

MAKERS POINT

RESTON | VIRGINIA

Reston. Pointed in The Right Direction.

MAKERS POINT



11130 Sunrise Valley Dr.



11180 Sunrise Valley Dr.



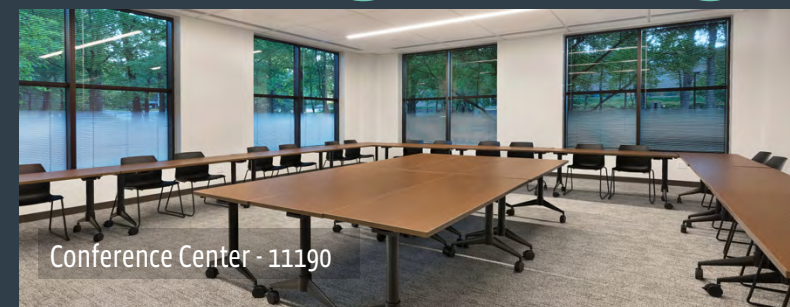
11190 Sunrise Valley Dr.

LEASING OPPORTUNITIES: 703.522.4600
 Eamon McCrann / emccrann@lpc.com
 Stoddie Nibley / snibley@lpc.com
 Neil Alt / nalt@lpc.com
 Gary Cook / gcook@lpc.com
 Ashley Superville / asuperville@lpc.com

The **Makers Point** office campus is situated in the active Reston corridor with immediate access to the Silver Line's Wiehle-Reston East metro station and Dulles Toll Road, while surrounded by a lush, park-like setting.

The Works. And Then Some.

+ Tons of spaces to work in the ways you work best.



Racking Up The Points.

When it comes to amenities, **Makers Point** stacks up. Fully equipped with fitness, conference, cafe - as well as showstopping lobbies and co-working Abridge suites.

- + Move-in ready furnished spec suites
- + Outdoor lounge workspace
- + Structured parking available - 3.6 / 1,000 SF
- + Signage opportunities facing Dulles Toll Road and Sunrise Valley Drive for large users

11130 Sunrise Valley Dr.

LEASED	SPEC SUITE 315 3,986 SF	LEASED	LEASED	SUITE 350 14,462 SF
SUITE 200 19,277 SF		SUITE 202 5,320 SF	LEASED	LEASED
SUITE 150 4,343 SF		SUITE 140 2,945 SF	LEASED	LEASED

11180 Sunrise Valley Dr.

LEASED	LEASED	SPEC SUITE C 6,187 SF	SPEC SUITE D 2,713 SF	SPEC SUITE E 5,953 SF	THE TOWNHALL AMENITY AREA
LEASED					
SUITE 210 5,277 SF		SUITE 220 7,289 SF		SUITE 230 6,123 SF	LEASED
LEASED	SUITE 110 3,629 SF		SUITE 150 2,521 SF		LEASED

