

THE FUTURE IS NEXT



COMMONWEALTH

J. THORPE
LUX

CORNER

bxp Boston Properties

CBRE

SEE WHAT'S NEXT

- 01
- 02
- 03
- 04
- 05



BLOCK A+B OFFICE

DELIVERING FALL 2021

This PDF is designed to be interactive. Click through to discover all that makes RTC Next Reston's most dynamic development.

A

The lettered buttons will navigate to more information about the building

+

The button will navigate to a page with more details

Return to the table of contents with this home button

These buttons throughout the document navigate back or to additional information

A static navigation bar allows you to skip through sections of the PDF



SITE PLAN



FLOOR PLANS



OVERVIEW

LOCATION

RETAIL PLAN

AVAILABILITY

CONTACT

NEW + NEXT

RTC Next is the pinnacle of what's new and next — an extension of Reston Town Center's welcoming coveted retail, unparalleled workspaces, refined living, and more to an enviable address, drawing locals and visitors alike.

88K+ SF
RETAIL

PHASE 1: 58K SF
PHASE 2: 30K SF

1.9M SF
OFFICE

PHASE 1: 1.1M SF
NOW OPEN!
PHASE 2: 800K SF

1,500
RESIDENCES

PHASE 1: 500
DELIVERING Q1 2024
PHASE 2: 1000+

267
HOTEL KEYS

PHASE 1: 267
DELIVERING Q4 2024

NEXT-LEVEL NEIGHBORHOOD



Delivering over 4M SF in two phases, this 22-acre development is anchored by a world-class ground plane — creating an elevated urban experience unlike any other in the region. Reset your expectations and step into what's next at Reston.



NEXT-LEVEL RETAIL

RTC Next is home to an **iconic retail and restaurant scene**, with 100K+ SF of curated experiences — from neighborhood classics to unexpected finds. **Building upon the success of Reston Town Center**, RTC Next captivates visitors with a tailored merchandising mix **designed to excite and inspire**.

RTC Next is home to exceptional dining, shopping, entertainment, fitness, and specialty retailers. The perfect spot to celebrate something special or discover something new every day. **This is Reston like never before.**

58,000 SF
RETAIL

at RTC Next (Phase I)

420,000 SF
RETAIL

at Reston Town Center

NEXT-LEVEL OFFICE

Rising high along the Dulles Toll Road, RTC Next stands in the **heart of the DC region's most exciting office market** — from an unrivaled concentration of innovative tech firms to Fortune 100 headquarters — and is energized by its forward-thinking focus and **premier talent base**.

1.9M SF

OFFICE AT RTC NEXT

97%

PHASE I LEASED TO WORLD-CLASS CLIENTS
INCLUDING FORTUNE 100 COMPANIES

2.8M+ SF

OFFICE AT RESTON TOWN CENTER

NEXT-LEVEL RESIDENTIAL

Built for the **modern urban dweller**, the collection of market-leading residences at RTC Next provides the **ideal home base for exploring, experiencing, and revelling** in all the region has to offer. Designed to balance the energy of the urban core with all the comforts of home, this is **the next great place to call home in Reston**.

1,500+

RESIDENTIAL UNITS AT RTC NEXT

2,410

RESIDENTIAL UNITS AT RESTON TOWN CENTER

NEXT-LEVEL GATHERING SPACE

Building upon Reston Town Center's extensive events calendar, RTC Next is a **next-generation forum for gathering**, with a dynamic stage and flexible furniture designed to accommodate events and celebrations — whether intimate or grand. From concert series and product launches to farmers markets and more, there is **always something new to experience here.**

6+

ACRES OF OPEN SPACE AT RTC NEXT

100+

EVENTS ANNUALLY AT RESTON TOWN CENTER

400K+

ANNUAL EVENT ATTENDEES AT RESTON TOWN CENTER



Image credit: Charlotte Geary courtesy of Tephra ICA



A DYNAMIC DESTINATION

RTC Next is primely positioned between DC and Dulles, melding the best of the city with suburban comforts. Set alongside the Dulles Toll Road, RTC Next is a **dynamic regional hub with unbeatable visibility**, seamless connectivity to the greater metro region, and an extraordinarily high-earning population.



