

Plug & Play Leasing Opportunity in the Heart of Reston



11501 Sunset Hills Road
Reston, VA 20190

Property highlights

Triangle Park
11501, 11503 Sunset Hills
Reston, VA 20190

- Adjacent to Whole Foods anchored Plaza America retail center, Starbucks, CVS, Total Wine and 9 fast casual dining options
- On-site amenities include a dry-cleaner, Epic Athletic Center, a 24-hour gym, and Childtime Learning Center, an infant care, Preschool and Pre-K learning center
- Convenient access to Dulles Toll Road & Fairfax County Parkway
- Four Story Office Building and Contiguous Single-Story Flex / Retail
- Immediate access to Wiehle Metro via Fairfax City Cue bus, which stops at property's entrance, or an 8-minute walk to Metro platform
- Ample free surface parking
- Local building engineer & ownership



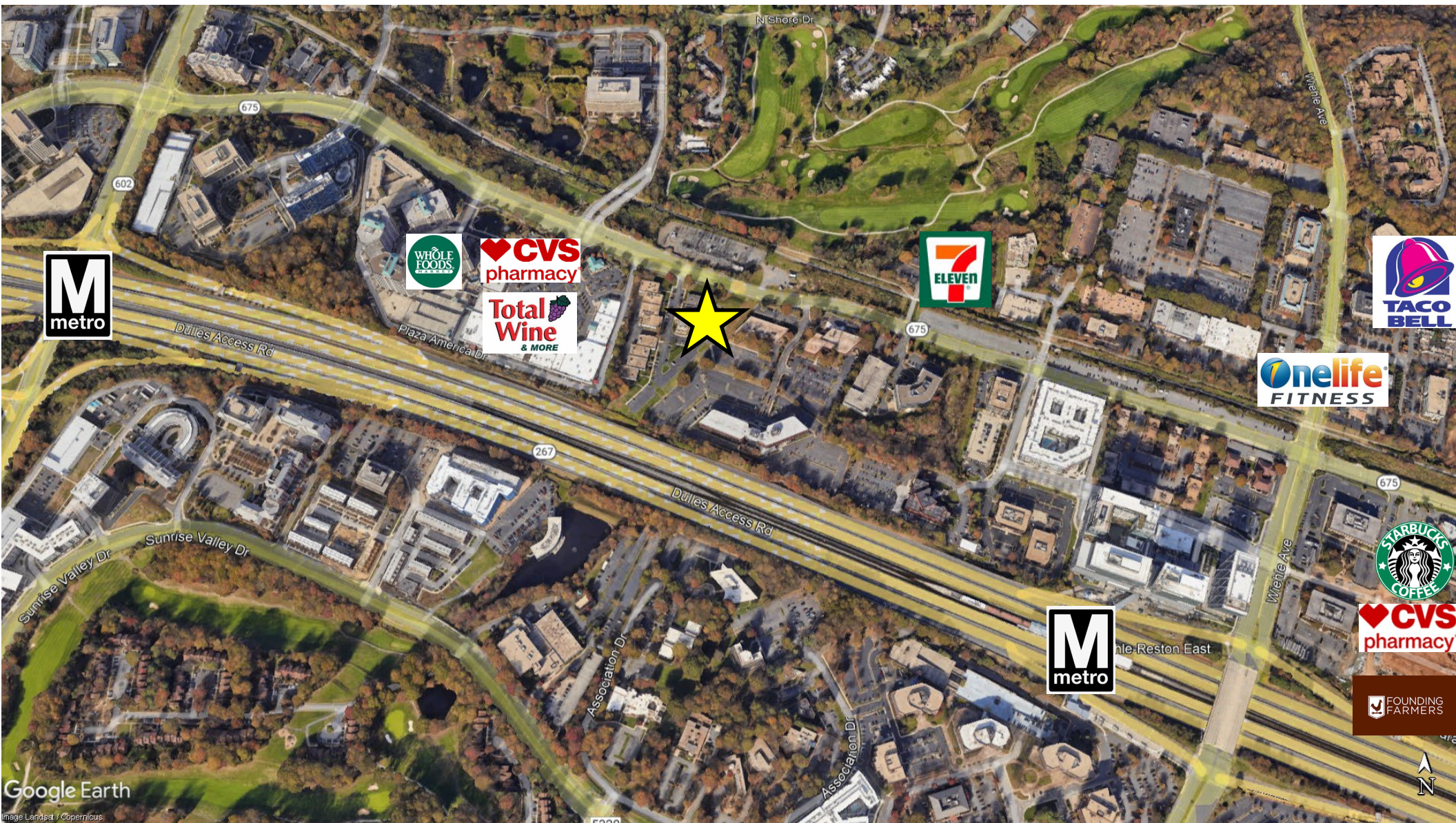
At-a-Glance

11501 Sunset Hills Road, Reston

Floor Size:	10,000 sf	Stories:	4
Rent psf:	Office - \$23.00 fs	Adjacent to:	Plaza America
Parking:	3.6 spaces per 1,000 rsf	Nearest Metro:	Wiehle (Silver Line)

Location & amenities

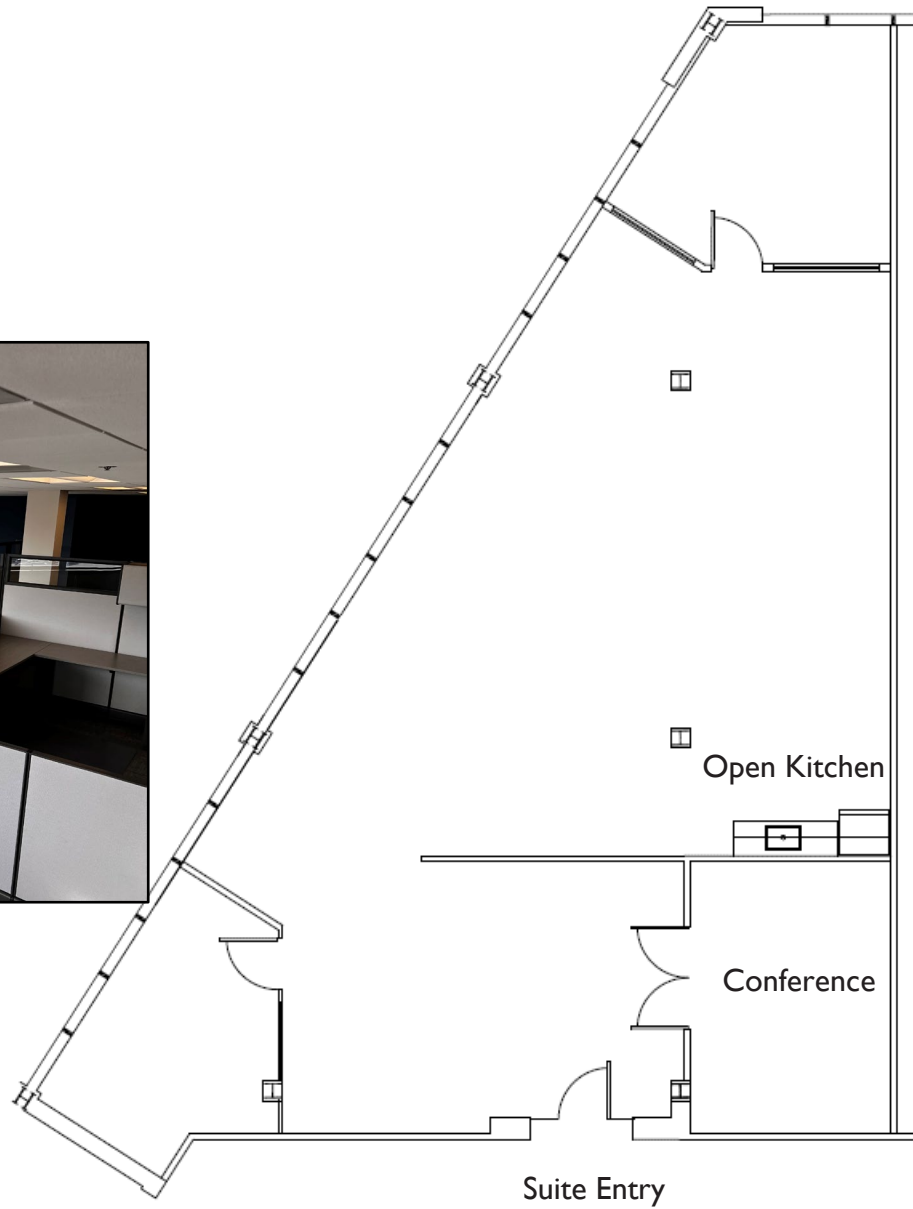
Triangle Park
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Second floor

