

A Blank Canvas

FOR YOUR FUTURE HOME

11487 SUNSET HILLS ROAD | RESTON, VA 20190





**TOLL ROAD VISIBILITY
SIGNAGE OPPORTUNITIES**



BUILDING SPECS

6

FLOORS

136,636

RENTABLE SQUARE FEET

24,737

TYPICAL FLOOR

480

3.5 / 1000 SF
STRUCTURED PARKING SPACES

SCIF

SPACE AVAILABLE



**FULLY CUSTOMIZABLE
AMENITY OPTIONS**





Lopez Studios, Inc.
Performing Arts School
Northern Va.
Acting Classes Near



**TOLL ROAD VISIBILITY
SIGNAGE OPPORTUNITIES**

Availabilities

6 TH	24,104 SF
5 TH	24,738 SF
4 TH	24,737 SF
3 RD	24,737 SF
2 ND	24,677 SF
1 ST	13,643 SF



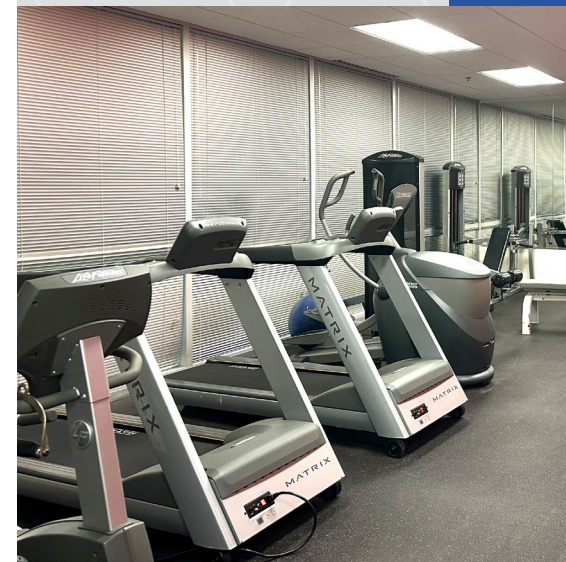
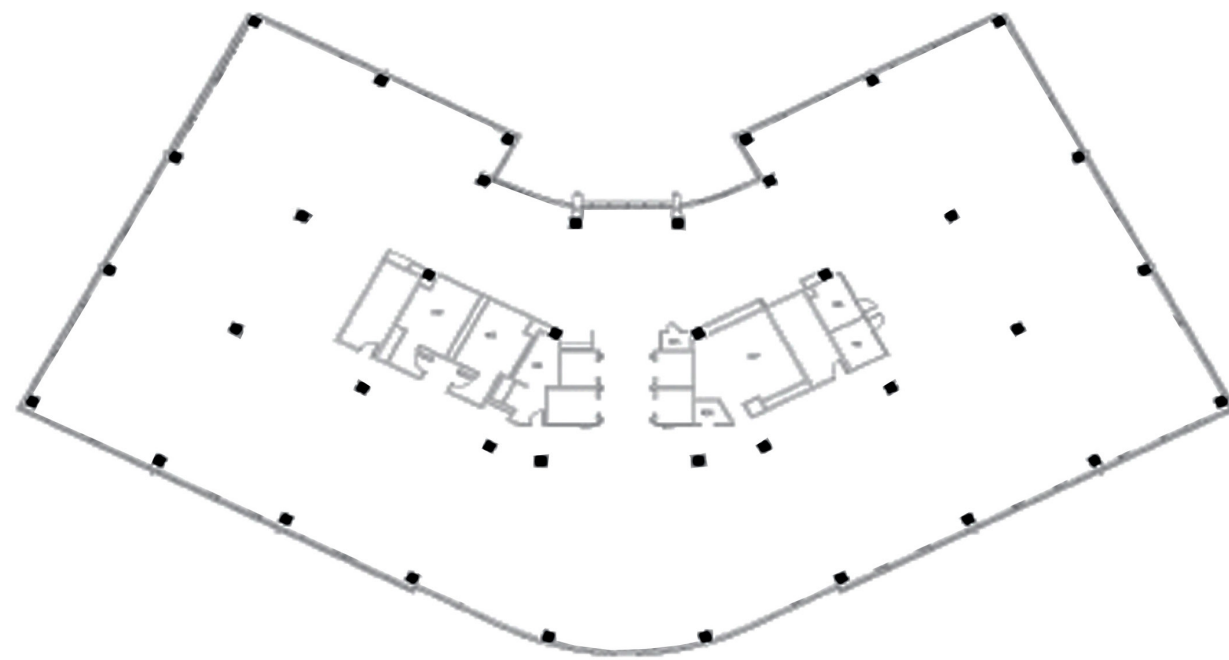
Tailored Amenities

