

**1914 ASSOCIATION
DRIVE
RESTON, VA 20191**

LOWER LEVEL



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PROPERTY DESCRIPTION

Up to 10+ year lease terms available, Full Service structure. Building was recently renovated and shows like a gem!

Elevator access will take you to each floor and shared breakroom and kitchenette on main level with inviting lobby with double glass front doors. Don't miss this opportunity in this centrally located building in Reston!

LOCATION DESCRIPTION

Welcome to 1914 Association Drive! This property has been recently renovated on the interior and exterior. Building is split into 7 spaces with a Lower Level consisting of an open floorplan at a centrally located in the Reston Commerce District, ideal for Office space for Clients serving Northern Virginia and DC.

By right zoning would allow for child care, dog day care, adult day care, church/religious facility, private school, veterinary hospital, fitness center, self storage, production or processing facility. The building has a loading docks for efficient material/part deliveries. Ideally located less than minutes to Dulles Toll Road and a short walk to Wiehle-Reston East Metro Station.

Tenant-Rep up to 4% commissions.

PROPERTY HIGHLIGHTS

- **Controlled Access Building**
- **Shared Common Spaces include: Bathrooms, lobby, kitchenette & breakroom**
- **Elevator Access to all floors**
- **21 parking spaces**
- **10 minute walk to Wiehle-Reston East Metro Station**

OFFERING SUMMARY

Lease Rate:	\$19.00/yr (FS)
Number of Units:	7
Available SF:	4,298 SF
Building Size:	13,877 SF

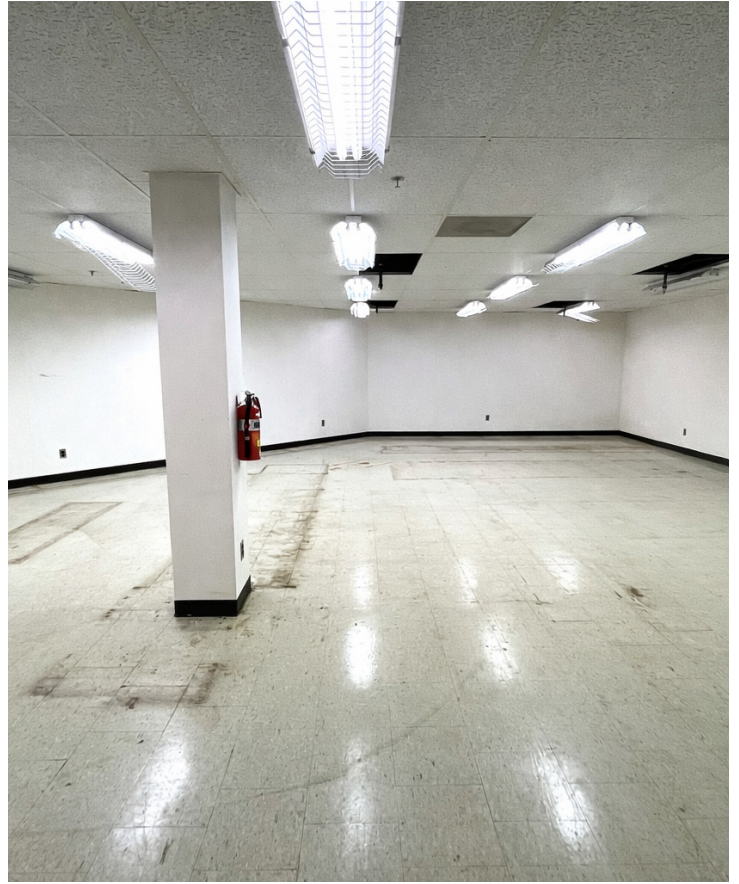


LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	60 months
Total Space:	4,298 SF	Lease Rate:	\$19.00 SF/yr

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	DESCRIPTION
Lower Level	4,298 SF	Full Service	Lower Level with direct, double-door, access to loading dock doors, at-grade. Open style floorplan with one separate-large room and option to divide into additional separate rooms; ideal for storage or warehouse. Single-Private bathroom on Lower Level and Elevator Access from main-floor. Suites share the common areas of the kitchenette, lobby and hallways with a multi-tenant use and full-service structure (utilities, taxes, janitorial in common areas included) Landlord Concession available for Flooring!