PRIMARY TRADE AREA:

163,846

POPULATION

182,539

DAYTIME POPULATION

\$180,011

AVERAGE HH INCOME

38

MEDIAN AGE



EXCEPTIONAL CUSTOMER BASE

Located at the crossroads of Fairfax and Loudoun Counties — the highest income counties in the country — RTC Next benefits from a **highly educated, high earning customer base.**



ENTERPRISING PROFESSIONALS

Well-Educated / Diverse / Climbing the Ladder

- 31.6% of primary trade area
- Median HH Income: \$77K
- Median Age: 34.8

PROFESSIONAL PRIDE

High-Earning / Tech Savvy / Career Professionals

- 12.9% of primary trade area
- Median HH Income: \$138K
- Median Age: 40.8

TOP TIER

Established / Big Spenders / Large Net Worth

- 16.4% of primary trade area
- Median HH Income: \$173K
- Median Age: 47.3

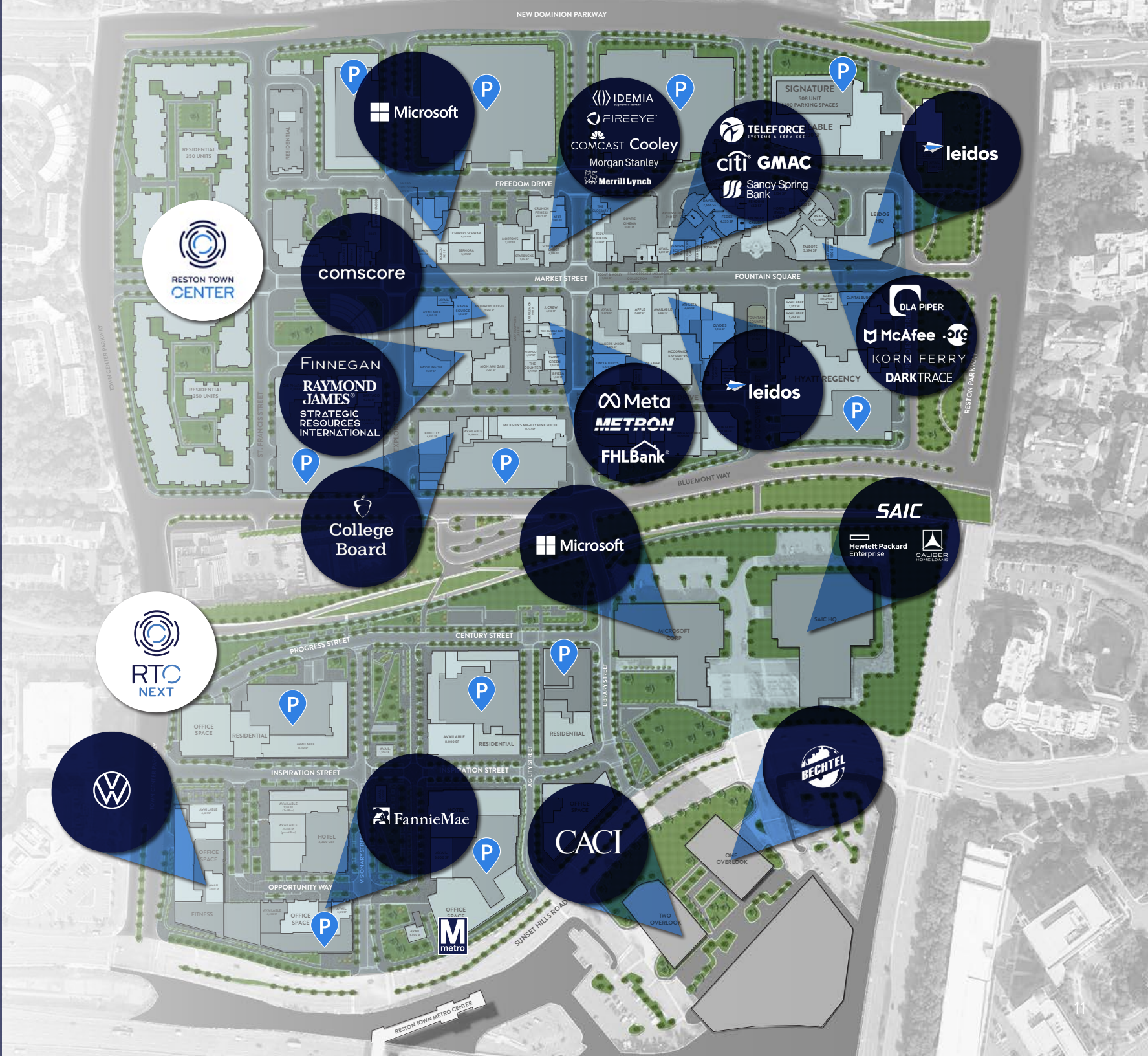
RESTON OFFICE SUCCESS

One of the best places to do business in the country, Reston Town Center is home to over 4M SF of premium office space held by Boston Properties. This dynamic urban environment is the nexus of energy and go-to destination for the 27,000 on-site employees and beyond.

