

THIS CORNER IS YOUR  
**competitive edge.**



**12001 | 12005 | 12007**  
SUNRISE VALLEY DR | RESTON, VA

**RESTONCORNER.COM**

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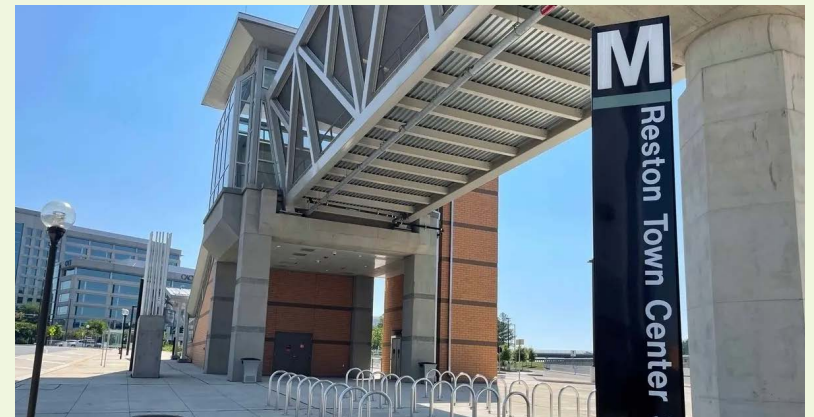
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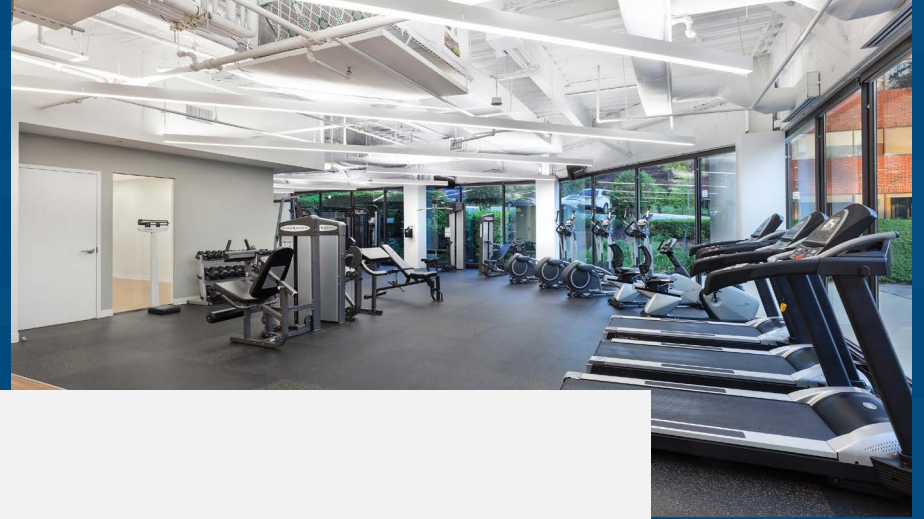
**everything**

IS AROUND THE CORNER.



**Reston Corner:**  
**A dynamic office community with unparalleled access.**

Restoring balance to work and life starts with a prime location. Situated just off Sunrise Valley Drive, Reston Corner offers an easy commute by car or by Metro. Plus, right next door, are dozens of retail and restaurants at the new Halley Rise hub. Come explore your new surroundings.



DISCOVER ALL THE PERKS OF

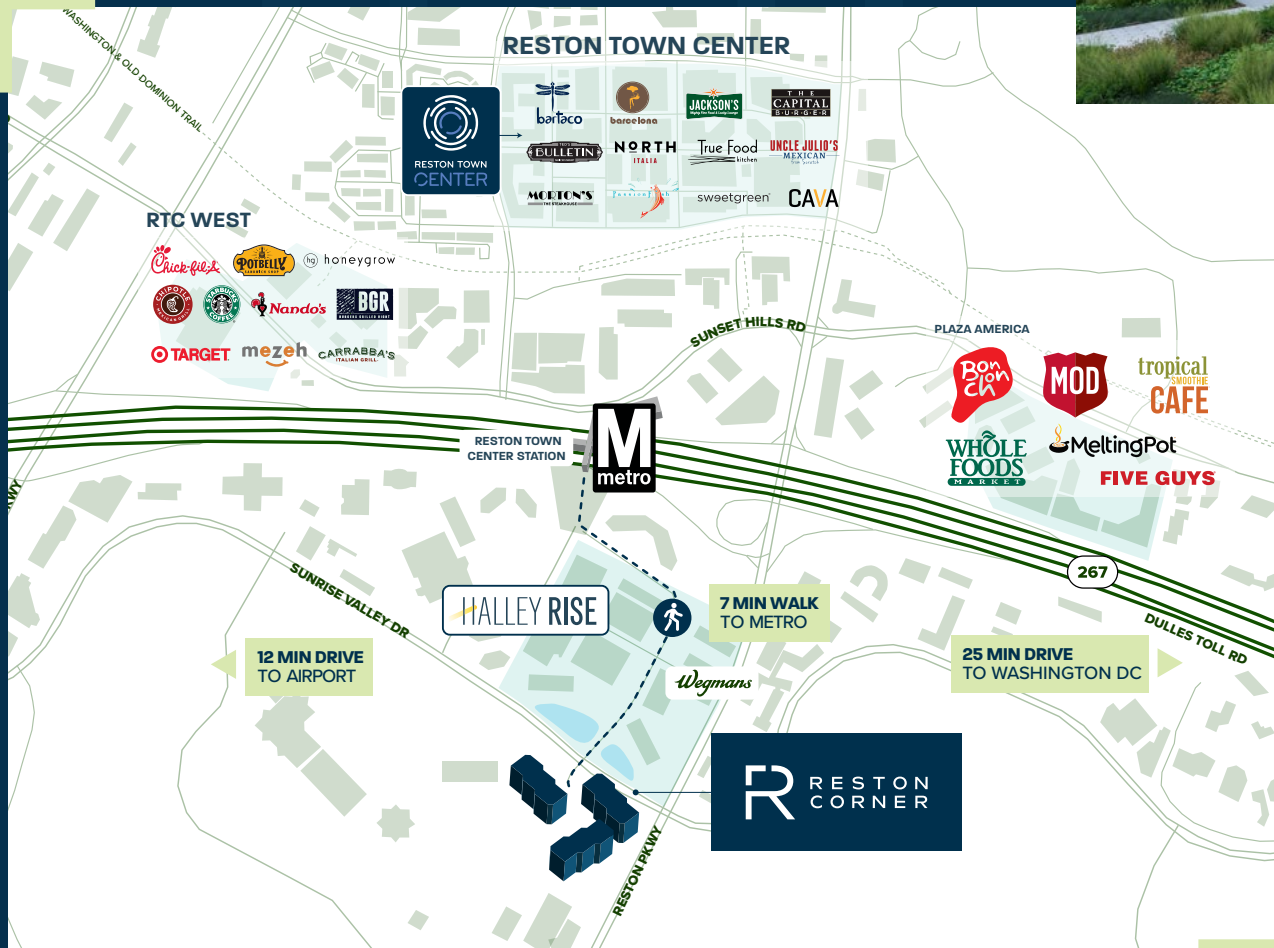
# reston corner.

