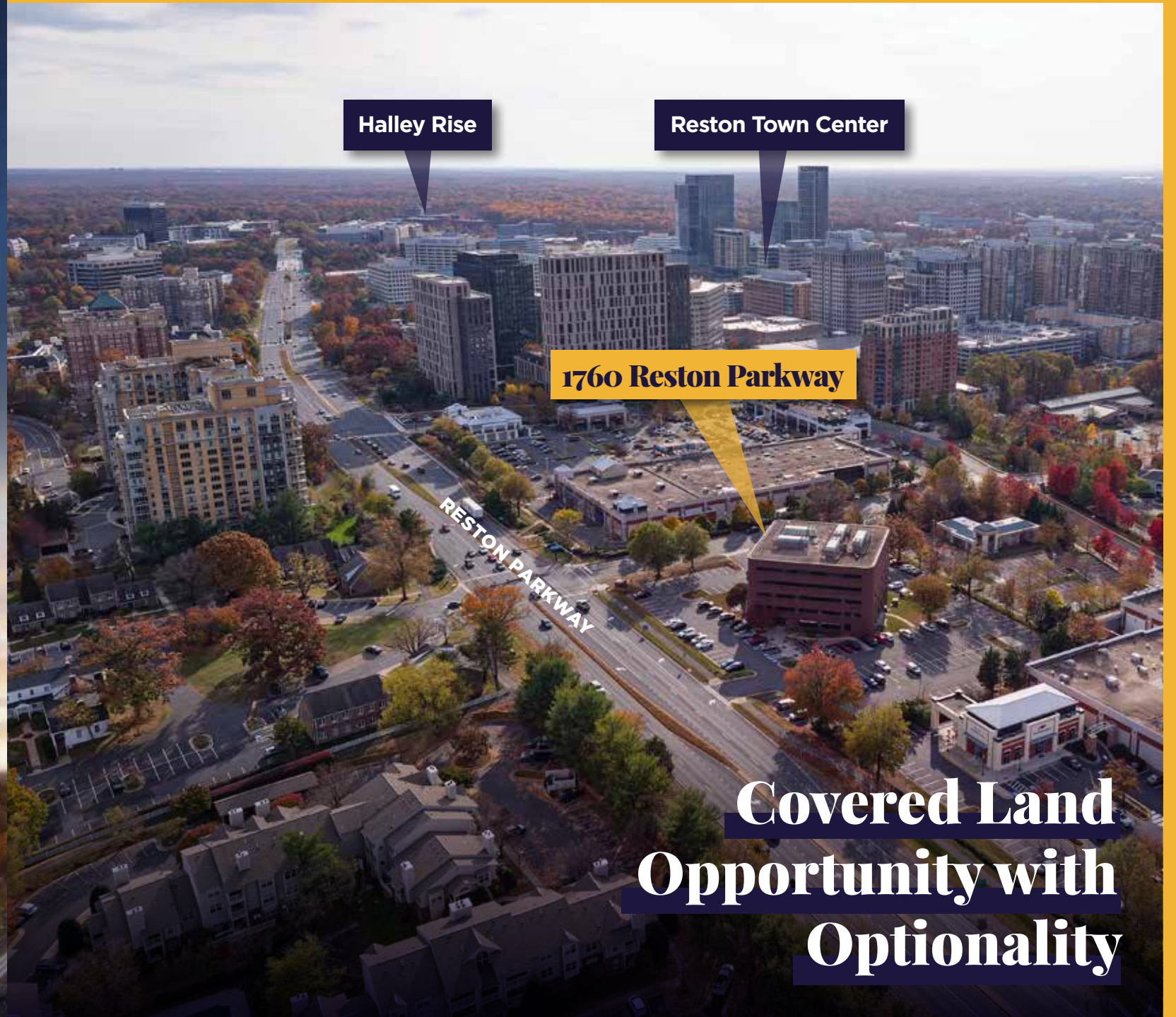


INVESTMENT SALES OFFERING

# 1760 Reston Parkway

Reston, Virginia



Halley Rise

Reston Town Center

1760 Reston Parkway

**Covered Land  
Opportunity with  
Optionality**

# The Offering

**Cushman & Wakefield** is pleased to offer for sale, **1760 Reston Parkway** (the Property), a 55,514 square foot office asset in Reston, VA with significant development potential. Located within Reston Town Center, Northern Virginia's most dynamic submarket, with close proximity to the Dulles Toll Road and Dulles International Airport, an investor is presented with a cash flowing asset that offers multiple future business plans.

## Covered Land Opportunity

- » As-Is Office
- » Medical Office
- » Trophy Office Development
- » Residential Development



# Investment Highlights



## Covered Land Opportunity with Multiple Business Plans

1760 Reston possesses significant optionality as an investor can continue to operate as cost efficient office (historical NOI of \$1.2MM), pursue medical tenants to complement the existing rent roll, pursue a trophy office development, or pursue a residential execution. The rent roll is primed for redevelopment due to the short term WALT and the landlord termination options for the existing tenants.



## Top Notch Retail Amenities

The Property is surrounded by 600,000 SF of world-class retailers and retail operators. Boston Properties' Reston Town Center (0.3 miles away) and Lerner's North Point Village Center & Spectrum Center (adjacent to property). Future tenants or residents will covet access to these retail amenities.



## Basis Reset

The ability to reset basis will allow an investor to pursue tenants at rents that are at a fraction of neighboring properties. Surrounding developments such as Halley Rise and Reston Station possess replacement costs exceeding \$600 PSF and require \$60+/PSF rents. 1760 Reston will be able to execute deals at a compelling price versus the immediate market as the Property's rents are \$15 PSF below the asking rents at Reston Town Center.



1760 Reston Parkway

THE SPECTRUM AT RESTON TOWN CENTER

WHOLE FOODS MARKET Harris Teeter

CAVA BARNES & NOBLE

Starbucks PET SMART

RESTON TOWN CENTER

leidos VW Microsoft

CVS pharmacy UNCLE JULIO'S MEXICAN ATHLETA

bartaco Apple TED'S BULLETIN & pizza J.CREW

ANTHROPOLOGIE MORTON'S THE STEAKHOUSE

PLAZA AMERICA

MOD CVS FIVE GUYS Bonchon

Total Wine & MORE crumbl cookies Michaels

noodles Melting Pot LOFT

CARRABBA'S ITALIAN GRILL

CHIPOTLE MEXICAN GRILL

Chick-fil-z

POTBELLY SANDWICH SHOP

Nando's PERI-PERI CHICKEN

HCAVa

RESTON HOSPITAL CENTER

SUNRISE SENIOR LIVING

RTC WEST [solidcore]

TIKI THAI KOOK DOGG CAFE

M metro

RESTON TOWN CENTER STATION

RESTON CROSSING

ellucian. CISCO BLUE ORIGIN

HALLEY RISE

Wegmans

SHERATON

DULLES AIRPORT

DULLES TOLL ROAD

WASHINGTON, DC

RESTON PARKWAY

# Prime Toll Road Development Location

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