4M+ SF
OFFICE AT RTC + RTC NEXT

32,000
EMPLOYEES & RESIDENTS ON SITE FROM RTC TO RTC NEXT

9+ YEARS
AVERAGE LEASE TERM AT RTC + RTC NEXT



NEXUS OF ENERGY

RTC NEXT:

88K+ RETAIL 1,500 RESIDENTIAL UNITS

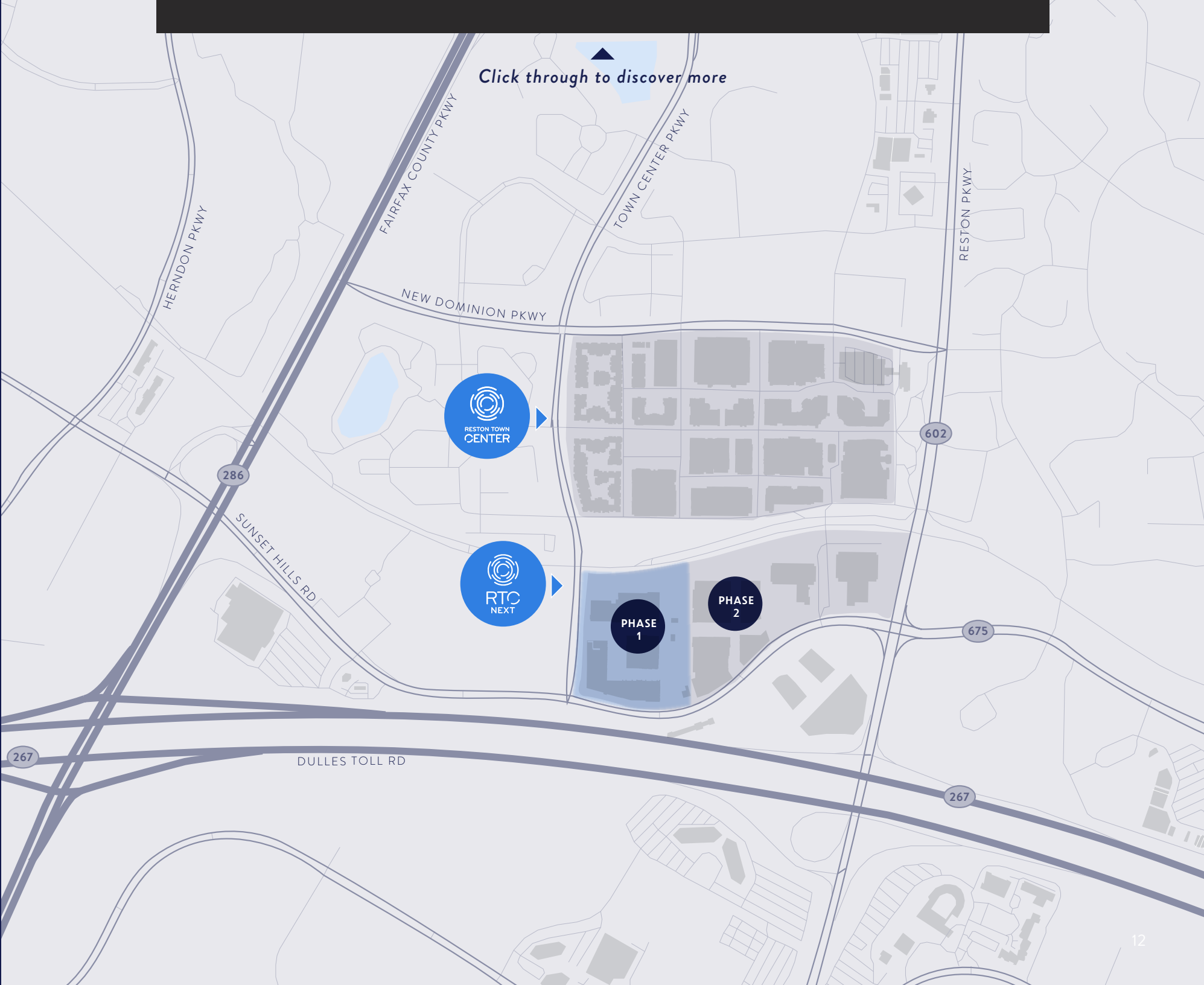
1.9M SF OFFICE 267 HOTEL KEYS

RESTON TOWN CENTER:

