



## OFFICE SPACE FOR LEASE

The building is conveniently located at the Ryan Road exit of the Dulles Greenway, north of Loudoun County Parkway and 5 minutes from Washington Dulles International Airport. Scheduled to begin operation in early 2022, the Washington Metro Station Silver Line's Ashburn Station is within walking distance of the property. The property offers businesses excellent access in an amenity-rich location.



Type: 3 Star Office  
RBA: 60,000 SF  
Stories: 2  
Class: A

Construction: Masonry  
Year Built: 2007  
Parking: 3.75/1,000 SF  
Walk Score®: Somewhat Walkable (59)

**JESSE D. MARTIN**

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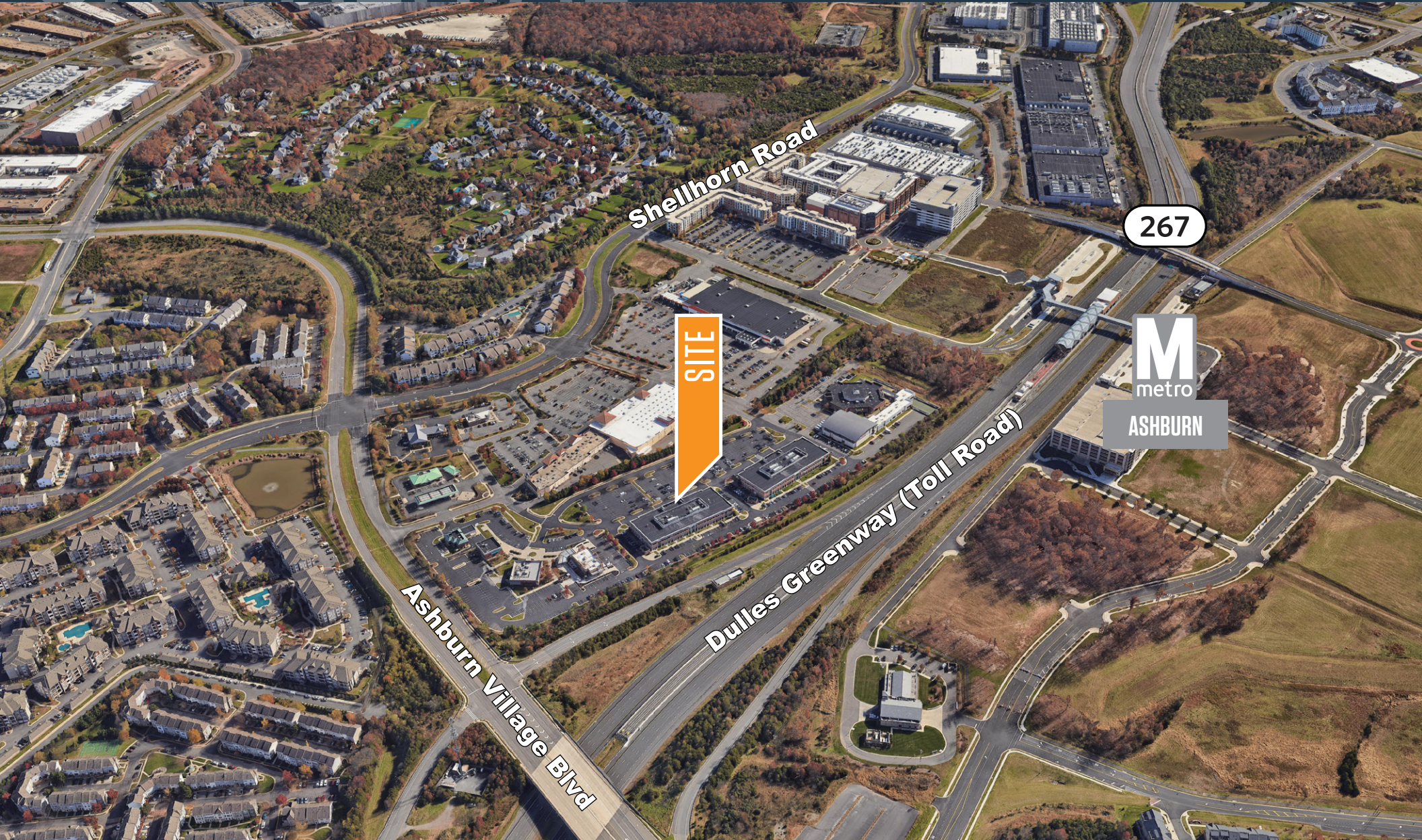
**C. TODD MCMANUS**

