

LEASE

BOWMAN GREEN OFFICE SUITES FOR LEASE

11739 Bowman Green Drive Reston, VA 20190



LEASE RATE

\$2,350.00 - 2,400.00 per month

Deniz Senyurt, CCIM

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PROPERTY DESCRIPTION

Townhouse-style office condo for lease at 11739 Bowman Green Drive, Reston, VA. This recently renovated 1,986 SF space includes two floors, five private rooms, two kitchens, two restrooms, private access, and plenty of onsite parking. With brand new flooring and fresh paint, the property offers a move-in-ready setting ideal for a variety of office users. Great fit for real estate companies, financial advisors, mental health care providers, CPAs, and attorneys.

PROPERTY HIGHLIGHTS

- 1,986 SF townhouse-style office condo
- Two-story layout with five private offices/rooms
- Two kitchens and two restrooms
- Recently renovated with new flooring and fresh paint
- Private entrance with ample onsite parking
- Minutes from Reston Town Center, Metro, Dulles Toll Road, and Dulles Airport



OFFERING SUMMARY

Lease Rate:	\$2,350.00 - 2,400.00 per month (MG)
Available SF:	993 SF - 1986 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,333	4,115	10,128
Total Population	2,159	6,804	18,541
Average HH Income	\$191,195	\$188,639	\$165,825

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LOCATION DESCRIPTION

11739 Bowman Green Drive offers tenants a highly convenient Reston location just moments from Reston Town Center, with easy access to restaurants, retail, hotels, and everyday services. With close proximity to Reston Parkway, the Dulles Toll Road, Metro, and Dulles Airport, the property makes commuting easier for employees and provides a professional, amenity-rich setting for clients and visitors.

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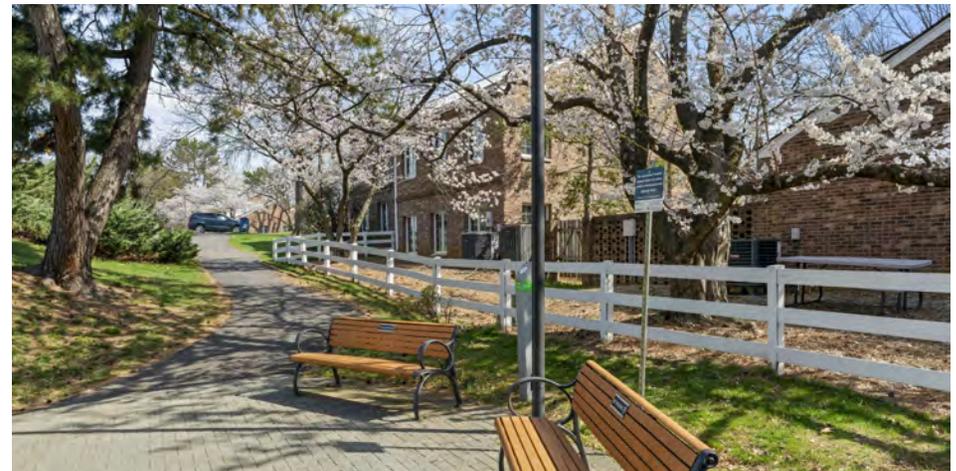


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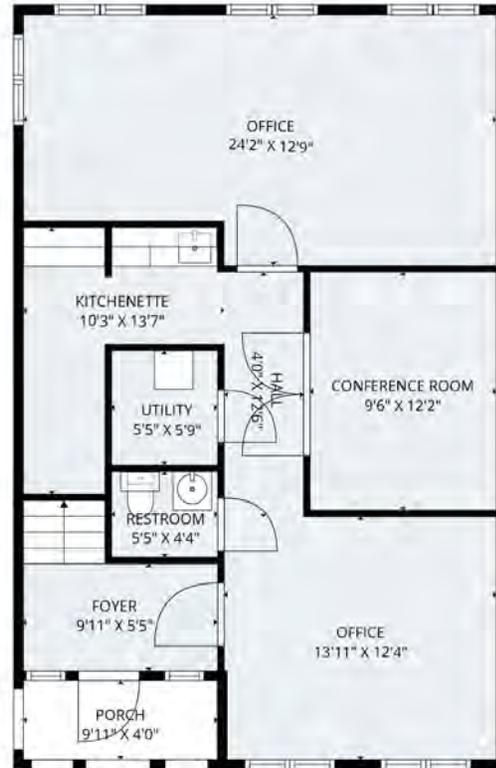


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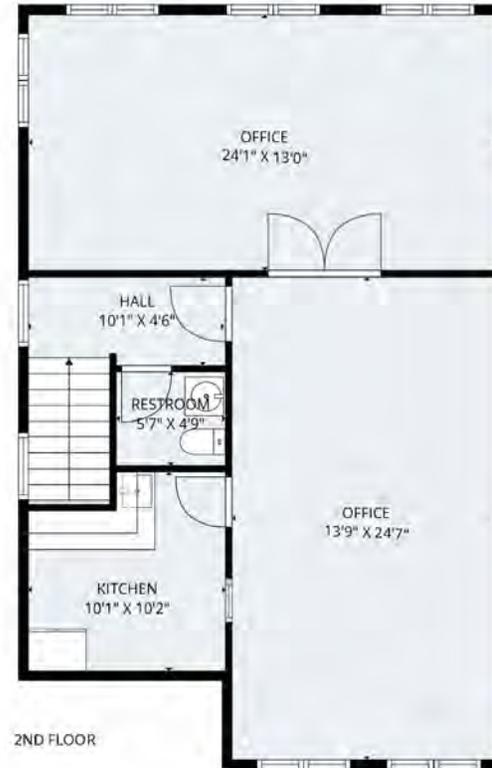
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FIRST FLOOR



2ND FLOOR



Please check the listing detail for the square footage. All measurements are captured via lidar scan, but are approximate.