420K SF RETAIL 2,410 RESIDENTIAL UNITS

2.8M+ SF OFFICE 518 HOTEL KEYS

32,000 EMPLOYEES & RESIDENTS ON SITE FROM RESTON TOWN CENTER TO RTC NEXT



RTC NEXT RETAIL MIX

PHASE 1:

58K SF

RETAIL

1.1M SF

OFFICE

508

LUXE RESIDENCES

267

HOTEL KEYS



● LEASE EXECUTED ● LEASE NEGOTIATIONS ● ACTIVE LOI ● AVAILABLE

LUXE RESIDENCES

30K+ SF

RETAIL

800K+ SF

OFFICE

1000+

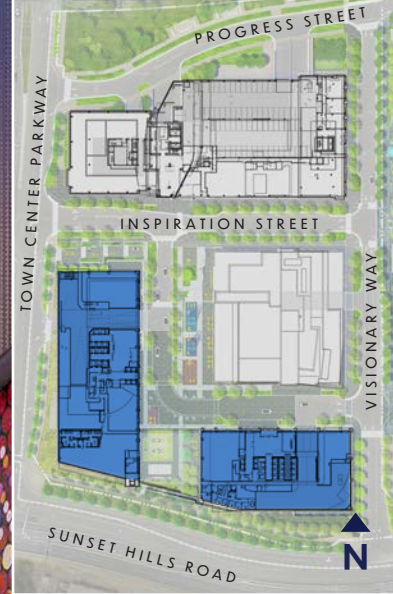


BLOCK A+B OFFICE

DELIVERED Q3 2021

RETAIL AVAILABILITY

A - 7,692 SF
B - 4,699 SF



BLOCK C HOTEL

DELIVERING Q4 2024
(UNDER CONSTRUCTION)

RETAIL AVAILABILITY

30,177 SF

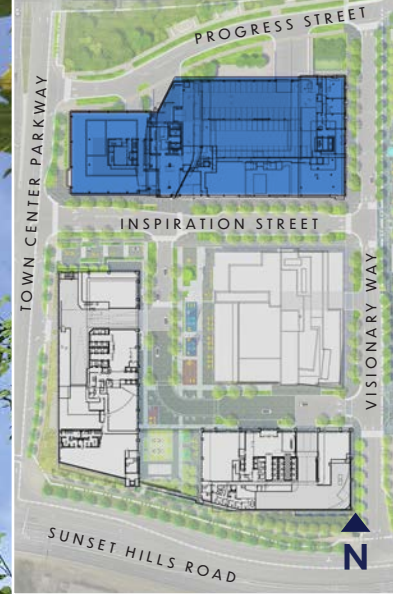


BLOCK D RESIDENTIAL

DELIVERING Q3 2024
(UNDER CONSTRUCTION)

