



11487 SUNSET HILLS ROAD | RESTON, VA 20190



LARGE TENANT HQ OPPORTUNITY  
UP TO 136,636 SF

# A Blank Canvas FOR YOUR FUTURE HOME





FULLY CUSTOMIZABLE  
AMENITY OPTIONS



TOLL ROAD VISIBILITY  
SIGNAGE OPPORTUNITIES

6  
FLOORS

136,636  
RENTABLE SQUARE FEET

24,737  
TYPICAL FLOOR

480  
3.5 / 1000 SF  
STRUCTURED PARKING SPACES

SCIF  
SPACE AVAILABLE

BUILDING SPECS



**TOLL ROAD VISIBILITY  
SIGNAGE OPPORTUNITIES**



## Availabilities



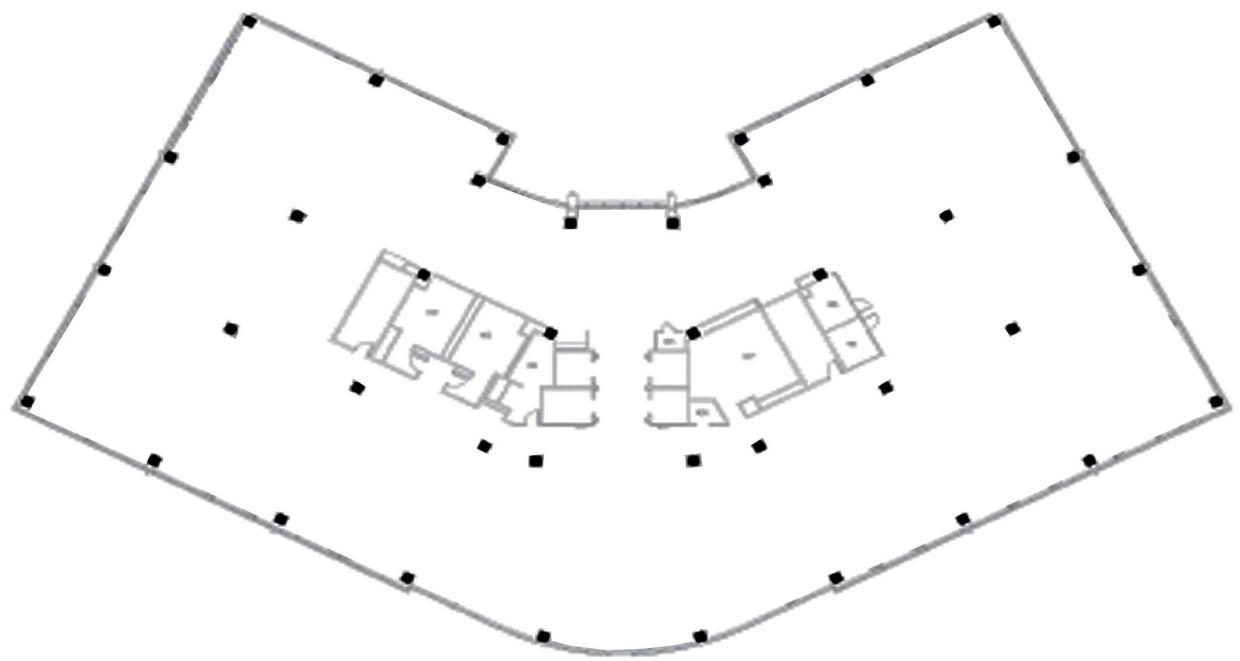
## Tailored Amenities

LOBBY LOUNGE, FITNESS CENTER &  
CONFERENCE CENTER OPPORTUNITY

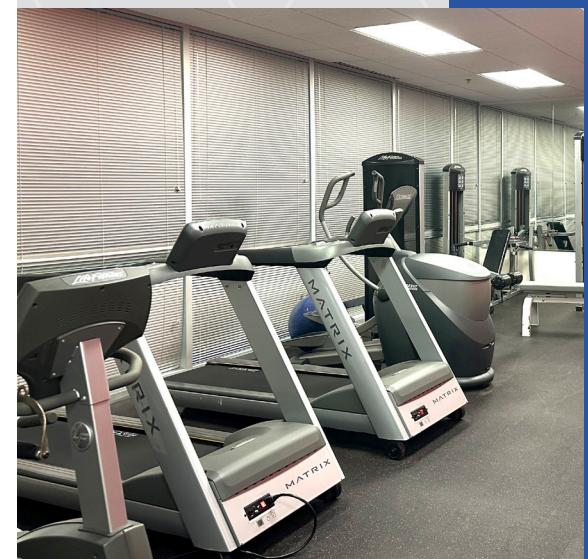
# Tailored Amenities

EXPANSIVE OUTDOOR TERRACE OPTION





**TYPICAL FLOOR PLAN**  
24,737 SF



**Existing Amenities**  
FITNESS CENTER, AUDITORIUM & TERRACE



*Sweet Leaf*



## WALKABLE CONVENIENCE

**782**

LUXURY RESIDENCES

**290**

HOTEL ROOMS

