



THIS CORNER IS YOUR
competitive edge.

R RESTON
CORNER

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

RESTONCORNER.COM

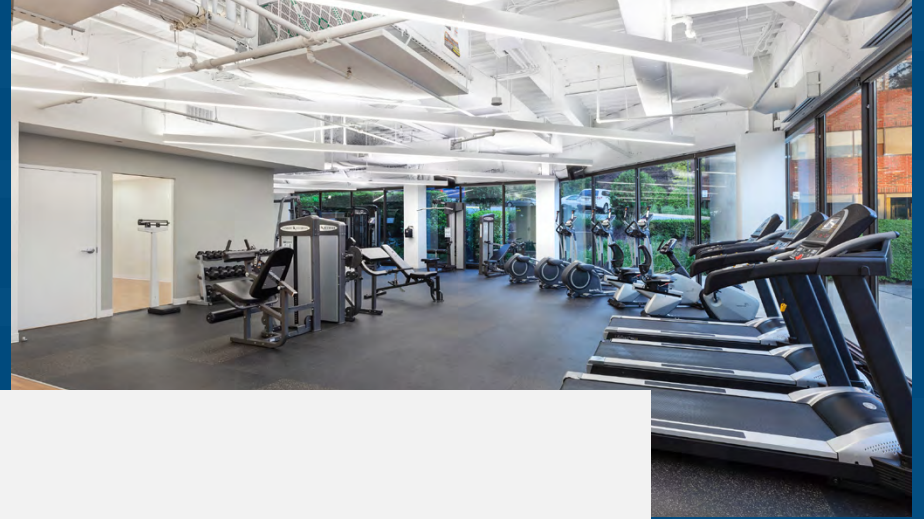
everything

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 25,037 SF		
3	SUITE 304 2,296 SF	SUITE 305 3,351 SF	SUITE 350 8,652 SF
2	LEASED	SUITE 204 2,714 SF	SUITE 205 5,862 SF
1	LEASED		
LL	SUITE 10 3,014 SF	FITNESS CENTER	

