



LAKESIDE I

21351 Ridgetop Circle | Dulles, VA



NOW LEASING

 **CUSHMAN &
WAKEFIELD**

PROPERTY OVERVIEW

Location, Amenities & Convenience

Situated within a meticulously landscaped campus accentuated by a pristine lake, Lakeside I is part of the three-building Lakeside at Loudoun corporate campus. The property is located in Loudoun County, ranked as the wealthiest county in the U.S. and home to world headquarters for several Internet-related and high-tech companies. Perfectly situated within walking distance of a variety of popular restaurants, Lakeside 1 benefits from attractive design, excellent visibility and a substantial amenity base.

KEY FACTS

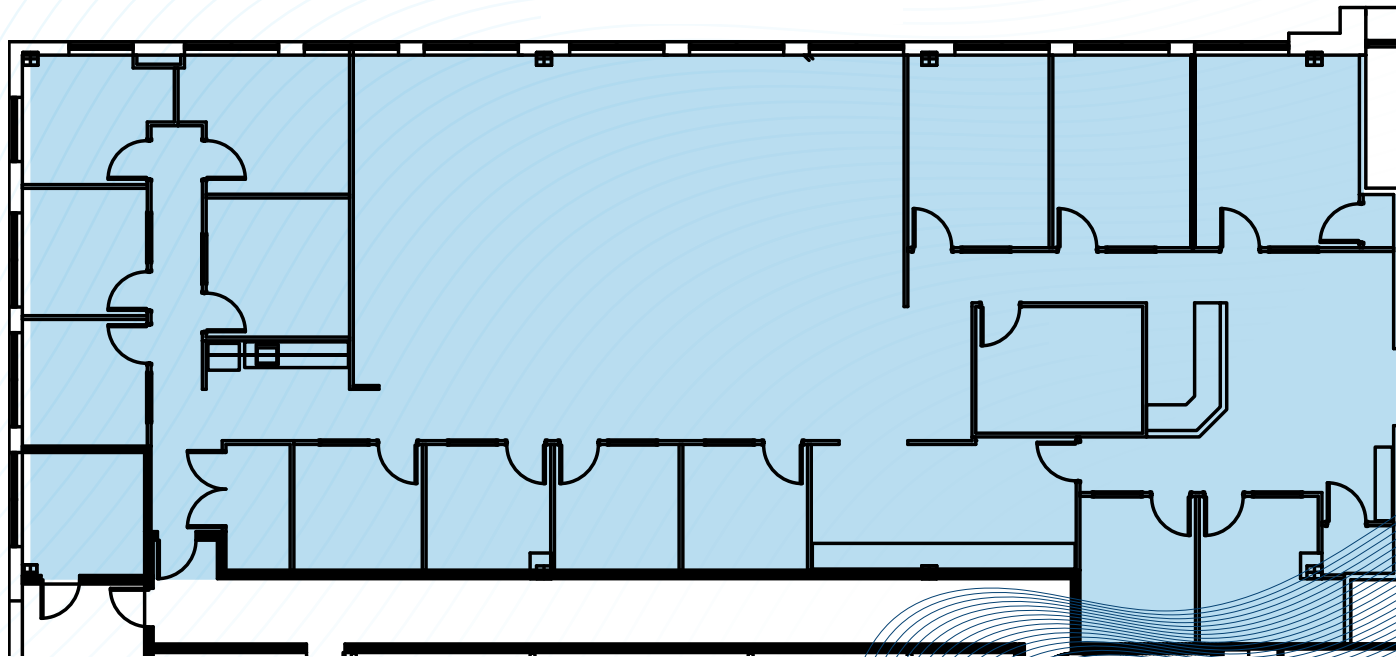
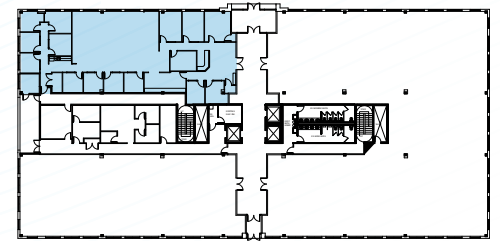
- 4-story-tall building
- 101,875 SF Class A office space
- Efficient column-free floor plates
- Energy star rated
- Excellent access to both Route 28 and Route 7
- Minutes from Dulles International Airport
- 25 minutes west of the nation's capital

