

ONE GRAMERCY LOUDOUN STATION



COMSTOCK

[LOUDOUNSTATION.COM](https://loudounstation.com)

RIDE. WORK. LIVE.

CBRE



Comstock is currently designing One Gramercy, likely the tallest building in Loudoun County for many years to come. Flexible design and zoning criteria will allow One Gramercy to include 150,000 to 250,000 square feet of Class-A office space situated above a secure, multi-level parking garage and ground floor retail. With a 200+ foot height limit, One Gramercy will enjoy 360-degree unobstructed views of the Blue Ridge Mountains to the West, the urban skyline of Reston and Tysons to the East and the nearby Dulles International Airport. This premier location within Loudoun County's only Metro connected, urban neighborhood provides a unique opportunity for high profile and highly visible corporate identity in the quickly transforming Dulles Corridor.

AERIAL VIEW



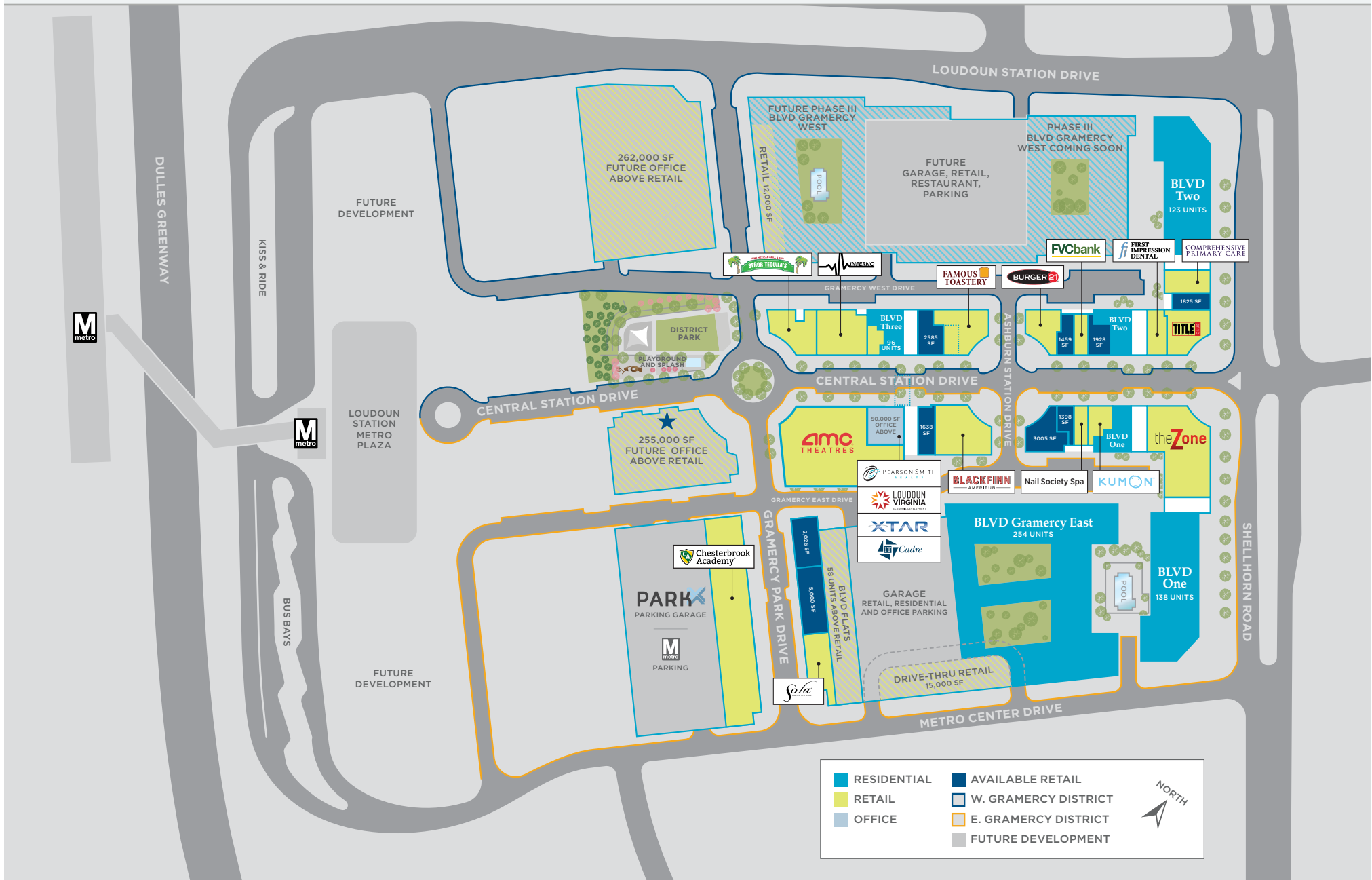
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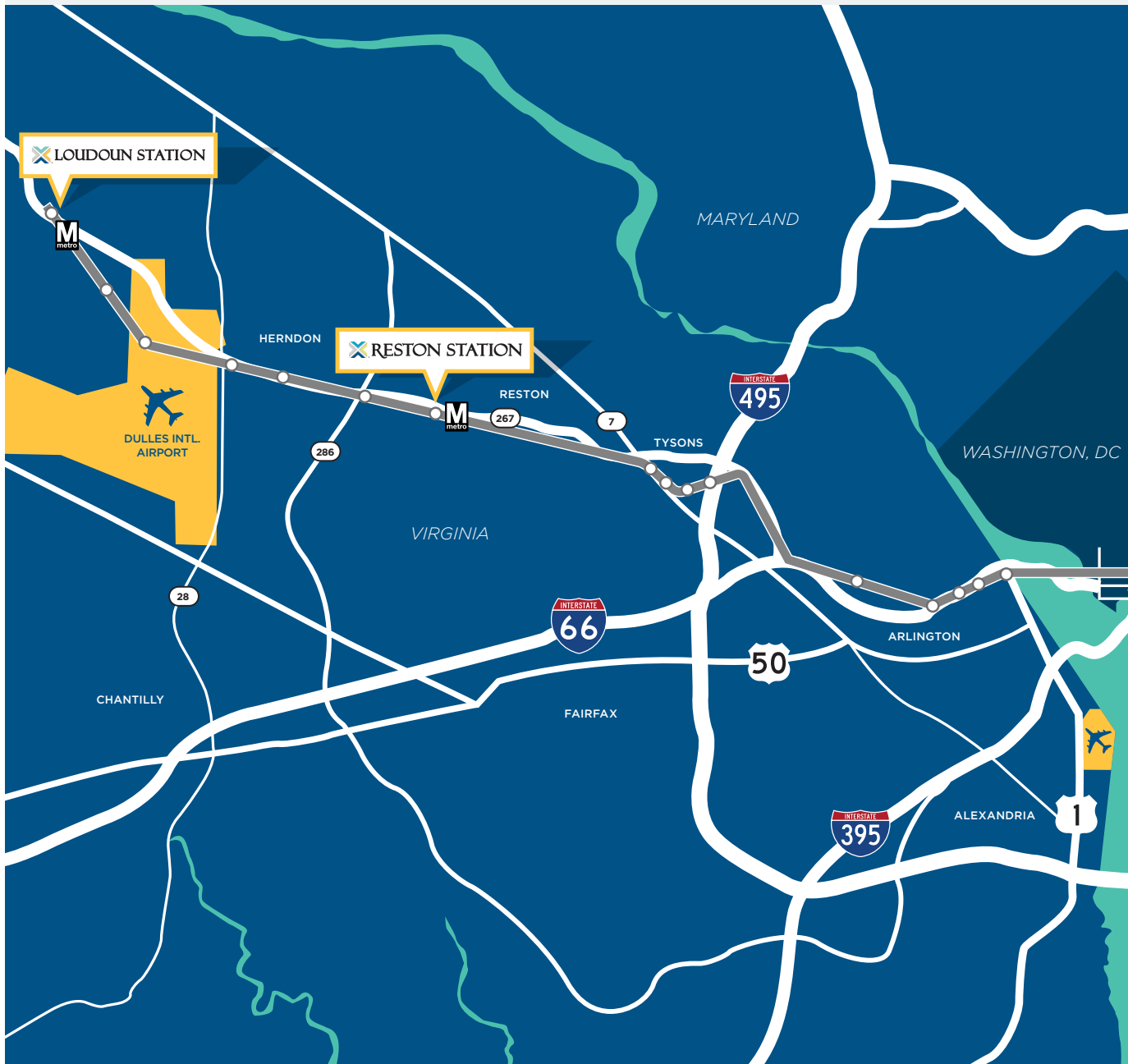
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LOUDOUN STATION **SITE PLAN**