RETAIL AVAILABILITY

11,773 SF

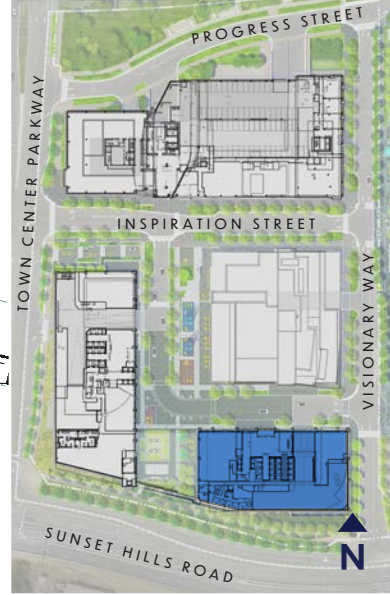
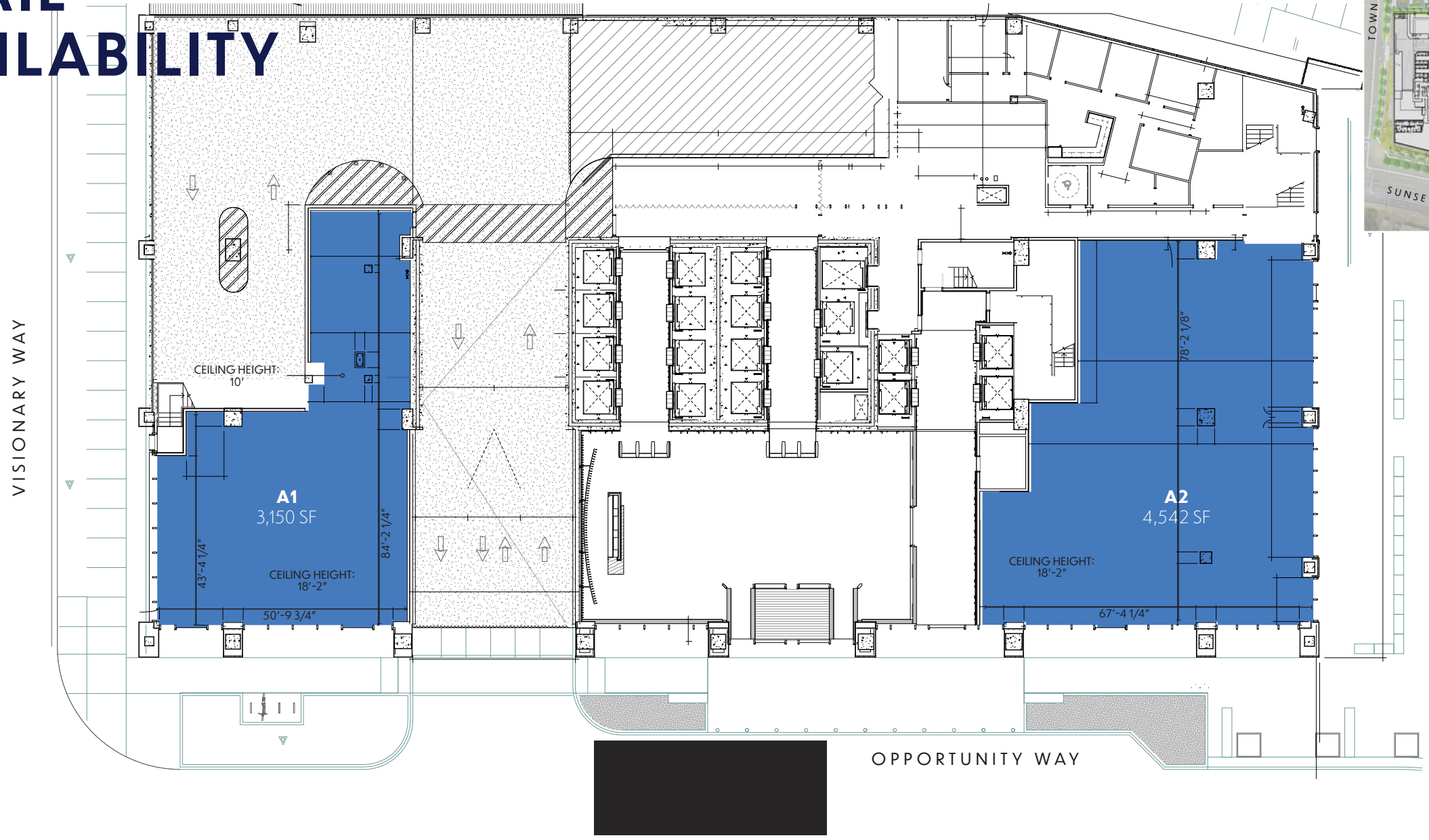


