

Alexander Bell | & II

1851 1835

Alexander Bell Drive | Reston



MULTIPLE SUITES AVAILABLE

alexanderbellplaza.com

LEASING OPPORTUNITIES: 703.522.4600

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BRENDA SOSA

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LINCOLN
PROPERTY
COMPANY



Fully Amenitized

- Renovated lobbies & common areas



- New conference center and tenant lounge with Monumental Markets

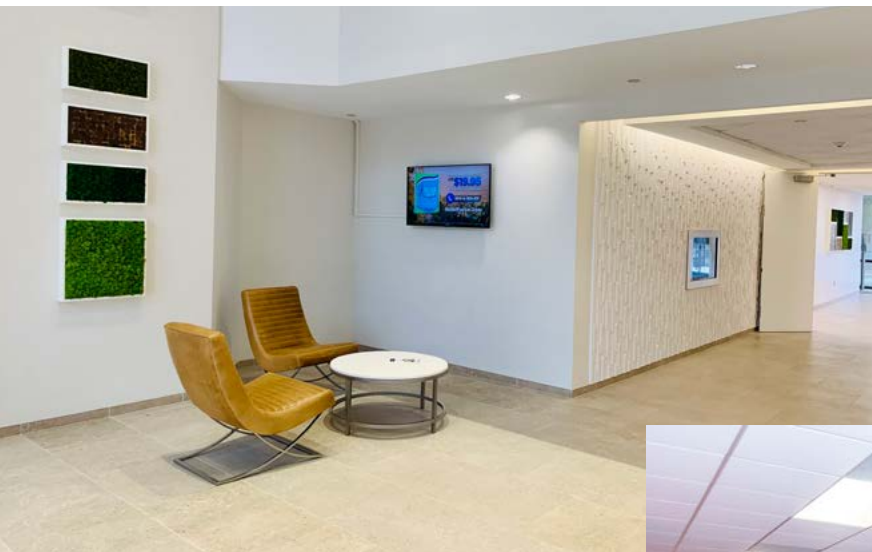


- On-site fitness center

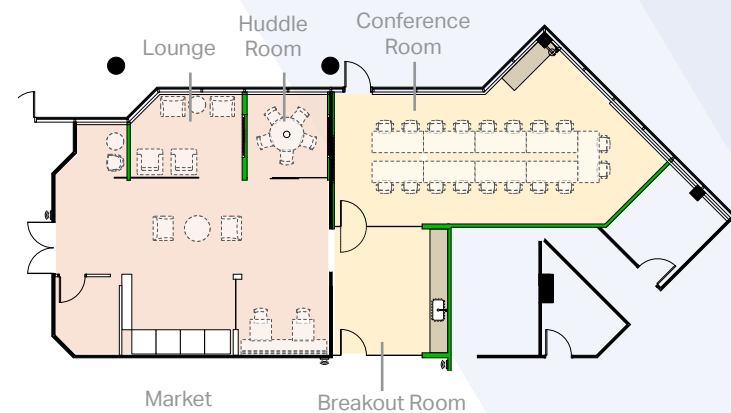


- Comcast / Cox and Verizon providing data & voice service

- Parking ratio: 3.6 per 1,000



Open lobby with granite finishes



New Tenant Lounge and Conference Center

Alexander Bell II

1835 Alexander Bell Drive

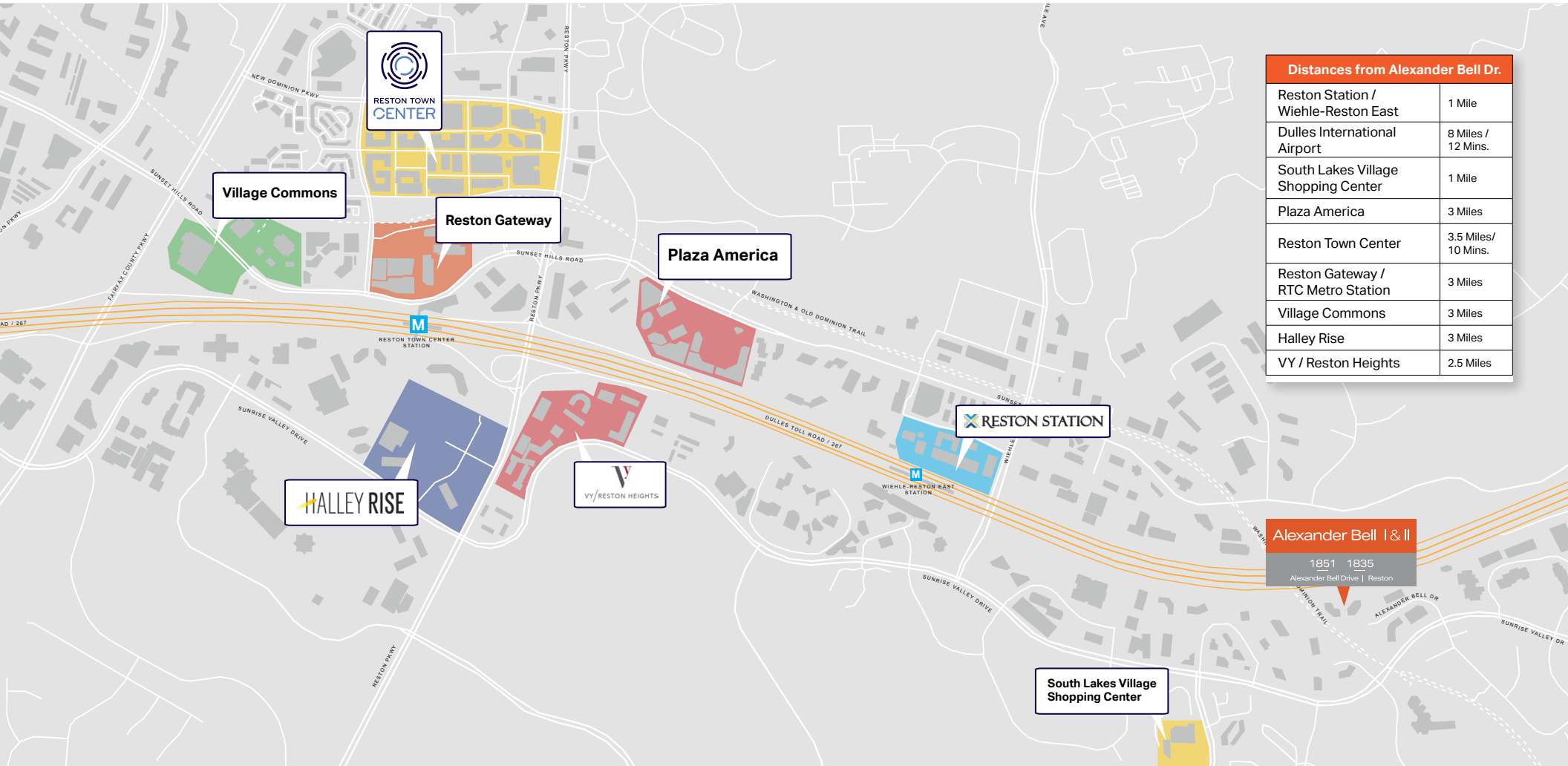
Lobby renovations delivered



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In the Neighborhood
Reston, VA



Reston Amenities

Reston Town Center

Apple Store
Anthropologie
Pottery Barn
Williams-Sonoma
Banana Republic
Bow Tie Cinemas
J.Crew
Morton's Steakhouse
Jackson's

Village Commons

Chick-fil-A
Carraba's
Chipotle
M&T Bank
The Y
Extended Stay
America

Reston Gateway

Microsoft
SAIC
Fannie Mae
Bechtel
GTL
Facebook

Reston Station

BLVD
Founding Farmers
Google
Rolls Royce
Neustar
Spaces Co-Working

Halley Rise

Wegmans
Mixed-use
residential,
entertainment,
culinary & fitness

VY Reston Heights

New, Luxury
Residential & Retail

Plaza America

TeraThink
UniSys Corp.
NVR
Whole Foods
