




PLAZA AMERICA

11700, 11710, 11720, 11730 PLAZA AMERICA DRIVE
RESTON, VIRGINIA

 Atlantic
REALTY COMPANIES

 Tamares
Real Estate

 STREAM





Plaza America is a master-planned, world-class business environment consisting of four, Class A buildings totaling over 965,000 SF. Located at the heart of the Dulles Corridor and minutes from the Reston Town Center along the Dulles Toll Road, Plaza America offers an abundance of unique attributes including its impeccably landscaped grounds, proximity to a diverse mix of retail options, and a strategic roadway system for streamlined access in and out of the project.



IDEAL SETTING

Plaza America champions its environment. The office buildings surround a central plaza with a cascading waterfall, half-mile linear park, and meticulous landscaping that provide an upscale and serene setting in the heart of Reston. Across the street at Old Reston Avenue is direct access to the W&OD trail—a scenic, 50 mile trail that is a natural haven for joggers, walkers and cyclists.



WORLD-CLASS LOCATION

Plaza America is located in the heart of the Dulles Corridor, with immediate access to the Dulles International Airport as well as the Capital Beltway and Route 28. As one of the Dulles Toll Road's most accessible destinations adjacent to 165,000 SF of mixed use development providing a tremendous working environment for employees and customers offering a thoughtful system of roadways for streamlined access in and out of the project.

NEARBY AMENITIES

Washington Metro's newly constructed Silver Line is the latest expansion of the DC Metrorail System. Of the 11 Metrorail stations along the Silver Line, Plaza America is situated with immediate access to both the Reston Town Center and Wiehle-Reston East Metro Stations. In addition to the walkable amenities of the Plaza America Retail Center, tenants of Plaza America can enjoy a complimentary daily shuttle to the Wiehle Metro and Reston Town Center which provides a diverse set of convenience + dining retailers.



QUALITY TENANT EXPERIENCE

Plaza America provides a high-quality tenant experience through its first-class image and host of on-site amenities.

Current project amenities exclusive for tenants include:

Fitness center equipped with showers and locker rooms.

Casual and fine dining options including Noodles + Company, Melting Pot, and Nikko Sushi + Hibachi.

Ample landscaped outdoor space with miles of tree lined trails, gardens and patio seating.



Tower II & III achieved Energy Star Certification



NEW TENANT LOUNGE AND CONFERENCE CENTER

11700, 11710, 11720, 11730 PLAZA AMERICA DRIVE

Coming Soon!



AVAILABILITIES TOWER I



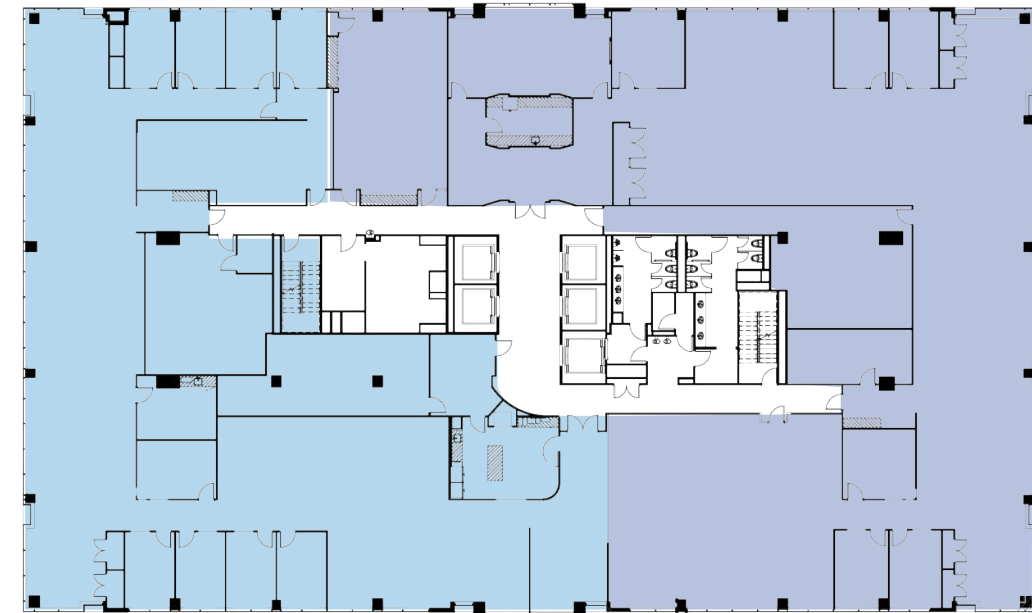
TOWER I STACKING PLAN 11700 PLAZA AMERICA DRIVE

103,243 RSF CONTIGUOUS	10	SUITE 1000 13,546 SF AVAILABLE		LEASED
	9	SPEC SUITE 900 8,477 SF AVAILABLE	SUITE 950 3,898 SF AVAILABLE	LEASED
	8	SUITE 800 25,774 SF AVAILABLE		
	7	SUITE 700 25,774 SF AVAILABLE		
	6	SUITE 600 13,761 SF AVAILABLE	SUITE 610 12,013 SF AVAILABLE	
	5	LEASED		
	4	LEASED		
	3	LEASED		
	2	SECOND FLOOR 25,904 SF AVAILABLE		
	1	LEASED		



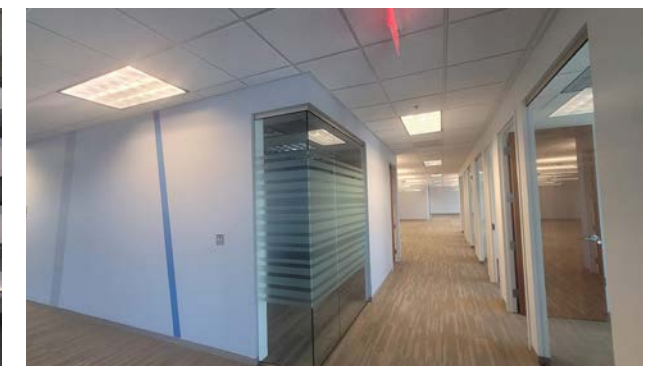
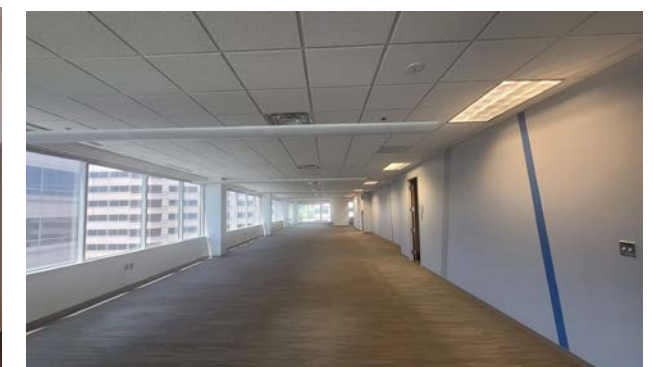
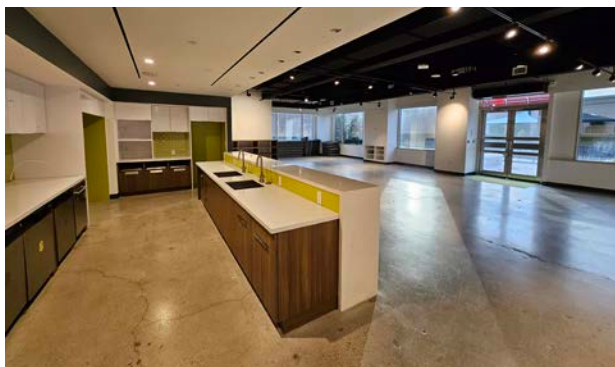
SUITE 200 | 25,904 RSF

