



COLDWELL BANKER
COMMERCIAL
ELITE



RESTON OFFICE CONDOMINIUM | 7,361 SF FIRST-FLOOR OPPORTUNITY FOR SALE

1801 Robert Fulton Drive, Suite 200 & 220A, Reston, Virginia 20191

Total Square Footage:	7,361
Building Class:	A
Price:	\$2,400,000

This offering presents a rare opportunity to acquire a **first-floor**, turn-key office condominium totaling **7,361 square feet**, prominently positioned as the main fronting suite directly off the building’s primary lobby at 1801 Robert Fulton Drive, Suite 200 & 220A in Reston, Virginia. Opportunities of this size and configuration are increasingly limited within the Reston market, where available inventory is largely constrained to smaller office suites—making this an ideal solution for an owner-user seeking scale, efficiency, and immediate functionality.

The suite is thoughtfully designed to accommodate a wide range of professional and medical users, with its first-floor location providing exceptional convenience, accessibility, and visibility—particularly beneficial for medical practices and client-facing businesses. The layout features a **well-appointed reception area, two expansive open bullpens, two large conference rooms, a kitchenette, and 15 private offices**, all with exterior windows that provide abundant natural light throughout the space.

Strategically located within Reston’s Dulles Technology Corridor, the property offers excellent connectivity to the Wiehle-Reston East Metro Station, Dulles Toll Road, Route 28, and I-495, while being surrounded by a dense concentration of technology firms, government contractors, and professional service providers. Combined with Reston’s robust amenity base and strong economic fundamentals, this offering represents a highly functional and rare ownership opportunity in one of Northern Virginia’s most desirable office submarkets.

HIGHLIGHTS

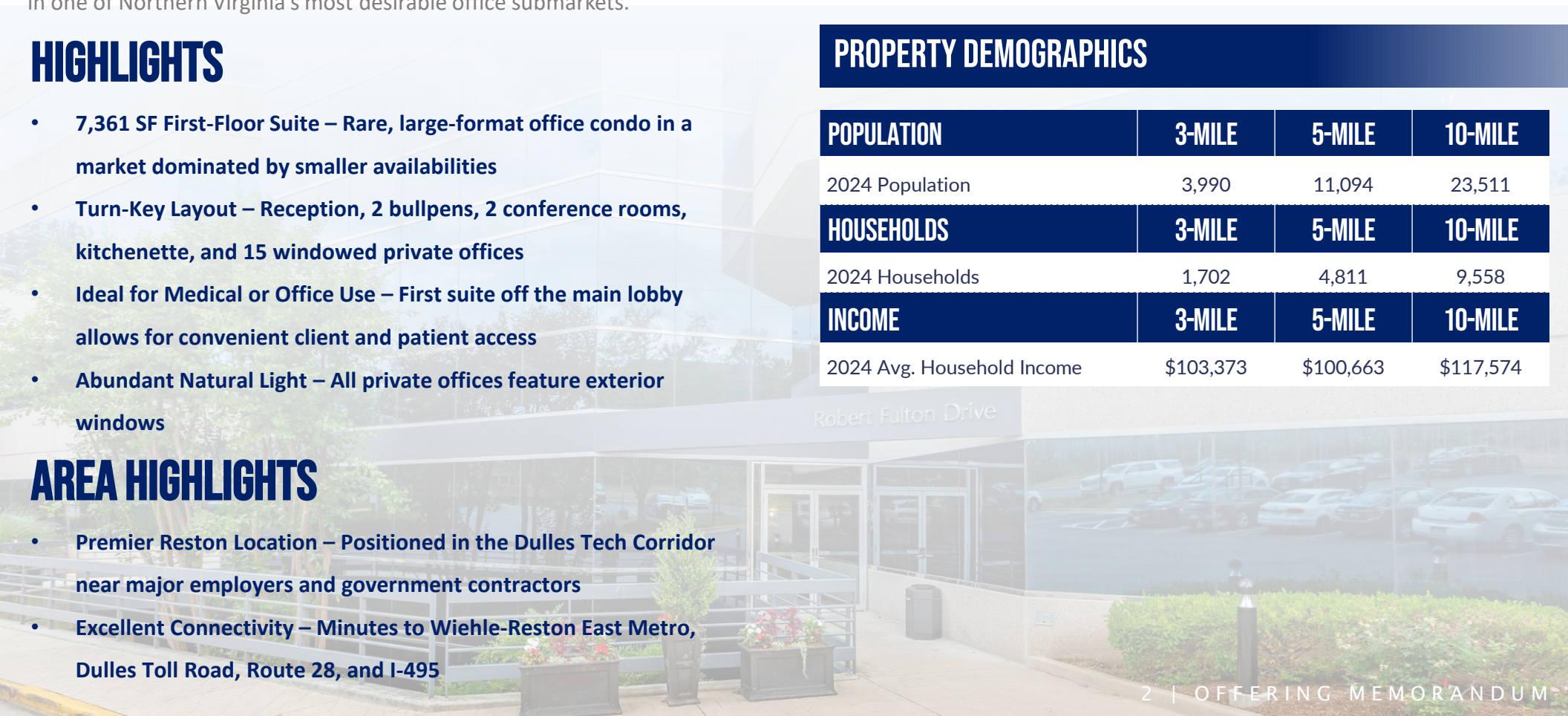
- **7,361 SF First-Floor Suite – Rare, large-format office condo in a market dominated by smaller availabilities**
- **Turn-Key Layout – Reception, 2 bullpens, 2 conference rooms, kitchenette, and 15 windowed private offices**
- **Ideal for Medical or Office Use – First suite off the main lobby allows for convenient client and patient access**
- **Abundant Natural Light – All private offices feature exterior windows**

