



LAKE  
SIDE  
AT LOUDOUN

COMPANIES

ON THE MOVE

CONNECT

HER

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



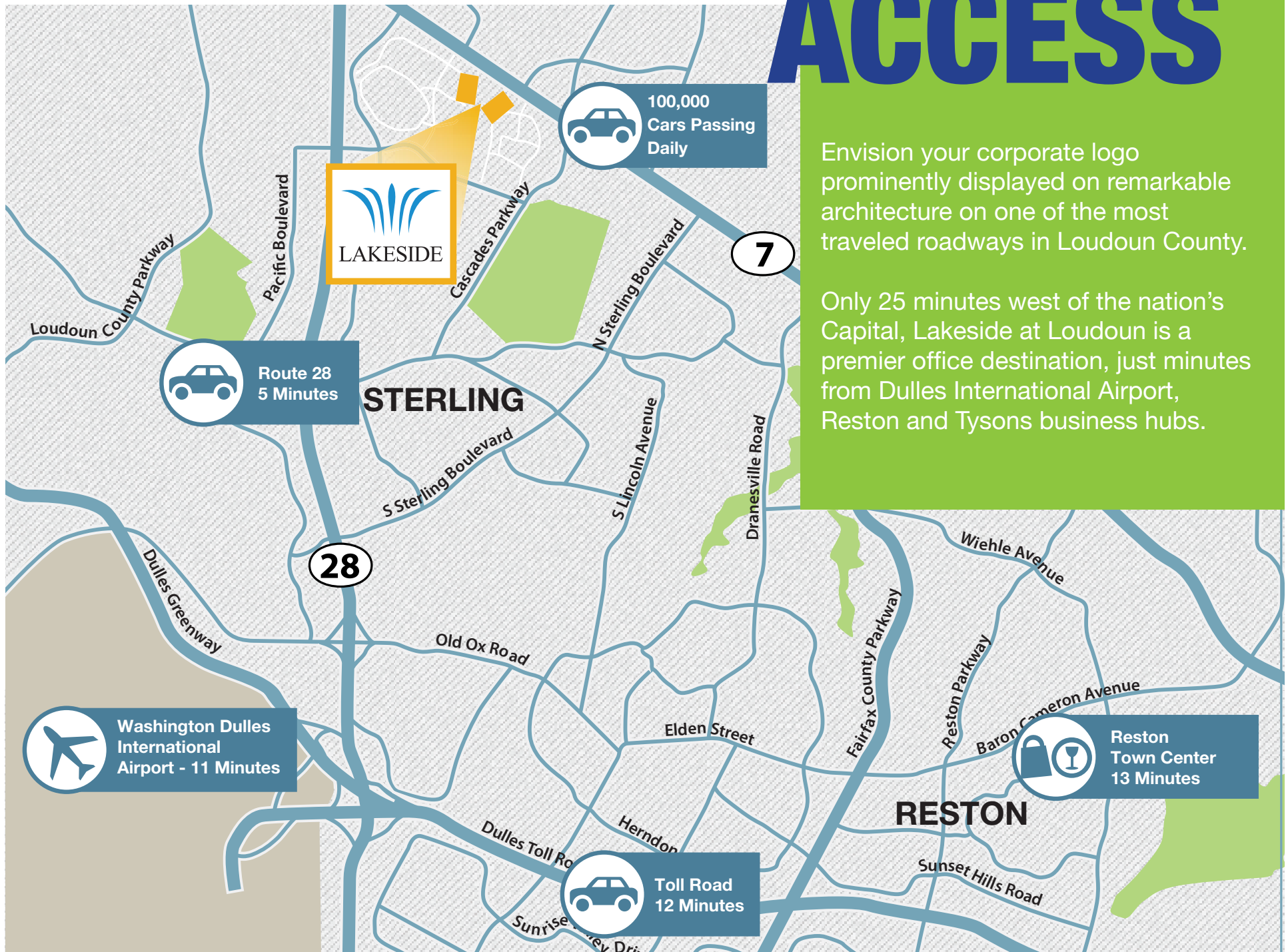
- Unique office opportunities currently available in two, newly renovated office buildings with modern lobbies and Wi-Fi enabled seating area
- Energy star rated, 4-story, Class A office buildings with dramatic views of the lake
- Corporate signage visible along Route 7
- Multiple casual dining options 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.





Sweetwater Tavern only steps away



# AMENITIES

LAKE SIDE 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.