Side of Building



Front of Building and Loading Zone



Shared Breakroom



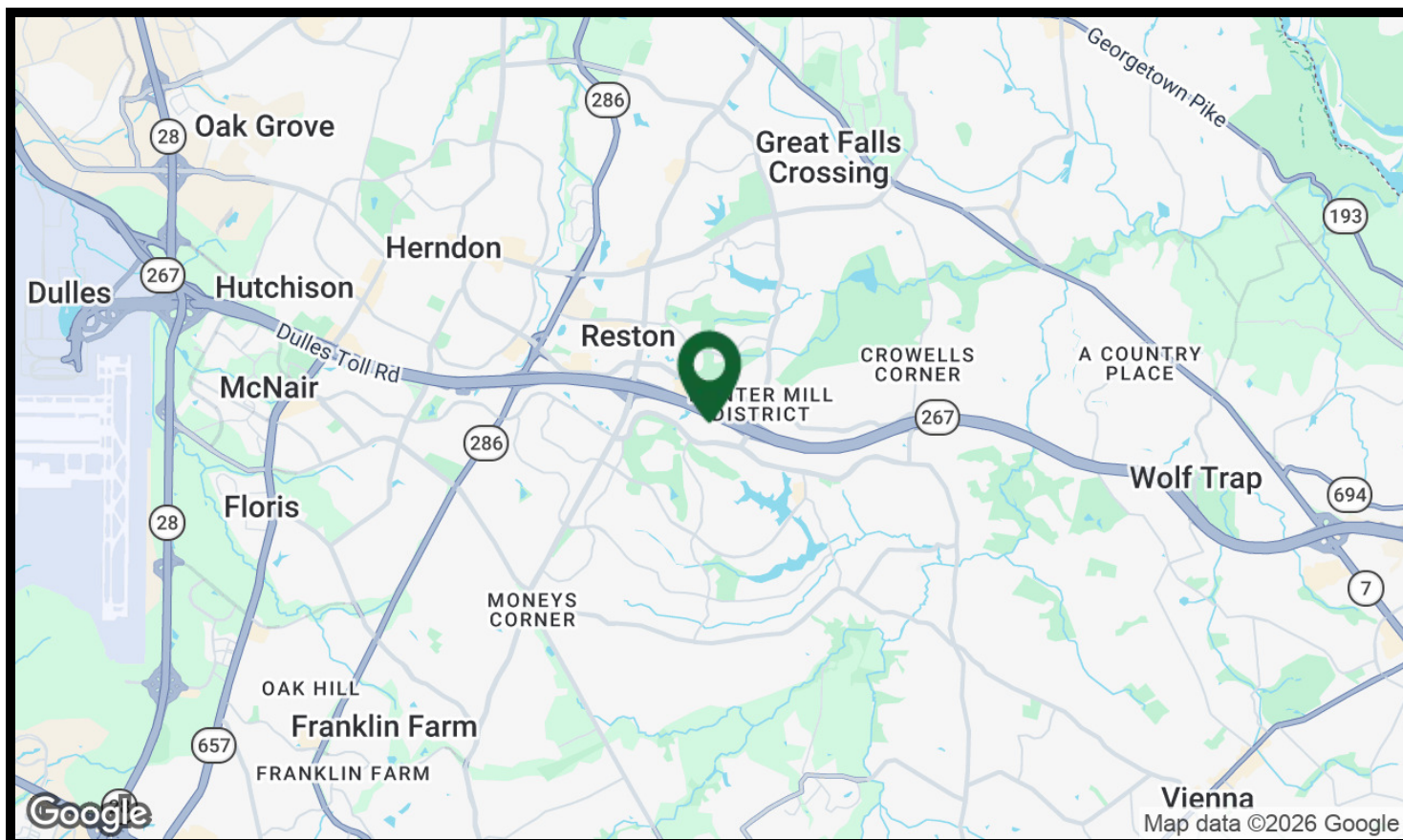
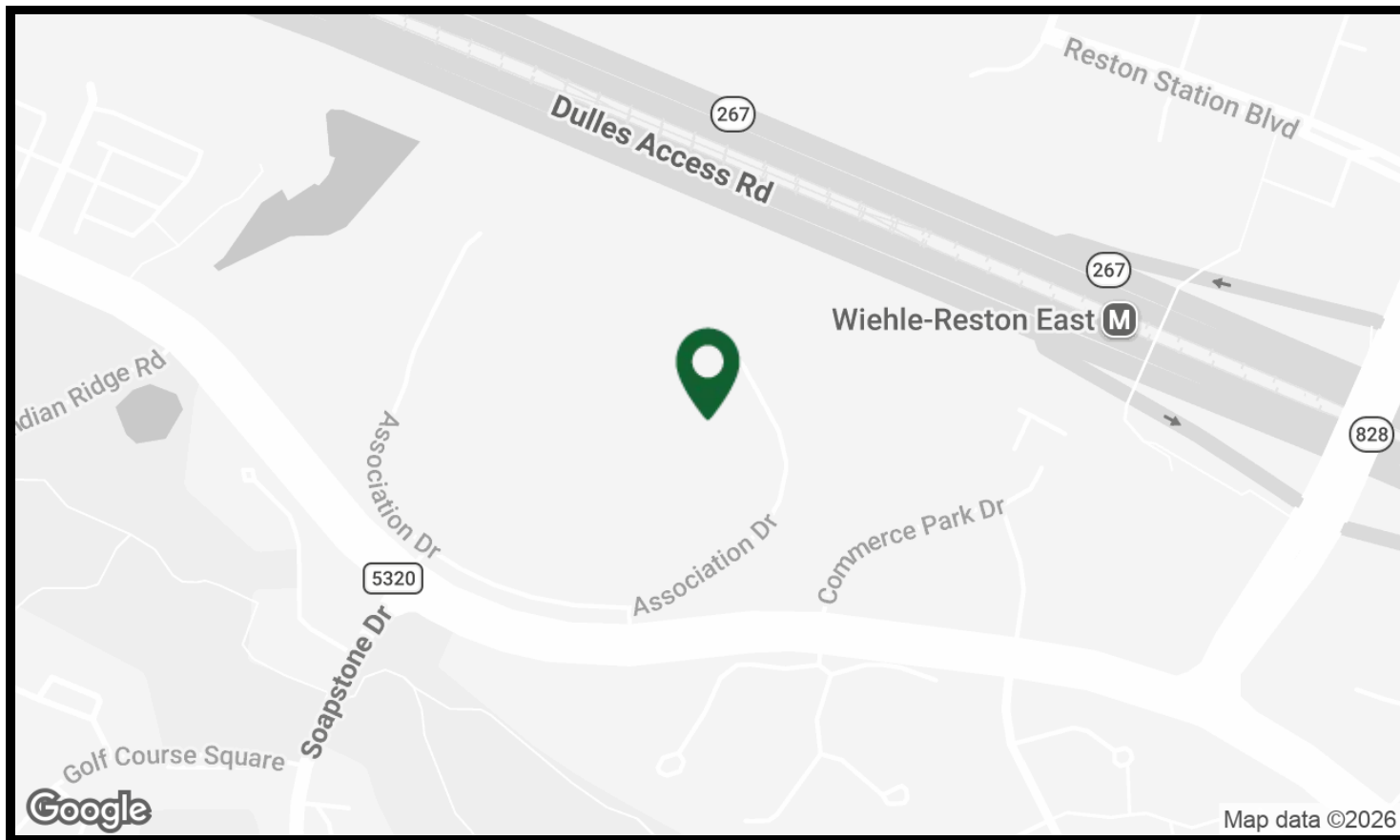
Shared Kitchenette



