

RESTON ROW

NEW REMARKABLE





THE ONLY FULLY INTEGRATED TRANSIT-ORIENTED DEVELOPMENT IN NORTHERN VIRGINIA

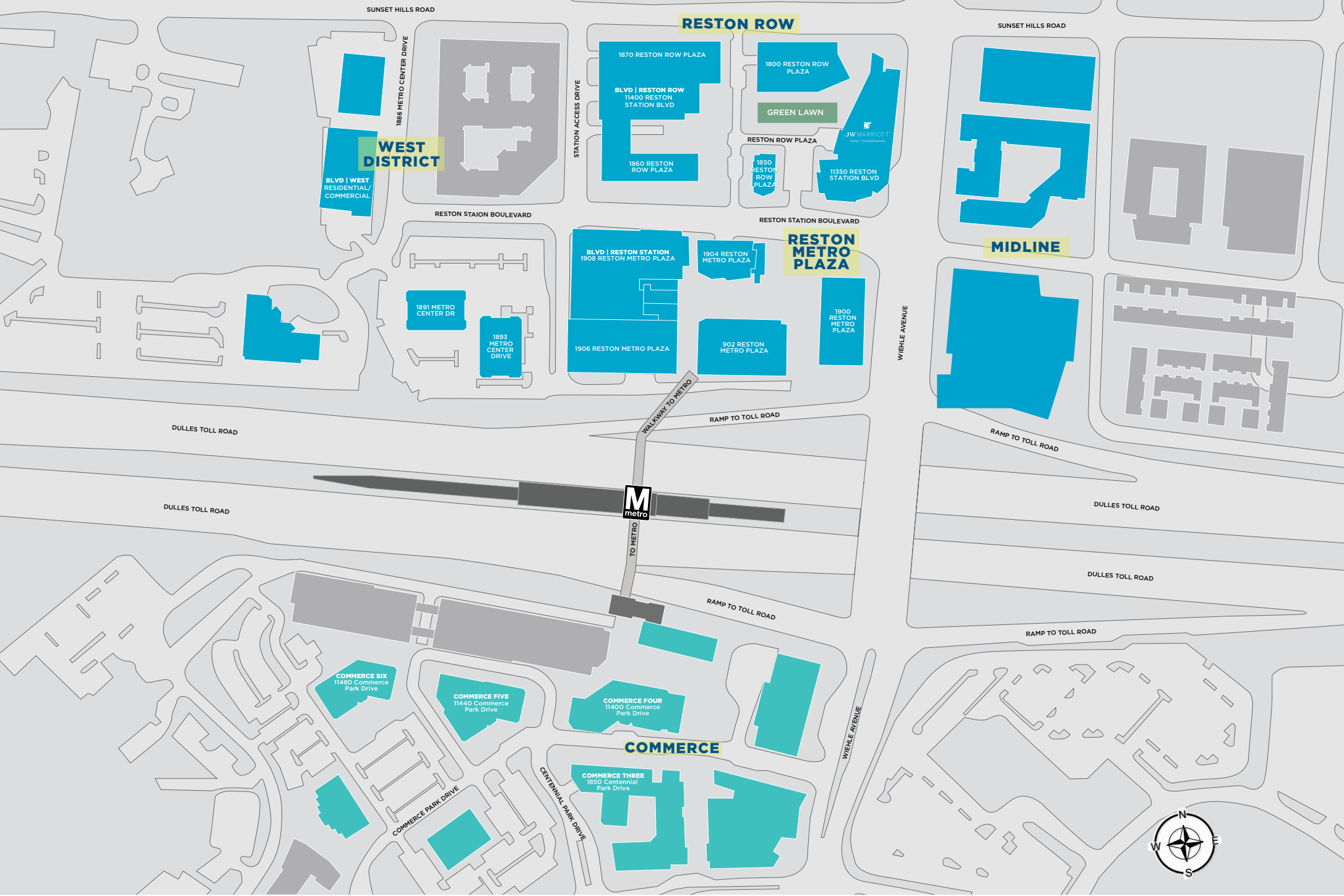
- Located midway between Tysons and Dulles Airport
- Pedestrian friendly urban landscape
- Trophy-Class and Class A office towers, world class hotels, and luxury apartments
- High quality dining, shopping, and entertainment
- Community events and social engagement
- Directly above the Metro at the only fully integrated transit facility in Northern Virginia
- Reston Row features a JW Marriott Hotel and Residences, 2 office buildings, an apartment building, and programmed green space

