

OFFICE SPACE FOR LEASE

11260 Roger Bacon Drive | Reston, VA
Only Two Blocks from the Silver Line Wiehle Metro Station

OPPORTUNITY

- Suite 205 1,175 SF
- Suite 206 1,274 SF
- Suite 212 1,796 SF
- Third Floor 12,000 SF
- Suite 404 1,051 SF
- Suite 503 1,500-3,936 SF



HIGHLIGHTS

- Two block from Silver Line Wiehle Metro stop
- Two blocks from Dulles Toll Rd. access
- On-site deli and bank
- Great access to retail amenities including hotels, restaurants, W&OD bike path, health club, and more.
- On-site management
- 24-hour security camera monitoring system with key-card after hour access
- 3.6/1000 parking ratio, Generous free parking.
- Top Class Turn-key improvements available

RENTAL RATE

- \$27.00 PSF
- Full Service

TERM

- 3-7 years



LEGATSM
— COMMERCIAL REAL ESTATE, LLC —

JAMES LEGAT
Principal

☎ | 703.677.0101

✉ | jlegat@legatcre.com

AUDREY WALLACE
Vice President

☎ | 847.562.6736

✉ | awallace@legatcre.com

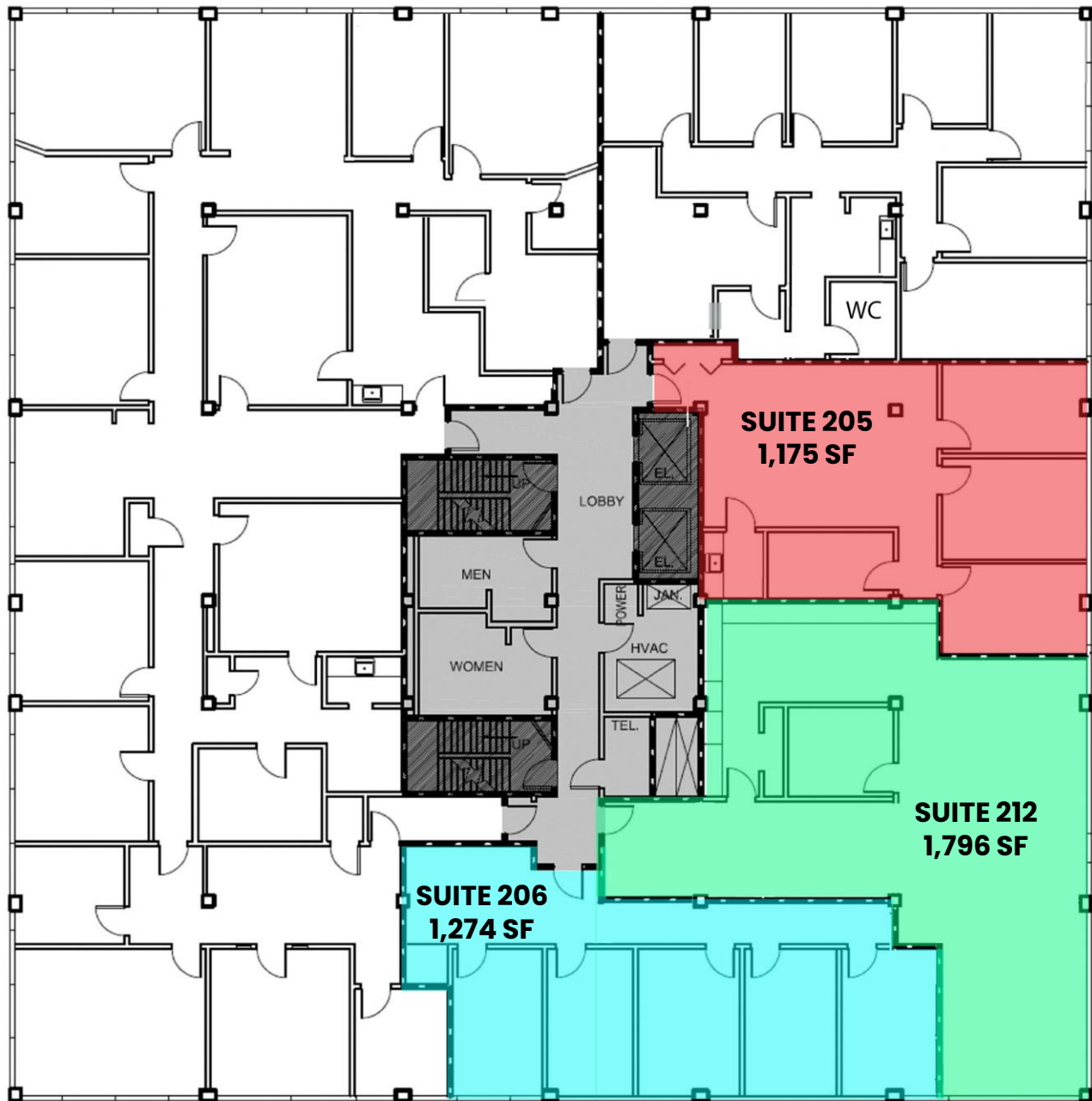
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SECOND FLOOR