Total Wine
LOFT
The Melting Pot
MOD Pizza
Zoe's Kitchen

South Lakes Village Shopping Center

Safeway
Flippin' Pizza
Cafesano
Red's Table
Starbucks
Lakeside Asia Cafe

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AVAILABLE SPACE SUMMARY

AVAILABILITIES	SF	DATE AVAILABLE
100 - Alexander Bell I	7,718 - 15,429 SF	Immediately
150 - Alexander Bell I	7,711 - 15,429 SF	Immediately
2nd Floor - Alexander Bell I	19,261 SF	Immediately
300 - Alexander Bell I	10,501 SF	Immediately
450 - Alexander Bell I	6,042 SF	Immediately
410 - Alexander Bell I	2,425 SF	Immediately
440 - Alexander Bell I - Spec Suite	3,043 SF	Immediately
100 - Alexander Bell II	6,146 SF	Immediately
140 - Alexander Bell II	1,524 - 6,331 SF	Immediately
201 - Alexander Bell II - Spec Suite	3,341 SF	Immediately
400 - Alexander Bell II	19,556 SF	Immediately

PROPERTY HIGHLIGHTS

- Excellent access and visibility from the Dulles Toll Road
- Renovated Lobbies & Common Areas
- On-site amenities include a fitness center, conference center, tenant lounge, and Monumental Market
- Comcast/Cox and Verizon providing data & voice service
- 10 minutes to Reston Town Center & Wiehle Ave
- 5 minutes to South Lakes Shopping Center
- Adjacent to the Washington & Old Dominion bike trail (W&OD)
- Parking ratio: 3.6 per 1,000
- Uber Ride Program for Tenants to Wiehle Ave. Metro & Reston Town Center

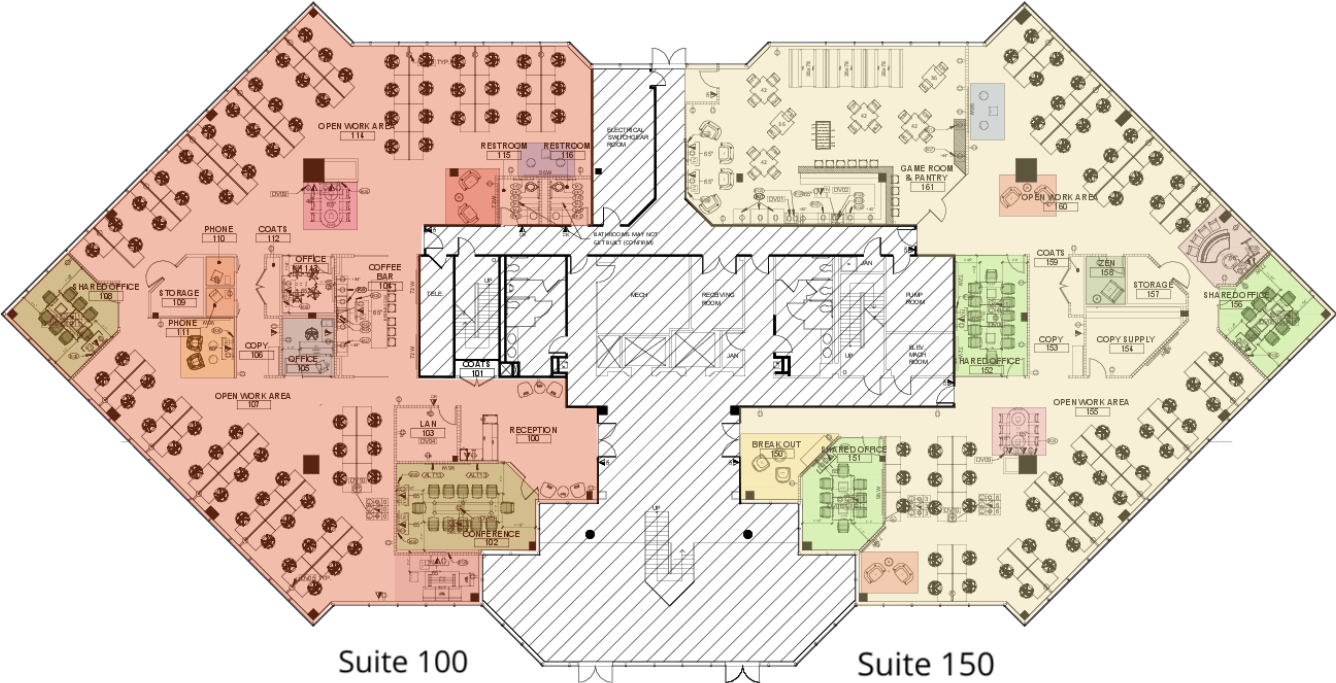
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1851 ALEXANDER BELL | 1ST FLOOR

