



# LERNER ENTERPRISES

Washington's Address for Business®



THE TOWER COMPANIES  
Transcend.

## Location

Beaumeade Corporate Park  
Ashburn, Virginia

Convenient access from the Dulles Toll Road, Washington Dulles International Airport, Dulles Greenway and Loudoun County Parkway

Lerner Enterprises and The Tower Companies are pleased to announce the future development of One Beaumeade Corporate Park, a 6-story class 'A' office building and the newest addition to the Beaumeade Corporate Park in Ashburn. Designed by Donnally Vujcic Associates.

## Available

88-acre site for build-to-suit or lease  
175,000 net sq. ft. office building

## Building Features

Designed for LEED® Gold certification  
29,300+- net rentable sq. ft. floor plates  
30' x 40' bays and 9' - 0" finished ceilings  
Large window-to-wall ratio  
Central core to maximize office design  
Class 'A' lobby finishes  
Hi-tech structure design  
State-of-the-art building systems  
Mature property landscaping and lighting  
Planned Café | Fitness Center  
24 hour on-site security

## Site Features

This 684-acre development of subdivided lots is well-known as the site of Redskin Park, the 160-acre practice facility for the Washington Redskins and home to prominent companies. Site features include mature tree-lined roadways and walkways, an office building campus environment, nearby hotels, meeting facilities and dining

## Leasing

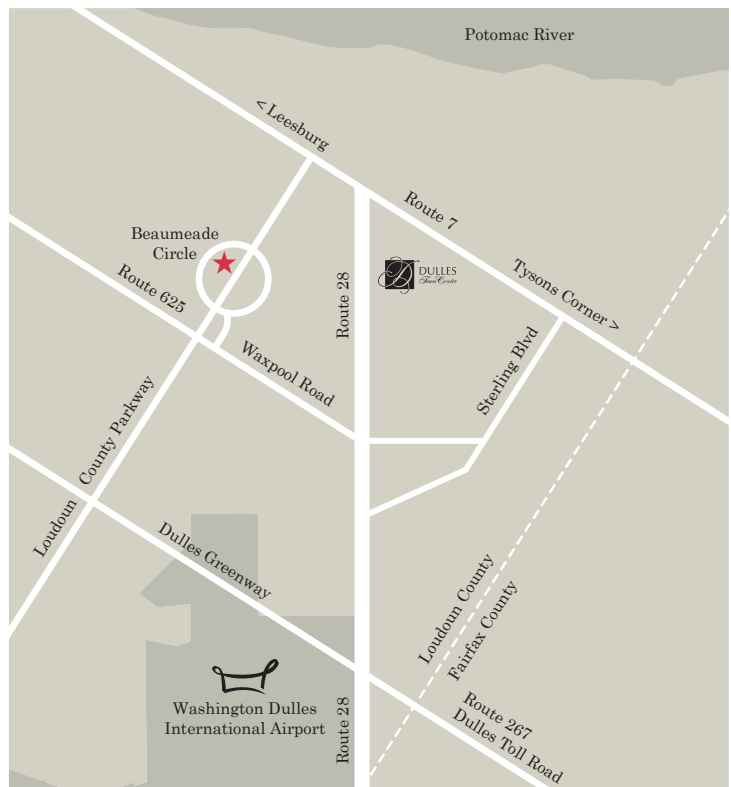


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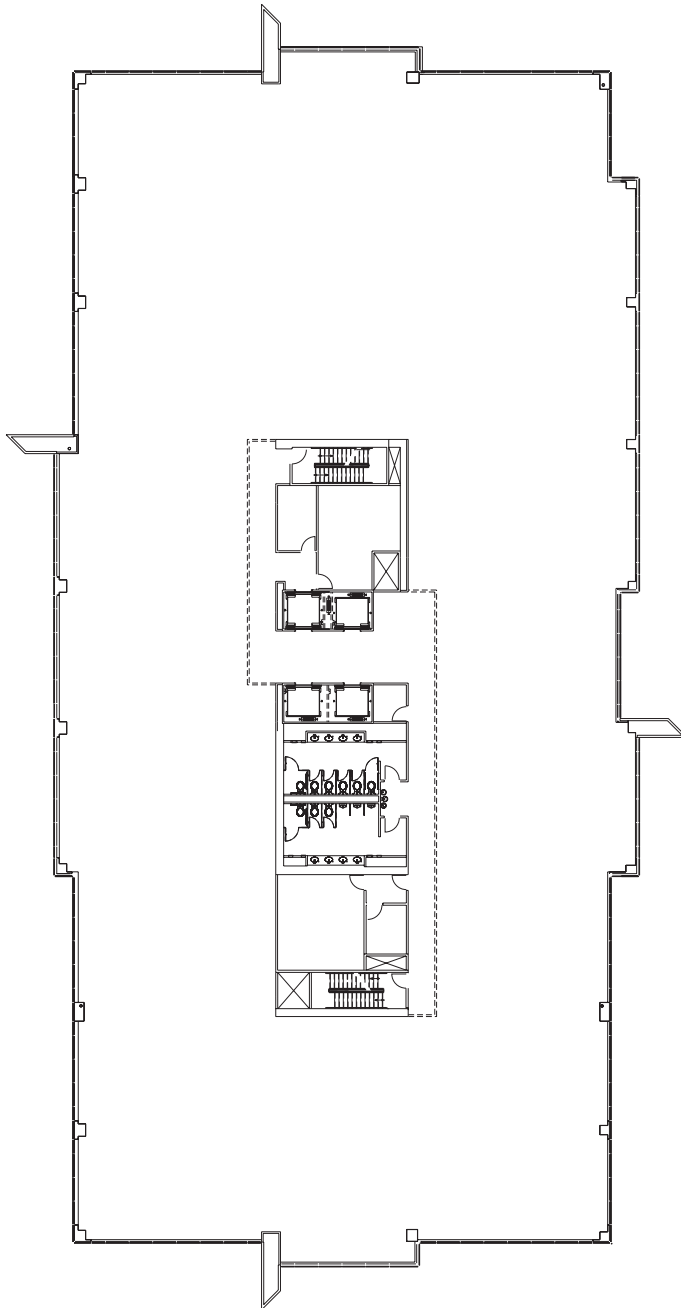




# BEAUMEADE

C O R P O R A T E P A R K

One Beaumeade Corporate Park  
Loudoun County Parkway at Waxpool Road



Typical Floor