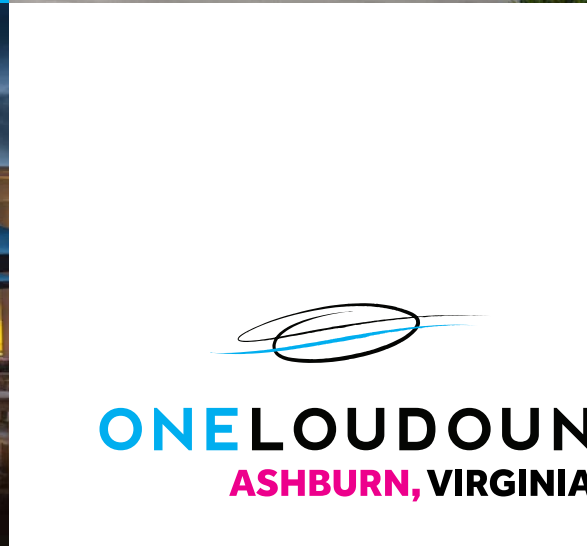


#1
COMMUNITY
OF THE YEAR



NOODLO

THE OPPORTUNITY



One Loudoun is Loudoun County's premier mixed-use development, providing a best-of-class environment to live, work and play. **Voted the #1 Community Of The Year**, Loudoun's new downtown combines over 1 million square feet (sf) of amenities and 3 million sf of corporate office space. This vibrant commercial center features ample restaurants and a host of entertainment options for office tenants and visitors. One Loudoun is less than 10 miles from Washington Dulles International Airport, George Washington University's Science and Technology Campus, Northern Virginia Community College's Loudoun Campus, the Silver Line Metro and Loudoun Hospital Center at Lansdowne. As the recipient of numerous project awards, One Loudoun is **widely known in the market** as the prominent address for business.

SUMMARY OF FACTS

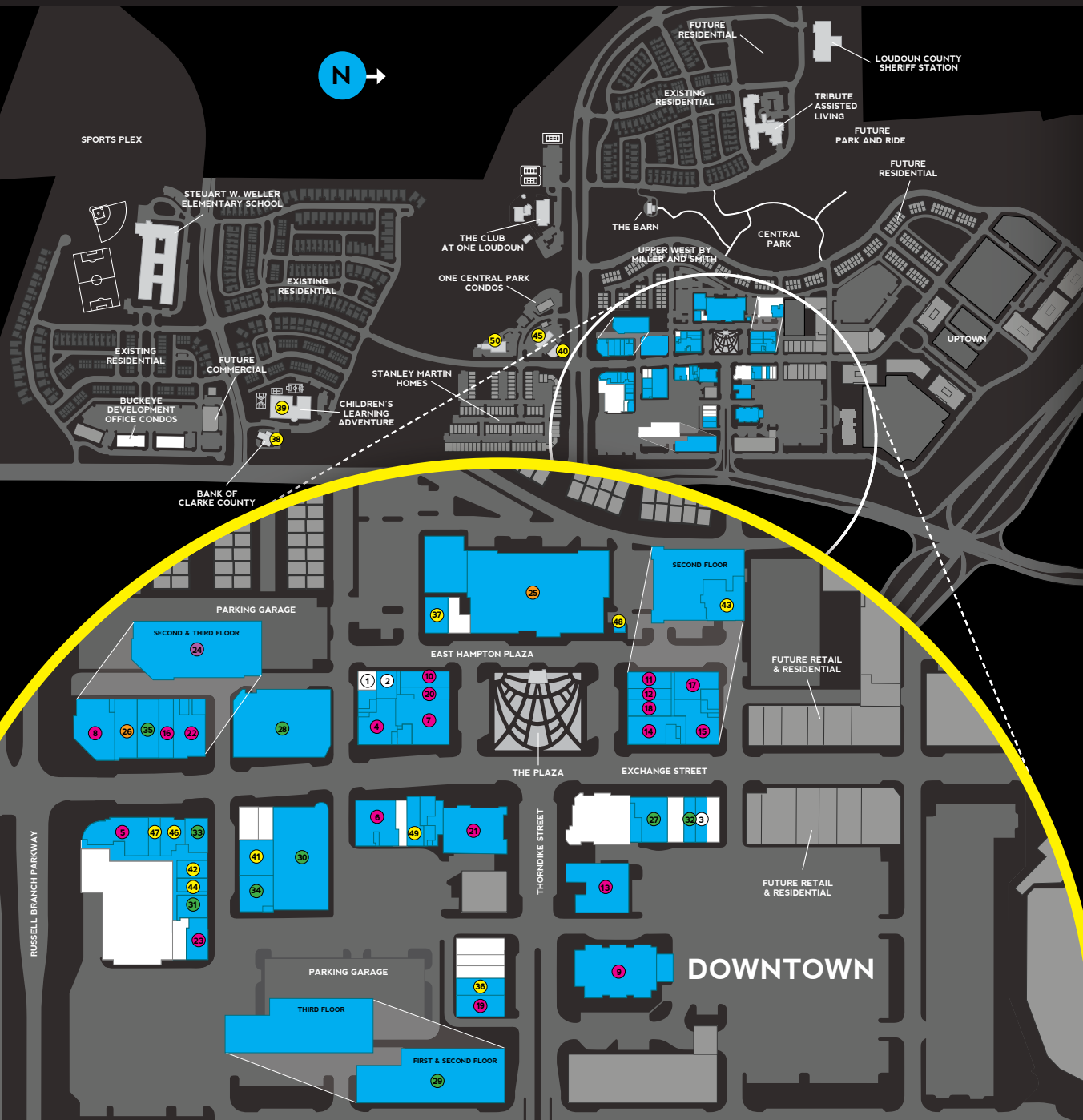
44715 Brimfield Drive Availability:	1,924 SF
Lease Rate:	\$32.00 PSF, full service
Zoning:	PD-TC
Year Built:	2013 – 2017
Parking:	Abundant
Finished Ceiling Height:	9'0"
Access:	Located at the intersection of Loudoun County Parkway and Route 7 with excellent access to Washington Dulles International Airport