- = CONFERENCE ROOM
- = BAR HEIGHT MEETING
- = LOUNGE MEETING
- = BOOTH MEETING
- = PRIVATE OFFICE
- = HIGH-BACK LOUNGE
- = MEETING/HIGH-BACK LOUNGE
- = LIVING ROOM
- = PHONE ROOM
- = OTTOMANS
- = ZEN/WELLNESS



Suite 100

Suite 150

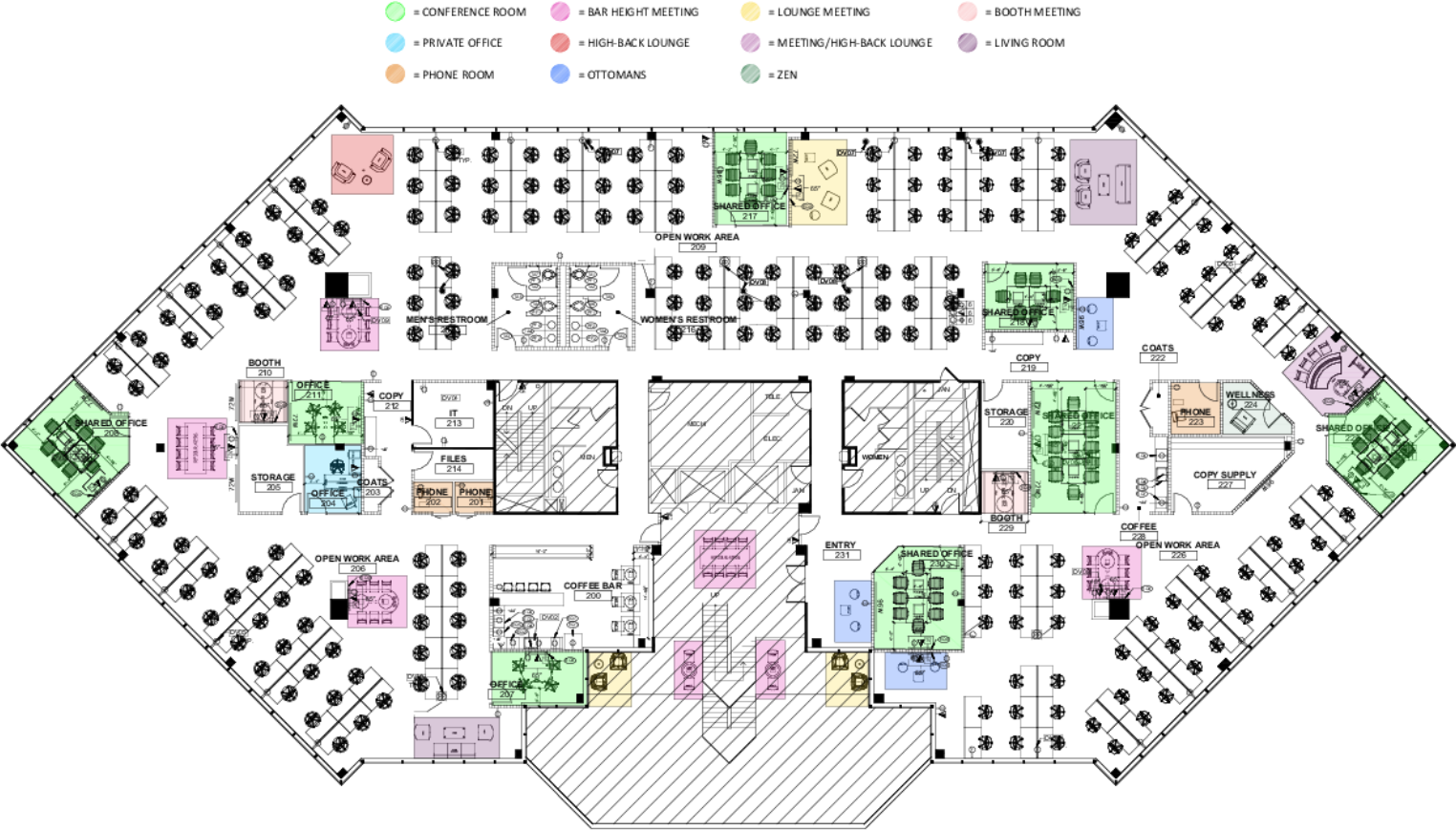
SUITE	SIZE	DESCRIPTION
■ 100 - Alexander Bell I	7,718 - 15,429 SF	Immediately
■ 150 - Alexander Bell I	7,711 - 15,429 SF	Immediately

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1851 ALEXANDER BELL | 2ND FLOOR



SUITE

2nd Floor - Alexander Bell I

SIZE

19,261 SF

DESCRIPTION

Immediately. Plug & Play Opportunity.