LOBBY LOUNGE, FITNESS CENTER &
CONFERENCE CENTER OPPORTUNITY

Tailored Amenities

EXPANSIVE OUTDOOR TERRACE OPTION





TYPICAL FLOOR PLAN

24,737 SF

Existing Amenities

FITNESS CENTER, AUDITORIUM & TERRACE



WALKABLE CONVENIENCE

782
LUXURY RESIDENCES

116K
SF OF RETAIL

290
HOTEL ROOMS

94
RESIDENTIAL CONDOS

Prime Location

RESTON STATION PROXIMITY

Experience the only fully integrated transit oriented development in Northern Virginia. Located in vibrant Reston Virginia, Reston Commons offers tremendous value. A close walk to the Wiehle–Reston Metro Station and Reston Town Center, you'll enjoy immediate access to some of the best restaurants the city has to offer and the Old Dominion Bike Trail. This space is a blank canvas offering a unique opportunity to completely customize your future home.



SILVER LINE METRO PROXIMITY



50+ WALKABLE AMENITIES



OLD DOMINION TRAIL ACCESS



Reston Town Center

Reston Town Center Metro

Plaza America

Sunset Hills Road

Reston Parkway

Reston Station

Wiehle Avenue

Wiehle-Reston East Metro

RESTONCOMMONS



10 MILES TO TYSONS



24 MILES TO WASHINGTON D.C.



10 MINUTE DRIVE TO DULLES AIRPORT

Metro Commuting Time

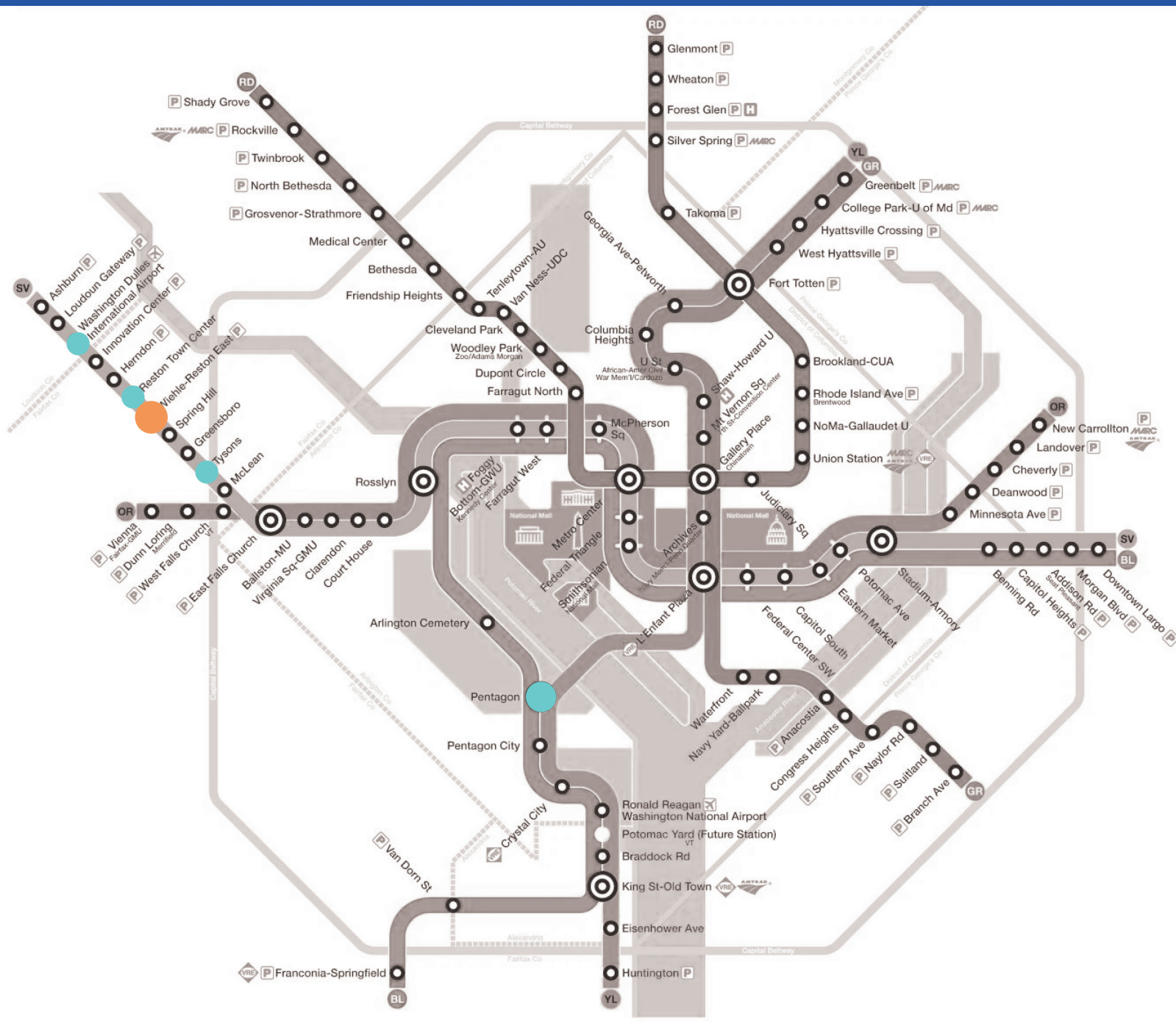
Metro Stop closest to building—**Wiehle–Reston East** (Silver Line):

Dulles Airport: 20 minutes

Reston Town Center: 5 minutes

Tysons Corner: 15 minutes

