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.
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.

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**: $479,000
- **Average Household Income**: $103,372
- **Number of Households**: 15,042
- **Persons per Household**: 2.84
- **Number of Properties**: 3,244
- **Number of Businesses**: 4,052
- **Number of Employees**: 17,305
- **Land Area (square miles)**: 19.87
- **Water Area (square miles)**: 0.31

**40 MINS TO DC**
Washington Dulles International Airport
**18 MINS DRIVE**
Leesburg
Executive Airport

**LOCATION MAP**

**DEMOGRAPHICS**

**NEIGHBORHOOD**

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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.
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 provides 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