BECAUSE **LOCATION** IS EVERYTHING



On-site Metro

On-site Bus Transit Facility

Five Levels of Structured Garage Parking

Additional Open Office Parking Area

Dulles Greenway Direct Access

Dulles International Airport

10 minute drive

Reston

15 minute drive

Washington DC

40 minute drive

One seat Metro ride to Metro Center

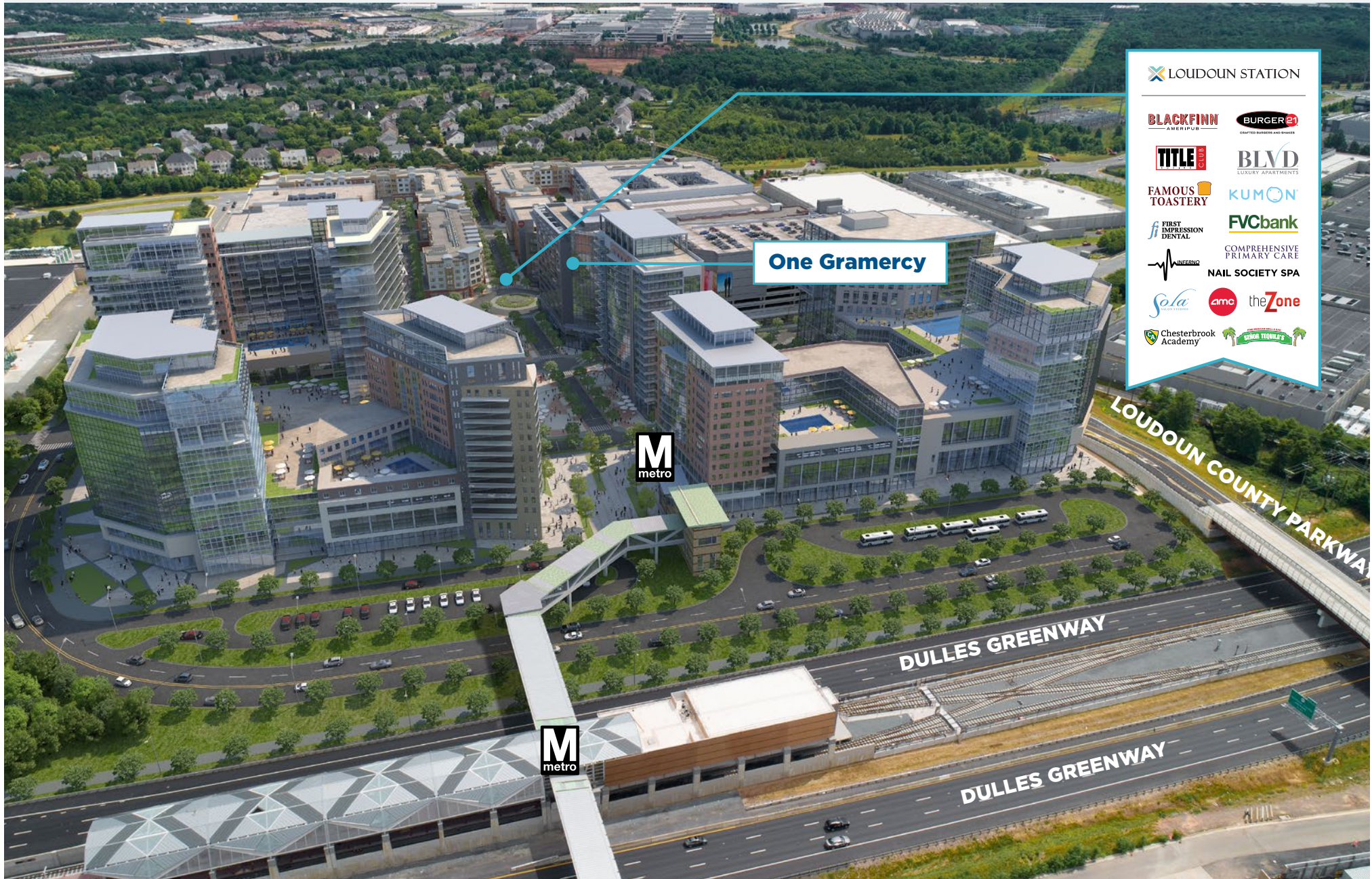
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IT'S A **LIFESTYLE**

