

# THE PAVILION AT ASHBURN STATION | ASHBURN, VA



— F O R L E A S E —

EXCLUSIVELY MARKETING BY:



**JOE SERAFIN**  
**Owner & Principal Broker**  
**703.994.7510**  
**[jserafin@serafinre.com](mailto:jserafin@serafinre.com)**

40834 Graydon Manor Lane  
Leesburg, VA 20175  
703.261.4809  
[www.serafinre.com](http://www.serafinre.com)

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## AREA OVERVIEW

County and City Information

We obtained the following information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



# EXECUTIVE SUMMARY



**43635 GREENWAY CORPORATE DRIVE, ASHBURN, VA 20147**



**\$25.00/SQFT**

LEASE PRICE



**30,000 SF**

BUILDING SIZE



**80 - 185**

PARKING SPACES

## OFFERING SUMMARY

LIST PRICE	\$25/SQFT
NNN'S	Approx. \$4.90/SF
BUILDING SIZE	30,000 SQFT
LOT SIZE	5.13 Acres
AVAILABLE SPACE	10,000-30,000 SF
ZONING	PDOP
YEAR BUILT	2013
MARKET	Washington DC Metro
SUBMARKET	Ashburn

## DESCRIPTION

Located Less than 500ft from the Future Ashburn Station Silver Line Metro, this 30,000 SF State of the Art Building Speaks for Itself.

The Pavilion at Ashburn Station Features a Full-Size Multipurpose Court (Basketball, Volleyball, Etc.), Office Space, Commercial Kitchen, and Large Classrooms from Previous Childcare Use.

# PROPERTY HIGHLIGHTS



Steps Away from Ashburn Station  
Silver Line Metro



Superb Quality and Construction



Full-Size Basketball Court w/  
Multiple Uses



Full Commercial Kitchen and  
Amenities



Office and General Use Space



# PROPERTY SUMMARY

<b>STREET ADDRESS</b>	43635 Greenway Corporate Drive
<b>CITY, STATE, ZIP</b>	Ashburn, VA 20147
<b>COUNTY</b>	Loudoun
<b>PROPERTY NAME</b>	The Pavilion at Ashburn Station
<b>BUILDING SIZE</b>	30,000 SF
<b>LOT SIZE</b>	5.13 Acres
<b>AVAILABLE SPACE</b>	10,000-30,000 SF
<b>ZONING</b>	PDOP
<b>BUILDING CLASS</b>	A
<b>YEAR BUILT</b>	2013
<b>LEASE TYPE</b>	NNN
<b>MARKET</b>	Washington DC Metro
<b>SUBMARKET</b>	Ashburn