11190 Sunrise Valley Dr.

LEASED	
SUITE 210 9,410 SF	LEASED
LEASED	LEASED
SUITE 20 - GROUND 16,969 SF	CAFE

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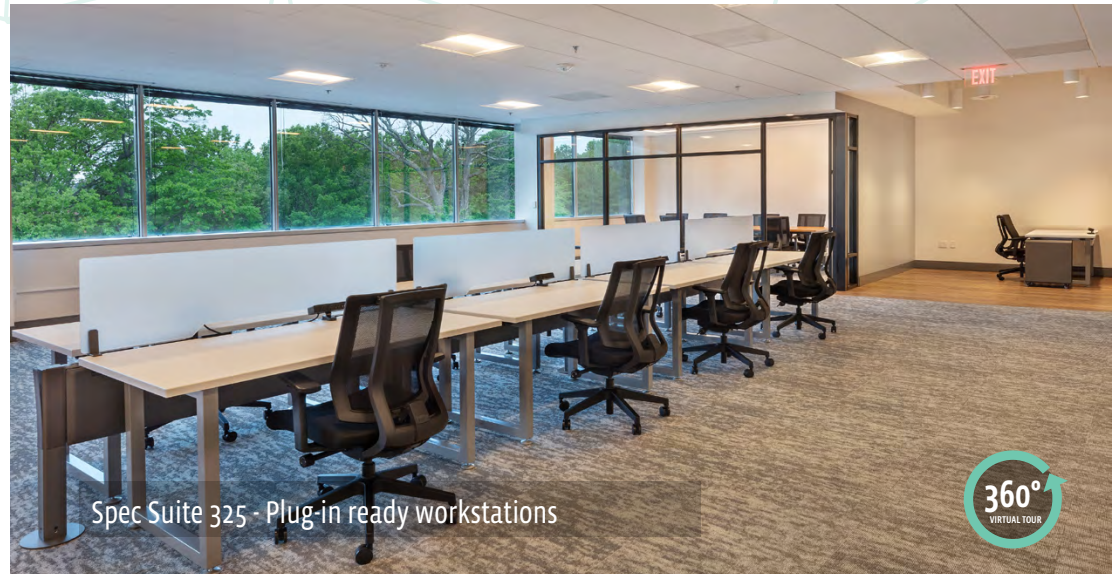
Ashley Superville / asuperville@lpc.com

Furnished Spec Suites

+ Move-in ready. With furniture. **We got you covered.**



Spec Suite 315 - High-end soft seating



Spec Suite 325 - Plug-in ready workstations



Open Floor Plans



Kitchen areas with huddle tables

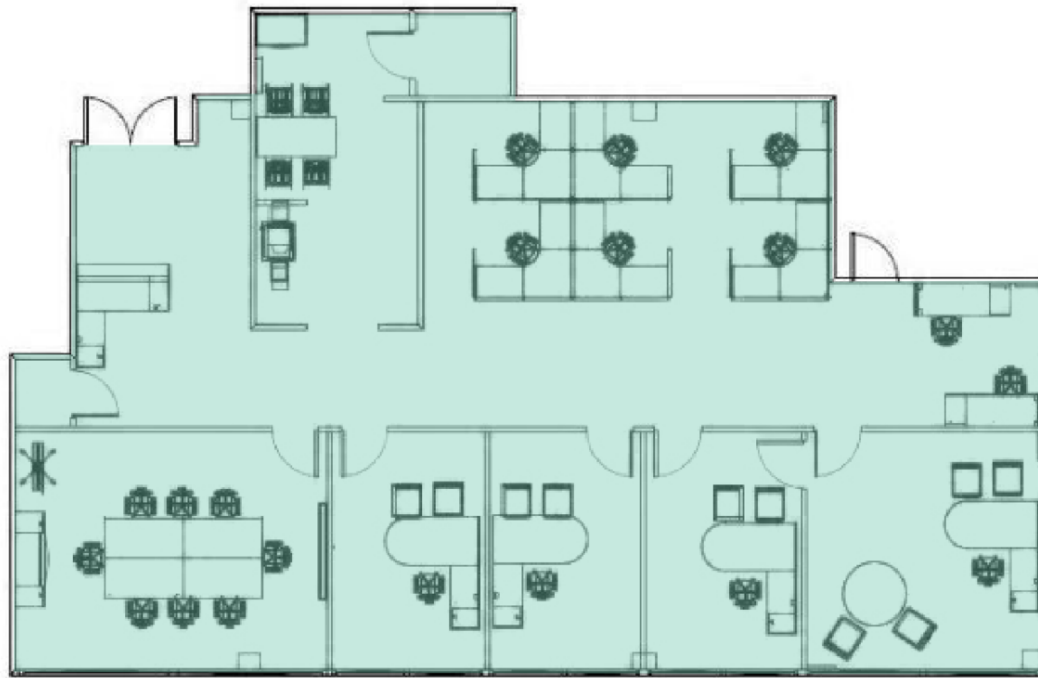


Private offices with executive desks

- + **Move-in ready, furnished spec suites**
- + Top-of-the-line finishes
- + VariDesk furniture
- + Flexible floor plans - 2,946 SF - 4,490 SF



