



**RIVERSIDEPLACE**

45065 BLES PARK DRIVE / ASHBURN, VIRGINIA





RIVERSIDE PLACE

VIDEO TOUR



OFFICE BUILDING ENTRY



GW'S VIRGINIA SCIENCE & TECHNOLOGY CAMPUS

## INTRODUCTION

An opportunity like no other, Riverside Place is a unique offering for a full building user in the heart of Loudoun County. Overlooking a park preserve and quietly nestled atop the green bank of the Potomac River, this secluded property is located in Virginia's well-connected Dulles Technology Corridor.

Major thoroughfares include Route 7, Route 28 and the Dulles Greenway which offer access to numerous retail and entertainment destinations as well as the Washington Dulles International and Leesburg Executive airports. Despite its buzzing location, Riverside Place is less than a mile's walk to Bles Park, a 30-acre active park with soccer fields, walking/hiking trails, tot lot and a 94-acre passive park with wetlands and trails.

With multi-faceted office and flexible high-bay space, and a strong sponsorship by the George Washington University, the possibilities are endless at Riverside Place.







LOCATION MAP



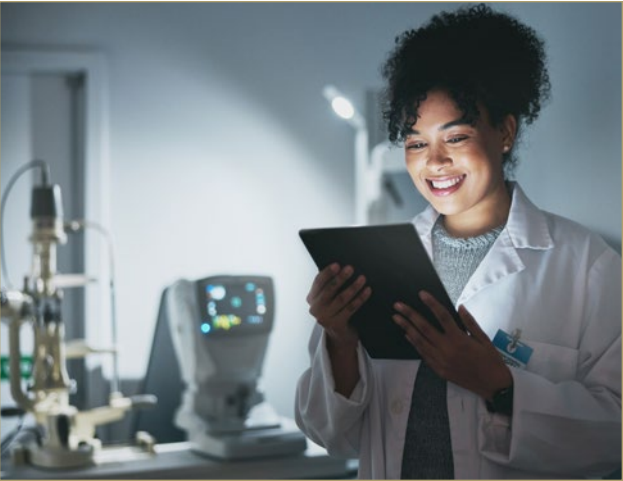
New 4-lane George Washington Boulevard overpass for cars, bikes and pedestrians.



## DEMOGRAPHICS

The Dulles Technology Corridor benefits from access to a highly educated workforce. Of adults aged 25+, 58.2% in Fairfax County and 57.6% in Loudoun County have a bachelor's degree or higher, compared with 28.2% for the U.S. as a whole.

Riverside Place is situated within the George Washington University's Virginia Science and Technology Campus. The Howard Hughes Medical Institute's Janelia Farm Research Campus is located less than 4 miles away.



## NEIGHBORHOOD

Riverside Place is surrounded by a strong corporate neighborhood that includes prestigious corporate, government and institutional occupiers. The technology sector is the largest industry cluster in Loudoun County, representing 15% of Loudoun's private employment. Strong employee recruitment is bolstered by the State of Virginia's second highest concentration of technology workers in the nation.



### STATISTICS FOR ZIPCODE 20147

Average House Value	\$471,500
Average Household Income	\$120,372
Number of Households	19,046
Persons per Household	2.84
Number of Properties	3,244
Number of Businesses	4,052
Number of Employees	17,305
Land Area (square miles)	19.874
Water Area (square miles)	0.317

