

BRAM QUARTER

OFFICE SPACE FOR LEASE

23710 Schooler Plaza
Brambleton, VA 20148



PROPERTY highlights

New Class-A mixed-use commercial center, delivering December 2021

Office spaces available ranging from approximately 2,034 - 28,600 SF

Excellent location at intersection of Loudoun County Parkway and Evergreen Mills Road

Stylish contemporary architecture with strong visibility

Easy motor vehicle access and abundant parking

Convenient walkable community-oriented environment

Strong surrounding demographics:

	5-Mile Radius	3-Mile Radius
Total Population	136,300	60,500
Number of Households	43,031	18,706
Average Household Income	\$186,900	\$198,000



additional nearby retail

BRAMBLETON TOWN CENTER 5 MINUTES AWAY



BROADLANDS MARKETPLACE 8 MINUTES AWAY



LOUDOUN STATION 10 MINUTES AWAY

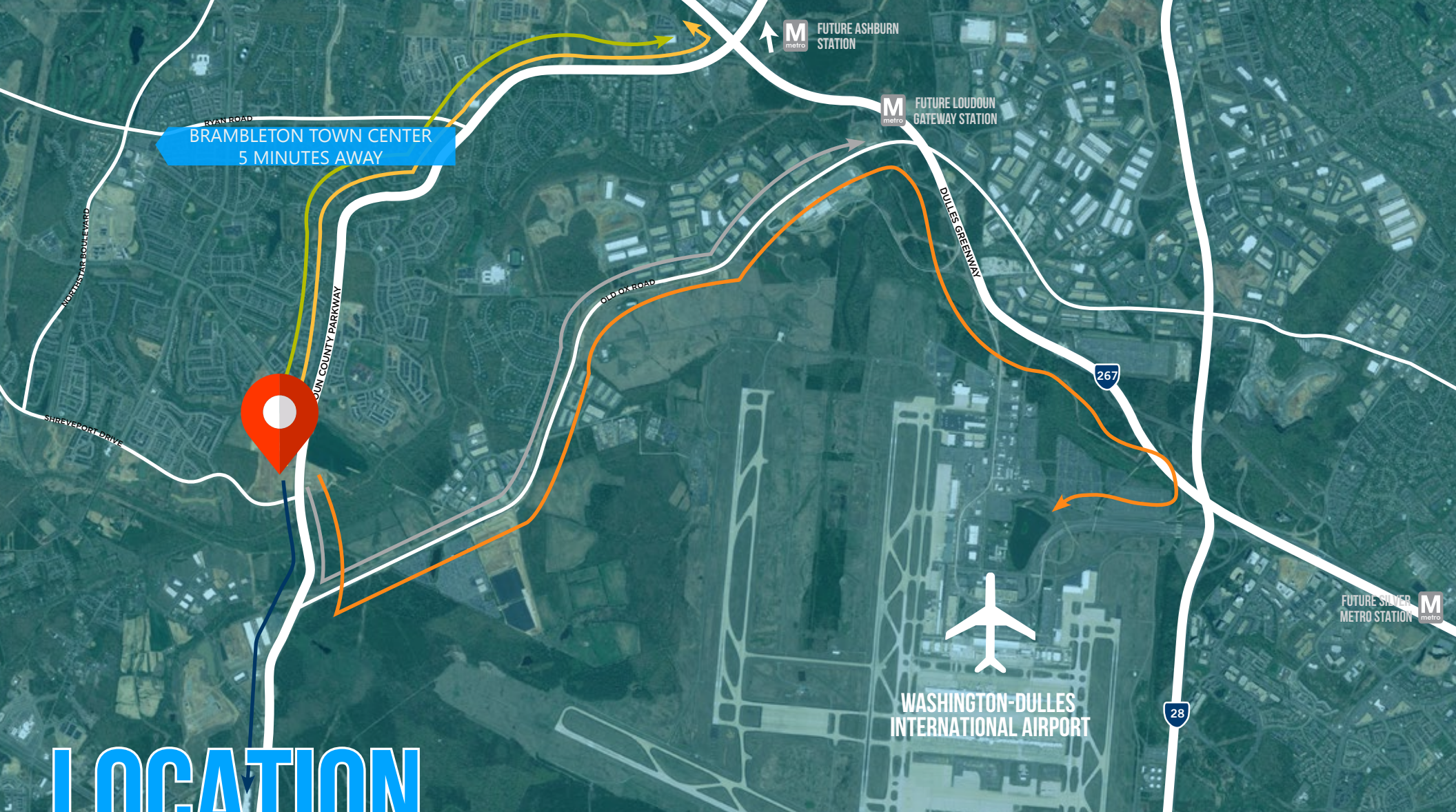


DULLES 28 CENTRE 13 MINUTES AWAY



DULLES LANDING 6 MINUTES AWAY





LOCATION

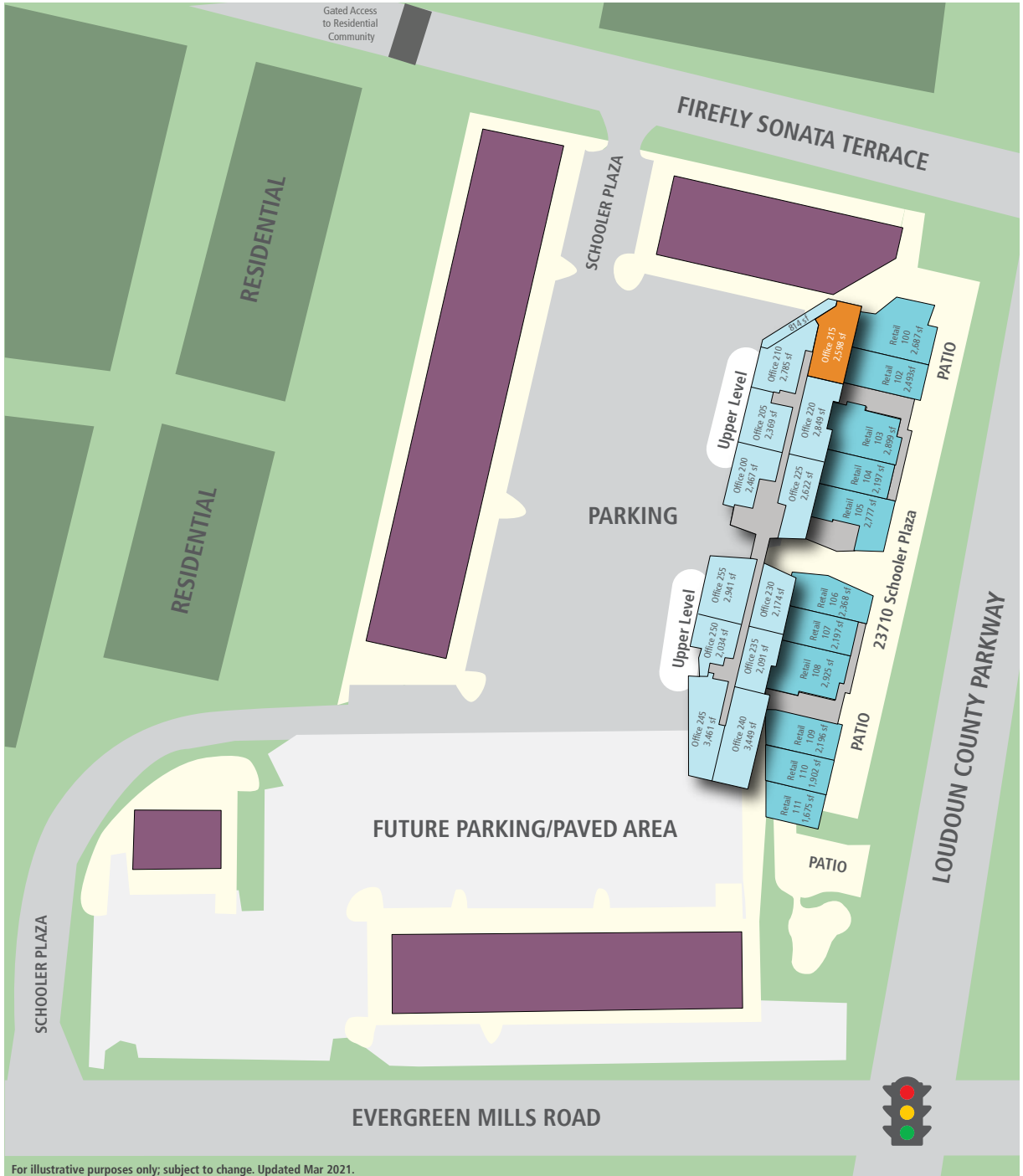
- FUTURE LOUDOUN GATEWAY METRO STATION**
10 MINUTES
- FUTURE ASHBURN METRO STATION**
8 MINUTES