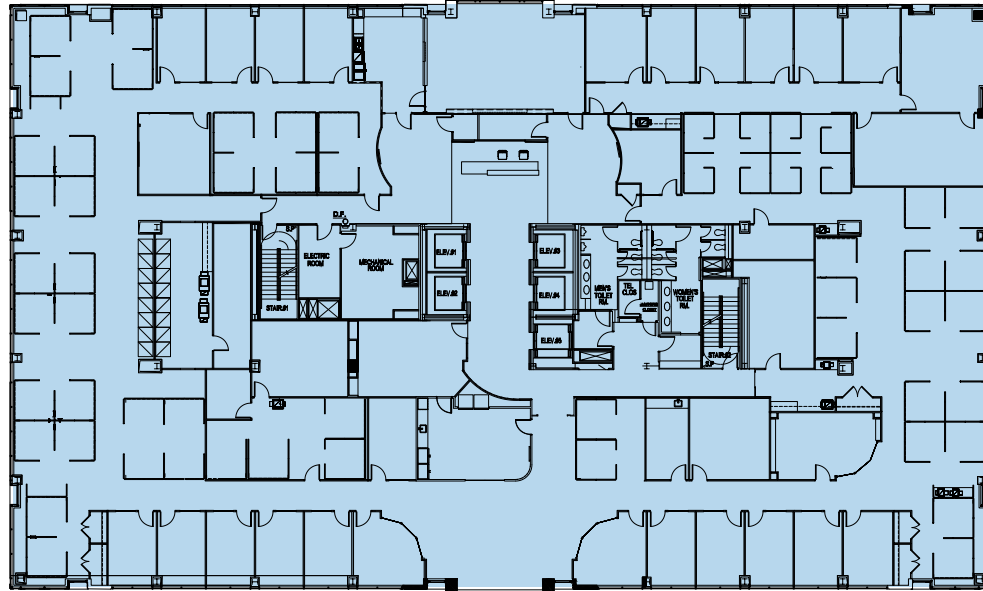
Fully Builtout floor with rare private outdoor terrace and event space



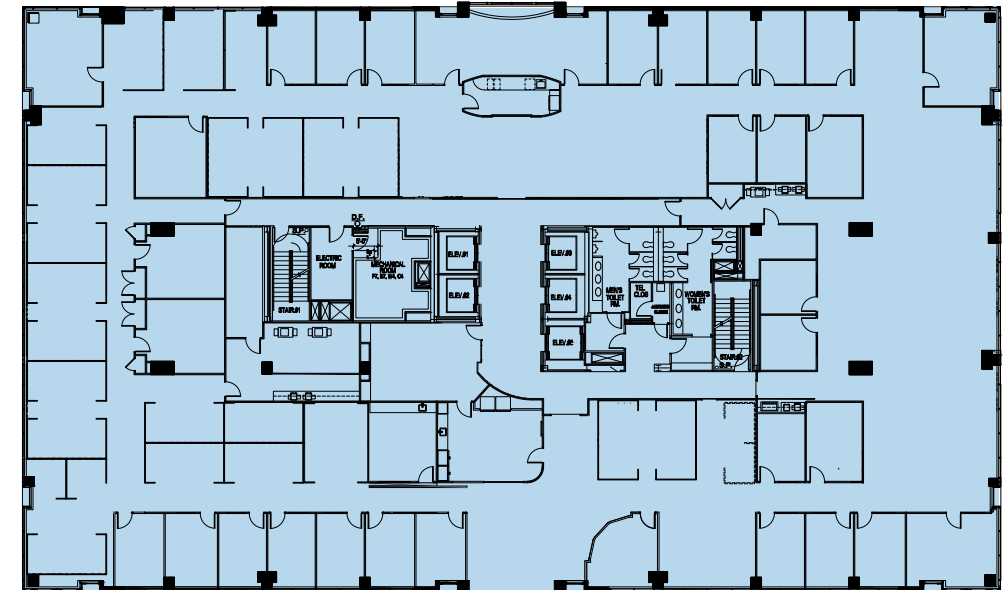
SUITE 610 | 12,013 RSF
Available Immediately

SUITE 600 | 13,761 RSF
Available





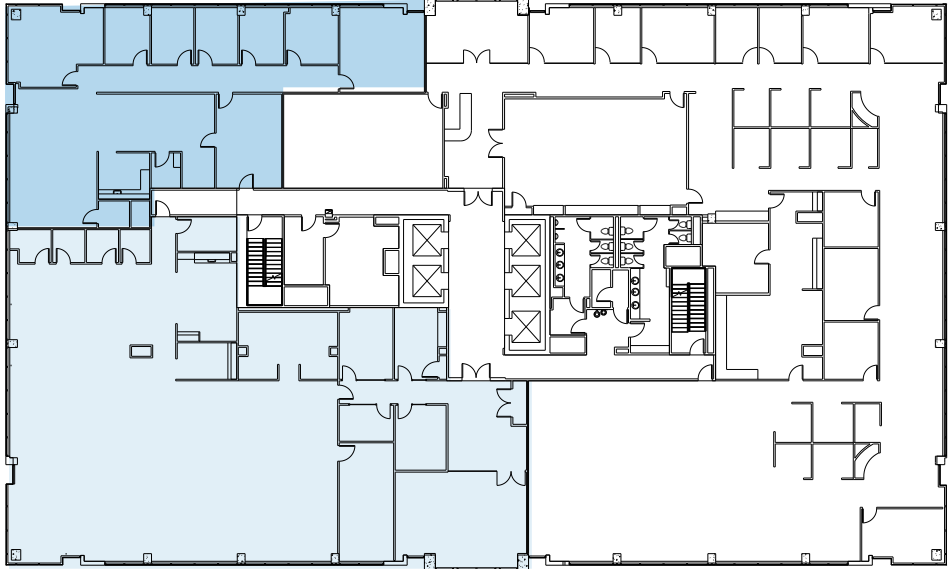
SUITE 700 | 25,774 RSF
Available | Full floor HQ Space with private custom lobby



