

# 11868 SUNRISE VALLEY DRIVE

#101 / #201  
RESTON, VIRGINIA



## FOR SALE

**\$1,563,000**

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

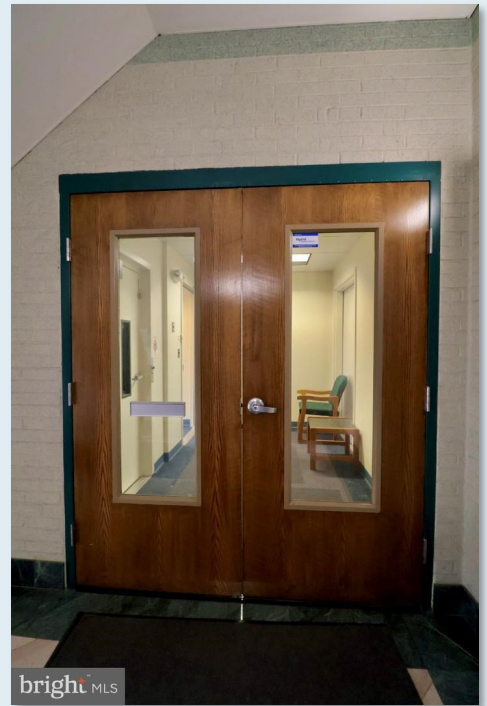


**MEASUREMENT  
ANALYSIS  
CORPORATION**



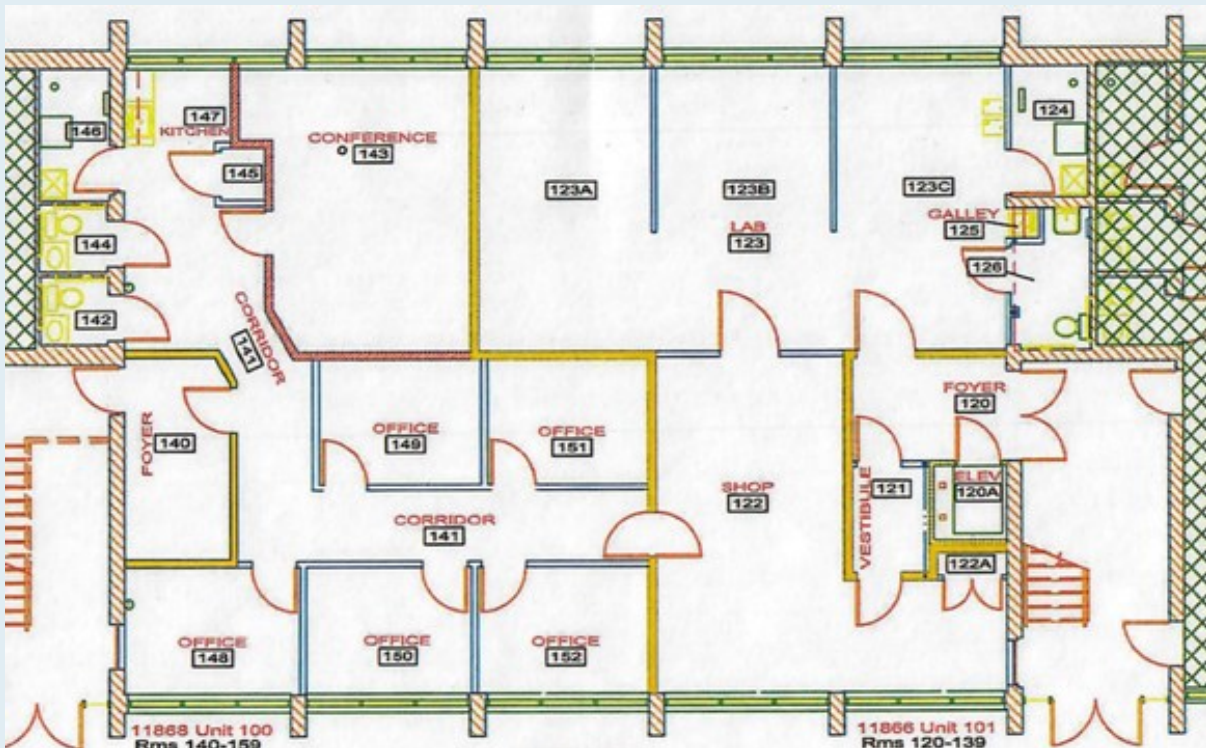
# Overview

- This 2 story condo, nearly 5,800 SF building is currently built out as office space
- Conveniently located off the Dulles toll road and two blocks from the Silver Line at Reston Town Center Metro Station
- Located in Reston Business Center
- Free surface parking
- Each floor has Two HVAC systems, one at each end
- Windows over looking Reston Parkway
- Health club two 2 blocks away on Sunrise Valley Dr.
- Signage opportunity On Reston Parkway
- Separate entrances on each end of units
- Elevator in suite 750 LBS capacity
- Quick access to major Virginia roadways via Dulles Access Toll Rd. No toll to airport (IAD)
- Convenient to shopping, banking, dining at Reston Town Center and Plaza America
- Reston National Golf Course across the street