LOCATION IS EVERYTHING

- On-site Metro**
10,000+ riders per day
- Dulles Toll Road, Rte 267**
Direct access
- Tysons**
7 minute drive,
10 minute Metro ride
- Dulles International Airport**
8 minute drive
One seat Metro ride to IAD
- Ronald Reagan Washington National Airport**
22 minute drive,
Metro accesible
- Clarendon**
20 minute drive,
One seat ride to Clarendon
- Washington DC**
25 minute drive,
One seat Metro ride to DC



RESTON STATION SITE PLAN





**RESTON ROW
DISTRICT**
SITE PLAN &
ACCESS



1800 RESTON ROW PLAZA

BUILDING SPECS

**169,817 SF OFFICE
AVAILABLE
FLOORS 7-13**

SLAB-TO-SLAB HEIGHTS

- Lobby: 35’ 4”
- Floors 4-12: 12’ 6”
- PH Level: 20’ 10”

**TYPICAL FLOOR
PLATE SIZE**

- 25,749 SF

LEED SILVER

HVAC: DOAS:

- State-of-the-art
outside air system

ELEVATORS

- 5 elevators plus freight
- Destination Dispatch

PARKING

- 2.5 per 1,000 RSF



1800 RESTON ROW PLAZA

Razor's Edge
(10,422 sf remaining space available)

Booz Allen

Tenant Conference

VIDA Fitness

Tous les Jours/Noku

13

12

11

10

9

8

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1

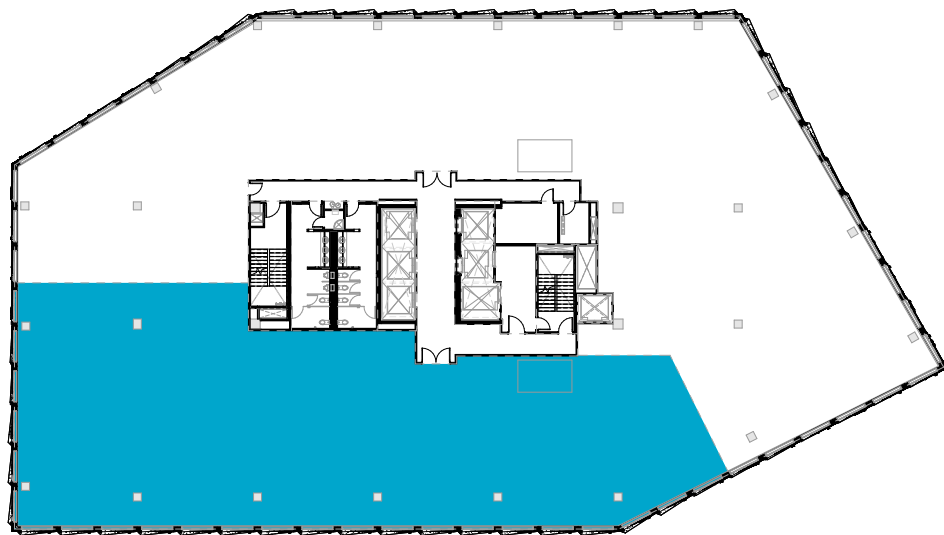
Typical Floor Size: 25,749 SF

Finished Ceiling Slab to Slab Heights 12'6"

