



COMMERCIAL REAL ESTATE

WE GET WHAT YOU NEED™

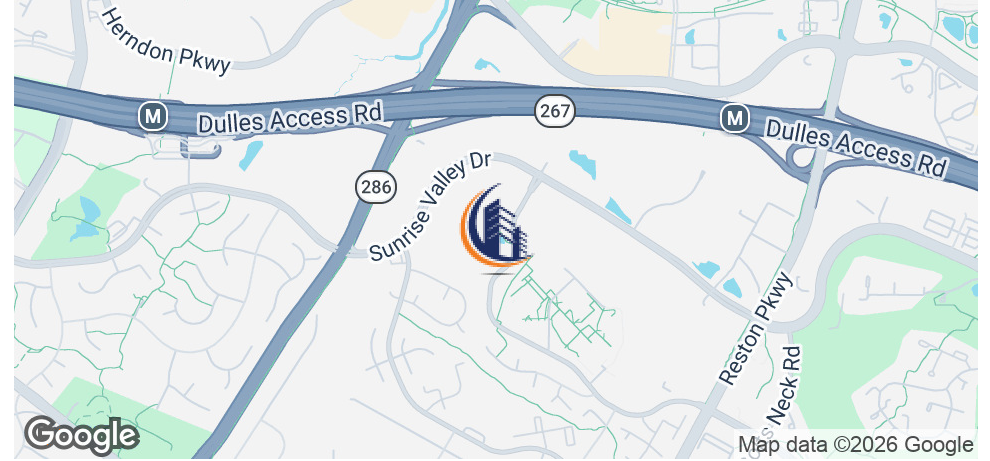
OFFICE BUILDING FOR LEASE

Sunrise Technology Park Office Center

12355 SUNRISE VALLEY DR, RESTON, VA 20191

EXECUTIVE SUMMARY

Sunrise Technology Park Office Center 12355 Sunrise Valley Dr, Reston, VA 20191



OFFERING SUMMARY

Available SF:	1,535 - 7,924 SF
Lease Rate:	\$19.00 - 28.75 SF/yr (Full Service)
Lot Size:	5.57 Acres
Year Built:	1985
Building Size:	142,244
Zoning:	I-4
Market:	Washington D.C.
Submarket:	Reston

PROPERTY OVERVIEW

An exceptional six-story office building in Reston, VA offering convenient access to Reston Town Center and the nearby Metro stop. The property features multiple elevators, well-appointed office suites with private balcony access, and an on-site first-floor deli for added convenience. Ideal for a variety of professional users seeking a vibrant and accessible business environment. K & M Commercial is the exclusive leasing firm representing this outstanding opportunity.

PROPERTY HIGHLIGHTS

- Six-story office building in Reston, VA, minutes from Reston Town Center and the Metro stop
- Multiple elevators providing convenient access throughout the building
- Well-appointed office suites with private balcony access
- On-site first-floor deli offering convenient food options for tenants and visitors

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LEASE SPACES

Sunrise Technology Park Office Center 12355 Sunrise Valley Dr, Reston, VA 20191



It turns out, you don't have any Site Plans!

(be sure to tag an image "Site Plan" in the [Media Tab](#))

LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	1,535 - 7,924 SF	Lease Rate:	\$19.00 - \$28.75 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 45A	Available	2,368 SF	Full Service	\$19.00 SF/yr	-
Suite 100	Available	2,463 SF	Full Service	\$28.75 SF/yr	Former bank space
Suite 110	Available	1,535 SF	Full Service	\$28.75 SF/yr	-
Suite 150	Available	2,491 SF	Full Service	\$28.75 SF/yr	Direct access from ground level. Private suite door.
Suite 240	Available	3,437 SF	Full Service	\$28.75 SF/yr	Balcony Access

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SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 250	Available	4,240 SF	Full Service	\$28.75 SF/yr	Balcony Access
Suite 310	Available	4,358 SF	Full Service	\$28.75 SF/yr	-
Suite 612	Available	1,734 SF	Full Service	\$28.75 SF/yr	-
Suite 625	Available	7,924 SF	Full Service	\$28.75 SF/yr	-
Suite 680	Available	2,933 SF	Full Service	\$28.75 SF/yr	-