BUILDING PLANS



BLOCK A RETAIL AVAILABILITY

A

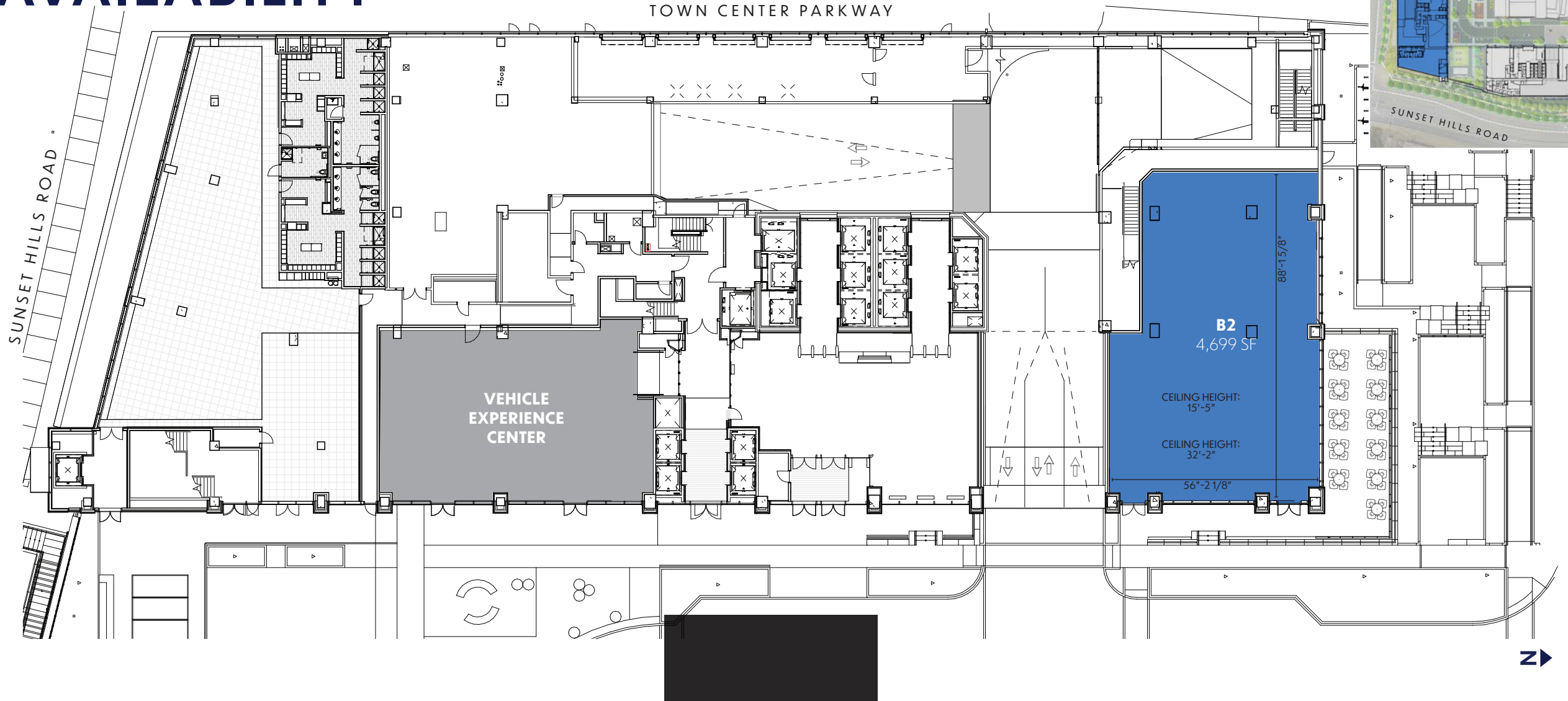


BLOCK B

RETAIL

AVAILABILITY

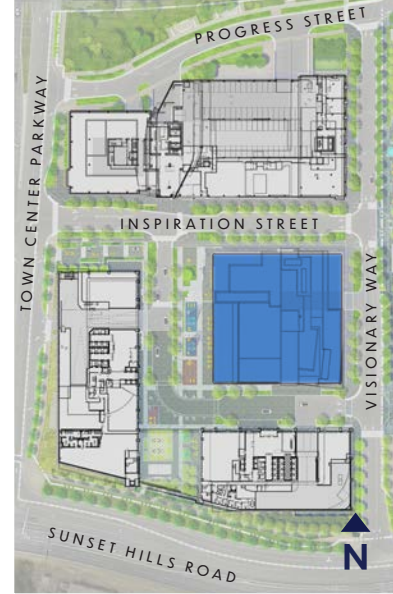