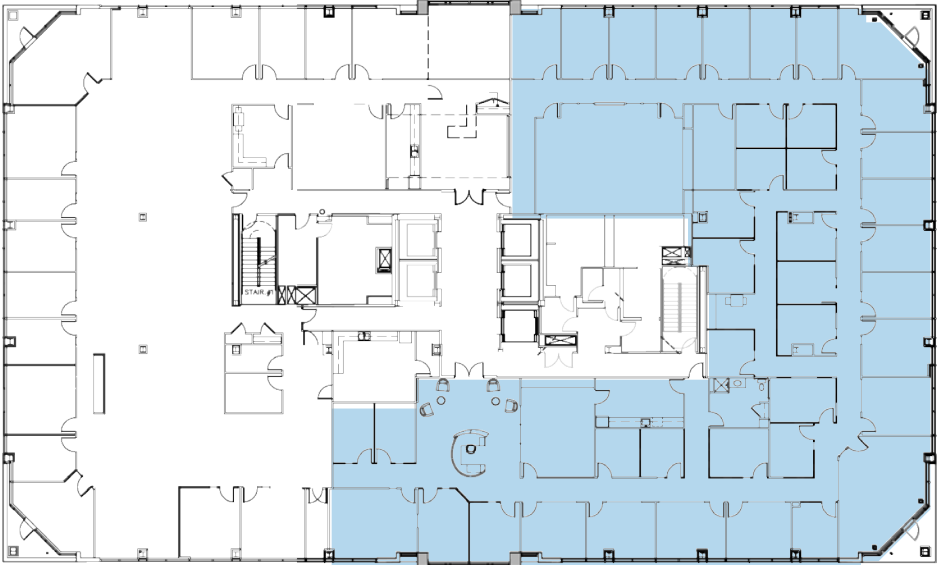
SUITE 800 | 25,774 RSF
Available



SUITE 950 | 3,898 RSF Available immediately



SUITE 900 | 8,477 RSF



SUITE 1000 | 13,546 RSF

Newly renovated common areas | Private Balcony access | Office Intensive space

AVAILABILITIES TOWER II

TOWER II STACKING PLAN

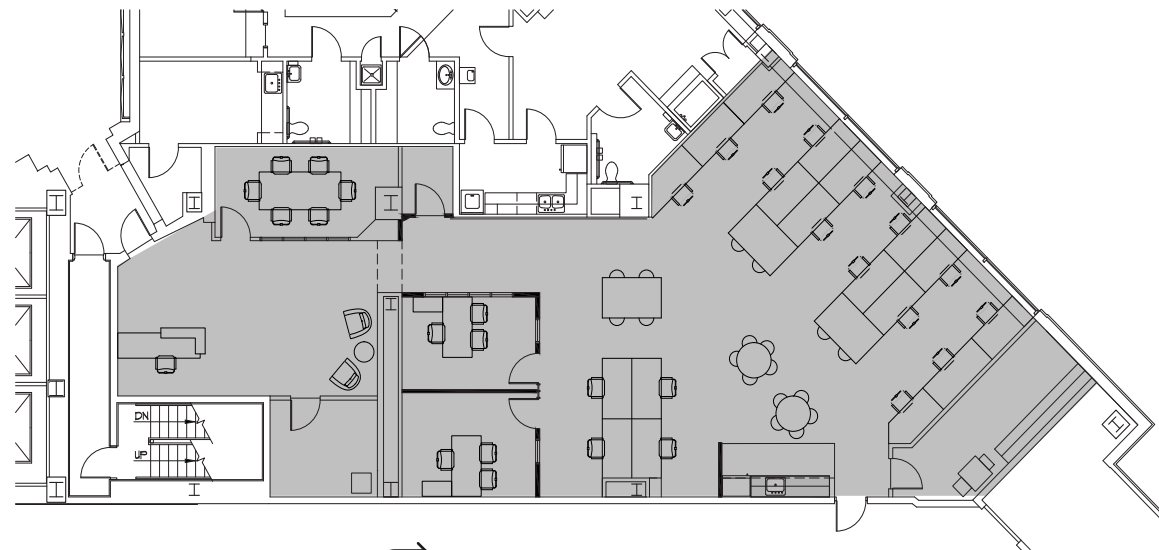
11710 PLAZA AMERICA DRIVE



Tower II achieved Energy Star Certification



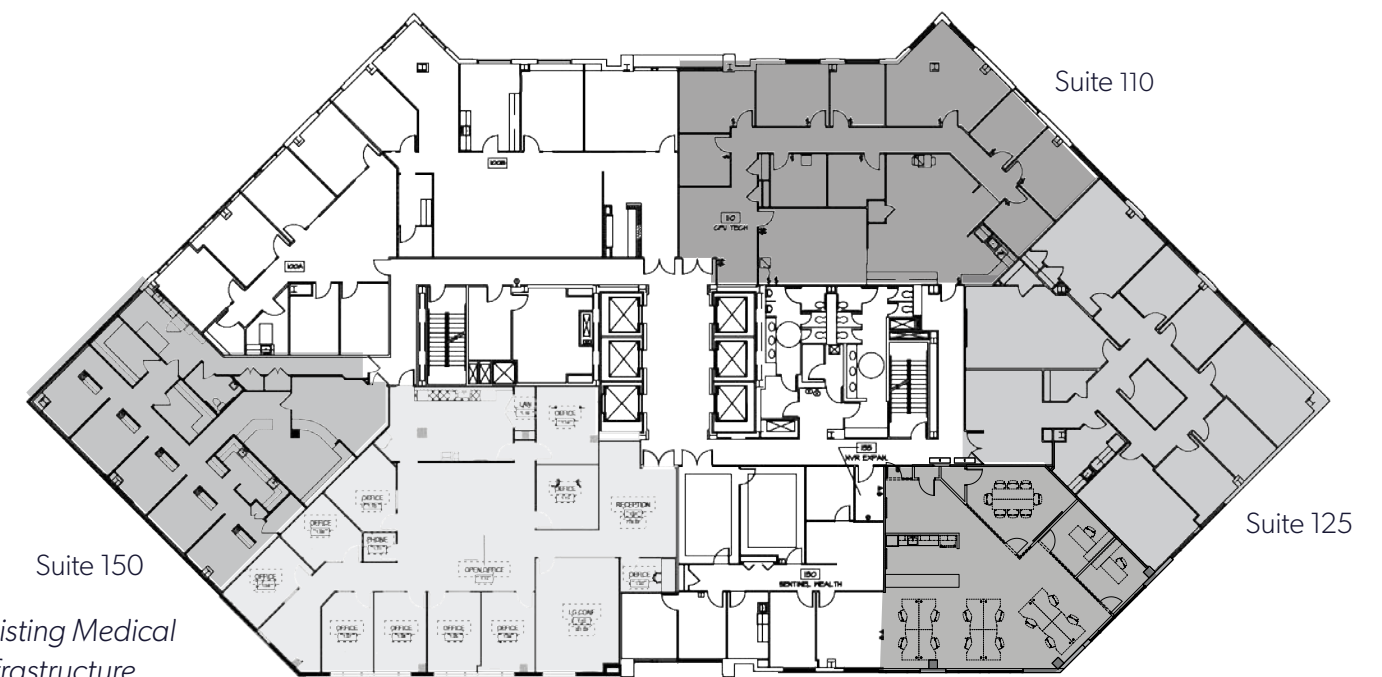
	12	LEASED			
	11	LEASED			
	10	LEASED			
	9	LEASED	SUITE 910 7,890 SF AVAILABLE		LEASED
20,461 RSF CONTIGUOUS	8	SUITE 810 11,881 SF AVAILABLE		SUITE 800 8,580 SF AVAILABLE	
	7	LEASED			
	6	SUITE 600 23,742 SF AVAILABLE			
23,739 RSF CONTIGUOUS	5	SUITE 500 7,288 SF AVAILABLE	SUITE 520 8,005 SF AVAILABLE	SUITE 530 6,176 SF AVAILABLE	SUITE 540 2,270 SF AVAILABLE 04.1.25
20,226 RSF CONTIGUOUS	4	SUITE 450 13,801 SF AVAILABLE		SUITE 400 6,425 SF AVAILABLE 07.1.2025	
	3	LEASED	SUITE 310/320 14,148 SF AVAILABLE		
	2	LEASED			
	1	SUITE 110 4,027 SF AVAILABLE	SUITE 120 2,061 SF AVAILABLE	SUITE 125 3,658 SF AVAILABLE	SUITE 140 4,483 SF AVAILABLE
			SUITE 150 2,675 SF AVAILABLE	LEASED	
LOBBY		LEASED	SUITE 20 3,206 SF AVAILABLE		LEASED



