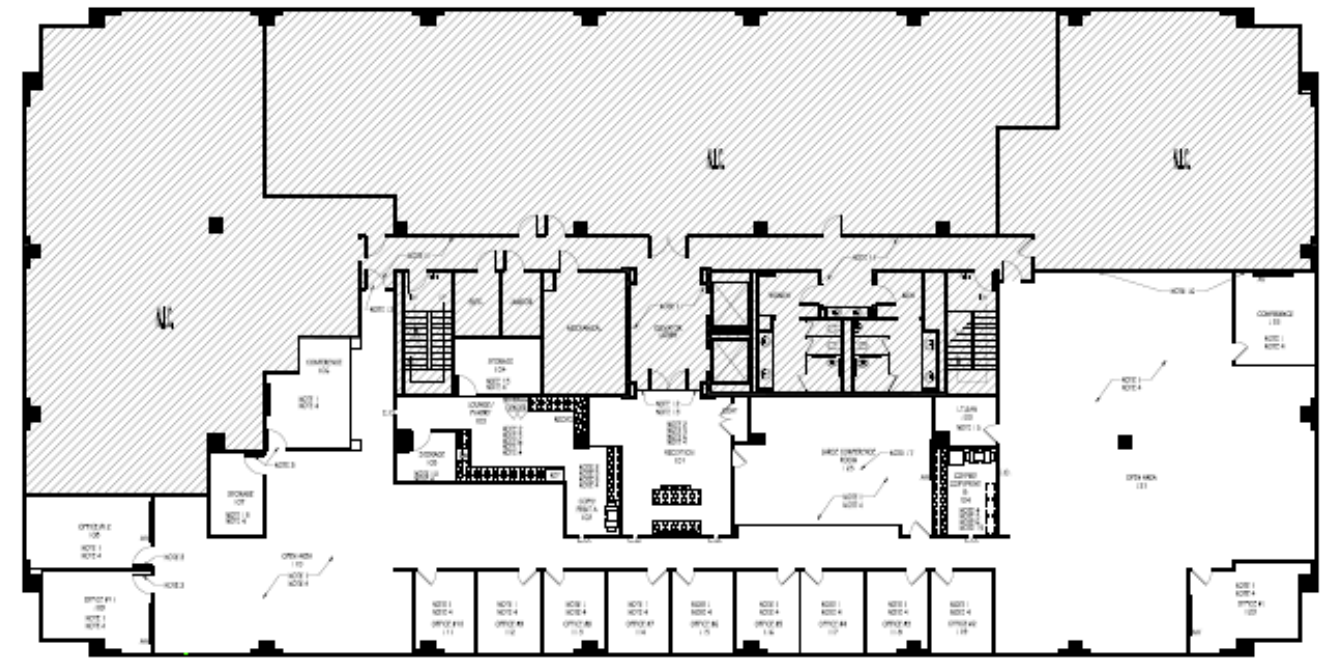


## SPACE FEATURES

- Excellent lobby exposure.
- Double glass doors at building entrance.

# SUITE 300

6,500-9,909 SF



## SPACE FEATURES

- Excellent lobby exposure.
- Mix of office and open.
- Server room.

# LOUDDOWN PLAZA

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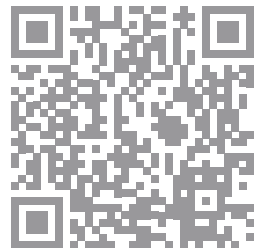


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SCAN  
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