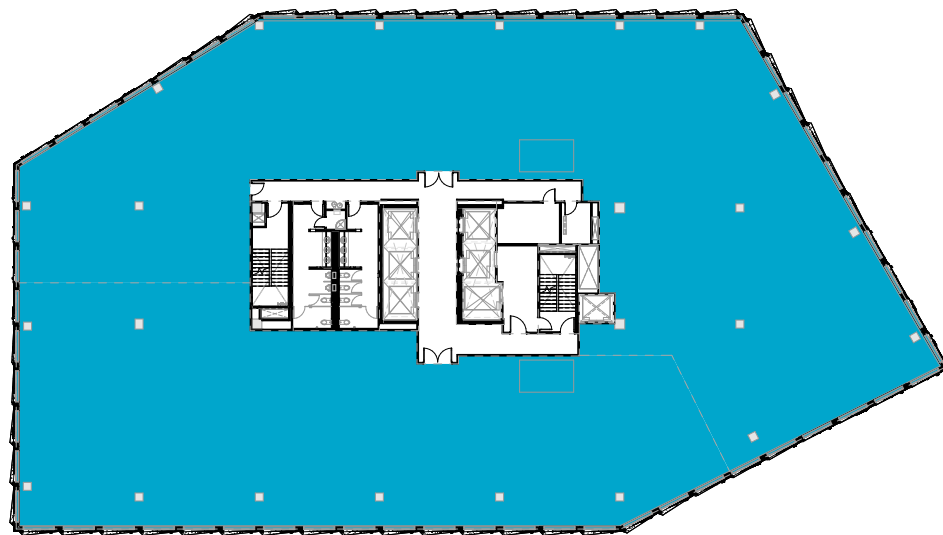


1800 RESTON ROW FLOOR PLANS

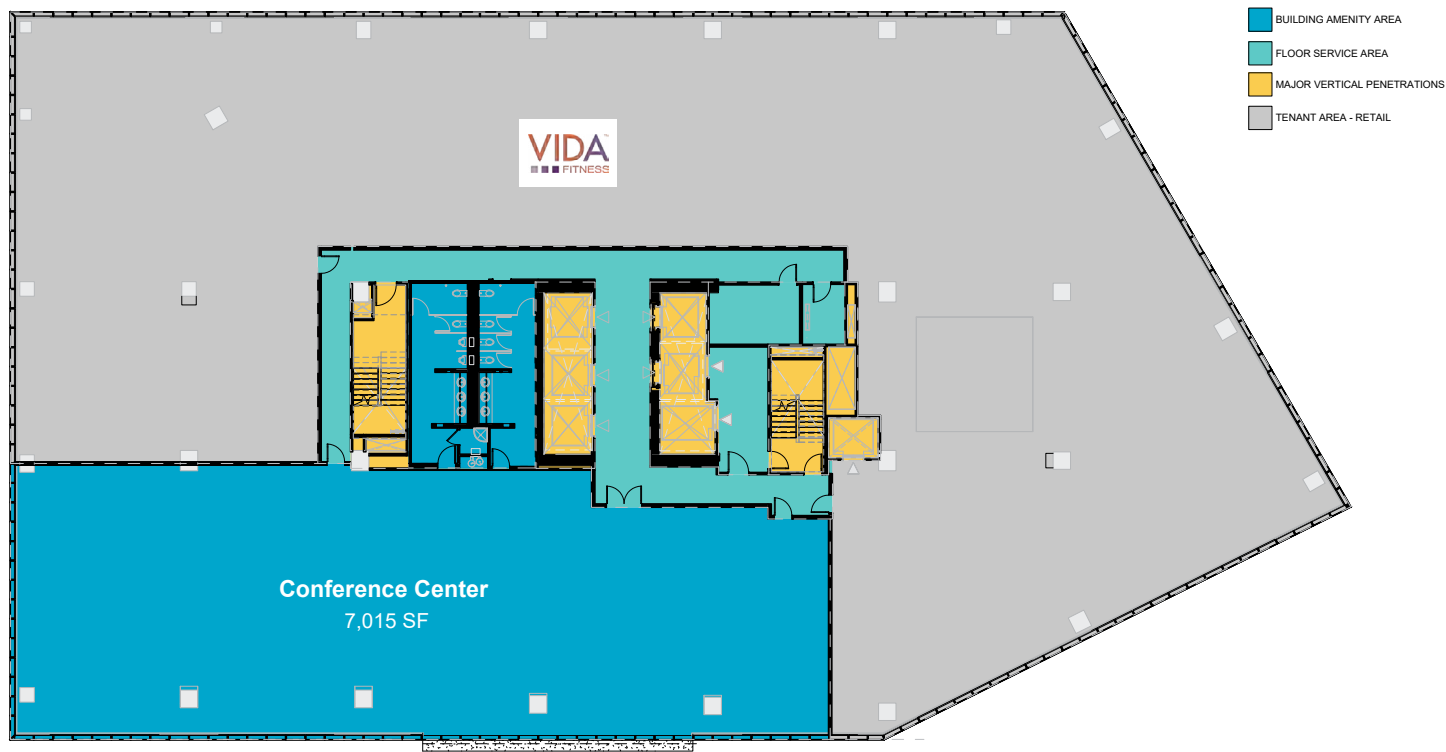
10th FLOOR
VACANT
10,422 SF



FULL FLOOR
25,749 SF
typical
floorplate size



3RD FLOOR
AMENITY
SPACE



IT'S A LIFESTYLE

Reston Station is an expanding, mixed-use, transit oriented development

Unprecedented visibility

Unmatched METRO and vehicular access