1ST FLOOR

Suite 120 | 4,849 SF

LAKESIDE I

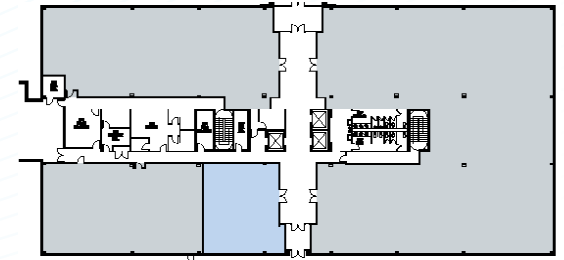
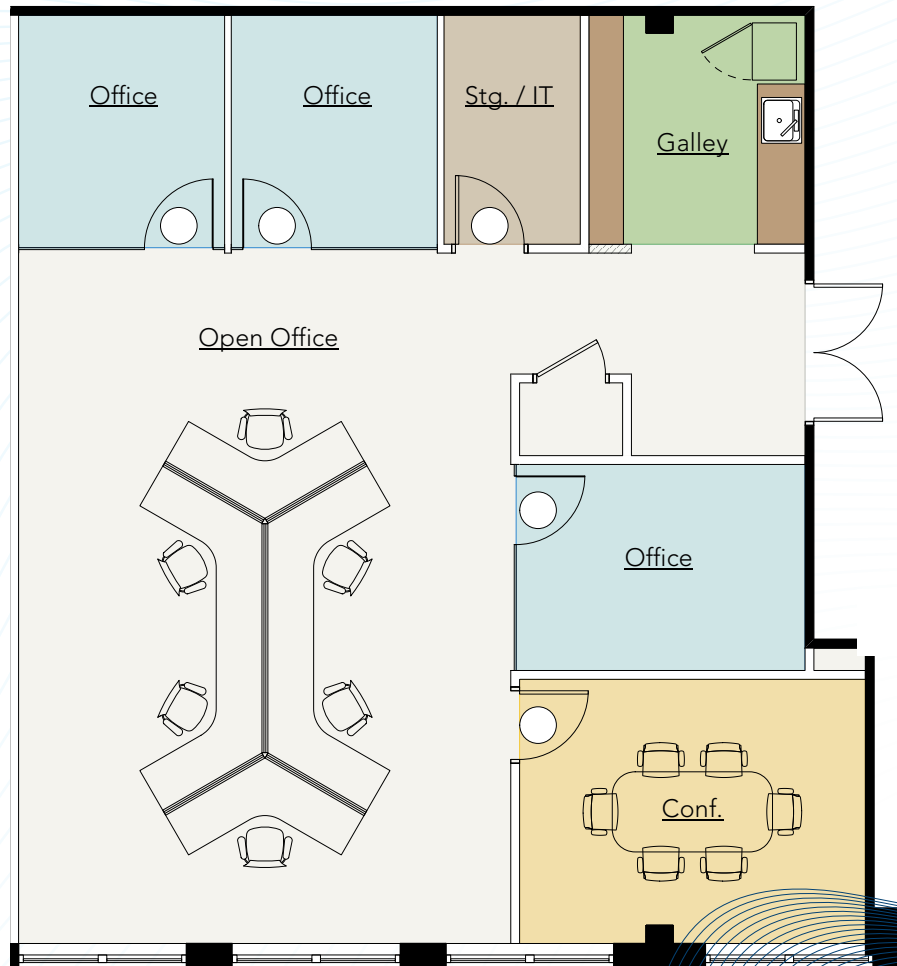
21351 Ridgeway Circle | Dulles, VA