Thriving lifestyle destination that appeals to everyone, from foodies to movie-lovers to dog walkers

Loudoun Station is an expanding, mixed-use, transit-oriented development

Surrounded by diverse dining and services

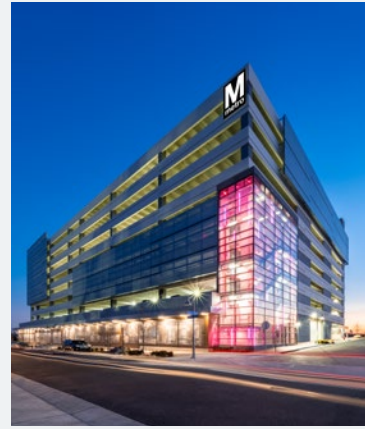
Home of Loudoun Economic Development Authority

Metro coming Q1 2021

Ample parking and on-site access to Metro's Silver line and major thoroughfares

District Park provides a central green and plaza, playground, splashpad and amphitheater

District Park comes alive with concerts, movies and events



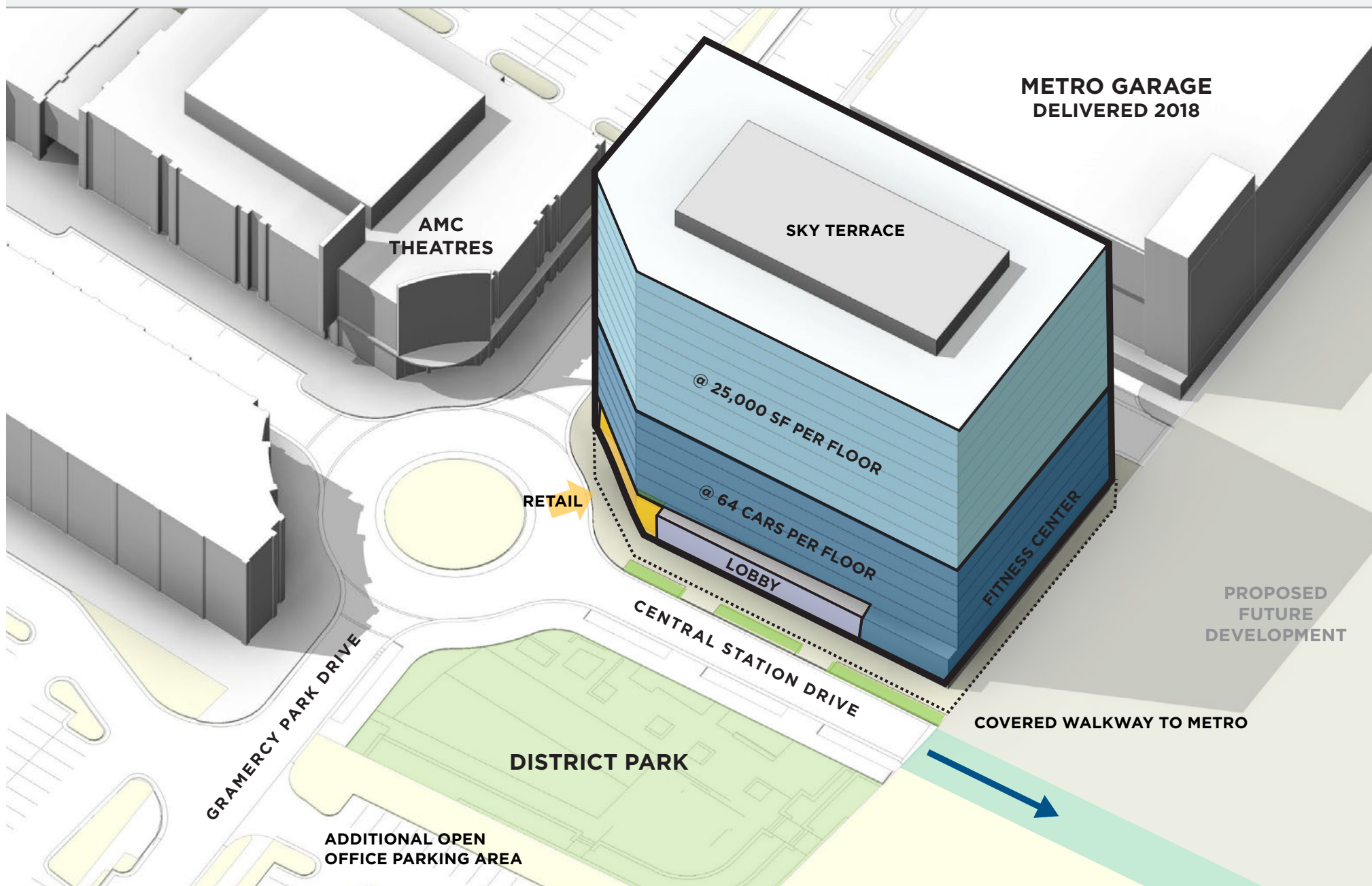
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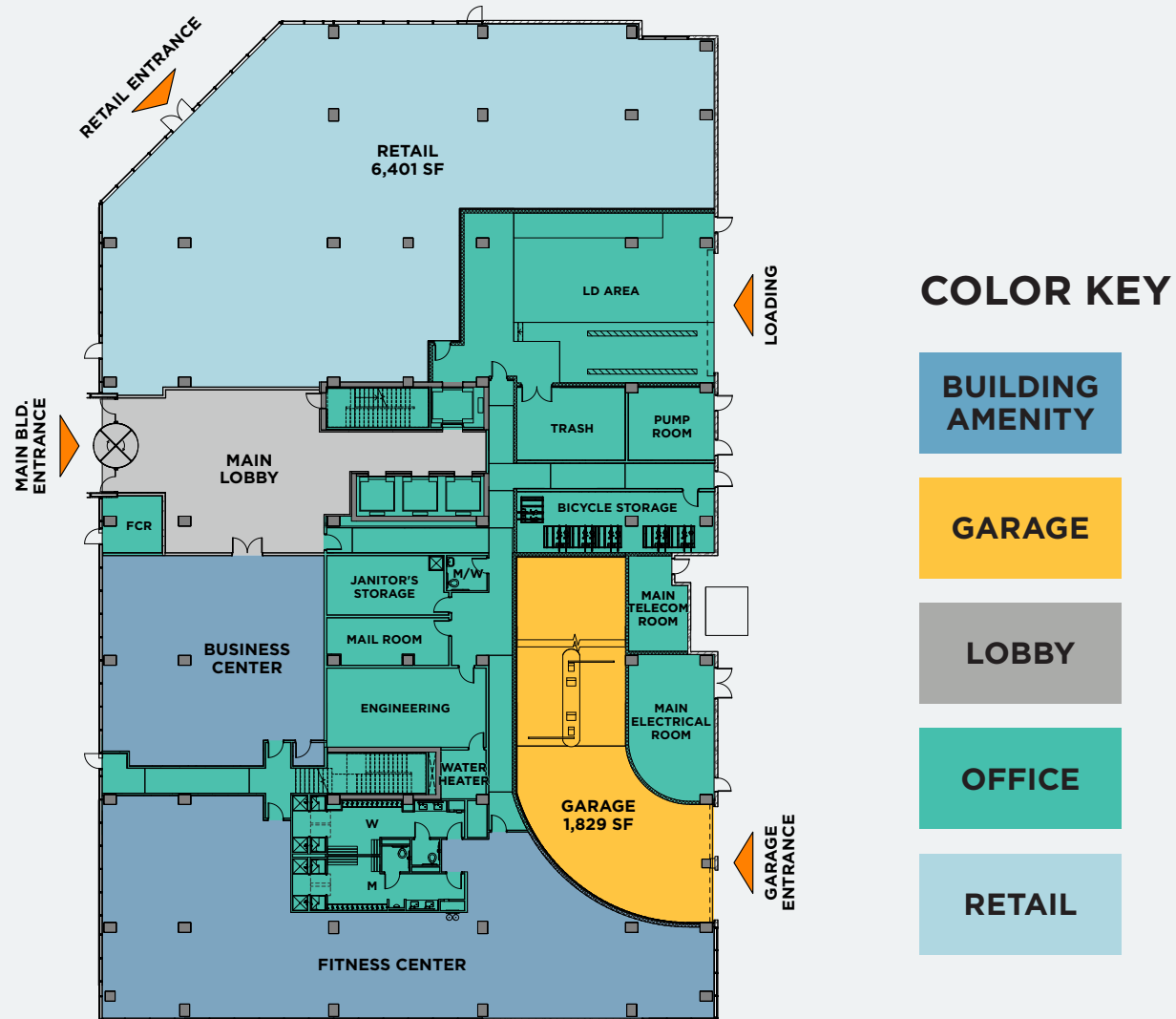
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ONE GRAMERCY **STACKING PLAN**