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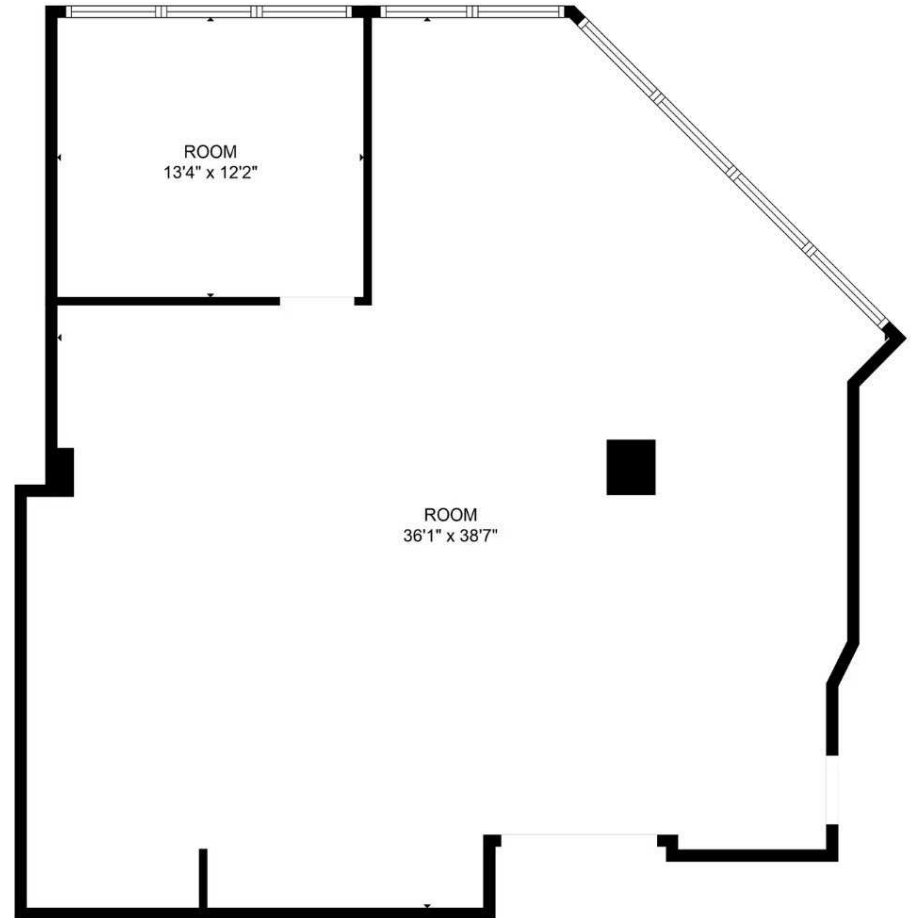
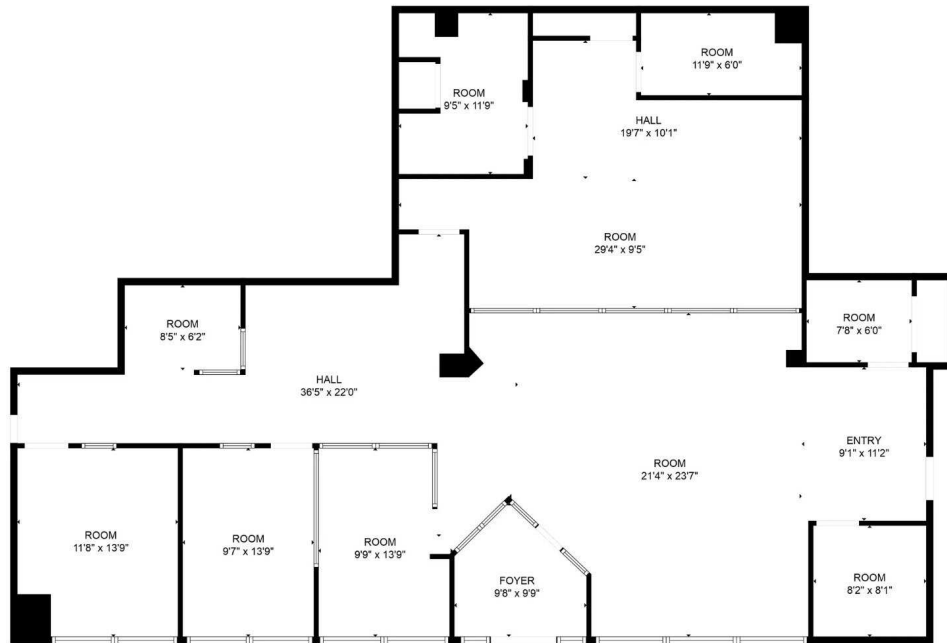
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FLOOR PLANS SUITE 100 & 110