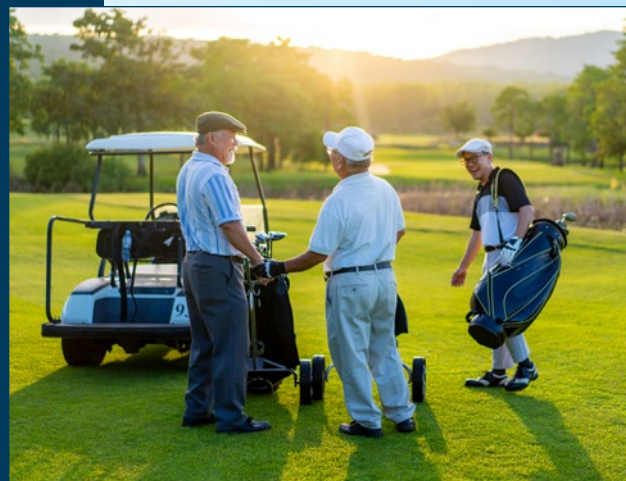






## AMENITIES

This major hi-tech, commercial and residential district is studded with stylish lifestyle neighborhoods, dining and entertainment complexes, educational institutions and many corporate private and government sector users. Proximate to two airports and only a 40-minute drive from the nation's capital, it is home to exciting sports and entertainment venues such as Topgolf, iFly Indoor Skydiving, Ballpark Loudoun, Autobahn Indoor Speedway and Ashburn Ice House. Additionally, the area offers several golf courses situated along the scenic Potomac River including the renowned Lansdowne Resort. With a thriving craft beer scene and trendy restaurants dishing out global fare, Ashburn boasts two destination retail centers—One Loudoun (featuring the Eat LoCo Farmers Market) and Dulles Town Center—as well as many more exciting retailers just off Route 7.



UNIVERSITY COMMERCE CENTER			
Wicker Door Pub	TACO ZUCCHIO HONEST FOOD	FOUNTAIN GRILL	D.C. PRIME STEAKS & LOBSTERS
ONE LOUDOUN			
the LOST FOX HIDEAWAY	matchbox	Glass Half FULL TAPROOM	Bar Louie THE ORIGINAL GASTROBAR
Eddie Merlot's PRIME AGED BEEF AND SEAFOOD	BULLETIN FAMILY RESTAURANT	CITY TAP KITCHEN & CRAFT	
TOPGOLF	UNCLE JULIO'S MEXICAN	Nando's	
iFLY INDOOR SKYDIVING	SILVER DINNER	&pizza	STARBUCKS COFFEE
DULLES TOWN CENTER			
SWEET WATER TAVERN	MISSION BBQ The American Way	Bon Chon	
QUICKWAY JAPANESE HIBACHI	CHIPOTLE MEXICAN GRILL	The Cheesecake Factory	
cafesano ITALIAN & MEDITERRANEAN BISTRO	BENIHANA	Red Robin	
ASHBROOK MARKETPLACE			
mobydick HOUSE OF KABOS	BOURBON BAYOU KITCHEN	Cafe Rio MEXICAN GRILL	
L.L. BEAN	HOUSE OF BURGERS	DUNKIN'	Jersey Mike's SUBS
RIVERSIDE COMMONS PLAZA			
TEXAS ROADHOUSE	BURGER KING	BLACK HOG DARN GOOD BBQ	THE BALLPARK LOUDOUN





