

# ONE GRAMERCY

## LOUDOUN STATION



COMSTOCK

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

RIDE. WORK. LIVE.



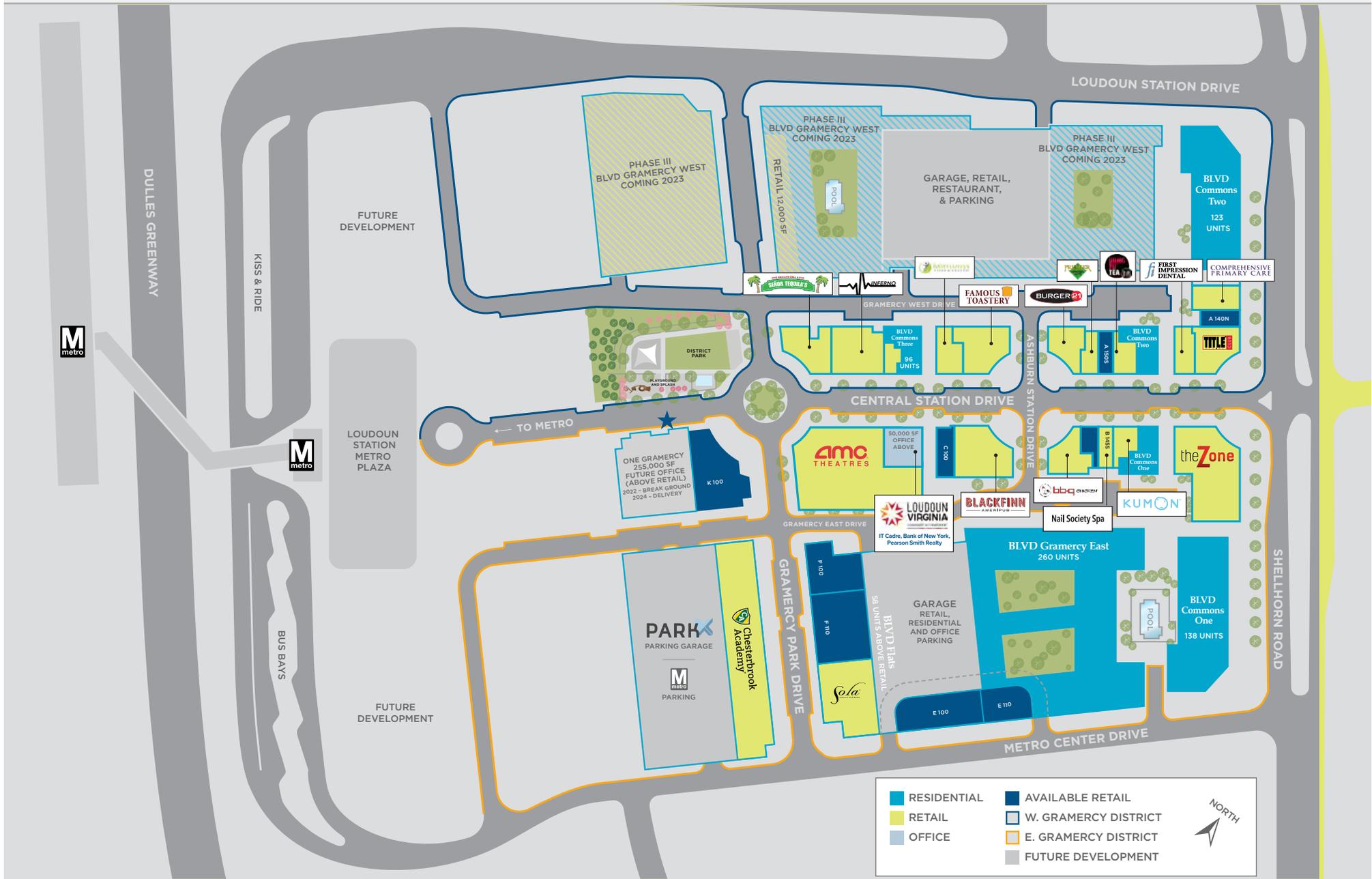


Comstock is currently designing One Gramercy, likely the tallest building in Loudoun County for many years to come. Flexible design and zoning criteria will allow One Gramercy to include 150,000 to 250,000 square feet of Class-A office space situated above a secure, multi-level parking garage and ground 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.

