

# STONE RIDGE PROFESSIONAL CENTER

**CLASS "A" OFFICE CONDOMINIUMS  
AVAILABLE  
FOR SALE OR LEASE**



**24600 Millstream Drive Stone Ridge, VA 20105**



**FOR ADDITIONAL INFORMATION**

**Patty I. Brown, CCIM**

**703.726.0149**



**WEBSITE**

**WWW.MARATHONRGI.COM**



*All information contained herein is from sources deemed reliable, but not guaranteed. All information is subject to modification, omission, correction or withdrawal without notice.*



# STONE RIDGE PROFESSIONAL CENTER

## OVERVIEW

Project Description	Stone Ridge is a Van Metre master planned community with over 3500 homes approved and approximately 1,500 existing. The community includes office and retail amenities. The Stone Ridge Village Center is anchored by Harris Teeter and Walgreens and hosts a wide variety of amenities for the community. The Stone Ridge Professional Center will be a Class "A" office condominium building within the Stone Ridge community. The new Gum Spring Regional Library will occupy the first two floors of the building, and the remaining third and fourth floors will be available for purchase or for lease. Van Metre New Home Division and Design Center will occupy a portion of the third floor.
Zoning	PDOP – 1993 ordinance
Building	Four Story 90,539 gross square foot building. The new Gum Spring Library will occupy the first and second floors of approximately 44,732 gross square feet and the remaining approximately 45,807 gross square feet will comprise the third and fourth floors – 22,900 square feet on each floor. The third and fourth floors will be available for professional offices including medical uses.
Delivery	Estimated 2 <sup>nd</sup> Quarter 2011
Purchase Price	\$310.00 psf with a \$30.00 psf Improvement Allowance
Lease Rate	\$29.00 psf full service
Suite Sizes	1,500 to 22,900 contiguous square feet available
Exterior Façade	The building will be built slab on grade, steel structure with steel stud exterior framing with brick veneer and tinted insulated thermal glass.
Common Areas	Each floor will be served by two passenger elevators with men's and women's restroom facilities on each floor.
Parking	Surface parking – 3.83 spaces per 1,000 square feet
Mechanical System	VAV rooftop air conditioning system providing interior control zones with an energy management system in place to monitor the mechanical equipment.
Electrical	Typical building distribution of 480/277 high voltage with 208/120 low voltage providing an average of 5 watts per square foot
Communications	Building will be equipped with raceways for voice and data vertical distribution and fiber and copper distribution. Vertical access to roof for antenna and satellite. Access to multiple service providers available.
Signage	Building signage opportunity available.

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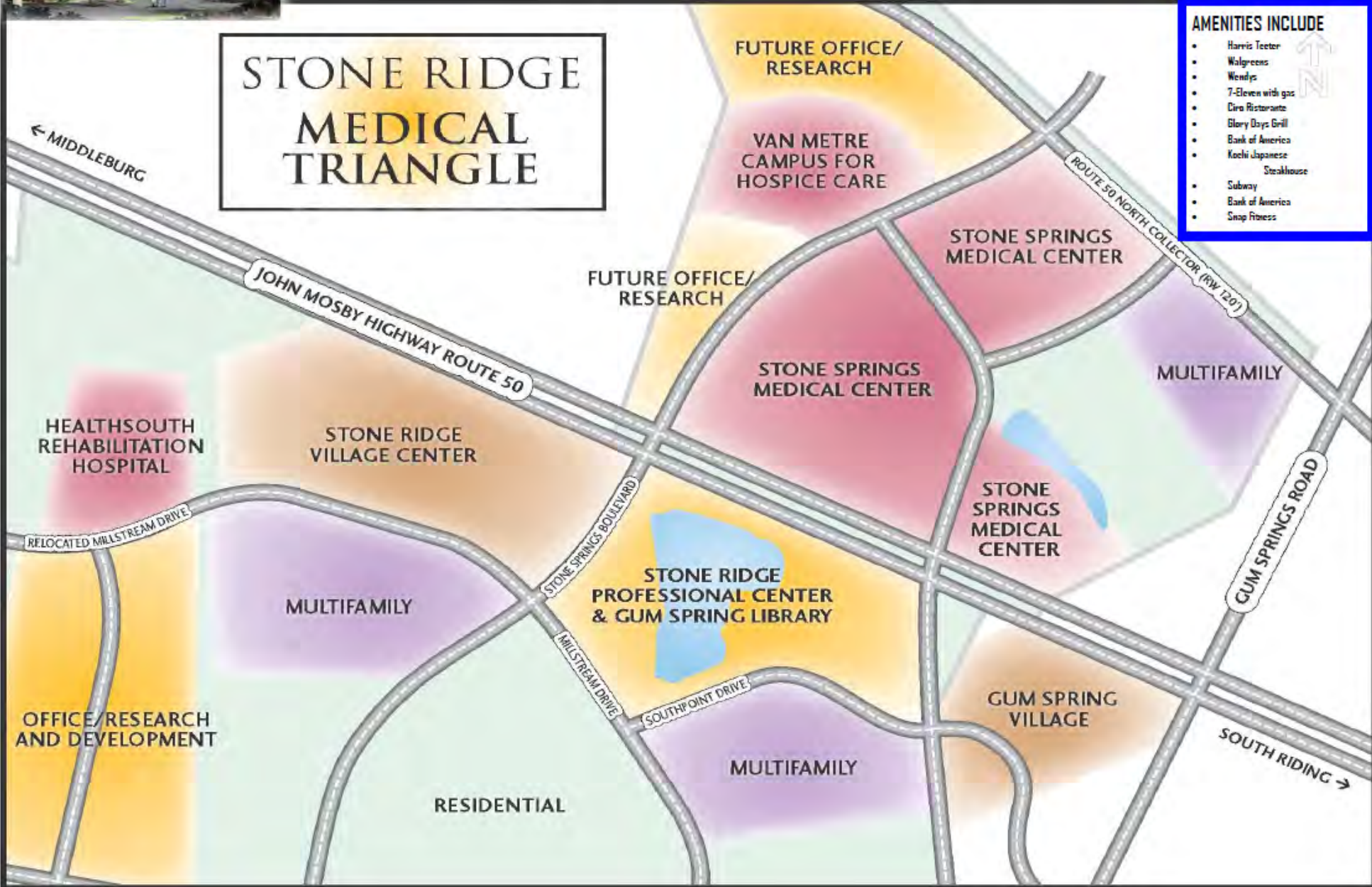
# STONE RIDGE PROFESSIONAL CENTER