11130 SUNRISE VALLEY DRIVE



SUITE 140

SUITE	SIZE	DESCRIPTION
■ 11130 - Suite 140	2,945 SF	First floor availability in great condition with its own separate entrance facing Sunrise Valley Drive

11130 SUNRISE VALLEY DRIVE



SUITE

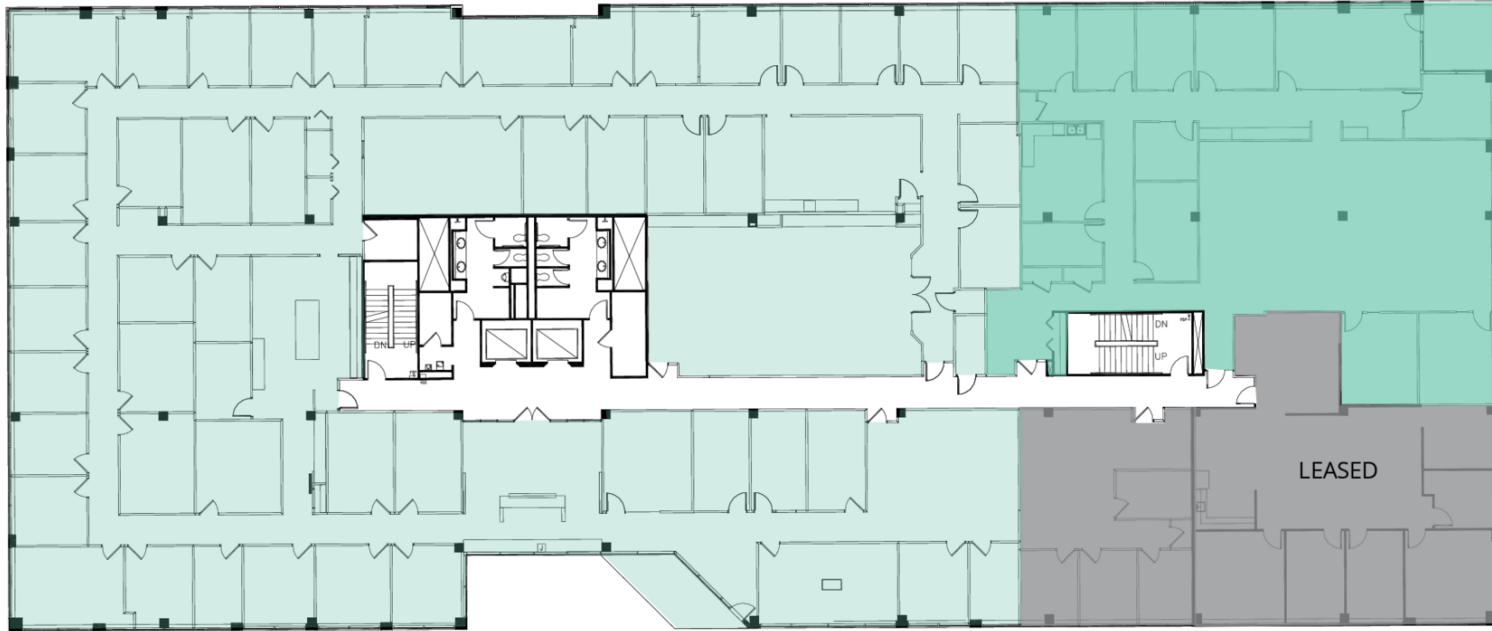
SIZE

DESCRIPTION

■ 11130 - Suite 150	4,343 SF	First floor availability in great condition with its own separate entrance facing Sunrise Valley Drive
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SUITE 200

