

SOAVE

REAL ESTATE

— Loudoun County, Virginia —

|silver|
DISTRICTWEST
Soave Real Estate

Est. 2019

 **Brambleton**[®]
Soave Real Estate

Est. 2001

 **Brambleton**[®]
TOWN CENTER

BRAM
QUARTER
Soave Real Estate

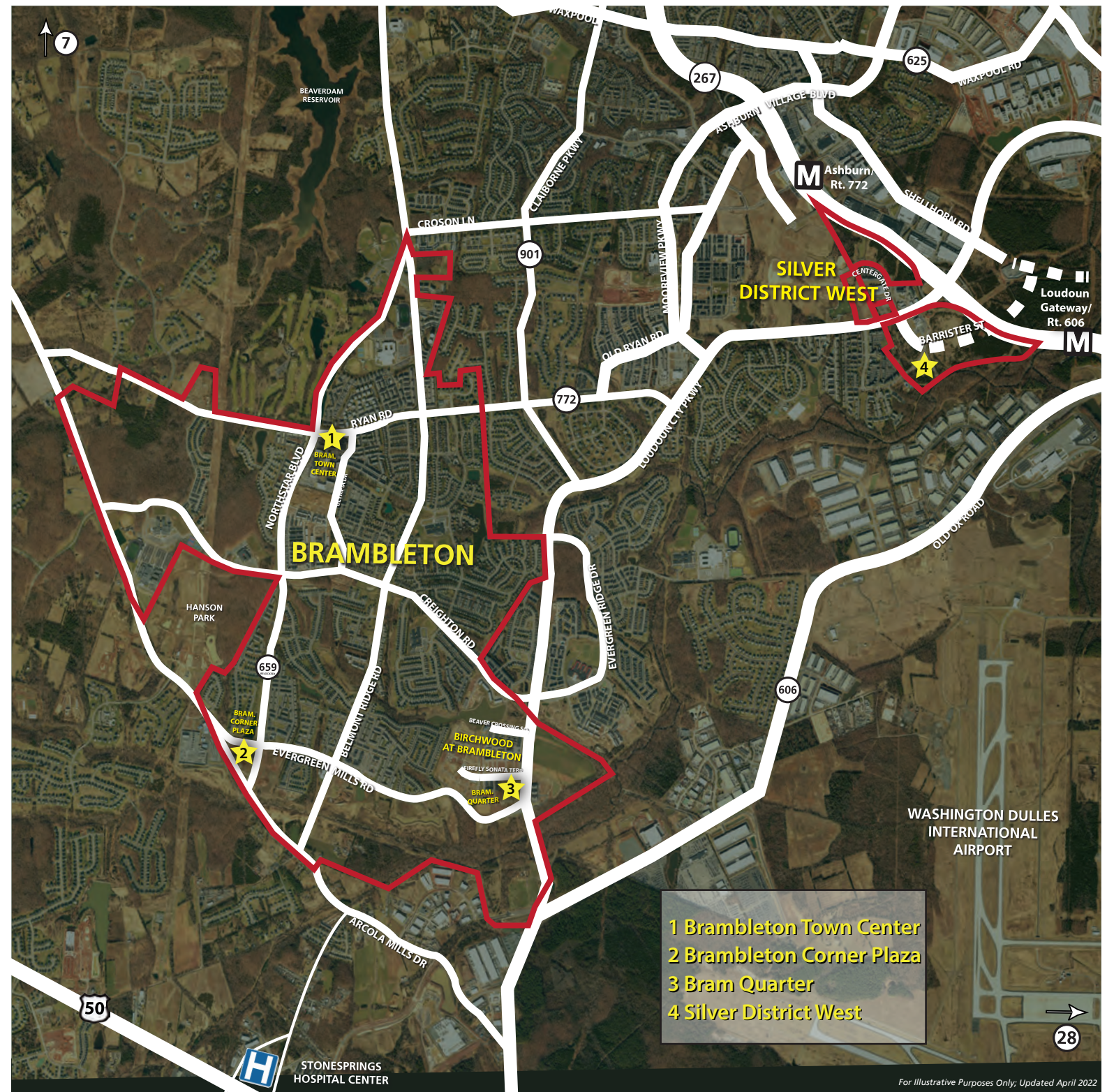
 **Brambleton**[®]
CORNER PLAZA

ABOUT US

Brambleton is an award-winning mixed-use community in Loudoun County, Virginia, located just steps away from two Metro Stops and Dulles International Airport.