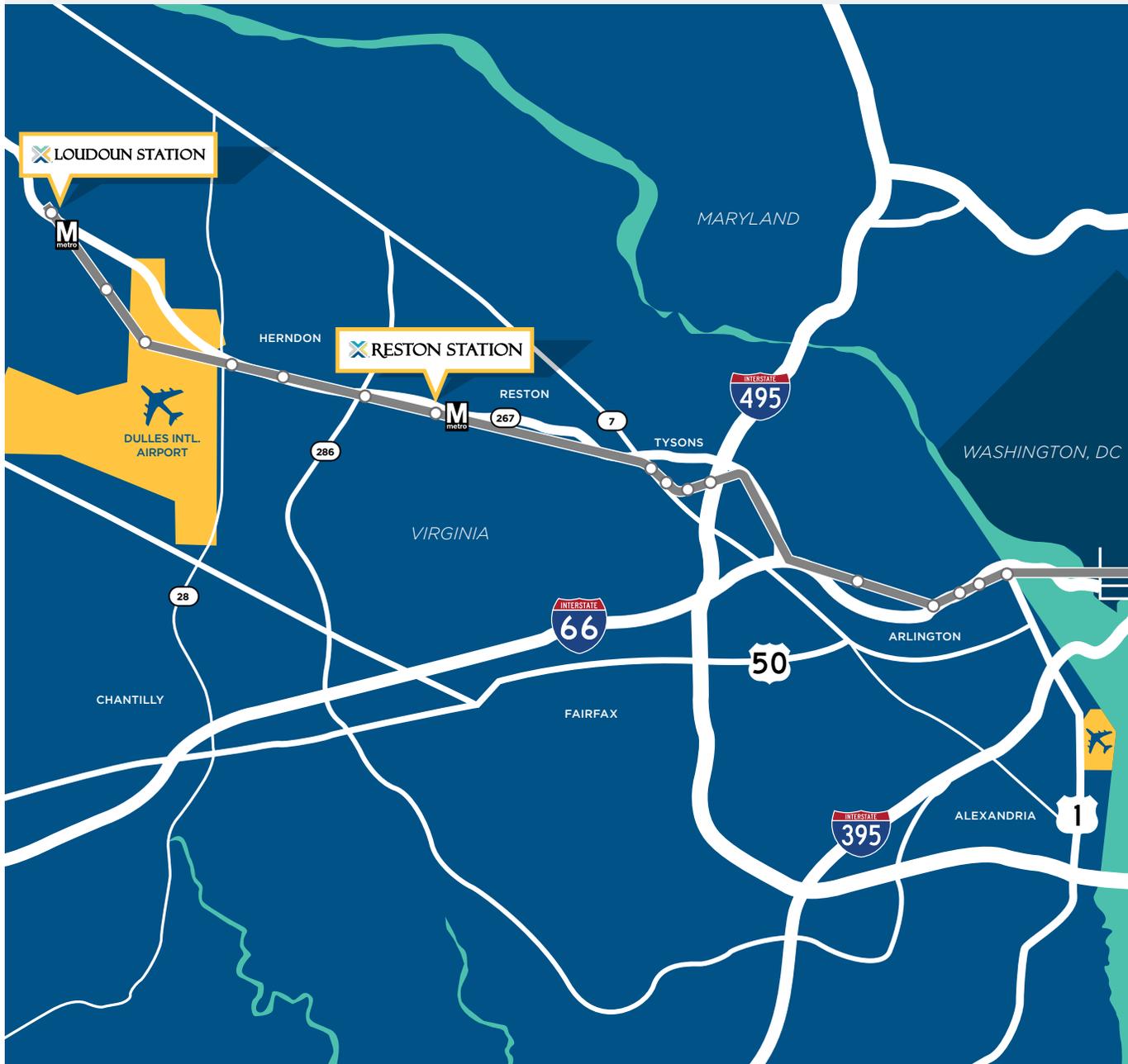
# AERIAL VIEW



# 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**

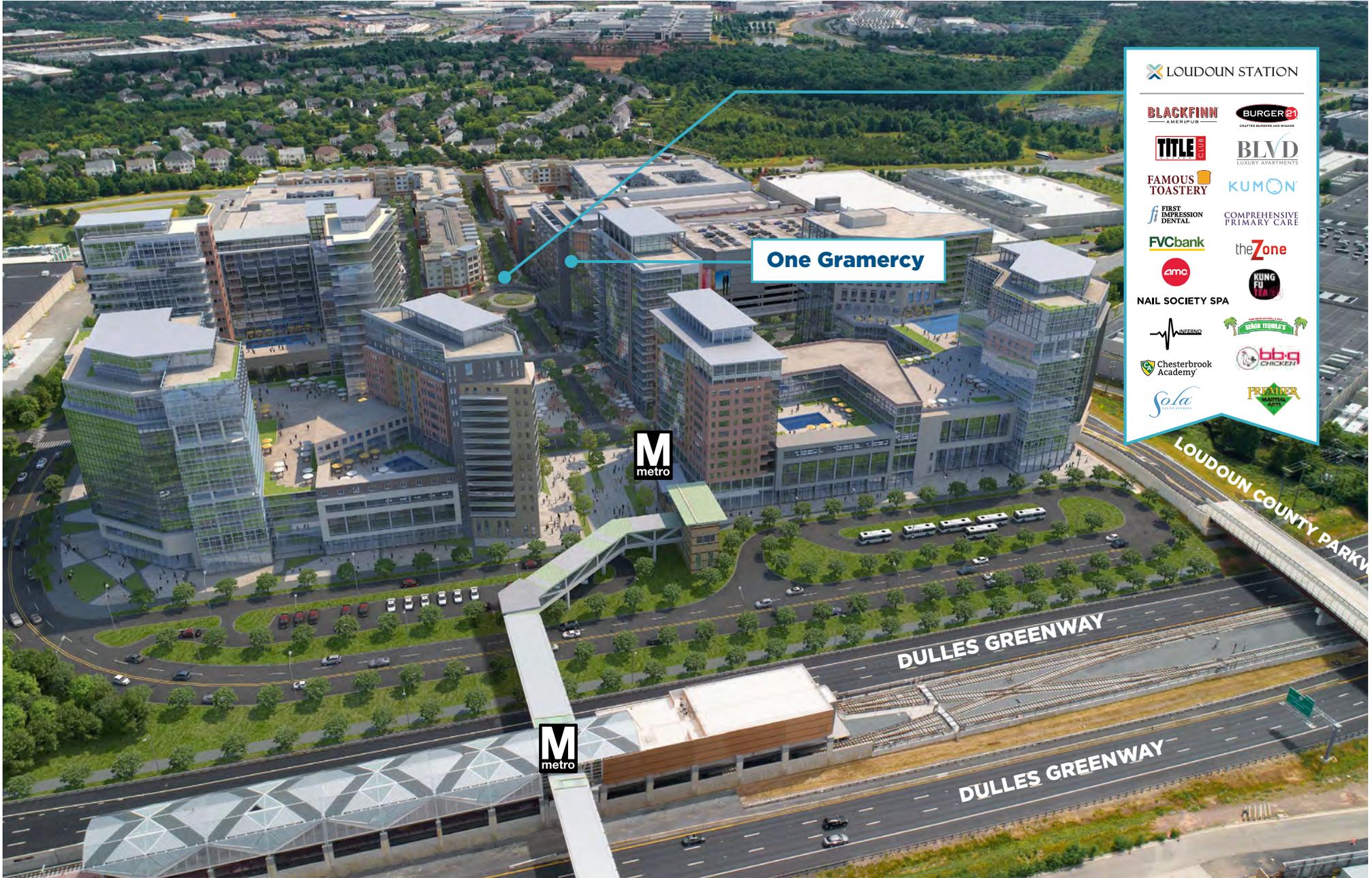
15 minute drive

**Washington DC**

40 minute drive

One seat Metro ride to Metro Center

# AERIAL VIEW



One Gramercy

- LOUDOUN STATION
- BLACKFINN AMERICAN PUB
- BURGER 21 CRAFTED BURGERS AND SHAKES
- TITLE CLUB
- BLVD LUXURY APARTMENTS
- FAMOUS TOASTERY
- KUMON
- FIRST IMPRESSION DENTAL
- COMPREHENSIVE PRIMARY CARE
- FVCbank
- the ZONE
- amc
- KUNG FU
- NAIL SOCIETY SPA
- MEERNO
- SEBON TOUJIA'S
- Chesterbrook Academy
- bbq CHICKEN
- Sola LUXURY VENUES
- PRIMAVERA HOSPITALITY GROUP