360° [CLICK HERE TO VIEW SUITE 20](#)

SUITE 20 | 3,206 RSF

*Unique space | Ready to occupy with 20' high ceilings Polished concrete floors
Direct access to parking garage*

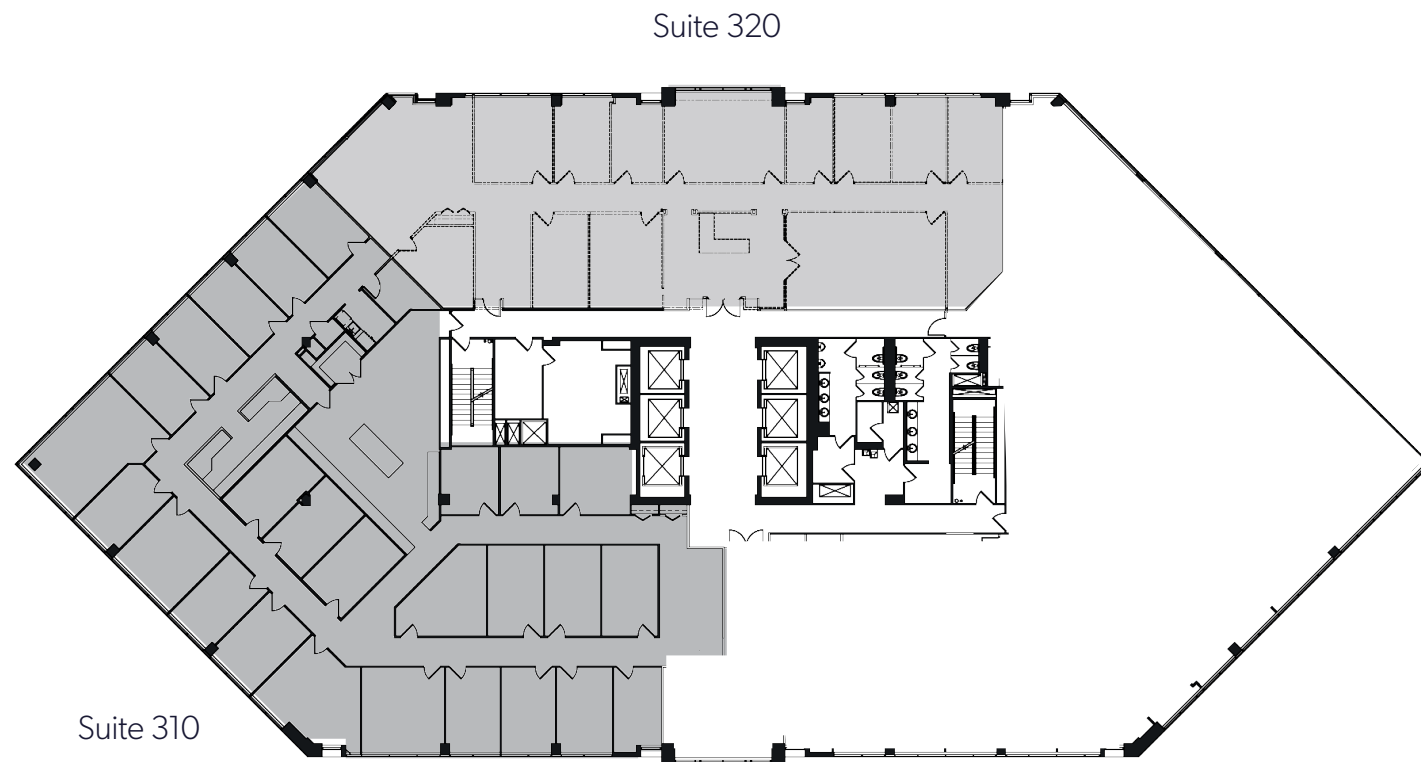


Suite 150
*Existing Medical Infrastructure,
perfect for medical
or dental user.*

360° [CLICK HERE TO VIEW SUITE 150](#)