# PROPERTY PHOTOS



# AERIAL MAP

**SUBWAY**



**KAISER PERMANENTE**



**SHOPPES AT RYAN PARK  
SHOPPING MALL**



**SUBJECT PROPERTY**

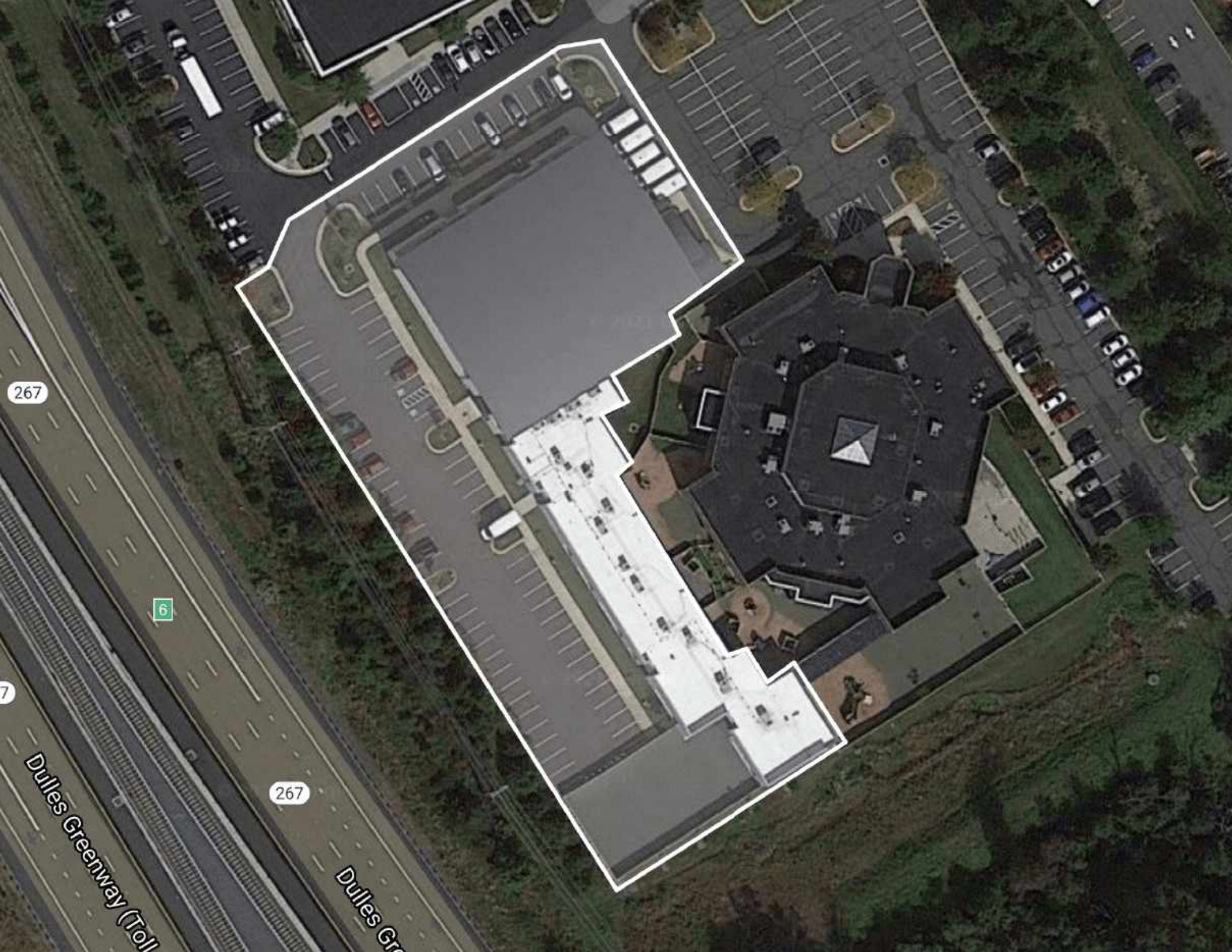


**ASHBURN  
METRO**

DULLES GREENWAY

**SUBJECT PROPERTY**





267

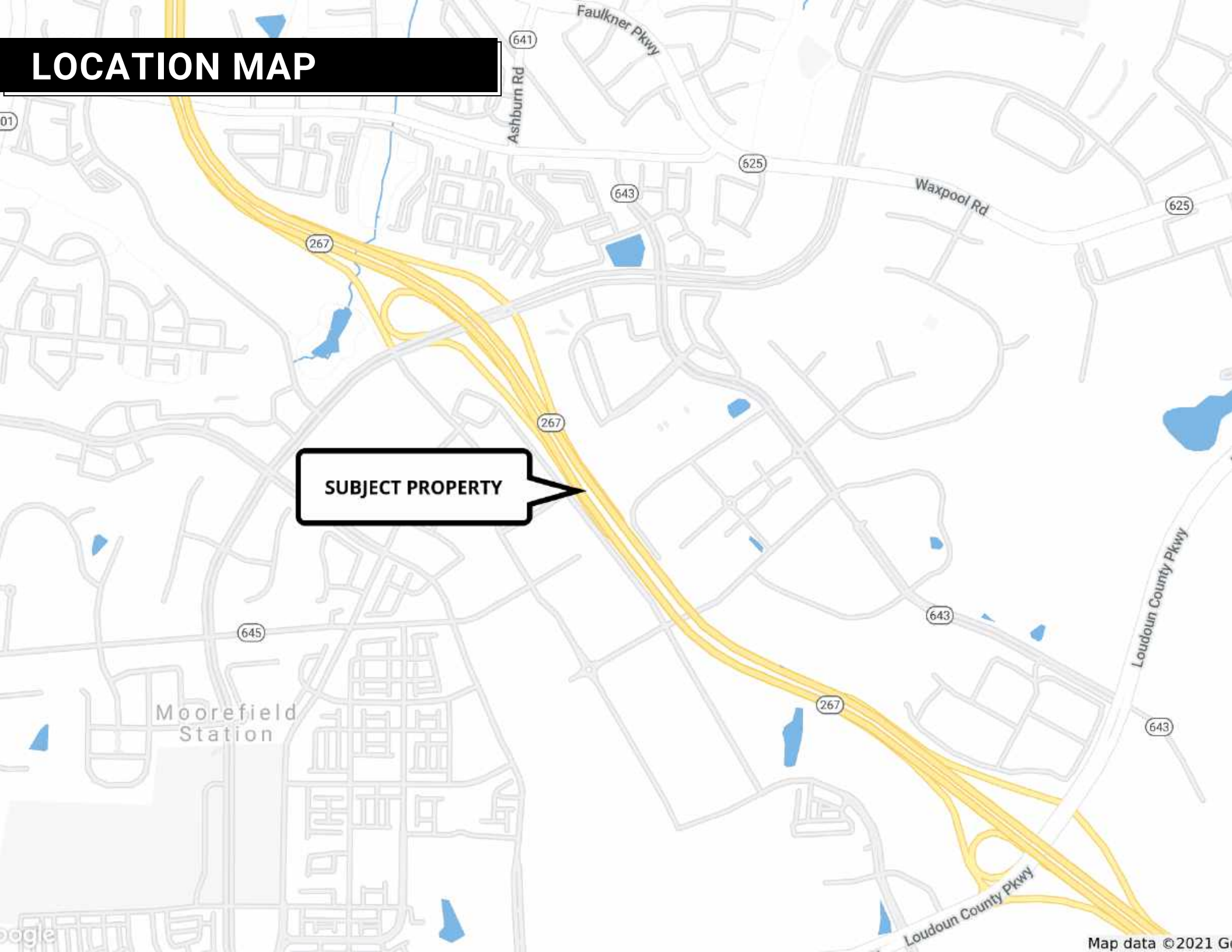
6

267

Dulles Greenway (Toll)

Dulles Gr

# LOCATION MAP



SUBJECT PROPERTY

Moorefield  
Station

**REGIONAL MAP**

**SUBJECT PROPERTY**

The map displays the regional context of the subject property. Key locations include Broadlands, Waxpool, Moorefield Station, Brambleton, Southbridge, Arcola, Stone Ridge, and Dulles. Major roads shown are Loudoun County Parkway (267), Pacific Blvd (28), and various local roads like Broadlands Blvd, Faulkner Pkwy, Northstar Blvd, and Evergreen Mills Rd. The Dulles International Airport is located to the southeast. The subject property is highlighted with a black callout box near Moorefield Station.