## Renovated interiors

- ▣ 3 modernized office buildings (RC01, RC05, RC07)
- ▣ Updated lobbies, fitness, conference, & childcare facilities
- ▣ Fully customizable floors & move-in ready spec suites



# CONVENIENCE at your doorstep.



Discover the new  
Halley Rise—  
retail and restaurants  
right next door.



Sample Spec Suite Finishes

DESIGNED TO IMPRESS  
**spec suites.**

Move-in ready spec suite - 5,995 SF

**SPEC SUITE 425**



**RC05 - 5,995 SF**

RC01

12001 SUNRISE VALLEY DR

CENTER OF COLLABORATION

# conference center

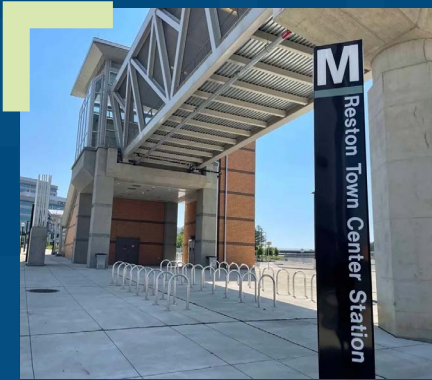
RC05 Existing  
Conference Center



VIRTUAL TOUR



# WITH MANY paths of travel.

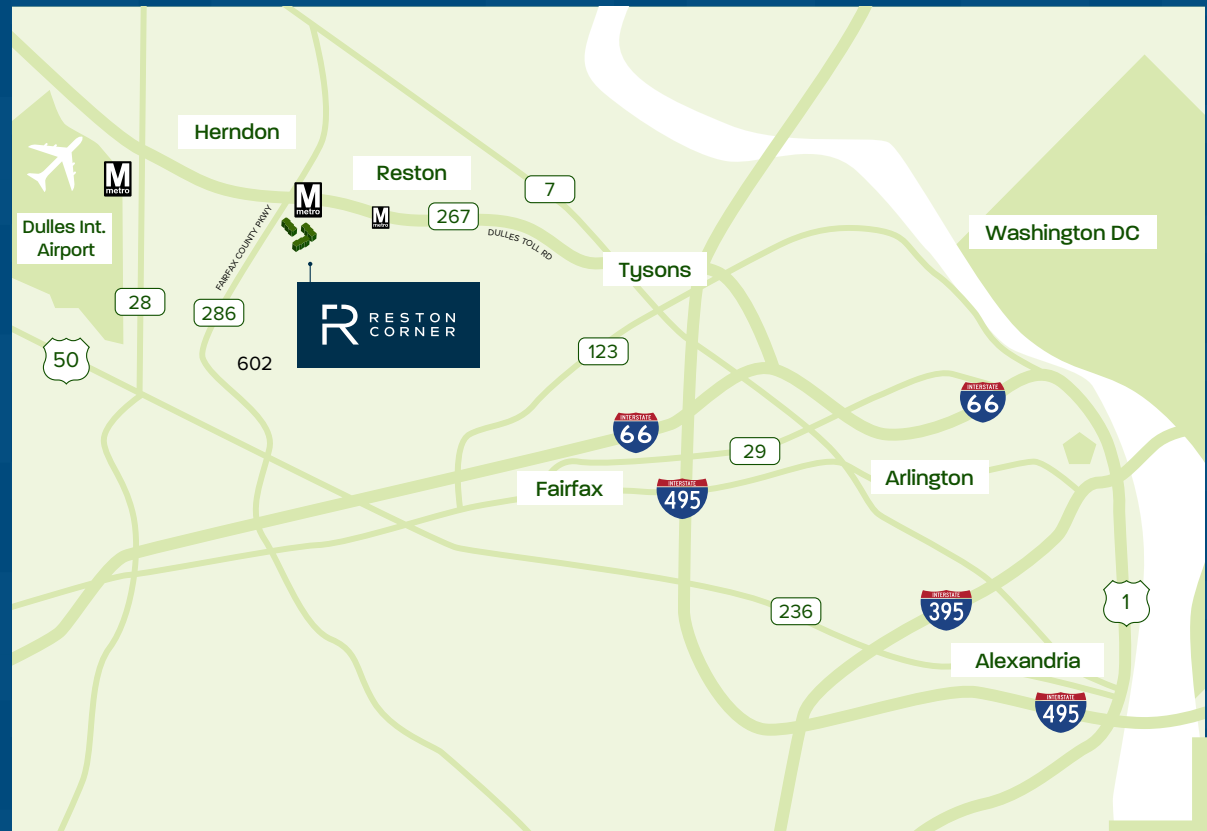


## An easier commute

- Seamless access to Dulles Toll Road
- 7-minute walk to/from Reston Town Center Metro's new Silver Line extension
- Shortcut (602) to Fairfax County Parkway

## Time travel

- 10 mins to Tysons Corner
- 12 mins to Dulles International Airport (IAD)
- 18 mins to Arlington
- 25 mins to downtown DC, Reagan Airport (DCA), & National Landing