Suite 140
*Newly Renovated
Common Areas*

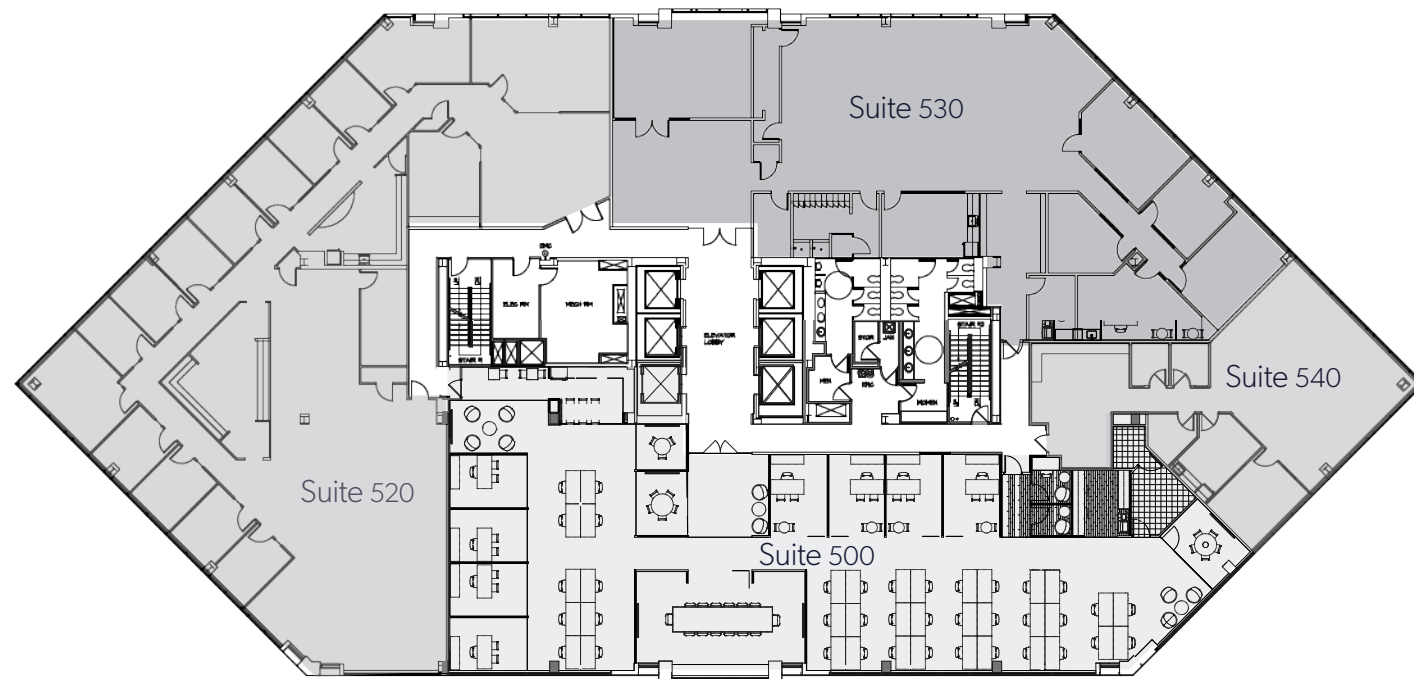
SUITE 110	4,027 RSF
SUITE 120	2,061 RSF
SUITE 125	3,658 RSF
SUITE 140	4,483 RSF
SUITE 150	2,675 RSF



SUITE 310 | 8,846 RSF
SUITE 320 | 5,302 RSF
CONTIGUOUS 14,148 RSF



SUITE 400 | 6,425 RSF
SUITE 450 | 13,801 RSF
CONTIGUOUS 20,226 RSF



SPEC SUITE 500 | 7,288 RSF
SUITE 520 | 8,005 RSF
SUITE 530 | 6,176 RSF
SUITE 540 | 2,270 RSF

CONTIGUOUS 23,739 RSF

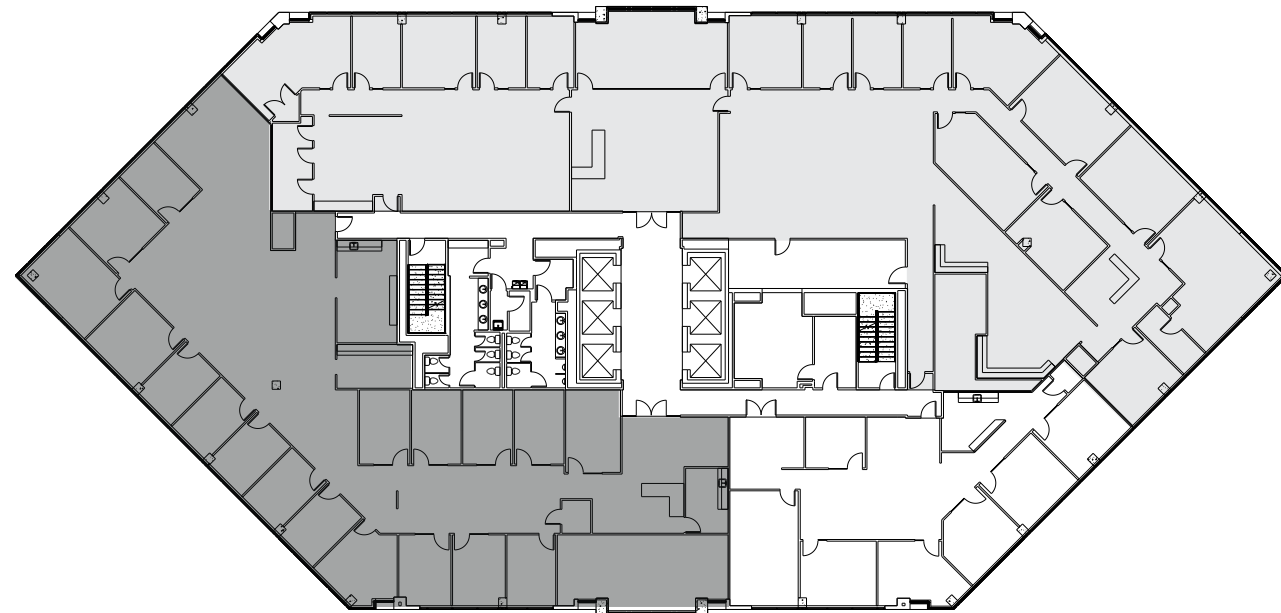
SPEC SUITE COMING SOON

- 13 Private offices
- 41 Cubicles
- 2 Conference rooms
- Reception desk



SUITE 600 | 23,742 RSF

SUITE 810 | 11,881 RSF



SUITE 800 | 8,580 RSF

CONTIGUOUS 20,461 RSF

High floor with great views



SUITE 910 | 7,890 RSF

High floor with great views





SUITE 1201 | INSIDE THE SPACE



AVAILABILITIES TOWER III



TOWER III STACKING PLAN 11720 PLAZA AMERICA DRIVE



Tower III achieved Energy Star Certification

45,449 RSF CONTIGUOUS	13	SUITE PENTHOUSE 21,904 SF AVAILABLE	
	12	SUITE 1200 23,545 SF AVAILABLE 08.1.25	
	11	LEASED	
160,873 RSF CONTIGUOUS	10	LEASED	
	9	LEASED	
	8	SUITE 800 23,658 SF AVAILABLE	
	7	SUITE 700 23,690 SF AVAILABLE 08.1.25	
	6	SUITE 600 18,793 SF AVAILABLE 08.1.25	LEASED
	5	SUITE 500 23,678 SF AVAILABLE 08.1.25	
	4	SUITE 400 23,680 SF AVAILABLE 08.1.25	
	3	SUITE 300 5,442 SF AVAILABLE 08.1.25	SUITE 310 18,260 SF AVAILABLE
	2	SUITE 200 23,672 SF AVAILABLE 08.1.25	
	1	LEASED	CONFERENCE CENTER AND TENANT LOUNGE



