

# COMSTOCK

## **Comstock Celebrates Starbucks Opening at Loudoun Station**

*Premier coffeehouse chain opens doors in Loudoun County's premier mixed-use development*

RESTON, Va. — December 4, 2025 — Comstock Holding Companies, Inc. (Nasdaq: CHCI) ("Comstock"), a leading asset manager, developer, and operator of mixed-use and transit-oriented properties in the Washington, D.C. region, announced today that Starbucks has opened its new 1,800-square-foot location at 22114 Gramercy Park Drive in Ashburn, Virginia, next to the lobby of BLVD Flats in Loudoun Station.

The opening marks the second Starbucks location within Comstock's managed portfolio, joining the Reston Station store at 1908 Reston Metro Plaza. Known for its mission to nurture the human spirit "one person, one cup, and one neighborhood at a time," Starbucks aligns closely with Comstock's goal of creating memorable, community-driven destinations.

"We are extremely thrilled that Starbucks is now officially open for business in Loudoun Station," said Tim Steffan, Chief Operating Officer at Comstock. "This adds yet another best-in-class retail offering for the growing community and supports our long-term mission to make Loudoun Station a vibrant place to live, work, and gather."

Loudoun Station is Loudoun County's first and only Metro-connected development. Located adjacent to Ashburn Station at the terminus of Metro's Silver Line that connects to Dulles International Airport and downtown Washington D.C., Loudoun Station is at the forefront of Loudoun County's transformation into a transit-oriented community. The neighborhood currently includes over 1 million square feet of high-quality residential, office, retail, and entertainment space, with an additional 1.5 million square feet of mixed-use development planned. For more information, please visit [LoudounStation.com](https://LoudounStation.com).

### **About Comstock**

Founded in 1985, Comstock is a leading asset manager, developer, and operator of mixed-use and transit-oriented properties in the Washington, D.C. region. With a managed portfolio comprising approximately 10 million square feet at full build-out and including stabilized and development assets strategically located at key Metro stations, Comstock is at the forefront of the urban transformation taking place in the fastest-growing segments of one of the nation's best real estate markets. Comstock's developments include some of the largest and most prominent mixed-use and transit-oriented projects in the mid-Atlantic region, as well as multiple large-scale public-private partnership developments. For more information, please visit [Comstock.com](https://Comstock.com).

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