



Your Next Destination for *Success*

 11790 Sunrise Valley Drive, Reston, VA 20191

Reston Square is a seven-story, 138,995-square-foot Class A office building located in the Reston submarket in Northern Virginia within the Washington, D.C., metropolitan area.

PROPERTY HIGHLIGHTS

**Designed
sustainably
and
efficiently**

Built in 2007, Reston Square is situated on 1.95 acres and is LEED Silver certified.

The property features highly efficient rectangular floor plates averaging 23,093 square feet.

**Unique opportunity with prime signage location
along Dulles Toll Road**

AVAILABILITY	SUITE	RSF
1st Floor	104	5,581 RSF
1st Floor	110	2,170 RSF
3rd Floor	300	23,255 RSF
5th Floor	500	14,341 RSF

SUSTAINABILITY FEATURES



TRAVEL & TRANSPORT

Uber Business to Reston Town Center and the Reston Town Center Metro station

Along Dulles Toll Road, near major interchanges including Reston Parkway and Fairfax County Parkway

Close proximity to Dulles International Airport (8 miles)

Silver Line Metro Accessible - Wiehle-Reston or Reston Town Center stations (1 mile)

Directly next to the Westin and Sheraton hotels, totaling 489 rooms



Fresh Amenities Designed to Impress!



Kitchen

The amenity space includes a welcoming kitchen with a full coffee bar and extensive prep-areas. The long waterfall bar counter, illuminated by modern pendant lights, allows for seating for 8 in addition to the bench seating with tables.



Conference Room

This spacious and light-filled room features a painted custom wood paneled wall with storage and built-in screens. Furnished with state of the art AV equipment, this space also provides room for well over 60 people with a variety of flexible furniture configurations.



Lounge & Dining Area

The open concept kitchen and lounge area offers versatile seating arrangements and several large screen TVs, perfect for dining and taking a break.



Tenant Lounge

Numerous seating configurations including a bench, movable tables and chairs, booths, and soft seating give your team plenty of options for collaboration.

Over 4,000 sf of ground floor space, designed by



FOR LEASING INFORMATION, PLEASE CONTACT:

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Amenities



Fitness Center

Stay on top of both work and fitness with on-site access to our gym.



Two-Story Atrium Lobby

The lobby features a two-story atrium with limestone flooring and wood paneling accented by metal and glass finishes. New furniture and lighting were added this fall.



Metro Accessible

Silver Line is less than one mile away with access from Wiehle-Reston or Reston Town Center Stations.



Elevator Lobby

This refreshed space connects the main lobby to the tenant lounge and conference center. The elevators require secure access to the upper floors and have direct access to the garage.



Car Care & EV Charging Stations

Vacuum, clean, and charge your car in the garage.



Bike Room

Secure your bike safely in the bike room.



