



RESTON
SQUARE

Your Next Destination for *Success*

 11790 Sunrise Valley Drive, Reston, VA 20191

Reston Square is a seven-story, 138,995-square-foot Class A office building located in the Reston submarket in Northern Virginia within the Washington, D.C., metropolitan area.



PROPERTY HIGHLIGHTS

Designed sustainably and efficiently

Built in 2007, Reston Square is situated on 1.95 acres and is LEED Silver certified.

The property features highly efficient rectangular floor plates averaging 23,093 square feet.

Unique opportunity with prime signage location along Dulles Toll Road

AVAILABILITY	SUITE	RSF
1st Floor	104	5,581 RSF
1st Floor	110	2,170 RSF
2nd Floor	250	3,462 RSF
3rd Floor	300	23,255 RSF
5th Floor	500	14,341 RSF

SUSTAINABILITY FEATURES



TRAVEL & TRANSPORT

Uber Business to Reston Town Center and the Reston Town Center Metro station

Along Dulles Toll Road, near major interchanges including Reston Parkway and Fairfax County Parkway

Close proximity to Dulles International Airport (8 miles)

Silver Line Metro Accessible - Wiehle-Reston or Reston Town Center stations (1 mile)

Directly next to the Westin and Sheraton hotels, totaling 489 rooms



Fresh New Amenities Just Delivered!



Kitchen

The amenity space includes a welcoming kitchen with a full coffee bar and extensive prep-areas. The long waterfall bar counter, illuminated by modern pendant lights, allows for seating for 8 in addition to the bench seating with tables.



Conference Room

This spacious and light-filled room features a painted custom wood paneled wall with storage and built-in screens. Furnished with state of the art AV equipment, this space also provides room for well over 60 people with a variety of flexible furniture configurations.



Lounge & Dining Area

The open concept kitchen and lounge area offers versatile seating arrangements and several large screen TVs, perfect for dining and taking a break.



Tenant Lounge

Numerous seating configurations including a bench, movable tables and chairs, booths, and soft seating give your team plenty of options for collaboration.

Over 4,000 sf of ground floor space, designed by



FOR LEASING INFORMATION, PLEASE CONTACT:

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Amenities



Fitness Center

Stay on top of both work and fitness with on-site access to our gym.



Two-Story Atrium Lobby

The lobby features a two-story atrium with limestone flooring and wood paneling accented by metal and glass finishes. New furniture and lighting were added this fall.



Metro Accessible

Silver Line is less than one mile away with access from Wiehle-Reston or Reston Town Center Stations.



Elevator Lobby

This refreshed space connects the main lobby to the tenant lounge and conference center. The elevators require secure access to the upper floors and have direct access to the garage.



Car Care & EV Charging Stations

Vacuum, clean, and charge your car in the garage.



Bike Room

Secure your bike safely in the bike room.