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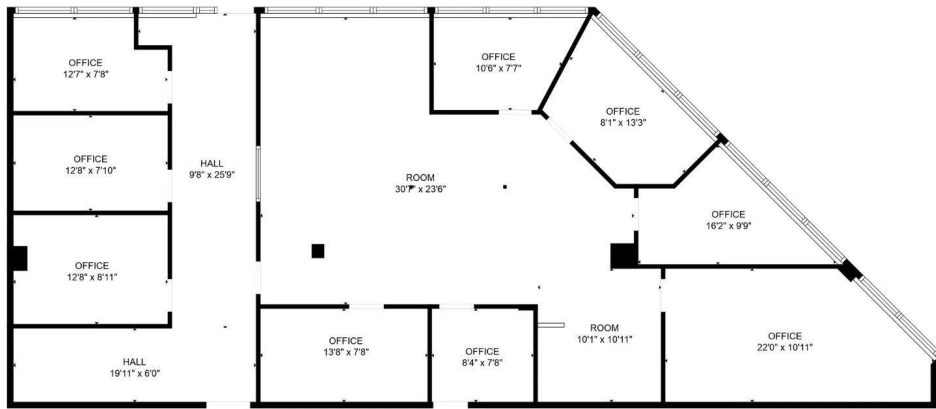
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FLOOR PLANS SUITE 150 & 250

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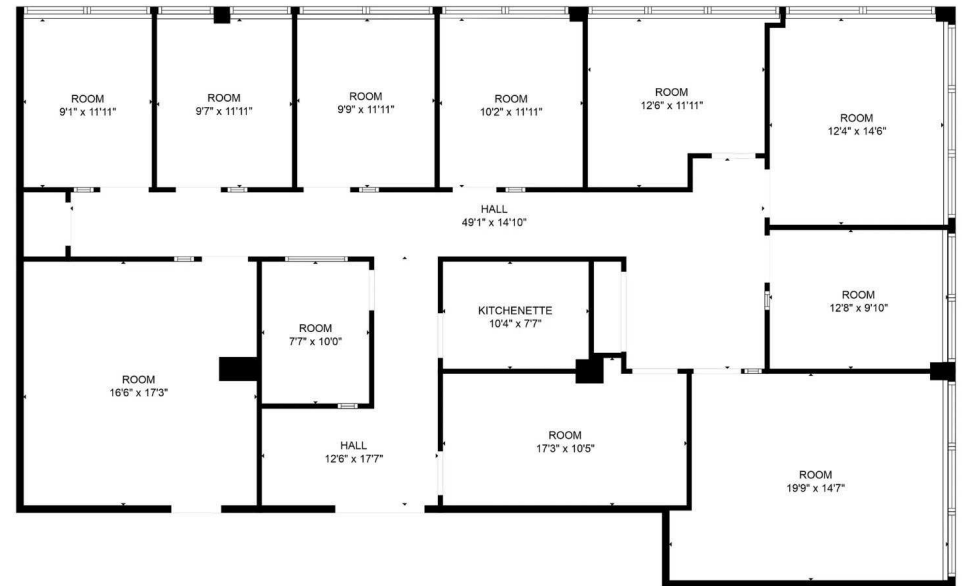
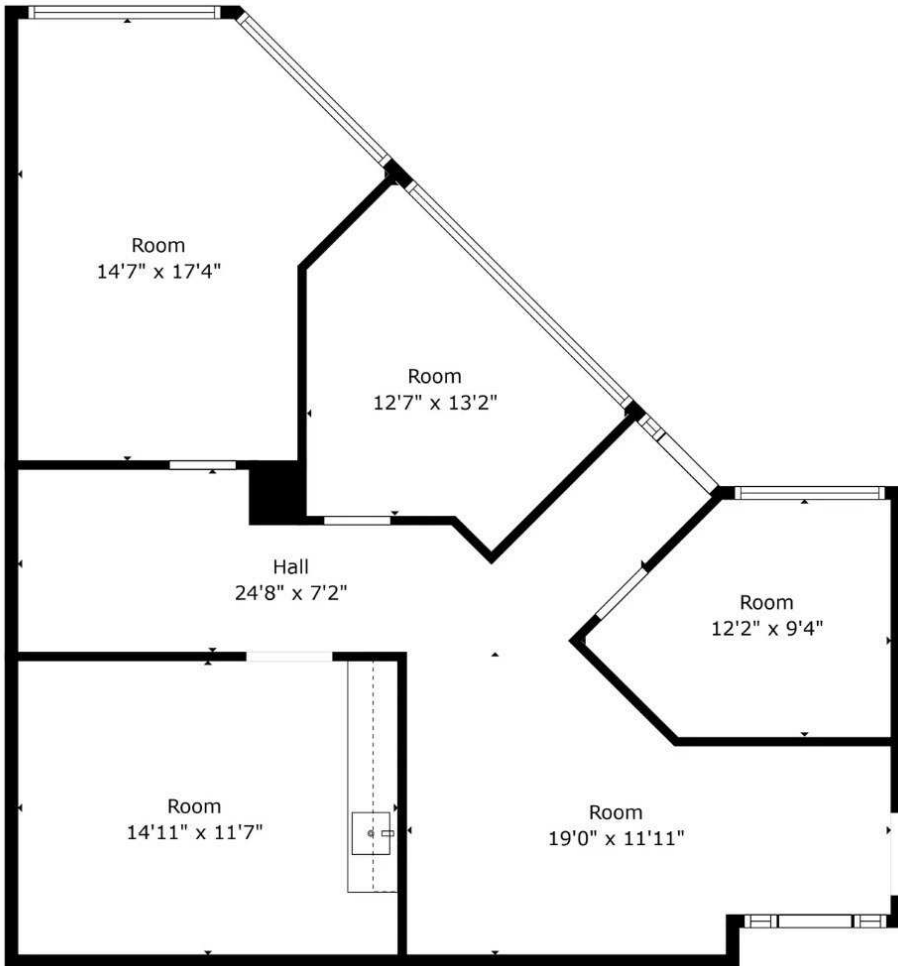
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FLOOR PLANS SUITE 625 AND 680