Uber for Business

Reston Town Center and the Reston Town Center Metro station

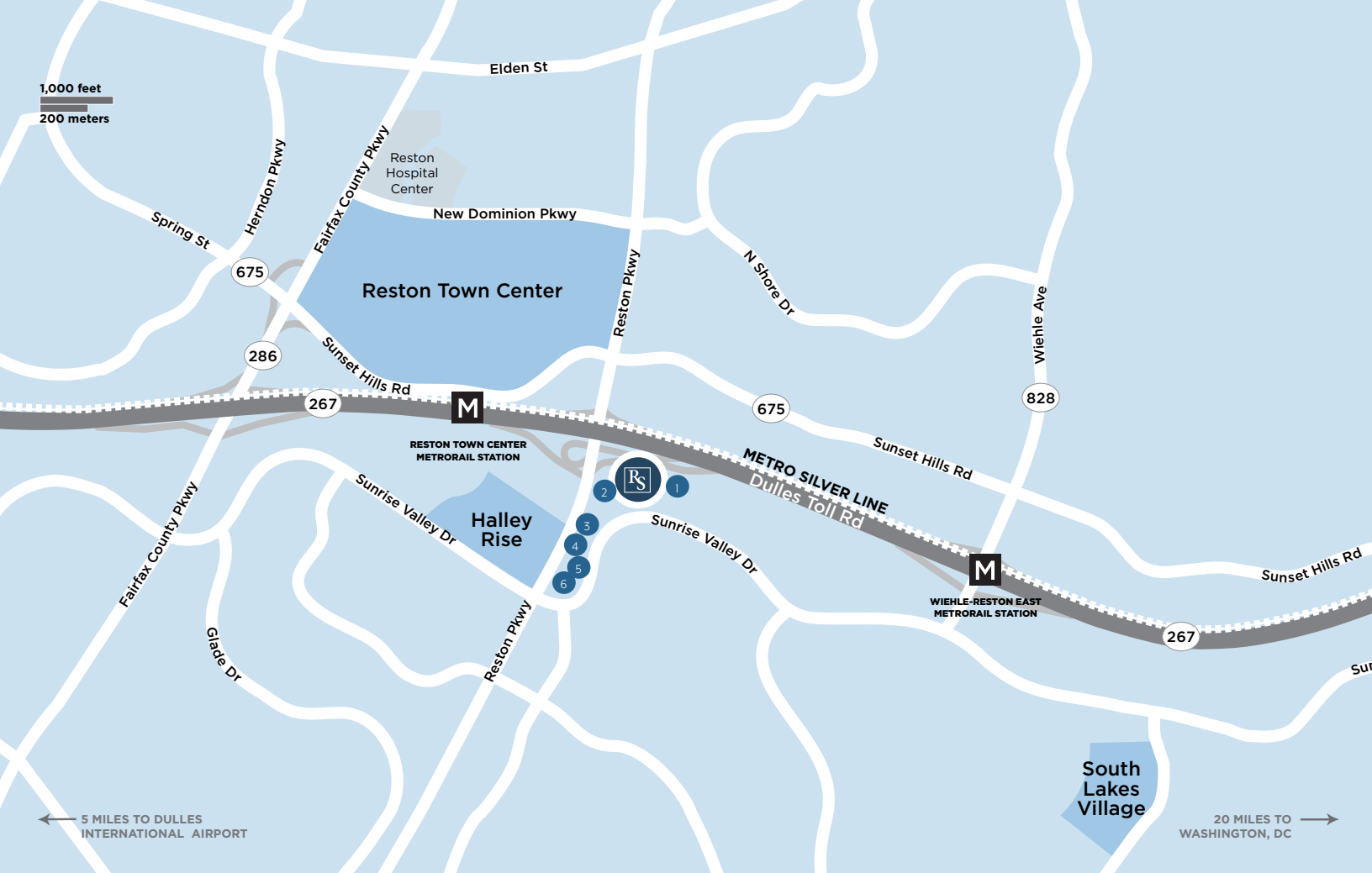


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Go from work to play in minutes

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Reston, VA 20191

HALLEY RISE DEVELOPMENT

3.5M SF mixed-use development scheduled to deliver in 2023, anchored by Wegmans + Pinstripes.

250K SF of retail is planned for the site including a modern theater and a variety of coveted restaurants.

NEARBY AMENITIES

- 1 The Westin Reston Heights
- 2 Sheraton Reston
- 3 MyHome Thai Bistro
Reston Kabob
Super Chicken
- 4 Popeye's Louisiana Chicken
- 5 Laredo Taco Company
Exxon Mini Market
7-Eleven
- 6 Gold's Gym

SOUTH LAKES VILLAGE

Cafesano
Chipotle
CVS Pharmacy
Crest Cleaners
Custom Inc
Fusion 360 Fitness
Lakeside Asia Café
Red's Table
Safeway
Starbucks
Subway
Truist
The UPS Store

RESTON TOWN CENTER

&pizza
Barcelona Wine Bar
bartaco
Ben & Jerry's
Chipotle Mexican Grill
Crafthouse
Fogo de Chão
Jackson's Mighty Fine Food & Lucky Lounge
JINYA Ramen Bar
Makers Union
Mason's Famous Lobster Rolls
Mon Ami Gabi
Morton's The Steakhouse
North Italia
PassionFish Reston
Pitango Gelato
Playa Bowls
Potbelly Sandwich Shop
Sixty Vine – Coming Soon
Starbucks Coffee
sweetgreen
Ted's Bulletin
The Capital Burger
The Counter
True Food Kitchen
Uncle Julio's Rio Grande Café