SUITE 200 | 23,672 RSF

Available 08.1.25



SUITE 300 | 5,442 RSF
SUITE 310 | 18,260 RSF

Available 08.1.25



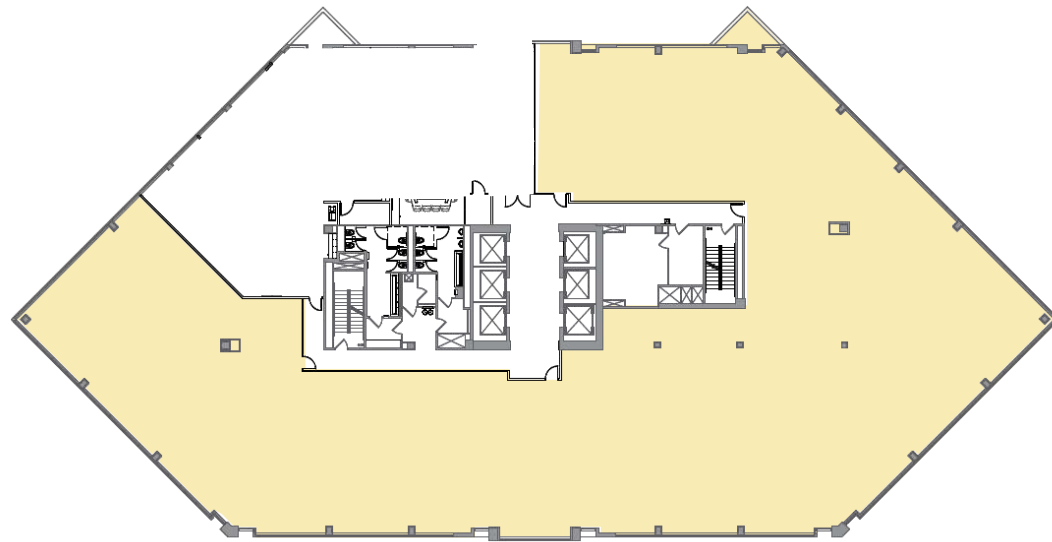
SUITE 400 | 23,680 RSF

Available 08.1.25

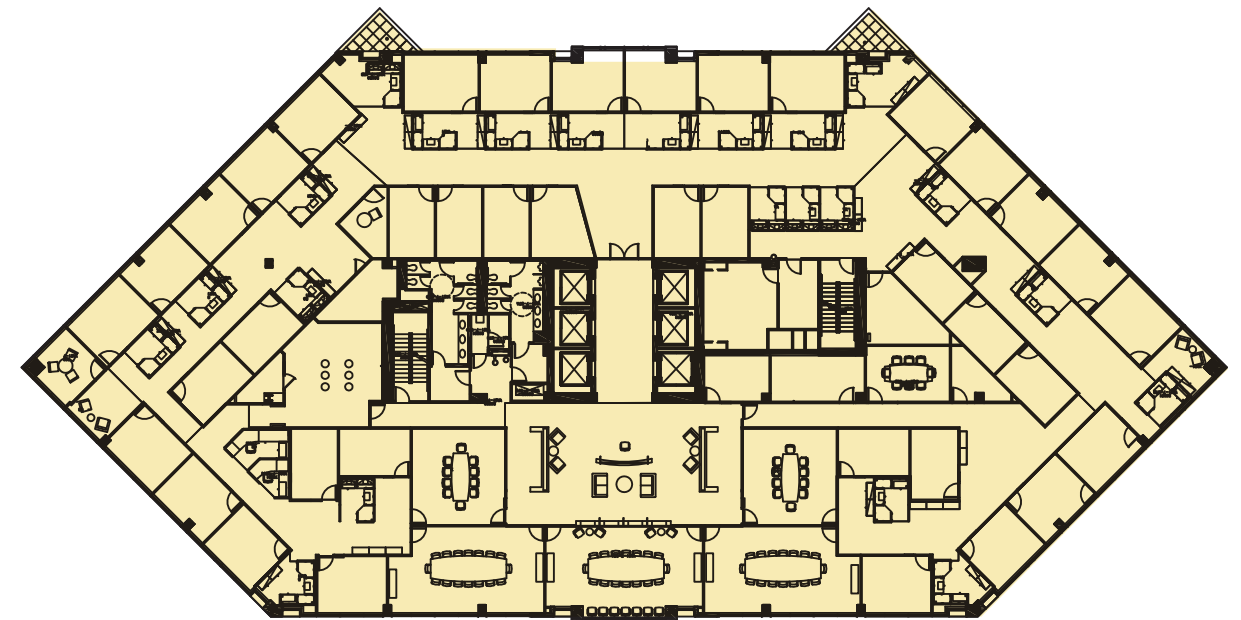


SUITE 500 | 23,678 RSF

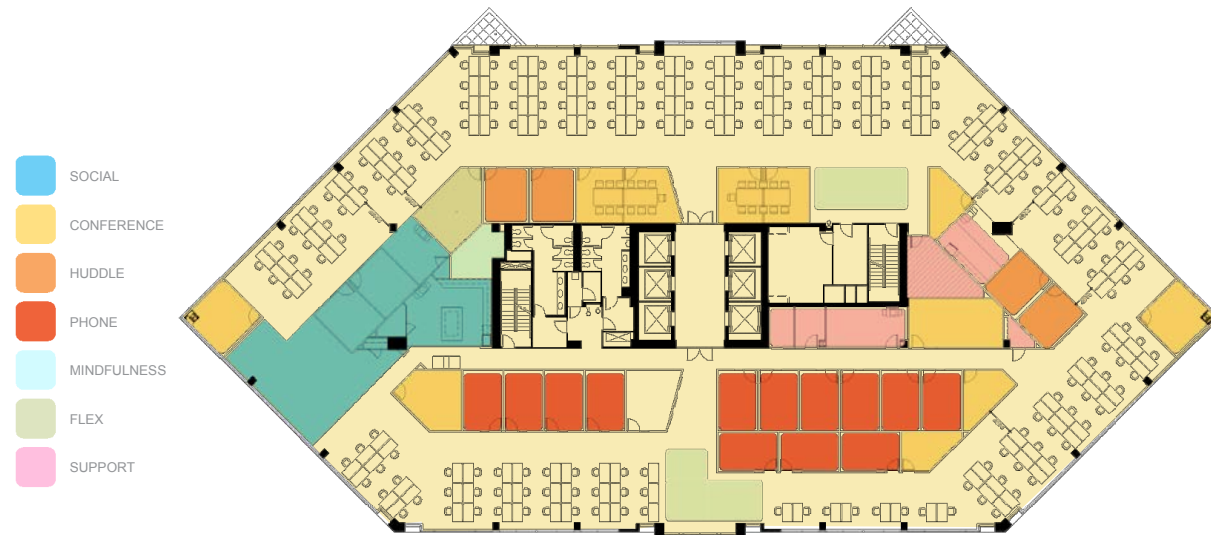
Available 08.1.25



SUITE 600 | 18,793 RSF
Shell condition — Ready for custom buildout
Newly renovated common areas