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# SITE AERIAL

# RYAN PARK OFFICE CENTER

43490 YUKON DRIVE, ASHBURN, VA 20147



Shellhorn Road

267

SITE

M  
metro

ASHBURN

Ashburn Village Blvd

Dulles Greenway (Toll Road)

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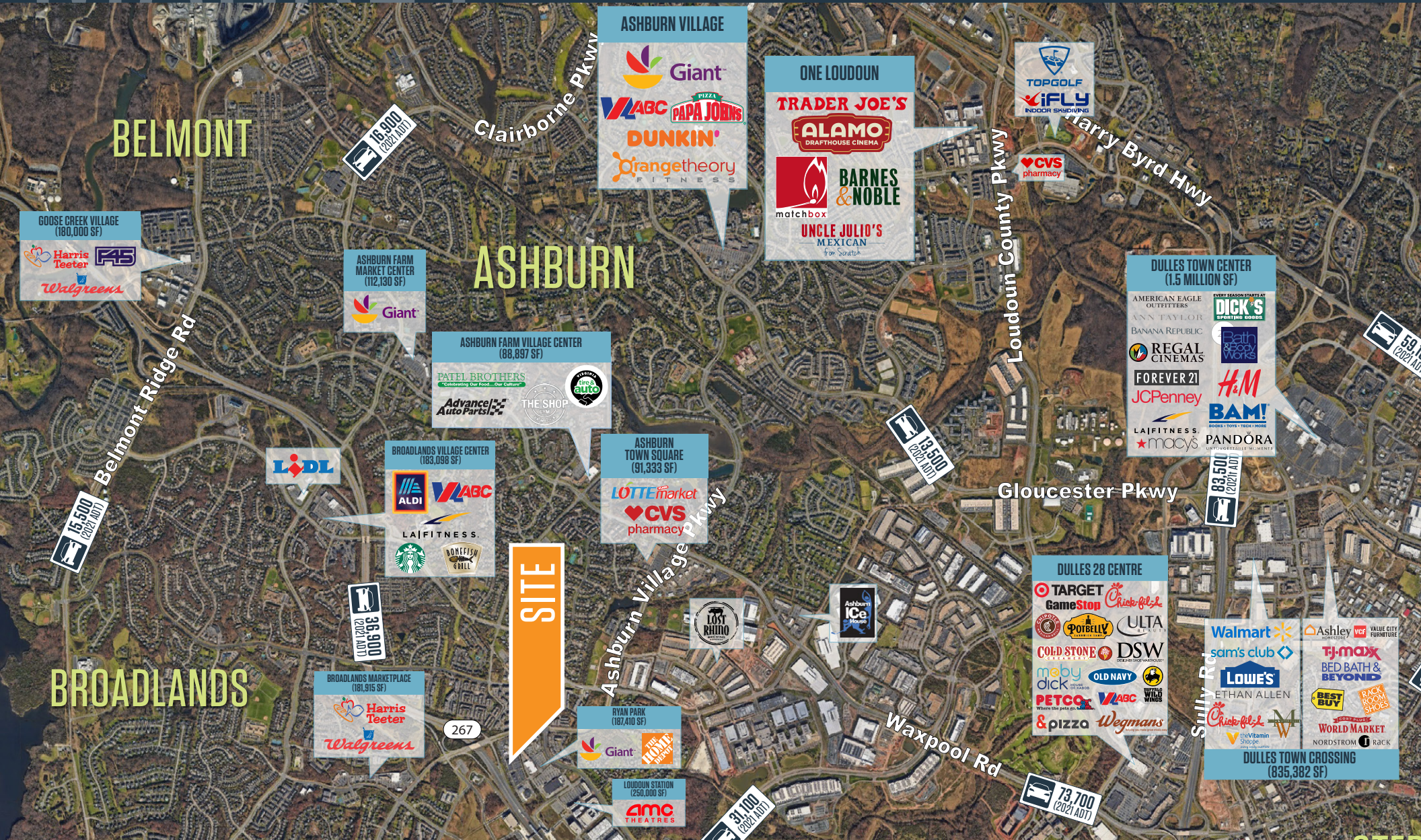
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# MARKET