LOCATION



AMENITIES



DIRECTORY

- 1 Experience One Loudoun
- 2 Tribute Assisted Living and Memory Care
- 3 Miller & Smith Upper West Experience Center

RESTAURANTS

- 4 Sense of Thai St.
- 5 AGGIO
- 6 b Loudoun
- 7 Bar Louie
- 8 Copperwood Tavern
- 9 Eddie Merlot's
- 10 Elevation Burger
- 11 Firehouse Subs
- 12 The Meadows Original Frozen Custard
- 13 Matchbox Restaurant
- 14 Nando's PERI-PERI
- 15 Okada Japanese Restaurant & Sushi Bar
- 16 Pho-nomenal
- 17 Pind Indian Cuisine
- 18 SpinFire Pizza
- 19 Starbucks
- 20 Tropical Smoothie Café
- 21 Uncle Julio's
- 22 World of Beer
- 23 Zoës Kitchen

FITNESS

- 24 The Fitness Equation

ENTERTAINMENT

- 25 Alamo Drafthouse Cinema
- 26 Muse Paint Bar*

RETAIL

- 27 BoHo Nation/BoHo Blanco
- 28 Barnes & Noble
- 29 Fortessa Tableware Solutions/Sterling Restaurant Supply
- 30 Great Gatherings
- 31 MyEyeDr.
- 32 Scout & Molly's Boutique
- 33 Sprint
- 34 VABC
- 35 xfinity