VIRTUAL TOUR

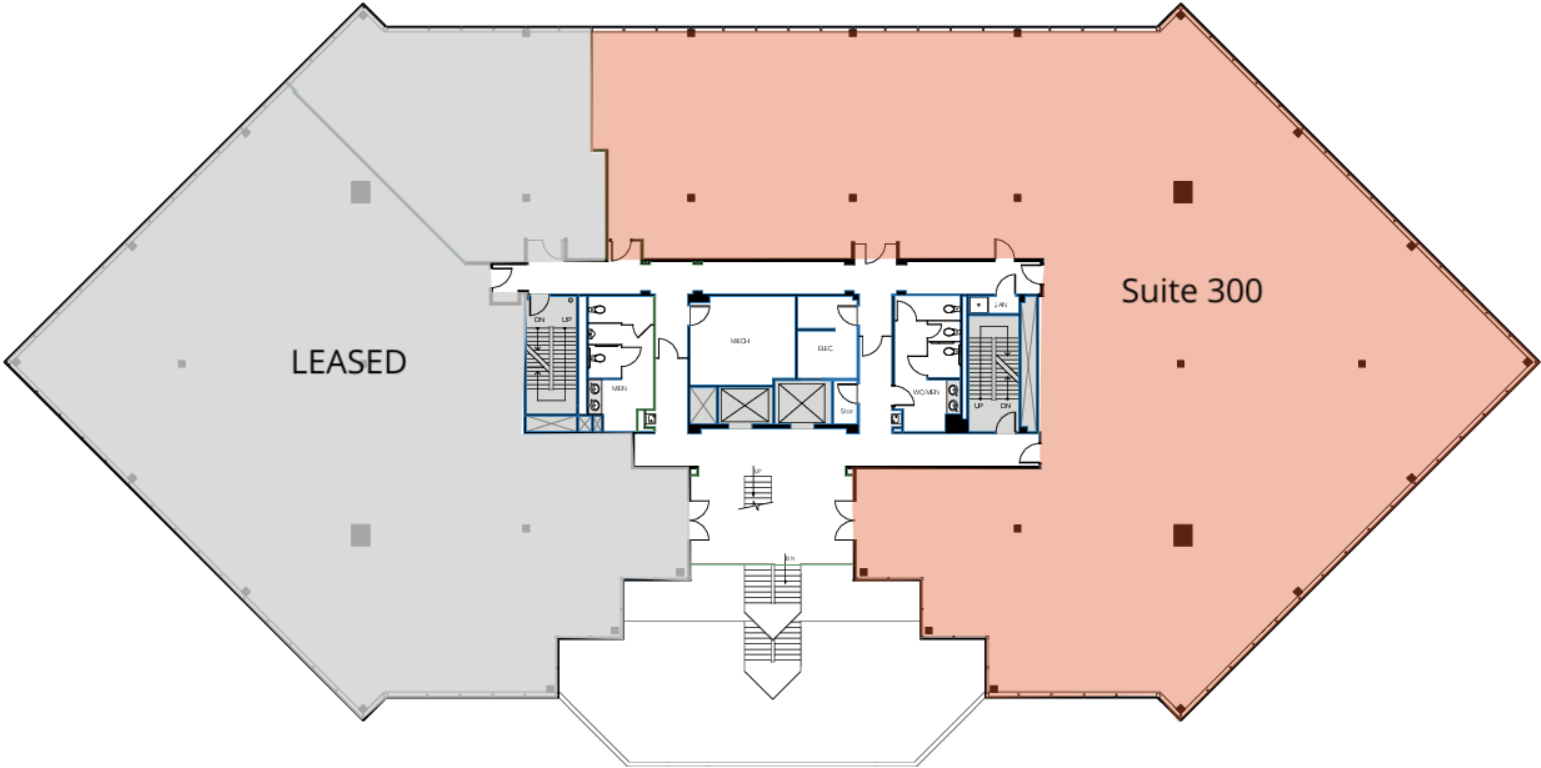
[View Here](#)

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1851 ALEXANDER BELL | 3RD FLOOR