## Site Plan



**STONE RIDGE  
MEDICAL  
TRIANGLE**

- AMENITIES INCLUDE**
- Harris Teeter
  - Walgreens
  - Wendys
  - 7-Eleven with gas
  - Ciro Ristorante
  - Glory Days Grill
  - Bank of America
  - Koeli Japanese Steakhouse
  - Subway
  - Bank of America
  - Snap Fitness



**StoneSpring Medical Center** will offer Loudoun residents healthcare services, introduce choice and competition into the area, improve the county's emergency preparedness capabilities, and provide 500 new jobs and an estimated \$3 million in local tax revenues to fund important community services.



**Size:** A 164-bed facility with 337,000 square feet of space, plus medical office building(s)

**Timetable:** Projected for December 2015

**Location:** A 50-acre campus at the intersection of Route 50 and Gum Spring Road

**Services:**

- A full-service, 24/7 Emergency Department in partnership with Children's National Medical Center
- The latest technology applied to patient care and patient safety excellence
- Medical/surgical/pediatric/intensive care services
- 12 Labor/Delivery/Post Partum beds
- 40 child and adolescent mental health beds
- Advanced cardiac services including a Cardiac Catheterization Lab
- Comprehensive diagnostic imaging and interventional services

**Features:** Private rooms, convenient parking, many green-build elements, a medical office building designed for primary care and specialty physicians