B



BLOCK C

RETAIL AVAILABILITY

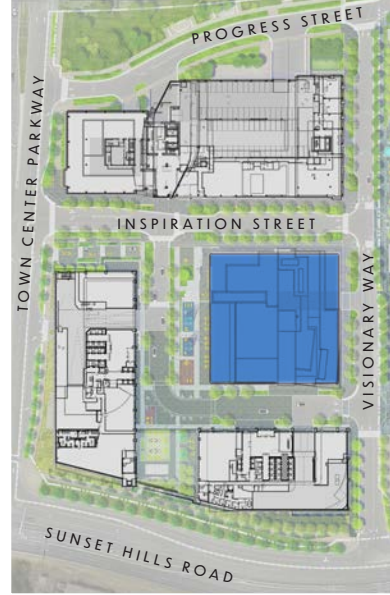
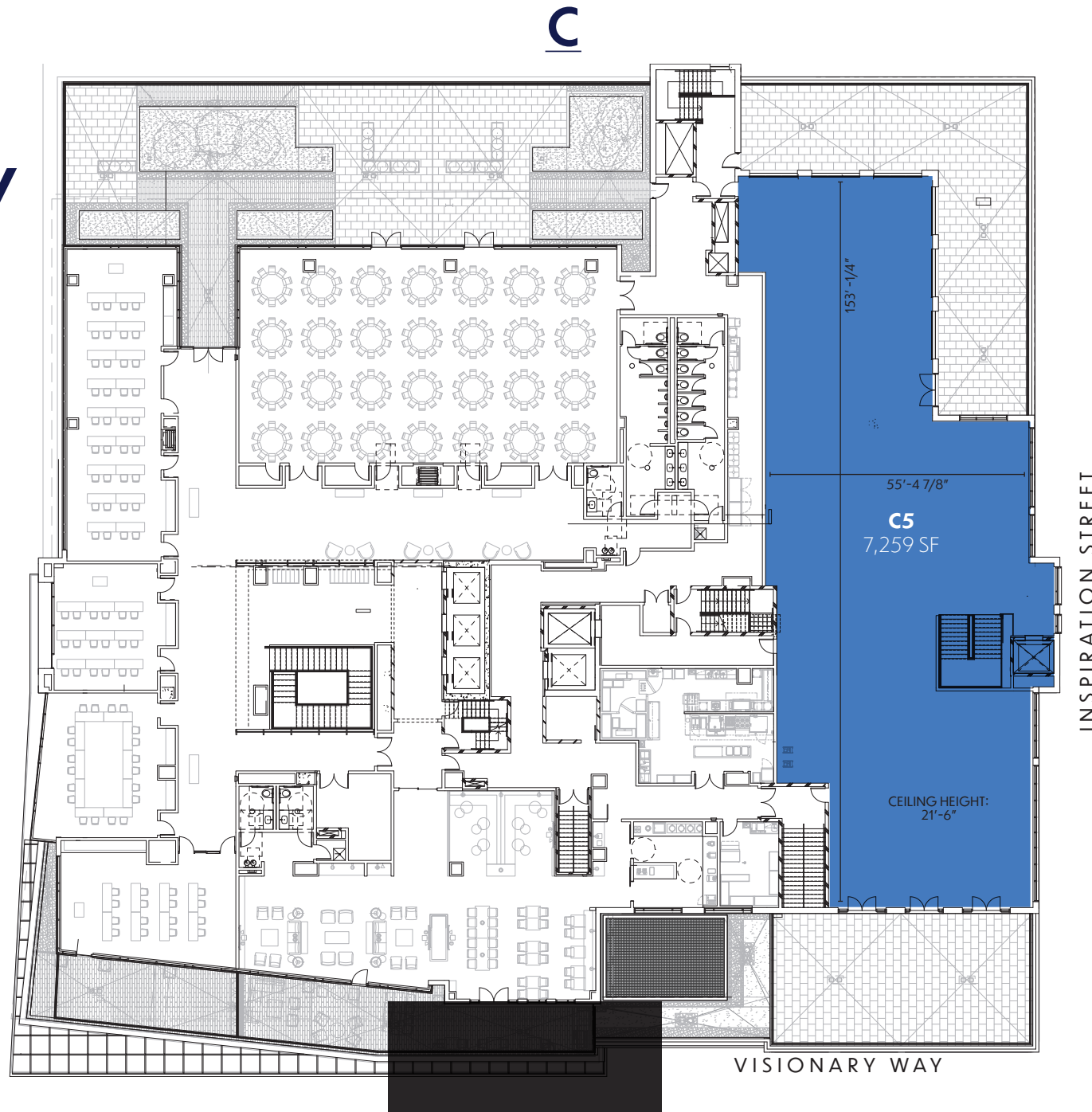
GROUND FLOOR



