



1800  
Alexander Bell Drive

RESTON'S

**BEST VALUE**

# BUILDING FEATURES



Debt Free Building Under Strong New Ownership



Updated Common Areas & Bathrooms



New Conference Center



Multiple Balconies Available



On-site Fitness Facility, Locker Rooms



W&OD Trail Adjacent to Building



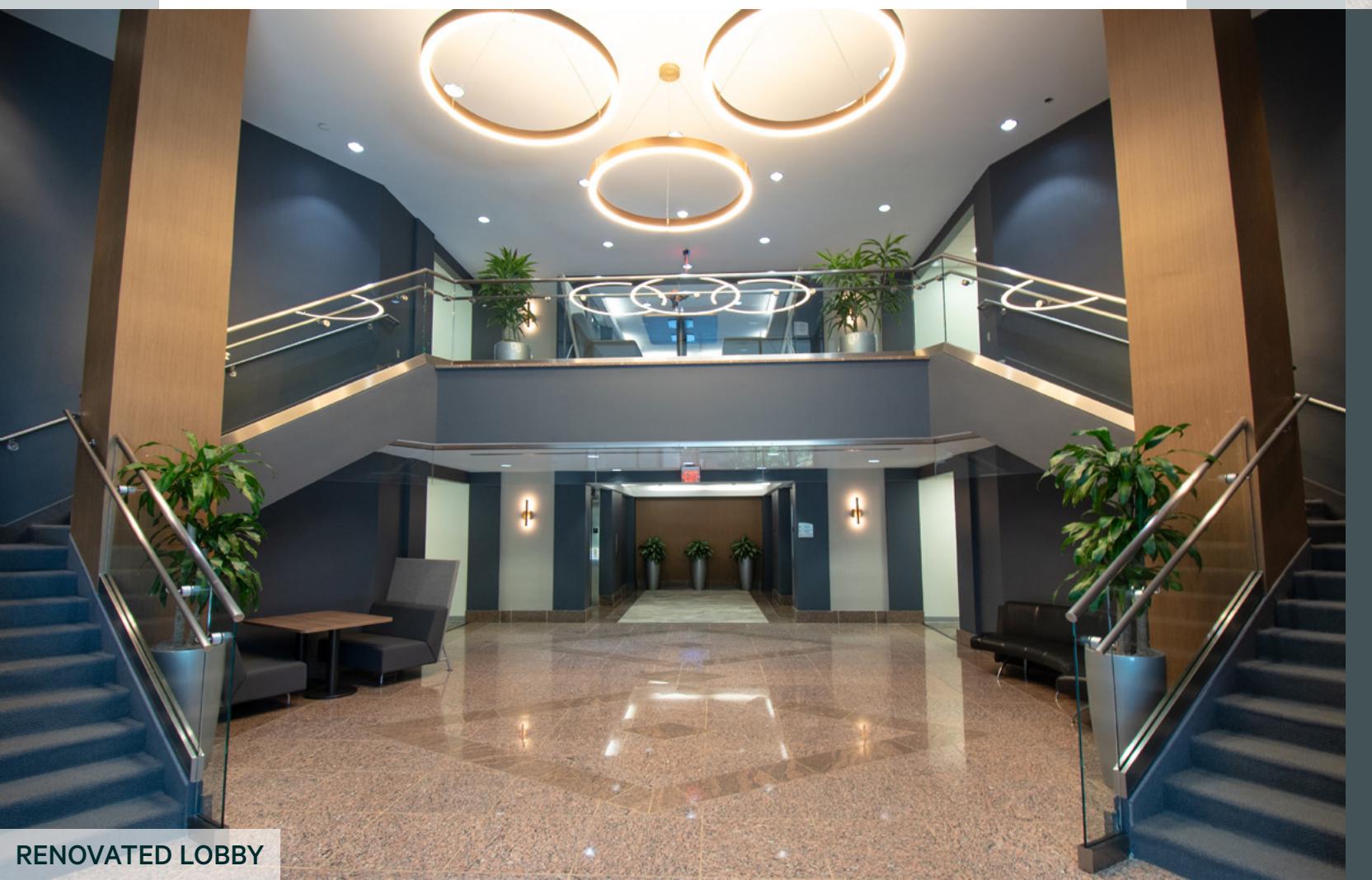
Convenient Access to Dulles Toll Road, Reston Town Center & Wiehle-Reston East Metro