**116K**

SF OF RETAIL

**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.



**RESTON TOWN CENTER**



**RESTON COMMONS**



**RESTON STATION**  
METRO + METROPOLITAN



**Wiehle-Reston East**

SILVER LINE METRO PROXIMITY



50+ WALKABLE AMENITIES



OLD DOMINION TRAIL ACCESS



Reston Town Center

Reston Town Center Metro

Plaza America

Sunset Hills Road

RESTON COMMONS

Wiehle-Reston East Metro

Wiehle Avenue

Reston Station



10 MILES TO TYSONS



24 MILES TO WASHINGTON D.C.



10 MINUTE DRIVE TO DULLES AIRPORT

# Metro Commuting Time

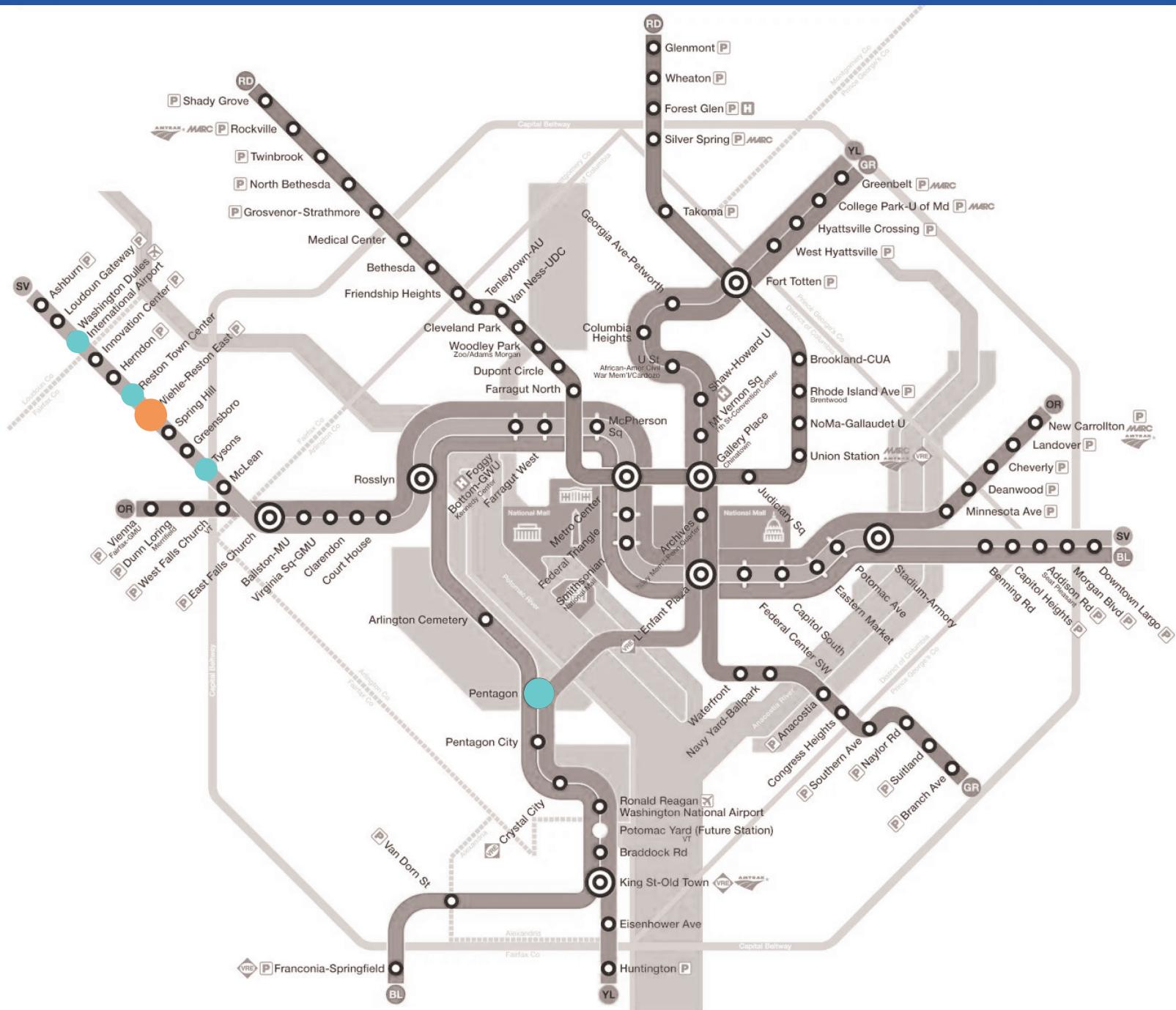
Metro Stop closest to building—**Wiehle-Reston East** (Silver Line):

**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'





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# A Blank Canvas

FOR YOUR FUTURE HOME



## FOR MORE INFORMATION

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