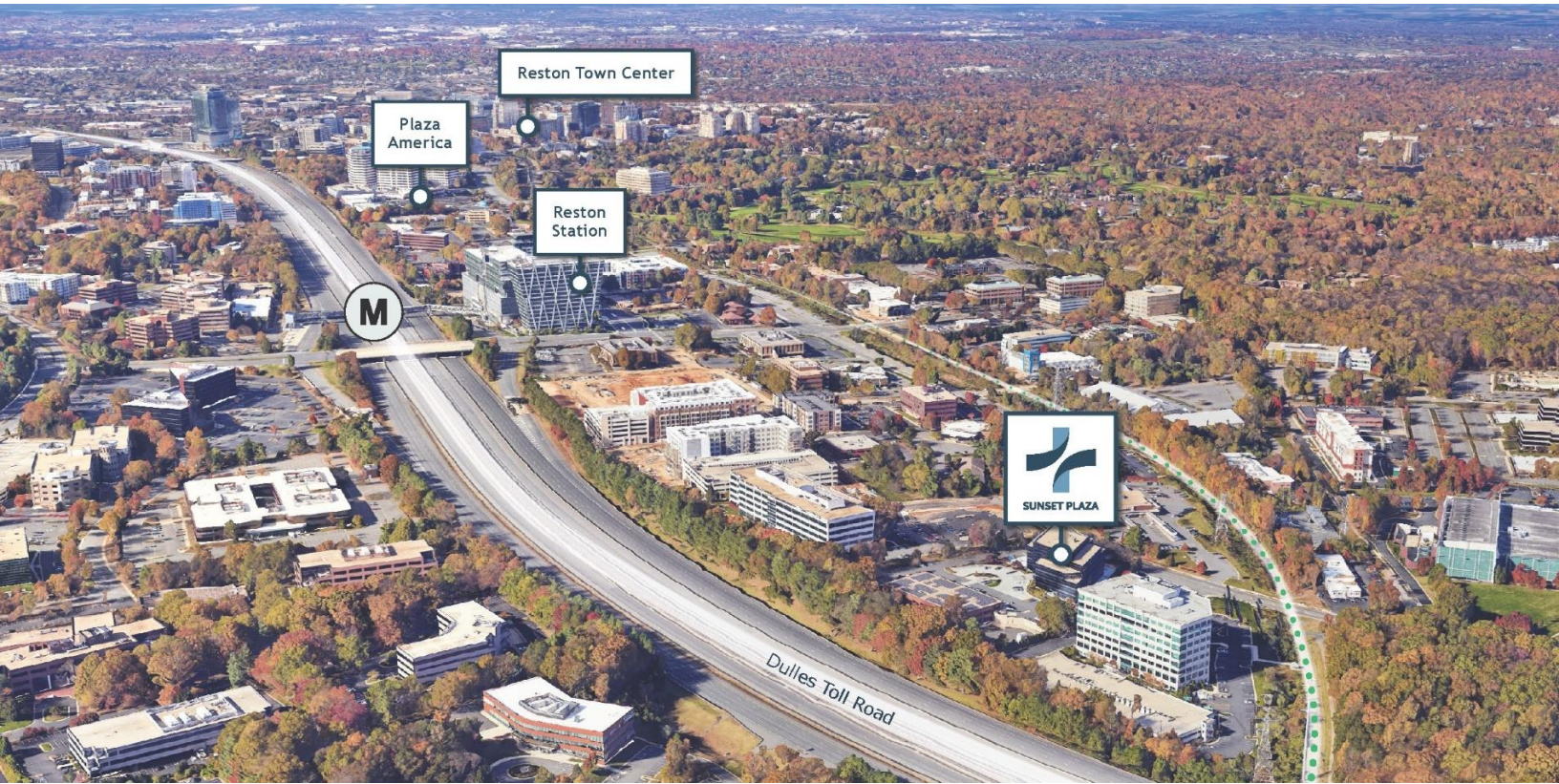


# HIGHLY AMENITIZED LOCATION ON THE DULLES TOLL ROAD





# Modern Space and Limitless Convenience on the Dulles Toll Road



## Easy Access For Visitors

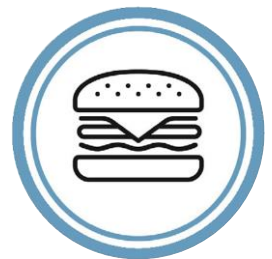
- ▶ Dulles Toll Road  
1 Minute
- ▶ Wiehle Metro  
5 Minutes
- ▶ Dulles Airport  
8 Minutes
- ▶ Capital Beltway  
12 Minutes