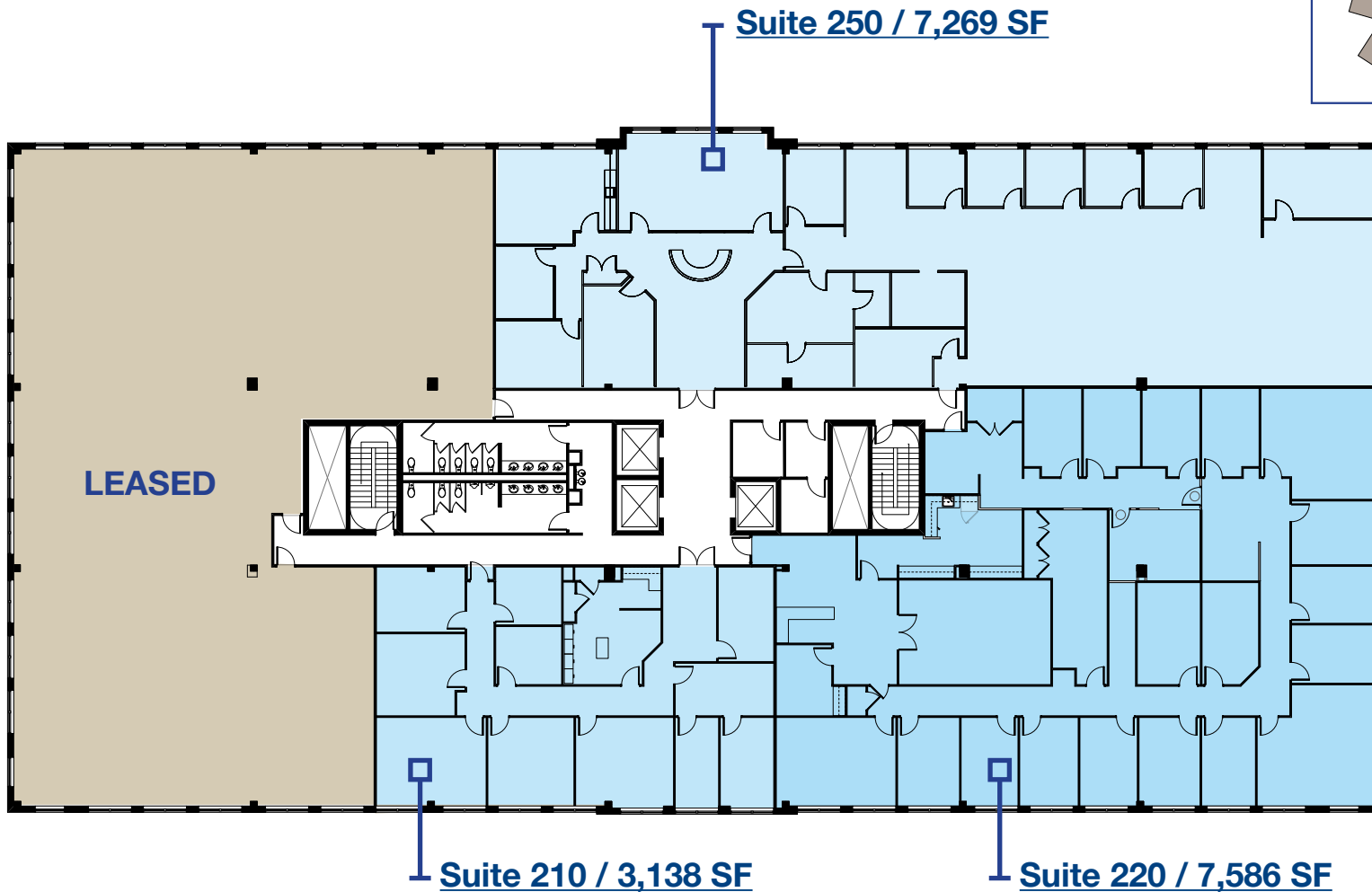
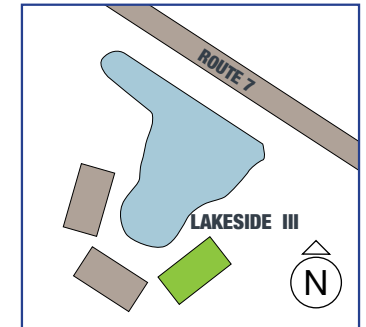
Our floor plans can accommodate all business sizes and requirements. Whether you need a blank slate or move-in ready spec suite - we have it all.