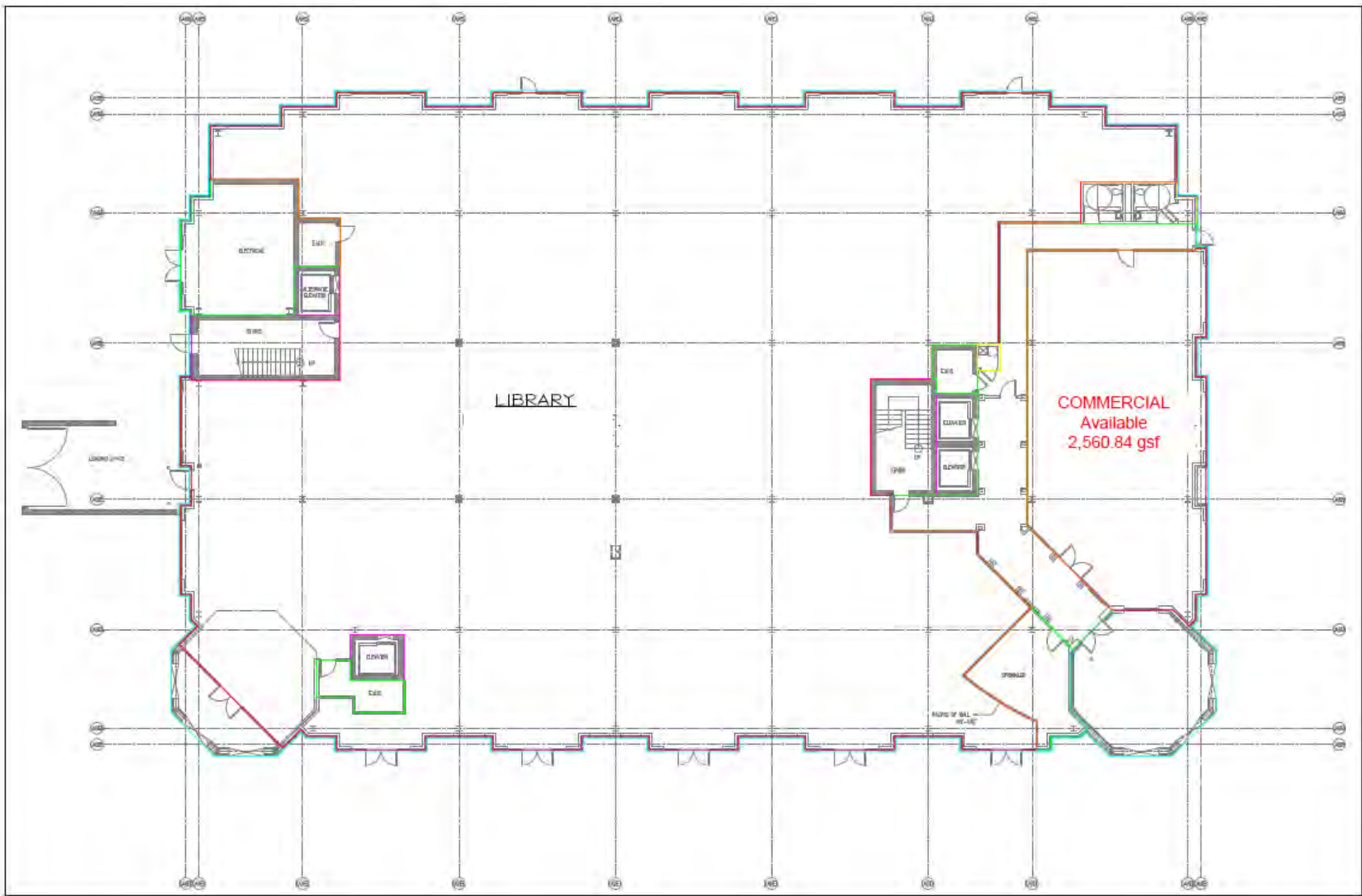
**Economics:**

- Approximately \$3 million in new local tax revenues
- 500 healthcare-related jobs (studies show that for every healthcare job, another job is created in the locality)
- Will purchase goods and services from area businesses

**Stewardship:**

- A generous policy for uninsured patients
- Community education classes on a wide variety of topics
- Donations to local nonprofit causes and organizations, including Loudoun Youth, Loudoun Interfaith Relief, Friends of Loudoun Mental Health, CrisisLink and many more

