

# 11866 Sunrise Valley Drive #201

RESTON, VIRGINIA



**FOR SALE**  
**\$352,000**

Presented by Wellborn Management Co., Inc.  
Kim Alexander & Vince Alexander



# Overview

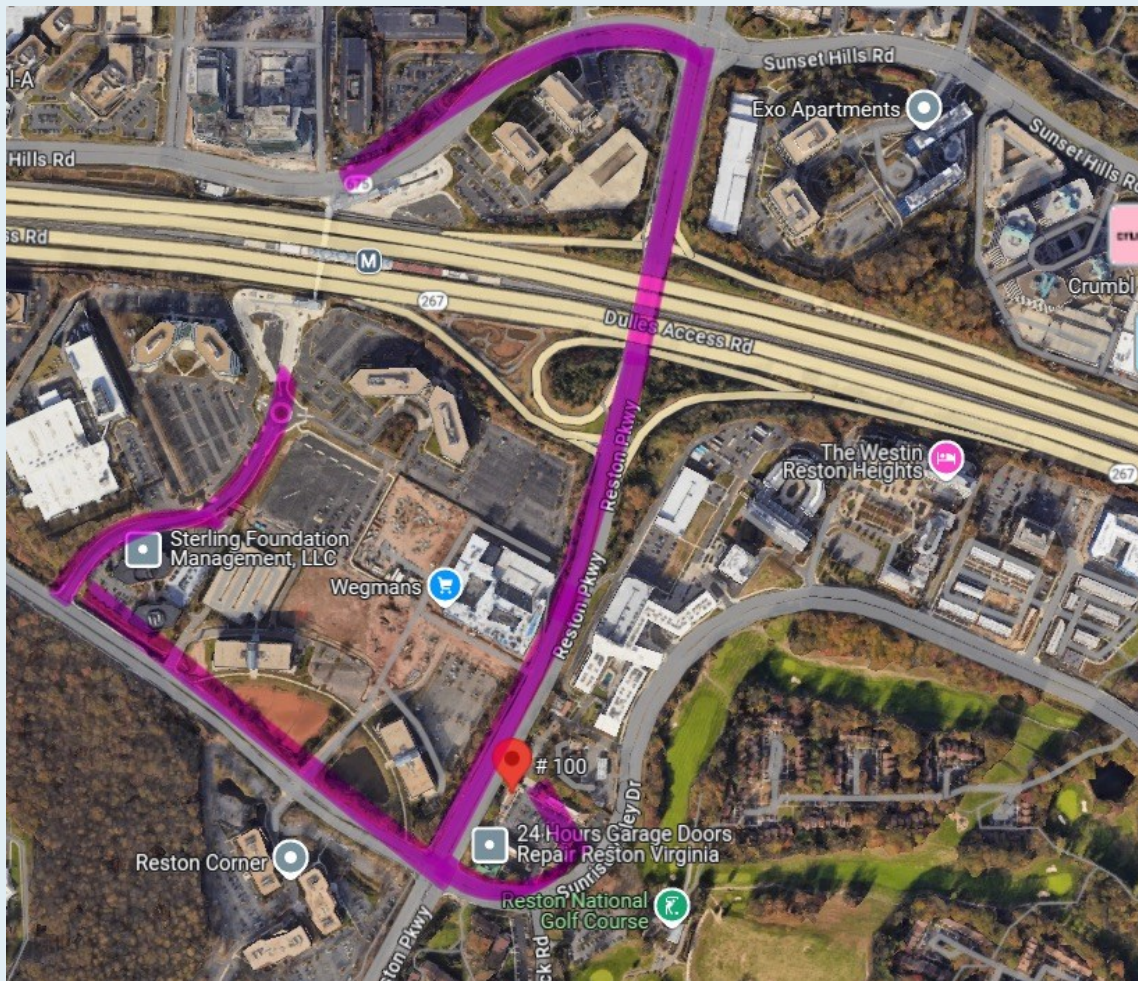
- Located in Reston Business Center
- This Upper Level condo is built out as office general use.
- Conveniently located off the Dulles toll road and two blocks from the Silver Line at Reston Town Center Metro Station
- Free surface parking
- Two HVAC system in suite. One for conference room, one for the rest of suite.
- Windows Over looking Reston Parkway
- Health club located two blocks up Sunrise Valley
- Signage opportunity on Reston Parkway
- Easy access to major Virginia roadways via Dulles Access Toll Road
- Convenient to shopping, banking, dining, motels/hotels. Reston Town Center and Plaza America are nearby
- Plenty of walkable restaurants and convenience stores.