AREA HIGHLIGHTS

- **Premier Reston Location – Positioned in the Dulles Tech Corridor near major employers and government contractors**
- **Excellent Connectivity – Minutes to Wiehle-Reston East Metro, Dulles Toll Road, Route 28, and I-495**

PROPERTY DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
2024 Population	3,990	11,094	23,511
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2024 Households	1,702	4,811	9,558
INCOME	3-MILE	5-MILE	10-MILE
2024 Avg. Household Income	\$103,373	\$100,663	\$117,574



3D-TOUR





← 6.3 Miles
Dulles International
Airport

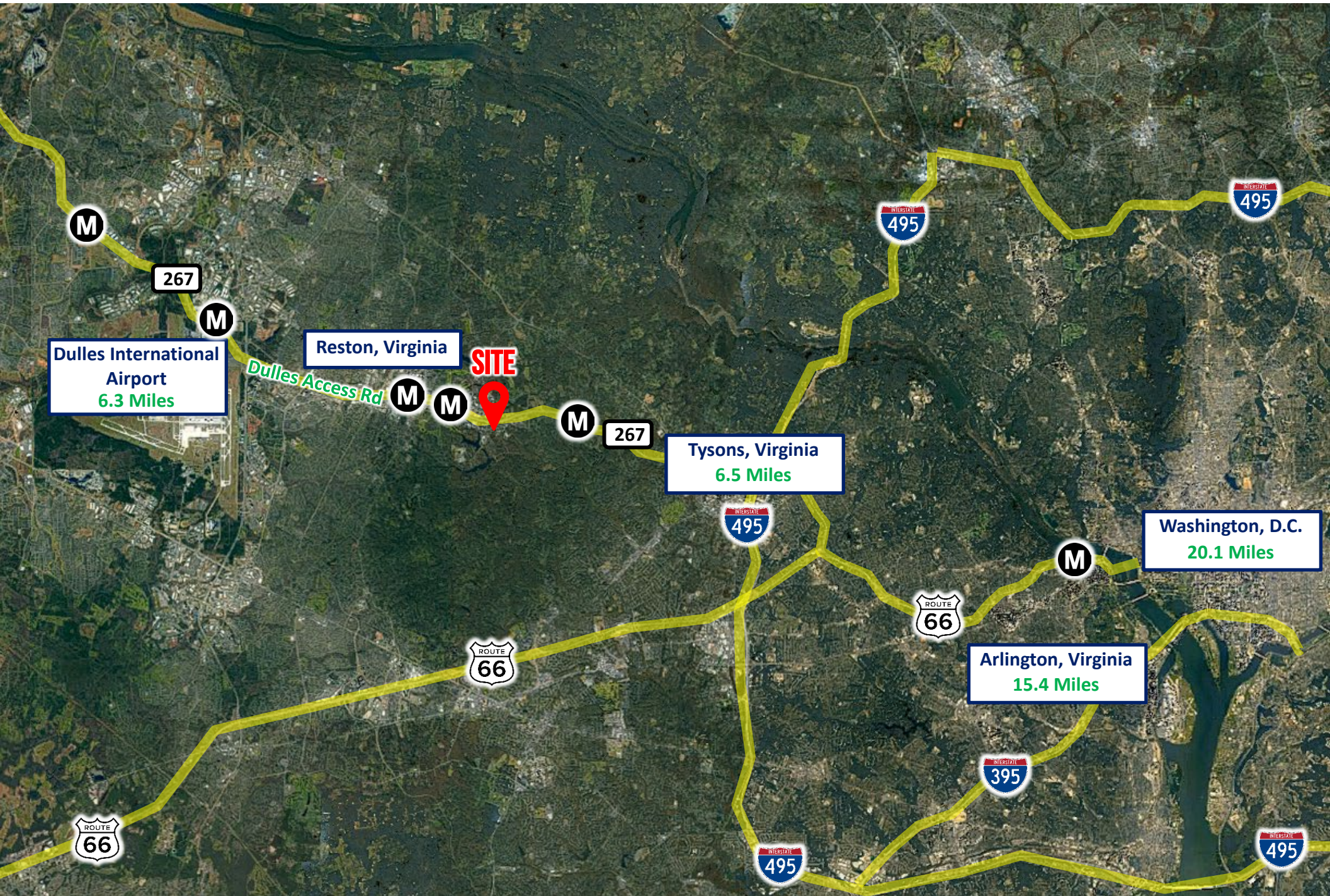
Established Office Hub with 3.9M+
SF of Medical, Government, and
Professional Users

6.5 Miles →
Tysons, Virginia

South Lakes High
School

Sunrise Valley
Elementary School

SAFeway STARBUCKS COFFEE CVS 7-ELEVEN pharmacy SUBWAY Red Bird ABC cafesano ITALIAN & MEDITERRANEAN BISTRO RED'S TABLE



GALLERY - SUITE 200 & 220A





OFFERING MEMORANDUM

RESTON OFFICE CONDOMINIUM | 7,361 SF FIRST-FLOOR OPPORTUNITY

1801 ROBERT FULTON DRIVE, SUITE 200 & 220A | RESTON, VIRGINIA 20191

FOR MORE INFORMATION PLEASE CONTACT:



CAMERON COLEMAN

Senior Associate Broker

📞 443.340.5966 (Mobile)

✉ ccoleman@cbcommercial.com

<https://cbcelite.com>



**COLDWELL BANKER
COMMERCIAL**
ELITE