It all began 20 years ago when Mr. Anthony Soave of Soave Enterprises envisioned a master planned community near DC where residents could find the perfect work/life balance and, quite simply, get more out of life.

Now, the Brambleton community is comprised of multiple high end retail centers, homes, trails, parks and other amenities that make it the ideal place to live, work and play.



A group of people, mostly women, are seen from behind, looking towards a white tent at an outdoor event. The scene is dimly lit, suggesting dusk or dawn. The people are wearing various dresses, including one with a prominent floral pattern. The background shows the structure of the tent and some foliage.

Silver District West

SITE PLAN



Not to scale. Subject to change at any time.

OPTION 1



OPTION 1 DIAGRAM

- Anchor Tenant
- In-Line Retail
- Future In-Line Retail
- Future Vertical Development

Anchor Tenant	± 15,000 sf
In-Line Retail	± 60,000 sf
Cafe/Eatery	± 6,000 sf
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Total	± 81,000 sf

14,240 SF RETAIL
711 RESIDENTIAL UNITS
STRUCTURED PARKING
217 SPACES
1 LOADING

TOWN SQUARE
POCKET
PARK 4

LIMITS OF RESIDE

490 SPACE
3 LOADING

BUILDING SETBACK

LANDMARK COURT
EX-70 ROW

24' FIRE LANE

24'

20'

25' PARKING SETBACK

BARRISTER STREET
PROPOSED 30' ROW

25' PARKING SETBACK

BMP

BUILDING 14
MAX. HEIGHT = 100'
EST. HEIGHT = 96'
47,000 SF RETAIL
226,610 SF OFFICE
STRUCTURED PARKING
474 SPACES
4 LOADING



SILVER DISTRICT WEST
CONCEPT MASTER PLAN PACKAGE

LOUDOUN COUNTY, VA | 20025 | JULY.01.2020
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OPTION 2 DIAGRAM

SCALE: 1" = 100' | 0' | | 50' | 100' 

