

# NEW REMARKABLE



# LOCATION IS EVERYTHING

## On-site Metro

10,000+ riders per day

## Dulles Toll Road, Rte 267

Direct access

## Tysons

7 minute drive,  
10 minute Metro ride

## Dulles International Airport

8 minute drive  
One seat Metro ride to IAD

## Washington DC

25 minute drive,  
One seat Metro ride to DC

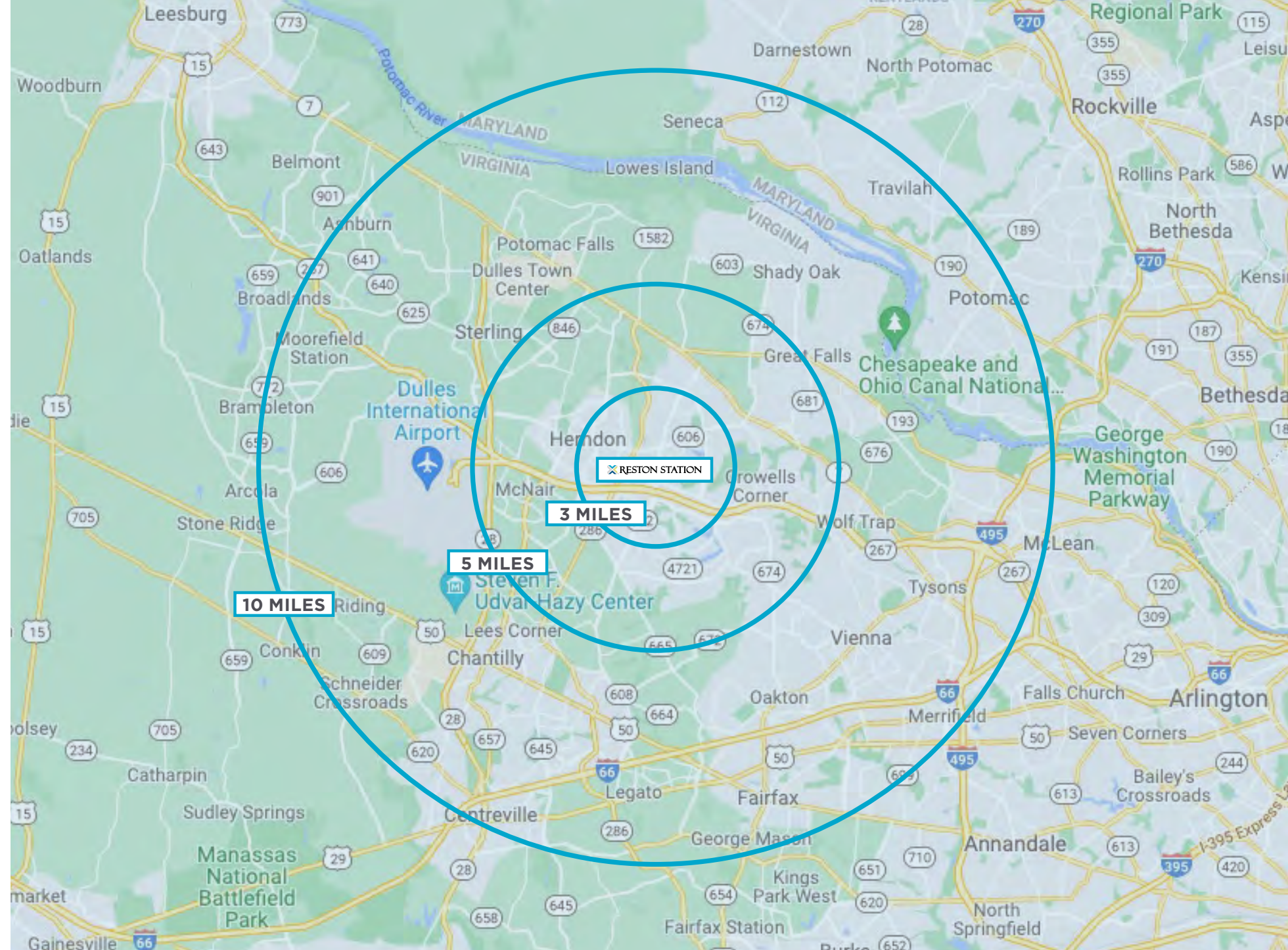


# LOCATION AND DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
<b>POPULATION</b>	91,188	233,491	833,016
<b>HOUSEHOLDS</b>	36,095	82,324	191,121
<b>AVERAGE HH INCOME</b>	\$178,571	\$197,588	\$185,671
<b>MEDIAN HH INCOME</b>	\$149,921	\$156,978	\$185,671
<b>MEDIAN AGE</b>	39	39	38

