

11501, 11503 Sunset Hills

Triangle Park, Reston



11501 Sunset Hills Road
Reston, VA 20190



Property highlights

Triangle Park
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- » Adjacent to Whole Foods anchored Plaza America retail center, Starbucks, CVS, Total Wine and nine fast casual dining options
- » On-site amenities include a dry-cleaner, Epic Athletic Center, a 24-hour gym, and Childtime Learning Center, an infant care, Preschool and Pre-K learning center
- » Convenient access to Dulles Toll Road and Fairfax County Parkway
- » Four Story Office Building and Contiguous Single-Story Flex / Retail
- » Immediate access to Wiehle Metro via Fairfax City Cue bus, which stops at property's entrance, or an 8 minute walk
- » Ample free surface parking
- » Local building engineer



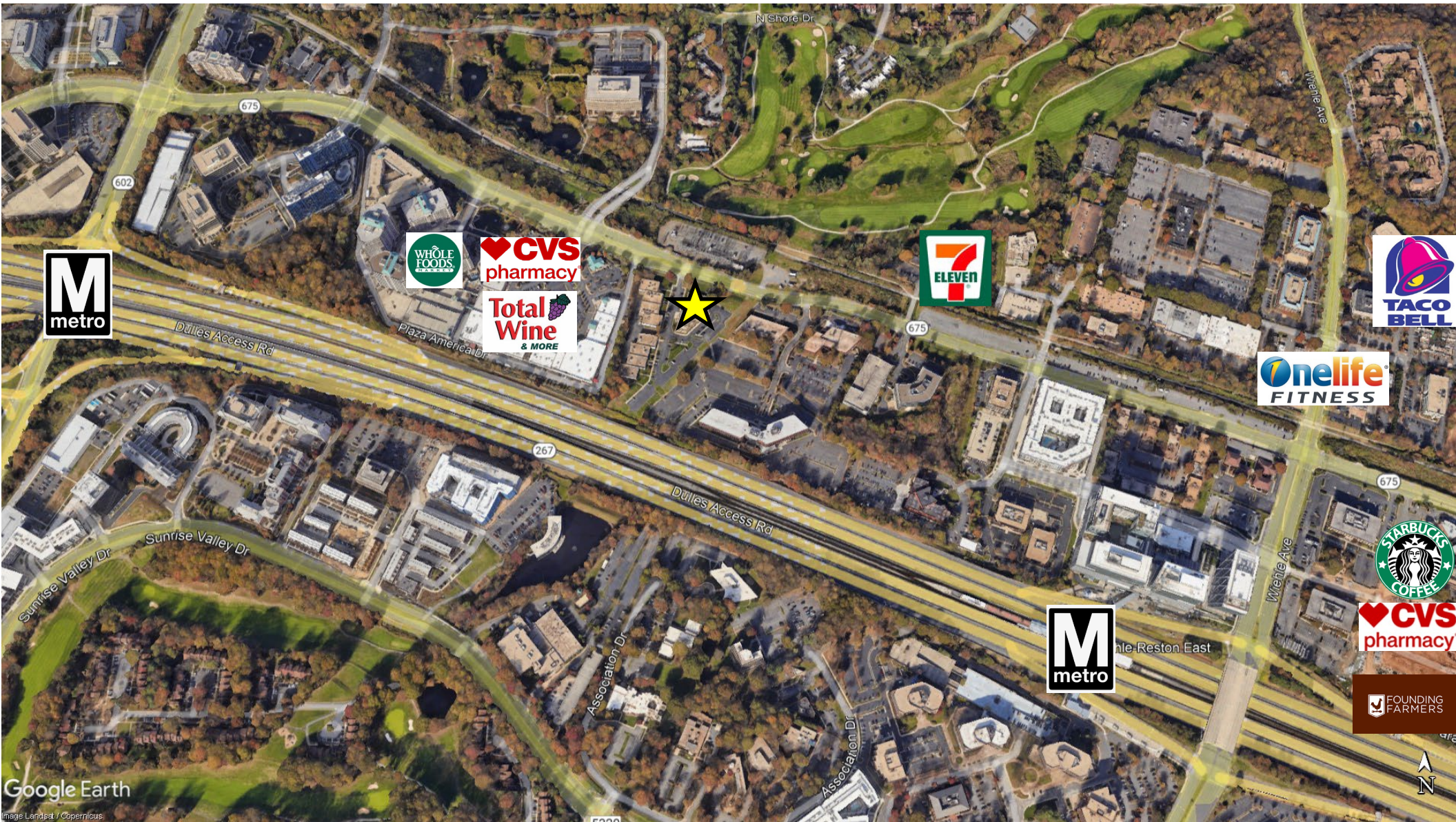
At-a-Glance

11501 Sunset Hills Road, Reston

Floor Size	10,000 sf	Stories	4
Rent psf	Office - \$25.00 fs	Retail/Flex -	\$22NNN
Parking	3.6 spaces per 1,000 rsf	Nearest Metro	Wiehle (Silver Line)

Location & amenities

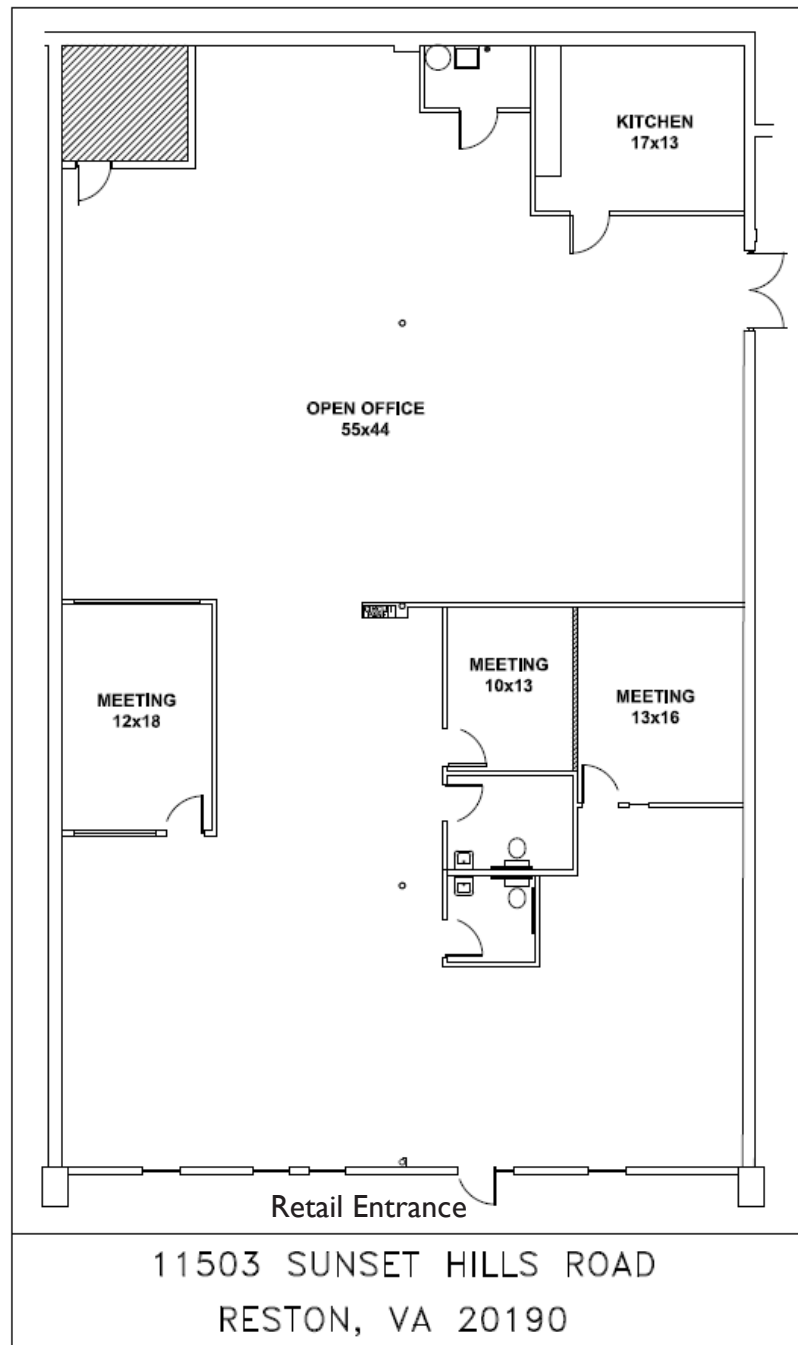
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First floor - flex



