

  
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 BURGERS and FRIES GOLD'S GYM tropical SMOOTHIE CAFE

ZOËS KITCHEN. FRESH MADE MEDITERRANEAN SUBWAY Melting Pot

BIG BUNS GOOD BUTTERS Orangetheory FITNESS CVS

Sweet Leaf DAVIO'S NORTHERN ITALIAN STEAKHOUSE

matchbox FOUNDRY FARMERS Starbucks

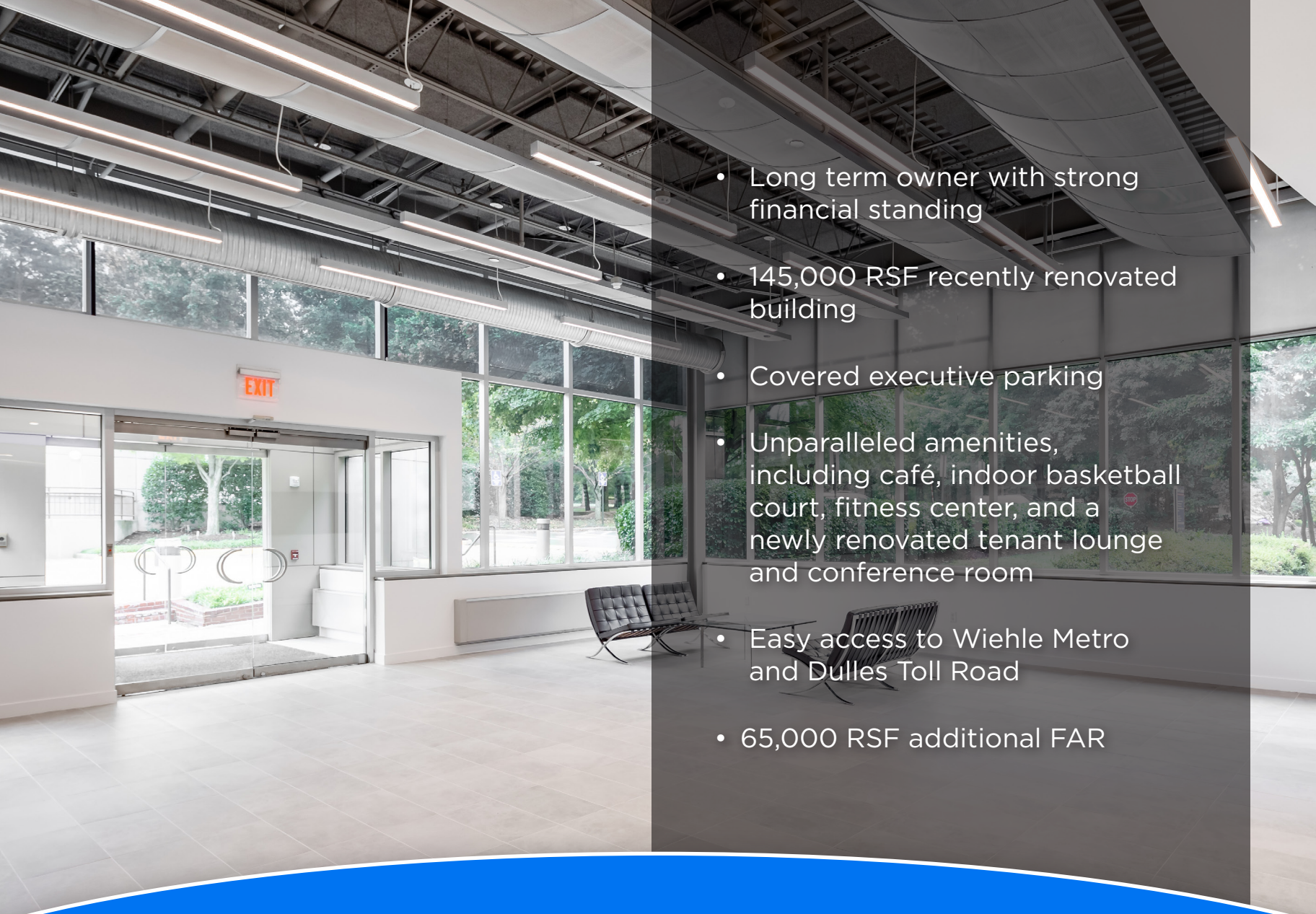