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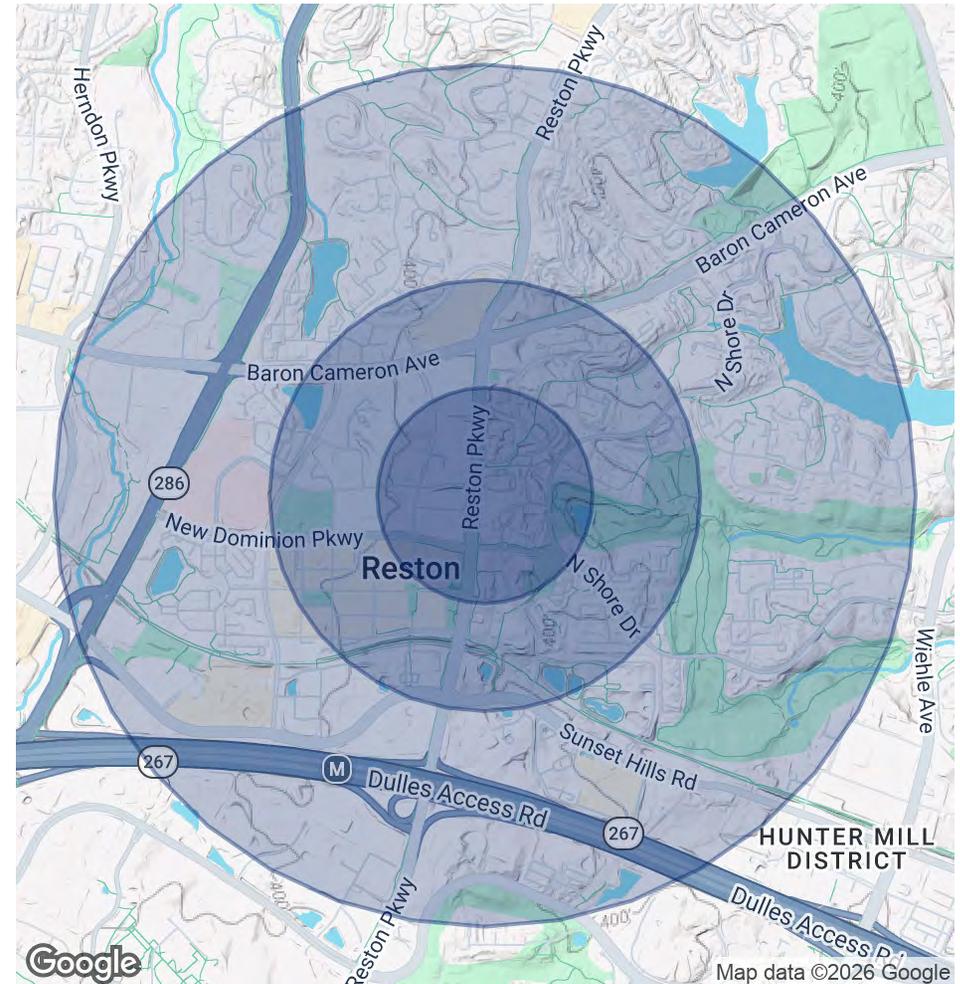
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	2,159	6,804	18,541
Average Age	45.6	46.6	42.3
Average Age (Male)	50.5	48.1	42
Average Age (Female)	42.8	45.6	42.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,333	4,115	10,128
# of Persons per HH	1.6	1.7	1.8
Average HH Income	\$191,195	\$188,639	\$165,825
Average House Value	\$529,719	\$585,149	\$605,102

2023 American Community Survey (ACS)



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PROFESSIONAL BACKGROUND

Deniz Senyurt holds a Real Estate Broker license in Virginia and a Sales Associate license in Maryland and Washington DC. Deniz specialized in commercial real estate with vast experience in medical office, and industrial property leasing and sales. Aside from serving as a member of NVAR Board of Directors, Deniz is Treasurer of CCIM Mid Atlantic Chapter. She is the 2022 Coldwell Banker International Diamond Society Presidents Elect, 2022 Coldwell Banker Commercial Gold Circle of Distinction, 2023, 2024 & 2025 Coldwell Banker Commercial Silver Circle of Distinction, 2024 CREXI Platinum Broker and 2022-2025 NVAR Platinum Top Producer Award Winner.

EDUCATION

Deniz holds 3 Masters degrees (MBA in Small and Medium Sized Enterprises, MBA in International Business Finance, MA in International Trade and Investment Policy Program), from George Washington University. She has graduated from NVAR Leadership Institute in 2021 & CCIM JWL Leadership program in 2025. Her designations are Certified International Property Specialist (CIPS), Certified Merger and Acquisition Advisor (CM&AA) and Certified Commercial Investment Member (CCIM) .

MEMBERSHIPS

MAREMA, CCIM, NVAR, NAR, Past President of Mid Atlantic Real Estate Marketing Association, NVAR Member of Board of Directors

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