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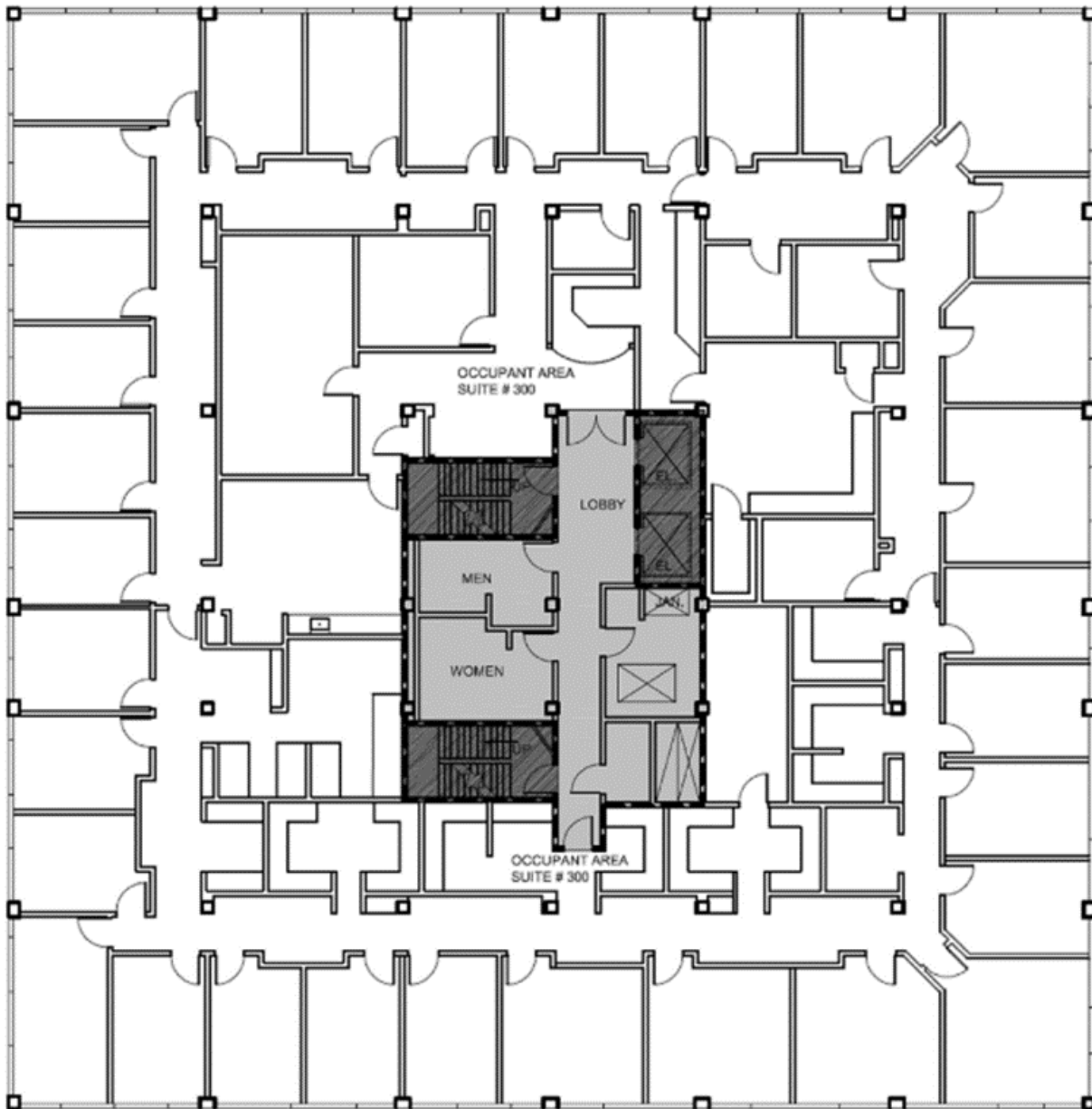
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Third Floor: 12,000 SF