Covered Garage  
+ Surface Parking



Two Access  
Points for DTR



Surrounded by  
Restaurants



W&OD Trail  
Access



Potential  
Building Signage



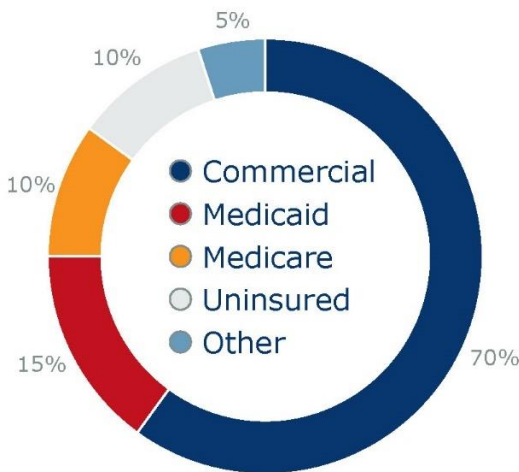
Tenant-Only  
Conferencing



# Exceptionally Located in a Prosperous and Growing Community



## A STRONG PAYER MIX



## AFFLUENT AREA DEMOGRAPHICS

|                  | 1 Mile    | 3 Mile    | 5 Mile    |
|------------------|-----------|-----------|-----------|
| Households       | 5,577     | 34,491    | 81,749    |
| HH Income        | \$134,997 | \$147,137 | \$160,620 |
| Median Age       | 41.6      | 41.5      | 40.4      |
| Population 65+   | 2,199     | 14,679    | 34,792    |
| Medical Care     | \$3,628   | \$4,073   | \$4,473   |
| Health Insurance | \$7,350   | \$8,225   | \$9,018   |



# Healthy, Easy-to-Access Amenities



**Shaded Outdoor Courtyard**



**Surrounded by Restaurants**



**Walk to the W&OD Trail**



**Tenant-Only Conference Center**



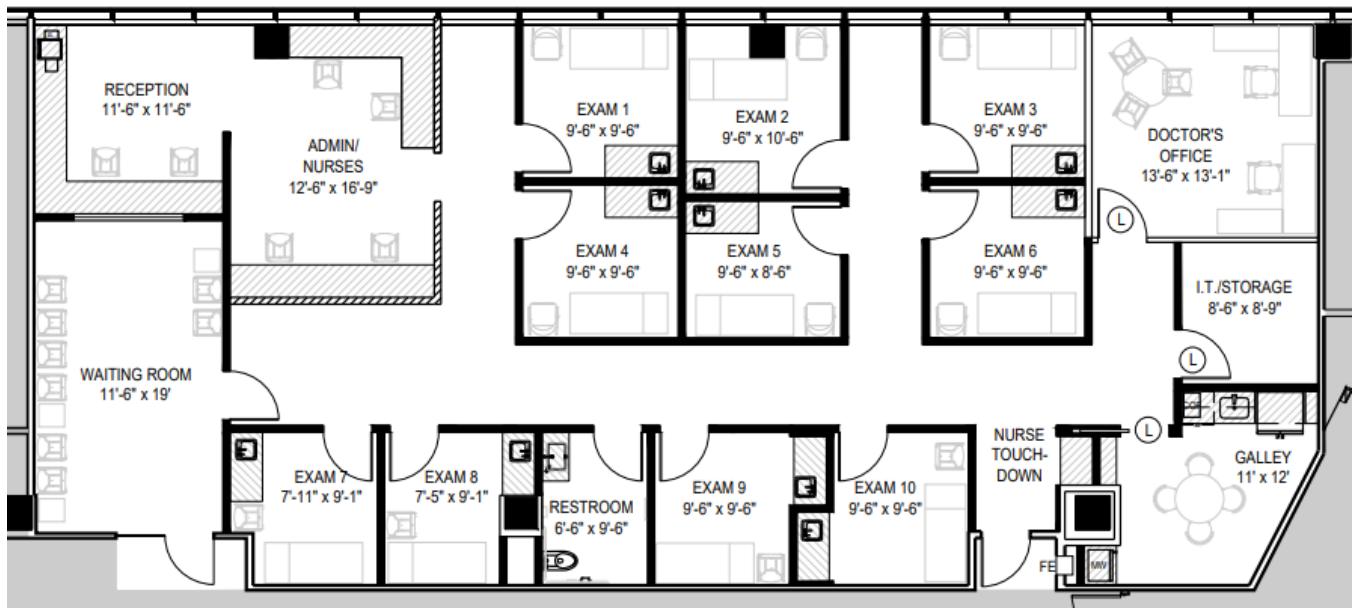
# Space Availabilities

2nd Floor  
19,312 SF



3rd Floor  
3,741 SF

## SPEC Medical Suite Avail. Q3/24





**For Leasing Inquiries,  
Please Contact:**

**Daniel J. Gonzalez**

M: 703-244-4150

E: [dgonzalez@stewartinvest.com](mailto:dgonzalez@stewartinvest.com)



**SUNSET PLAZA**

11107 Sunset Hills Rd.  
Reston, VA 20190

**Stewart Investment Partners**

7373 Wisconsin Avenue, Suite 825

Bethesda, MD 20814

202-455-5127

[Stewartinvest.com](http://Stewartinvest.com)