Suite 100 – Approx 5,120 RSF

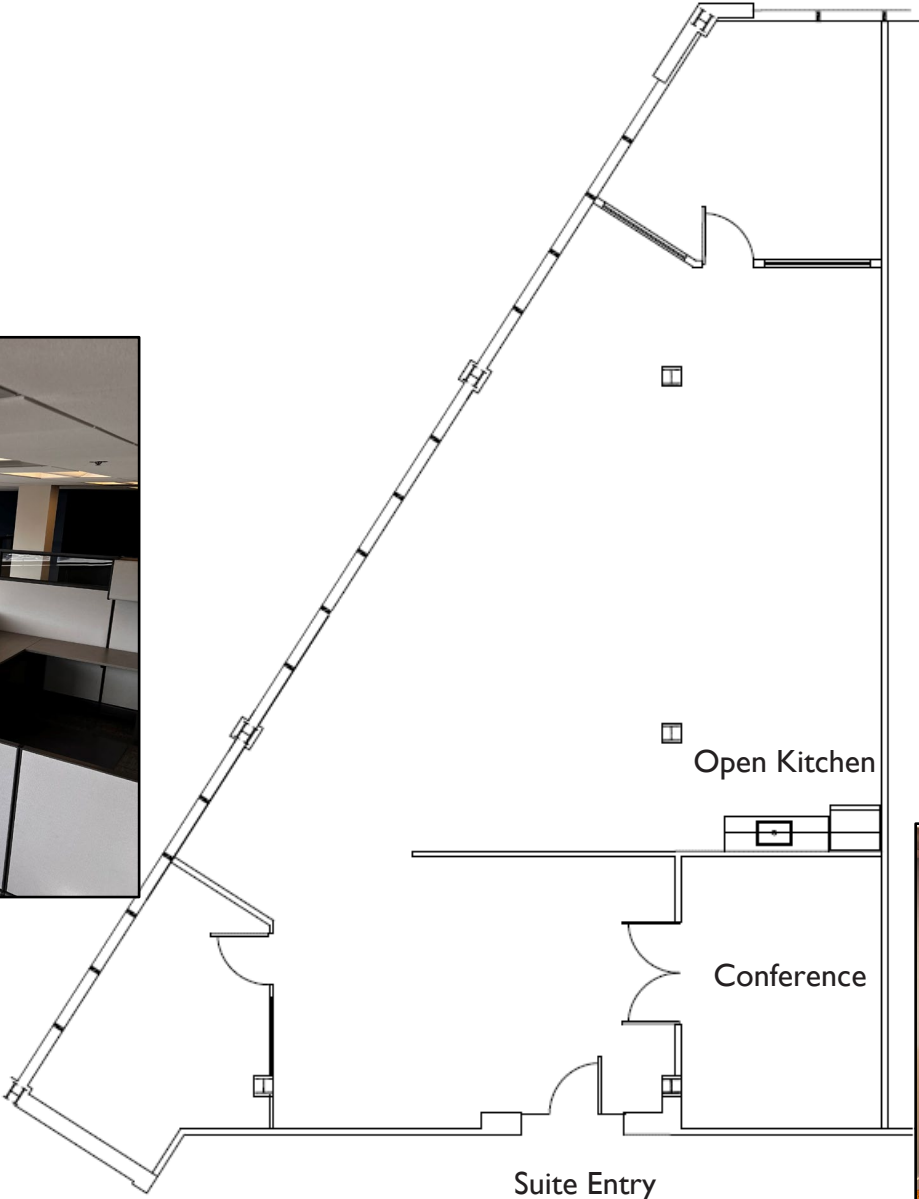


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Second floor

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Suite 250 – Approx 2,502 RSF
Furnished and Cabled