## TRAFFIC COUNTS 2021

Dulles Toll Road: 102,232 AADT  
 Sunset: 16,777 AADT  
 Wiehle: 27,759 AADT



# RESTON STATION SITE PLAN

**350K+ SF**  
RETAIL

**3.3M SF**  
OFFICE

**3,500+**  
RESIDENCES

**370**  
HOTEL KEYS



# RESTON ROW

243

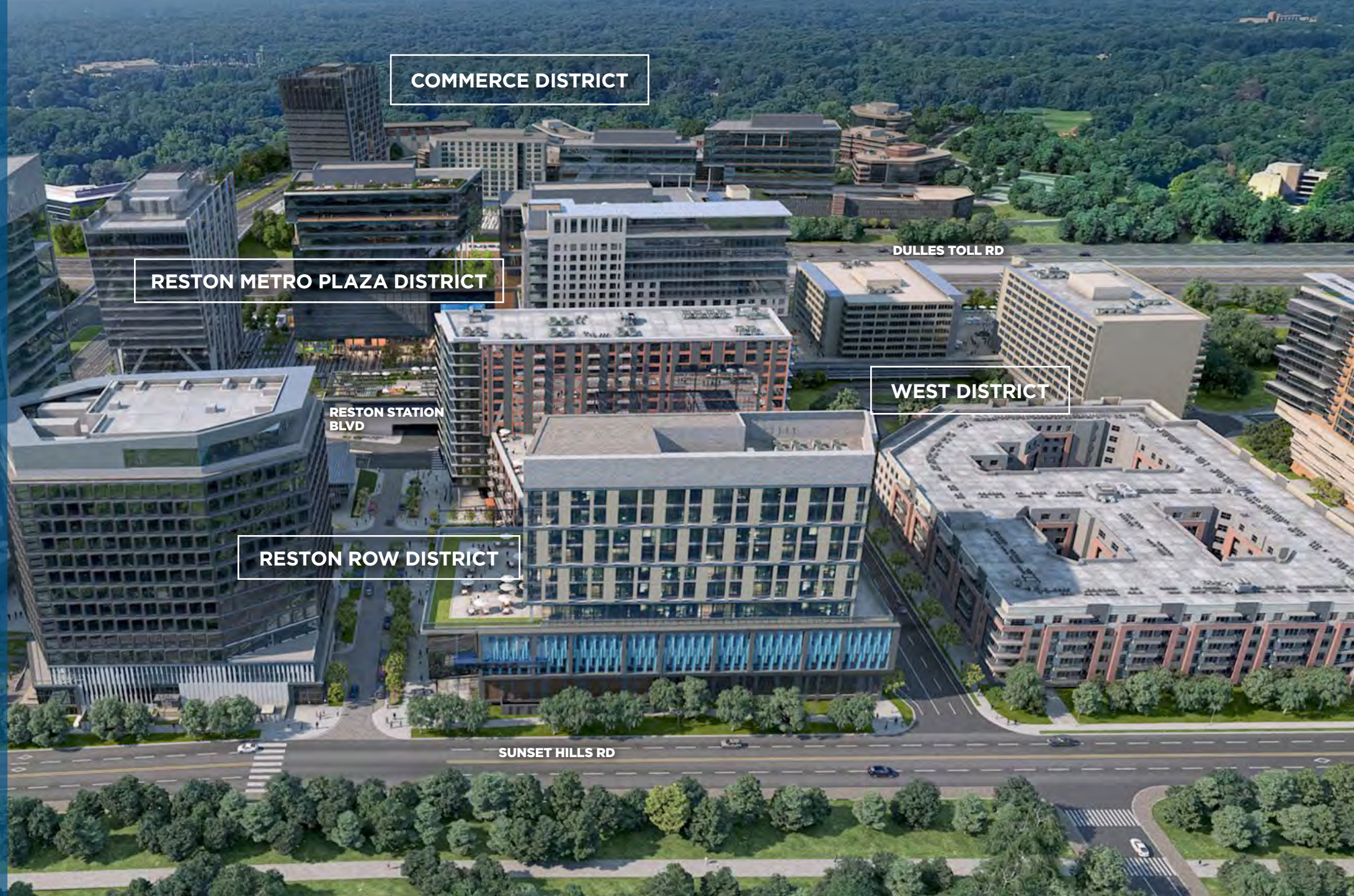
JW MARRIOTT KEYS

93

JW MARRIOTT  
RESIDENCE

412

APARTMENT UNITS



COMMERCE DISTRICT