Uber for Business

Reston Town Center and the Reston Town Center Metro station

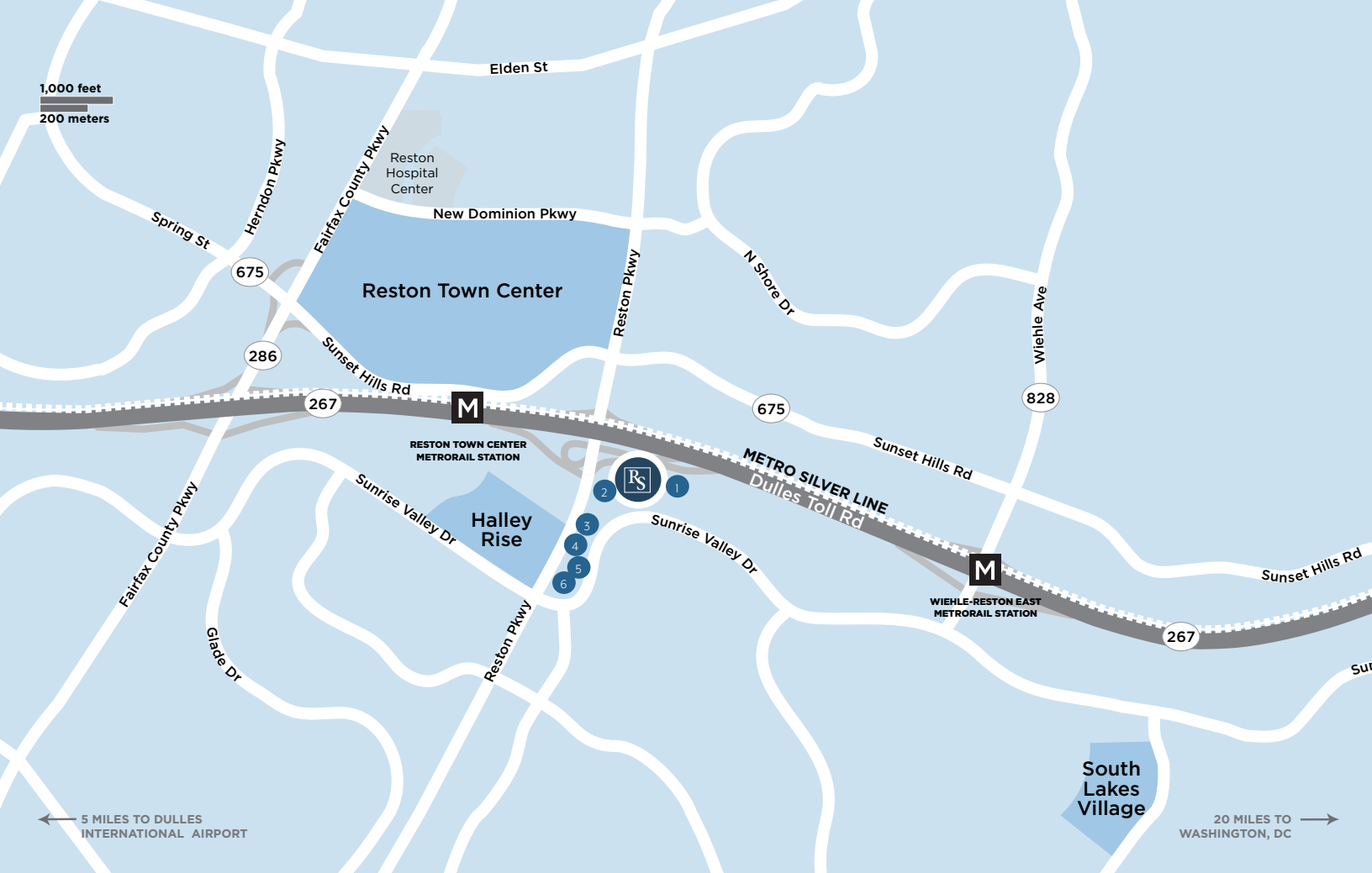


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Go from work to play in minutes

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• HALLEY RISE DEVELOPMENT

3.5M SF mixed-use development scheduled to deliver in 2023, anchored by Wegmans + Pinstripes.

250K SF of retail is planned for the site including a modern theater and a variety of coveted restaurants.

• NEARBY AMENITIES

- 1 The Westin Reston Heights
- 2 Sheraton Reston
- 3 MyHome Thai Bistro
Reston Kabob
Super Chicken
- 4 Popeye's Louisiana Chicken
- 5 Laredo Taco Company
Exxon Mini Market
7-Eleven
- 6 Gold's Gym

• SOUTH LAKES VILLAGE

- Cafesano
- Chipotle
- CVS Pharmacy
- Crest Cleaners
- Custom Inc
- Fusion 360 Fitness
- Lakeside Asia Café
- Red's Table
- Safeway
- Starbucks
- Subway
- Truist
- The UPS Store

• RESTON TOWN CENTER

- &pizza
- Barcelona Wine Bar
- bartaco
- Ben & Jerry's
- Chipotle Mexican Grill
- Crafthouse
- Fogo de Chão
- Jackson's Mighty Fine Food & Lucky Lounge
- JINYA Ramen Bar
- Makers Union
- Mason's Famous Lobster Rolls
- Mon Ami Gabi
- Morton's The Steakhouse
- North Italia
- PassionFish Reston
- Pitango Gelato
- Playa Bowls
- Potbelly Sandwich Shop
- Sixty Vine – Coming Soon
- Starbucks Coffee
- sweetgreen
- Ted's Bulletin
- The Capital Burger
- The Counter
- True Food Kitchen
- Uncle Julio's Rio Grande Café