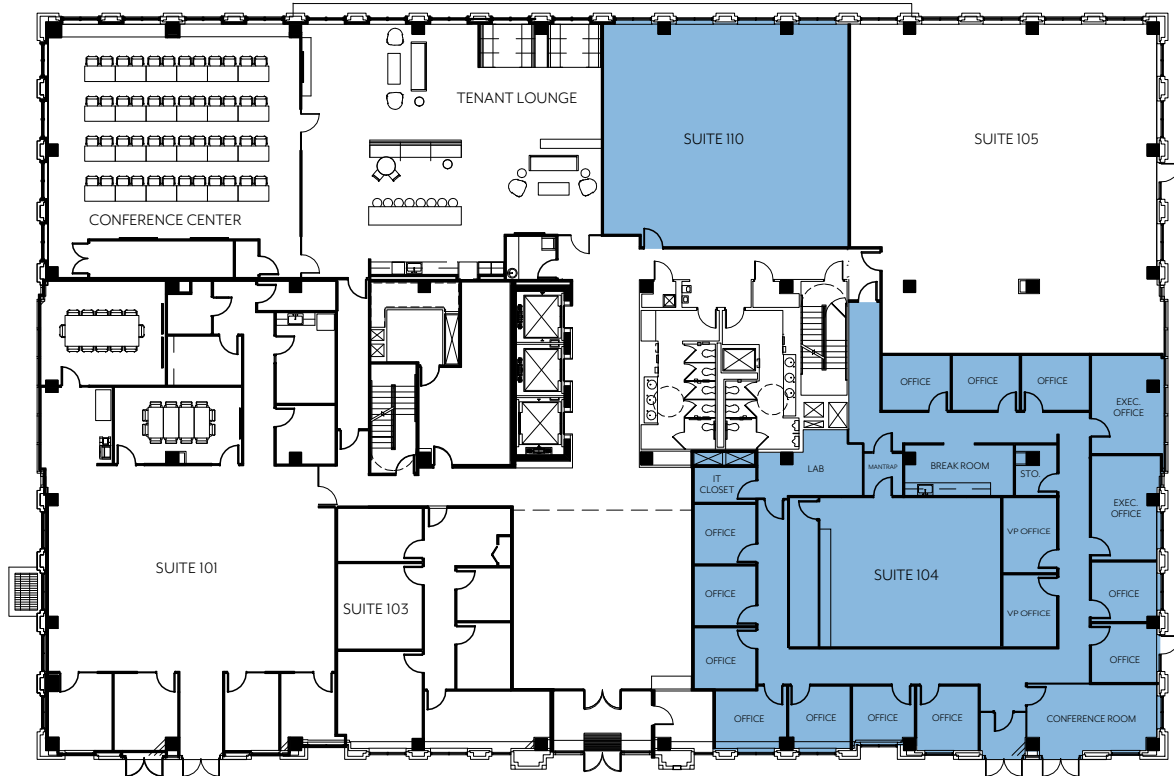
Apple
Art Insight Animation & Film Art Gallery
AT&T Wireless
Athleta
Cigar Town
CVS Pharmacy
Davelle Clothiers
francesca's collections
J. Crew
J. McLaughlin
Kendra Scott
L'Occitane
Lou lou
Lululemon
Mayflowers
Paddywax Candle Bar
Paper Source
Potomac River Running
Scout & Molly's Boutique
Scrawl Books
Sephora
South Moon Under
Talbots
The Eyewear Gallery
White House Black Market

First Floor

Suite 104 | 5,581 RSF
Suite 110 | 2,170 RSF



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■ AVAILABLE

3D Tour



SUITE 104



Suites 104 - available now



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First Floor

Suite 104 | 5,581 RSF

Secure Lecture Room | Private Entrance | Available Now



Conference Room



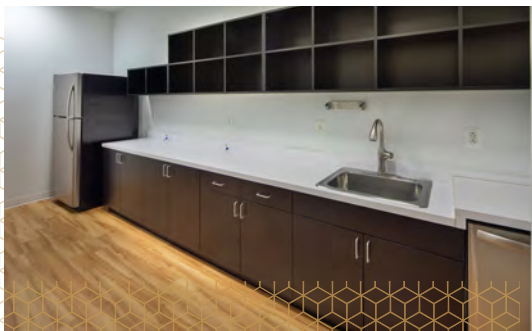
Private Entrance



Executive Office



Secure Lecture Room



Kitchen



Executive Office



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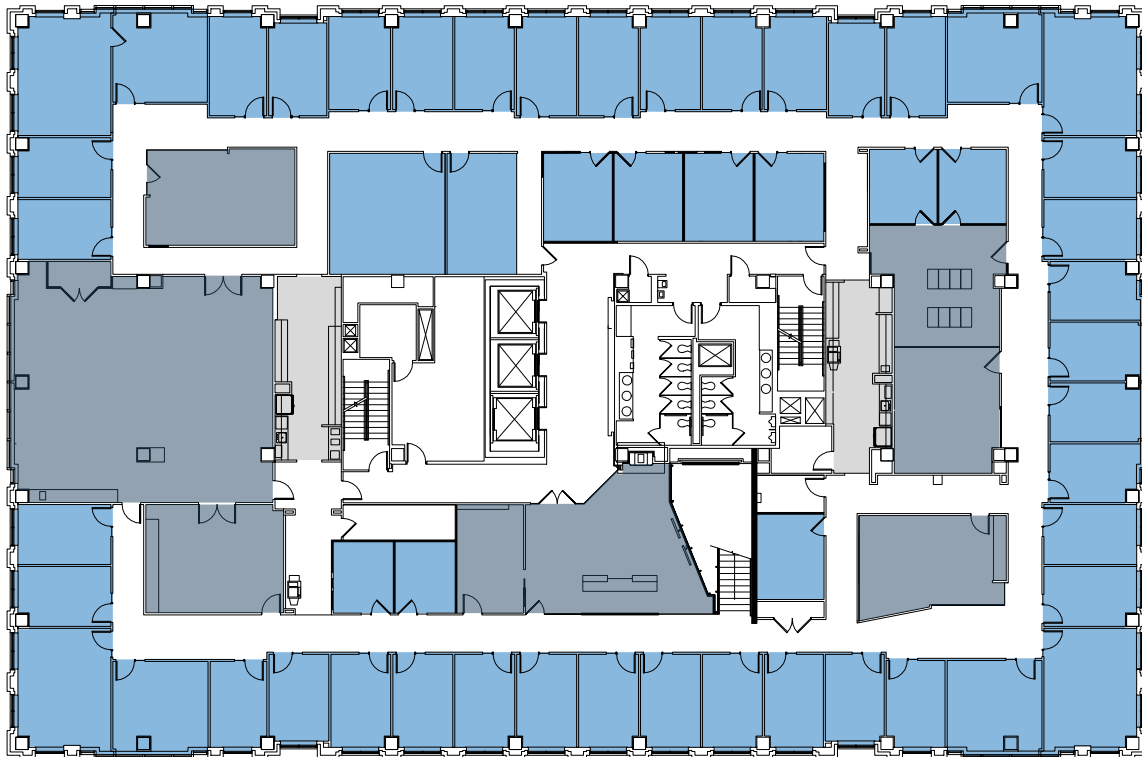
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Suite 300

