


inmarsat
government

11600

SUNRISE

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SUNRISE

 BERNSTEIN
management corporation®

NEWMARK



Starbucks Total Wine & More Michaels MOD Whole Foods Market
 CVS UPS FIVE GUYS GOLD'S GYM tropical SMOOTHIE CAFE
 ZOE'S KITCHEN SUBWAY Melting Pot

BIG BUNS Orangetheory FITNESS CVS
 Sweet Leaf DAVIO'S NORTHERN ITALIAN STEAKHOUSE
 matchbox THE FOUNDING FARMERS Starbucks

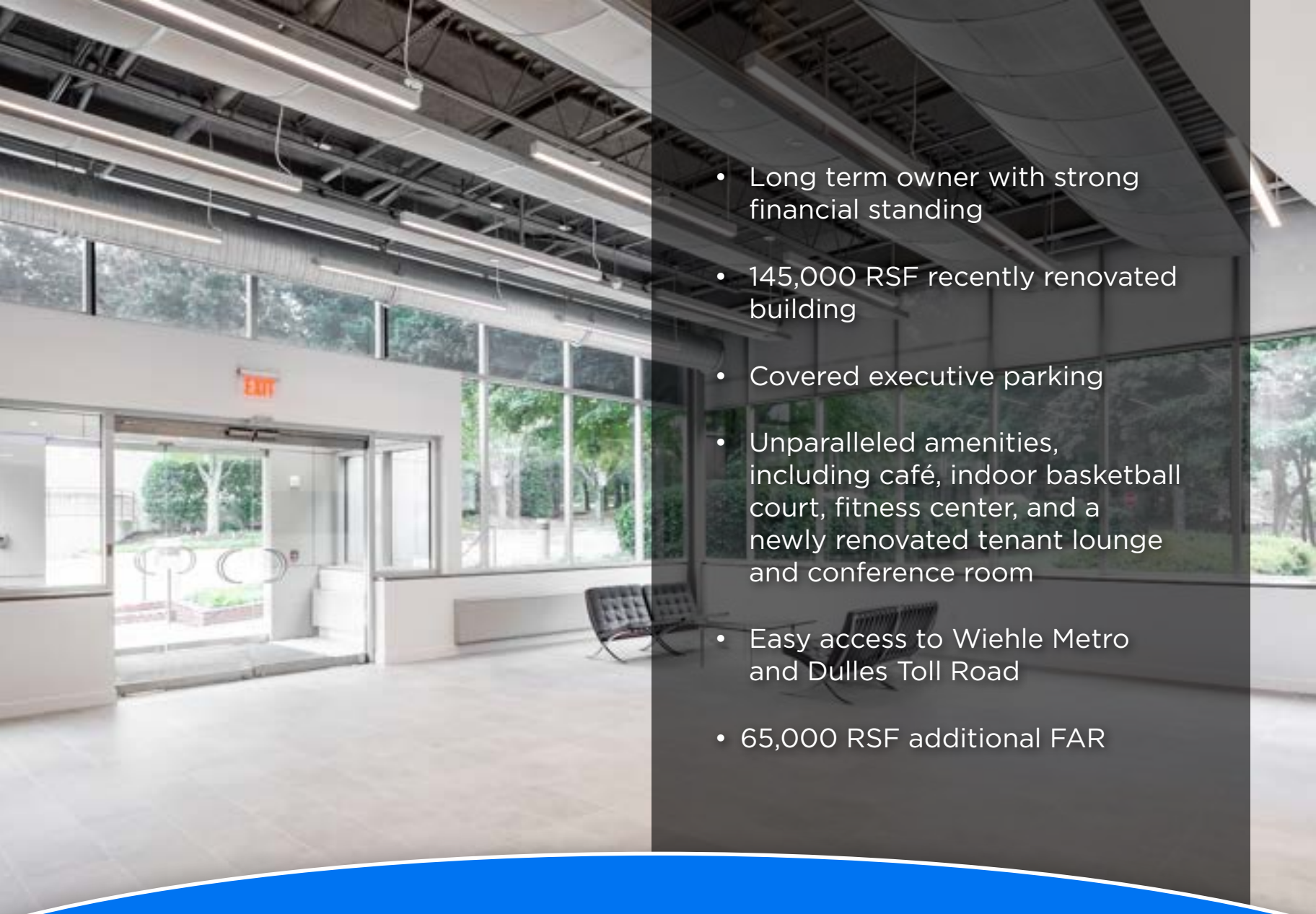
M
metro
Wiehle-Reston East

S
SHERATON

WESTIN
HOTELS & RESORTS

11600
SUNRISE

ACCESS/RETAIL



- Long term owner with strong financial standing
- 145,000 RSF recently renovated building
- Covered executive parking
- Unparalleled amenities, including café, indoor basketball court, fitness center, and a newly renovated tenant lounge and conference room
- Easy access to Wiehle Metro and Dulles Toll Road
- 65,000 RSF additional FAR