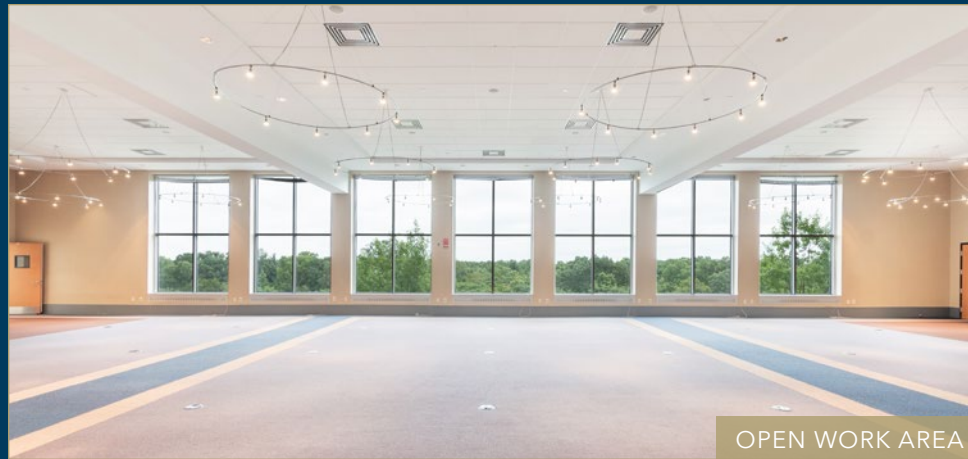
EXTERIOR ENTRANCE



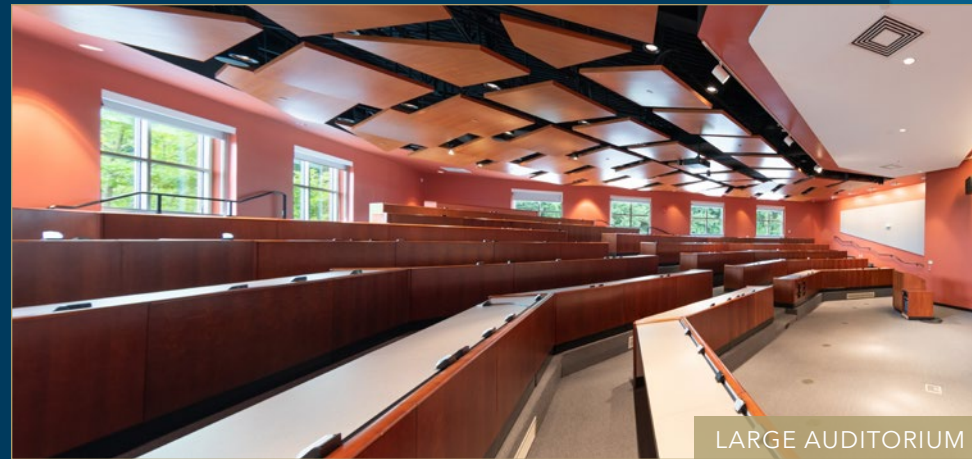
CORNER OFFICE



CENTRAL STAIRCASE



OPEN WORK AREA



LARGE AUDITORIUM



AUDITORIUM



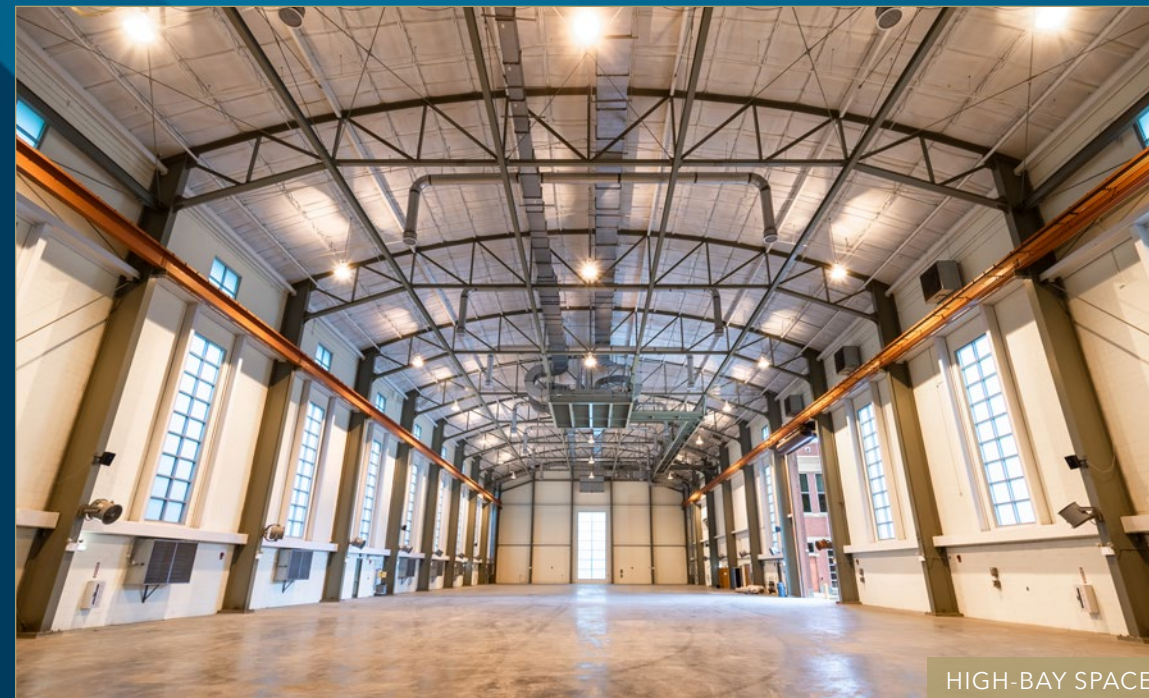
CONFERENCE ROOM



STUDIO PRODUCTION



FULL-SERVICE KITCHEN



HIGH-BAY SPACE

## THE PROPERTY

Riverside Place is an 84,000 SF office property with an impressive and versatile high-bay area located in the heart of Loudoun County's business district. With high ceilings and auditorium style training rooms, tenants can take advantage of existing conditions to create a dynamic destination for employees and community members.