# move-in ready.

1,965 SF - 25,286 SUITES AVAILABLE



## RC01

12001 SUNRISE VALLEY DR

4	SUITE 400 24,707 SF			
3	SUITE 300 7,720 SF	LEASED	SUITE 305 3,551 SF	SUITE 350 2,835 SF
2	SUITE 205 5,902 SF	SUITE 202 3,429 SF	SUITE 203 2,606 SF	LEASED
1	LEASED			
TERR	SUITE 10 3,014 SF	FITNESS CENTER		

## RC05

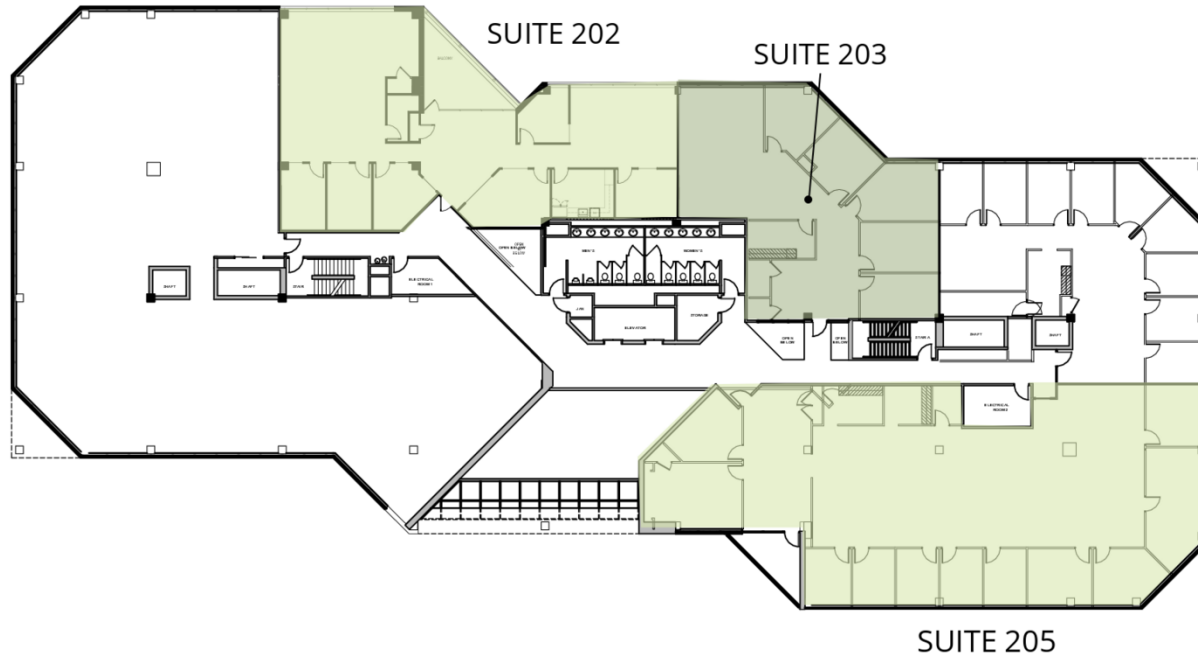
12005 SUNRISE VALLEY DR

4	SPEC SUITE 425 5,995 SF	LEASED		
3	SUITE 300 - FULL FLOOR AVAILABLE - SIGNAGE OPPORTUNITY 25,284 SF			
2	SUITE 200 7,609 SF	SUITE 204 4,012 SF	LEASED	
1	SUITE 140 1,965 SF	LEASED		
TERR	CHILDCARE FACILITY		CONFERENCE CENTER & LOUNGE	

## RC07

12007 SUNRISE VALLEY DR

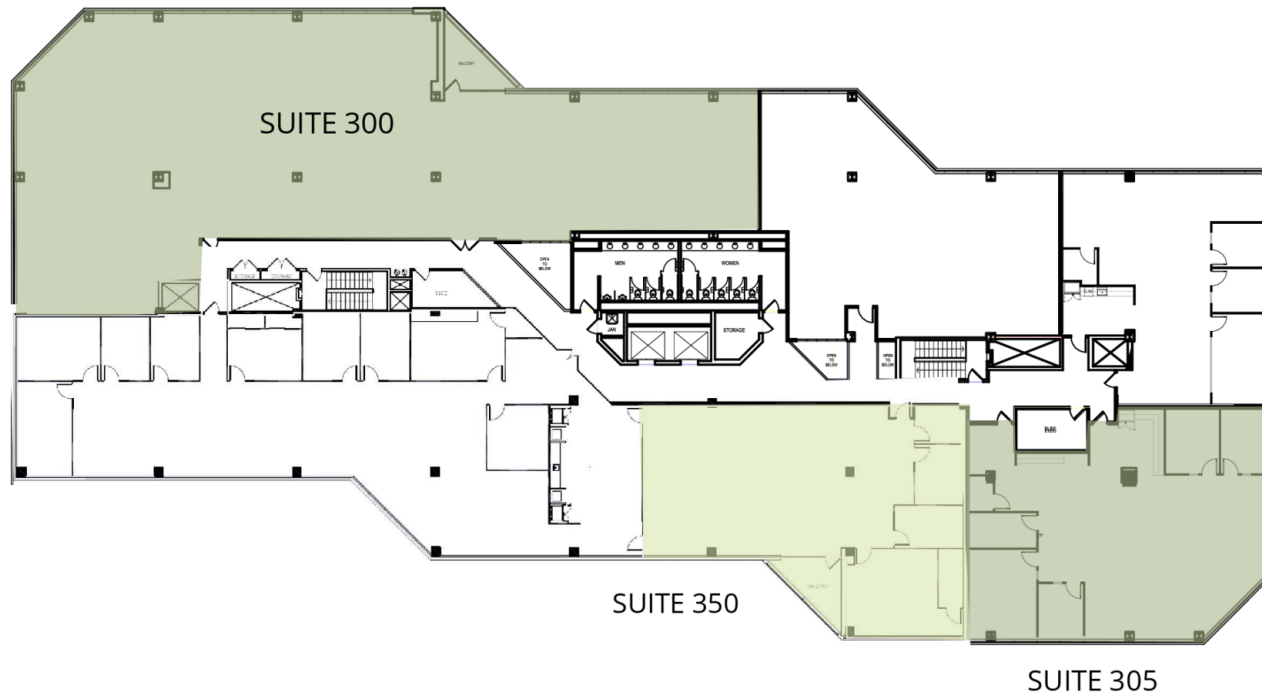
4	LEASED			
3	SUITE 310 3,052 SF	SUITE 375 2,388 SF	LEASED	
2	SUITE 250 4,712 SF	LEASED		
1	LEASED	SUITE 115 1,976 SF	SUITE 140 2,993 SF	DELI / SUITE 150 1,242 SF