3.5/1,000 RSF Parking Ratio



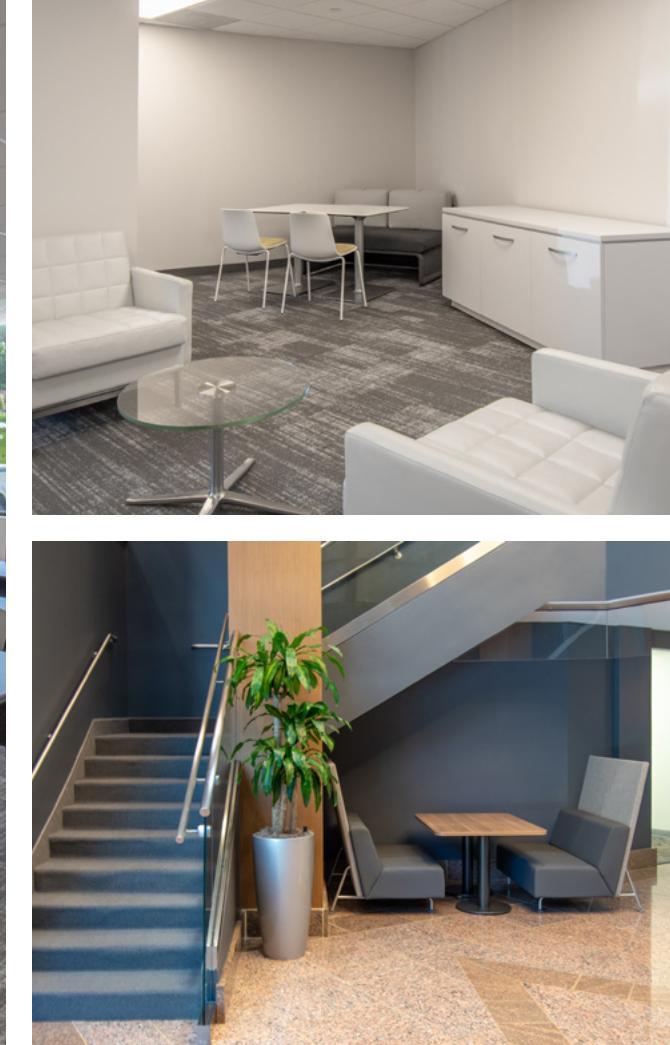
Covered Parking Available



RENOVATED LOBBY



CONFERENCE CENTER



# CAPITAL IMPROVEMENT

\$2.6M

Capital Expenditures Since 2018

\$1.8M

HVAC System

\$450k

Building Waterproofing

\$175k

Lobby Entrance Update

\$90k

Corridors Update

\$4.1M

Tenant Improvements

# THE OPPORTUNITY

1800 Alexander Bell Drive is the place to be...



15 shopping centers within a 10-minute drive offers a diverse & thriving amenity base



Toll Road proximity allows quick access to downtown Washington, multiple airports & a broad retail base