SERVICES

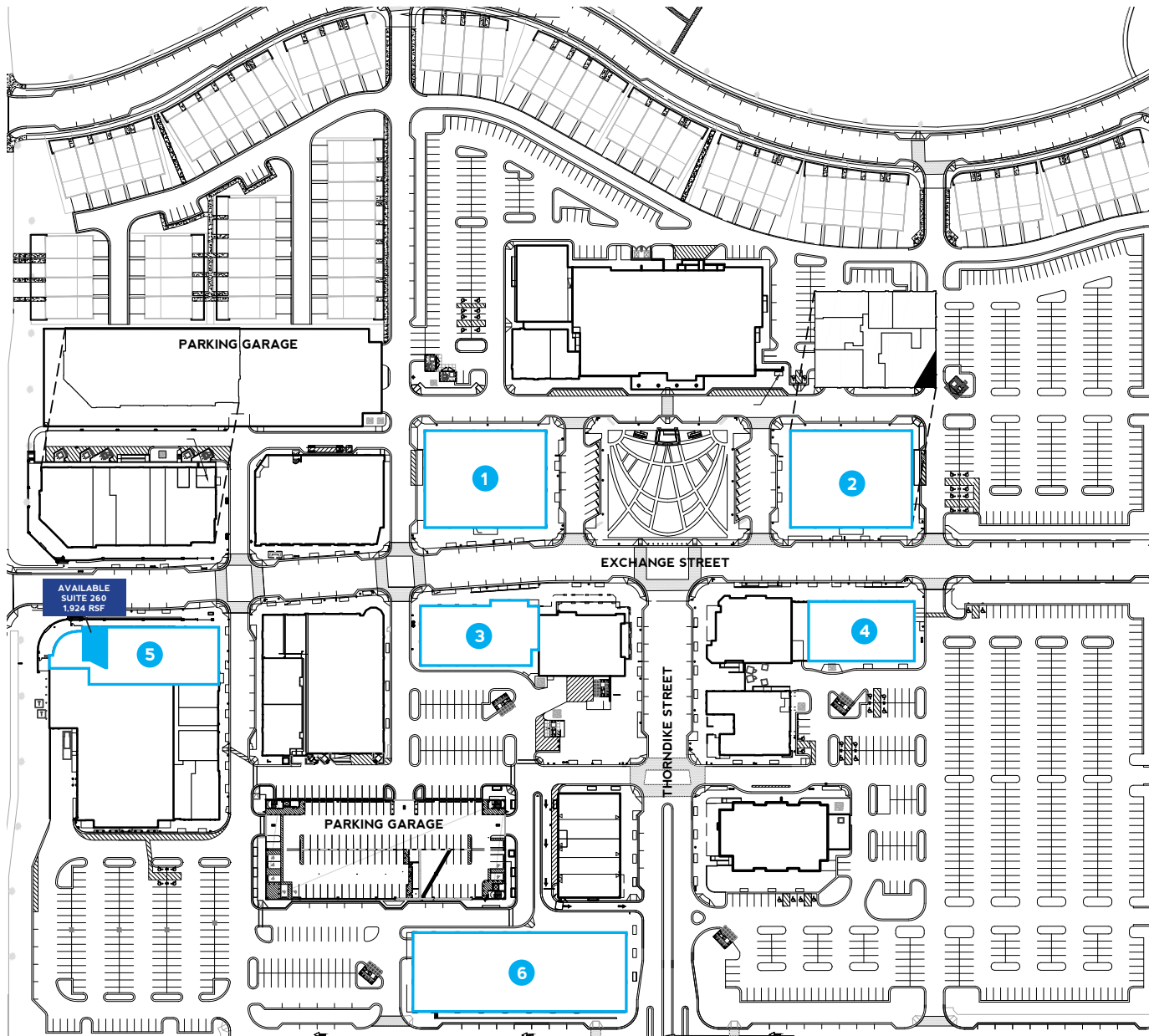
- 36 Amazing Lash Studio
- 37 Anthony Vince Nail Spa
- 38 Bank of Clarke County
- 39 Children's Learning Adventure
- 40 Circle K
- 41 Current Salon & Color Bar
- 42 FLOW Blow Dry & Beauty Bar
- 43 Phenix Salon Suites
- 44 Potomac Cleaners
- 45 Schmitz Exxon
- 46 Scottrade
- 47 Sport Clips
- 48 SunTrust (ATM)
- 49 The Wishing Tree
- 50 Virginia Tire and Auto

*Coming Soon

SITE PLAN



ONELOUDOUN
ONELOUDOUN.COM



DIRECTORY

1. 20405 EXCHANGE STREET
2. 20365 EXCHANGE STREET
3. 20394 EXCHANGE STREET
4. 20376 EXCHANGE STREET
5. 44715 BRIMFIELD DRIVE
6. 20408 BASHAN DRIVE