2nd floor Atrium



Lobby Atrium



ABOUT RYAN STUART DEVELOPMENT

Headquartered in Falls Church, Virginia, Ryan Stuart Development invests in and develops commercial real estate throughout the Washington, D.C. region. Leveraging our entrepreneurial spirit and extensive market knowledge, we acquire and partner on long-term, value-add opportunities. As a local, privately-held company, Ryan Stuart Development embraces an entrepreneurial and flexible approach that makes it easy to do business with us.

At Ryan Stuart Development, we pride ourselves on having a team of highly specialized professionals with extensive experience in the commercial real estate industry. Our experts are dedicated to helping our clients achieve their goals and objectives by providing them with the knowledge, resources, and support they need to succeed.

We understand that investing in commercial real estate can be a challenging and complex process, which is why we are committed to assisting our clients every step of the way.

SPECIALIZED APPROACH

As a Tenant with Ryan Stuart Development, you will have access to a dedicated Property Management and Maintenance Team that can assist with all your leasing and maintenance needs.

We have partnerships with local-area vendors that specialize in alterations, repairs and replacement needs if you prefer to have a hassle-free experience, we are just a call or text away!

Tenant Portal Access

We have partnered with Yardi Breeze to allow Tenants a hassle-free experience with 24/7 access to submitting maintenance requests, sending secured messages, checking balances and setting up automatic online payments and viewing and electronically signing applicant and leasing documents.

From start to finish, let Ryan Stuart Development assist in your leasing needs with our dedicated industry professionals!



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