**SUBJECT PROPERTY**

## Broadlands

Waxpool

Moorefield  
Station

Brambleton

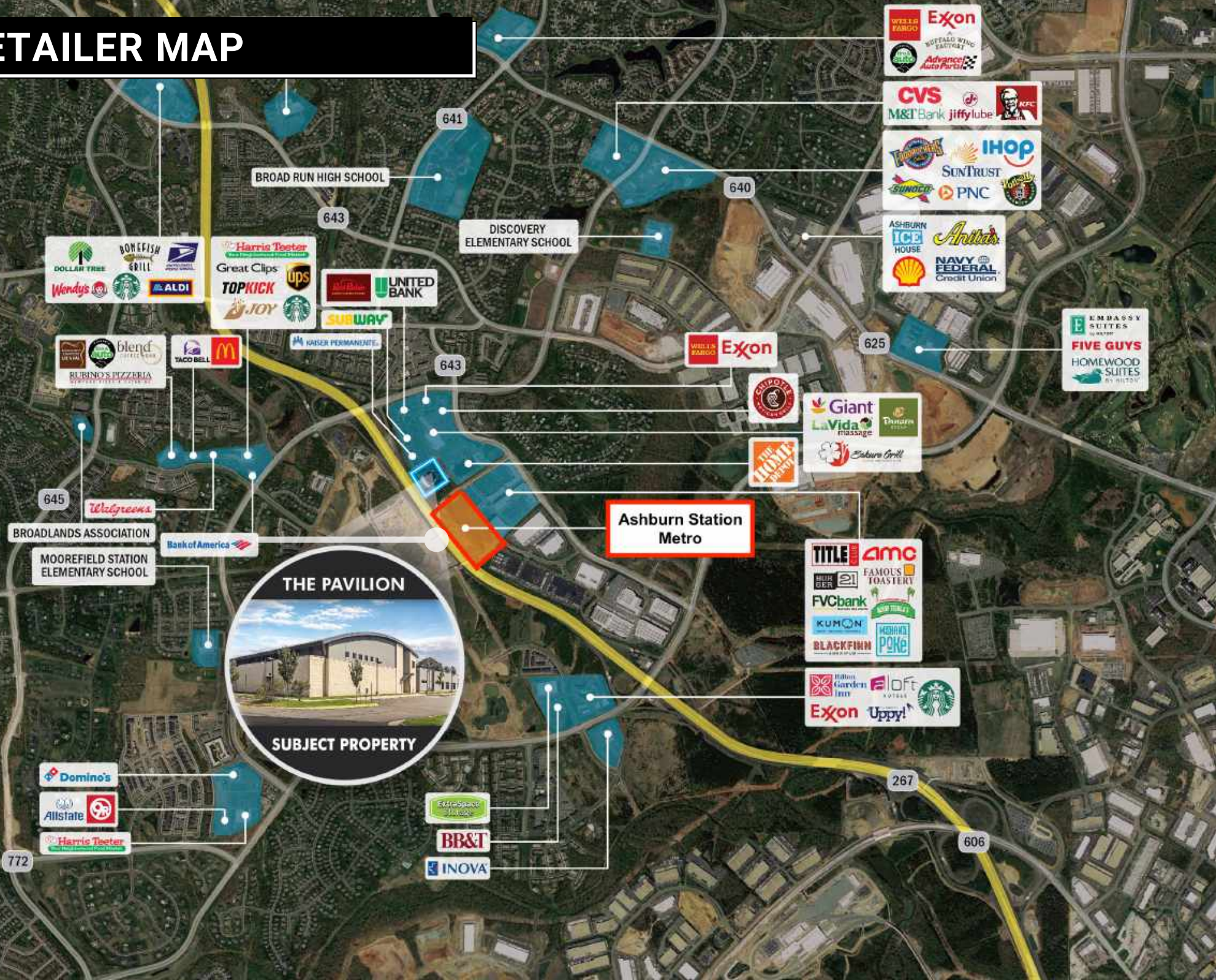
Southbridge

Dulles  
International  
Airport

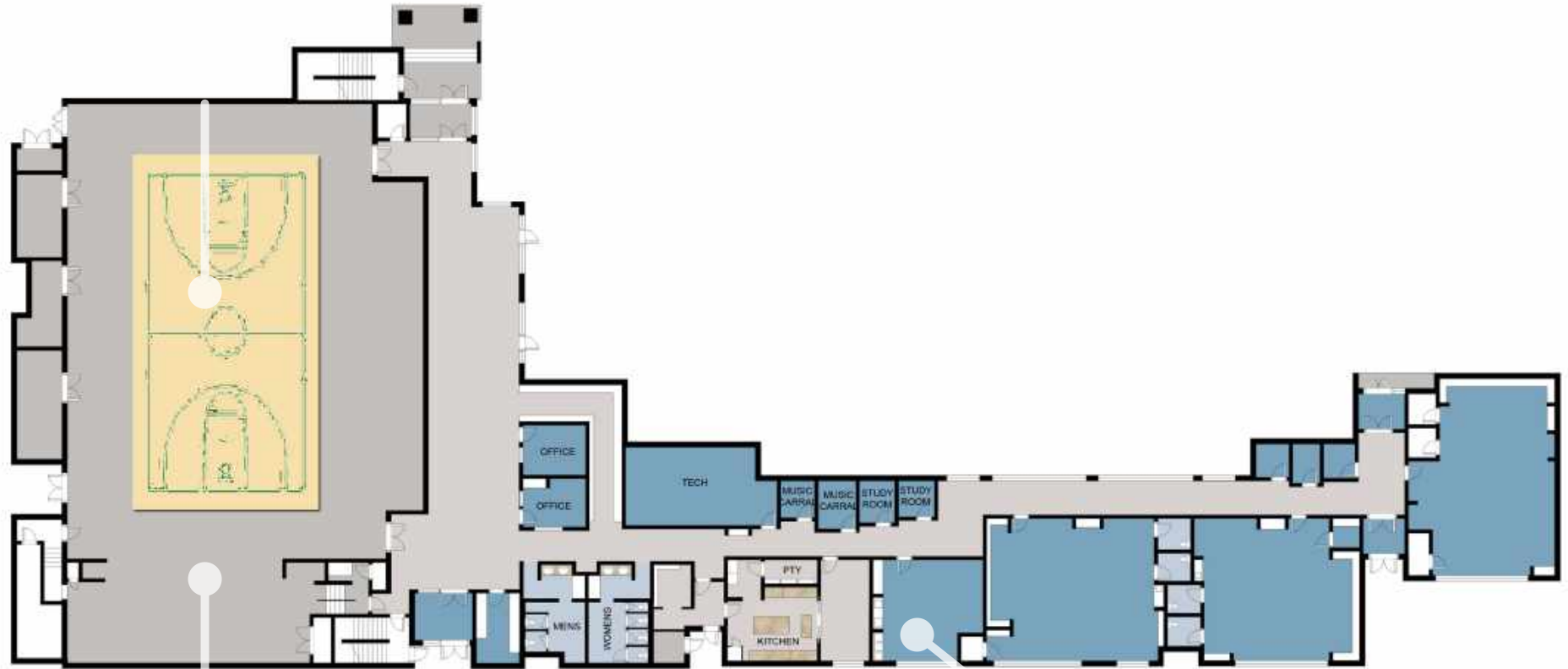
Dulles

Map data ©

# RETAILER MAP



# FLOOR PLAN

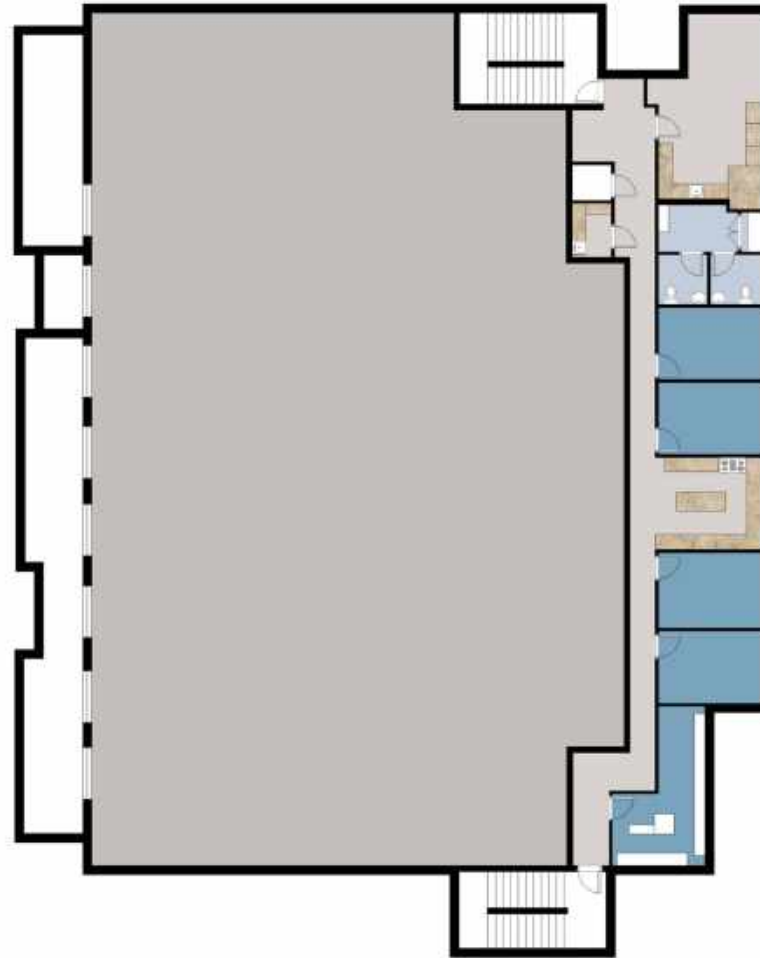


FIRST FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.  
Boxbrownie.com gives no guarantee, warranty or representation as to the accuracy and layout.  
All enquiries must be directed to the agent, vendor or party representing this floor plan.