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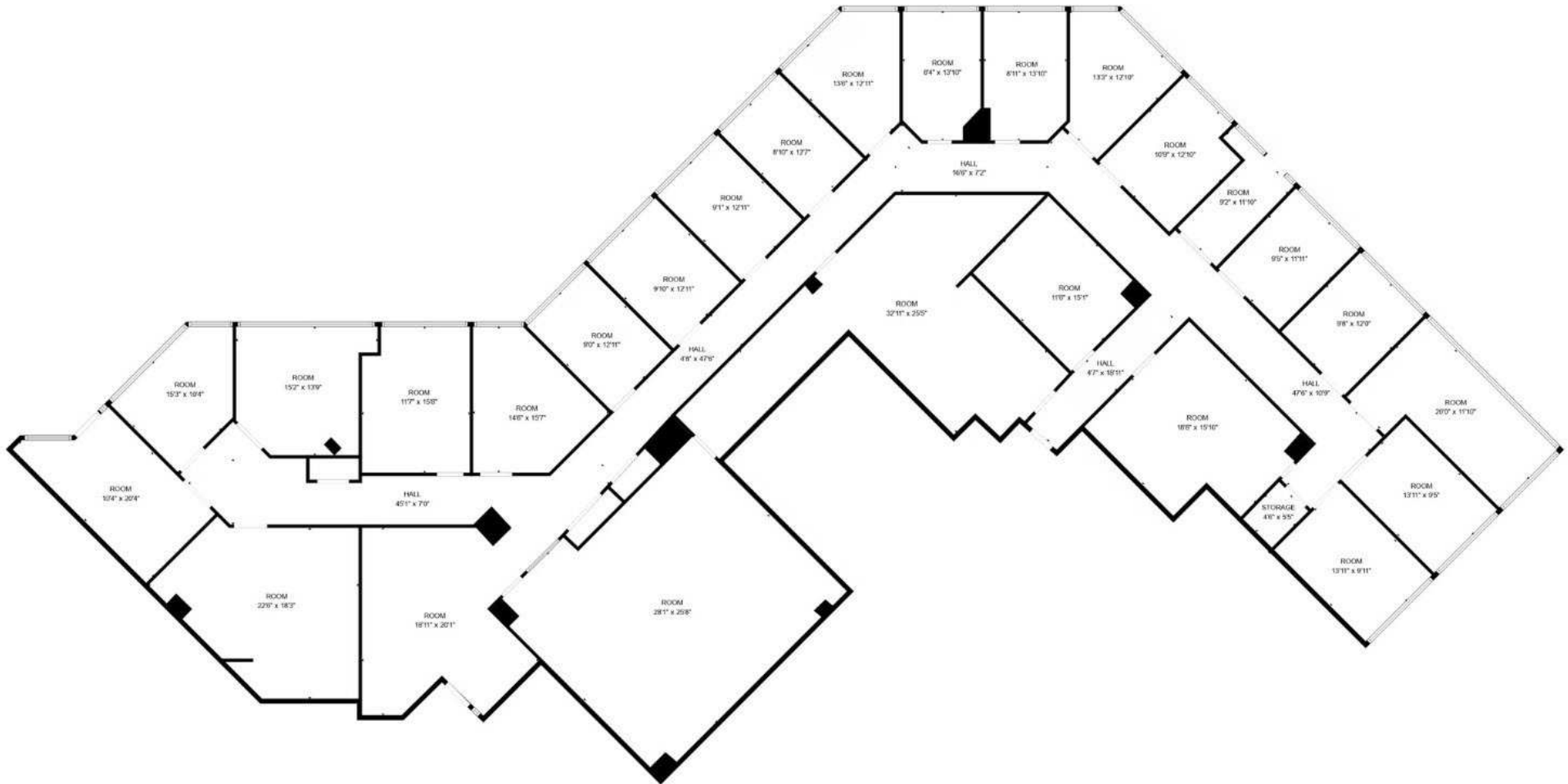
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FLOOR PLANS SUITE 625