The connected high-bay space and outdoor yard provide auxiliary space for organizations to complement their office and meeting needs.

- 20' office ceiling heights
- 65' high-bay space ceiling heights
- Minimal columns
- Multiple tiered auditoriums
- Drive-in and dock height loading
- 2 onsite generators
- 193 surface parking spaces
- Professional onsite property management



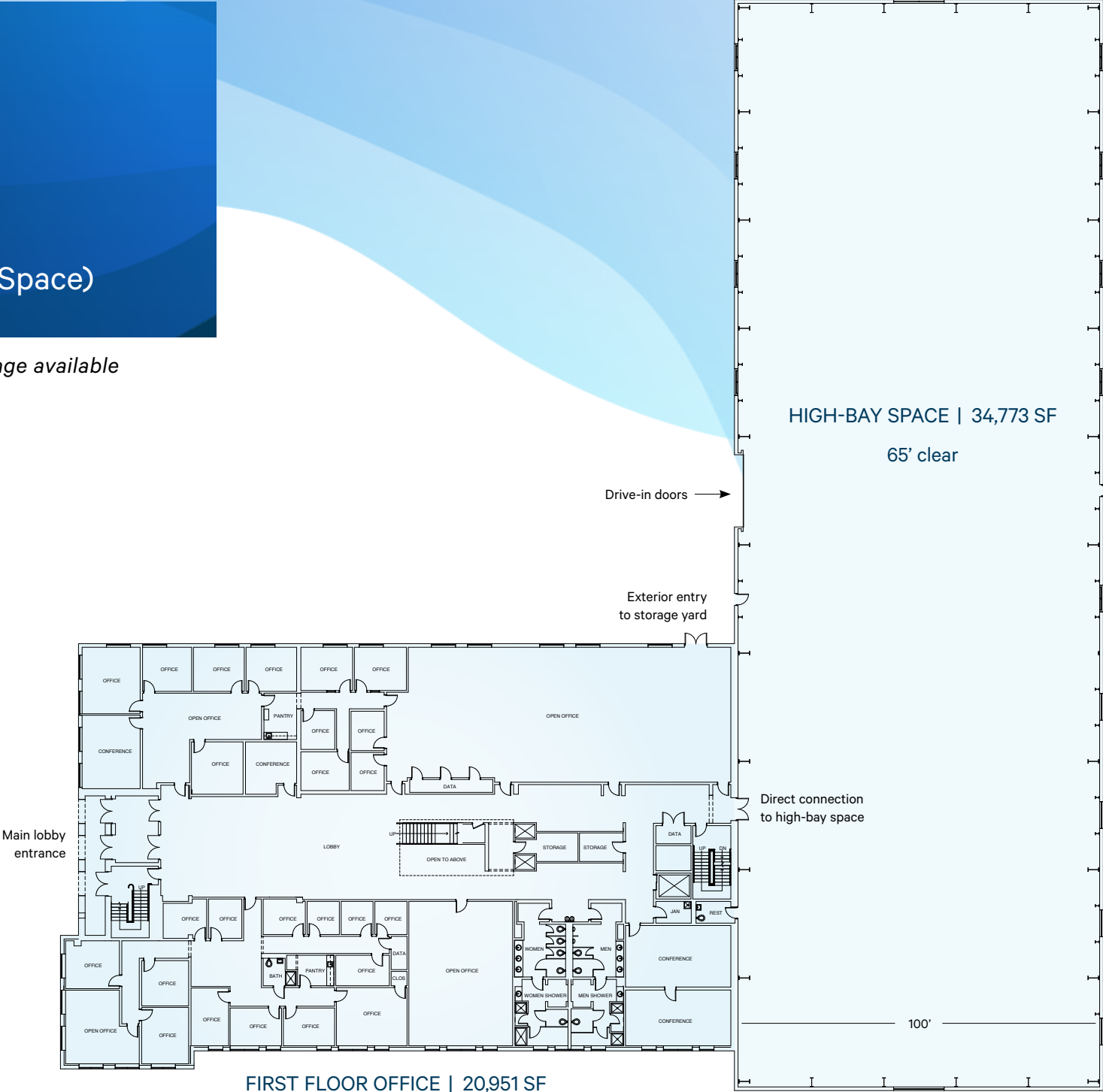


# RIVERSIDEPLACE

## FIRST FLOOR

20,951 SF (Office)  
34,773 SF (High-Bay Space)

