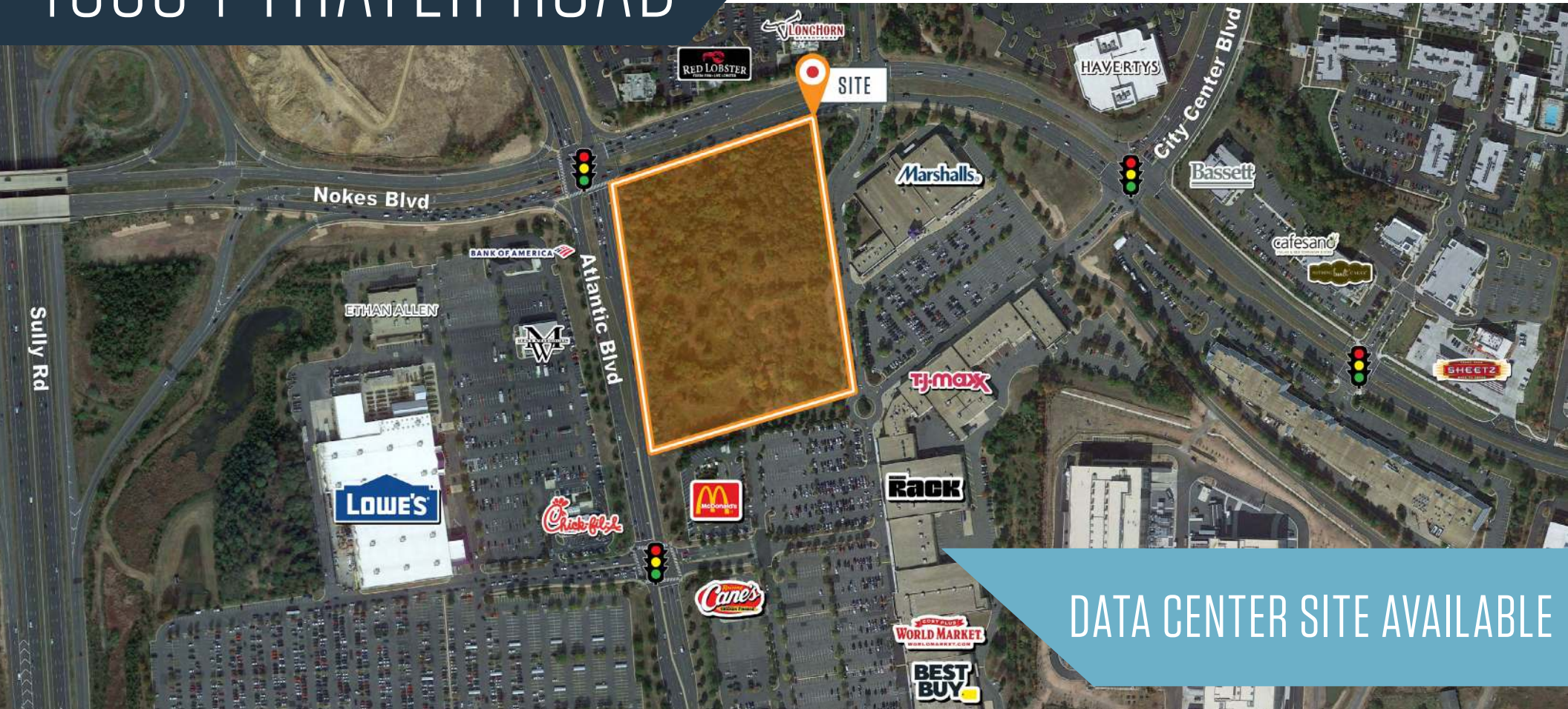


45564 THAYER ROAD

45564 Thayer Road, Sterling, VA 20166
Loudoun County



PROPERTY HIGHLIGHTS:

- 9.81 Acres
- Zoned PDIP '72 but administered under PDIP 93R
- Highly efficient square site on the corner of Nokes Blvd and Atlantic Blvd
- Up to .6 FAR by-right
- Data center development by-right
- Sub-station by-right
- No proffers associated with the site
- New sub-station being built on Atlantic Blvd.

Ryan Goeller, CCIM
rgoeller@klnb.com
703-268-2731

Chase Stewart
cstewart@klnb.com
703-268-2732

Jeff Tarae
jtarae@klnb.com
703-268-2741

Tyler Cumberland
tcumberland@klnb.com
703-268-2720

8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com