1ST FLOOR

Suite 140 | 1,645 SF

Hypothetical Layout



ON-SITE AMENITIES

Suburban Campus
Convenience



Modern corporate lobby

New on-site, tenant-only fitness center with showers

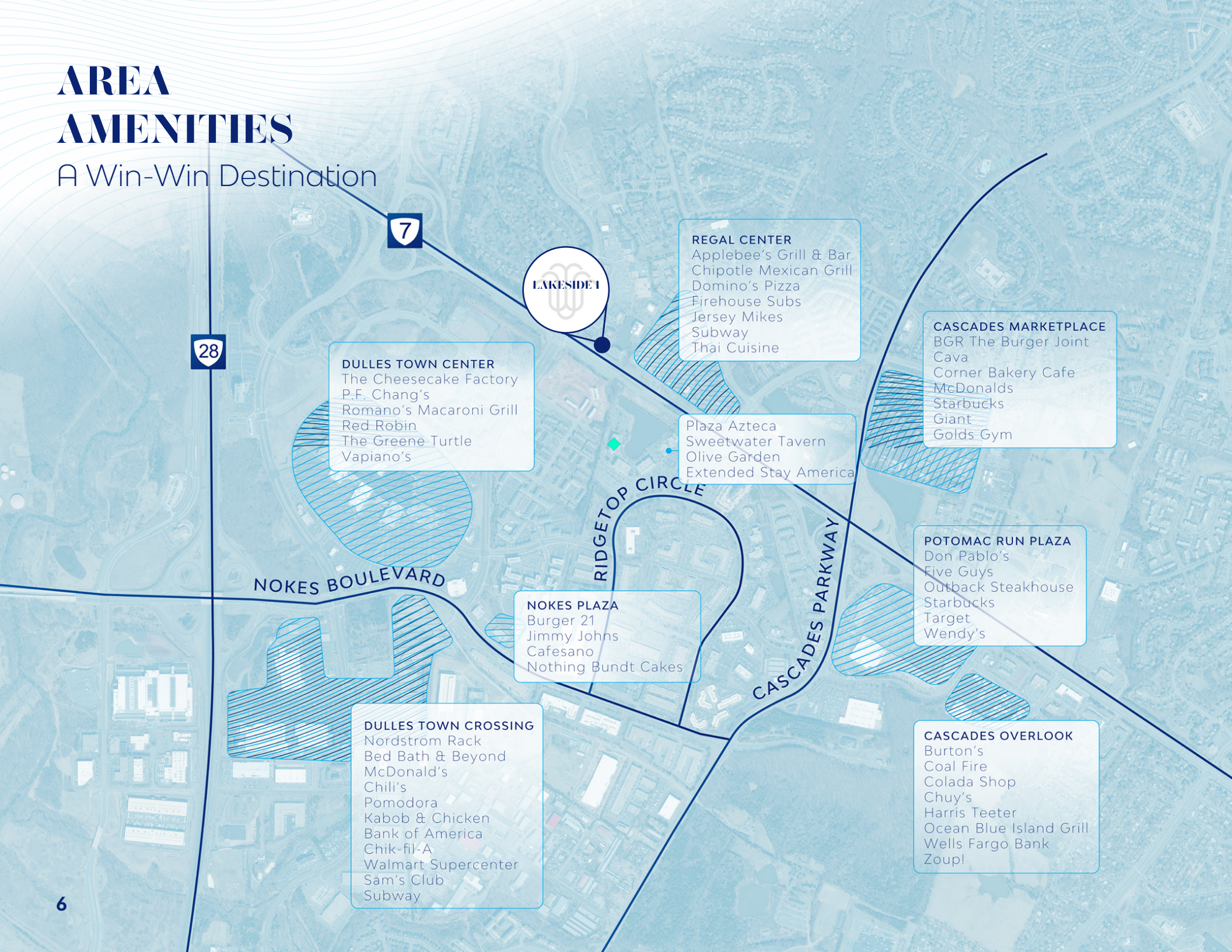
Excellent campus setting features walking path and picnic areas

Convenient pedestrian access to several casual dining options

Lakeside location featuring a jogging path

AREA AMENITIES

A Win-Win Destination



7

28

LAKESIDE I

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

Plaza Azteca
Sweetwater Tavern
Olive Garden
Extended Stay America

CASCADES MARKETPLACE
BGR The Burger Joint
Cava
Corner Bakery Cafe
McDonalds
Starbucks
Giant
Golds Gym

POTOMAC RUN PLAZA
Don Pablo's
Five Guys
Outback Steakhouse
Starbucks
Target
Wendy's

NOKES PLAZA
Burger 21
Jimmy Johns
Cafesano
Nothing Bundt Cakes

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

CASCADES OVERLOOK
Burton's
Coal Fire
Colada Shop
Chuy's
Harris Teeter
Ocean Blue Island Grill
Wells Fargo Bank
Zoup!