RC05

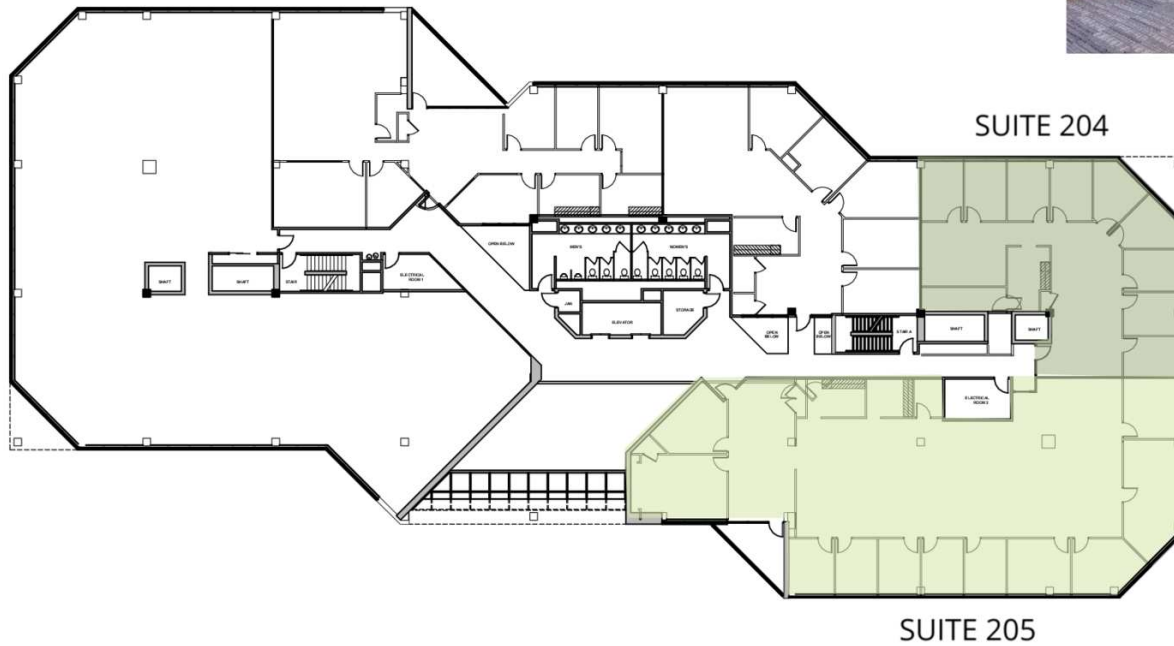
12005 SUNRISE VALLEY DR

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

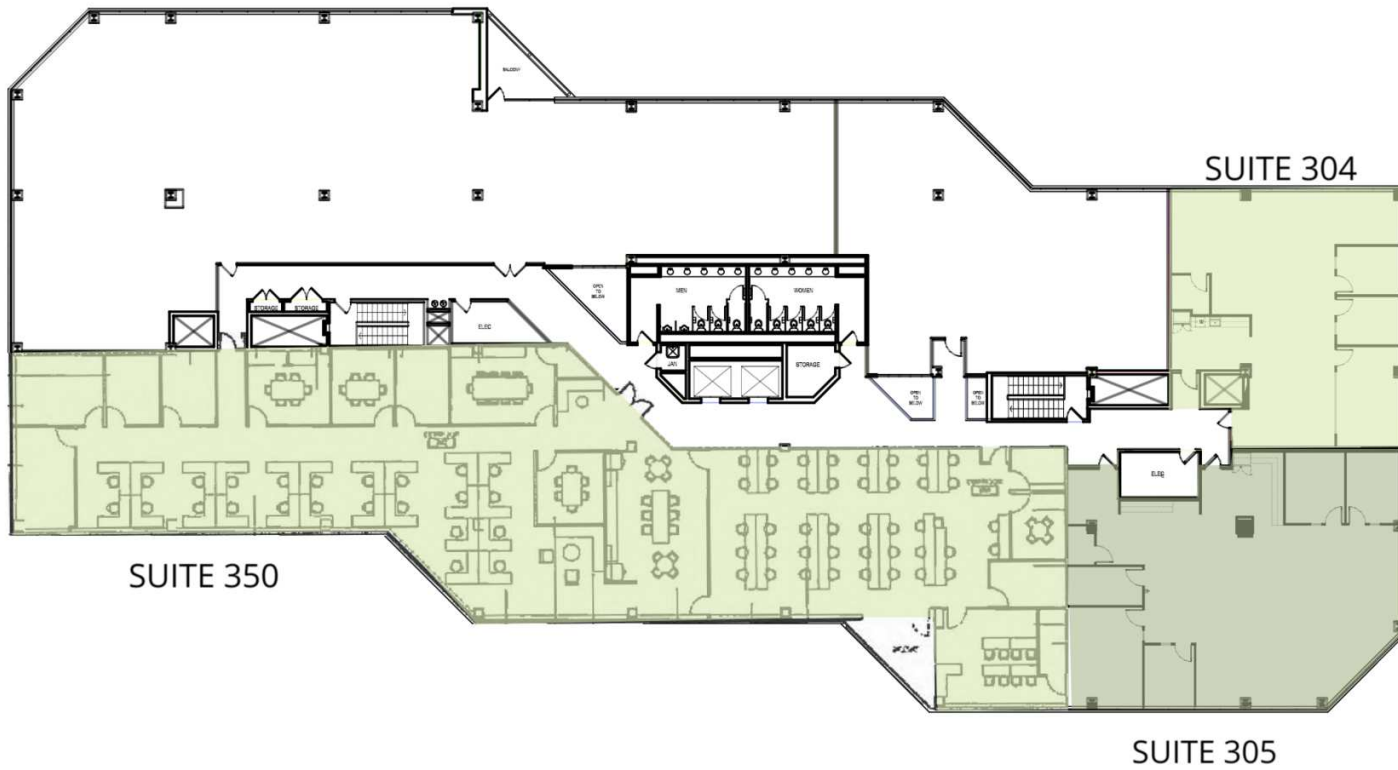
RC07

12007 SUNRISE VALLEY DR

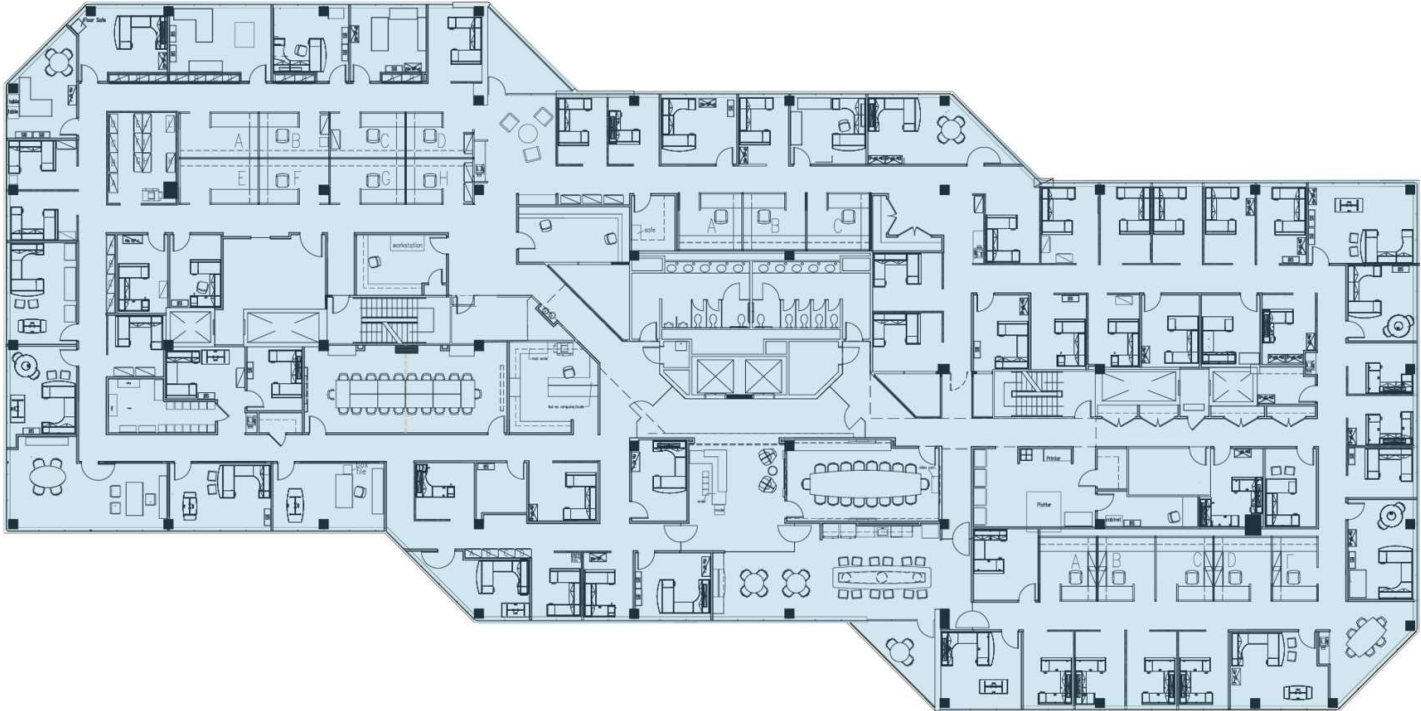
4	SUITE 420 2,515 SF	SUITE 440 2,710 SF	LEASED			
3	LEASED	SUITE 310 3,052 SF	LEASED	LEASED	LEASED	SUITE 375 2,388 SF
2	SPEC SUITE 200 4,870	SUITE 220 1,811 SF	SUITE 230 3,446 SF	SUITE 250 4,712 SF	LEASED	
1	SUITE 100 1,904 SF	SUITE 110 2,019 SF	SUITE 115 1,976 SF	SUITE 170 1,465 SF	CAFÉ	