FEATURES



CAFÉ



TENANT LOUNGE



FITNESS CENTER



INDOOR BASKETBALL COURT



CONFERENCE FACILITY

AMENITIES

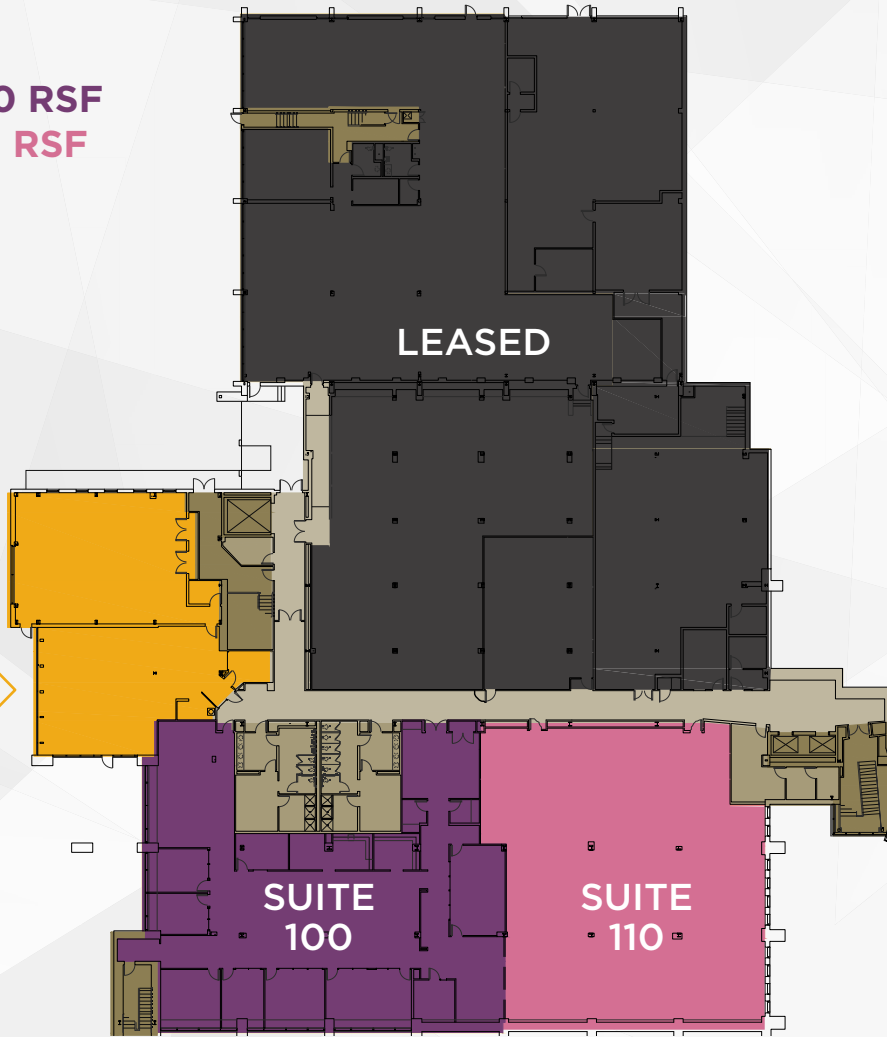
AVAILABLE

SUITE 100 — 8,490 RSF