# LAKESIDE III

21355 RIDGETOP CIRCLE // DULLES // VA

## 2<sup>ND</sup> FLOOR

### SITE KEY







# LAKESIDE II

21345 RIDGETOP CIRCLE // DULLES// VA

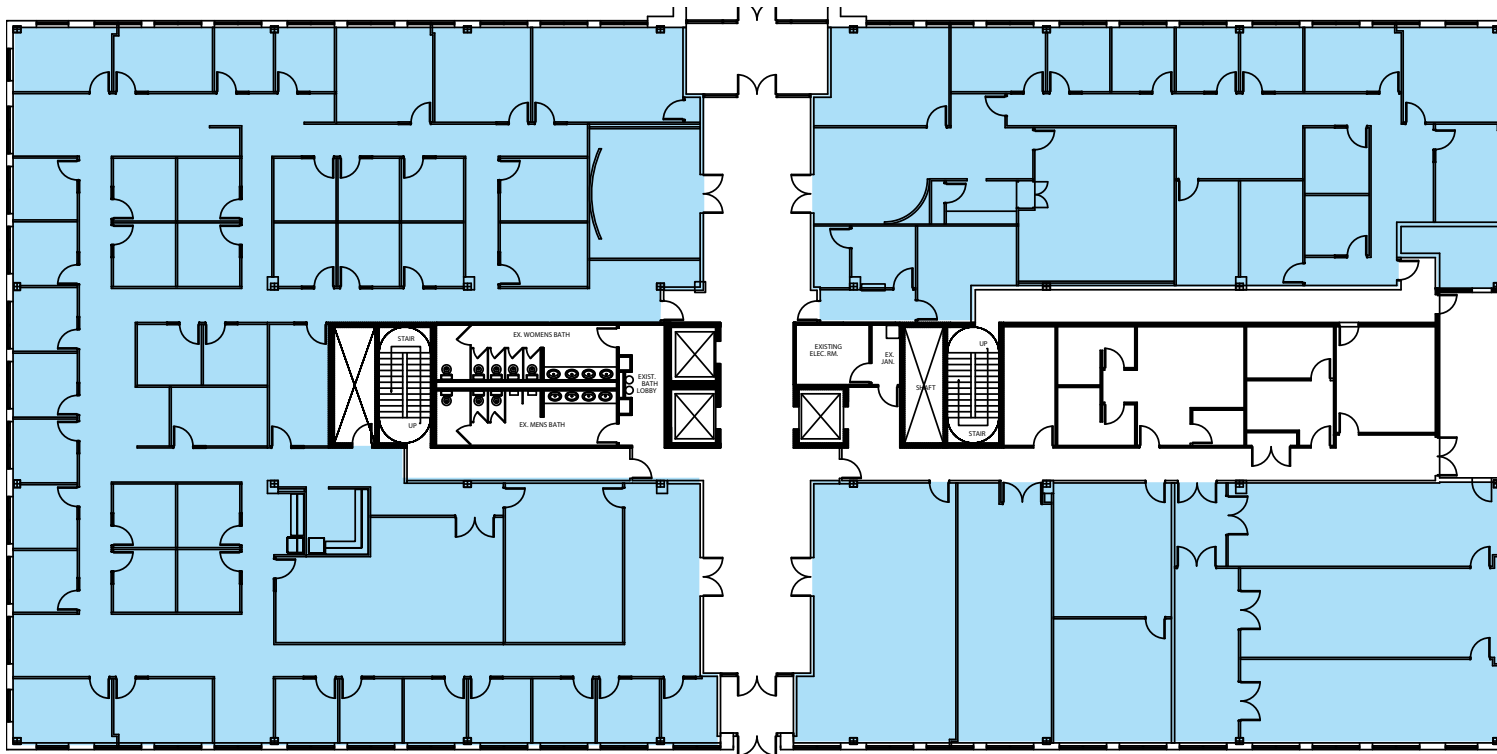
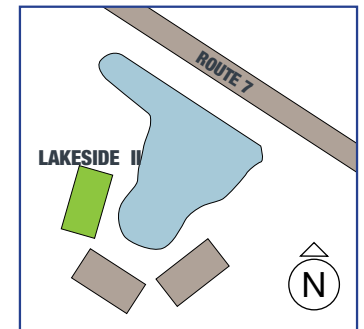
# LAKESIDE II