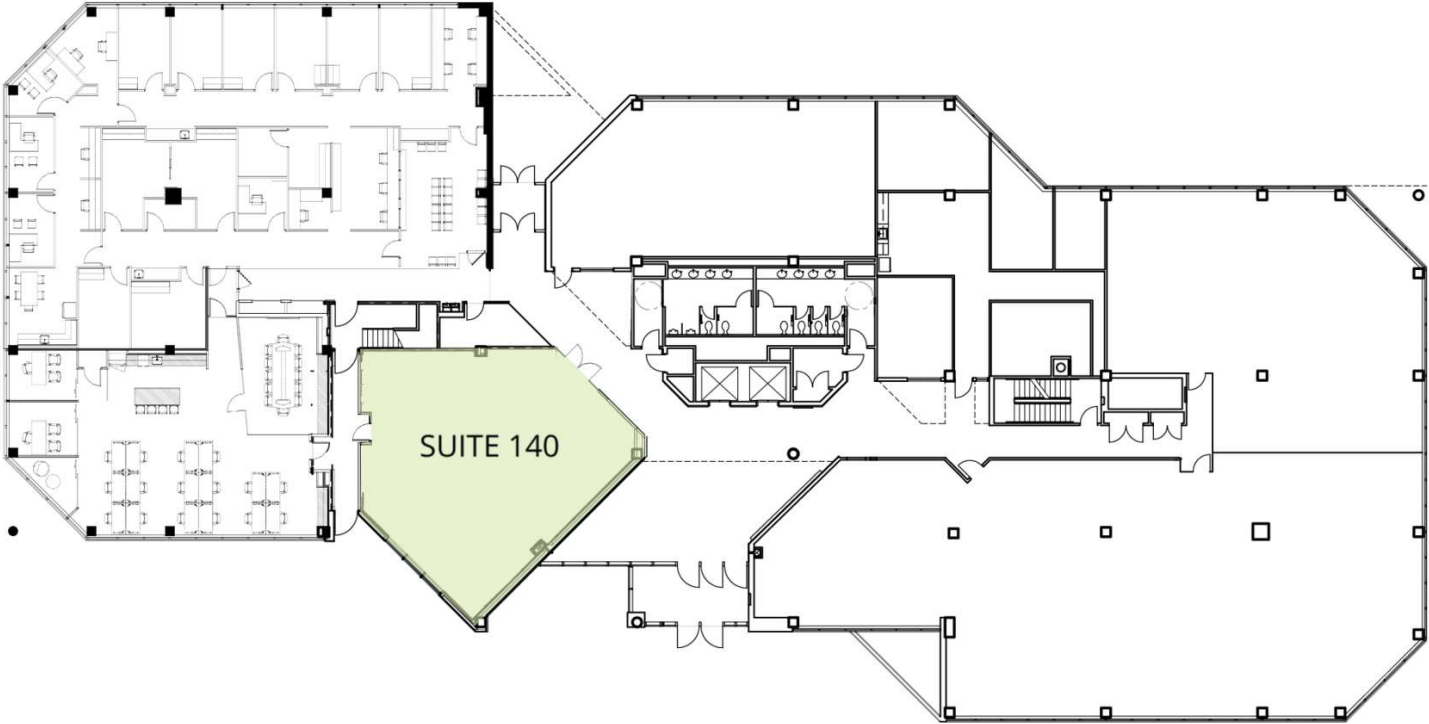
SUITE	SIZE	LEASE RATE	DESCRIPTION
■ RC01 - Suite 204	2,717 SF	\$28.50 FS	Available Immediately
■ RC01 - Suite 205	5,902 SF	\$28.50 FS	Available Immediately



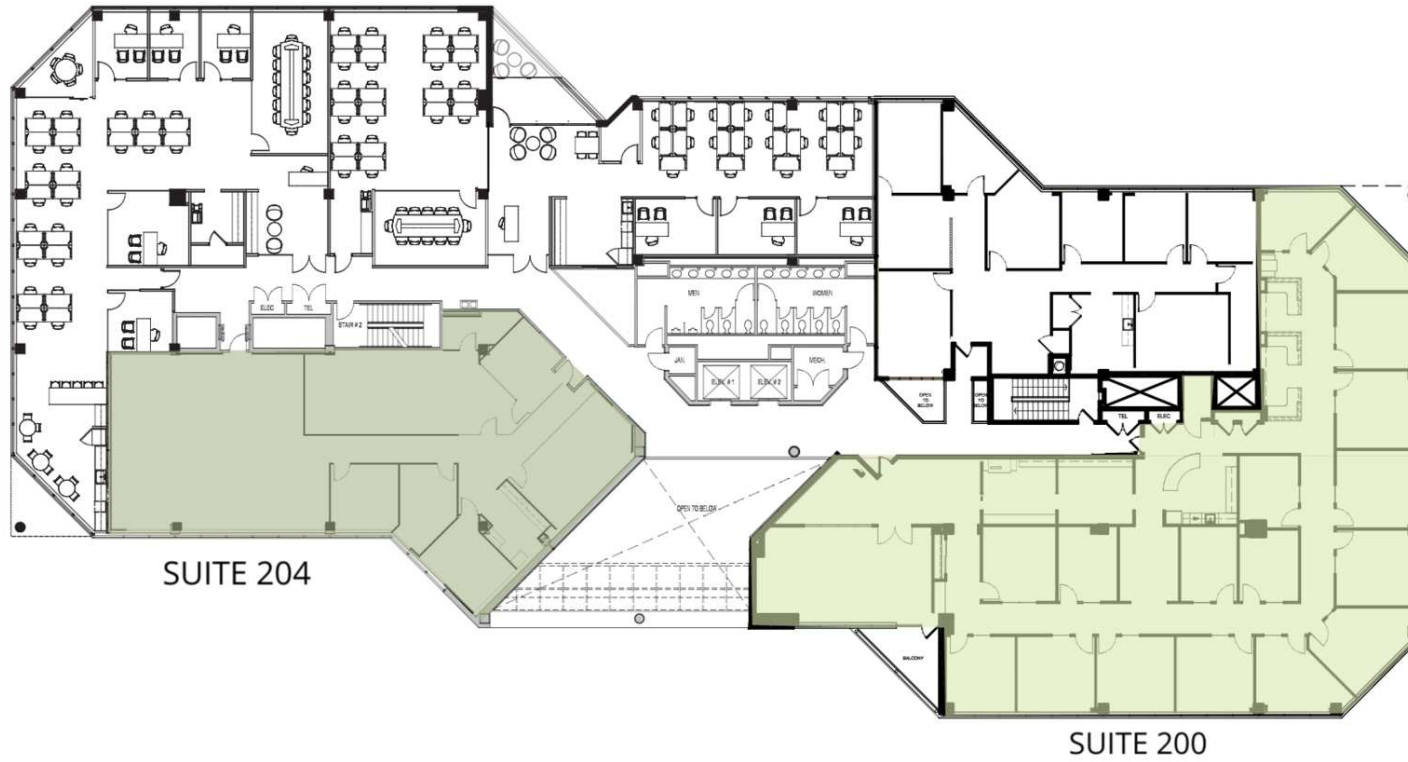
SUITE	SIZE	LEASE RATE	DESCRIPTION
■ RC01 - Suite 304	2,408 SF	\$25.50 FS	Available Immediately
■ RC01 - Suite 305	3,351 SF	\$25.50 FS	Available Immediately
■ RC01 - Suite 350	8,652 SF	\$25.50 FS	Available Immediately



