

RESTON OFFICE & FLEX SPACE AVAILABLE FOR LEASE



**11495 SUNSET HILLS ROAD
RESTON, VIRGINIA 20190**

PROPERTY HIGHLIGHTS

- Two story, 40,471 square foot office/flex office building
- Renovated lobbies and common areas
- Walking distance from the Wiehle - Reston East Metro Station, W&OD bike trail, restaurants and shopping
- Available suites range in size from 2,492 to 4,816 square feet
- Conveniently located less than 1/3 mile from the Dulles Toll Road. Providing tenants easy access to Tysons Corner, Washington DC and Dulles Airport
- Free surface parking at both the front and rear entrances of the building.

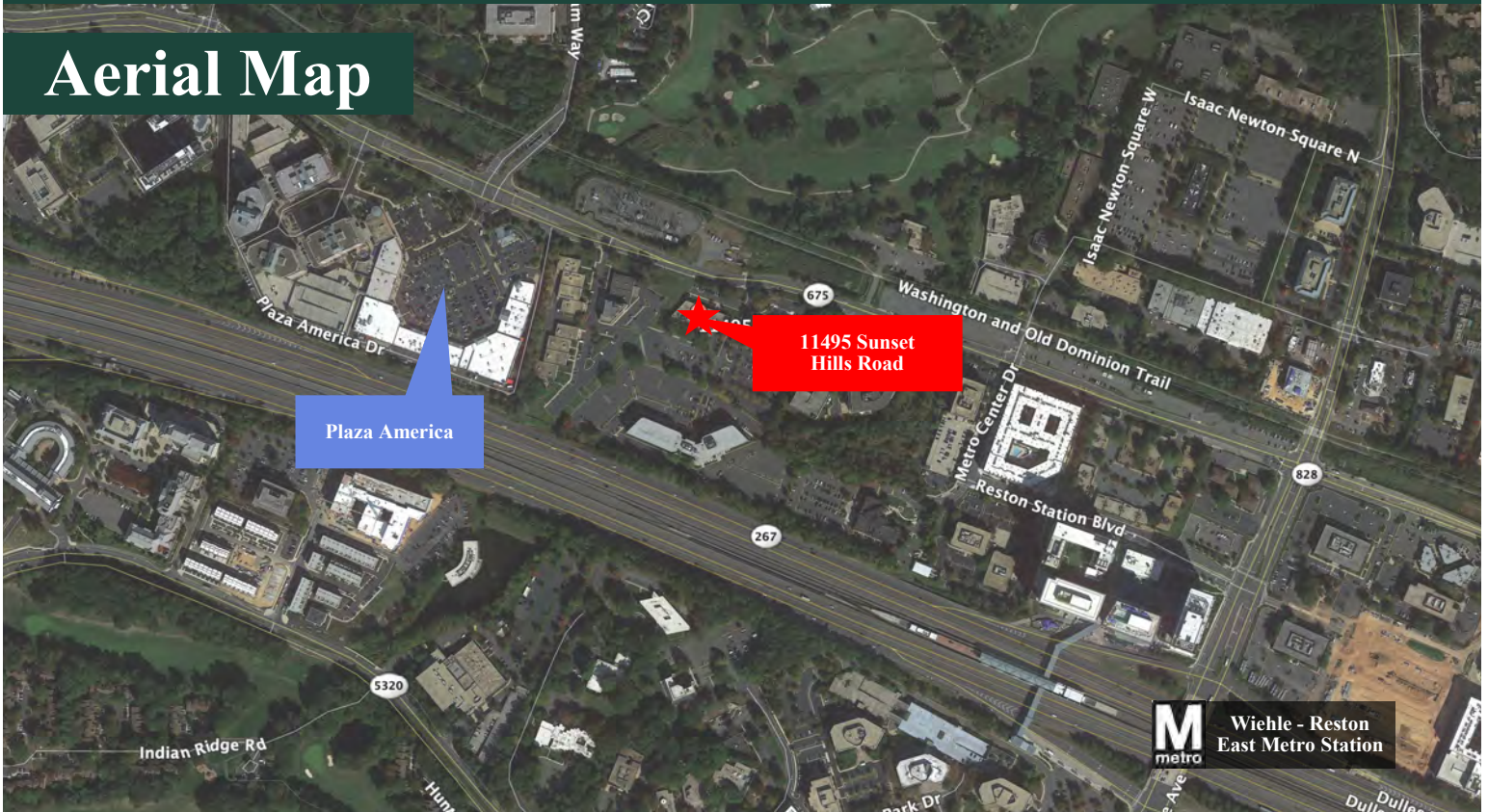
For Leasing
Information
Please Contact:

