

OFFICE BUILDING FOR SALE

12050 S Lakes Drive
Reston, VA 20191

OFFERED AT
\$1,950,000

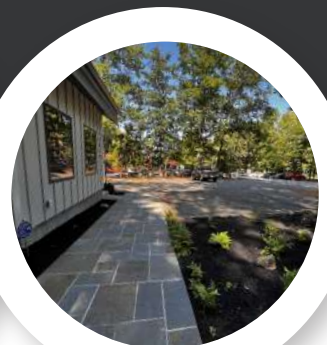
PROPERTY HIGHLIGHTS

- ◆ 3,214 Total SF on two floors
 - ◆ 2,014 SF on First Floor
 - ◆ 1,200 SF on Second Floor
- ◆ Lot size: 28,118 SF | approx. 0.65 acres
- ◆ Zoning: I-4
- ◆ 16 parking spaces
- ◆ Unique opportunity/space
- ◆ Newly renovated
- ◆ Close proximity to Reston Town Center Metro Station, Reston Town Center, Dulles Toll Road and Reston Station Retail



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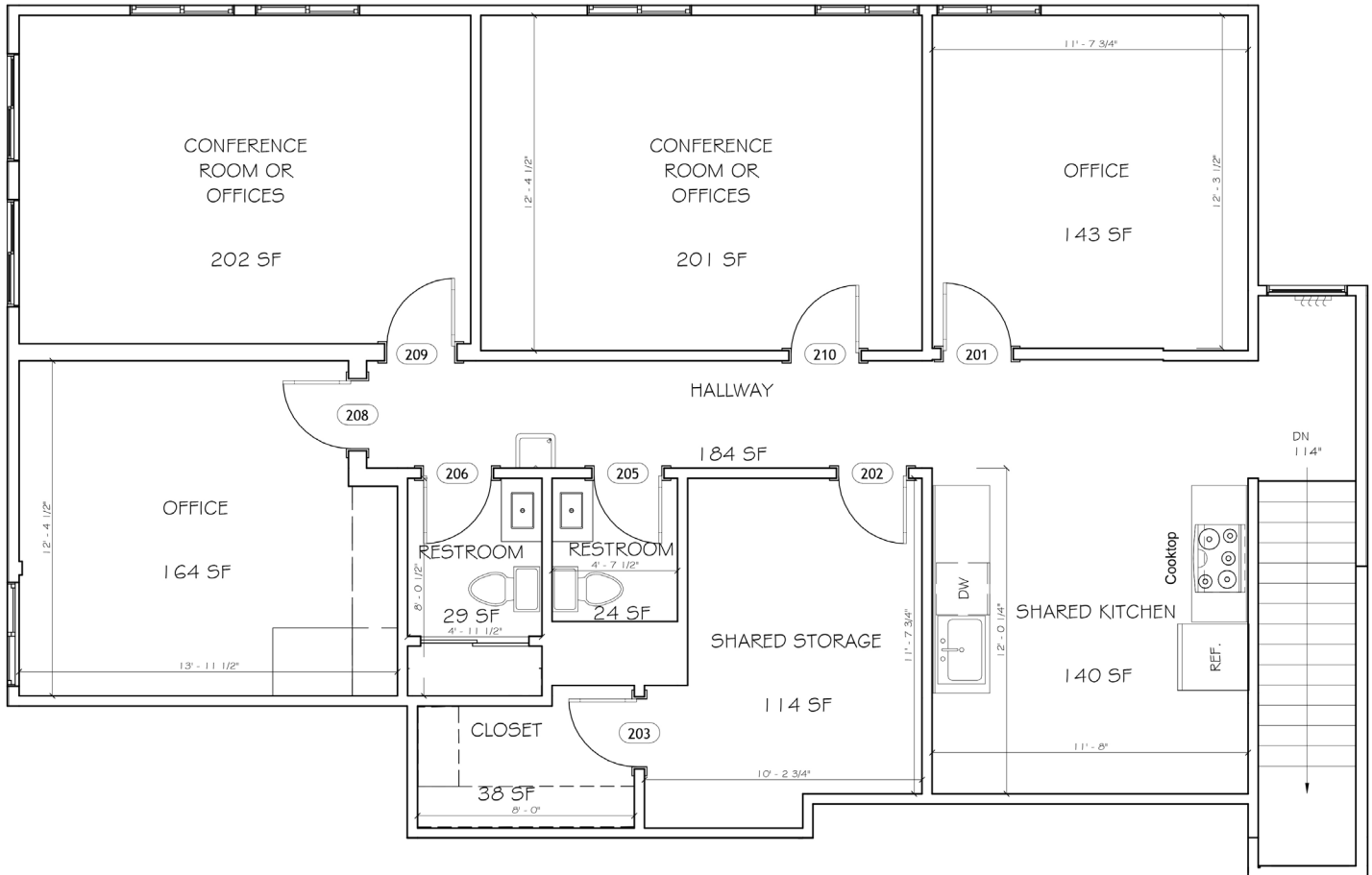


FLOOR PLAN | 1ST FLOOR



① 1ST FLOOR NEW
1/4" = 1'-0"

FLOOR PLAN | 2ND FLOOR



LIST OF RENOVATIONS

- ◆ New roof
- ◆ New siding - exteriors
- ◆ New exterior trim
- ◆ New gutters
- ◆ New windows and doors
- ◆ New lead walk and exterior stairs/rails
- ◆ Updated HVAC condensers
- ◆ Improved insulation as needed
- ◆ Rear patio
- ◆ All new bathrooms
- ◆ New kitchen
- ◆ All new interior trim and doors
- ◆ New plumbing and electrical
- ◆ New flooring throughout
- ◆ In-ceiling speakers
- ◆ Improved landscape