Third floor

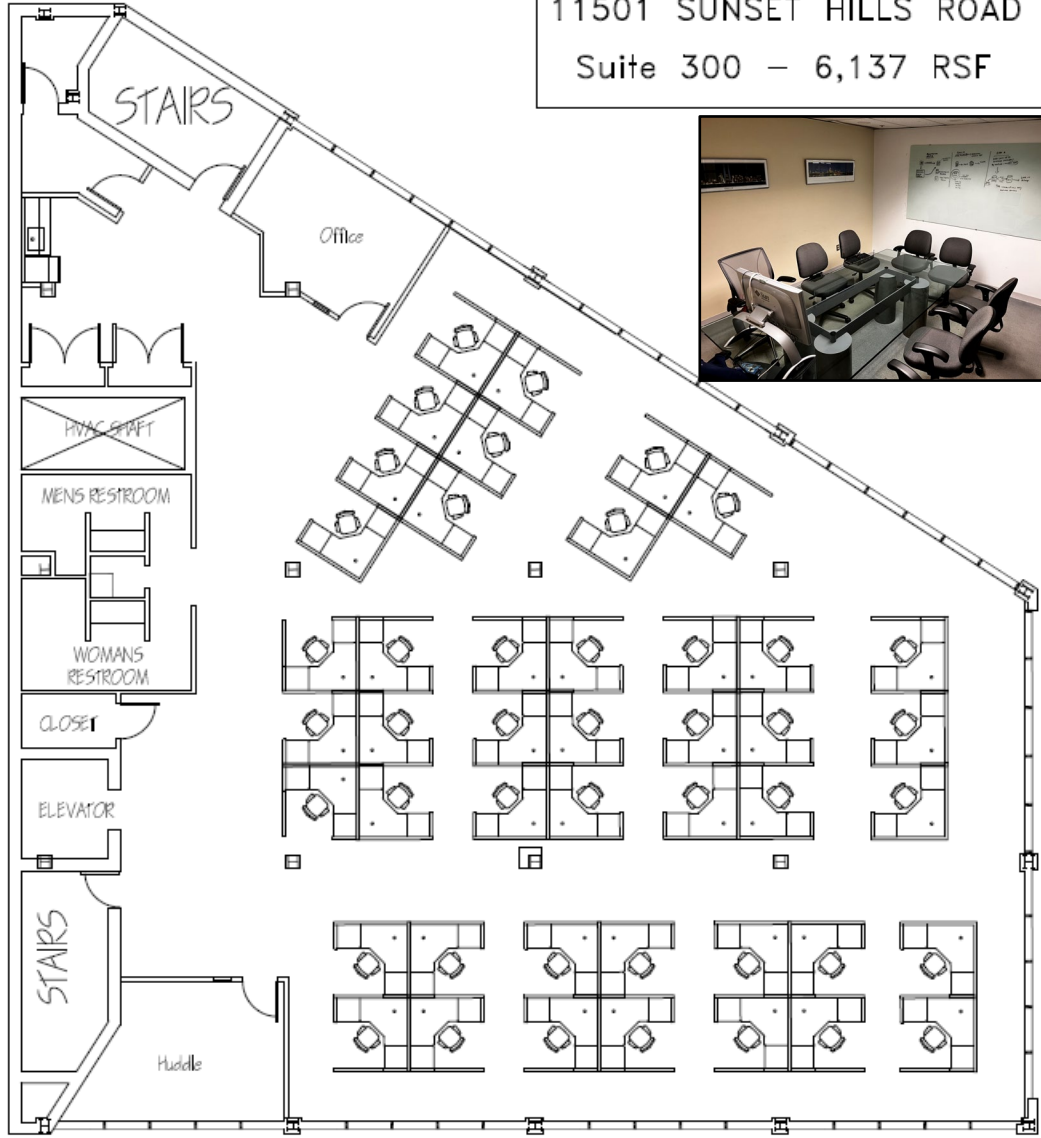


11501 SUNSET HILLS ROAD
Suite 300 – 6,137 RSF

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