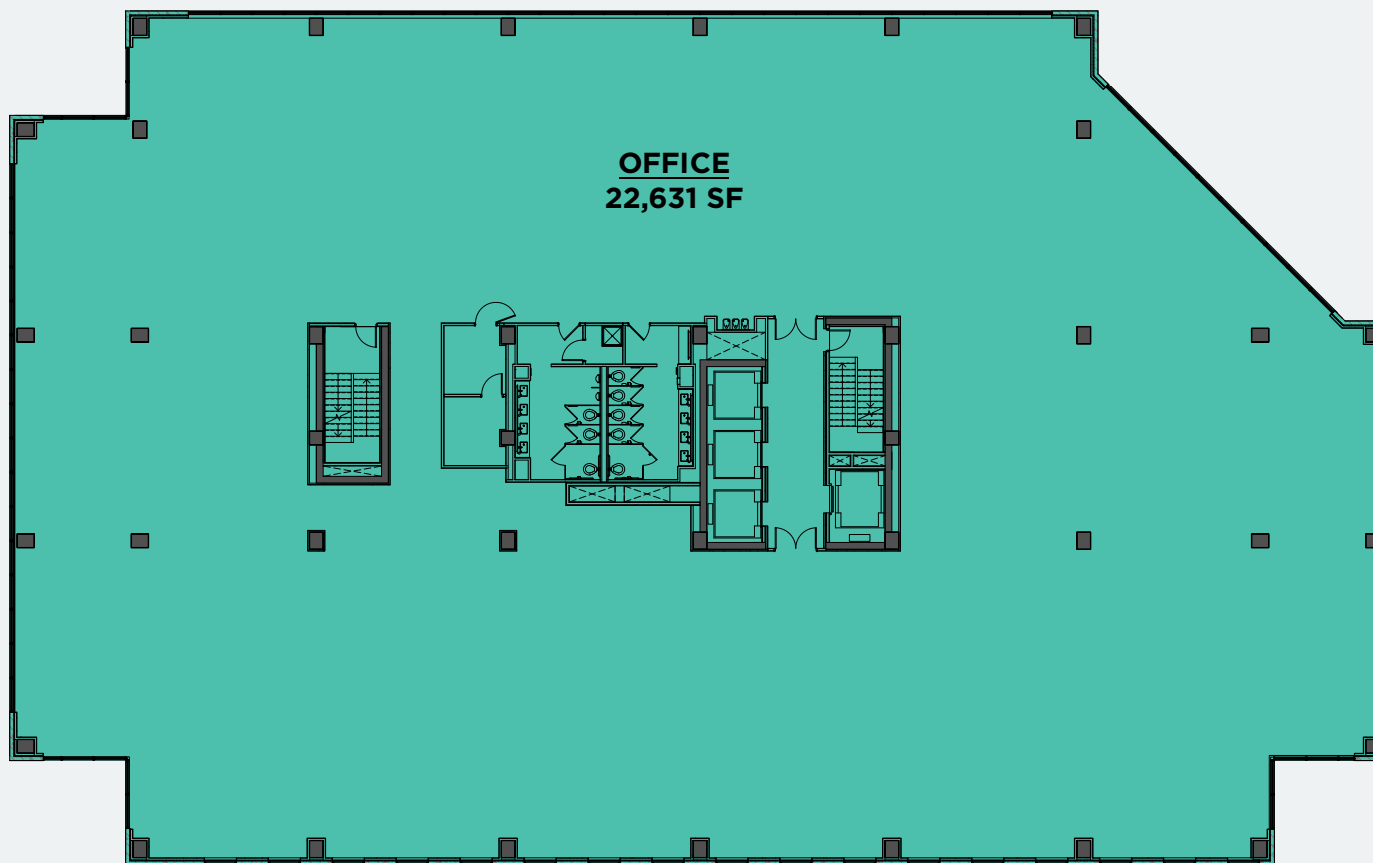


ONE GRAMERCY **GROUND FLOOR**



ONE GRAMERCY **TYPICAL FLOOR PLAN**

22,631 SF



ONE GRAMERCY **TENANT LAYOUTS**

SINGLE TENANT



MULTI TENANT



BUILDING **FEATURES**



Signature nine-story, trophy office tower totaling 200,000 SF

2-Story dramatic atrium with conferencing and lounge

One Gramercy will be the tallest office tower in Loudoun County and the only one directly on the Silver Line Metro

Tenant rooftop overlooking Blue Ridge Mountains and Dulles Airport

Efficient floor plates of 22,500 SF with 10' soaring ceiling heights

Five levels of structured podium parking

Sky Terrace featuring a social lounge, manicured outdoor landscaping and spectacular views

Stunning fitness facility with state-of-the art equipment

LEASING INFORMATION

Jeff Roman

+1 703 734 4724

jeff.roman@cbre.com

Carter Byrnes

+1 703 905 0204

carter.byrnes@cbre.com

Olivia Vietor

+1 703 905 0251

olivia.vietor@cbre.com

Erik McLaughlin

+1 703 288 2548

erik.mclaughlin@cbre.com

Brett Schweitzer

+1 703 905 0253

brett.schweitzer@cbre.com

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