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ADDITIONAL PHOTOS

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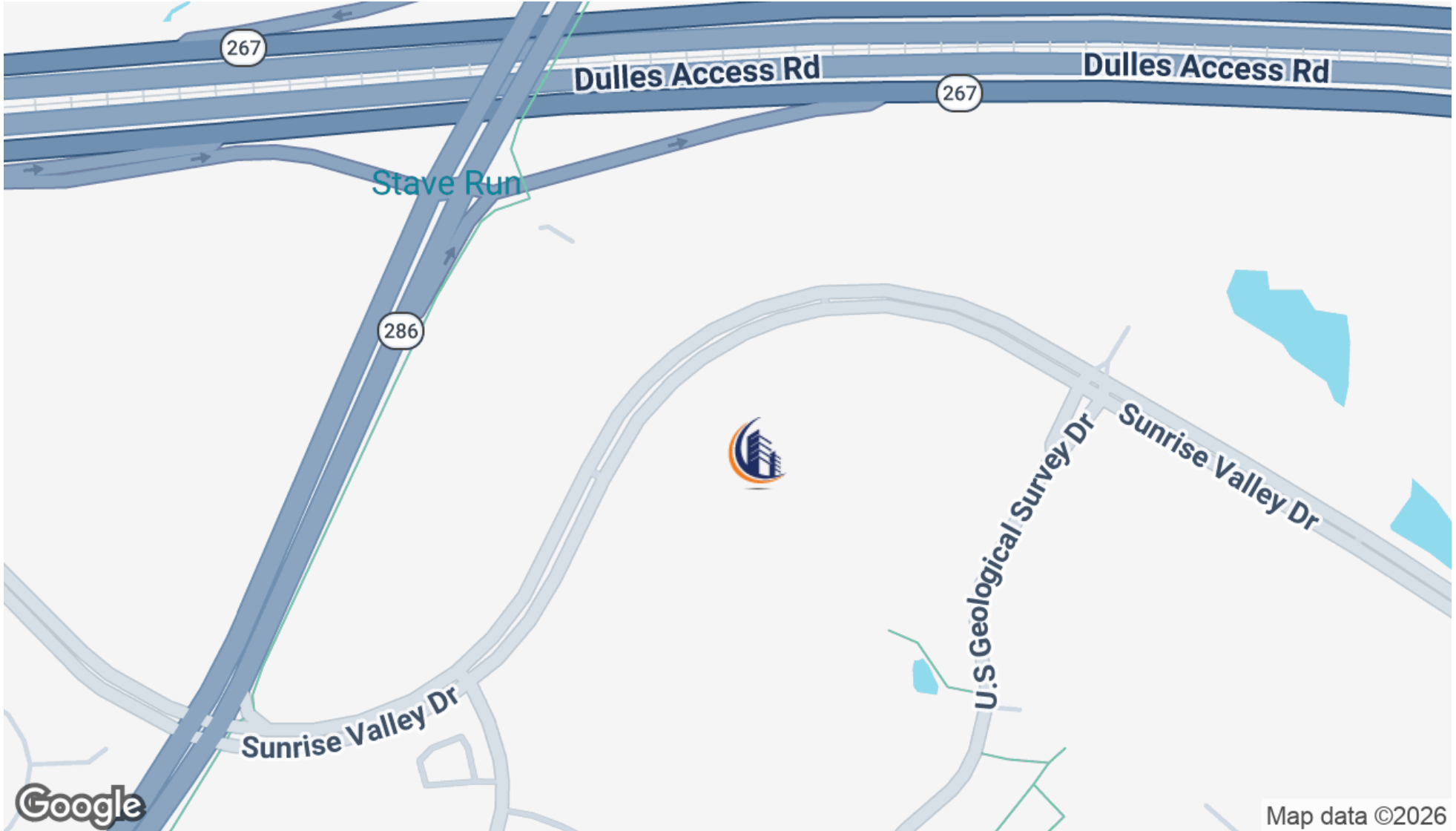
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LOCATION MAP