THIRD FLOOR



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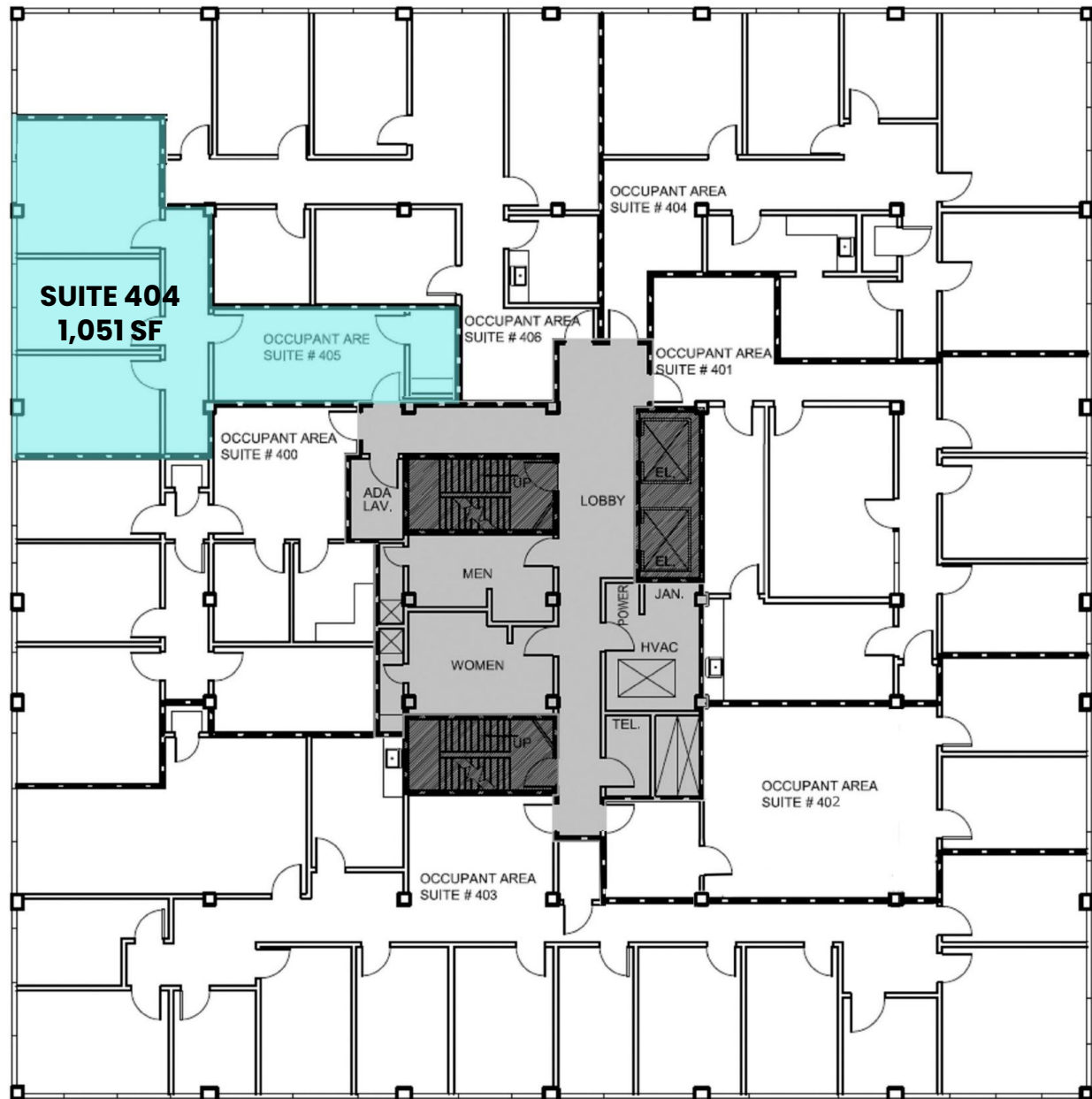
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Suite 404: 1,051 SF

FOURTH FLOOR



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FIFTH FLOOR



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PROPERTY PICTURES



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