SUITE 110 — 7,640 RSF

INDOOR
BASKETBALL
COURT >

FITNESS
CENTER >

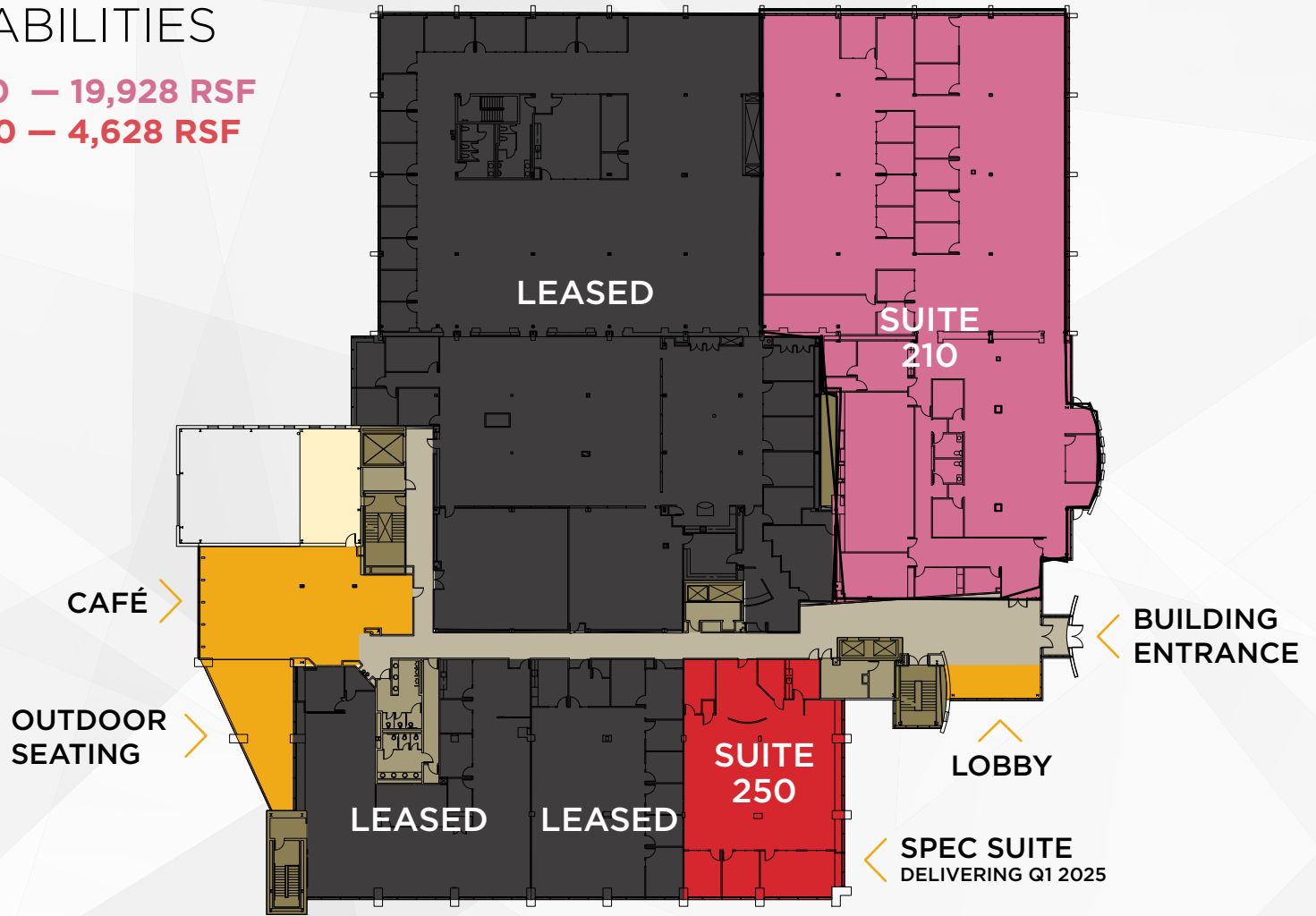


FIRST FLOOR

AVAILABILITIES

SUITE 210 — 19,928 RSF

