



**COLDWELL BANKER**  
**COMMERCIAL**  
**ELITE**



OFFICE SUITE OPPORTUNITY | FULLY BUILT-OUT & FURNISHED  
**FOR SALE**

1801 Robert Fulton Drive, Reston, Virginia 20191

Total Square Footage:	2,609
Building Class:	A
Availability:	Immediate
Price:	\$834,880



Coldwell Banker Commercial Elite is pleased to present the opportunity to acquire a high-quality, **first-floor office suite** located at 1801 Robert Fulton Drive in Reston, Virginia—a strategic hub in Northern Virginia’s Dulles Tech Corridor and a premier destination for government contractors, medical tech firms, and professional services.

Just **minutes from the Wiehle-Reston East Metro Station** (less than 2 miles), Dulles Toll Road, and I-495, this offering provides unmatched regional connectivity and proximity to major federal agencies, government contractors, and Fortune 500 companies. Reston’s ecosystem is uniquely positioned to support businesses serving the defense, intelligence, homeland security, and technology sectors.

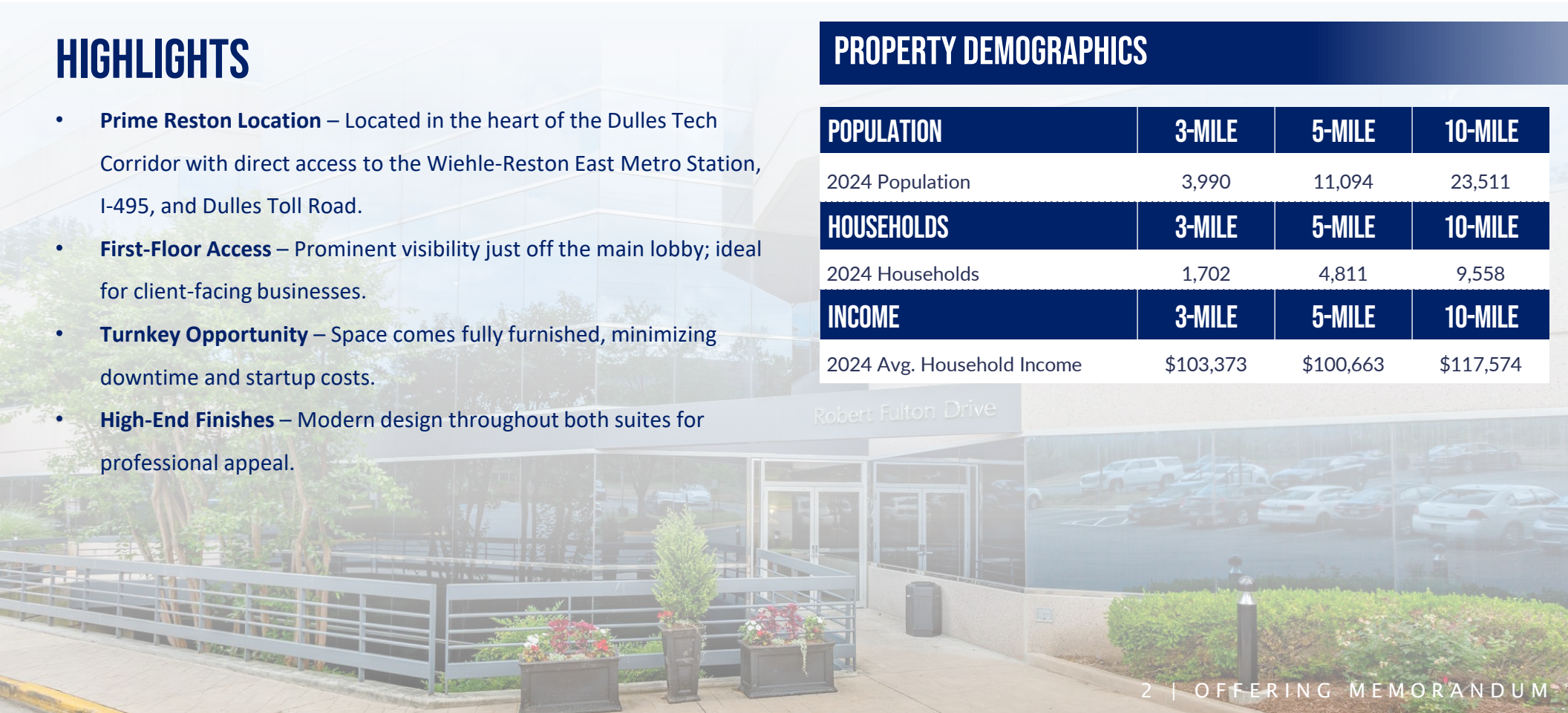
The property includes suite 270 totaling **2,609 RSF**, featuring turnkey, high-end office buildouts with furniture included.