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DEMOGRAPHICS MAP & REPORT

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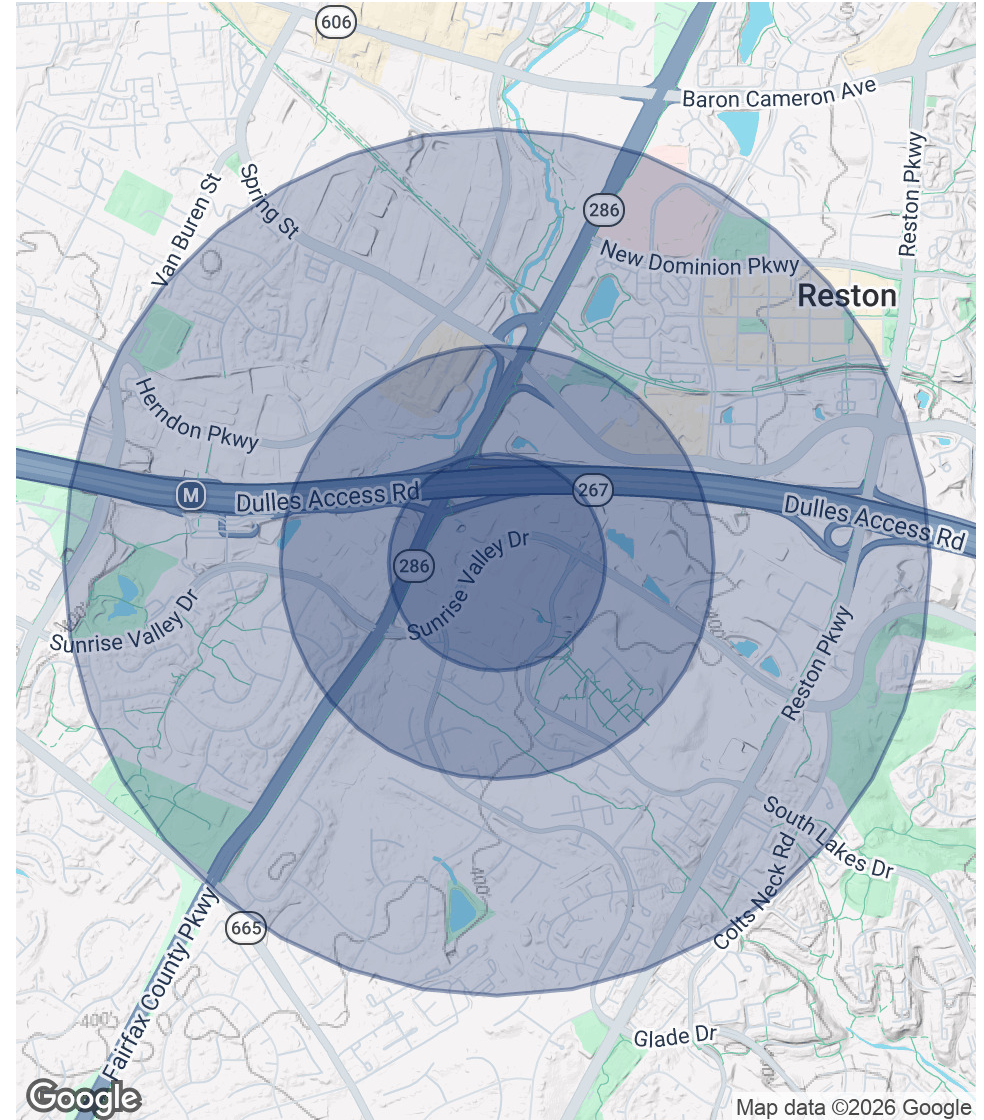