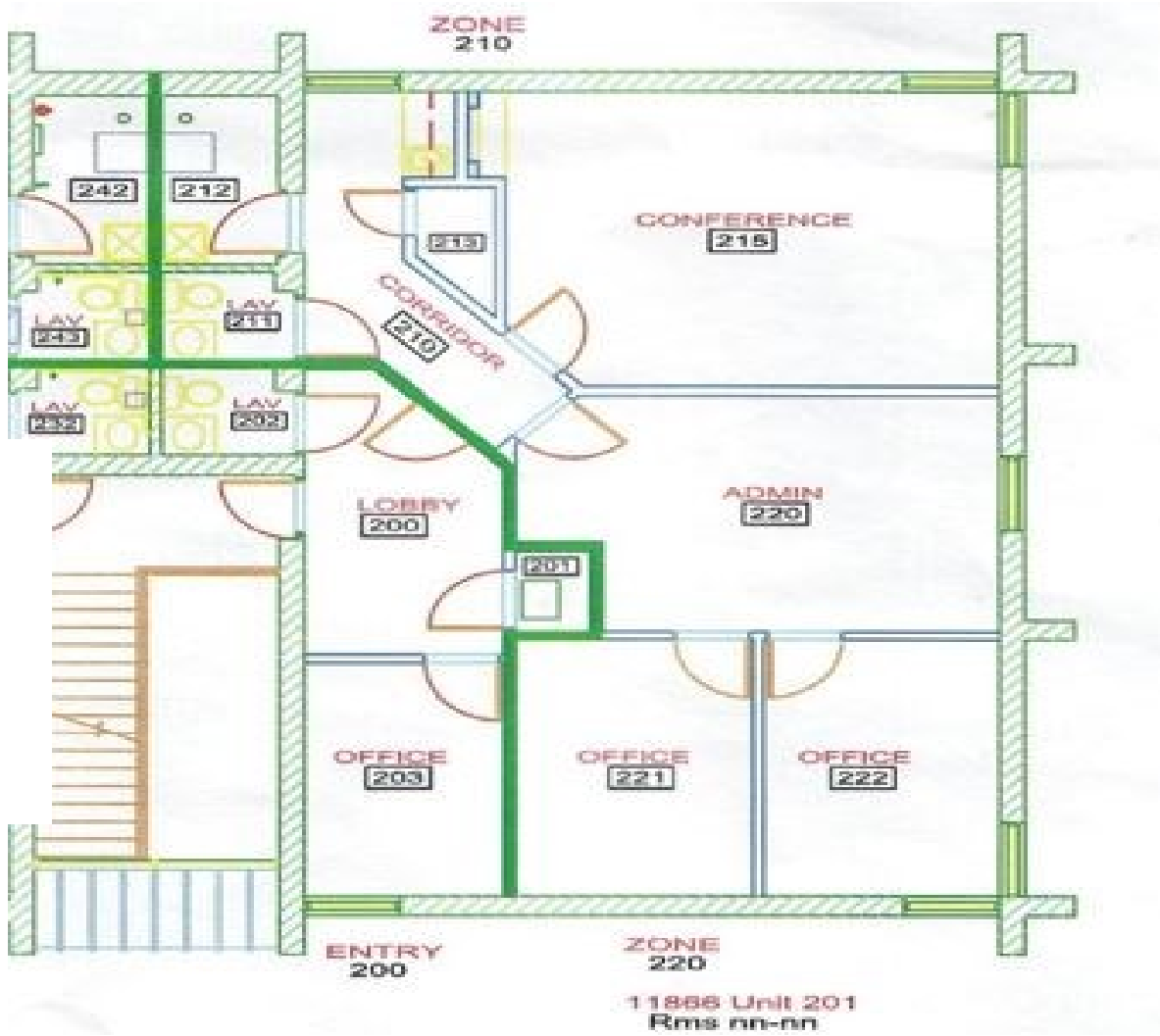
# Building Specifics

- Built in 1980
- 1,352 Square feet
- Zoned for PRC (Commercial/Industrial Dev)
- Metal/steel frame, precast concrete/stone/Brick
- Individual HVAC system
- Signage available in parking lot and on Reston Parkway
- Plenty of open parking

## Proximity to Reston Town Center Metro Station and other Walkable Amenities



# Second Floor



# Demographic Information

(Provided by Costar™)	1 Mile	3 Miles
<b>Population</b>	11,833	86,936
<b>Population Growth 2022—2027</b>	↑4.94%	↑0.94%
<b>Households</b>	5,348	35,730
<b>Household Growth 2022—2027</b>	↑4.73%	↑1.06%
<b>Median Age</b>	40.20	41.10
<b>Median HH Income</b>	\$114,191	\$136,268
<b>Daytime Employees</b>	18,969	65,356

## Area Amenities