HIGHLIGHTS

- **Prime Reston Location** – Located in the heart of the Dulles Tech Corridor with direct access to the Wiehle-Reston East Metro Station, I-495, and Dulles Toll Road.
- **First-Floor Access** – Prominent visibility just off the main lobby; ideal for client-facing businesses.
- **Turnkey Opportunity** – Space comes fully furnished, minimizing downtime and startup costs.
- **High-End Finishes** – Modern design throughout both suites for professional appeal.

PROPERTY DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
2024 Population	3,990	11,094	23,511
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2024 Households	1,702	4,811	9,558
INCOME	3-MILE	5-MILE	10-MILE
2024 Avg. Household Income	\$103,373	\$100,663	\$117,574



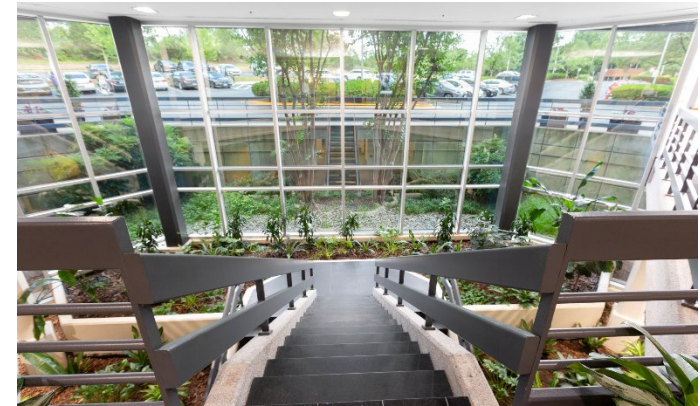


# PROPERTY OVERVIEW

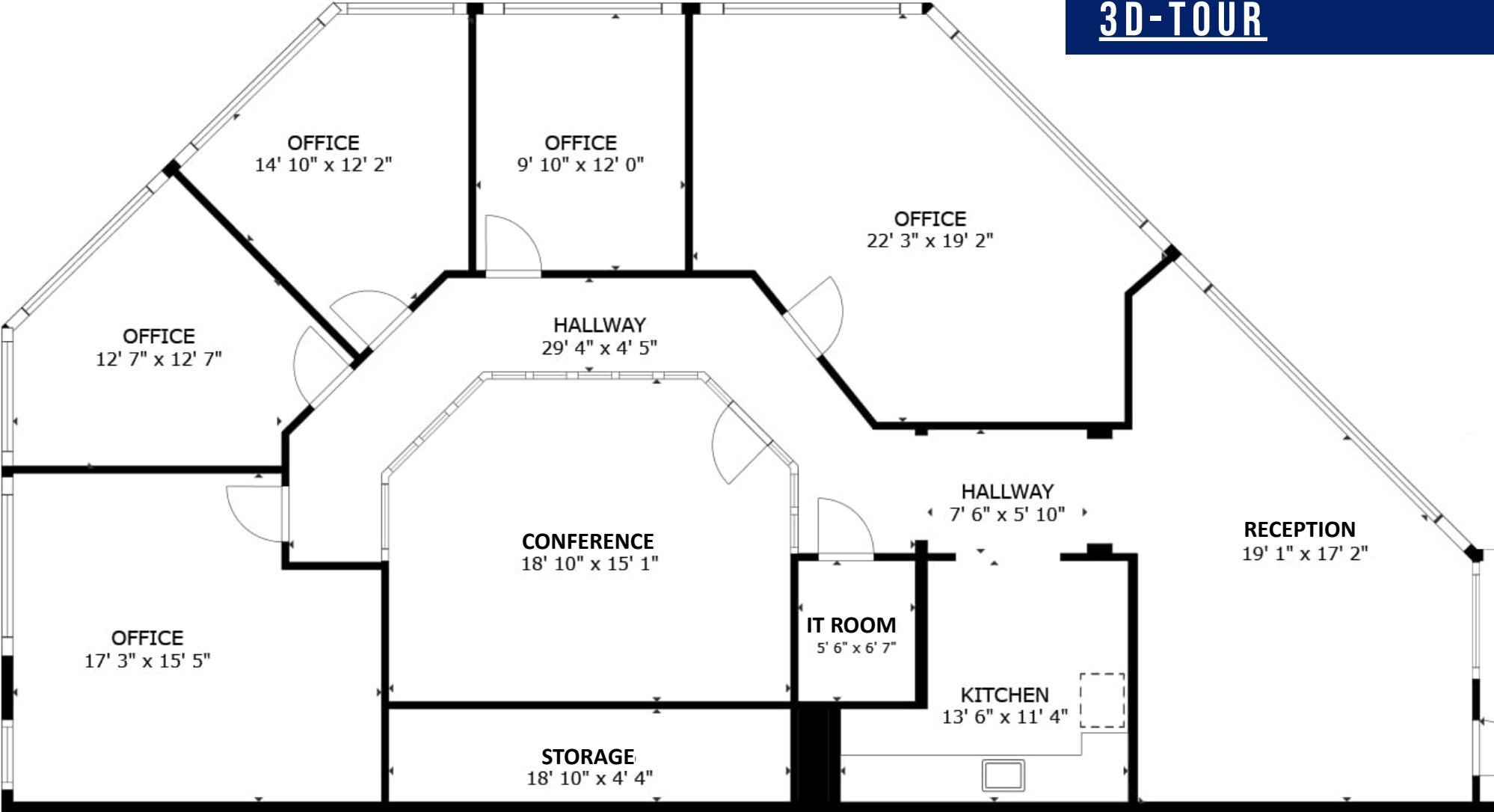


## SUITE 270 (2,609 RSF)

- Reception area
- Glass conference room
- 4 private offices
- Large 5 desk cubicle area
- Kitchen and IT/server room