SUITE 202



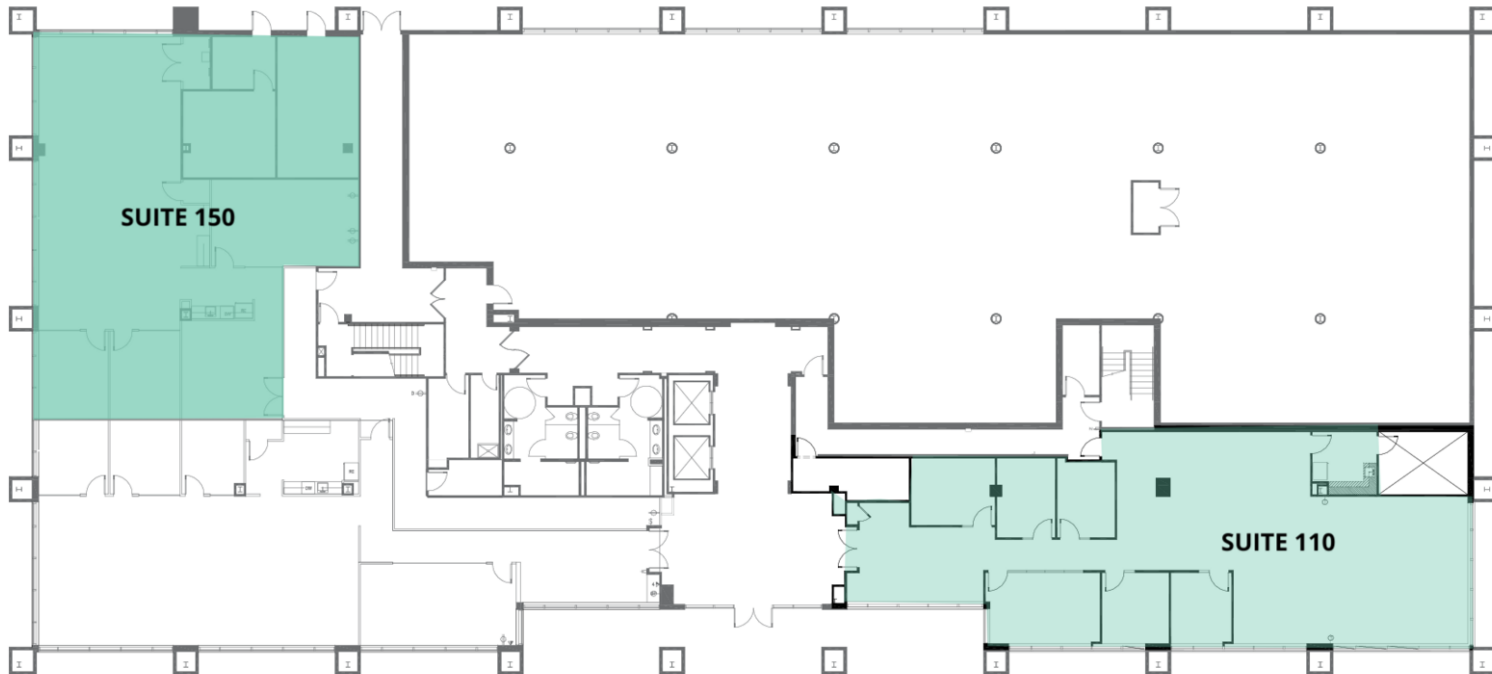
SUITE	SIZE	DESCRIPTION
■ 11130 - Suite 200	19,277 - 28,662 SF	Available Immediately
■ 11130 - Suite 202	5,320 - 28,662 SF	Available Immediately