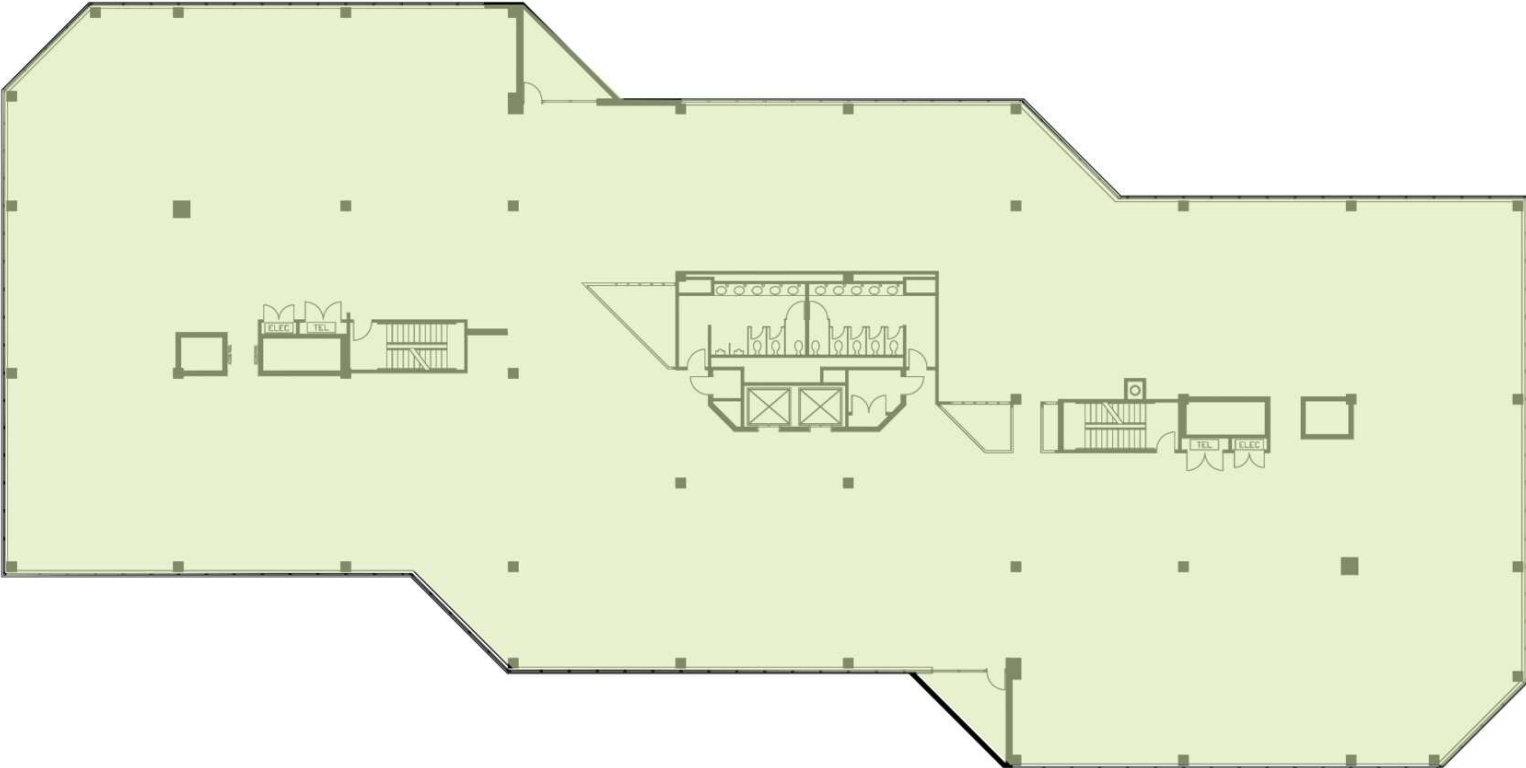
SUITE	SIZE	LEASE RATE	DESCRIPTION
■ RC01 - Suite 400	25,037 SF	\$25.50 FS	Full floor available Signage opportunity Private balconies