**Visit [stonespringmedical.com](http://stonespringmedical.com) for more information.**



# STONE RIDGE LIBRARY

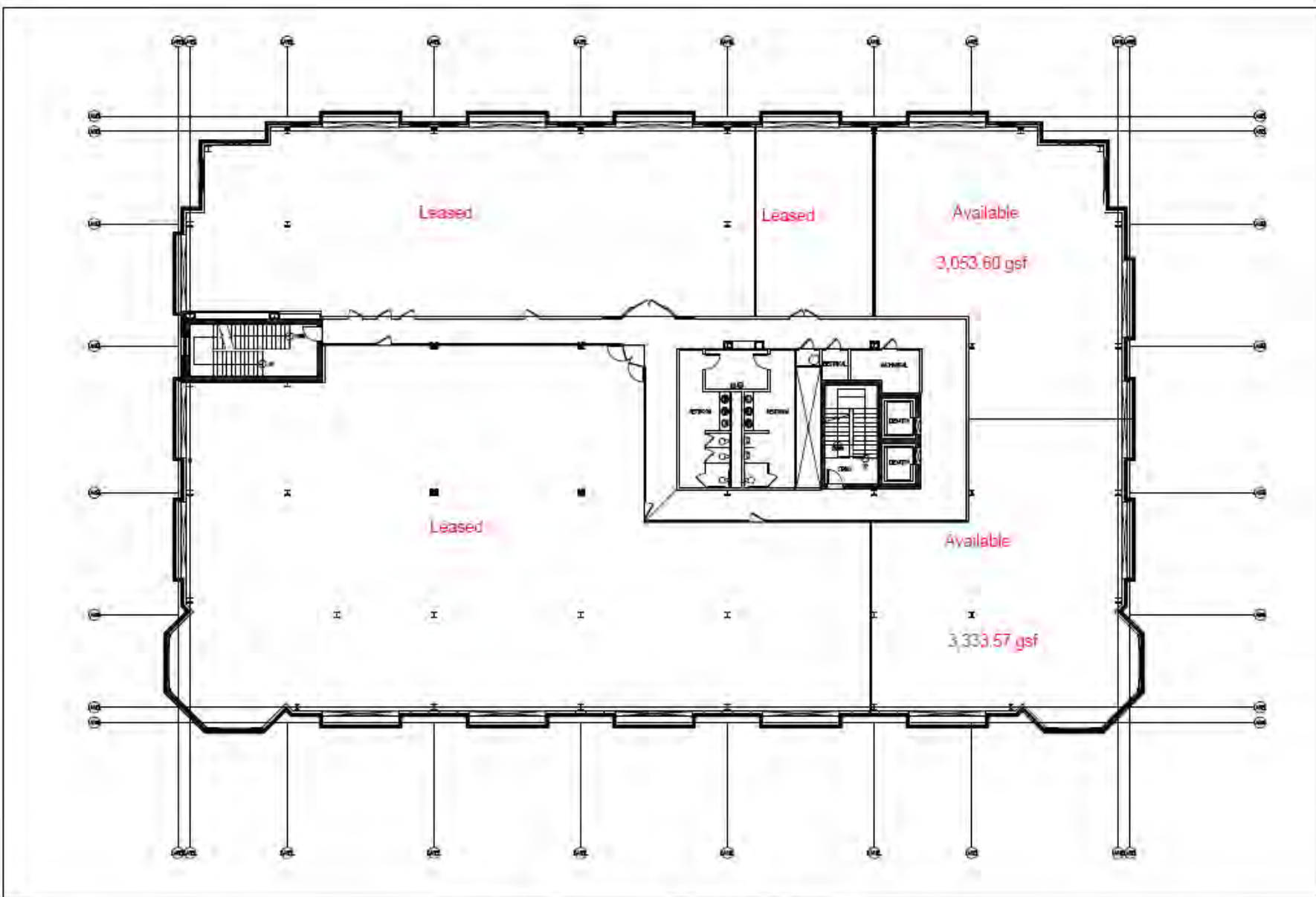
01.19.11

N.T.S.

FLOOR 1

B.O.M.A.





# STONE RIDGE LIBRARY

**AVAILABLE**  
1,200 - 22,599.78 gsf

# STONE RIDGE LIBRARY

FLOOR 4

01.19.11  
N.T.S.

B.O.M.A.





# STONE RIDGE PROFESSIONAL CENTER

## DEMOGRAPHICS



### Demographic and Income Profile

Prepared By: STDBOnline.com

Lat: 38.937713  
Lon: -77.546711

Latitude 38.9377  
Longitude -77.5467  
Radius: 1.0 mile

Site Type: Radius

Summary	2000	2008	2013
Population	230	6,321	8,896
Households	82	2,033	2,852
Families	62	1,485	2,039
Average Household Size	2.80	3.11	3.12
Owner Occupied HUs	72	1,769	2,456
Renter Occupied HUs	10	264	396
Median Age	31.5	34.0	35.0

Trends: 2008-2013 Annual Rate	Area	State	National
Population	7.07%	1.43%	1.23%
Households	7%	1.48%	1.26%
Families	6.55%	1.13%	1.05%
Owner HHs	6.78%	1.29%	1.07%
Median Household Income	3.75%	3.08%	3.19%

Households by Income	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	1	1.2%	25	1.2%	29	1.0%
\$15,000 - \$24,999	4	4.8%	17	0.8%	12	0.4%
\$25,000 - \$34,999	3	3.6%	51	2.5%	16	0.6%
\$35,000 - \$49,999	9	10.8%	91	4.5%	57	2.3%
\$50,000 - \$74,999	19	22.9%	252	12.4%	129	4.5%
\$75,000 - \$99,999	16	19.3%	296	14.6%	381	13.4%
\$100,000 - \$149,999	20	24.1%	587	29.4%	897	31.5%
\$150,000 - \$199,000	8	9.6%	421	20.7%	367	12.9%
\$200,000+	3	3.6%	281	13.8%	954	33.5%
Median Household Income	\$81,738		\$118,513		\$142,551	
Average Household Income	\$91,274		\$140,428		\$184,261	
Per Capita Income	\$34,586		\$50,819		\$66,533	