23,255 RSF | As-Built | Available Now



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- OFFICES (55)
- CONFERENCE (8)
- KITCHEN (2)



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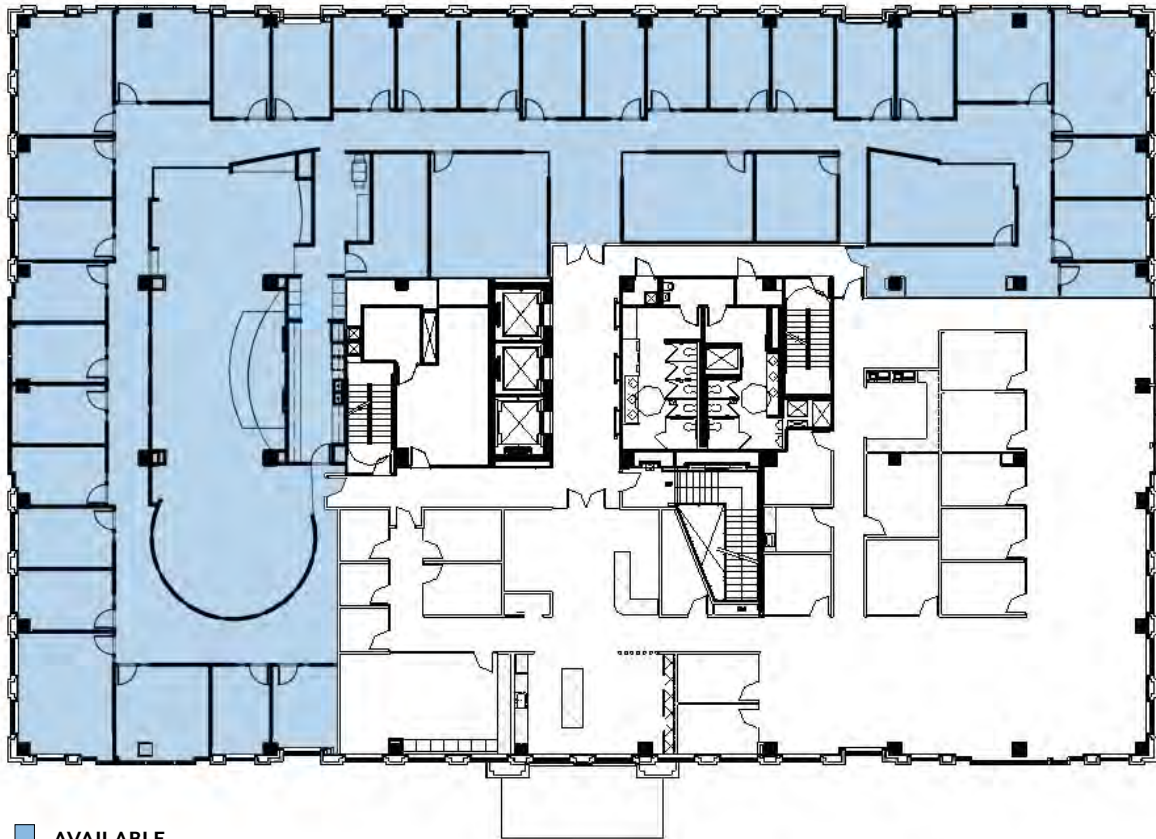
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Fifth Floor

Suite 550 | 14,341 RSF | As-Built



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Owned by:



**Asset
management by:**

KBS

Leasing by:



**Property
management by:**

Lincoln

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