PROMINENT RETAIL



The
Cheesecake Factory



BED BATH &
BEYOND

Chick-fil-A

Walmart 



 **TARGET**

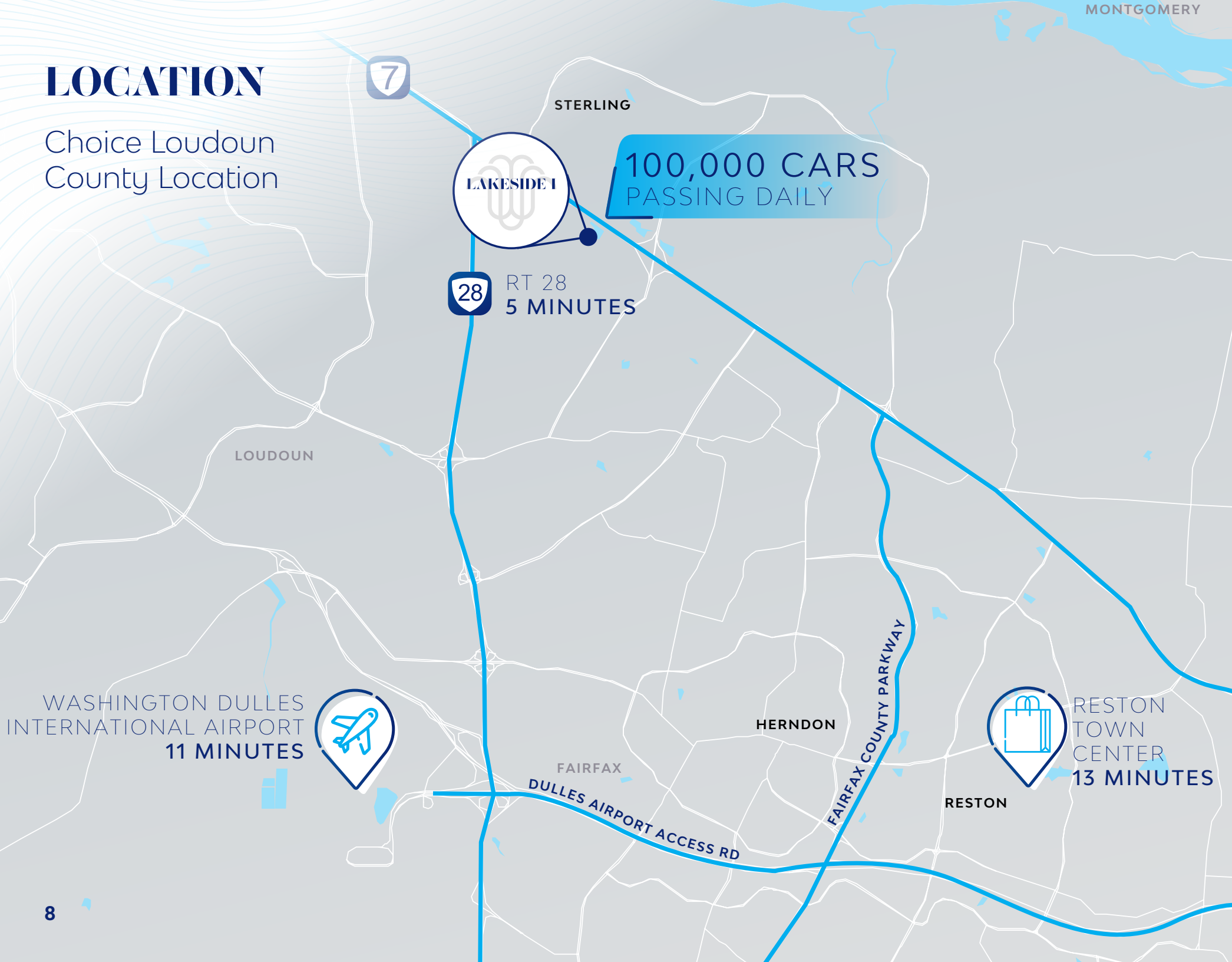
FIVE GUYS
BURGERS and FRIES

 **Harris Teeter**
Your Neighborhood Food Market



LOCATION

Choice Loudoun
County Location



BUILDING SPECIFICATIONS

Building Structure	Structural System	Steel frame with concrete slab on composite steel deck
	Ceiling Height	
	Finished Ceiling	First, second, and third floors: 9' 0"Fourth floor: 9' 7"
	Slab to Slab	First, second, and third floor: 12' 7"Fourth Floor: 12' 9"
	Column Spacing	30' x 30'
Elevators	Number of Floors	4
	Number of Elevators	3
	Size	3,500 lbs
	Speed	150 ft/sec
HVAC	System	Four 60 ton roof top units
	Type	VAV boxes, Mfg Titus 22 fan powered boxes and one 15 damper boxes per floor
	Controls	Automated, direct digitally controlled energy management system with remote monitoring capabilities
	Operation Capacity	25,000 CFM *For Lakeside I
Electrical	Tenant Power	6 Watts/USF
	Emergency Generator	60 KW
	Switchboards	2 primary, 480 volts, 3 phase
Plumbing Fire & Life Safety		"Wetstack" loop on ground floor with riser connections in restrooms
		Fully supervised, automated system conforming to 2000 International Building Code
		Fully automated sprinkler system featuring sprinkler heads in accordance with NFPA 13
Access Control Communications		Tenant and perimeter access doors controlled by Kastle System
	TW telecom	
	XO Communications	



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