Population by Age	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	31	13.4%	725	11.5%	985	11.1%
5 - 9	17	7.3%	723	11.4%	936	10.5%
10 - 14	11	4.7%	569	9.0%	912	10.3%
15 - 19	7	3.0%	302	4.8%	591	6.6%
20 - 24	10	4.3%	147	2.3%	228	2.6%
25 - 34	65	28.0%	804	12.7%	790	8.9%
35 - 44	45	19.4%	637	25.9%	2,085	23.2%
45 - 54	23	9.9%	822	13.0%	1,464	16.5%
55 - 64	13	5.6%	369	5.8%	588	6.6%
65 - 74	7	3.0%	143	2.3%	223	2.5%
75 - 84	2	0.9%	62	1.0%	85	1.0%
85+	1	0.4%	17	0.3%	29	0.3%

Race and Ethnicity	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
White Alone	199	86.5%	5,154	81.5%	7,095	79.8%
Black Alone	11	4.8%	357	5.6%	522	5.9%
American Indian Alone	1	0.4%	19	0.3%	28	0.3%
Asian Alone	11	4.8%	428	6.8%	672	7.6%
Pacific Islander Alone	0	0.0%	3	0.0%	4	0.0%
Some Other Race Alone	3	1.3%	167	2.6%	273	3.1%
Two or More Races	5	2.2%	194	3.1%	302	3.4%
Hispanic Origin (Any Race)	12	5.2%	572	9.0%	927	10.4%

Data Note: Income is expressed in current dollars.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing, ESRI forecasts for 2008 and 2013.

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## DEMOGRAPHICS



### Demographic and Income Profile

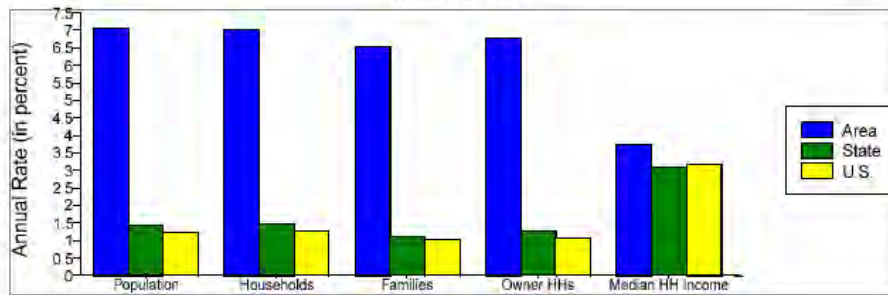
Prepared By: STDBonline.com

Lat: 38.937713  
Lon: -77.546711

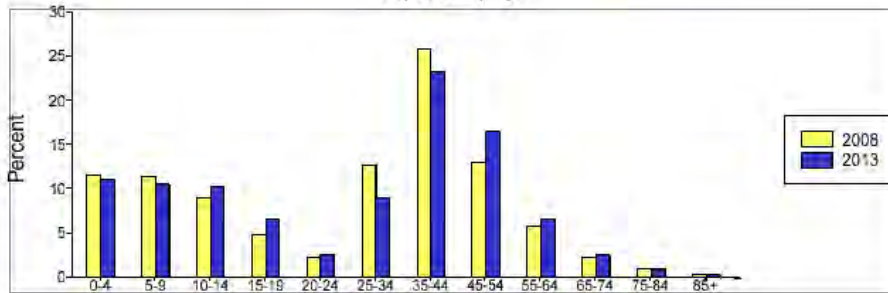
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Longitude -77.5467  
Radius: 1.0 mile