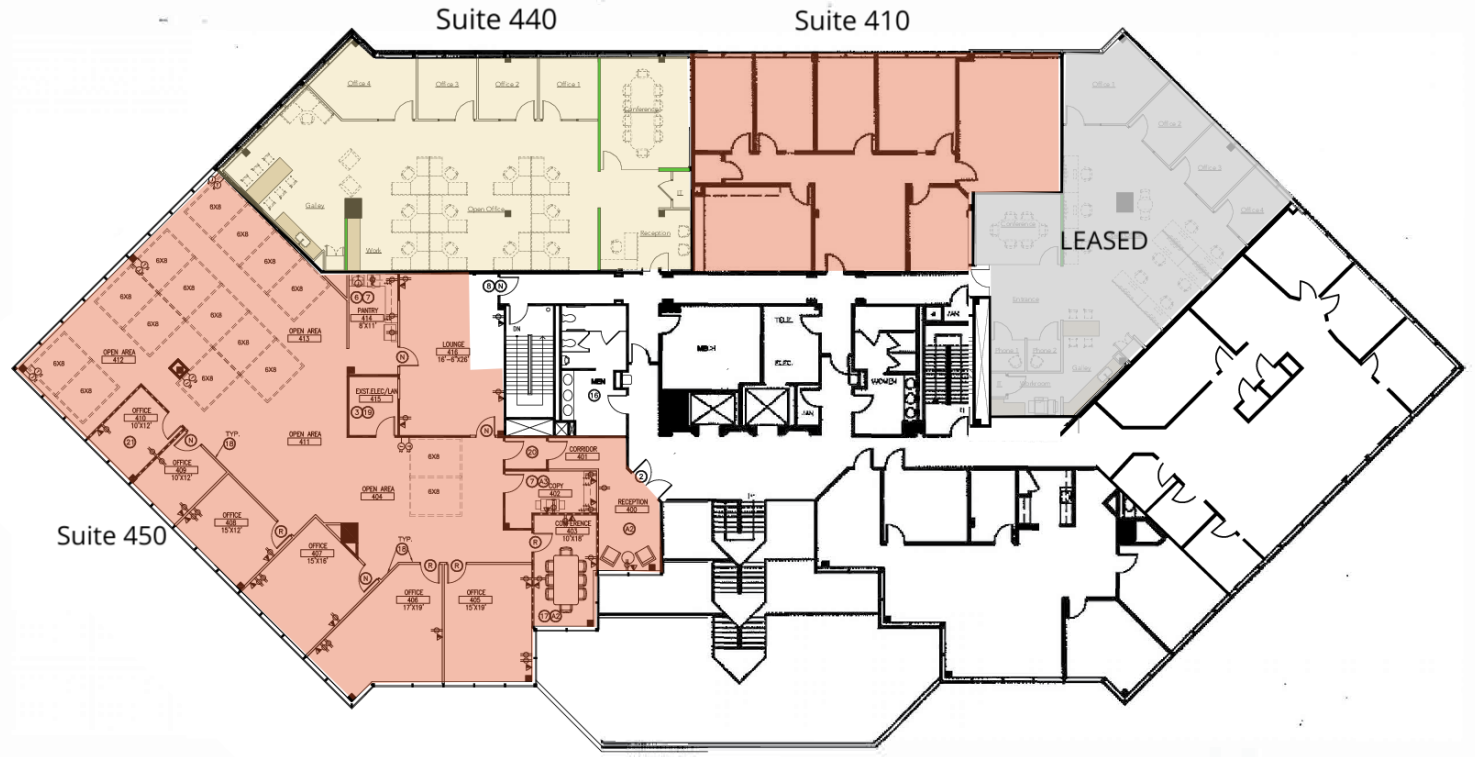
SUITE	SIZE	DESCRIPTION
■ 300 - Alexander Bell I	10,501 SF	Immediately

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1851 ALEXANDER BELL | 4TH FLOOR AS-BUILT



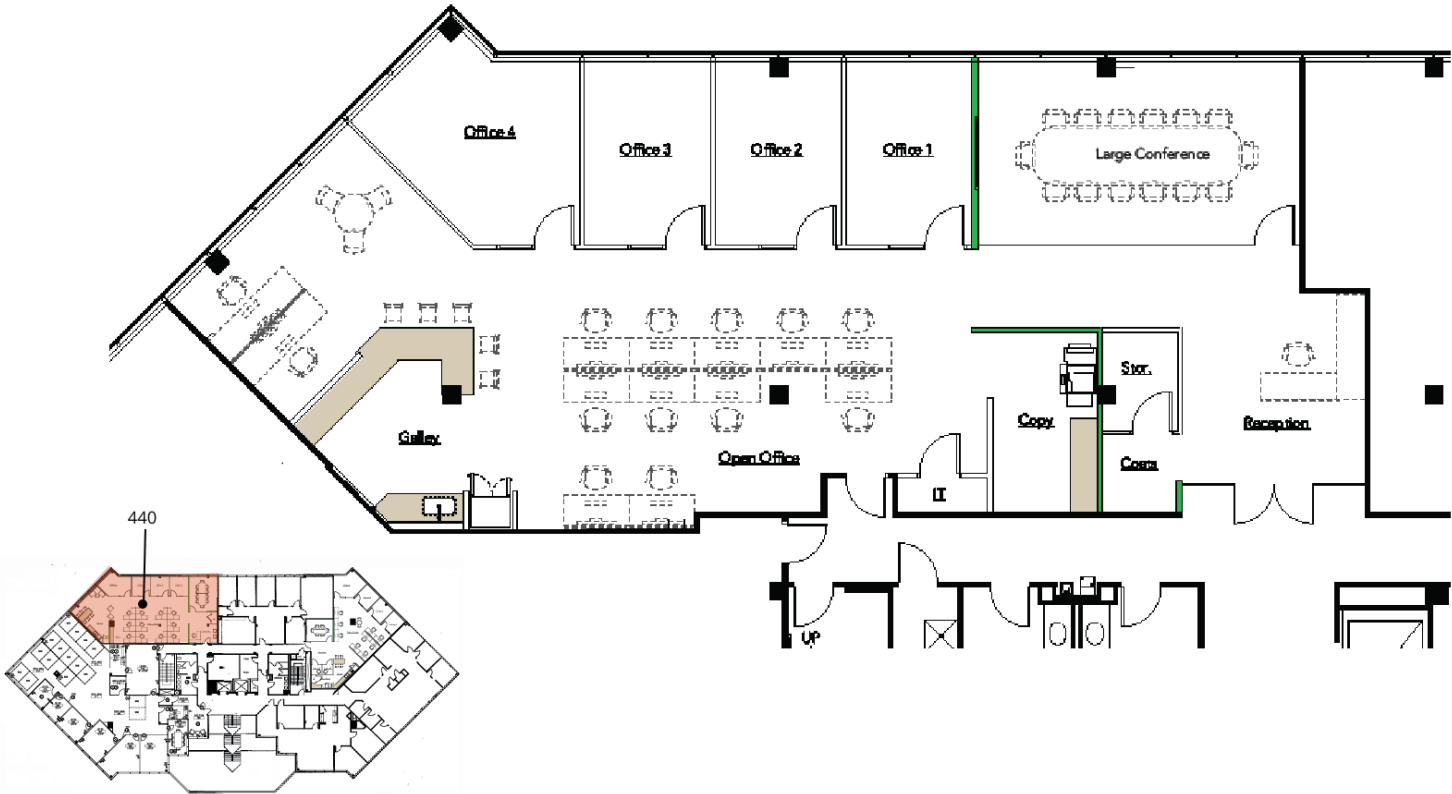
SUITE	SIZE	DESCRIPTION	VIRTUAL TOUR
■ 450 - Alexander Bell I	6,042 SF	Immediately	
■ 410 - Alexander Bell I	2,425 SF	Immediately	
■ 440 - Alexander Bell I - Spec Suite	3,043 SF	Immediately	View Here