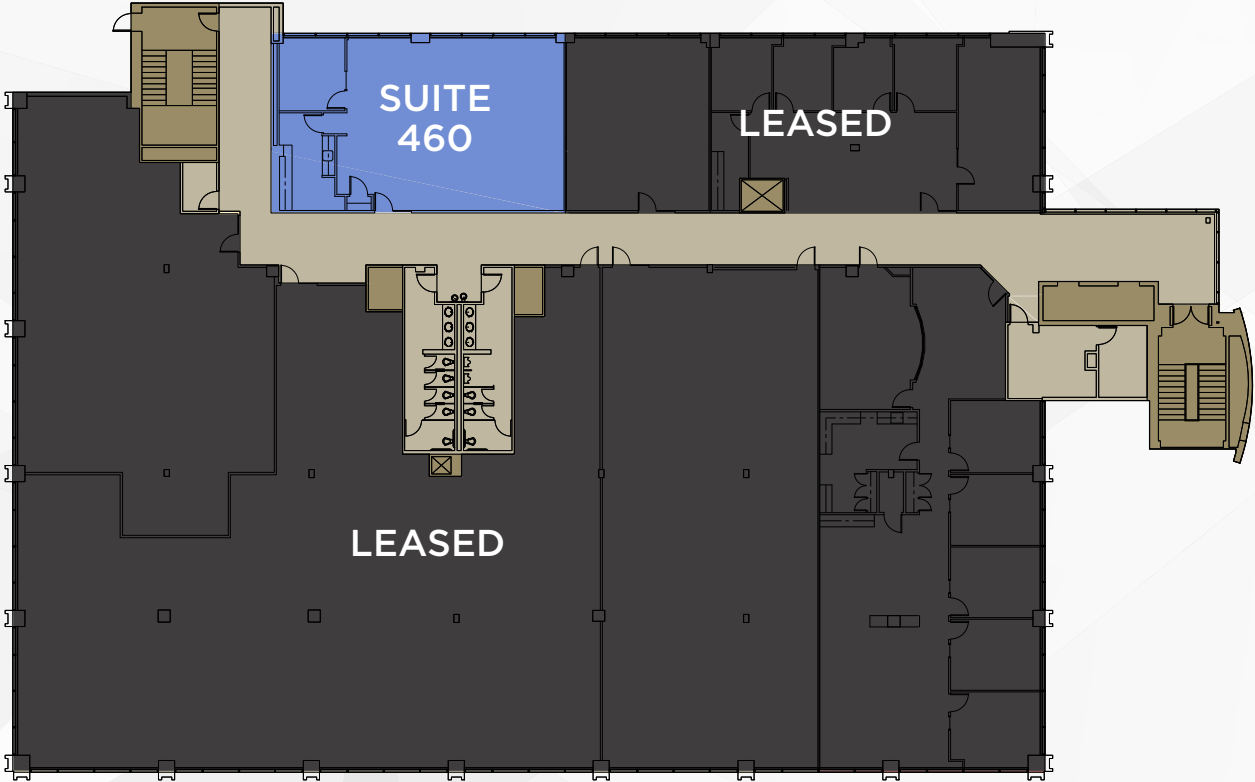
SUITE 250 — 4,628 RSF



SECOND FLOOR

AVAILABILITIES

SUITE 460 — 1,721 RSF



FOURTH FLOOR

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