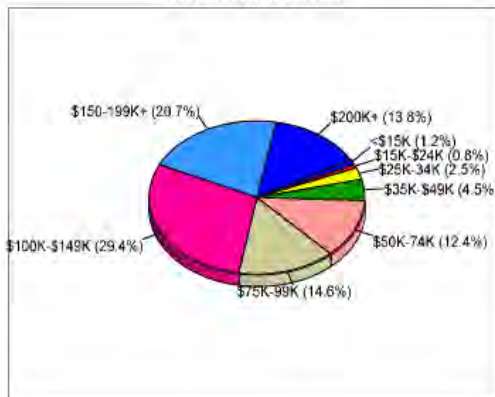
Trends 2008-2013



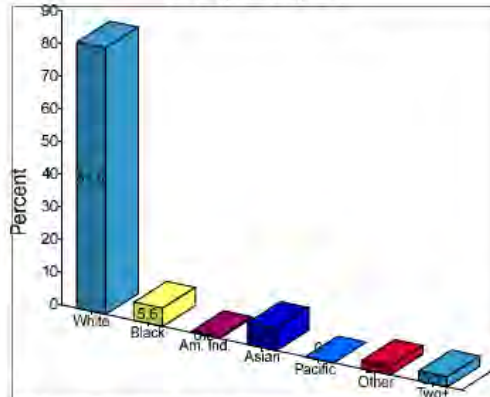
Population by Age



2008 Household Income



2008 Population by Race



2008 Percent Hispanic Origin: 9.0%

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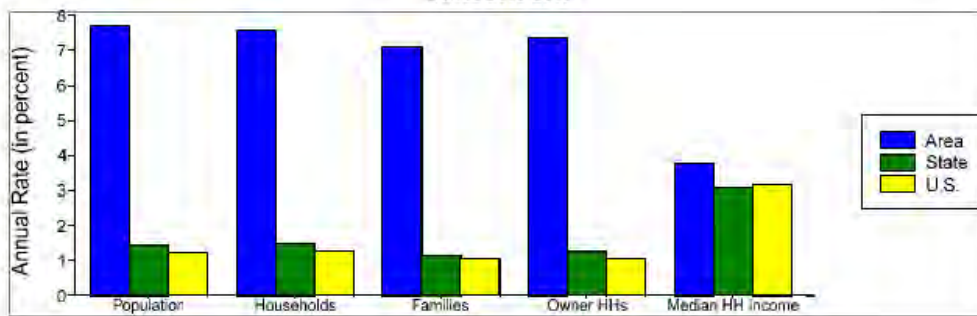
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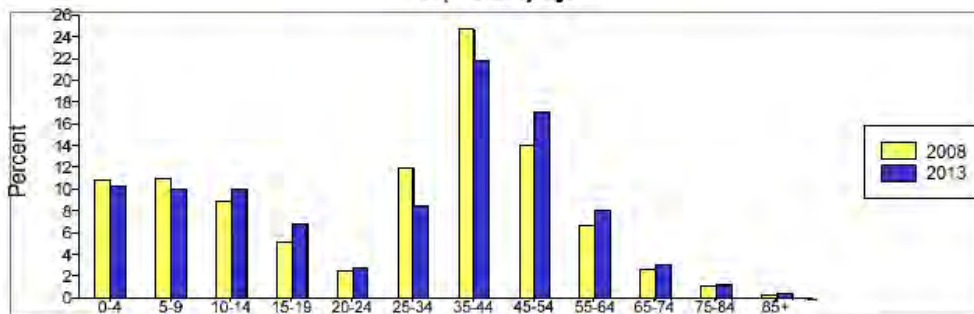
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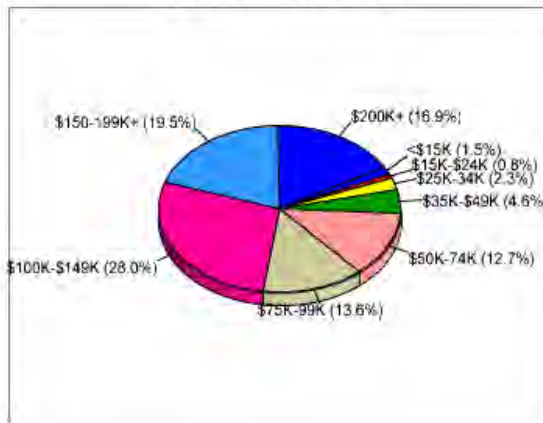
Trends 2008-2013



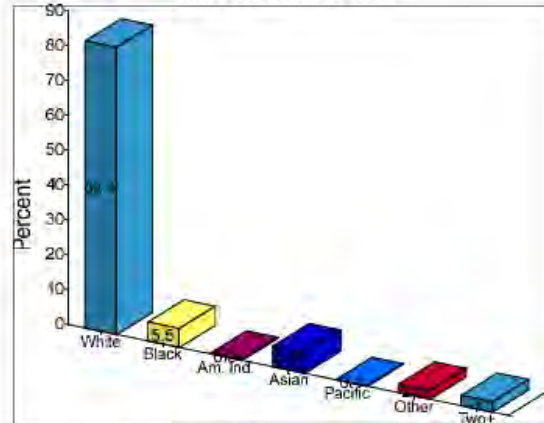
Population by Age



2008 Household Income



2008 Population by Race



2008 Percent Hispanic Origin: 8.4%

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Lat: 38.937713      Longitude 38.9377  
 Lon: -77.546711      Longitude -77.5467  
 Site Type: Radius      Radius: 5.0 mile

Summary	2000	2008	2013
Population	10,365	45,099	64,422
Households	3,702	15,810	22,546
Families	2,911	11,989	16,736
Average Household Size	2.80	2.85	2.86
Owner Occupied HUs	3,281	13,849	19,554
Renter Occupied HUs	441	1,962	2,991
Median Age	32.4	34.8	35.8