Suite	Size	Lease Rate	Description
RC01 - Suite 202	3,429 SF	Negotiable	Available Immediately
RC01 - Suite 203	2,606 SF	\$28.50 FS	Available Immediately
RC01 - Suite 205	5,902 SF	\$28.50 FS	Available Immediately

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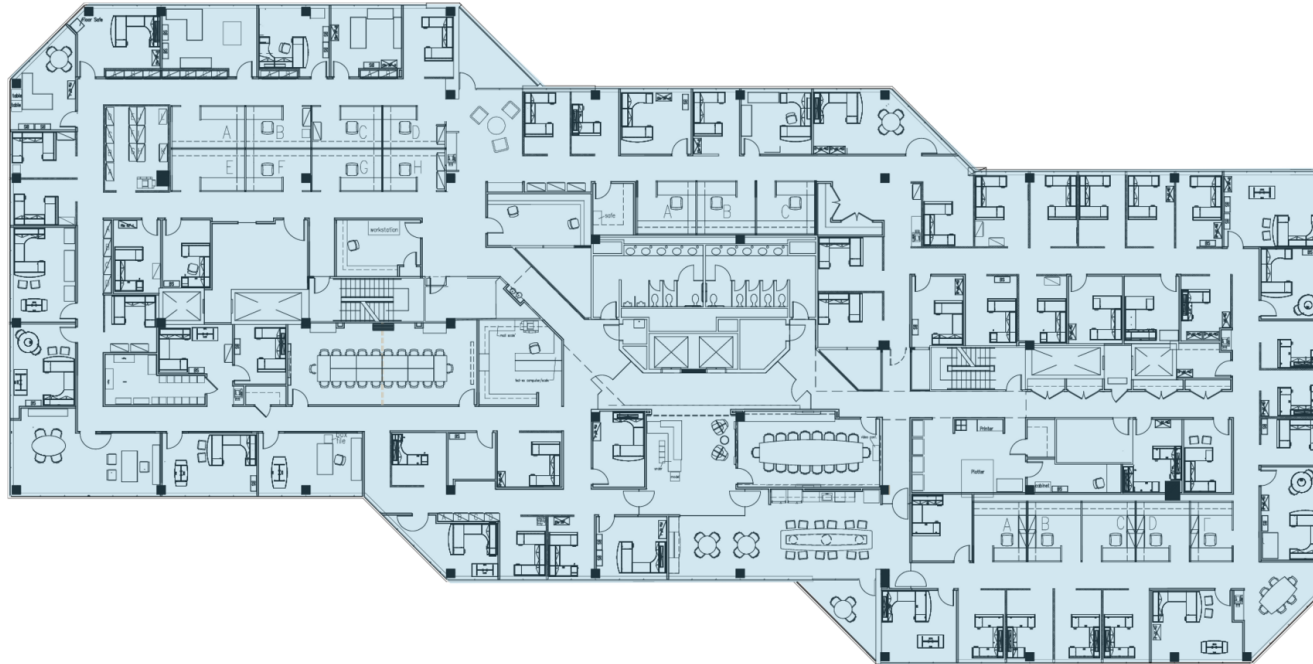




Suite	Size	Lease Rate	Description	Virtual Tour
■ RC01 - Suite 300	7,720 SF	\$28.50 FS	Available Immediately	
■ RC01 - Suite 305	3,551 SF	\$25.50 FS	Available Immediately	<a href="#">View Here</a>
■ RC01 - Suite 350	8,652 SF	\$25.50 FS	Available Immediately	<a href="#">View Here</a>

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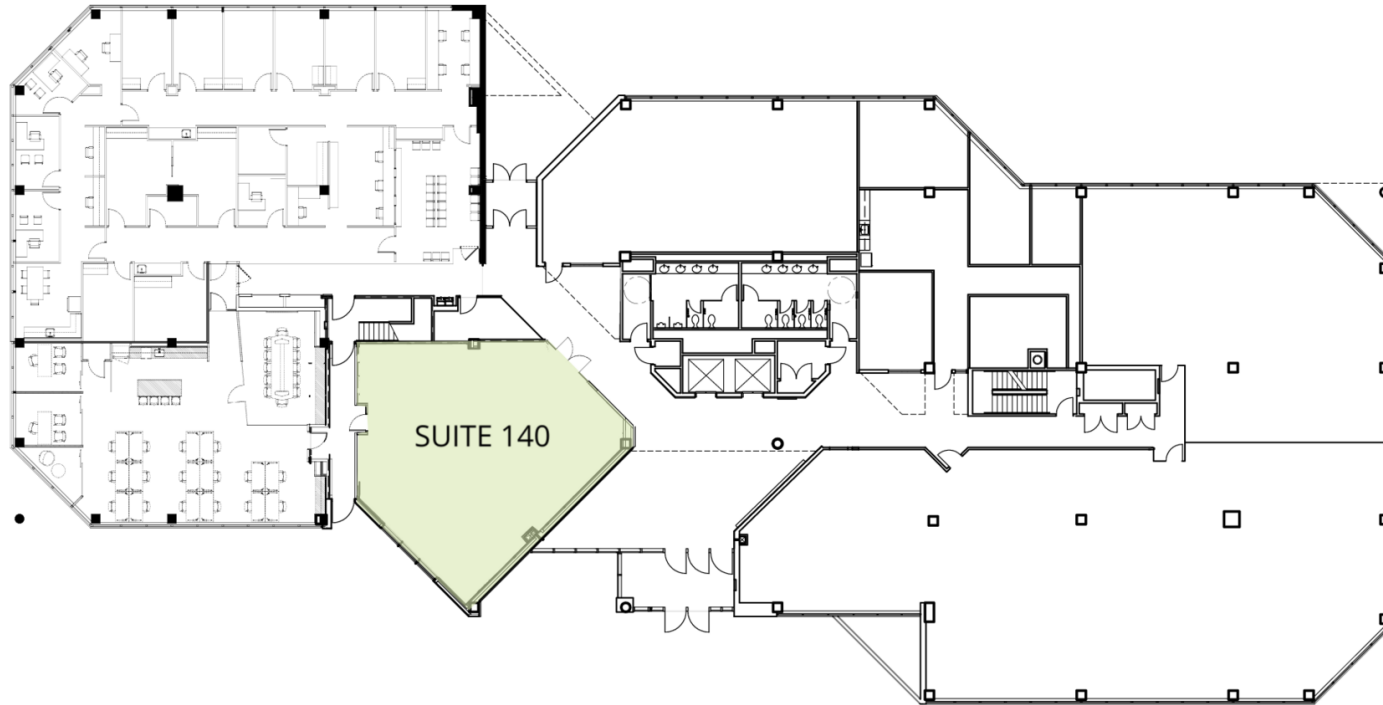