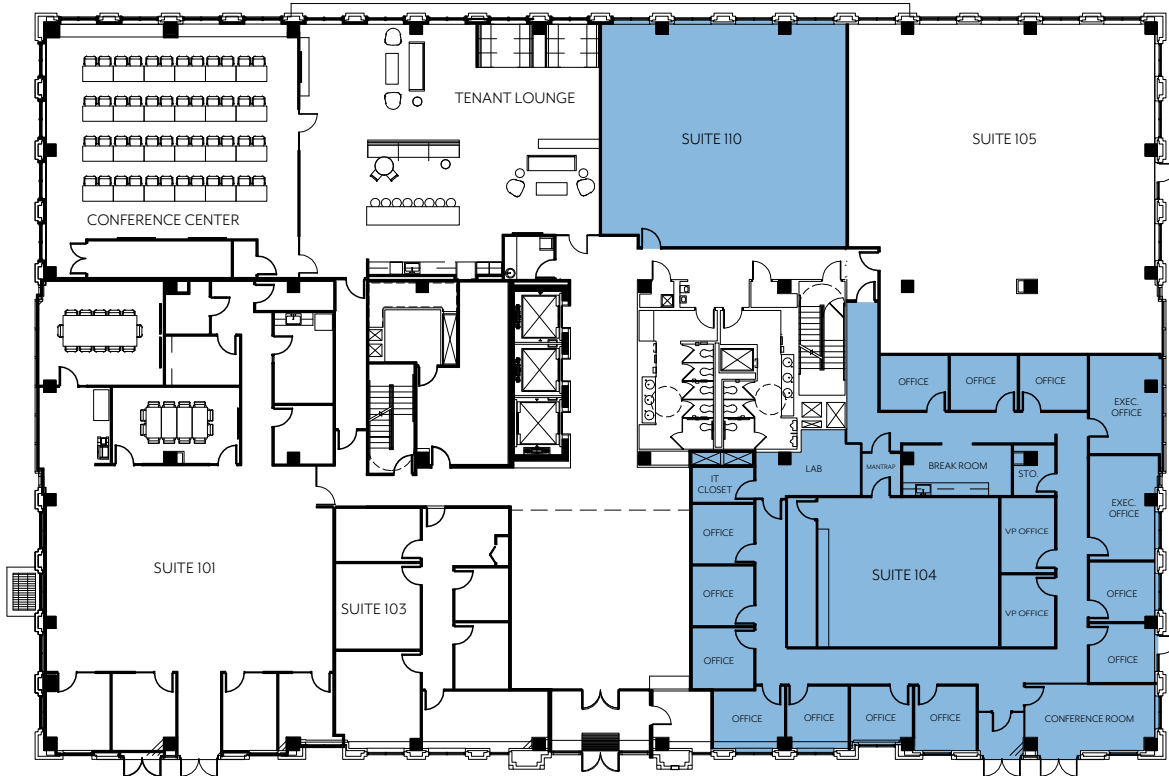
- Apple
- Art Insight Animation & Film Art Gallery
- AT&T Wireless
- Athleta
- Cigar Town
- CVS Pharmacy
- Davelle Clothiers
- francesca's collections
- J. Crew
- J. McLaughlin
- Kendra Scott
- L'Occitane
- Lou lou
- Lululemon
- Mayflowers
- Paddywax Candle Bar
- Paper Source
- Potomac River Running
- Scout & Molly's Boutique
- Scrawl Books
- Sephora
- South Moon Under
- Talbots
- The Eyewear Gallery
- White House Black Market