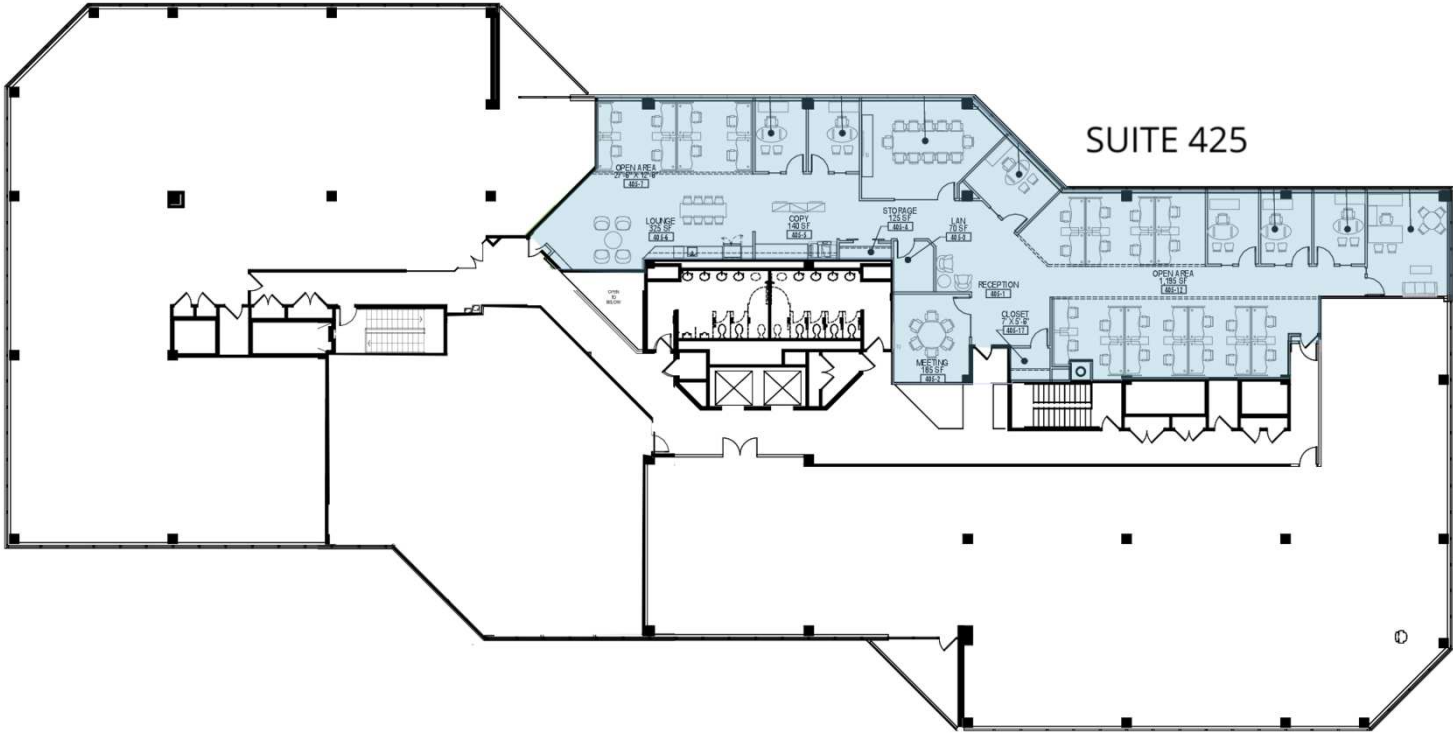
SUITE	SIZE	LEASE RATE	DESCRIPTION
■ RC05 - Suite 140	1,965 SF	Negotiable	Available Immediately