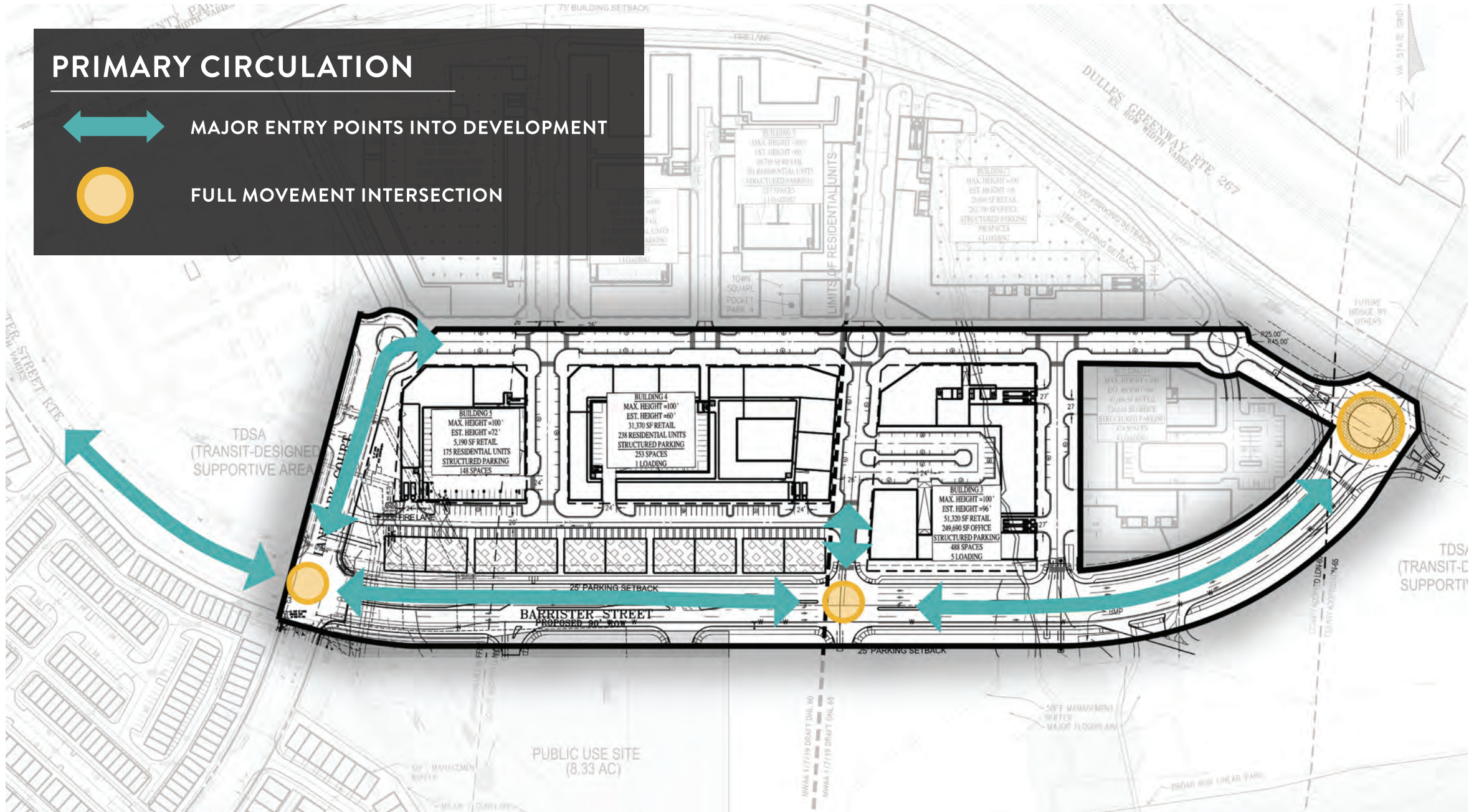
PRIMARY CIRCULATION



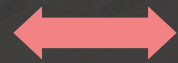
MAJOR ENTRY POINTS INTO DEVELOPMENT



FULL MOVEMENT INTERSECTION

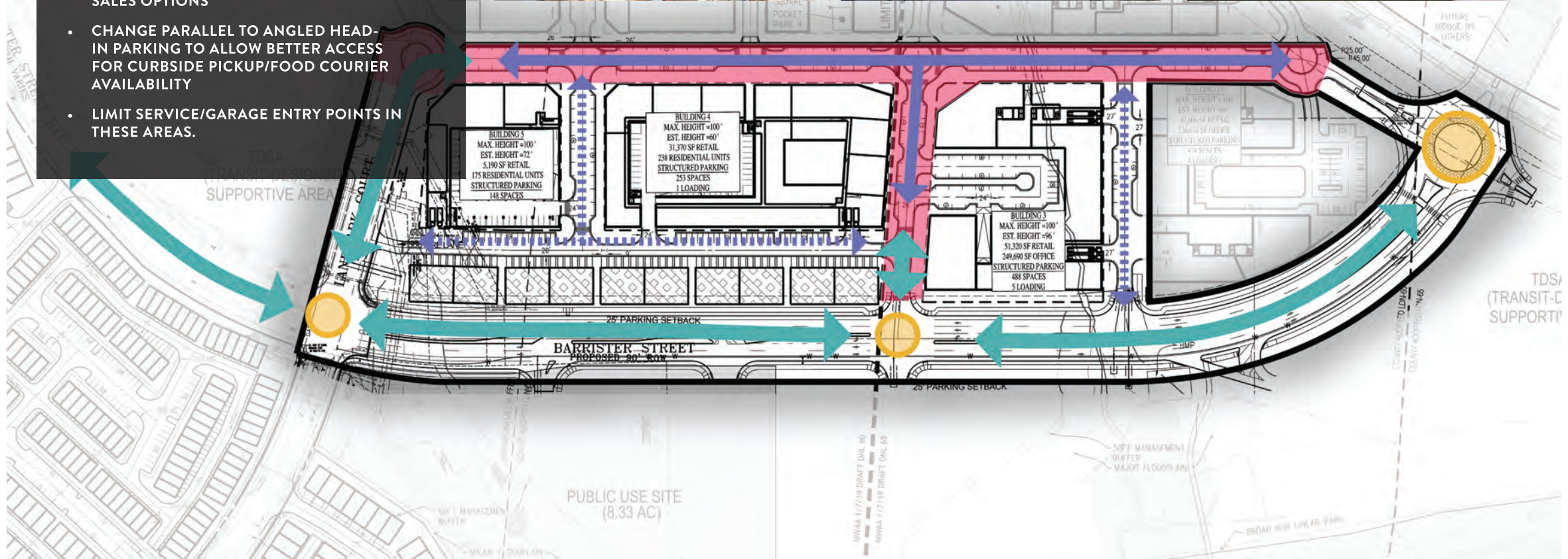


STREETSCAPE



MAIN RETAIL AND PEDESTRIAN STREET

- HIGHLY VISIBLE VEHICULAR EXPOSURE FOR GROUND LEVEL RETAIL AND RESTAURANTS
- EXPANDED SIDEWALK SPACE TO ALLOW FOR EXTENDED EXTERIOR DINING AND SALES OPTIONS
- CHANGE PARALLEL TO ANGLED HEAD-IN PARKING TO ALLOW BETTER ACCESS FOR CURBSIDE PICKUP/FOOD COURIER AVAILABILITY
- LIMIT SERVICE/GARAGE ENTRY POINTS IN THESE AREAS.



PERSONALITY — WHAT ATTRIBUTES DEFINE OUR CHARACTER?



Centered On Wellness

With plentiful access to nature and opportunities for outdoor fitness, Silver District West intentionally promotes a lifestyle of wellbeing. Touch-free designs and gathering spaces scaled for easy distancing allow all to feel safe and secure in their health while enjoying the benefits of a vibrant social community.



Welcoming Warmth

