



### Summary

Available SF: 2,230 SF  
 Lease Rate: Negotiable  
 NNN: Negotiable  
 Lease End Date: July 31, 2030

### Property Highlights

- The space is currently operated as F45.
- ~7 years left on sublease term
- Located at Reston Town Center
- 5,352 Residential Units within walking distance
- On the lower level of a high-end apartment building
- The space is turn-key for a small gym concept. Built out with bathrooms and showers.
- All showings must be done through the listing agent, Jennifer Burke 703-969-9519. Please do not disturb the tenant.

Demographics	2 Mile	5 Mile	10 Mile
Total Households:	28,360	82,867	291,463
Total Population:	66,009	228,312	807,284
Average HH Income:	\$145,689	\$166,578	\$169,754

The information above was furnished to us by sources we believe to be reliable but no warranty or representation is made to its accuracy. It is your responsibility to independently confirm its accuracy and completeness. This offering is subject to correction or errors and omissions, change of pricing, prior to sale/lease or withdrawal from the market, without notice.

**Jennifer Burke**  
 703.435.4007 x 118  
 jburke@veritycommercial.com



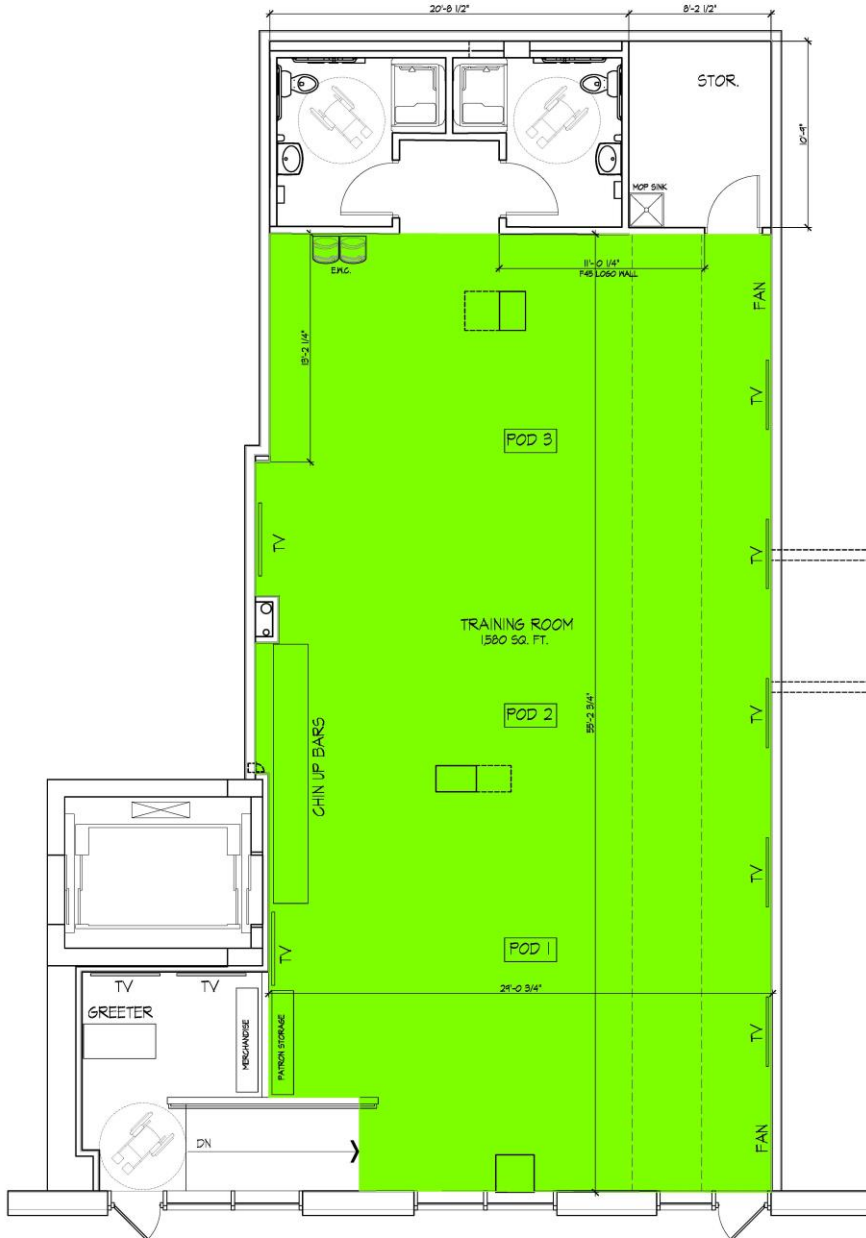


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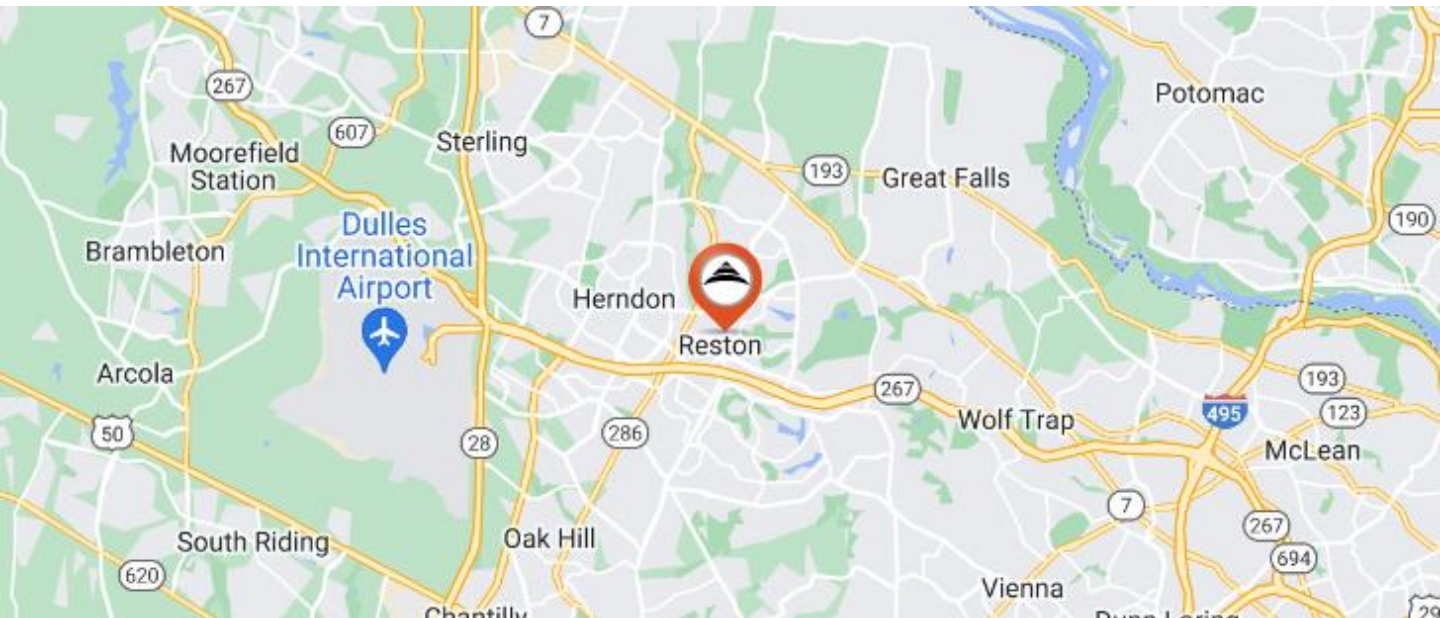
Floor Plan



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