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1851 ALEXANDER BELL | SUITE 440

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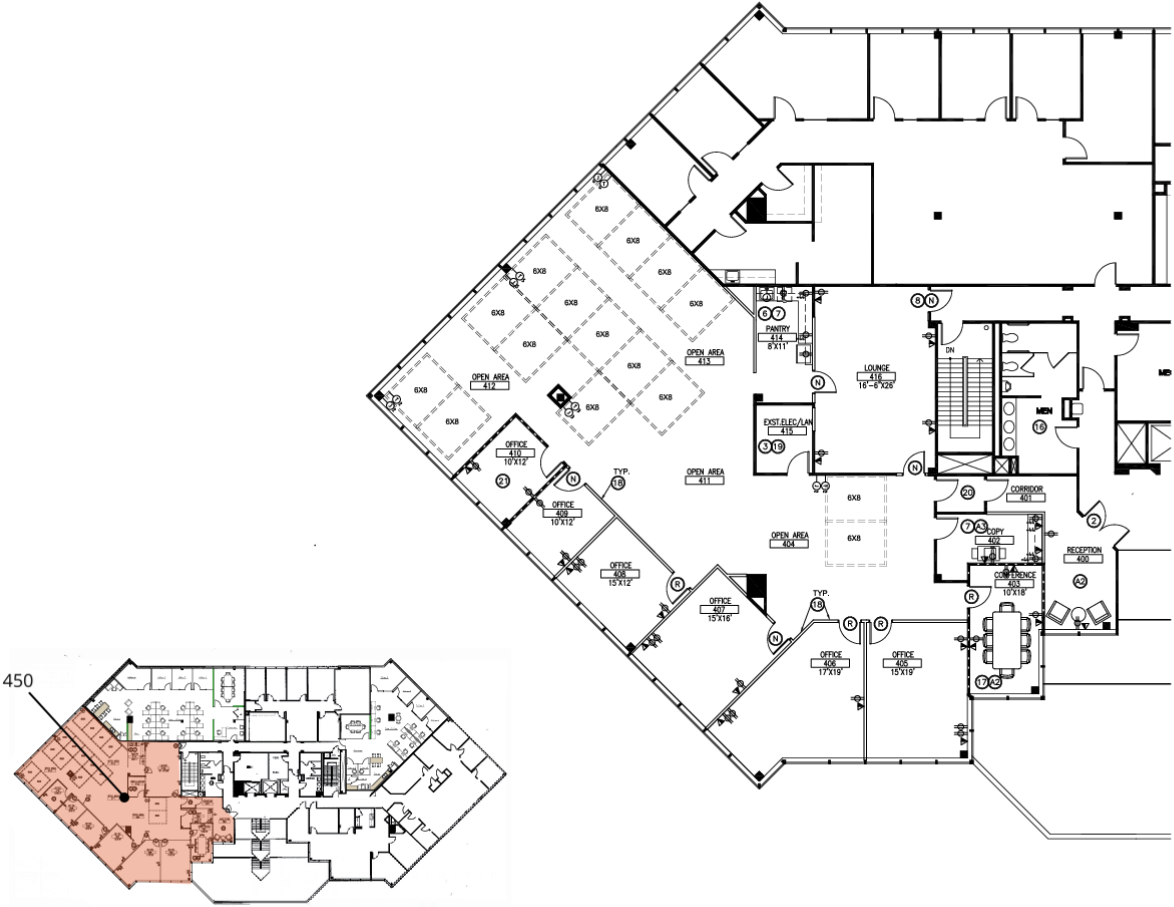
SUITE	SIZE	DESCRIPTION	VIRTUAL TOUR
■ 440 - Alexander Bell I - Spec Suite	3,043 SF	Immediately	View Here

Alexander Bell | & II

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1851 ALEXANDER BELL | SUITE 450