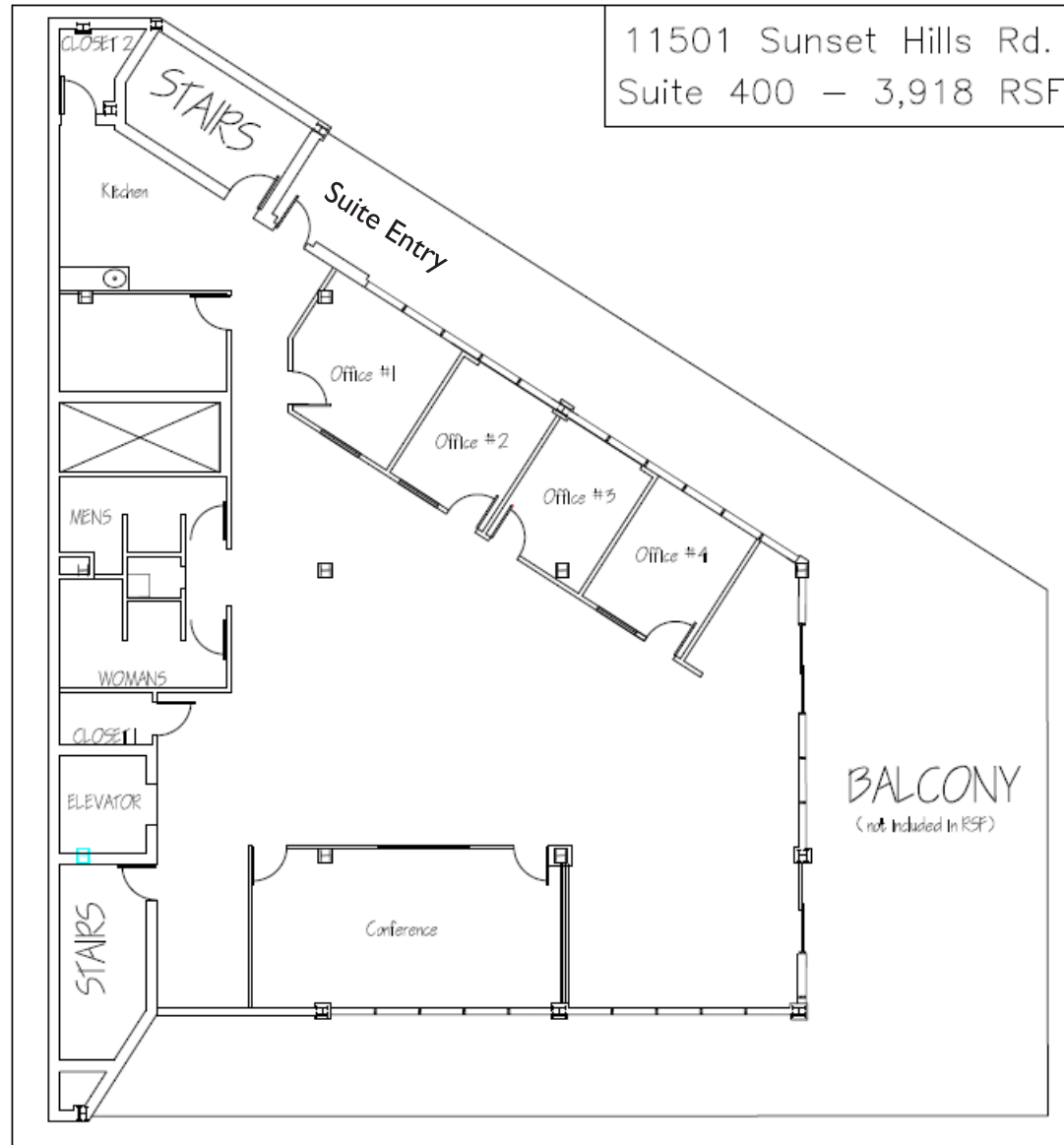
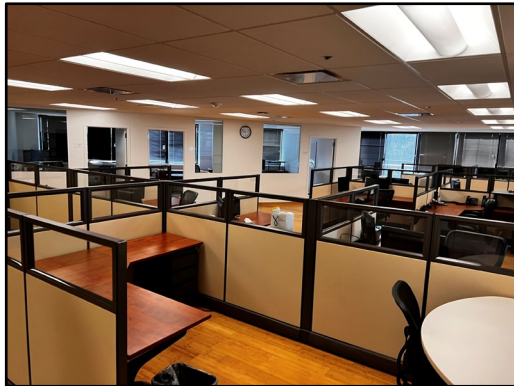
Suite 300 – 6,137 RSF
Fully Furnished and Cabled