Suite	Size	Lease Rate	Description	Virtual Tour
■ RC01 - Suite 400	24,707 SF	\$25.50 FS	Full floor available Signage opportunity Private balconies	<a href="#">View Here</a>

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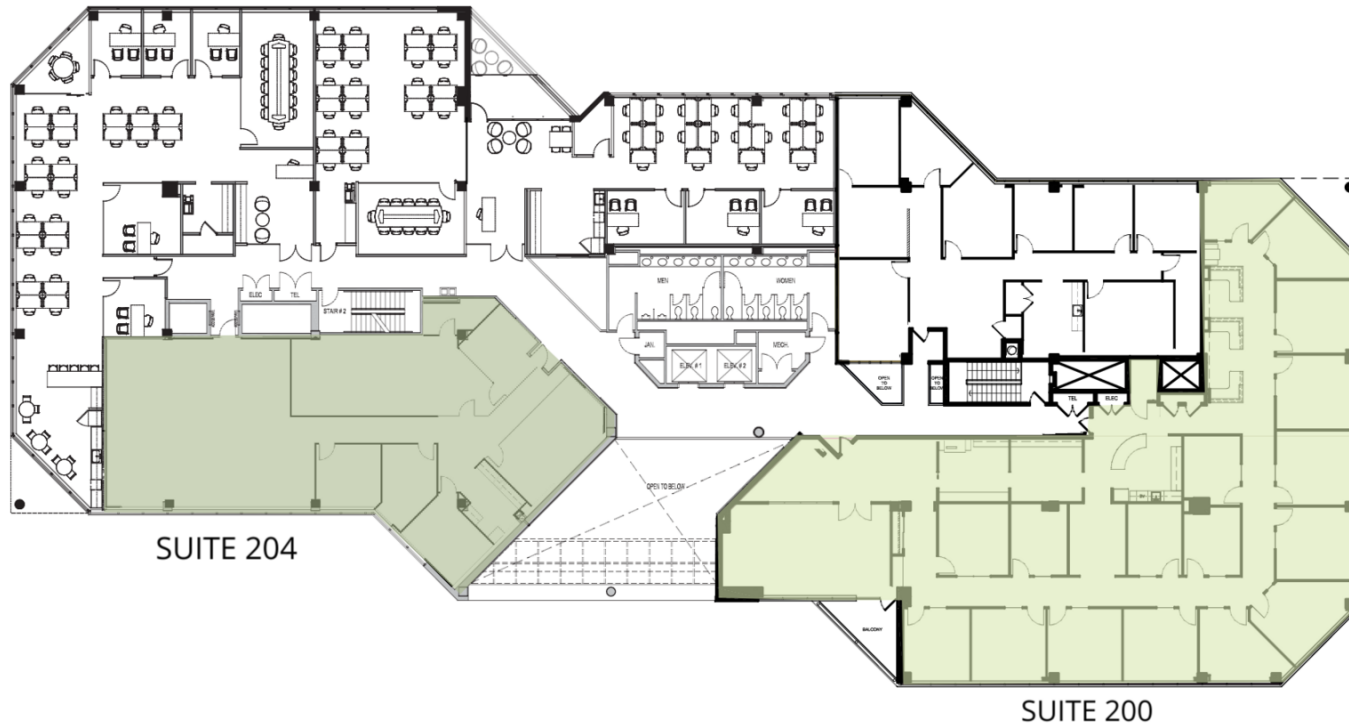




Suite	Size	Lease Rate	Description
■ RC05 - Suite 140	1,965 SF	Negotiable	Available Immediately

