



150,000 sf

- /Site planning
- /Schematic design
- /Public presentations
- /Property entitlements

This project involves the design of a new office/retail/parking complex for a site bounded by King Street and the Town Branch in the Old and Historic District of Leesburg. The central core of the development will consist of five levels of above-grade parking. The parking structure will be wrapped on three sides by two levels of office space above one level of retail space.



The waterfront side of the complex will contain the main entrance to the office building as well as the retail operations. The retail shops will open onto a pedestrian promenade with outside seating that parallels the water.

Materials will use a historic vocabulary and include concrete and clay masonry with precast architectural decorative elements. Ornamental metal screens will shield views of the parking structure, and the site will be lit with period lighting.