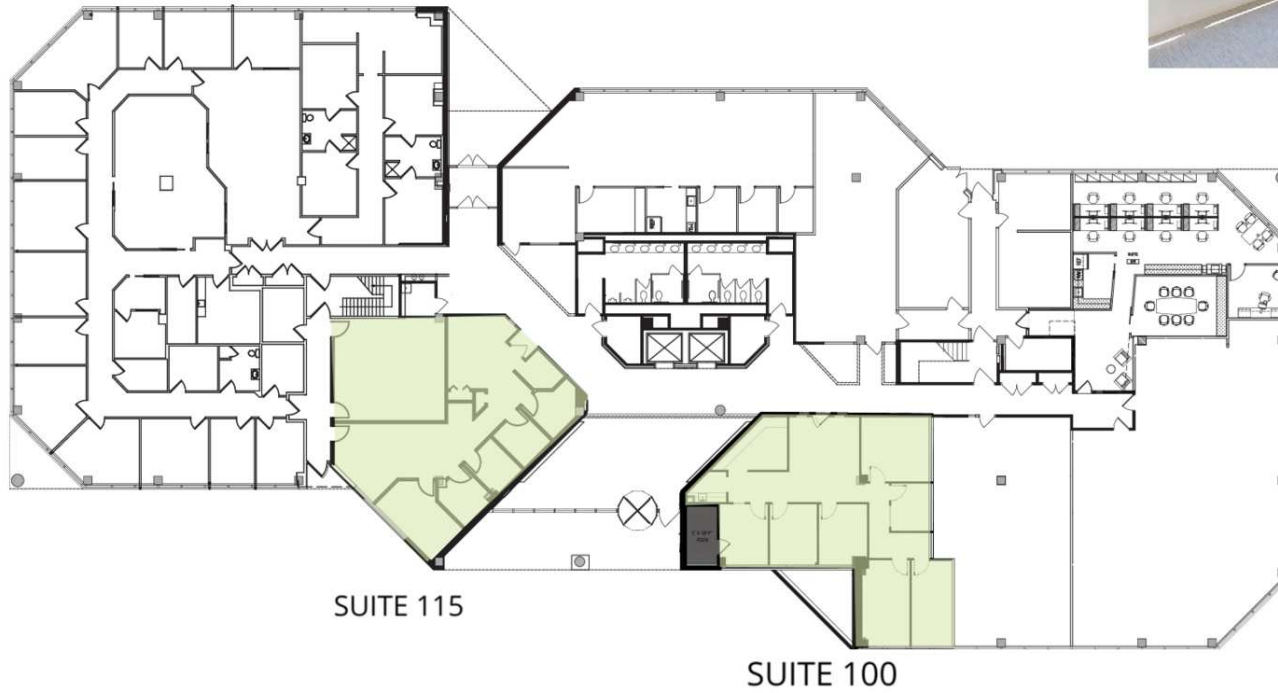
SUITE	SIZE	LEASE RATE	DESCRIPTION
■ RC05 - Suite 200	7,609 SF	\$28.50 FS	Available Immediately
■ RC05 - Suite 204	4,012 SF	\$25.50 FS	Available Immediately



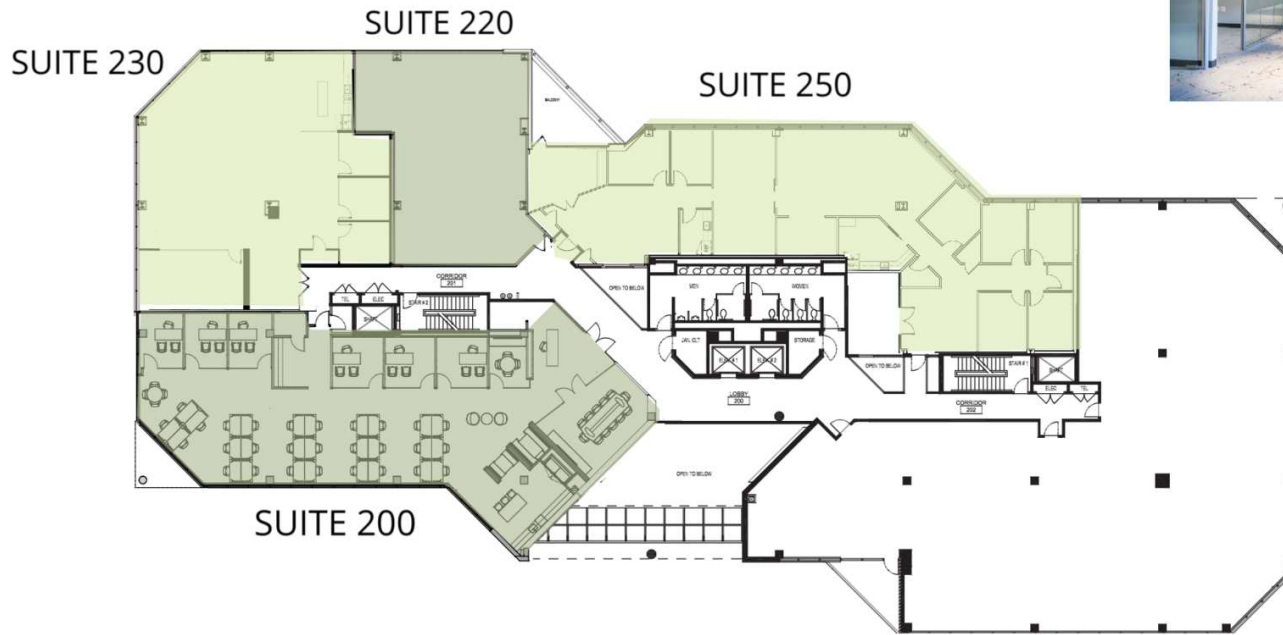
SUITE	SIZE	LEASE RATE	DESCRIPTION
■ RC05 - Suite 300	25,284 SF	Negotiable	Full floor available Signage opportunity Shell condition Private balconies