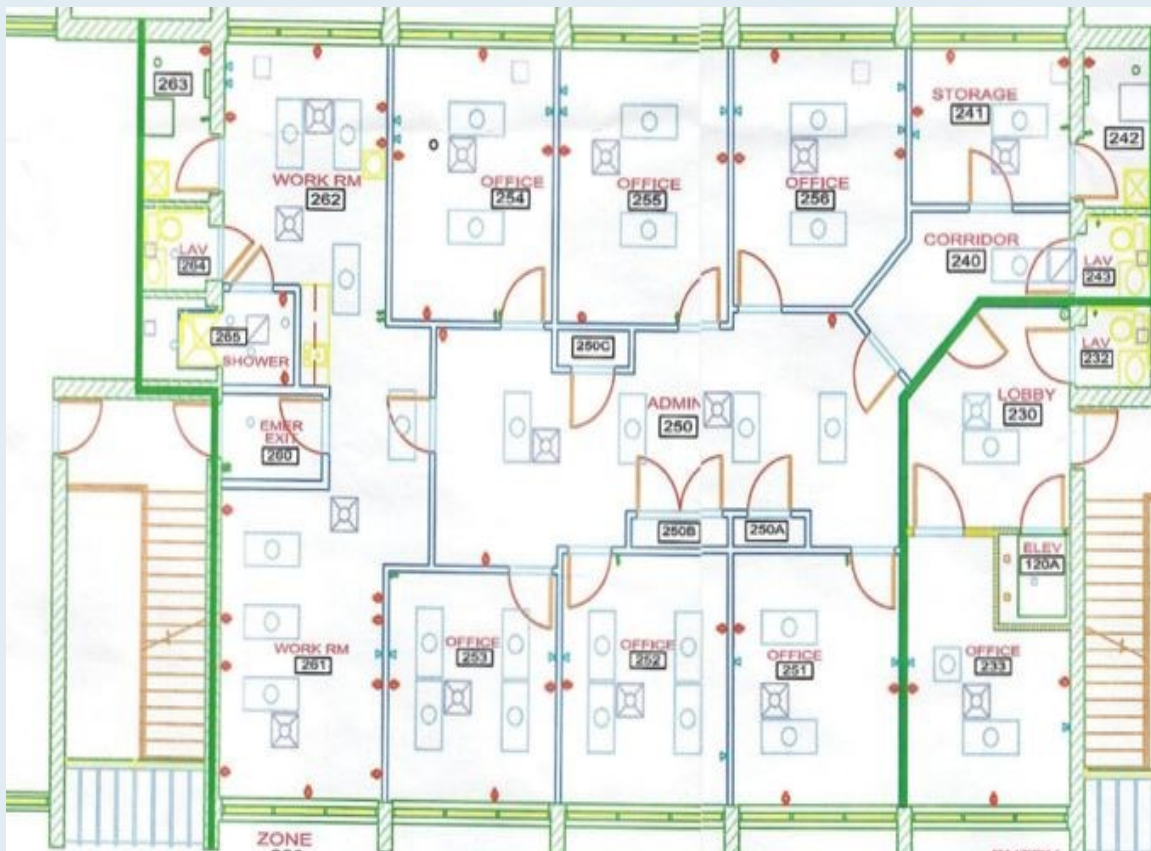


# Floor Plan

## Lover Level #101



## Upper Level #201

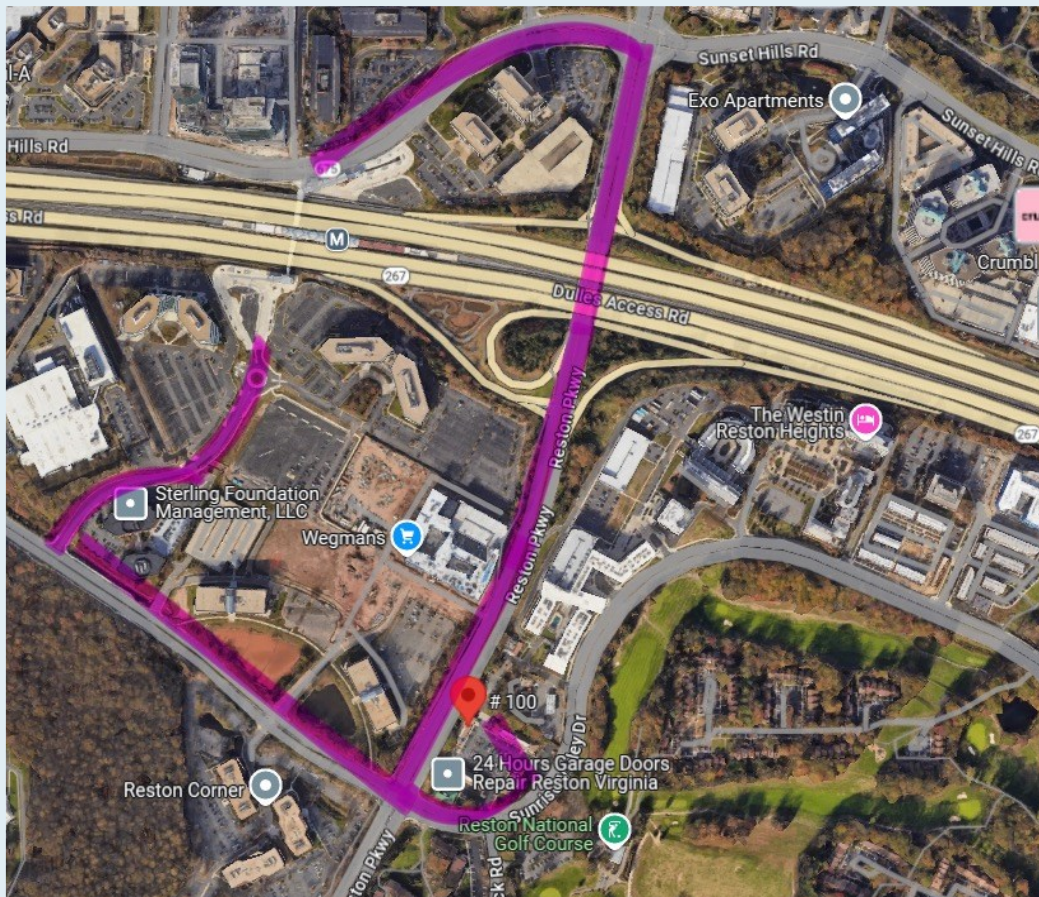




# Building Specifics

- Built in 1980
- 5,790 GSF
- Plenty of Surface Parking
- Zoned for PRC (Commercial/Industrial Dev)
- Metal/steel frame, precast concrete/stone
- Two (2) HVAC system per floor on each end
- Elevator in suite 750 LBS capacity
- Close to shopping, restaurants within walking distance

## Proximity to Reston Town Center Metro Station





# Demographic Information

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

## Area Amenities