11130 SUNRISE VALLEY DRIVE



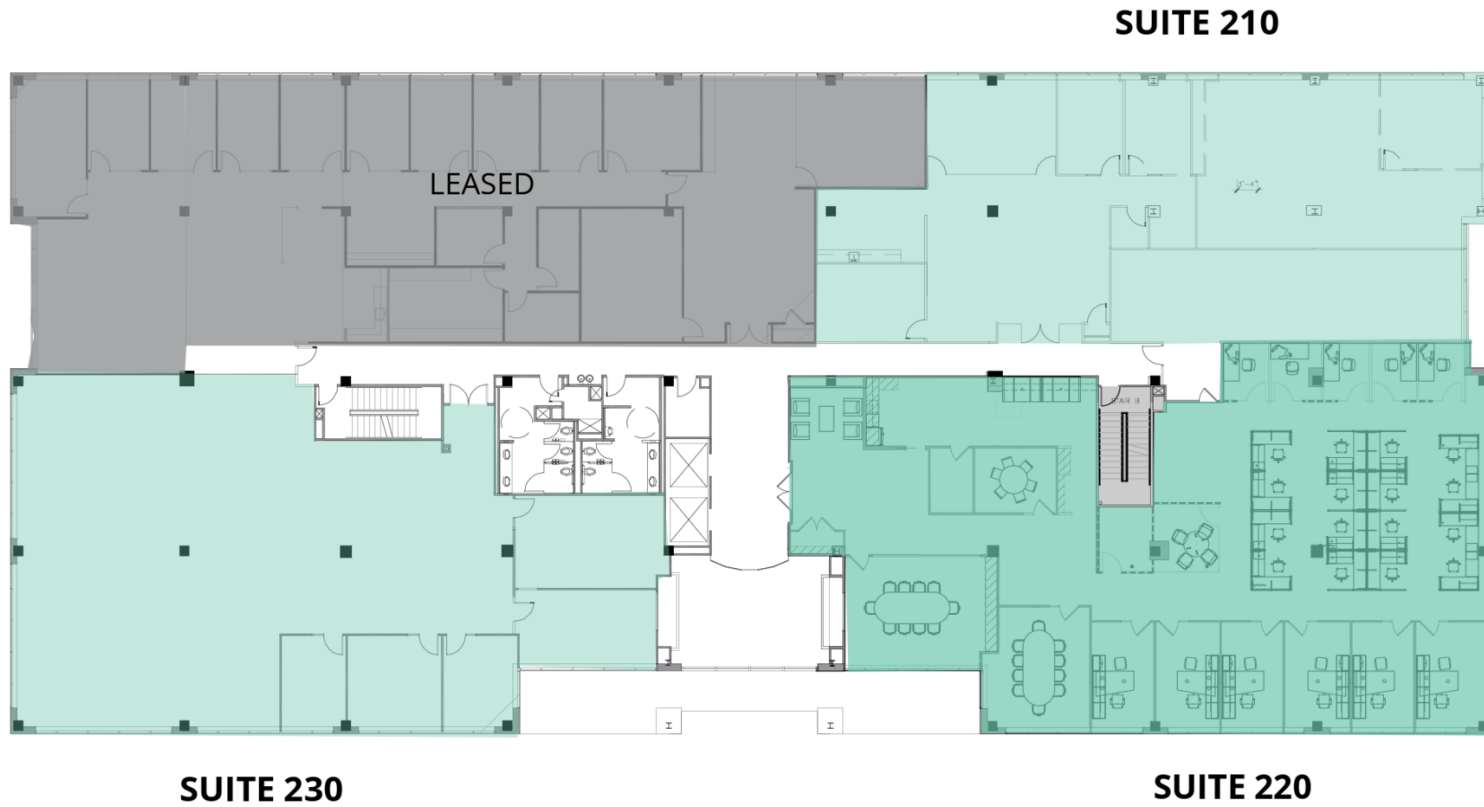
SUITE	SIZE	DESCRIPTION	VIRTUAL TOUR
■ 11130 - Spec Suite 315	3,986 SF	New Spec Suite, Furnished & Move-in Ready	View Here
■ 11130 - Suite 350	14,462 SF	Available Immediately	