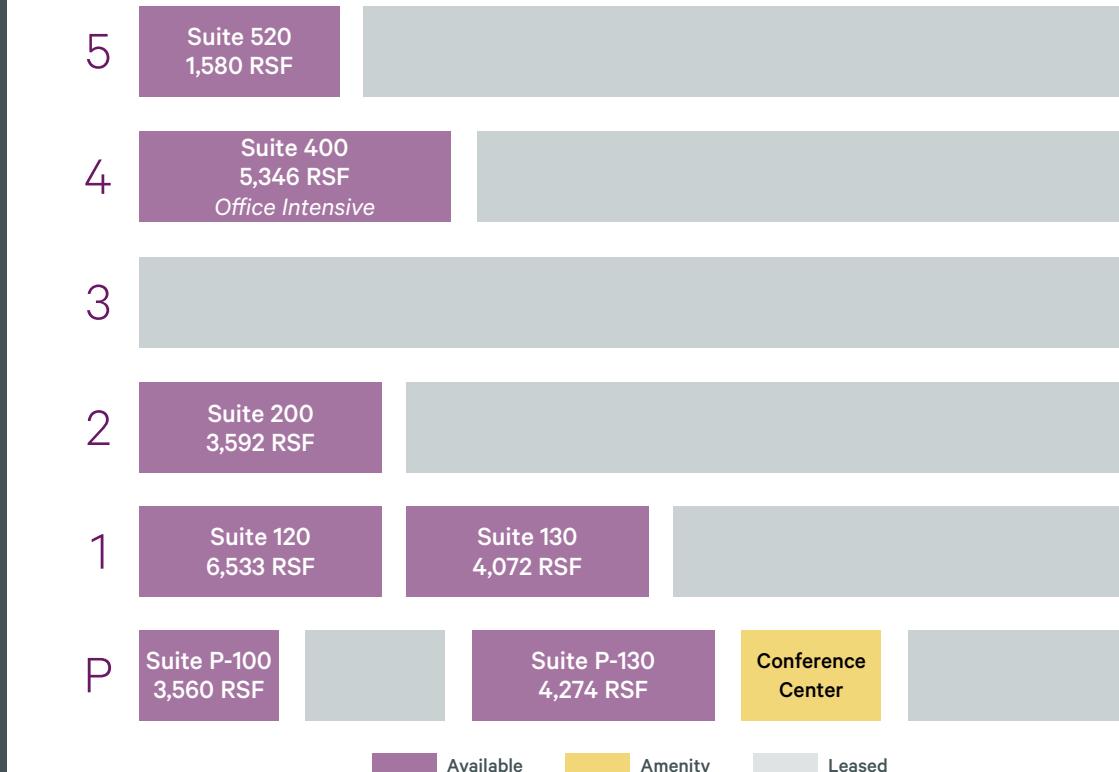
One mile from Wiehle-Reston Silver Line station



Silver Line's second phase opened in 2020 with connectivity to Reston Town Center, Dulles International Airport and Loudoun County



# AVAILABILITY



\$27/SF  
Rental Rate  
Base Year Lease

\$35/SF  
Tenant Improvement  
Allowance  
or  
Move-In  
Ready

- Landlord has ability to finance more tenant improvement allowance
- Ability to fund tenant improvement allowance without lender approval

RESTON, VIRGINIA

# THE AREA

Situated in the heart of the Dulles Tech Corridor, Reston, Virginia was voted in 2018 as one of the Best Places to Live in Virginia by Money Magazine. Virginia's first planned community, Reston combines a strategic business location midway between Washington DC and Dulles International Airport, with walkable, quality of life-enhancing amenities that include Metro, Reston Town Center and numerous community benefits such as the W&OD walk/bike path.

## SHOPPING

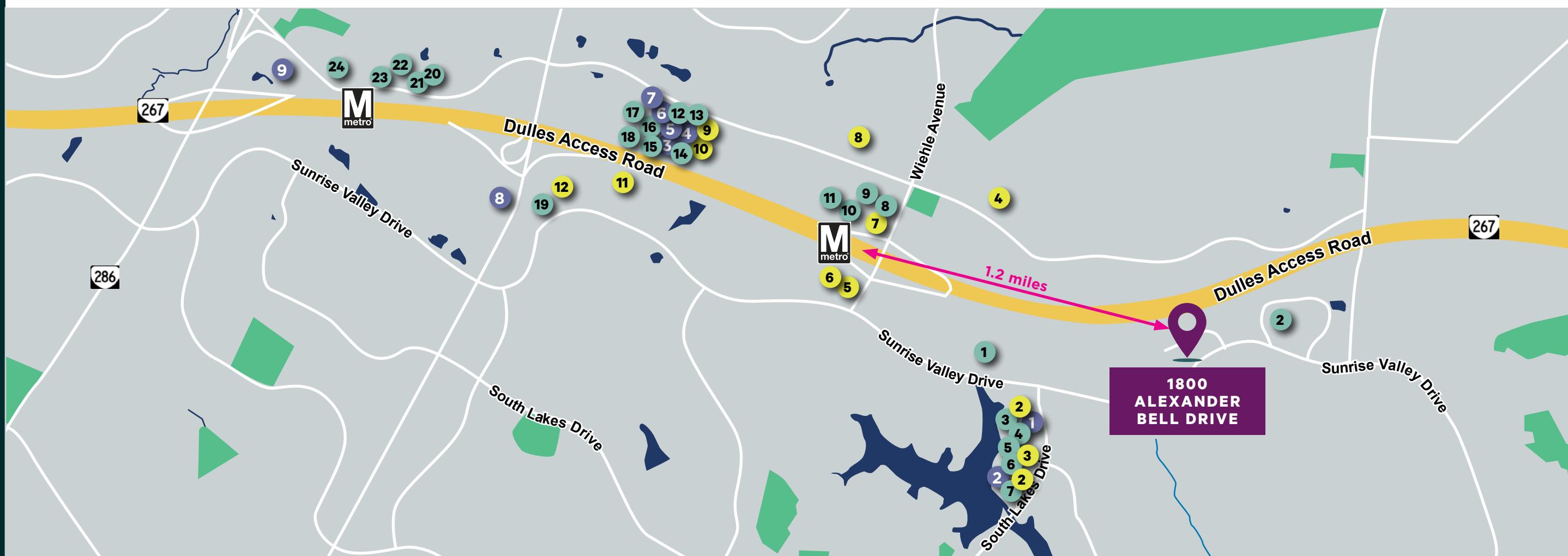
- 1 Safeway
- 2 CVS
- 3 Whole Foods
- 4 LOFT
- 5 CVS
- 6 Michael's
- 7 Total Wine
- 8 Wegmans
- 9 Target

