

HIGH END SUBLEASE

12120 SUNSET HILLS RD



THE GENAU GROUP



3D Tour & Photos!



AVAILABLE TERMS

- 5,932 SF
- Newly Renovated in 2014
- Price per SF negotiable
- Available now thru September 2026

FLEXIBLE SUBLEASE TERMS

## FLOOR PLAN



- 12 private offices
- 2 large conference rooms
- 10 work stations
- 2 storage areas
- 1 kitchen & coffee bar
- 1 large dining area

### PARKING DETAILS

- COVERED AND SURFACE PARKING AVAILABLE
- 70 SURFACE
- 250 COVERED

FOR MORE INFORMATION PLEASE CONTACT

Emily Wright, Advisor

(202)-798-5028

[emilywright@thegenaugroup.com](mailto:emilywright@thegenaugroup.com)

## SPACE HIGHLIGHTS

- Open floor plan layout
- Walking distance to Reston Town Center
- Large offices with natural light
- In-office coffee bar
- Large recreation area
- Private rooms for testing/ meetings
- Collaborative spaces
- Two kitchen areas

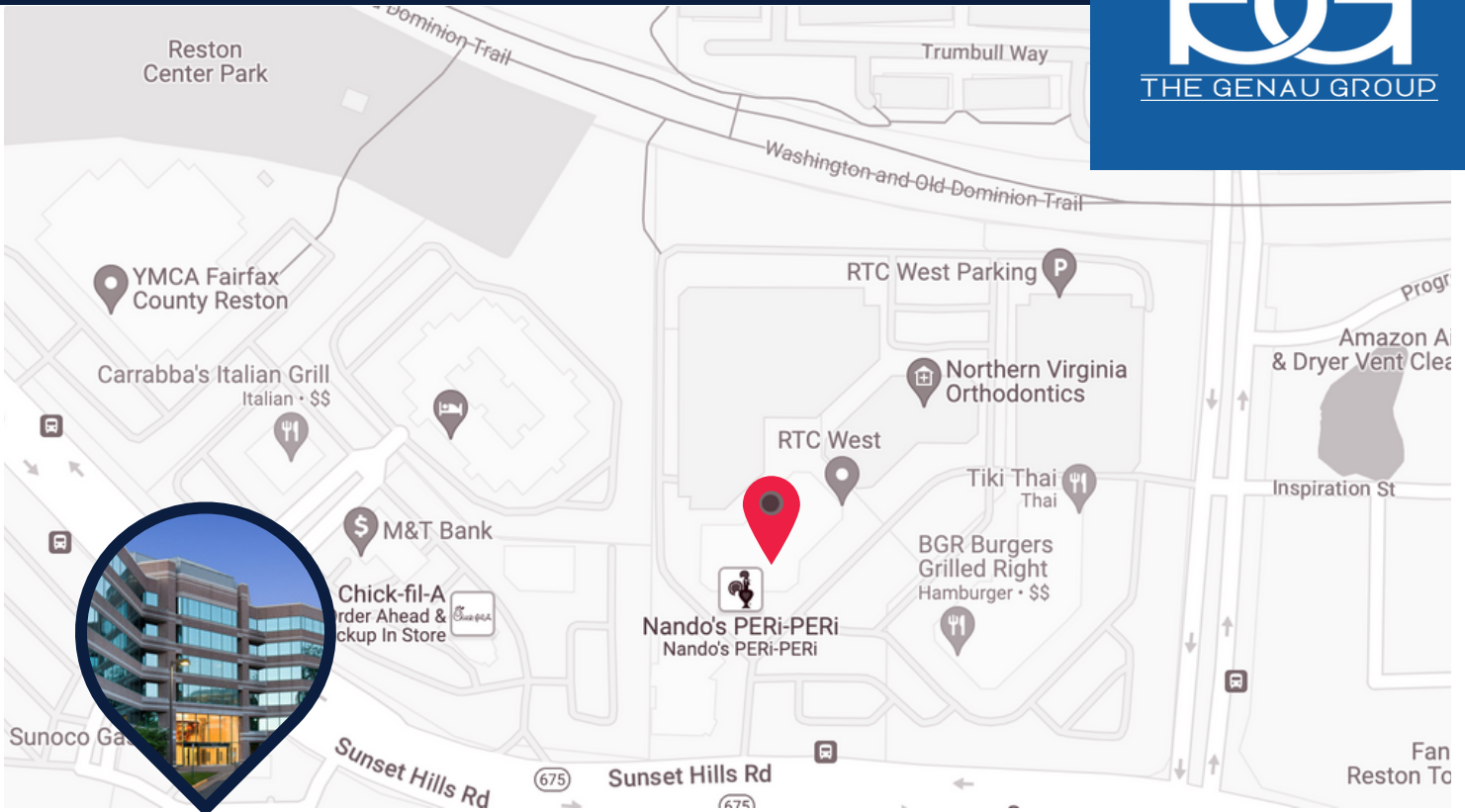


FOR MORE INFORMATION PLEASE CONTACT

Emily Wright, Advisor

(202)-798-5028

[emilywright@thegenaugroup.com](mailto:emilywright@thegenaugroup.com)



## NEARBY AMENITIES



**PARKING** 70 Available (Surface), 250 Spaces (Covered)

**AIRPORT** 41 min drive to Ronald Reagan Washington National Airport

**WALK SCORE** Very Walkable (74)

**TRANSIT SCORE** Good Transit (59)

12120 Sunset Hills Rd  
Reston, VA



The above information was obtained from sources we deem to be reliable. However, we have not verified its accuracy, and make no warranties thereof. It is submitted subject to the possibility of errors and omissions, as well as prior leasing and change of price. Furthermore, it may be withdrawn with or without notice without penalty.

12120 Sunset Hills Rd  
Reston, VA



The above information was obtained from sources we deem to be reliable. However, we have not verified its accuracy, and make no warranties thereof. It is submitted subject to the possibility of errors and omissions, as well as prior leasing and change of price. Furthermore, it may be withdrawn with or without notice without penalty.

12120 Sunset Hills Rd  
Reston, VA



The above information was obtained from sources we deem to be reliable. However, we have not verified its accuracy, and make no warranties thereof. It is submitted subject to the possibility of errors and omissions, as well as prior leasing and change of price. Furthermore, it may be withdrawn with or without notice without penalty.

12120 Sunset Hills Rd  
Reston, VA



The above information was obtained from sources we deem to be reliable. However, we have not verified its accuracy, and make no warranties thereof. It is submitted subject to the possibility of errors and omissions, as well as prior leasing and change of price. Furthermore, it may be withdrawn with or without notice without penalty.



12120 Sunset Hills Rd  
Reston, VA



The above information was obtained from sources we deem to be reliable. However, we have not verified its accuracy, and make no warranties thereof. It is submitted subject to the possibility of errors and omissions, as well as prior leasing and change of price. Furthermore, it may be withdrawn with or without notice without penalty.



## THE SUBLEASING TEAM



**Fletcher Gill**, Managing Partner



**Emily Wright**, Advisor

Phone: (202)-798-5028

[emilywright@thegenaugroup.com](mailto:emilywright@thegenaugroup.com)