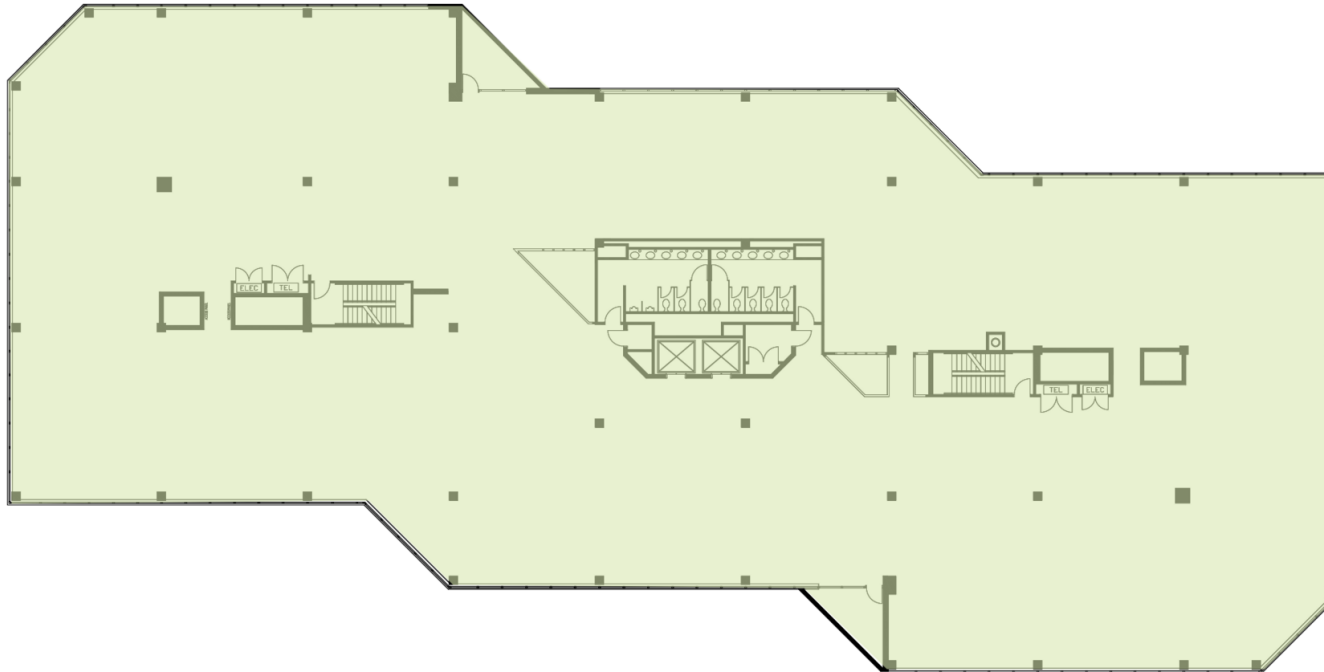
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**Lincoln**



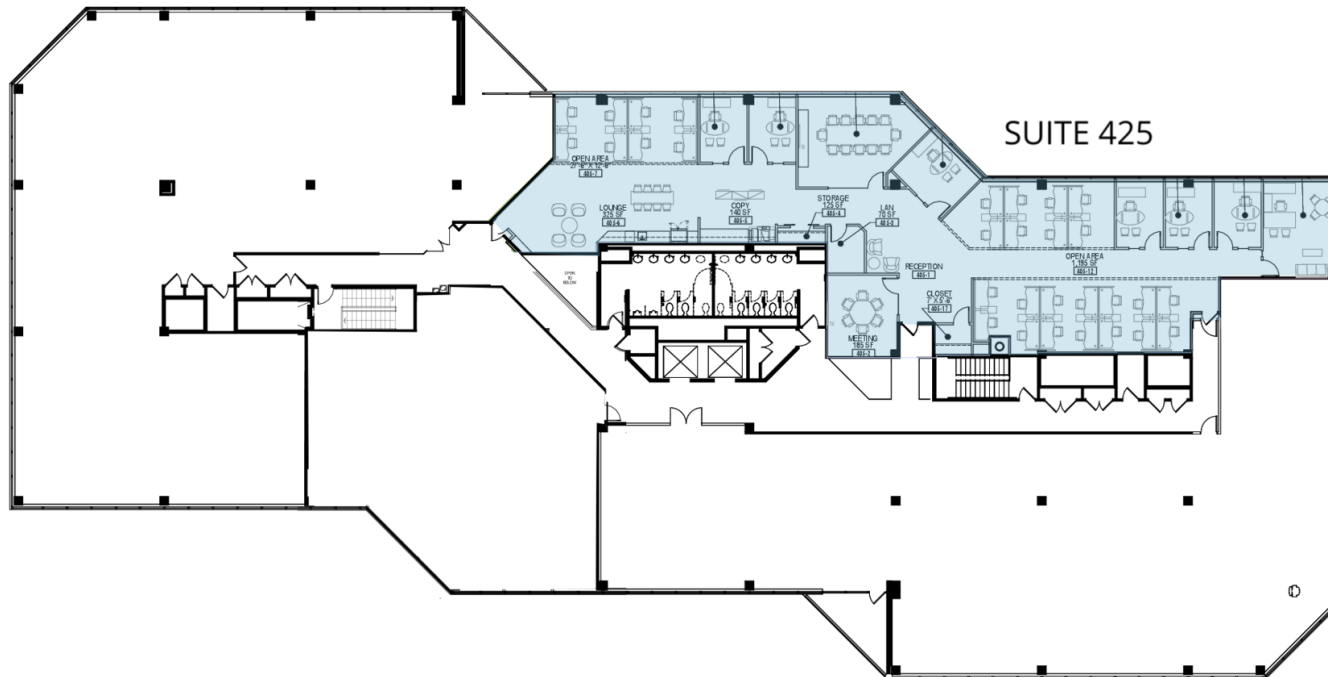
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RC05 - Suite 200	7,609 SF	\$28.50 FS	Available Immediately
RC05 - Suite 204	4,012 SF	\$25.50 FS	Available Immediately

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Suite	Size	Lease Rate	Description
■ RC05 - Suite 300	25,284 SF	Negotiable	Full floor available Signage opportunity Shell condition Private balconies