RESTON METRO PLAZA DISTRICT

DULLES TOLL RD

RESTON STATION  
BLVD

WEST DISTRICT

RESTON ROW DISTRICT

SUNSET HILLS RD

# RESTON METRO PLAZA

neustar ♥ CVS

CLARABRIDGE

ICF SCISSORS & SCOTCH DAVIO'S  
NORTHERN ITALIAN STEAKHOUSE

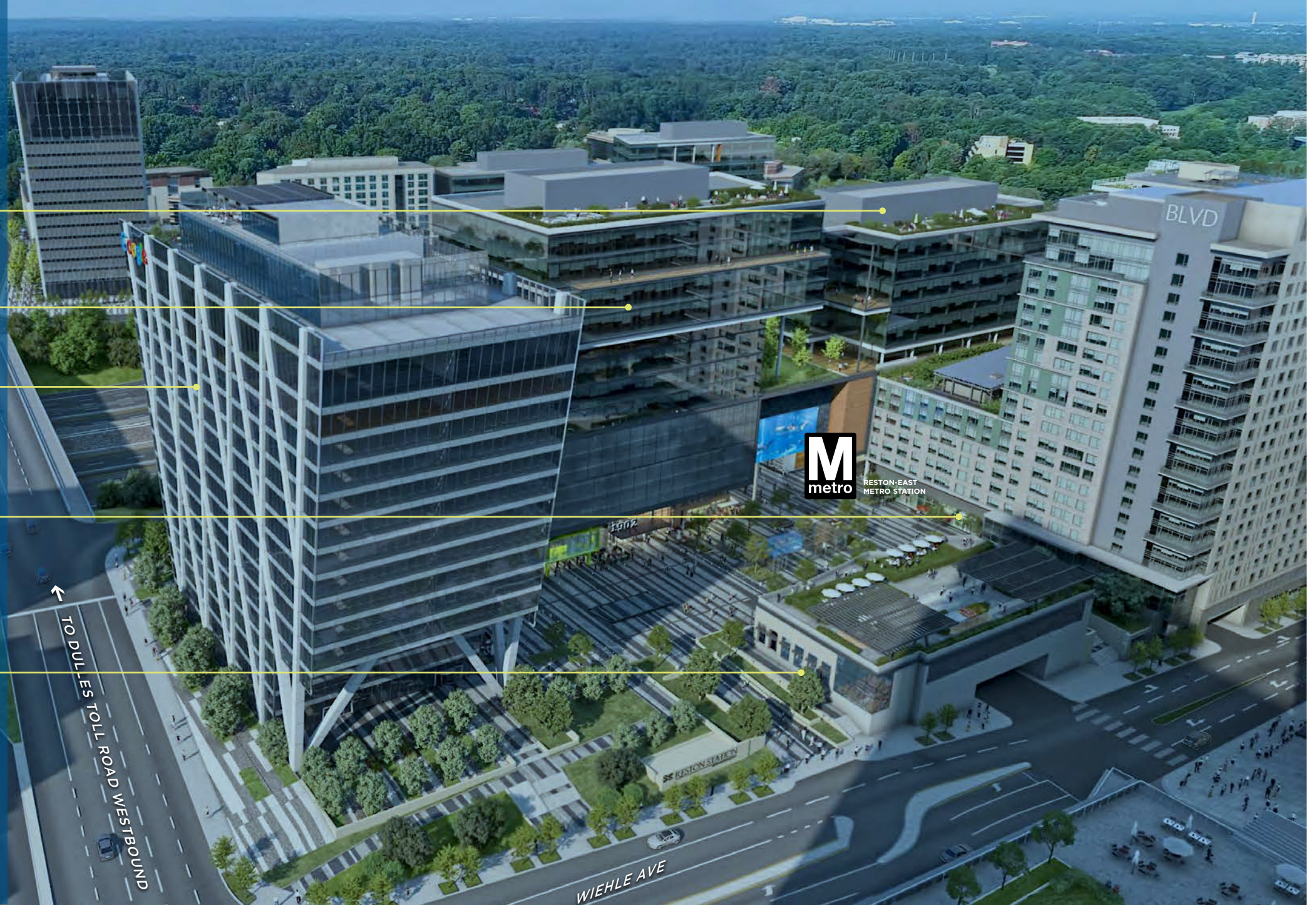
Google SPACES.

matchbox ROLLS ROYCE

Starbucks Sweet Leaf BIG BUNS  
GOOD BUNS CO.