11180 SUNRISE VALLEY DRIVE



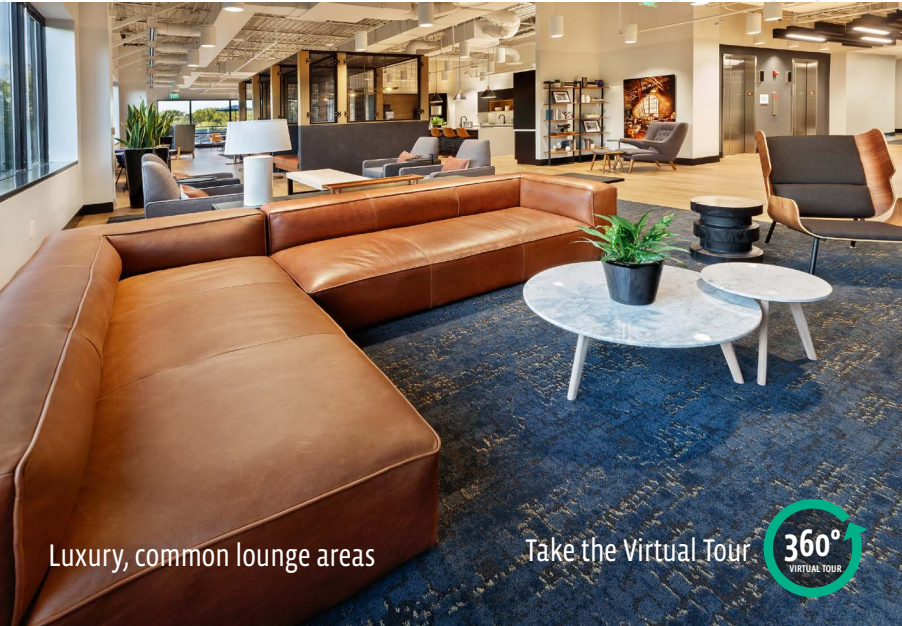
SUITE	SIZE	DESCRIPTION
■ 11180 - Suite 110	3,629 SF	Available Immediately
■ 11180 - Suite 150	2,521 SF	Available Immediately

11180 SUNRISE VALLEY DRIVE



SUITE	SIZE	DESCRIPTION
■ 11180 - Suite 210	5,277 SF	Available Immediately
■ 11180 - Suite 220	7,289 SF	Available Immediately
■ 11180 - Suite 230	6,123 SF	Available Immediately

THE TOWN HALL

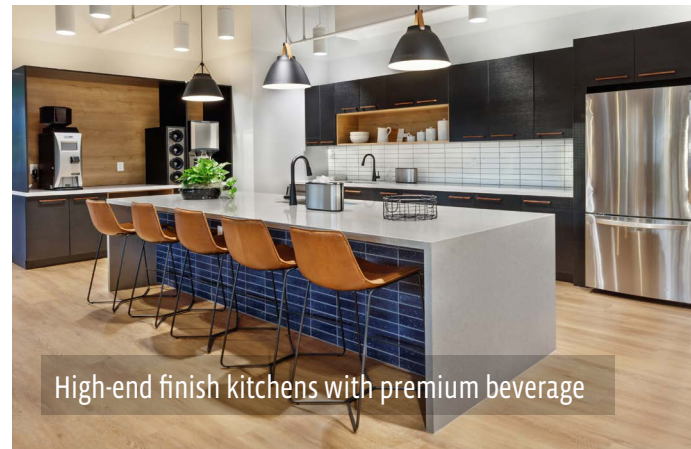


Luxury, common lounge areas

Take the Virtual Tour



Large conference rooms



High-end finish kitchens with premium beverage



Spec Suites with workstations available

FULLY DESIGNED SPACES.
MOVE-IN READY.
MAKE YOUR MARK.