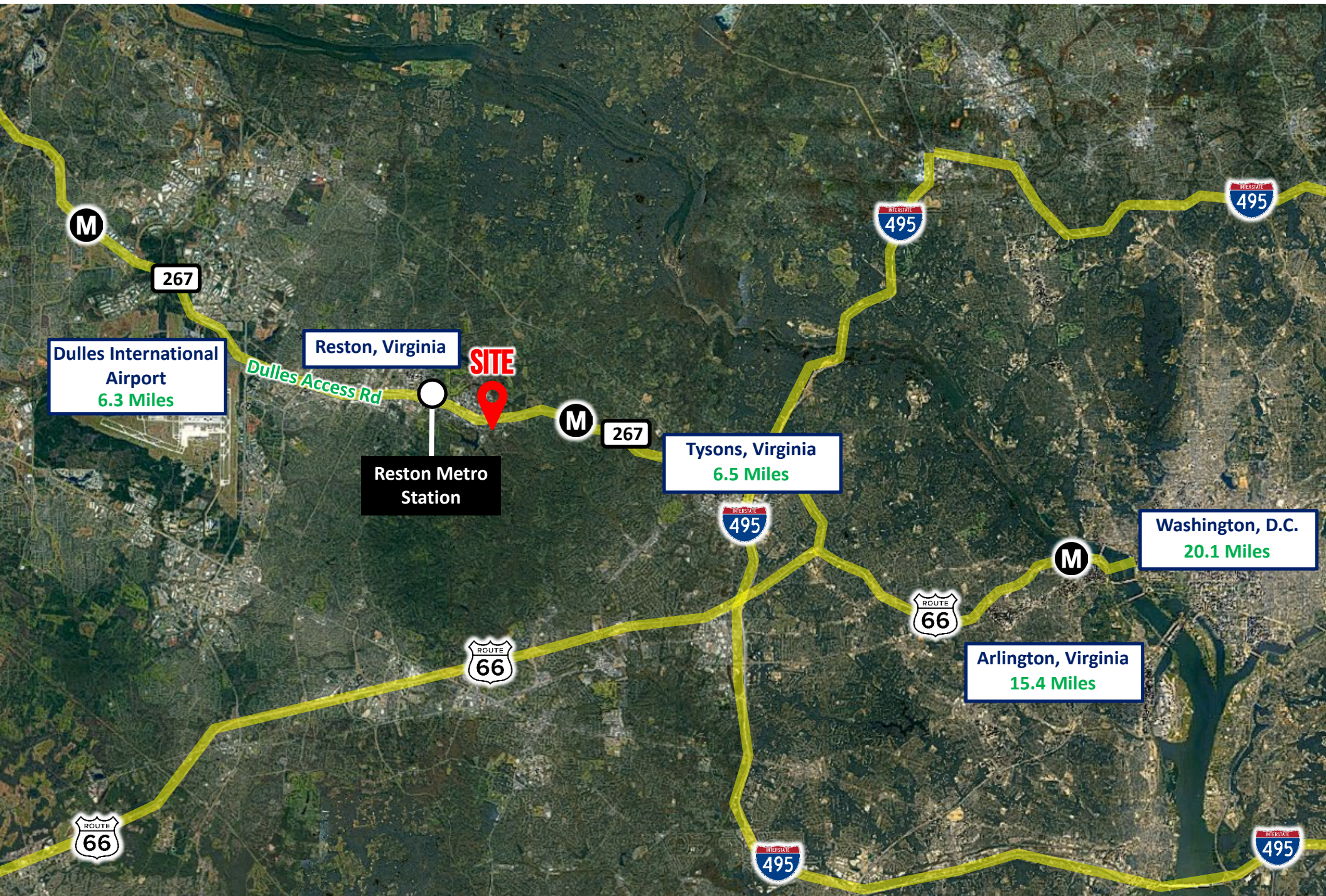
3D-TOUR





















OFFERING MEMORANDUM

# OFFICE SUITE OPPORTUNITY | FULLY BUILT-OUT & FURNISHED

1801 ROBERT FULTON DRIVE | RESTON, VIRGINIA 20191

FOR MORE INFORMATION PLEASE CONTACT:



**CAMERON COLEMAN**

Senior Associate Broker

☎ 443.340.5966 (Mobile)

✉ [ccoleman@cbcommercial.com](mailto:ccoleman@cbcommercial.com)

<https://cbcelite.com>



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