First Floor

Suite 104 | 5,581 RSF
Suite 110 | 2,170 RSF



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■ AVAILABLE

3D Tour



SUITE 104



Suites 104 - available now



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First Floor

Suite 101 | 4,381 RSF

Fully Furnished | Private Entrance | Available Now



Open Workspace



Conference Room



Private Office



Private Entrance



Break Room



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First Floor

Suite 104 | 5,581 RSF

Secure Lecture Room | Private Entrance | Available Now



Conference Room



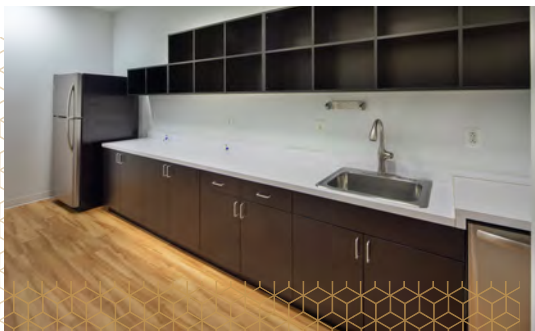
Private Entrance



Executive Office



Secure Lecture Room



Kitchen



Executive Office



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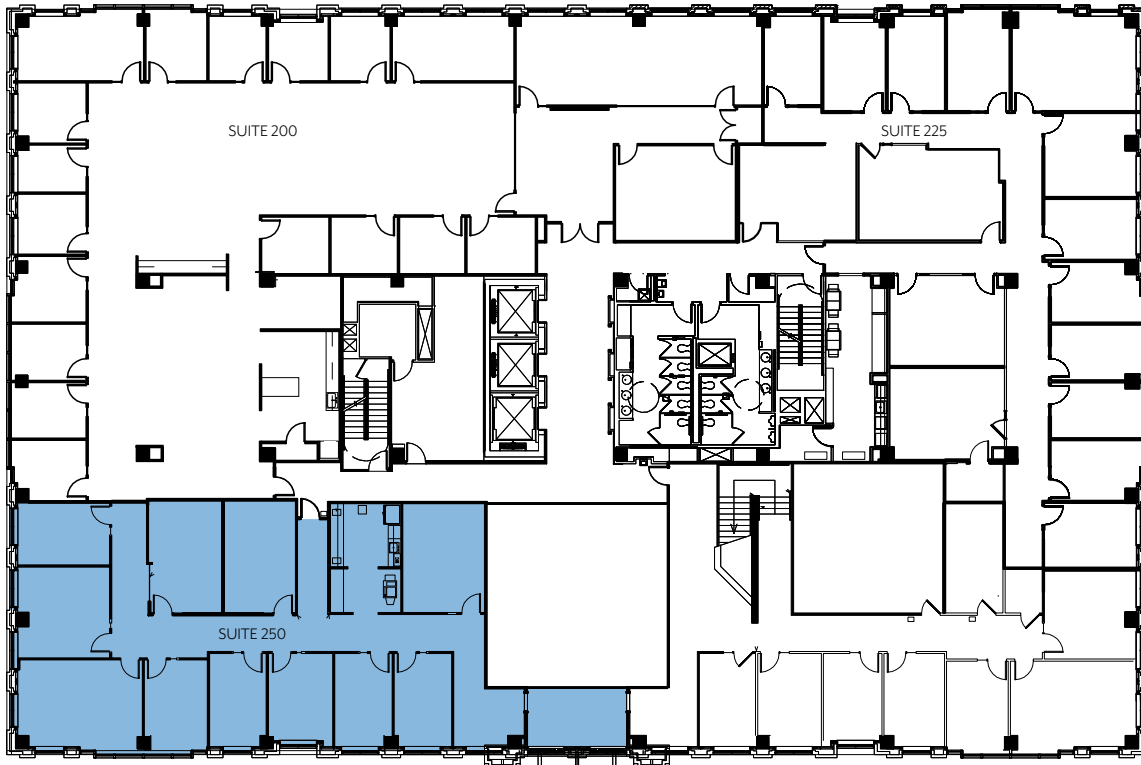
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Second Floor

Suite 250 | 3,462 RSF



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 AVAILABLE



Suite 250 - available 04/01/2025



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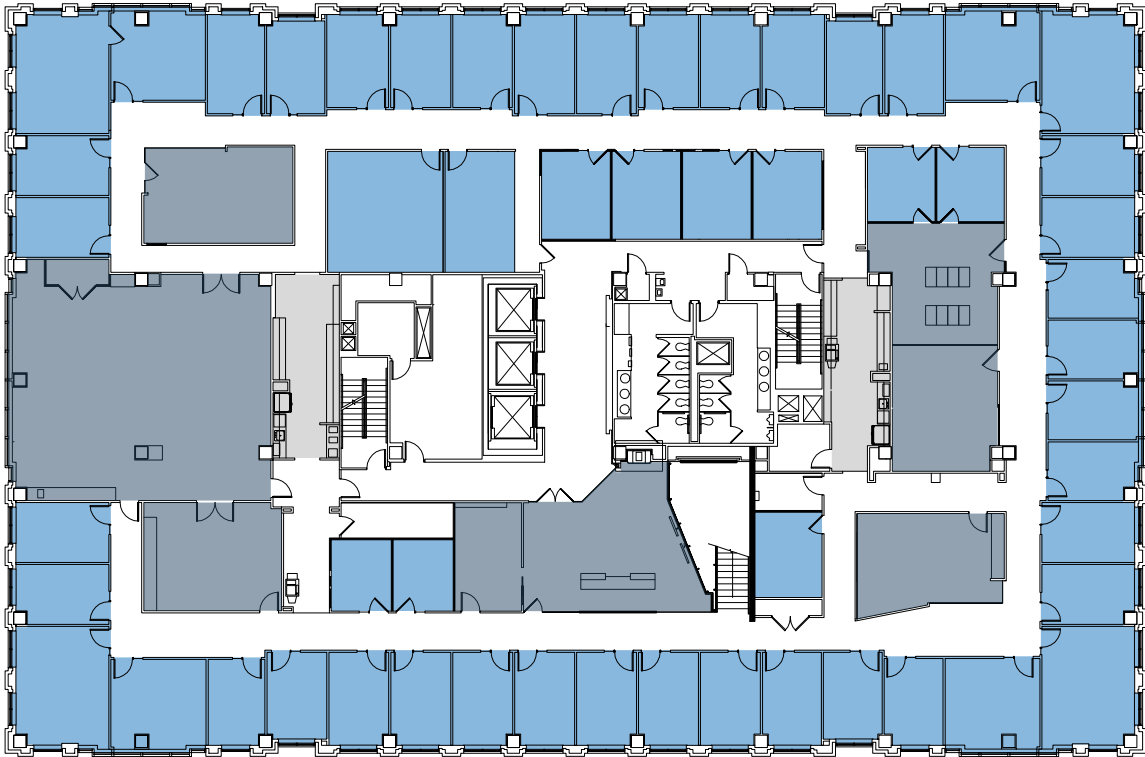
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Suite 300