Triangle Park
11501 Sunset Hills
Reston, VA 20190

Suite 250 – Approx 2,822 RSF
Furnished and Cabled

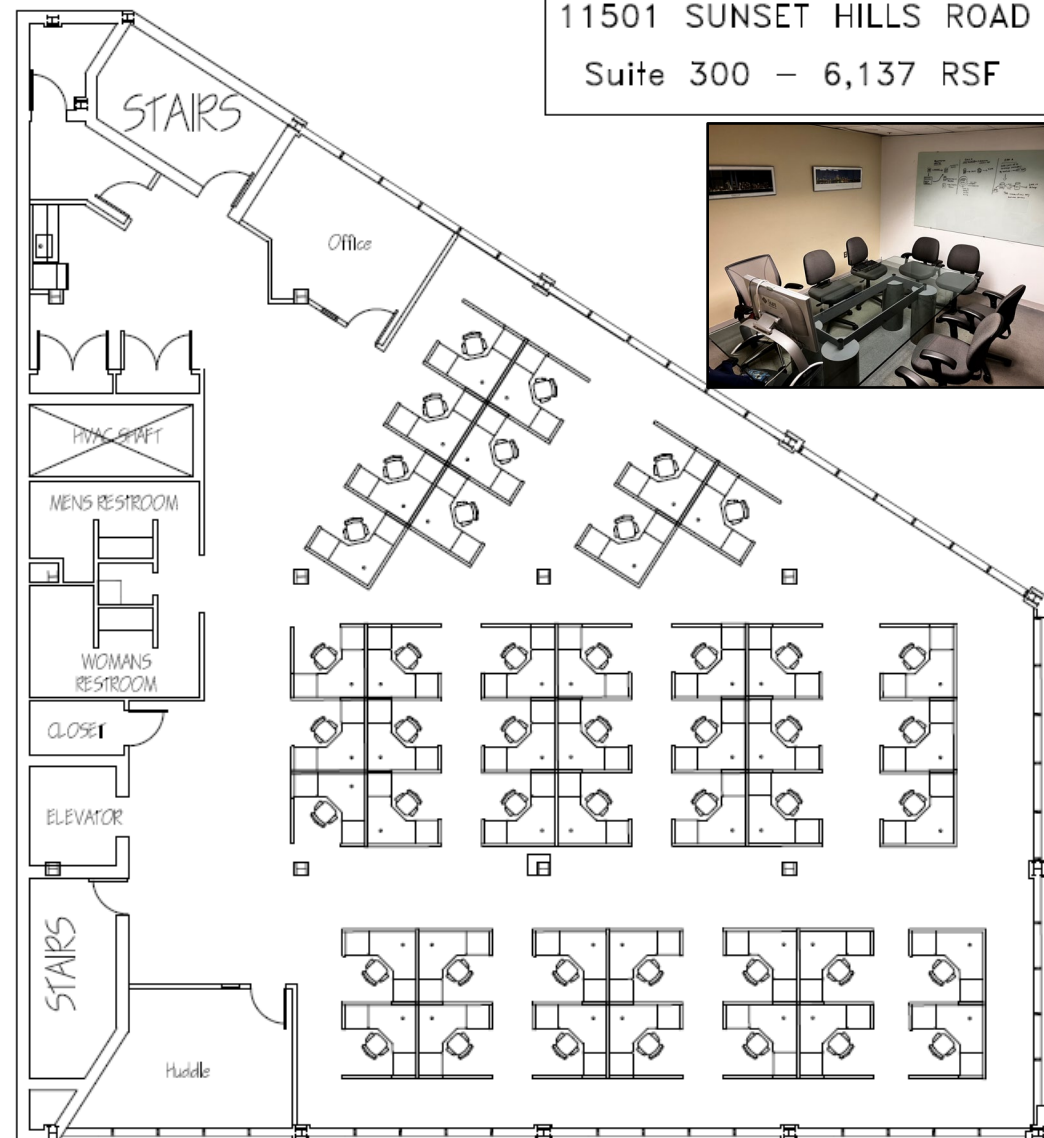


Third floor

11501 SUNSET HILLS ROAD
Suite 300 – 6,137 RSF

Triangle Park
11501 Sunset Hills
Reston, VA 20190

Suite 300 – 6,137 RSF
Fully Furnished and Cabled



Fourth floor

Triangle Park
11501 Sunset Hills
Reston, VA 20190

Suite 400 – 3,890 RSF
Fully Furnished and Cabled