Trends: 2008-2013 Annual Rate	Area	State	National
Population	7.39%	1.43%	1.23%
Households	7.36%	1.48%	1.26%
Families	6.9%	-1.3%	1.05%
Owner HHs	7.14%	1.29%	1.07%
Median Household Income	4.06%	3.08%	3.19%

Households by Income	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	74	2.0%	242	1.5%	297	1.3%
\$15,000 - \$24,999	119	3.2%	119	0.8%	93	0.4%
\$25,000 - \$34,999	146	3.9%	304	1.9%	122	0.5%
\$35,000 - \$49,999	371	9.9%	644	4.1%	398	1.8%
\$50,000 - \$74,999	835	22.2%	1,805	11.4%	1,006	4.5%
\$75,000 - \$99,999	777	20.7%	1,971	12.5%	2,789	12.4%
\$100,000 - \$149,999	910	24.2%	4,443	28.1%	6,276	27.8%
\$150,000 - \$199,000	344	9.2%	3,013	19.1%	2,687	11.9%
\$200,000+	182	4.8%	3,289	20.7%	8,879	39.4%
Median Household Income	\$83,623		\$126,410		\$154,240	
Average Household Income	\$95,724		\$167,815		\$228,679	
Per Capita Income	\$34,487		\$58,415		\$79,503	

Population by Age	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,212	11.7%	4,772	10.6%	6,479	10.1%
5 - 9	808	7.8%	4,873	10.8%	6,358	9.9%
10 - 14	601	5.8%	4,175	9.3%	6,421	10.0%
15 - 19	429	4.1%	2,581	5.7%	4,590	7.1%
20 - 24	421	4.1%	1,224	2.7%	1,965	3.1%
25 - 34	2,438	23.5%	5,051	11.2%	5,550	8.6%
35 - 44	2,028	19.6%	10,541	23.4%	12,967	20.1%
45 - 54	1,238	11.9%	6,737	14.9%	11,397	17.7%
55 - 64	699	6.7%	3,246	7.2%	5,531	8.6%
65 - 74	324	3.1%	1,247	2.8%	2,099	3.3%
75 - 84	126	1.2%	525	1.2%	806	1.3%
85+	41	0.4%	146	0.3%	260	0.4%

Race and Ethnicity	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
White Alone	9,054	87.3%	37,201	82.5%	52,163	81.0%
Black Alone	480	4.6%	2,545	5.6%	3,786	5.9%
American Indian Alone	24	0.2%	125	0.3%	191	0.3%
Asian Alone	432	4.2%	2,773	6.1%	4,320	6.7%
Pacific Islander Alone	3	0.0%	25	0.1%	42	0.1%
Some Other Race Alone	183	1.6%	1,046	2.3%	1,720	2.7%
Two or More Races	210	2.0%	1,382	3.1%	2,200	3.4%
Hispanic Origin (Any Race)	501	4.8%	3,451	7.7%	5,647	8.8%

Data Note: Income is expressed in current dollars

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing, ESRI forecasts for 2008 and 2013.

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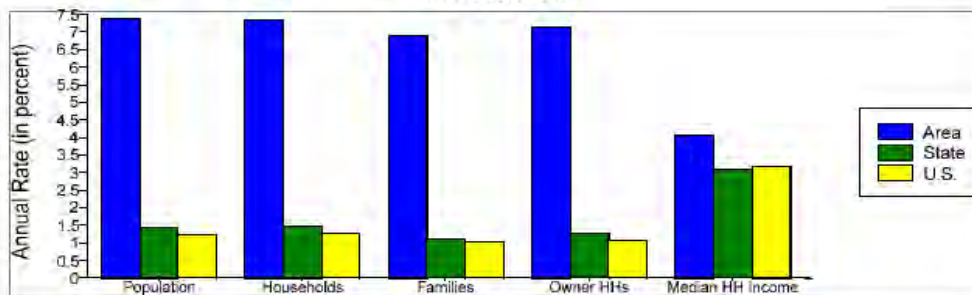
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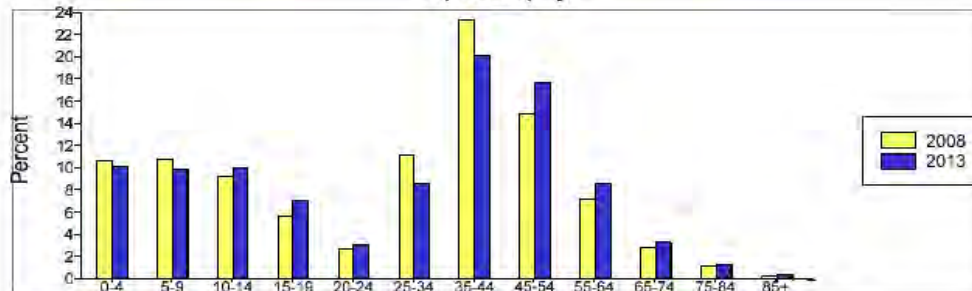
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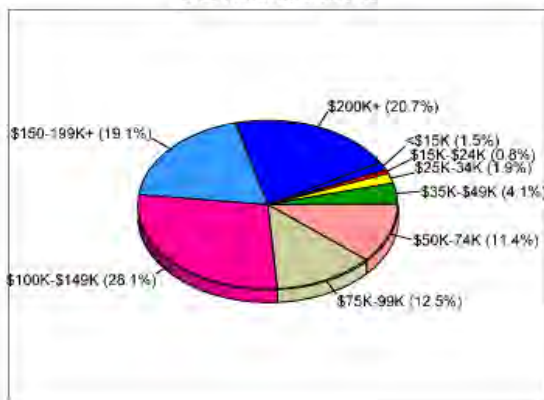
Trends 2008-2013