23,255 RSF | As-Built



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- OFFICES (55)
- CONFERENCE (8)
- KITCHEN (2)



Suite 300 - available 04/01/2025



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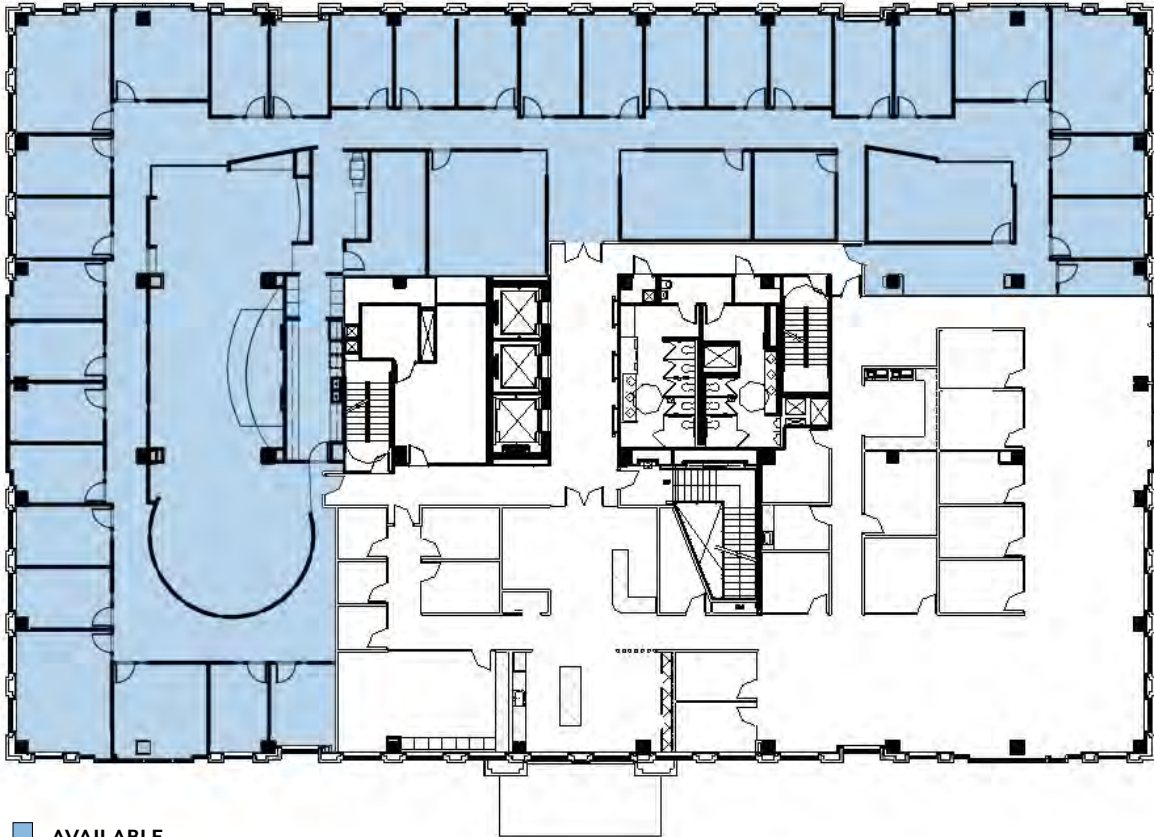
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Fifth Floor

Suite 550 | 14,341 RSF | As-Built



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Owned by:



Asset
management by:

KBS

Leasing by:



Property
management by:

Lincoln

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