Friendly and open, Silver District West fosters a close-knit community with a neighborly intimacy; even with its urban-minded aspirations, this good-natured neighborhood has a certain small-town charm.

PILLARS

WHAT ESSENTIAL QUALITIES DEFINE THE EXPERIENCE?



The Front Door to Loudoun

Silver District West brings together the best of Loudoun County, from fresh farm-to-table dining to local makers' markets to access to world-class equestrian, and welcomes all to experience the county's unique charm and down-to-earth, rural character — all in a walkable, urban-minded setting.

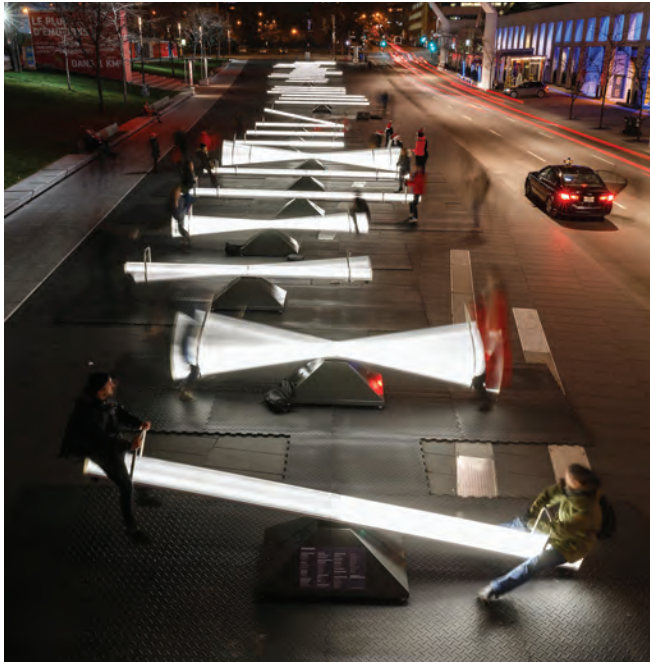


Multi-Modal Transportation

Located between two future Silver Line Metro stations and along the Dulles Greenway, Silver District West features innovative transit access and connects Loudoun County with the freedom of the rail, creating a jumping-off point to experience the wider Washington metro area like never before.

Silver District West Brand Image

FAMILY + PET FRIENDLY — MEANINGFUL OPEN SPACE, VARIETY, SOCIAL ENGAGEMENT



SILVER DISTRICT WEST