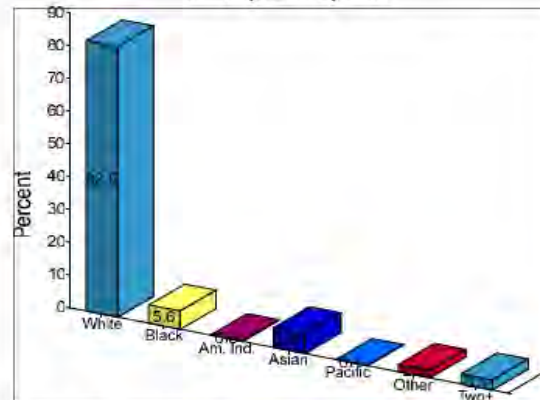
Population by Age



2008 Household Income



2008 Population by Race



2008 Percent Hispanic Origin: 7.7%

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# STONE RIDGE PROFESSIONAL CENTER

## FINANCIAL INSTITUTIONS

### ACCESS NATIONAL BANK

1800 Robert Fulton Drive  
Reston, VA 20191  
John D. Yaremchuk, Exec. Vice President  
703.871.7354  
[jyaremchuk@accessnationalbank.com](mailto:jyaremchuk@accessnationalbank.com)

### ALLIANCE BANK

14200 Park Meadow Drive #200 South  
Chantilly, VA 20151  
John Schrotel, Vice President  
703.814.7236  
[jschrotel@alliancebankva.com](mailto:jschrotel@alliancebankva.com)

### BB&T

22550 Davis Drive  
Sterling, VA 20164  
Sharna Pearson, Business Banker  
703.668.1590  
[Sharna.pearson@BBandT.com](mailto:Sharna.pearson@BBandT.com)

### BANK OF AMERICA (For medical/dental only)

**Medical Practice Solutions Division**  
Stephen Trutter  
800.336.2575  
[stephen.trutter@bankofamerica.com](mailto:stephen.trutter@bankofamerica.com)

### FIRST CITIZENS BANK

40 Catocin Circle, NE  
Leesburg, VA 20176  
Kevin Brown, Vice President  
703.669.9893  
[kevin.brown@firstcitizens.com](mailto:kevin.brown@firstcitizens.com)

### POTOMAC BANK OF VIRGINIA

9910 Main Street  
Fairfax, VA 22031  
Craig S. Underhill, Sr. Vice President  
703.255.4111  
[cunderhill@potomacbank.com](mailto:cunderhill@potomacbank.com)

### MIDDLEBURG BANK

43225 Junction Plaza  
Ashburn, VA 20147  
William Byers, Vice President  
703.737.3455  
[bbyers@middleburgbank.com](mailto:bbyers@middleburgbank.com)

### PROVIDENT BANK

7799 Leesburg Pike, North Tower 1<sup>st</sup> Floor  
Falls Church, VA 22043  
Eric Magwood  
703.442.4211  
[emagwood@provbank.com](mailto:emagwood@provbank.com)

### SUN TRUST

43975 Pipeline Plaza  
Ashburn, VA 20147  
VJ Ramakrishna, Vice President  
703.431.4273 (Cell)  
[vigaya.ramakrishna@suntrust.com](mailto:vigaya.ramakrishna@suntrust.com)

### UNION BANK AND TRUST

5803 Rolling Road  
Springfield, VA 22152-1056  
Brian Tower, Vice President  
703.644.4466  
[brian.tower@ubsh.com](mailto:brian.tower@ubsh.com)

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