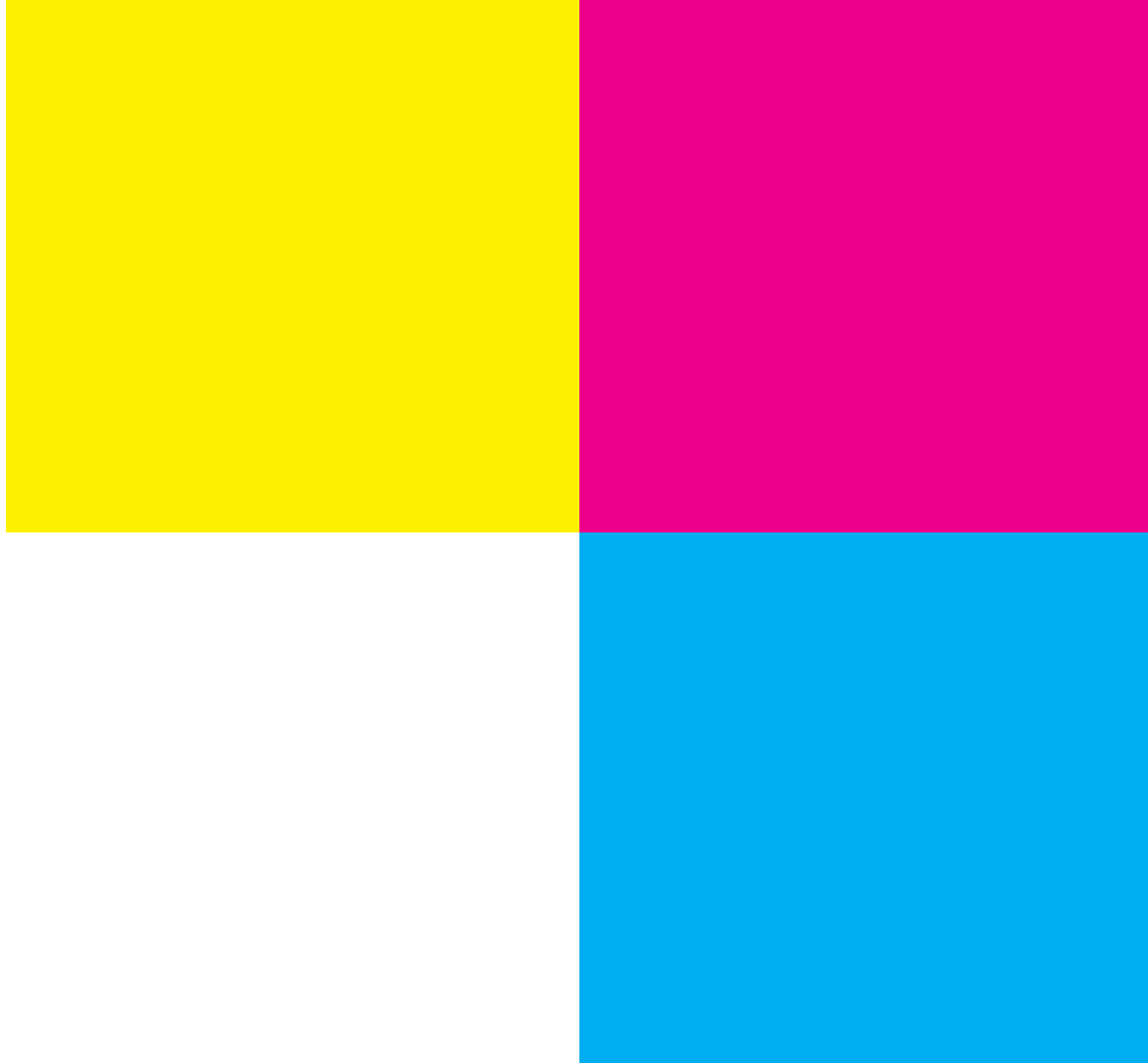
44715 BRIMFIELD DRIVE



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2ND FLOOR





LEASING



Avison Young
8300 Greensboro Drive, Suite 275
Tysons, Virginia 22102
703.288.2700 | avisonyoung.com

LEASING INFO:

Edward "Bert" Harrell, Principal
703.288.2702
bert.harrell@avisonyoung.com

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