Fourth floor

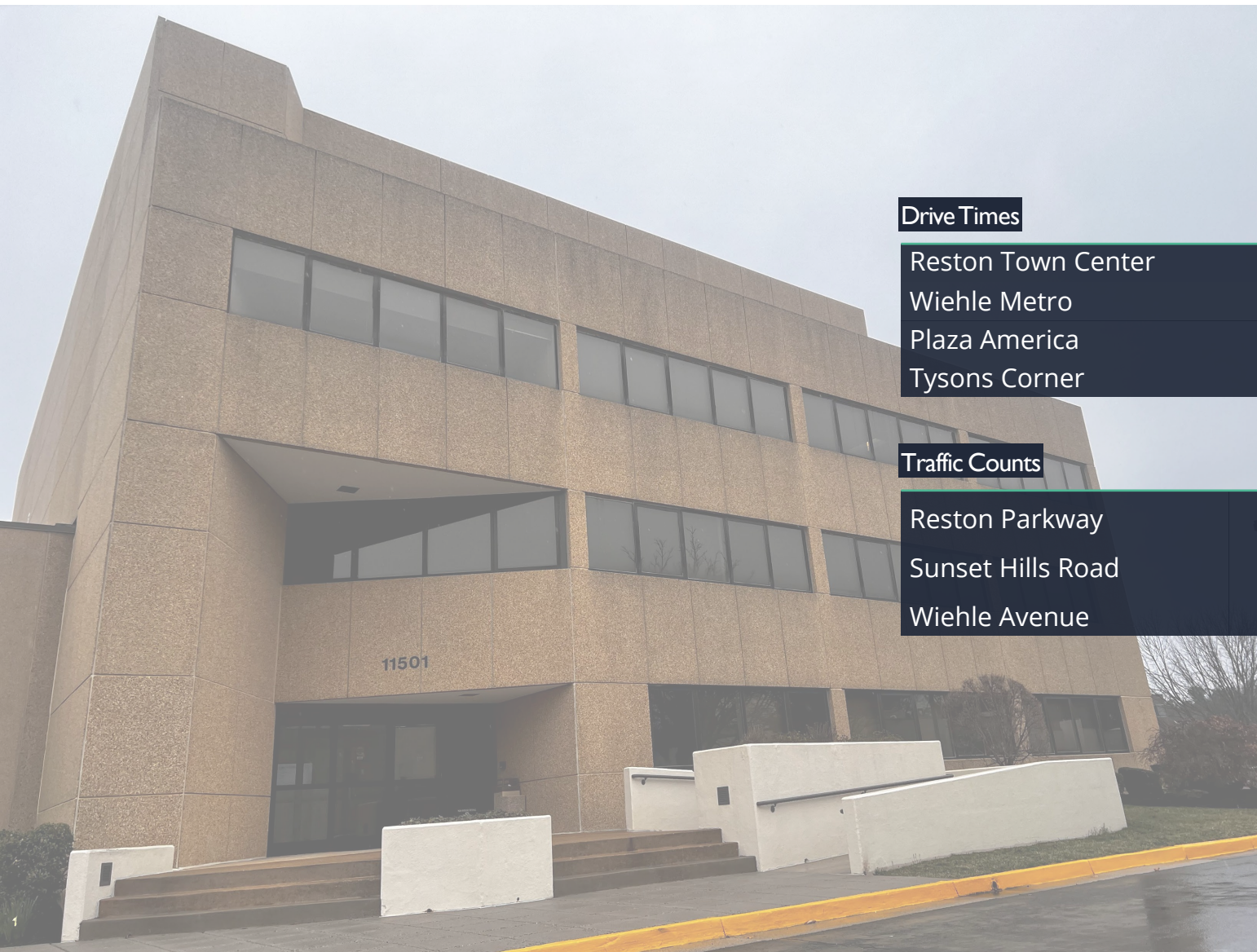
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Suite 400 – 3,918 RSF
Fully Furnished and Cabled





FORTRESS
REALTY PARTNERS



Drive Times

Reston Town Center	3 mins	0.7 miles
Wiehle Metro	2 mins	0.4 miles
Plaza America	1 mins	0.2 miles
Tysons Corner	11 mins	6.0 miles

Traffic Counts

Reston Parkway	23,000 Vehicles Per Day
Sunset Hills Road	13,000 Vehicles Per Day
Wiehle Avenue	18,000 Vehicles Per Day

11501, 11502 Sunset Hills Road, Reston, VA

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