

Built for 50. Not for 200.

pricing & packages

Most halls price you for space you will not use. Toire aVenue is one open room in Lansdowne Town Center — about 1,500 sq ft of guest space, sized for up to 60. That is roughly 30 square feet per guest, so your room feels full without feeling packed, and you are not paying for an empty half of somebody else's ballroom.



AT A GLANCE

Up to 60 guests	vendors, staff and children included
About 1,500 sq ft	two connected rooms, roughly 30 sq ft per guest
Balance due 45 days out	refunds stop at the 30-day mark
Insurance required	you choose your own provider

What every booking includes

An open modern room · Guest tables, food tables and beverage station · Clear chiavari chairs
Wall-mounted TV screens · Bluetooth speaker with wireless microphone · WiFi · Two restrooms
Free parking · Your setup and breakdown time · Pre-event walkthrough · Post-event checkout

Come see it. Tours are free, by appointment, and subject to availability.

(571) 601-2028 · toireavenue.com

THE RATES

no hidden fees + no surprises at checkout

SATURDAY

8 hours

\$1,895

peak day

SUNDAY

8 hours

\$1,695

FRIDAY

8 hours

\$1,495

HOLIDAYS

8 hours

\$1,995

any day of the week

MONDAY – THURSDAY

5-hour minimum (\$750)

\$150 / hour

maximum 8 hours (\$1,200)

Meetings, workshops, classes, showers, photo and video shoots. Meeting layout and podium available. TV screens and microphone are standard in every booking.

Every block includes your setup and breakdown time.
All events end by 11:00 PM per Loudoun County requirements.
Amplified music ends one hour before your end time.

ADDITIONAL TIME

Subject to availability, arranged and paid 24 hours in advance

\$200 / hour

Time used beyond your booked end without arrangement

\$300 / hour

Additional time is subject to availability and the 11:00 PM cutoff, and is not guaranteed.

MAKE IT YOURS

from our in-house collection

THE LINEN LAYER

\$295

Floor-length linens on every guest and food table, in our standard colors, set before you arrive.

THE RUNNER LAYER

\$395

Everything in The Linen Layer, plus coordinating table runners from our in-house collection.

THE FULL TABLE

\$650

Linens, runners, charger plates at every seat, and cloth napkins — the complete in-house table setting.

THE FINISHED ROOM

\$895

Everything in The Full Table, plus off-white cushions on every chiavari chair.

FULL CLEANUP SERVICE

\$350

Walk out when your event ends. We handle the sweep, the mop, the trash and the reset.

ADDITIONAL HOUR

\$200

Subject to availability, arranged and paid at least 24 hours in advance. All events end by 11:00PM.

Flat prices covering every table and chair in the room — no per-item counting.

NOT INCLUDED — PLAN FOR THESE

- Event day coordinator — available on our preferred vendor list, arranged separately
- Decor — backdrops, balloon garlands, centerpieces and floral
- Catering, bartending and alcohol — you bring your own
- Chafing dishes, fuel, serving ware, glassware and ice — your caterer supplies these
- Special event liability insurance — required on every booking
- Trash bags beyond the first liner in each bin
- On-site staff for the duration of your event — we are reachable by call or text

Dreaming bigger? Upon booking, our preferred vendor list connects you with decorators, coordinators, caterers and more from past events in our venue.



GOOD TO KNOW

the details worth reading before you book

What you are renting

An open modern event room of approximately about 1,500 sq ft of guest space — plus the prep-kitchen, host lounge, restrooms and main entry. Storage, back rooms, service corridors and utility areas are staff-only and are not part of your rental. All measurements are approximate; confirm at your walkthrough before ordering rentals.

Up to 60 guests

Your guest count includes vendors, staff, entertainers and children of any age. This is a safety limit and cannot be increased on the event day.

GOOD TO KNOW

continued

\$500 refundable security deposit

Part of your final balance, due 45 days before your event. Returned in full 14 to 30 days after your event when the space is left in good condition, with a written itemization sent within 14 days. It is not a fee and is not part of your rental price.

Special event liability insurance is required

\$1,000,000 per occurrence and \$2,000,000 aggregate, naming our Venue as an additional insured. Your certificate is due 14 days before your event. You source your own provider.

Bringing alcohol?

Three things are required and all three are yours to arrange: a licensed, insured bartender carrying liquor liability; event insurance including liquor liability; and a Virginia ABC one-day banquet license if your event needs one. Self-serve and guest-served alcohol are not permitted. Apply to Virginia ABC at least 30 days out — they take 7 to 10 business days. If paperwork is late, your event goes ahead without alcohol. Booking fewer than 30 days out? Tell us at booking: documentation is then due 5 days before your event, and ABC may not be able to issue a licence in time.

Cleaning

Add Full Cleanup Service and walk out when you are done. If you skip it, all we ask is a broom sweep, a spot mop of any spills, all of your belongings and your vendors' equipment removed, and the trash bagged and taken to the Town Center compactor. That is the whole list — we take care of the rest.

Payment and cancellation

A 35% non-refundable booking deposit secures your date. The balance and your deposit are due 45 days before your event. Cancel 90+ days out for a full refund of everything above the booking deposit; 50% at 60–89 days; 25% at 30–59 days; none inside 30 days. Paying at 45 days still leaves you fifteen days in which a cancellation returns 25%. Refunds return to your original payment method only.

Ready to see it?

Tours are free, by appointment, and subject to availability.

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