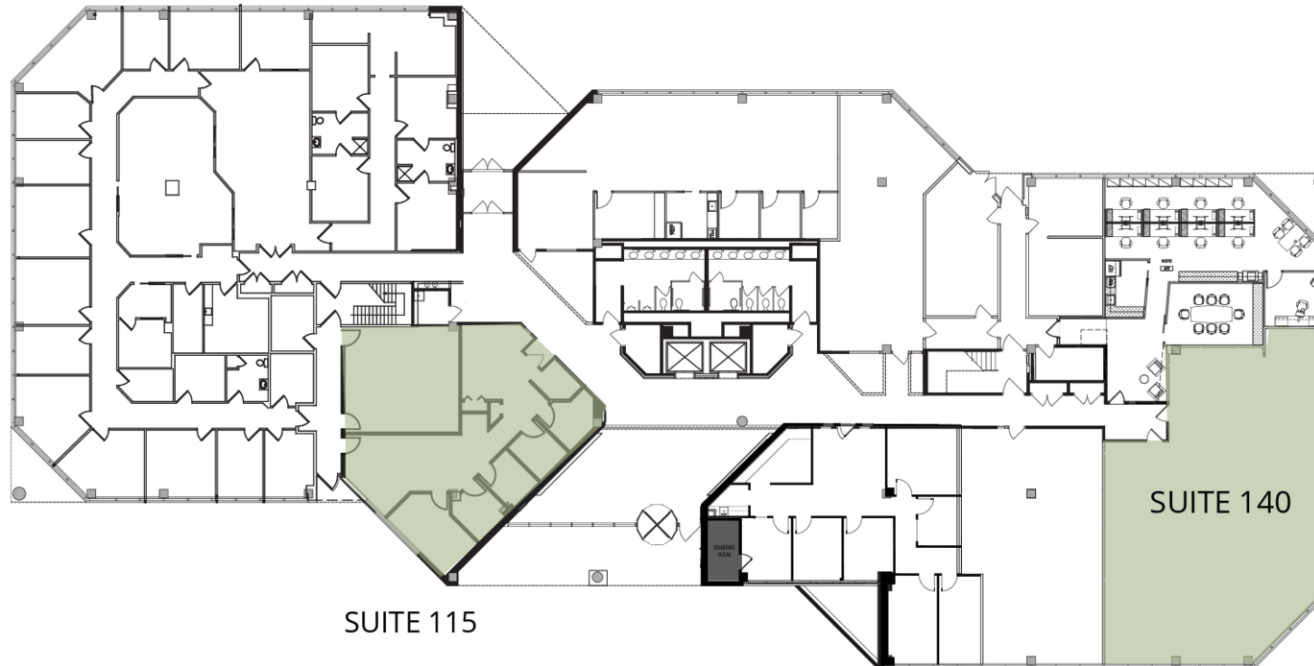
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Suite	Size	Lease Rate	Description	Virtual Tour
■ RC05 - Spec Suite 425	5,995 SF	\$28.50 FS	Available Immediately	<a href="#">View Here</a>

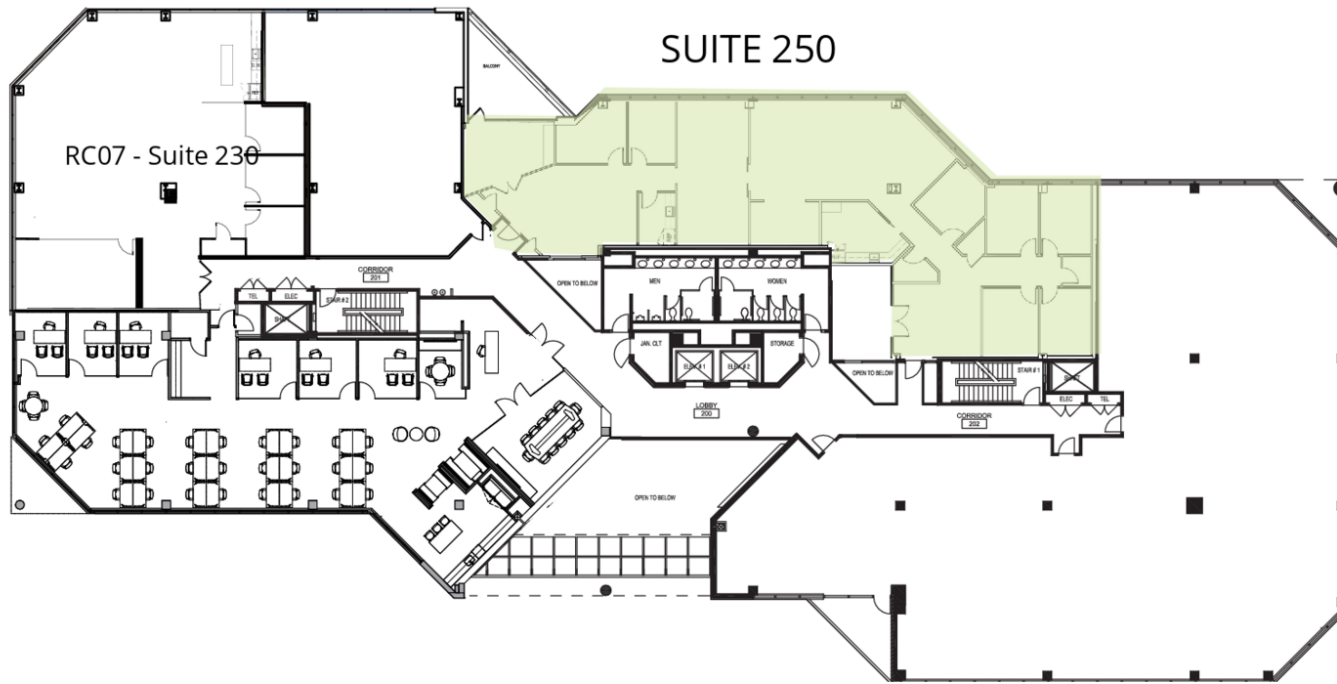
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Suite	Size	Lease Rate	Description
■ RC07 - Suite 115	1,976 SF	Negotiable	Available Immediately
■ RC07 - Suite 140	2,993 SF	Negotiable	Available Immediately