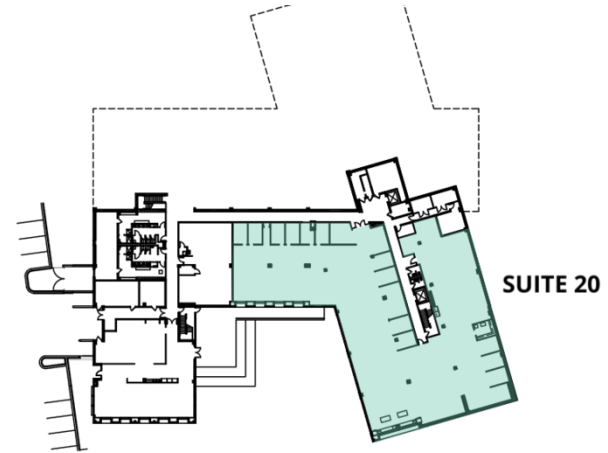
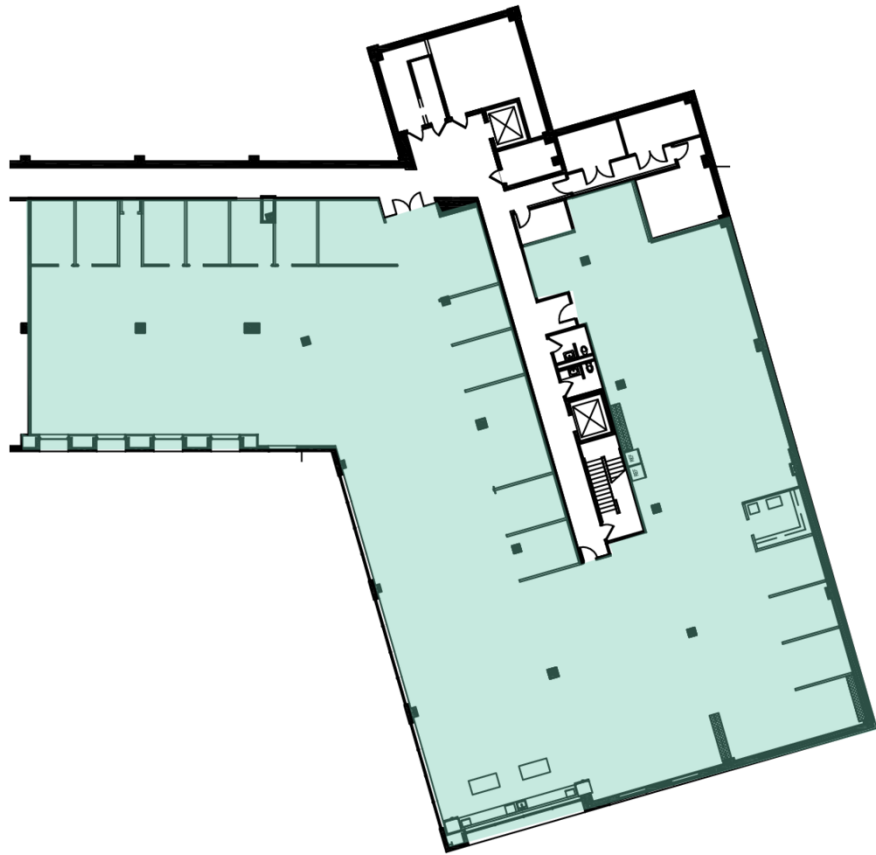
- + Move-in ready, spec suites with shared amenity hub
- + Flexible floor plans - 2,173 SF - 6,187 SF
- + Top-of-the-line finishes

11180 Sunrise Valley Dr | Reston, VA





SUITE	SIZE	DESCRIPTION
11180 - Town Hall Spec Suite C	6,187 SF	Available Immediately
11180 - Town Hall Spec Suite D	2,713 SF	Available Immediately
11180 - Town Hall Spec Suite E	5,953 SF	Available Immediately