Private rooftop terrace for corporate entertaining

Tenant only fitness center and conference facility

JW Marriott and Extended Stay Hotel

On-site BLVD | Reston Luxury Apartments

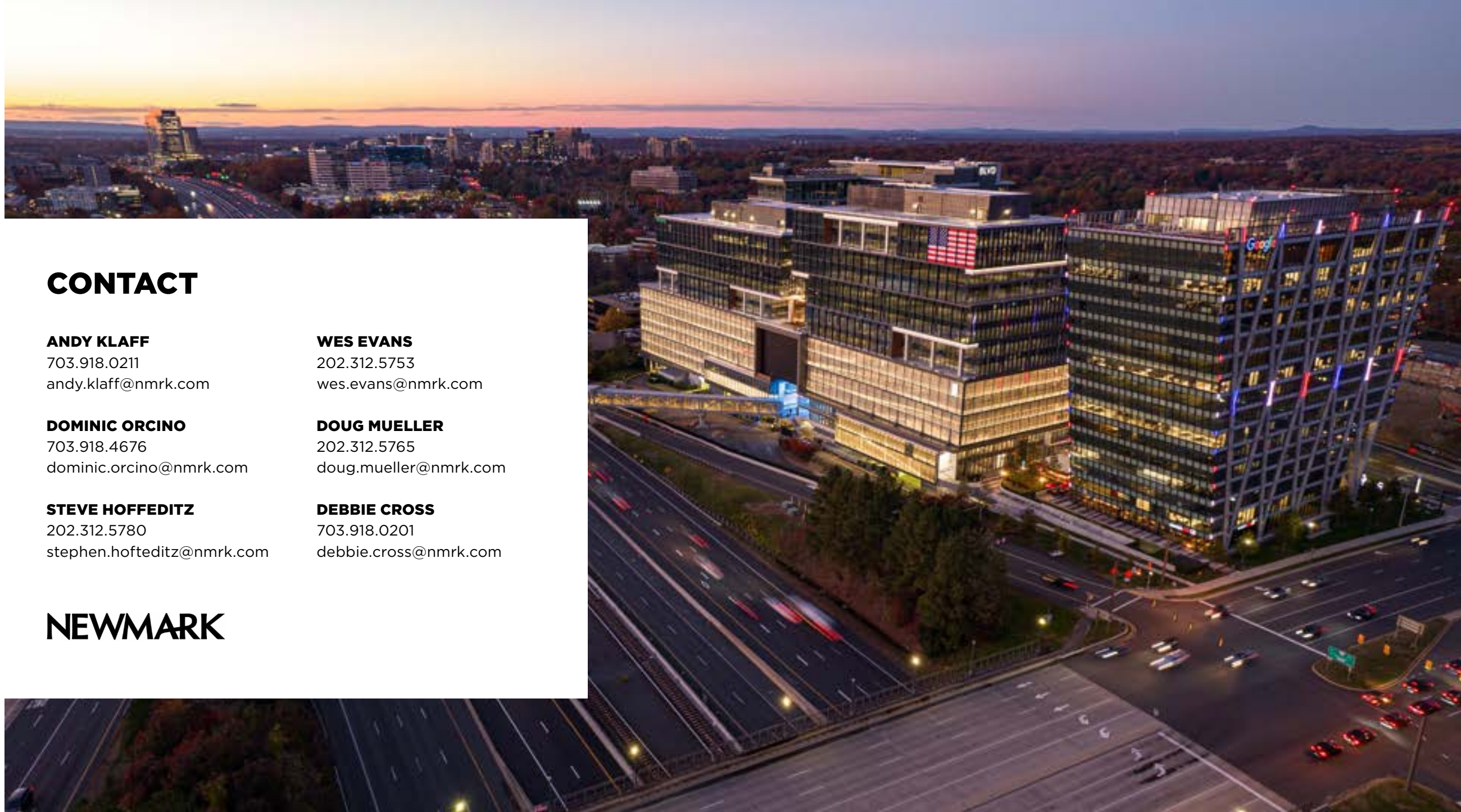
Outdoor areas

Bright Horizons child care

Plethora of fast casual and fine dining

Multitude of community events





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NEWMARK