## DINING

- 1 Carolina's Deli
- 2 Uptown Cafe
- 3 Lakeside Asia Cafe
- 4 Cafesano
- 5 Red's Table
- 6 The Red Bird
- 7 Starbucks
- 8 Matchbox
- 9 Founding Farmers
- 10 Davio's Northern Italian Steakhouse
- 11 Big Buns
- 12 Zoe's Kitchen
- 13 Brown Bag
- 14 Bonchon
- 15 Tropical Smoothie
- 16 Five Guys
- 17 The Melting Pot
- 18 Saa Thai & Sushi
- 19 MyHome Thai Bistro
- 20 Tiki Thai
- 21 Kook Dogg Cafe
- 22 Nando's PERi-PERi
- 23 Cooper's Hawk
- 24 Chick-fil-A

## LIFESTYLE

- 1 Truist
- 2 The UPS Store
- 3 Hand & Stone Massage
- 4 SkateQuest
- 5 Fed-Ex Office Center
- 6 United Bank
- 7 Scissors & Scotch
- 8 OneLife Fitness
- 9 Truist
- 10 Spa Noa
- 11 The Westin Hotel - Reston
- 12 Sheraton Hotel - Reston



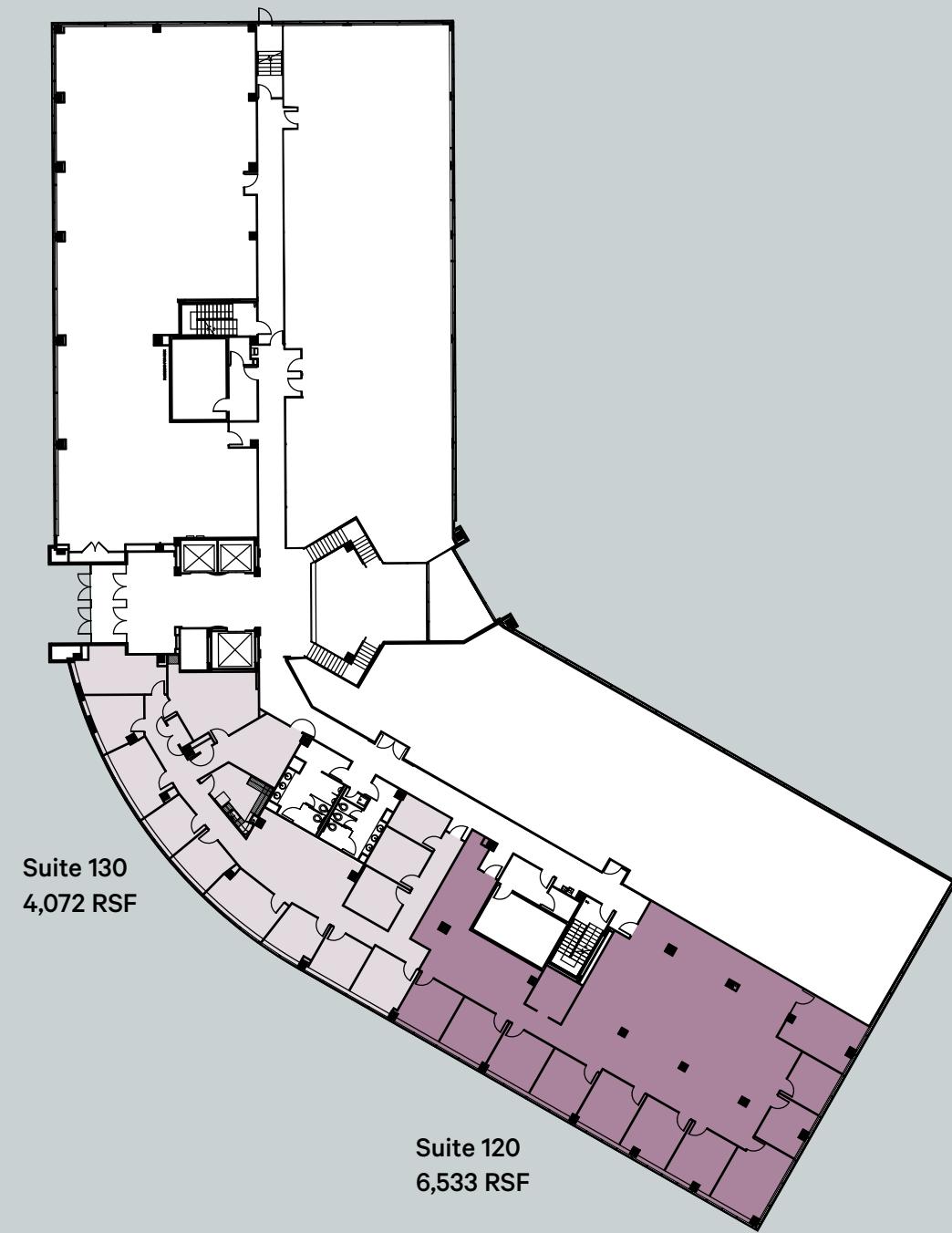
1800 ALEXANDER BELL DRIVE