Pentagon: 45 minutes



Building Spec Sheet

Property Address	11487 Sunset Hills Road, Reston, VA 20170
Building Ownership	Treeview Real Estate Advisors, LP
Current Use	Office
Building Size	136,636 Total Rentable SF
Ceiling Heights	Finished: Floor 1 – 12’ Elevator Lobby, 9’ Finished Ceiling throughout office space Floors 2–6, 9’8” in Elevator Lobby and 9’throughout office space. Slab to Slab: 1st floor = 13’ 8” 2nd floor = 12’ 2” 3rd floor = 12’ 2” 4th floor = 11’10” 5th floor = 12’ 4” 6th floor = 12’ 2”
HVAC System	The Building HVAC system is comprised of electric heat from a network of fan powered boxes and variable air volume terminal units. There is one central air handler located on each floor. The HVAC systems provides adequate service minimums of (1) winter: 72 degrees DB, 50% relative humidity and (2) summer: 75 degrees DB, 50% relative humidity. The building is compliant with ASHRAE 62.1
(Fiber) Telecom	Verizon & Cox
Typical Floor Size	6 floors above grade Floor Plate: 13,643 RSF Floor 1 24,677 RSF Floor 2 24,737 RSF Floor 3 24,737 RSF Floor 4 24,738 RSF Floor 5 24,104 RSF Floor 6
Parking Ratio	480 Parking Spaces (415 – Garage; 65 surface)
Column Spacing	30’ – 35’



LARGE TENANT HQ OPPORTUNITY

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FOR MORE INFORMATION

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