BLOCK C

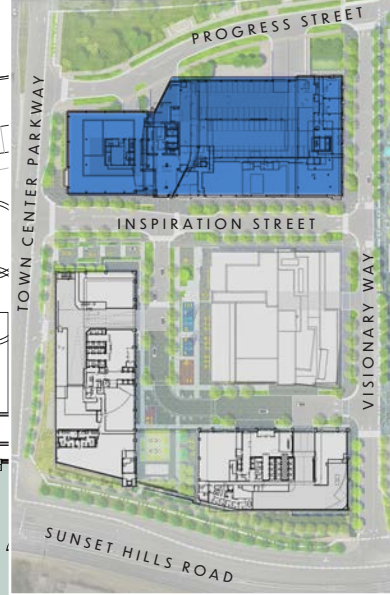
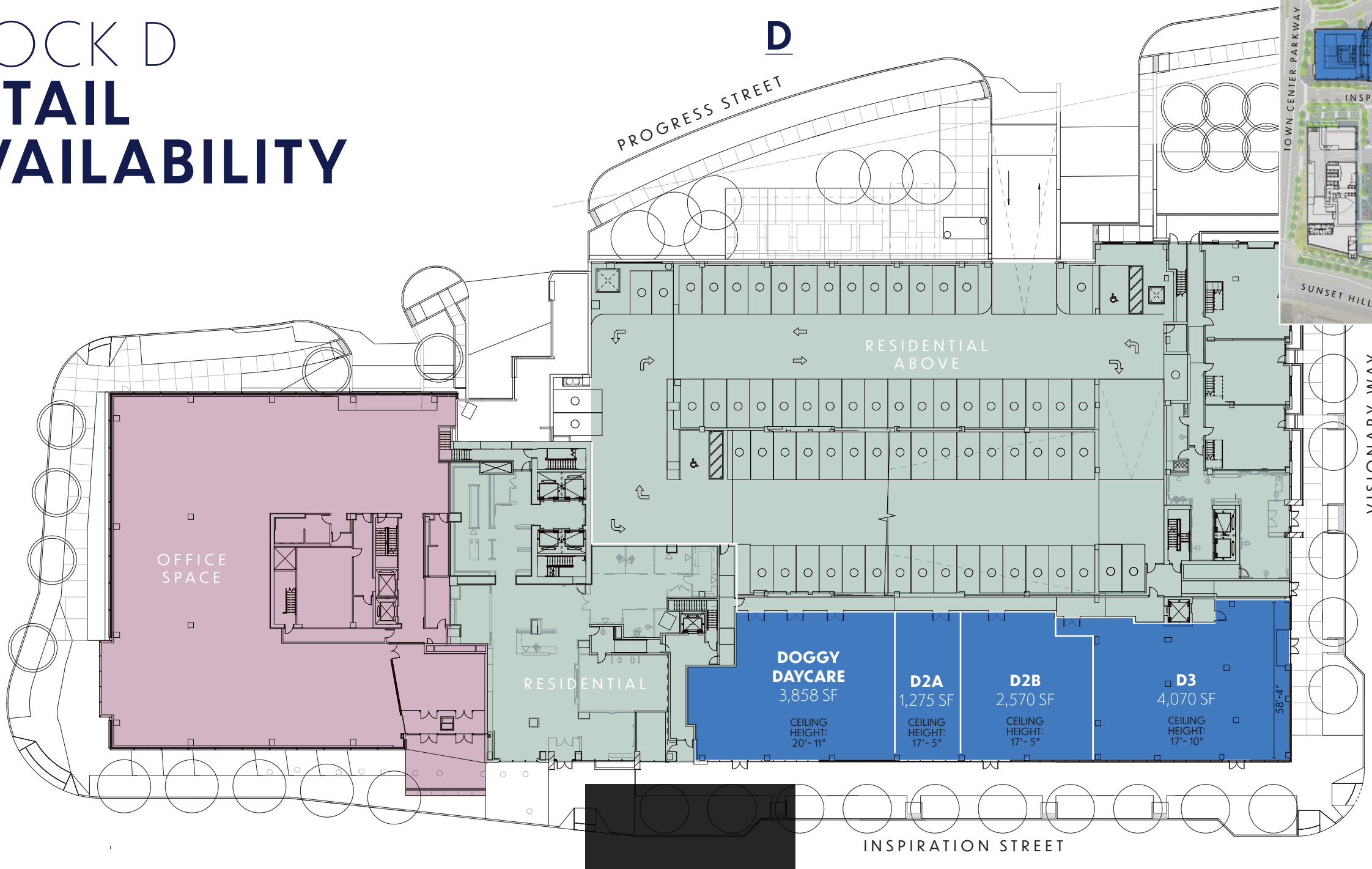
RETAIL AVAILABILITY

2ND FLOOR



BLOCK D RETAIL AVAILABILITY

D



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