► 4,886 SF of lower level storage available

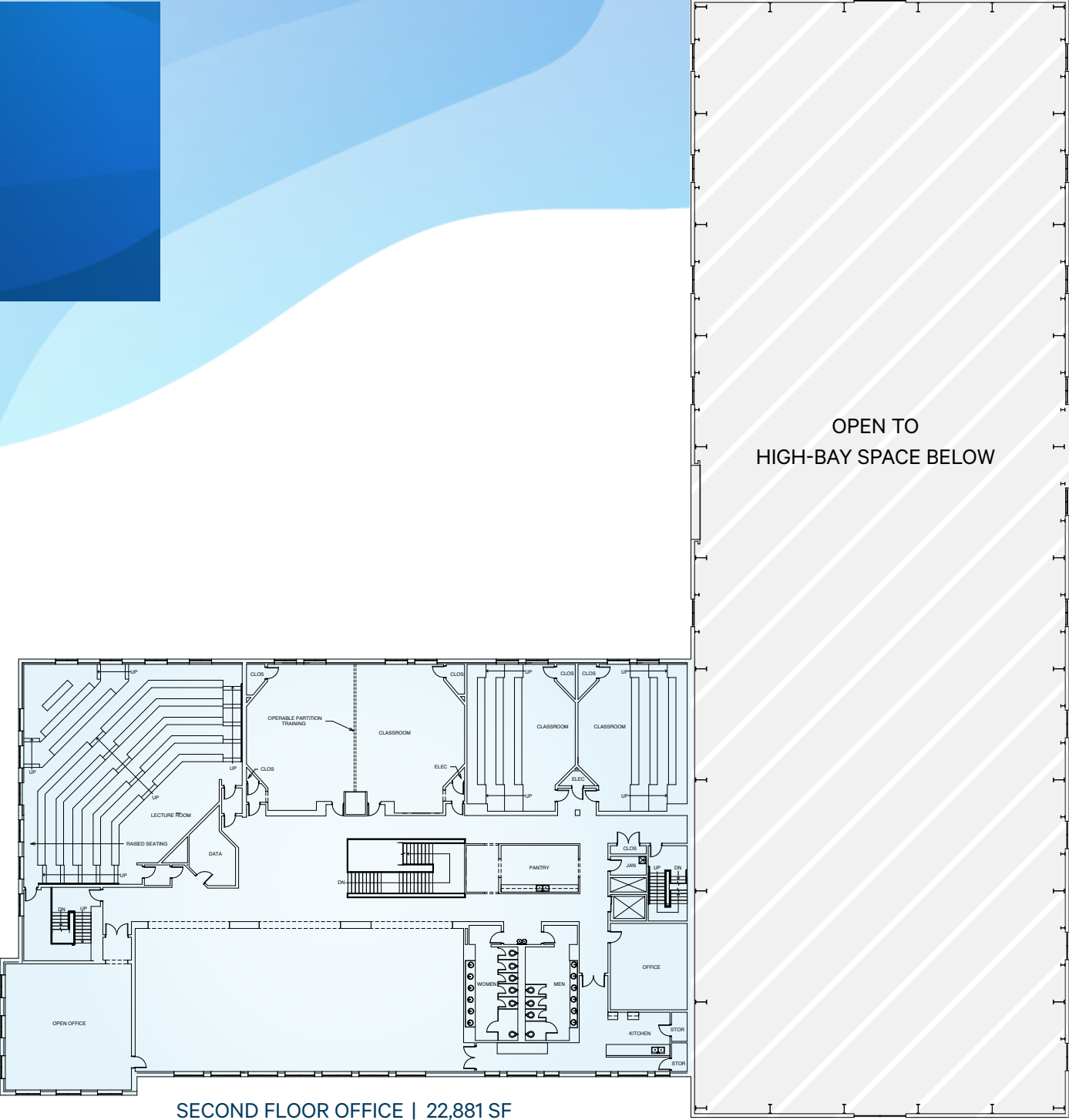




# RIVERSIDEPLACE

## SECOND FLOOR

22,881 SF (Office)





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*Public Sector*

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