# 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

Last stop on the Silver Line Metro

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



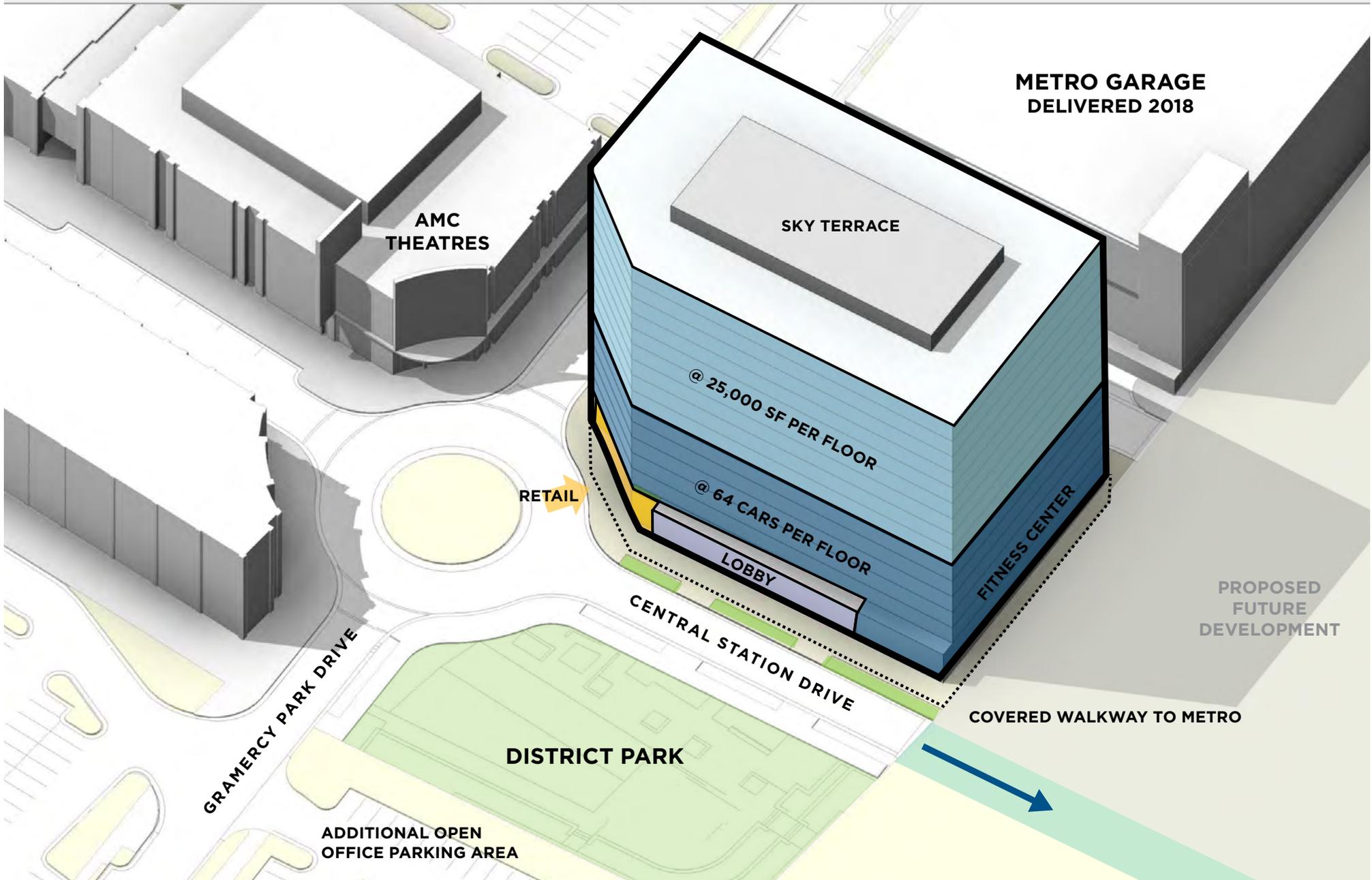
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JLL