43635 Greenway Corporate Drive, Ashburn, VA

# FLOOR PLAN



## SECOND FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.  
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43635 Greenway Corporate Drive, Ashburn, VA

# DEMOGRAPHICS



**1** MILE  
RADIUS

**3** MILE  
RADIUS

**5** MILE  
RADIUS



POPULATION

**13,597**

**88,556**

**161,439**



# OF HOUSEHOLDS

**4,759**

**28,611**

**54,554**



AVG HH INCOME

**\$152,585**

**\$182,770**

**\$166,516**



MEDIAN AGE

**33.1**

**33.3**

**34.4**



AVG HH SIZE

**3.2**

**3.1**

**3.0**

# COUNTY INFORMATION

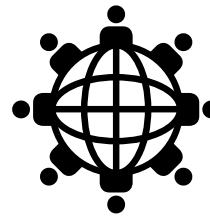
## ABOUT LOUDOUN COUNTY

- Loudoun County is located in the northern part of the Commonwealth of Virginia in the United States. In 2019, the population was estimated at 413,538, making it Virginia's third-most populous county.
- As of 2018, Loudoun County had a median household income of \$136,268. Since 2008, the county has been ranked first in the U.S. in median household income among jurisdictions with a population of 65,000 or more.
- A study from SmartAsset shows that Loudoun residents get more for their money than people in any other county in Virginia, and ranks 80th among 3,000 counties nationwide. The study compares median income and cost-of-living data nationwide to find the counties where people hold the most purchasing power.
- Loudoun is the happiest large county in the United States, according to results from SmartAsset. According to the 2019 study, "The county has a low poverty rate, with only 3.7 percent of residents living below the poverty line. In addition to economic stability, Loudoun County residents also enjoy relatively long lives. The average life expectancy in the county is 83.19 years."



### Top Business Growth in Virginia

Loudoun as the top county for business growth in Virginia for the third year in a row. The last four annual studies have shown 13.2% growth, 13.9% growth, 13.9% growth and 15.8% growth. - SmartAsset



### Fastest-Growing County in Virginia

Loudoun ranks 20th in the growth of 3,142 counties and seventh among counties with a population of 100,000 or more. With Washington-Dulles International Airport providing access to more than 50 world capitals, nearly one in four Loudouners were born outside the U.S.



### Safest County in the National Capital Region

Loudoun County has the lowest crime rate of any jurisdictions in the national capital area, which includes parts of Virginia, Maryland and Washington, D.C. The rate of serious crimes in Loudoun has dropped 34 percent since 2012, while the county's population has increased by more than 60,000.



### Safest County vs. Natural Disasters in the U.S

FEMA's National Risk Index gave Loudoun the lowest score of all counties in the United States, considering natural hazards ranging from avalanches, volcanoes, and tsunamis to flooding, hail, hurricanes, and heatwaves. A lack of natural disasters is important for the commercial investment that your business makes, as well as the uptime that your business can deliver to customers.

# CITY INFORMATION

## ABOUT ASHBURN, VA

Ashburn is a census-designated place (CDP) in Loudoun County, Virginia, United States. It is 30 miles (48 km) northwest of Washington, D.C., and part of the Washington metropolitan area. Ashburn is a major hub for Internet traffic, due to its many data centers. Andrew Blum characterized it as the "bullseye of America's Internet".

According to the 2010 United States Census, the Ashburn CDP has a total area of 15.55 square miles (40.27 km<sup>2</sup>), of which 15.30 square miles (39.63 km<sup>2</sup>) are land and 0.25 square miles (0.65 km<sup>2</sup>) are water.[2] The area is drained by Broad Run, which flows northward through the eastern part of the CDP toward the Potomac River.

Located within the Dulles Technology Corridor, Ashburn is home to many high-tech businesses. World Trade Center Dulles Airport is the second World Trade Center in the state. Verizon Business has a major office in Ashburn at the location replacing MCI WorldCom's headquarters after its acquisition. Ashburn is also home to government contractor Telos.

Ashburn is a major hub for data centers, largely due to the Equinix location there. Among other websites, the Wikimedia Foundation (parent of Wikipedia) and Amazon Web Services have data centers there.





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REAL ESTATE  
Investment | Brokerage | Acquisition



**JOE SERAFIN**  
Owner & Principal Broker  
703.994.7510  
[jserafin@serafinre.com](mailto:jserafin@serafinre.com)



**SEAN KLINE**  
Chief Executive Officer  
703.963.0608  
[skline@serafinre.com](mailto:skline@serafinre.com)

Serafin Real Estate Inc. | 40834 Graydon Manor Lane, Leesburg, VA 20175  
703.261.4809 | [info@serafinre.com](mailto:info@serafinre.com) | [www.serafinre.com](http://www.serafinre.com)  
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