MEANY & OLIVER

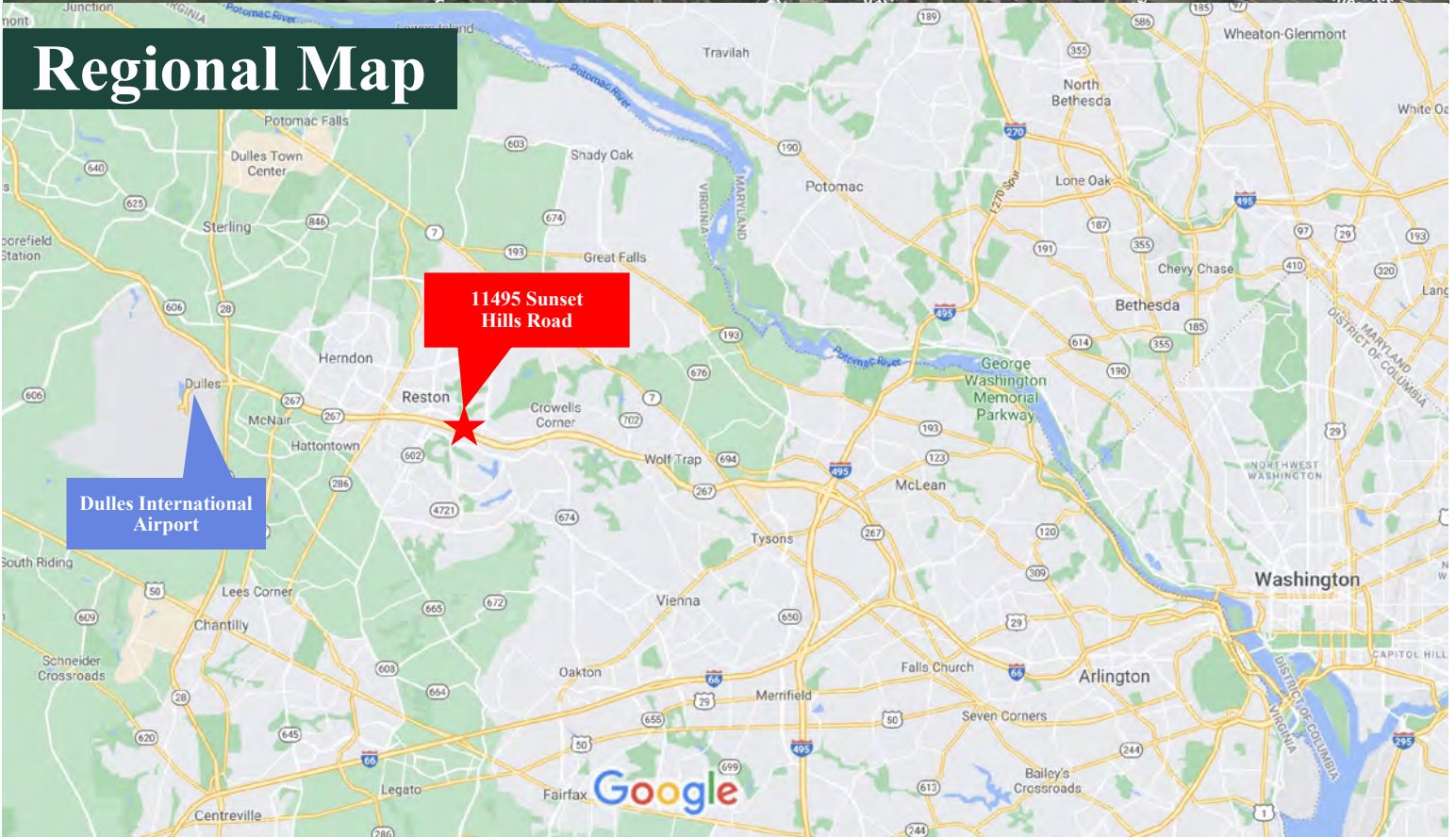
Phone: 703.448.9400

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Aerial Map



Regional Map



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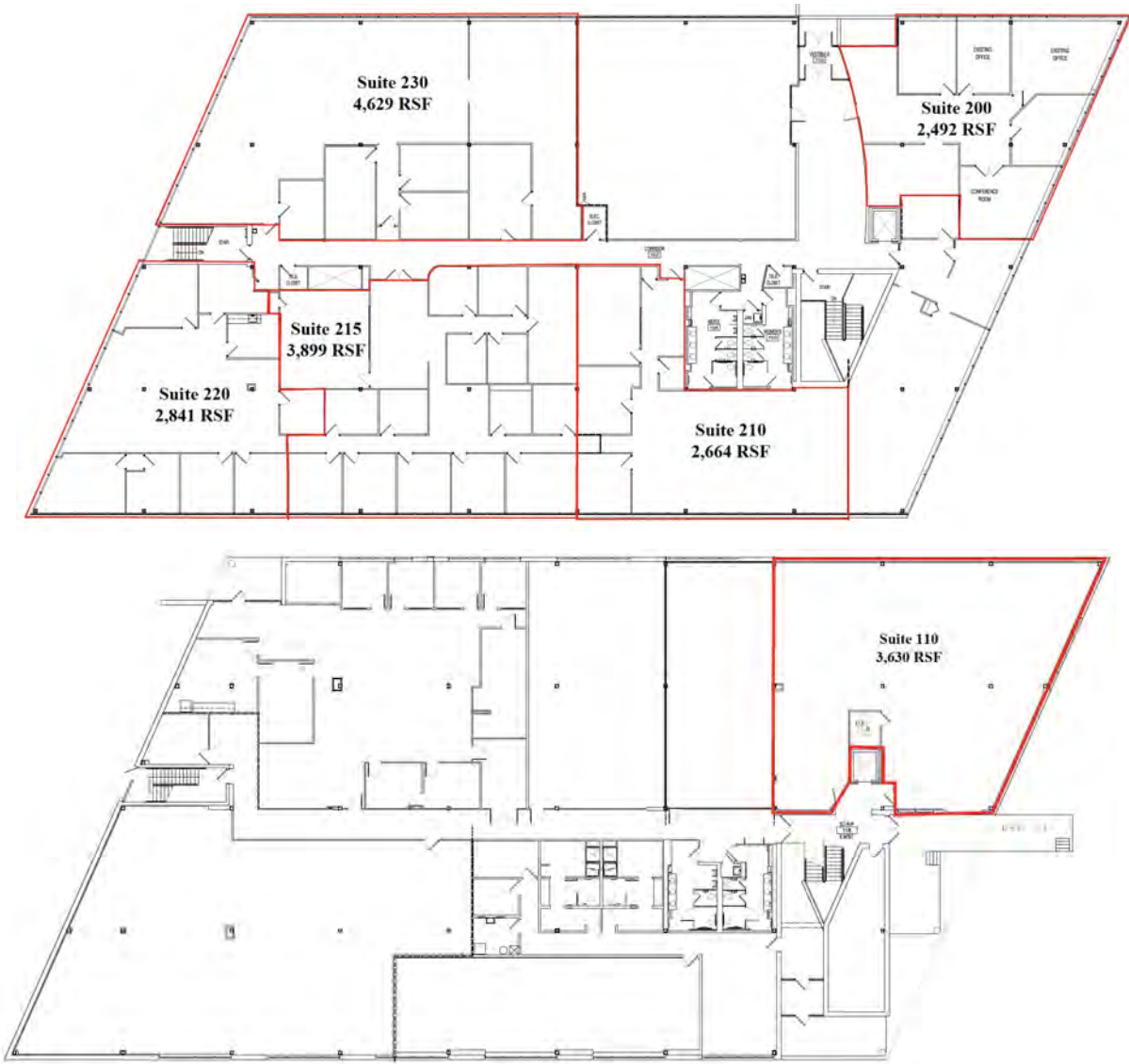
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Floor Plans



Available Suites

Suite	Use	Size	Rent (PSF)
110	Flex	3,630	\$22.50/FS
200	Office	2,492	\$21.75 FS
210	Office	2,644	\$21.75 FS

Suite	Use	Size	Rent (PSF)
215	Office	3,899	\$21.75/FS
220	Office	2,841	\$21.75/FS
230	Office	4,629	\$21.75/FS

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