# ONE GRAMERCY **STACKING PLAN**

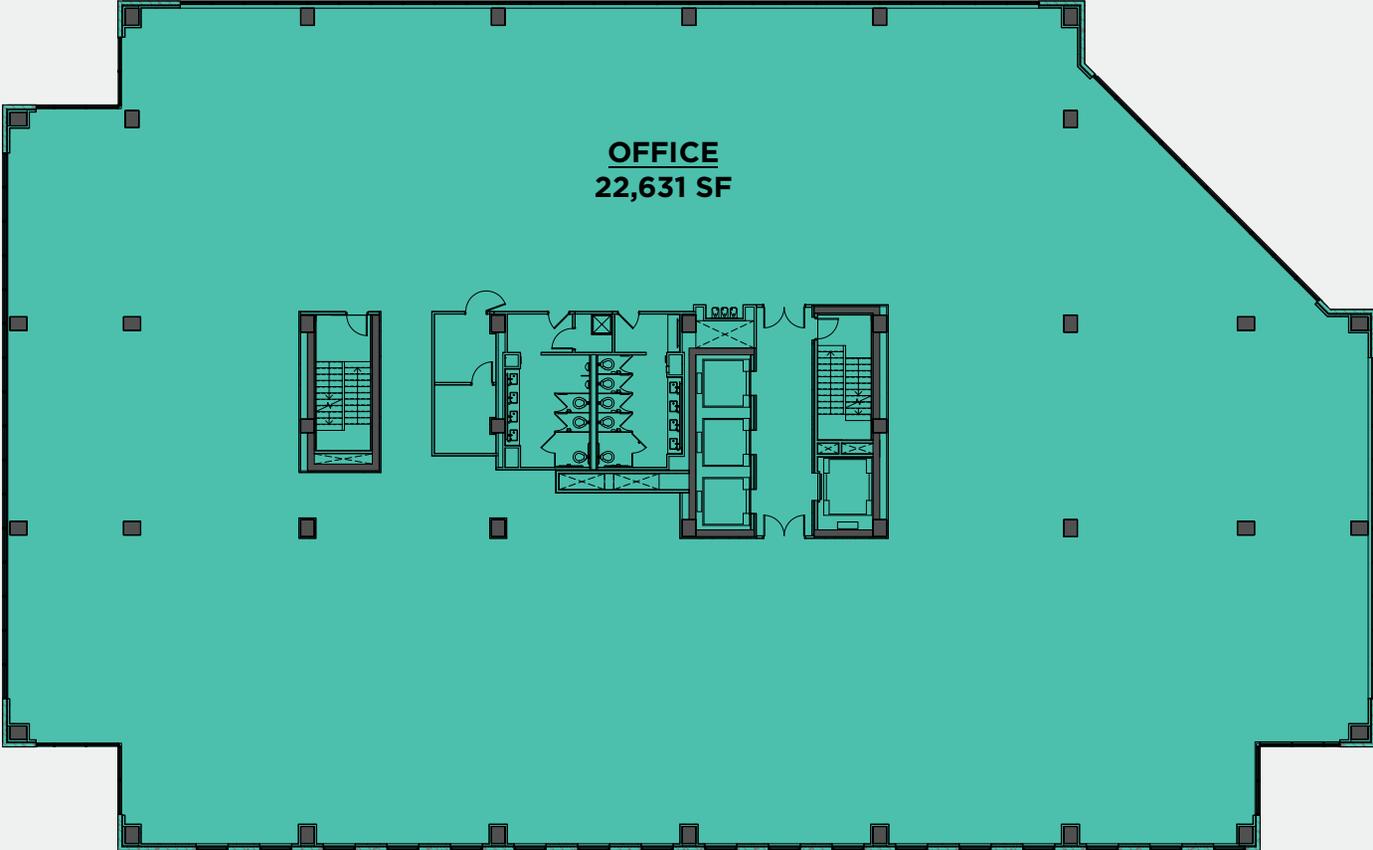


# ONE GRAMERCY **GROUND FLOOR**



# 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

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