NORDINE  
SALON & DAY SPA

FOUNDING FARMERS  
RESTON



SUNSET HILLS RD 16,777 AADT



# RESTON STATION

## METRO PLAZA AND RESTON ROW SITE PLAN

METRO CENTER DR

STATION ACCESS RD

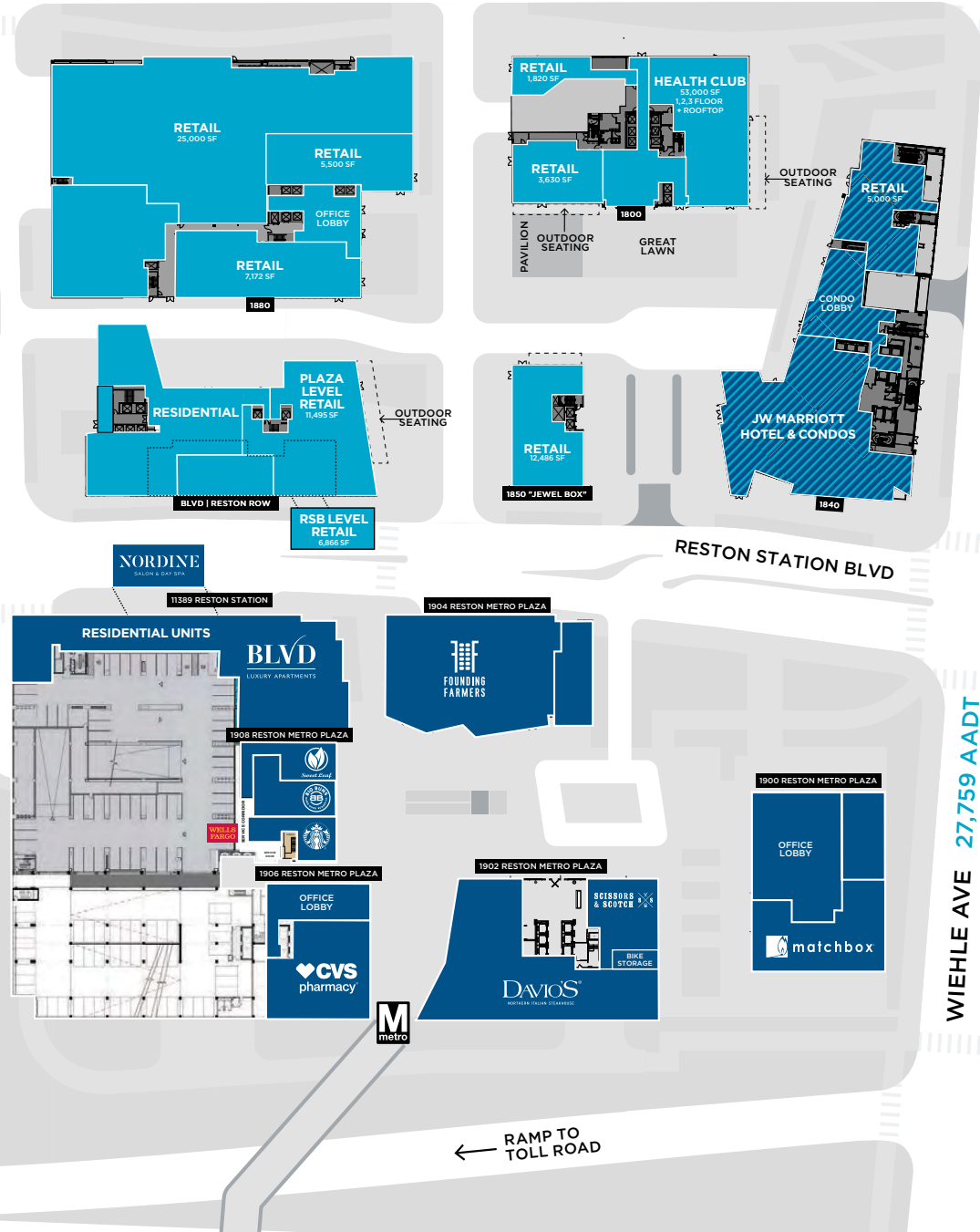
WIEHLE AVE 27,759 AADT

WIEHLE AVE 27,759 AADT

RESTON STATION BLVD

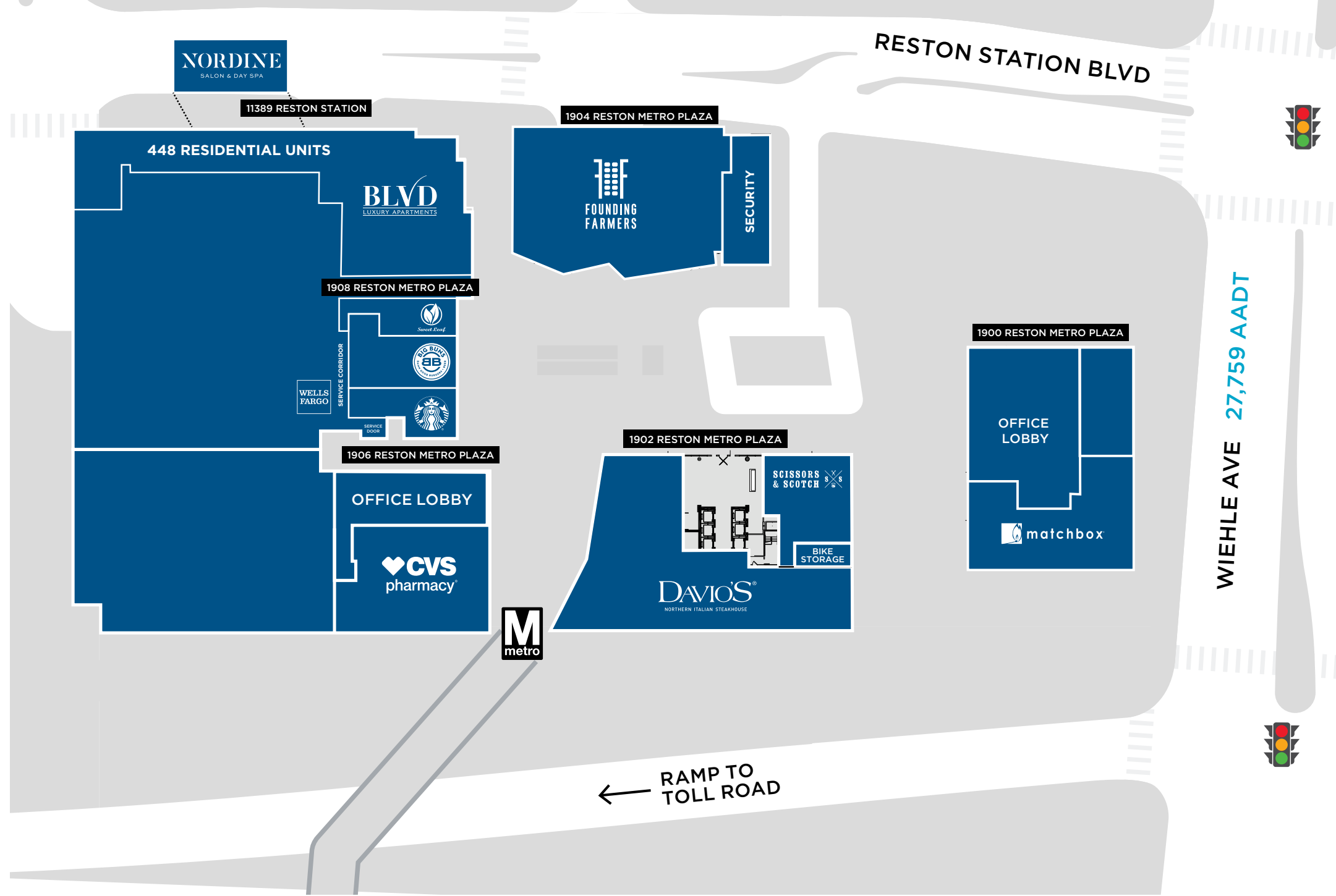
Dulles Toll Rd 102,232 AADT

RAMP TO TOLL ROAD



- KEY**
- EXISTING
  - UNDER CONSTRUCTION
  - NEAR TERM DEVELOPMENT

# RESTON STATION METRO PLAZA MAP





# RESTON STATION

## RESTON ROW MAP



RESTON  
ROW



**RESTON**  
ROW



# IT'S A LIFESTYLE

Reston Station is an expanding, mixed-use, transit oriented development