SUITE

■ 450 - Alexander Bell I

SIZE

6,042 SF

DESCRIPTION

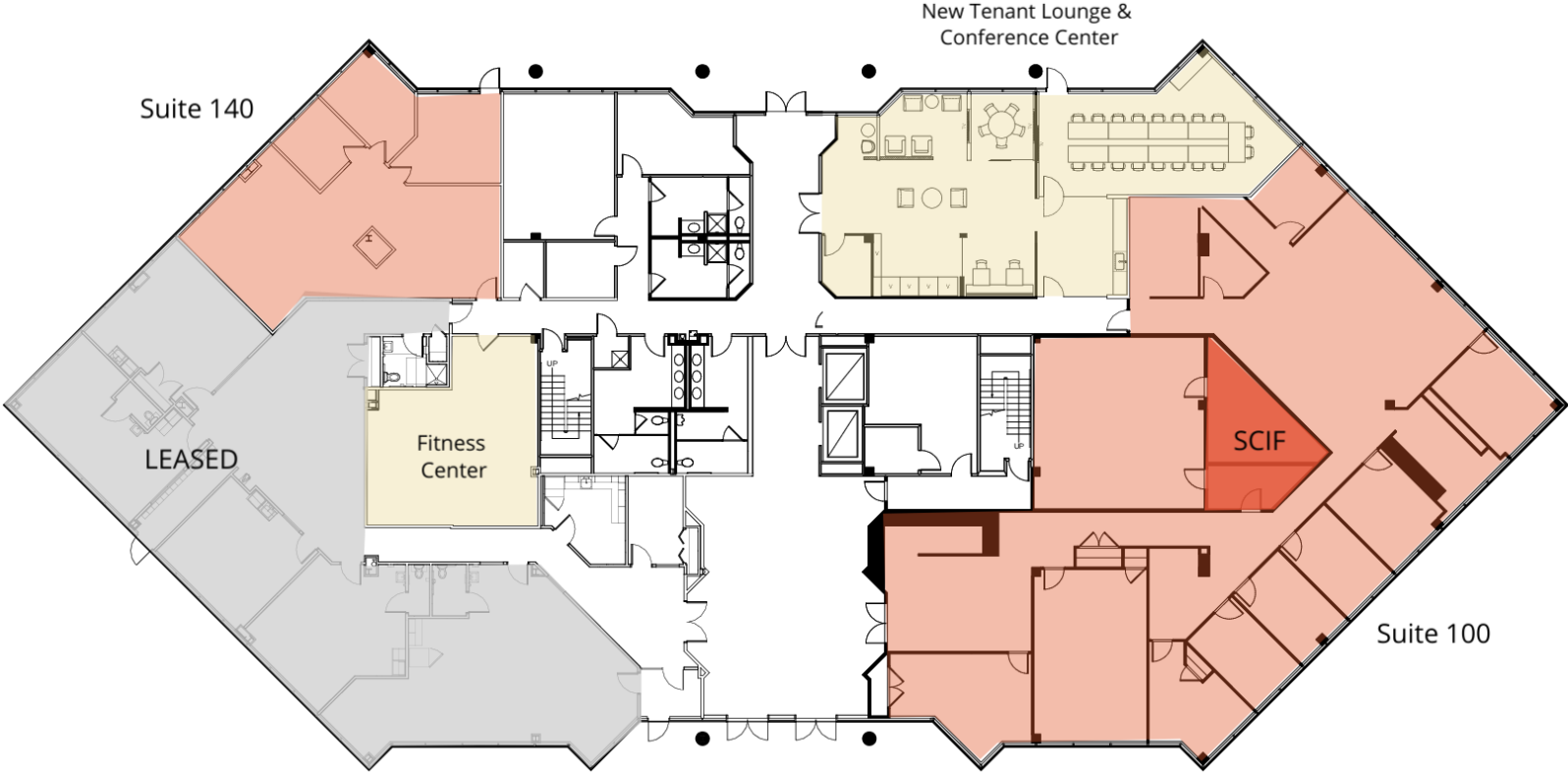
Immediately

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1835 ALEXANDER BELL - 1ST FLOOR



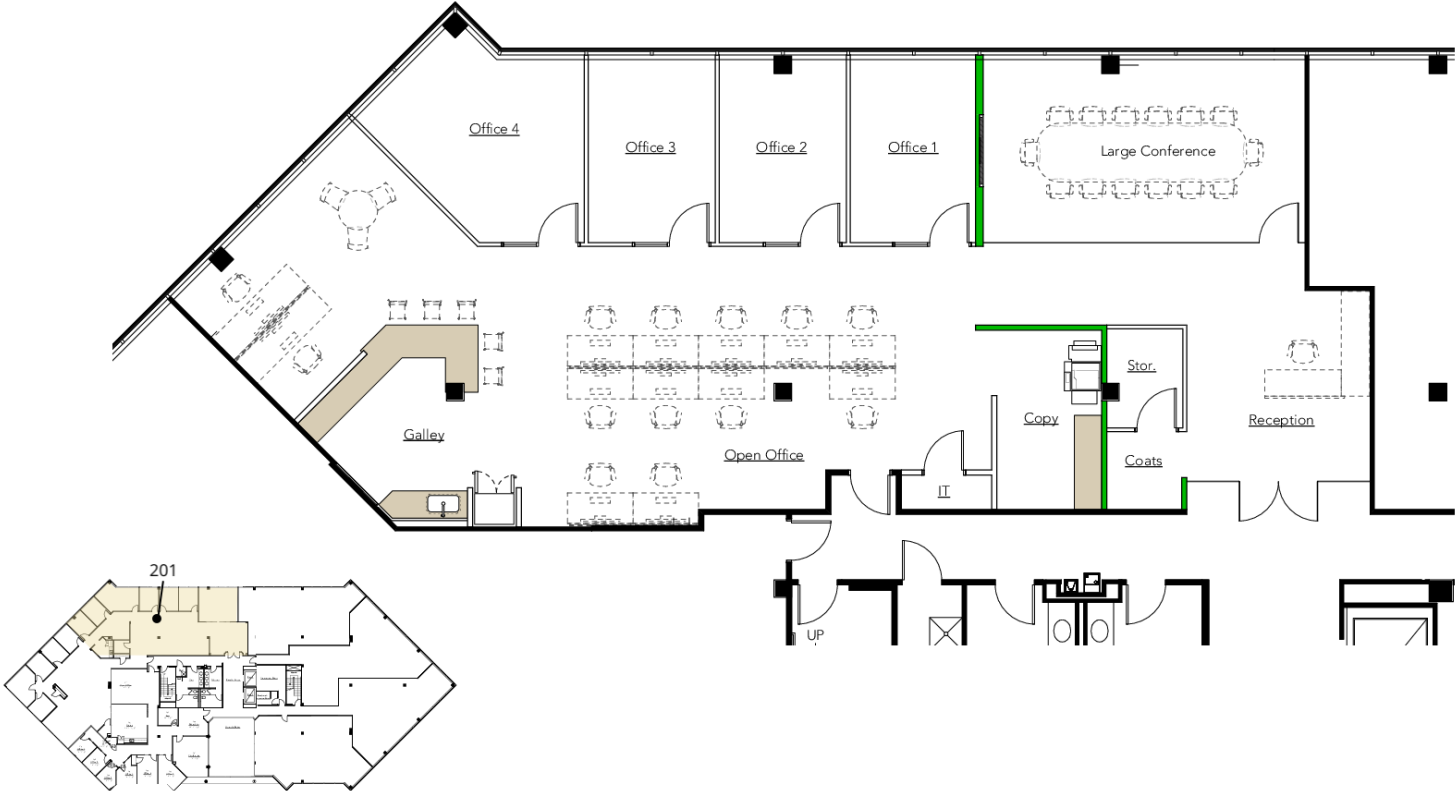
SUITE	SIZE	DESCRIPTION
■ 100 - Alexander Bell II	6,146 SF	Available Immediately Building Signage Available
■ 140 - Alexander Bell II	1,524 - 6,331 SF	Available Immediately