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	594	2,349	14,069
Average Age	32.8	35.4	38.4
Average Age (Male)	29.9	31.9	36.3
Average Age (Female)	39.9	41.3	42.0

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	189	774	6,049
# of Persons per HH	3.1	3.0	2.3
Average HH Income	\$125,172	\$159,275	\$167,265
Average House Value	\$540,684	\$628,204	\$580,631

2023 American Community Survey (ACS)



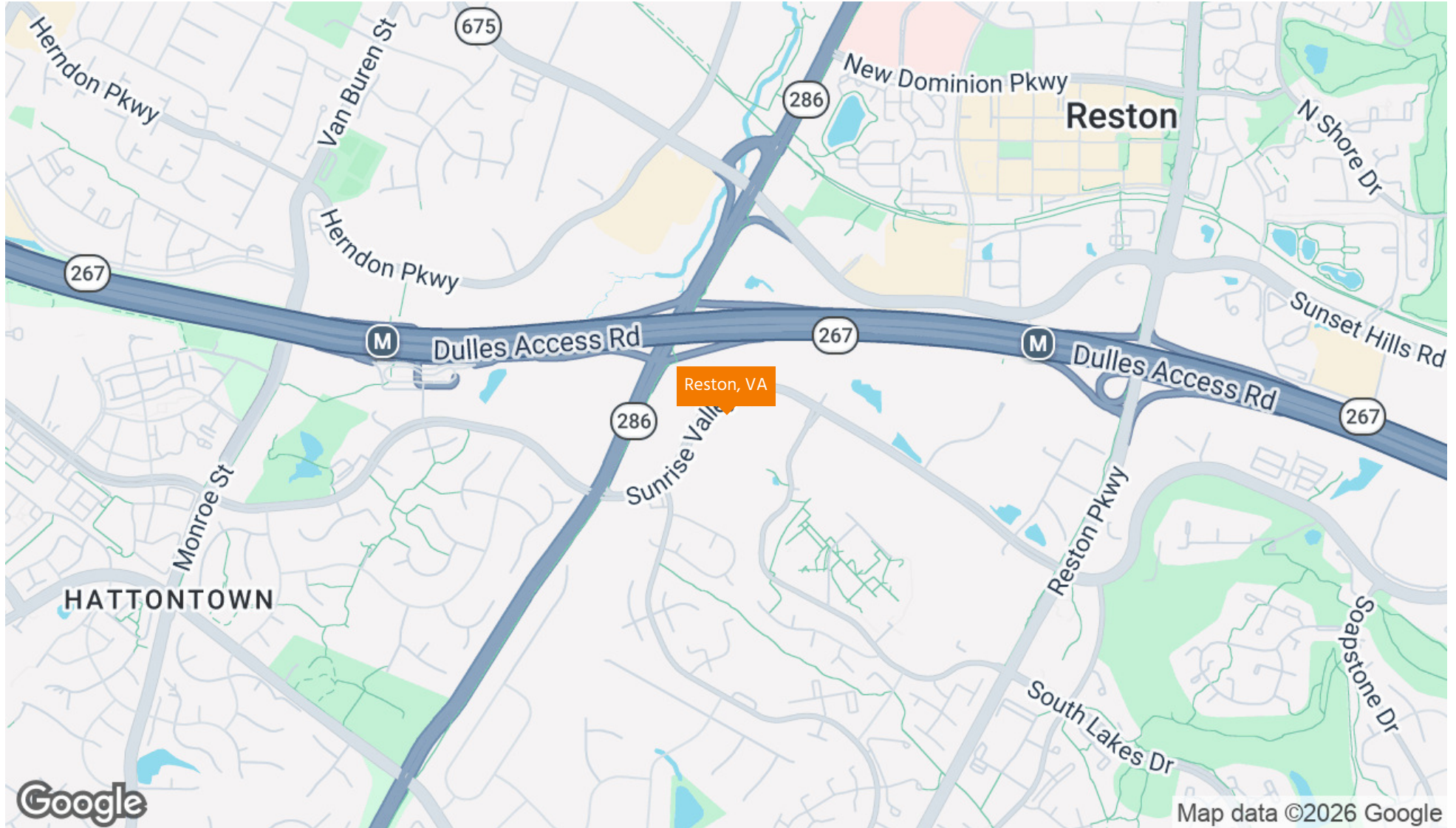
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REGIONAL MAP