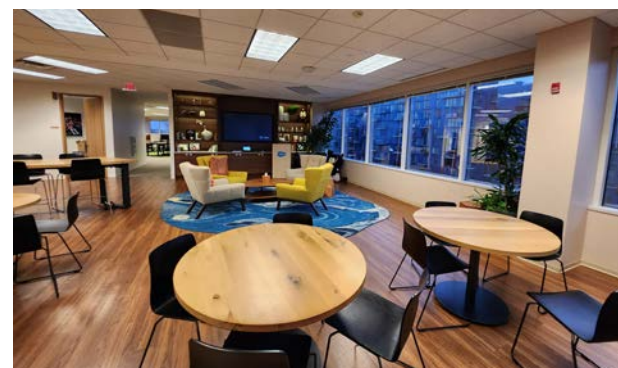
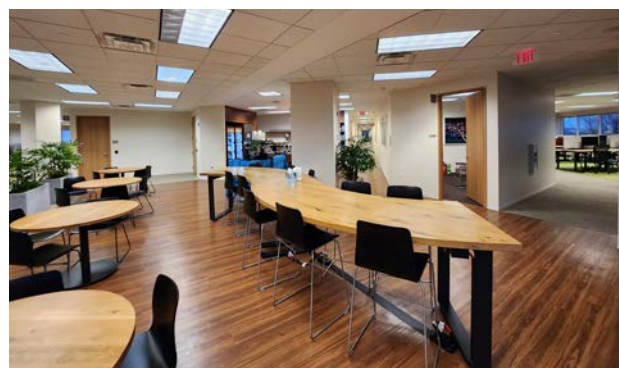


SUITE 700 | 23,690 RSF
Available 08.1.25



SUITE 800 | 23,658 RSF

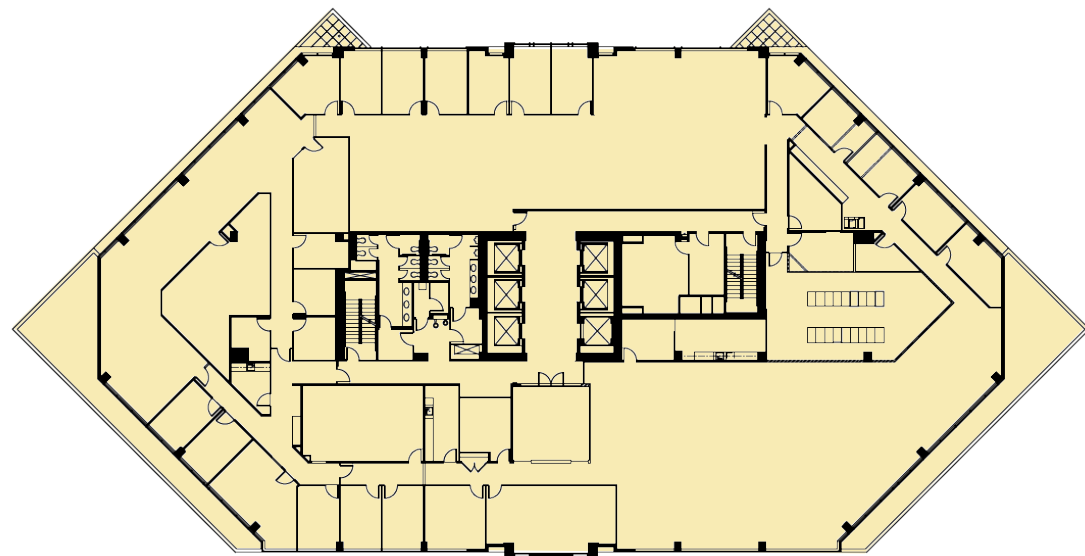
Tech buildout ready to occupy



SUITE 1200 | 23,545 RSF

Available 08.1.25

TOWER III



 [CLICK HERE TO VIEW THE SPACE](#)