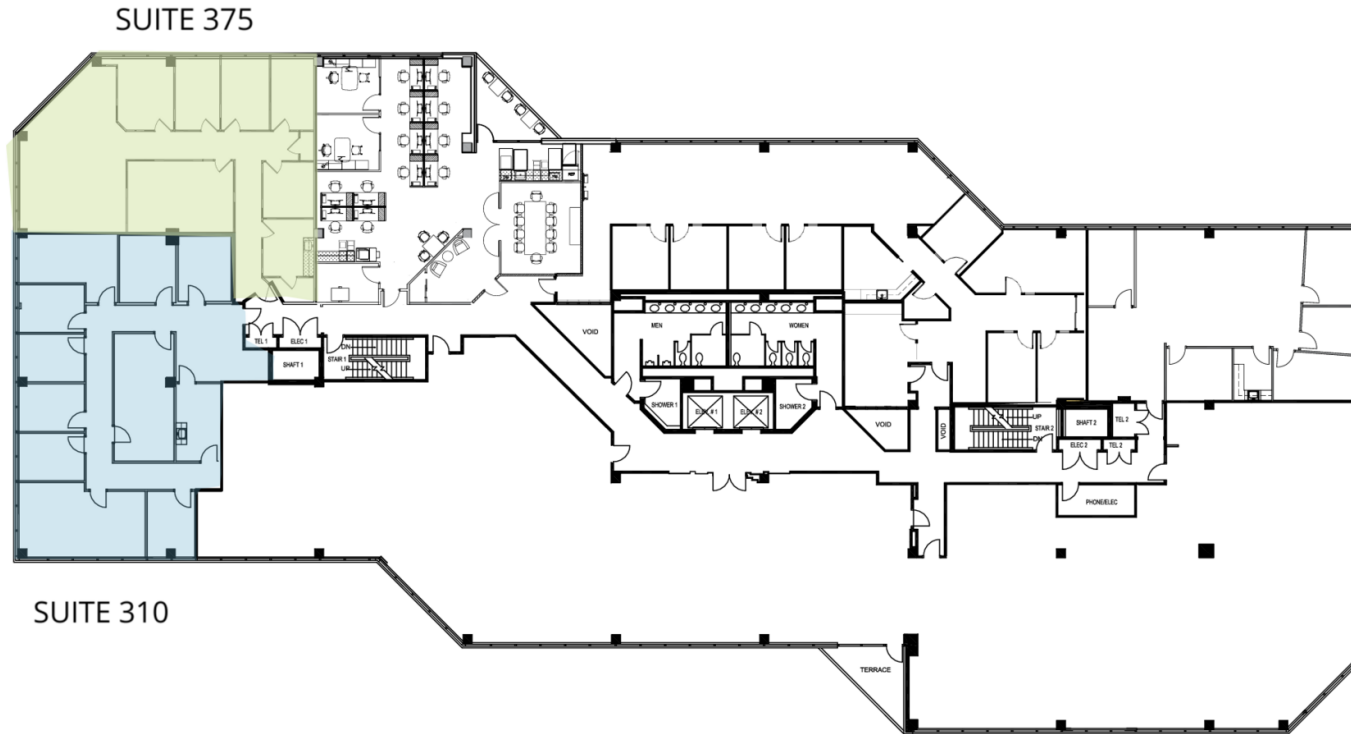
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Suite	Size	Lease Rate	Description	Virtual Tour
■ RC07 - Suite 250	4,712 SF	\$25.50 FS	Available Immediately	

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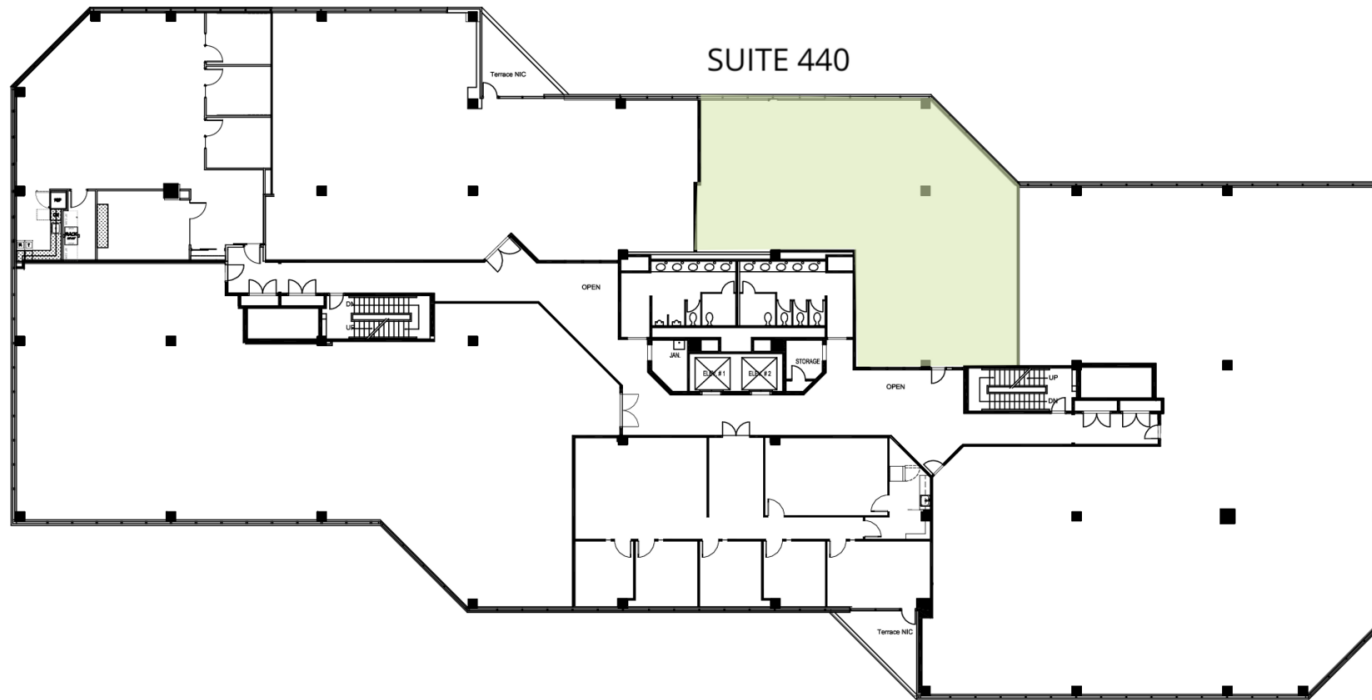
**Lincoln**



Suite	Size	Lease Rate	Description
■ RC07 - Suite 310	3,052 SF	\$25.50 FS	Available Immediately
■ RC07 - Suite 375	2,388 SF	\$28.50 FS	Available Immediately

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**Lincoln**



Suite	Size	Lease Rate	Description
■ RC07 - Suite 440	2,710 SF	\$28.50 FS	Available Immediately

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**Lincoln**



## RC01

12001 SUNRISE VALLEY DR

## RC05

12005 SUNRISE VALLEY DR

## RC07

12007 SUNRISE VALLEY DR

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For additional information or to schedule a tour:

**703.522.4600**

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