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ADVISOR BIO 1

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Managing Director

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PROFESSIONAL BACKGROUND

Kayvan Mehrbakhsh, CCIM, is the managing director of the K&M Commercial Real Estate Office in Fairfax, Virginia. He specializes in selling and leasing medical and government properties and office facilities outfitted with high-tech networking systems in Northern Virginia.

With over 2 decades of experience, Kayvan has closed more than \$940 million transactions successfully. He meticulously tracks market conditions to provide clients with expert advice, ensuring they receive fair market rates for leases, property investments, and sales.

Before joining K&M Commercial Real Estate, Kayvan was an associate commercial broker at Fairfax Realty, Inc., providing expert advice and serving as a broker for financial institutions, corporate landowners, and other investors. He also has experience as a Senior Project Manager at MCI Telecommunications, overseeing land acquisition transactions, building design and construction, and migrating data centers in the United States and Europe.

Kayvan is a Northern Virginia Association of Realtors member, serving as Chairman of the Association Commercial Alliance. He was president of the Mid-Atlantic Real Estate Marketing Association (MAREMA) in 2007 and continues to serve on its board. Additionally, he holds memberships in the International Council of Shopping Centers (ICSC), the Realtors Land Institute, the Greater Washington Commercial Association of Realtors, and the North Carolina Association of Realtors.

Kayvan has earned the prestigious Certified Commercial Investment Member (CCIM) designation and sits on the Washington DC-Maryland chapter board.

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ADVISOR BIO 2

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Vice President

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PROFESSIONAL BACKGROUND

Matt has 9+ years of experience in commercial real estate, specifically in commercial brokerage and management. As a listing and tenant/buyer representative for K & M Commercial in the Northern VA and Washington D.C. market, Matt has worked with a multitude of clients, including but not limited to project developers, investment companies, national service firms, and medical-related owners/companies. Matt assists clients with achieving desired real estate objectives, financial analysis, future market strategies, and priorities, and his experience encompasses sales and leasing expertise in office, industrial, retail, and international business projects.

In addition to his expertise in the Washington D.C. Metro area, Matt has produced \$350MM+ of real estate transactions, currently manages 270,000 sq/ft of property, and has worked with the following Owners and/or Tenants: CIII Asset Management, McDonald's, Titlemax, Orr Partners, John Deere, International Association of Fire Chiefs, Metro Star Systems, Stewart Title, Cricket Wireless, Burke and Herbert Bank, Nationwide IT Services, Northpoint, Saadeh Partners, Edward Jones Financial, Ameriprise, Cornu Bakery, Somerset Trust Co. and several medical and dental clients.

Before partnering with K & M Commercial, Matt honed his skills by working in banking and lending, investment advising, and financial and operational management. Matt earned his MBA degree from Seton Hill University and holds a Business Administration/Marketing degree from California University of PA.

Matt is currently licensed in Virginia and Washington, DC.

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