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1835 ALEXANDER BELL | SUITE 201



SUITE	SIZE	DESCRIPTION	VIRTUAL TOUR
■ 201 - Alexander Bell II - Spec Suite	3,341 SF	Immediately	View Here

Alexander Bell | & II

1835 ALEXANDER BELL | 4TH FLOOR HYPOTHETICAL OPEN

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Suite 400



SCAN ME

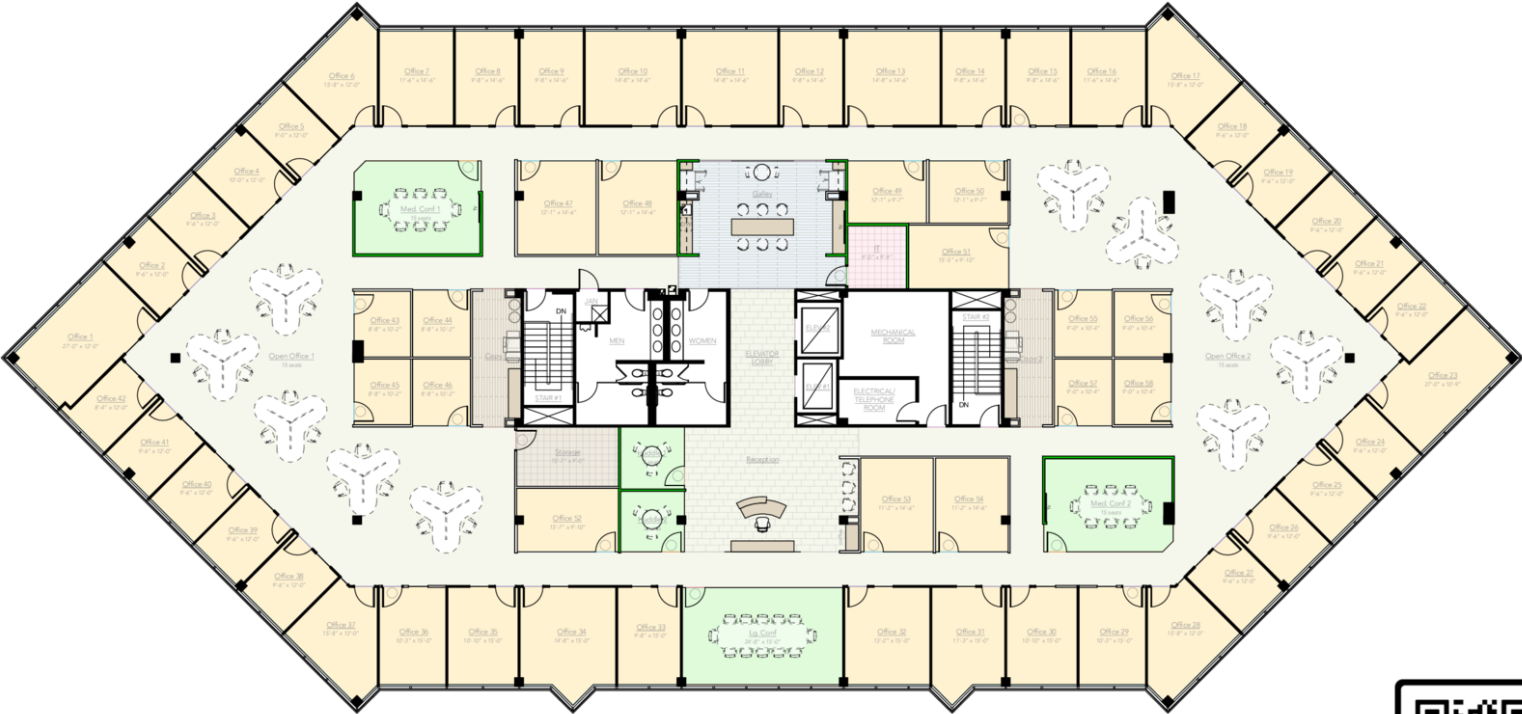
SUITE	SIZE	DESCRIPTION
400 - Alexander Bell II	19,556 SF	Building Signage Available Over 39K SF contiguous with 3rd floor

Alexander Bell | & II

1835 ALEXANDER BELL | 4TH FLOOR HYPOTHETICAL CLOSED

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Suite 400



SCAN ME

SUITE	SIZE	DESCRIPTION
400 - Alexander Bell II	19,556 SF	Building Signage Available Over 39K SF contiguous with 3rd floor