Unprecedented visibility

Unmatched METRO and vehicular access

Private rooftop terrace for corporate entertaining

Tenant only fitness center and conference facility

JW Marriott and Extended Stay Hotel

On-site BLVD | Reston Luxury Apartments

Outdoor areas

Bright Horizons child care

Plethora of fast casual and fine dining

Multitude of community events



# THE NEW REMARKABLE

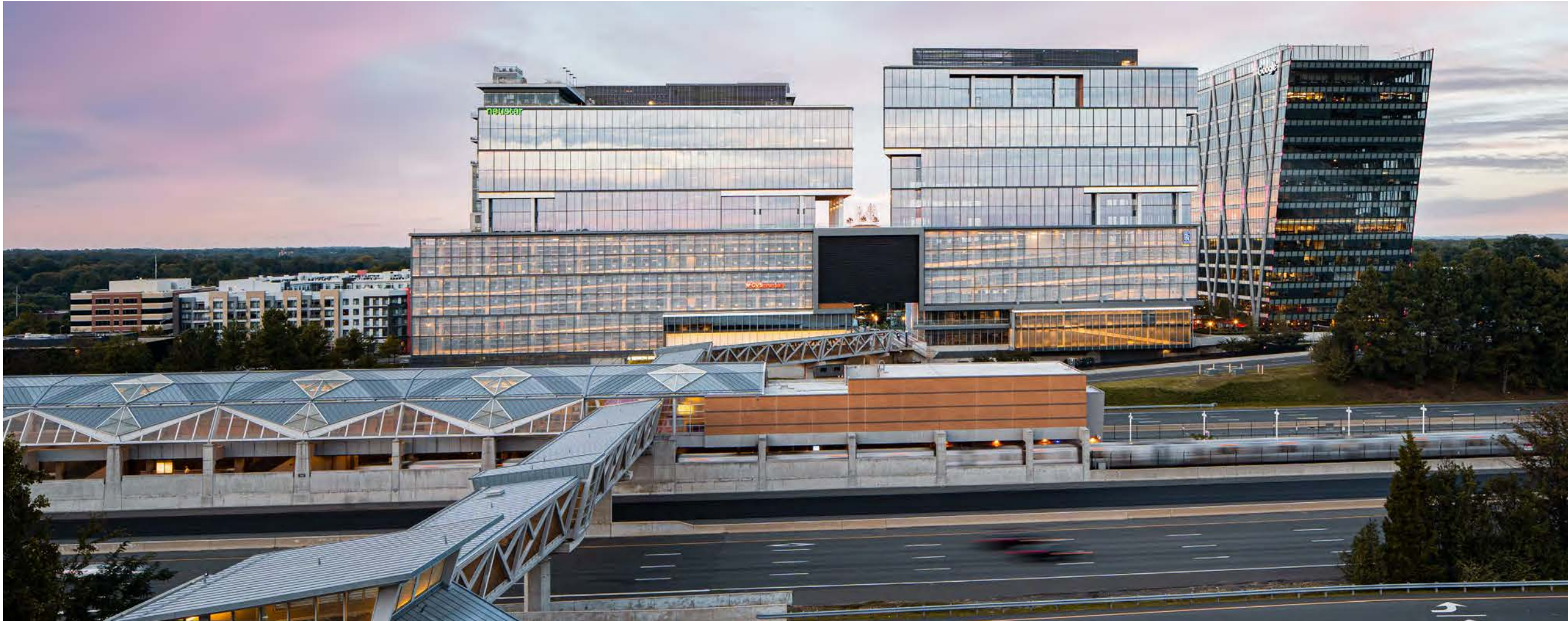
A limited collection of exclusive residences, iconic office, exciting retail including national brands, a civic plaza, and an inspiring hotel. Reston Station neighborhood is being developed into four distinct districts: Metro Plaza District, Reston Row District, Commerce District and West District. The Wiehle Reston-East Metro Station is at the center of it all. What makes Reston Station the New-Remarkable?

- Nearly 40 acres with 5+ million SF of mixed use and transit oriented uses
- 300,000 SF Restaurants, Shops, and Retail
- 200 Key Boutique Hotel
- 250 Key Full Service Hotel/Condo
- 5,000+ Residential, Retail, Office, and Hotel Parking Spaces
- 100+ Per Hour Commuter Bus Terminal
- 2 Million SF Class A Office
- 2000+ Residential Units
- 2,300 Dedicated Commuter Parking Spaces



# CONTACT

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COMSTOCK

 RESTON STATION