- DULLES INT'L AIRPORT**
15 MINUTES
- ROUTE 50**
15 MINUTES

- LEESBURG**
20 MINUTES
- DULLES GREENWAY**
15 MINUTES

SITE PLAN

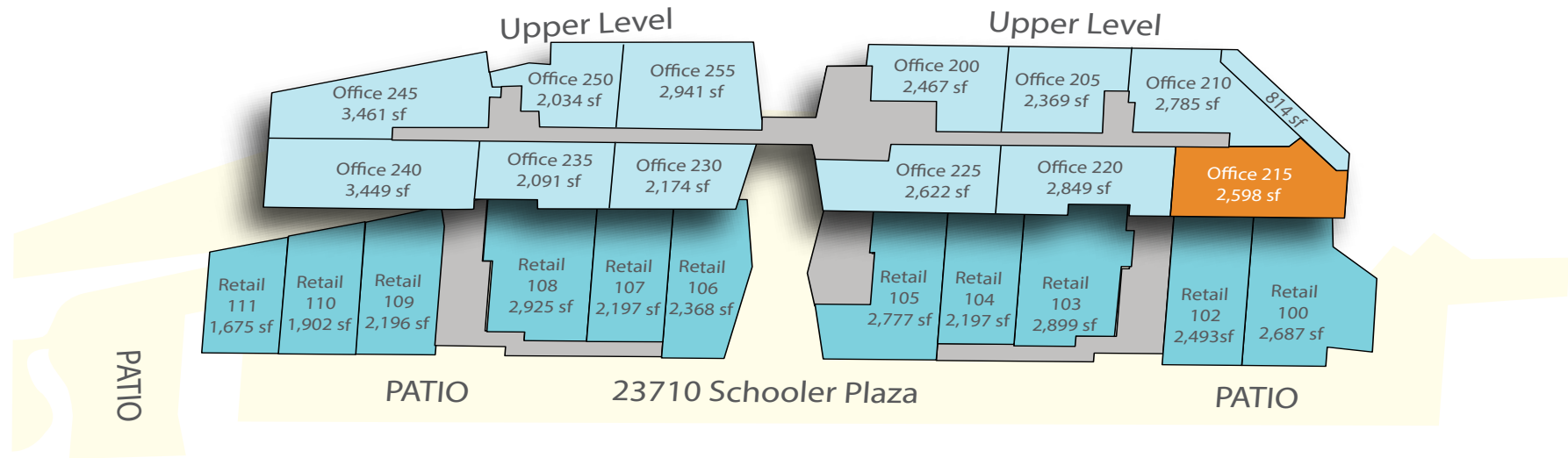
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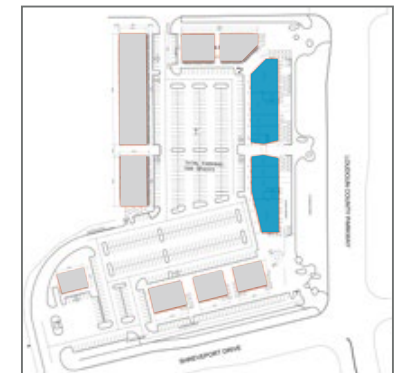
For illustrative purposes only; subject to change. Updated Mar 2021.

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Site Plan Key



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