**M**  
metro  
Wiehle-Reston East

**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

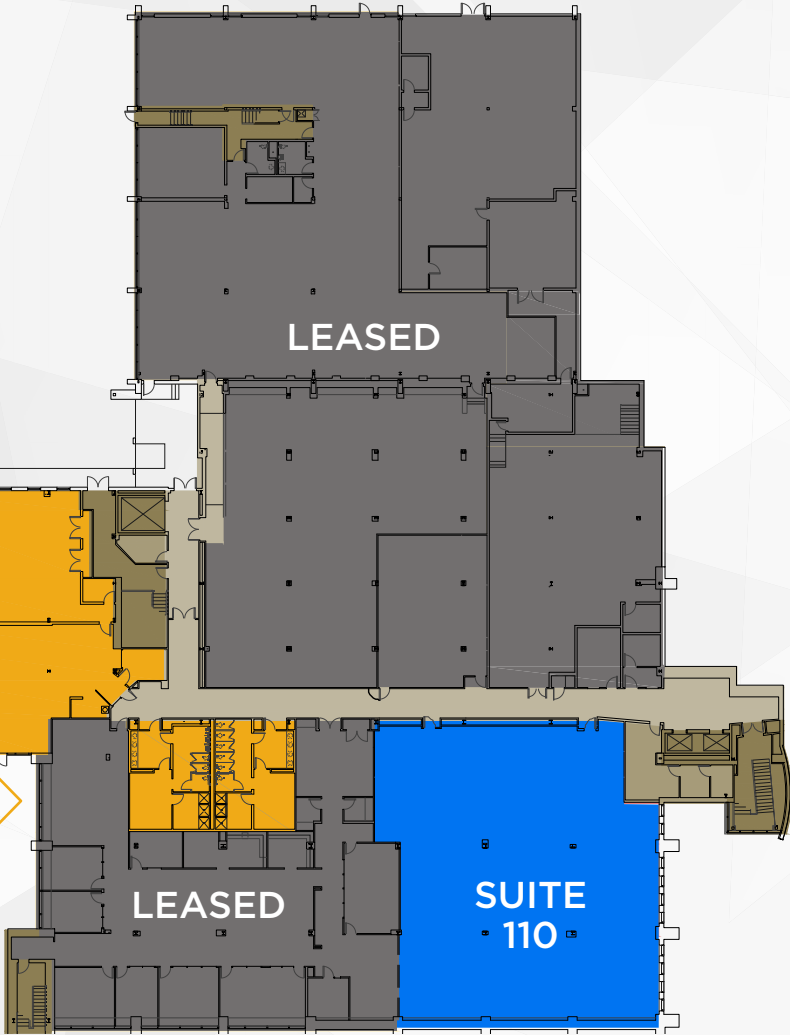
AVAILABLE

SUITE 110 — 7,640 SF

INDOOR  
BASKETBALL  
COURT >

FITNESS  
CENTER >

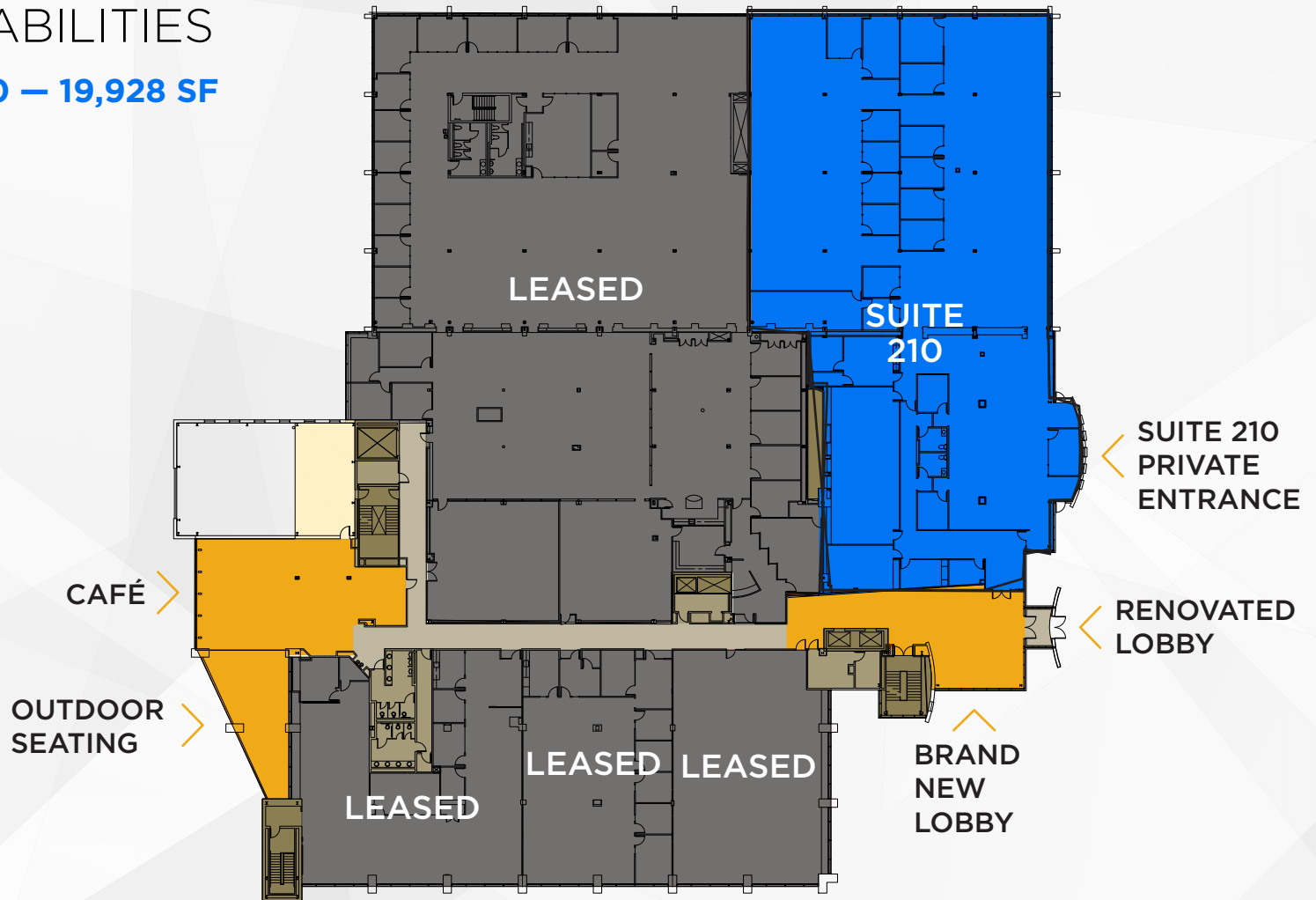
LOCKER  
ROOMS >



FIRST FLOOR

# AVAILABILITIES

**SUITE 210 — 19,928 SF**



## SECOND FLOOR

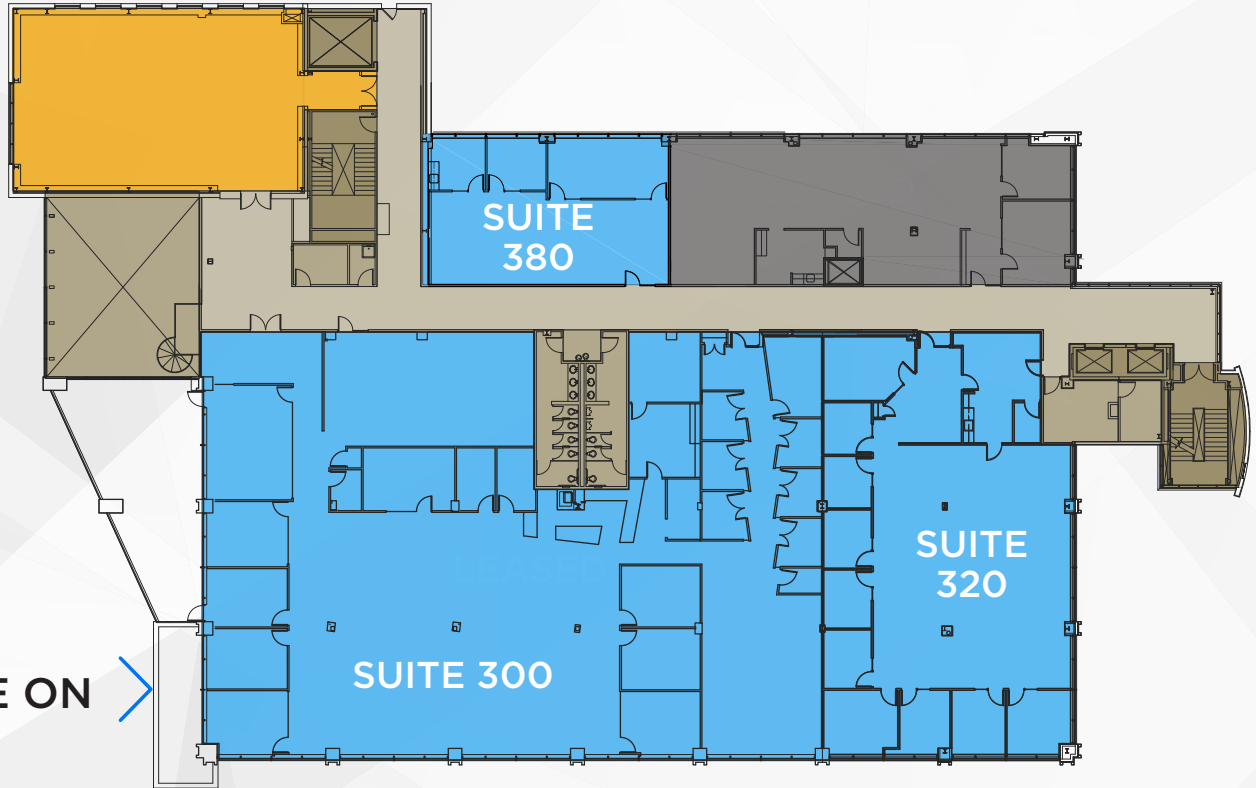
# AVAILABILITY

**SUITE 300 — 12,460 SF**

**SUITE 320 — 5,177 SF**

**SUITE 380 — 1,903 SF**

CONFERENCE  
FACILITY &  
TENANT LOUNGE



AVAILABLE ON  
12/1/2026

# THIRD FLOOR

  
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# 11600

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