21345 RIDGETOP CIRCLE // DULLES // VA

## 1<sup>st</sup> FLOOR

Full Floor - up to 21,732 SF

### SITE KEY



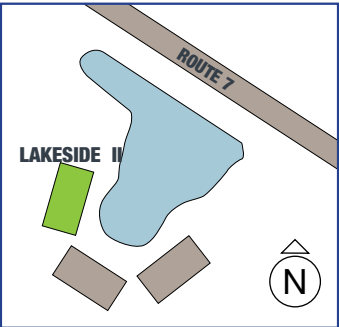


# LAKESIDE II

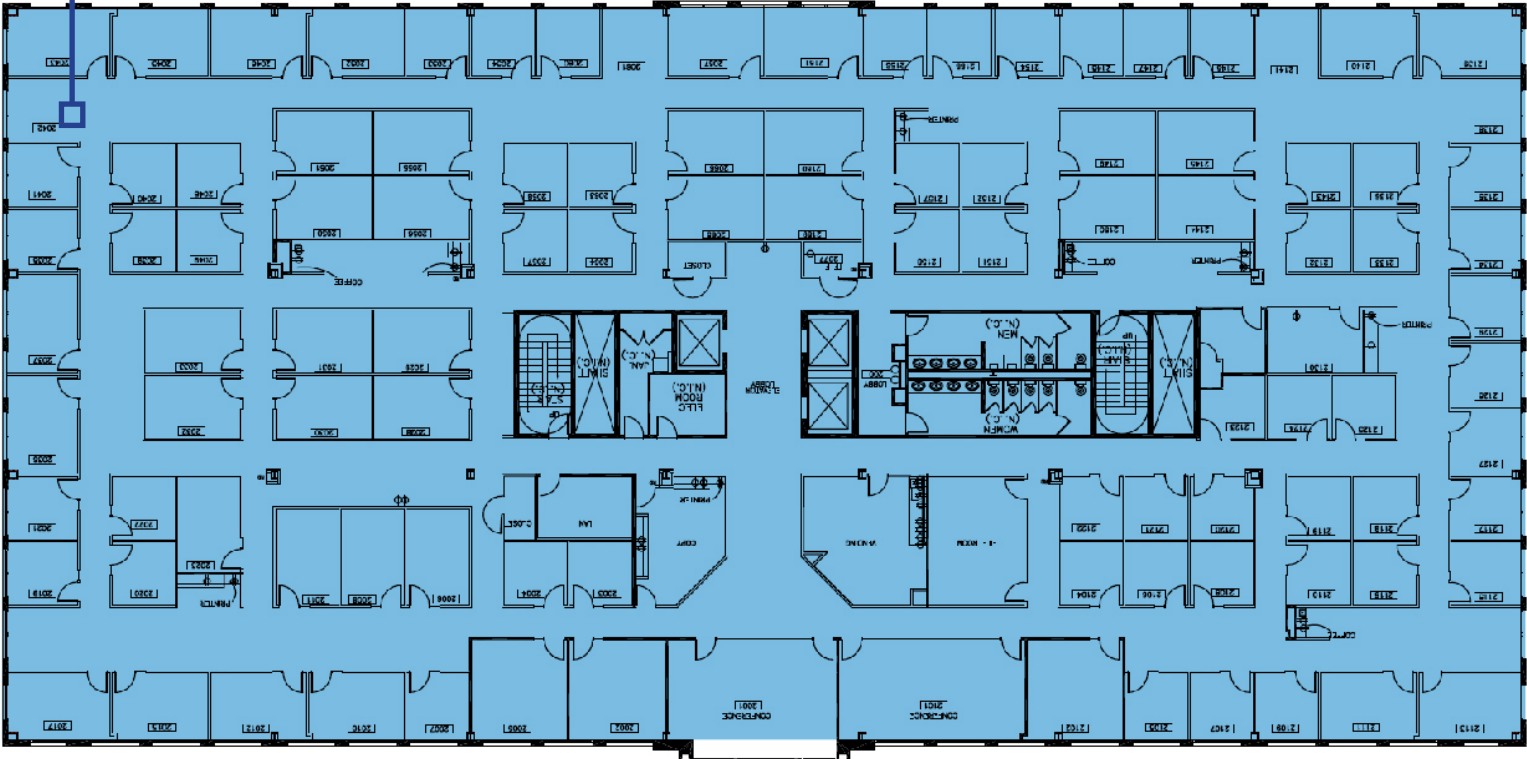
21345 RIDGETOP CIRCLE // DULLES // VA

## 2<sup>nd</sup> FLOOR

SITE KEY



Full Floor - 26,734 SF



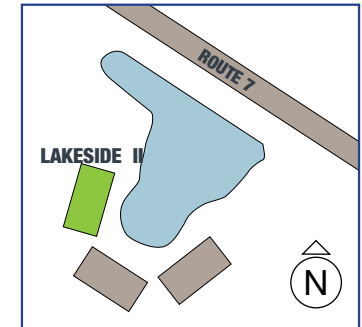
LAKESIDE VIEW

# LAKESIDE II

21345 RIDGETOP CIRCLE // DULLES // VA

## 3<sup>rd</sup> FLOOR

### SITE KEY



Suite 300- 13,736 SF







Leasing Information:



avisonyoung.com

8300 Greensboro Drive, Suite 275  
Tysons, VA 22102  
703.288.2700

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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