

**FOR  
LEASE**



**12359 SUNRISE VALLEY DRIVE, STE 120**

**Lease Rate:  
Negotiable**

## PROPERTY OVERVIEW

Move-in ready 1,435 SF office condo at 12359 Sunrise Valley Dr Suite 120 Reston, VA 20191. The condo features a conference room, 3 office suites, great natural light, and a fully built out kitchen. Ideal for professional services, small teams, or an owner-user seeking a clean and efficient workspace.

## DEMOGRAPHICS

**1 MILE**

**3 MILES**

**5 MILES**

	1 MILE	3 MILES	5 MILES
<b>Households:</b>	5,769	53,813	82,848
<b>Population:</b>	13,391	137,377	228,261
<b>Avg HH Income:</b>	\$171,534	\$189,926	\$209,695

## PROPERTY HIGHLIGHTS

- 1,435 SF office condo
- 1 conference room and 3 office suites
- Move-in ready condition
- Excellent natural lighting throughout
- Easy access to nearby retail, dining, and service
- Ample on-site parking
- Located near the Dulles Toll Road (VA-267), Fairfax County
- Parkway, and just minutes from the Wiehle-Reston East
- Metro Station.

## AVAILABLE SPACES

FOR FURTHER INFORMATION, PLEASE CONTACT:

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