## PLAZA FLOOR

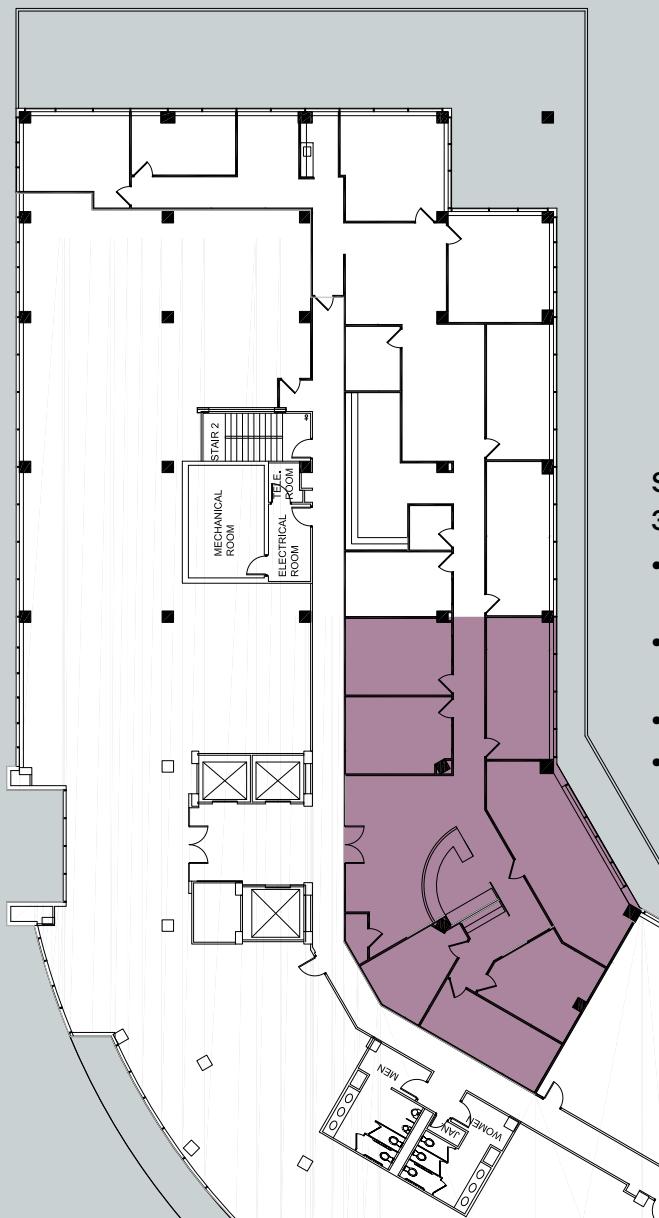


1800 ALEXANDER BELL DRIVE

## FIRST FLOOR



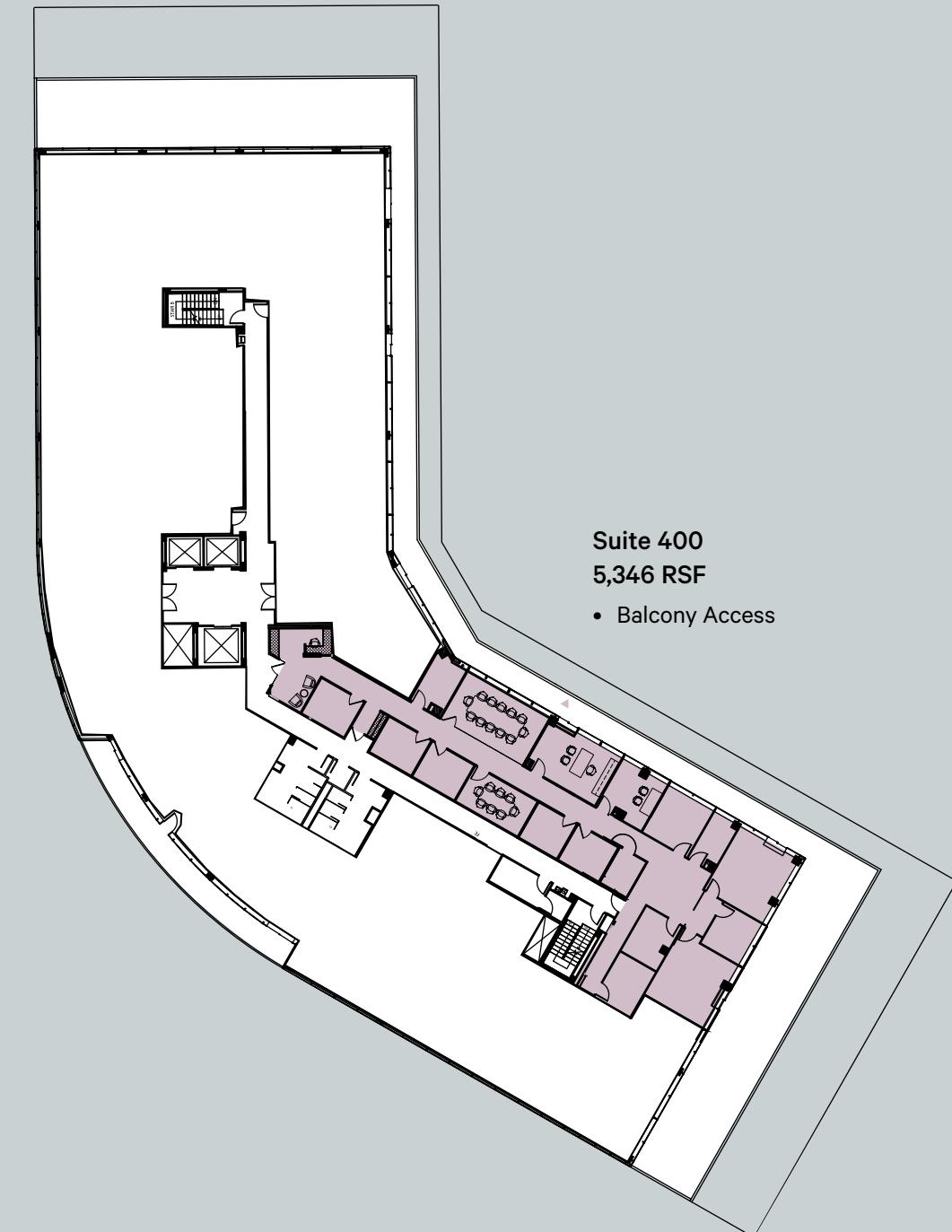
## SECOND FLOOR



**Suite 200**  
3,592 RSF

- Prominent Elevator Lobby Exposure
- Tenant-exclusive Balcony
- Occupancy – 90 Days
- Furniture Available

## FOURTH FLOOR



**Suite 400**  
5,346 RSF

- Balcony Access

1800 ALEXANDER BELL DRIVE

## FIFTH FLOOR