PENTHOUSE | 21,904 RSF

Incredible top-floor views



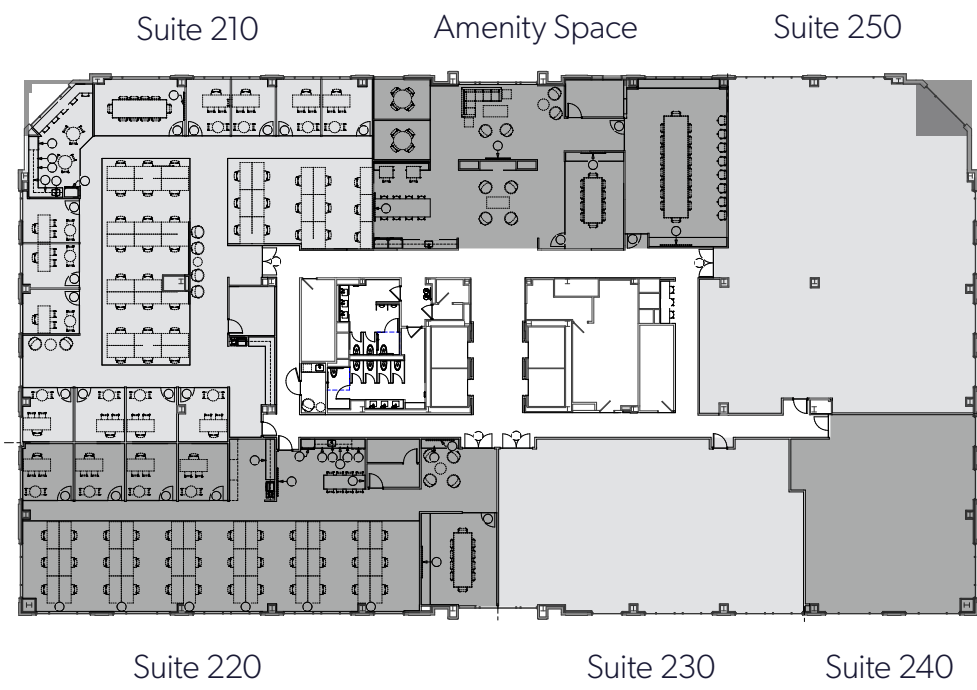
AVAILABILITIES TOWER IV



TOWER IV STACKING PLAN 11730 PLAZA AMERICA DRIVE

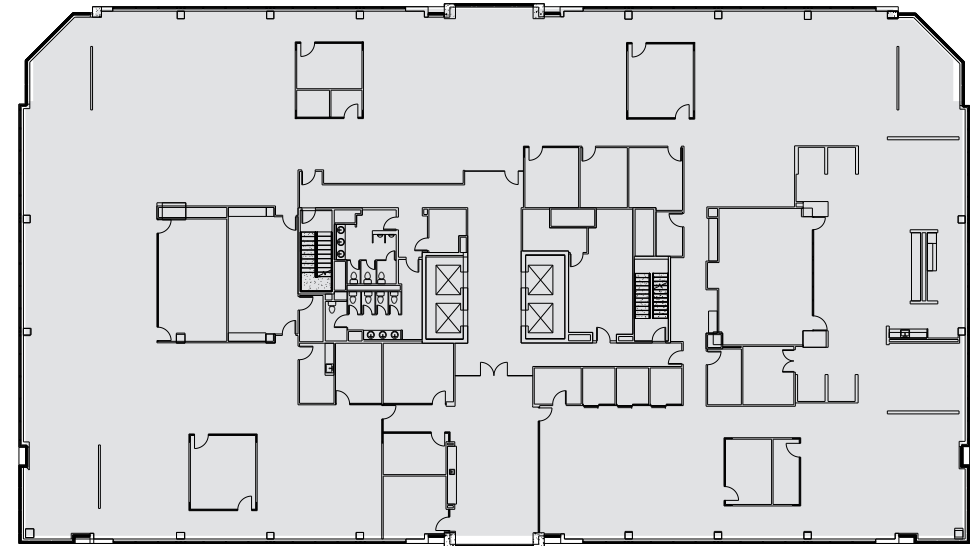


TOWER IV



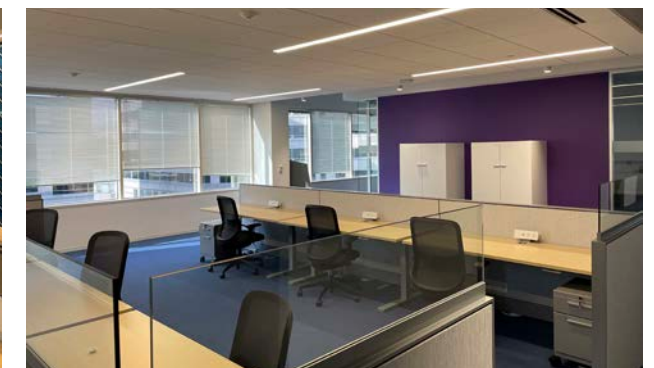
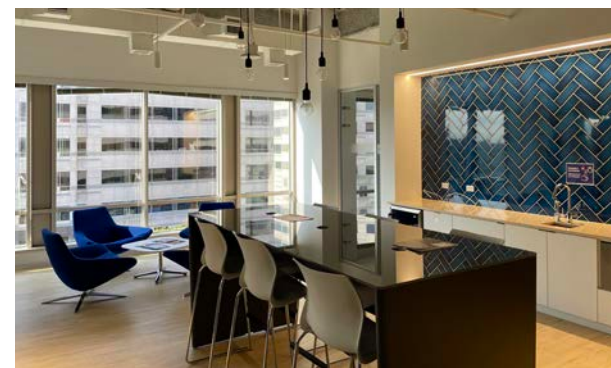
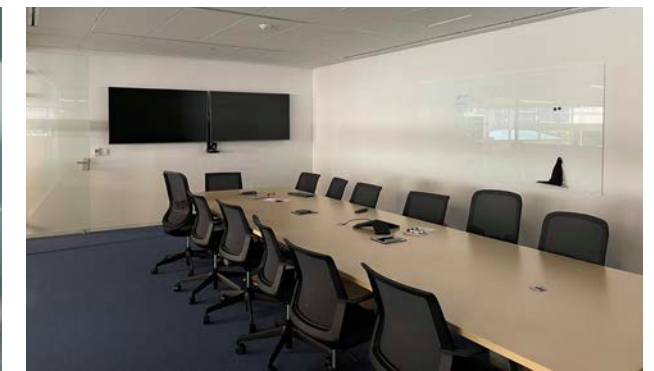
PROPOSED LAYOUT

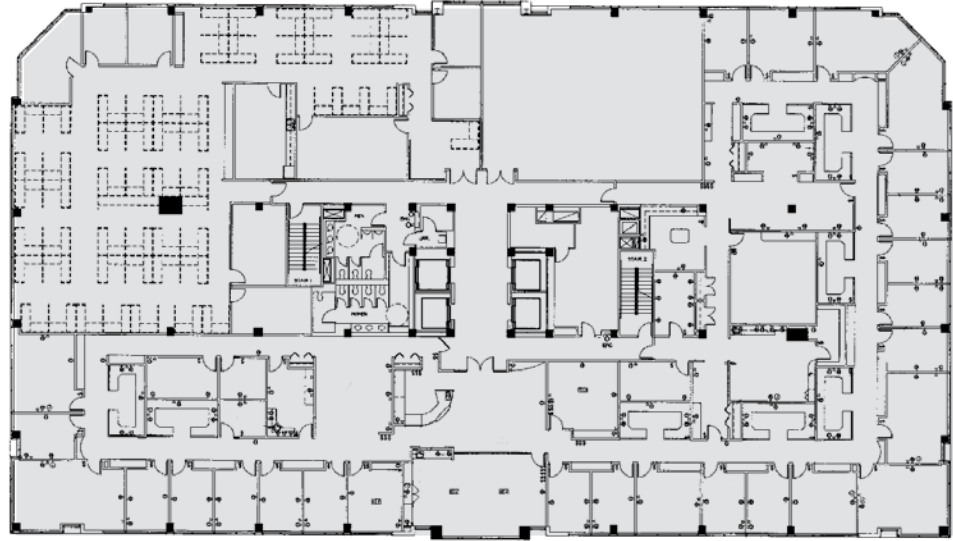
SUITE 210	8,253 RSF
SUITE 220	6,283 RSF
SUITE 230	4,040 RSF
SUITE 240	2,648 RSF
SUITE 250	6,582 RSF



SUITE 500 | 28,103 RSF

High-end finishes throughout with a mix of open and dropped ceilings, along with full-height glass offices, open space and breakout areas





SUITE 600 | 28,169 RSF

Newly Builtout Lobby and Conference Rooms





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PLAZA AMERICA
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