SUITE

SIZE

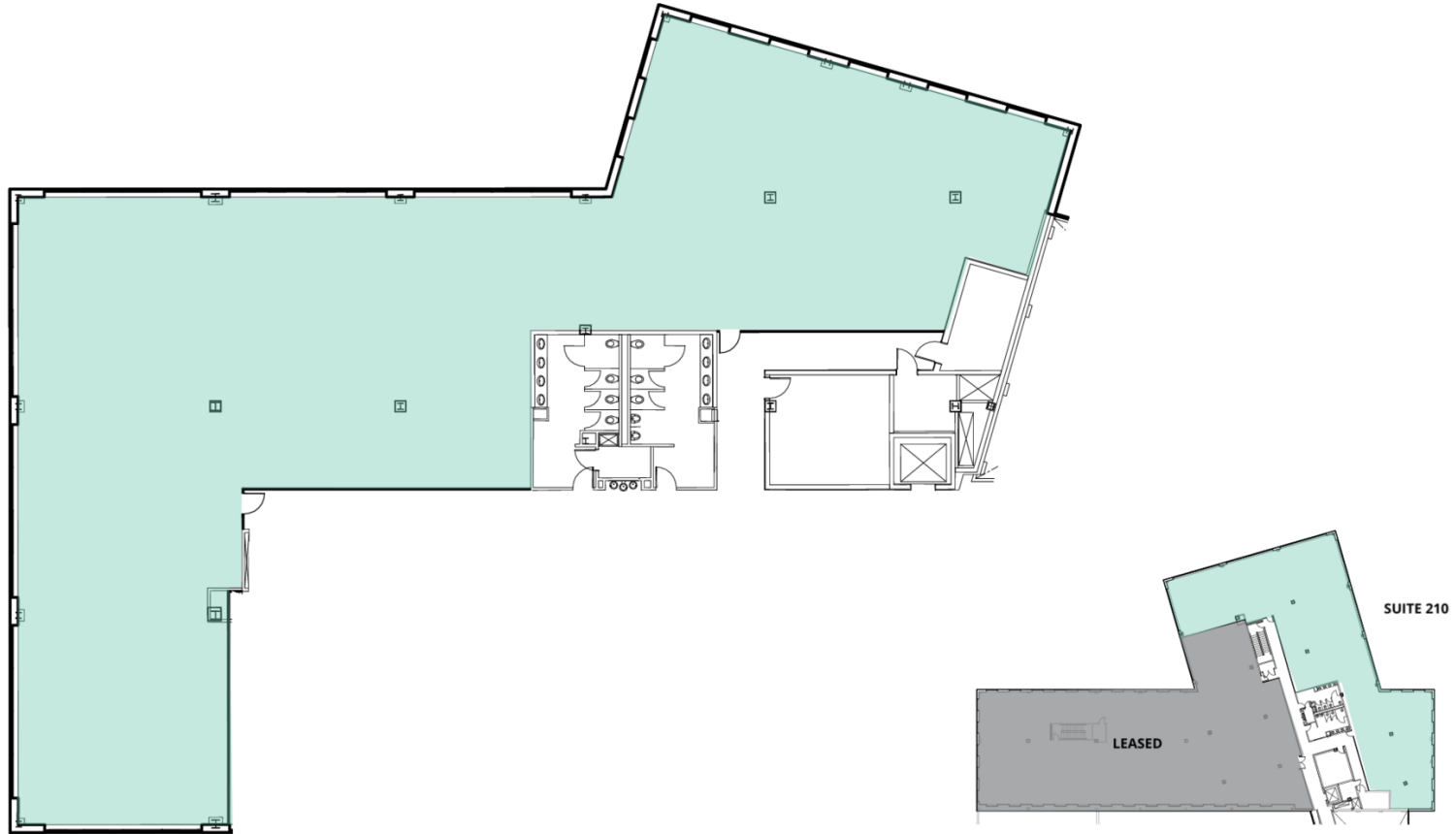
DESCRIPTION

VIDEO URL

■ 11190 - Suite 20

16,969 SF

Available Immediately



SUITE

SIZE

DESCRIPTION

■ 11190 - Suite 210

9,410 SF

Available Immediately - Shell Condition

11130 Sunrise Valley Dr.

11180 Sunrise Valley Dr.

11190 Sunrise Valley Dr.



MAKERS POINT

Point Made? Let's Connect.

Lincoln

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**BRIDGE
INVESTMENT
GROUP**