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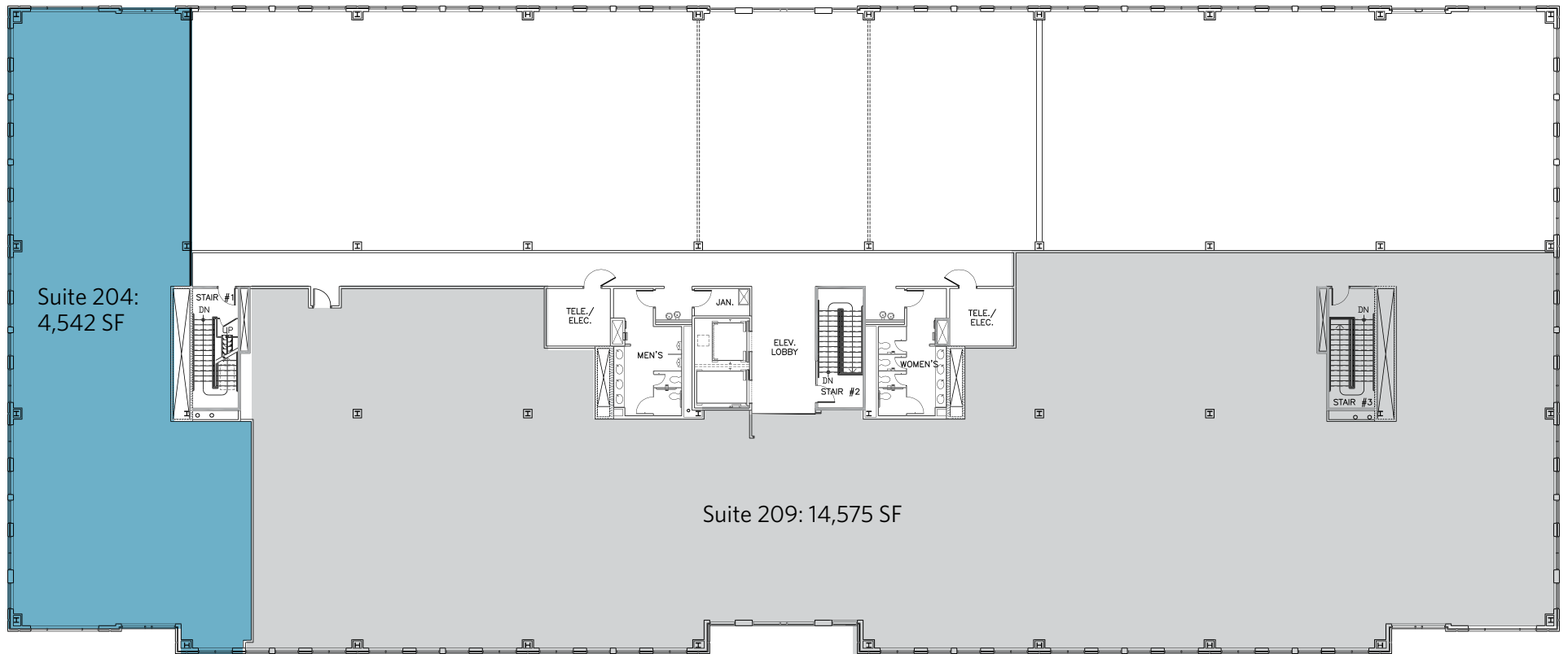


# FLOOR PLAN

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## 2ND FLOOR 4,542 SF – 19,117 SF



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## FOR MORE INFORMATION, PLEASE CONTACT:

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