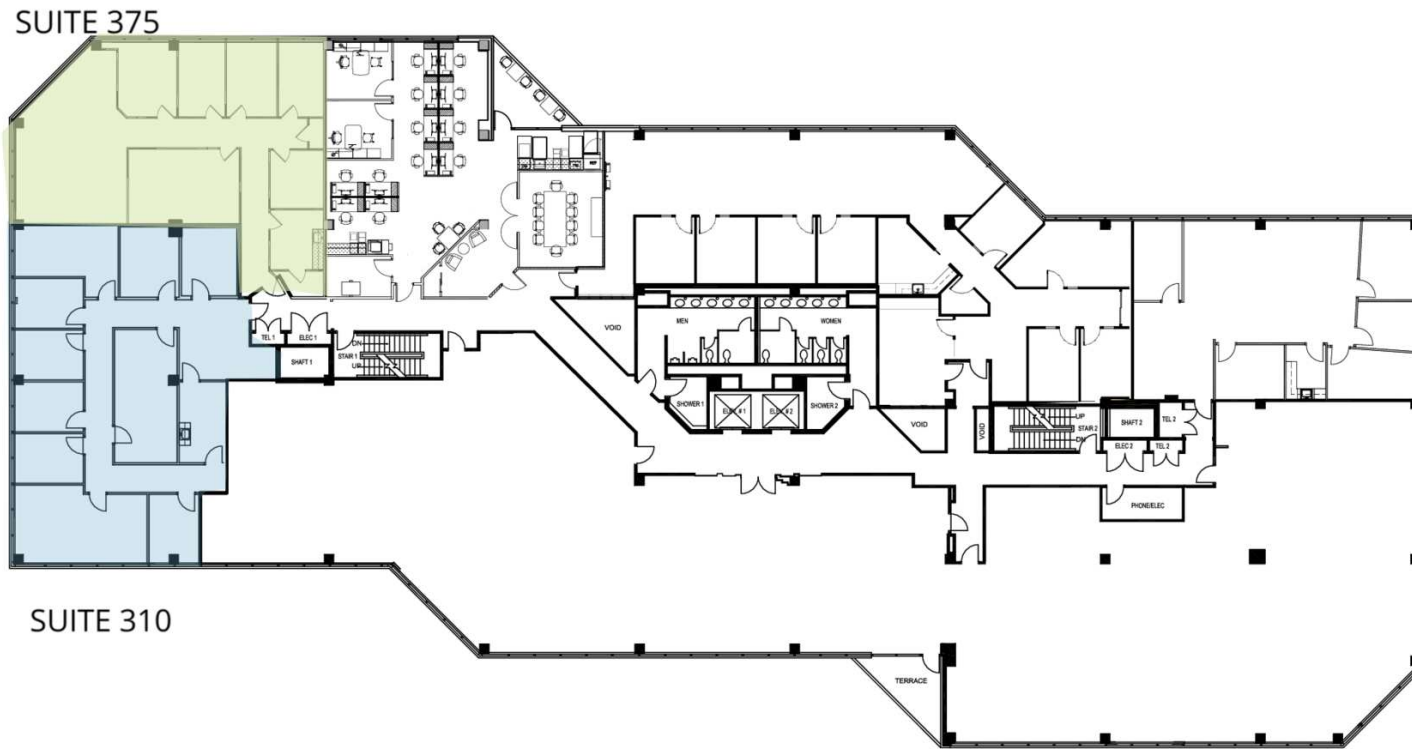
SUITE	SIZE	LEASE RATE	DESCRIPTION
■ RC05 - Spec Suite 425	5,995 SF	\$28.50 FS	Available Immediately



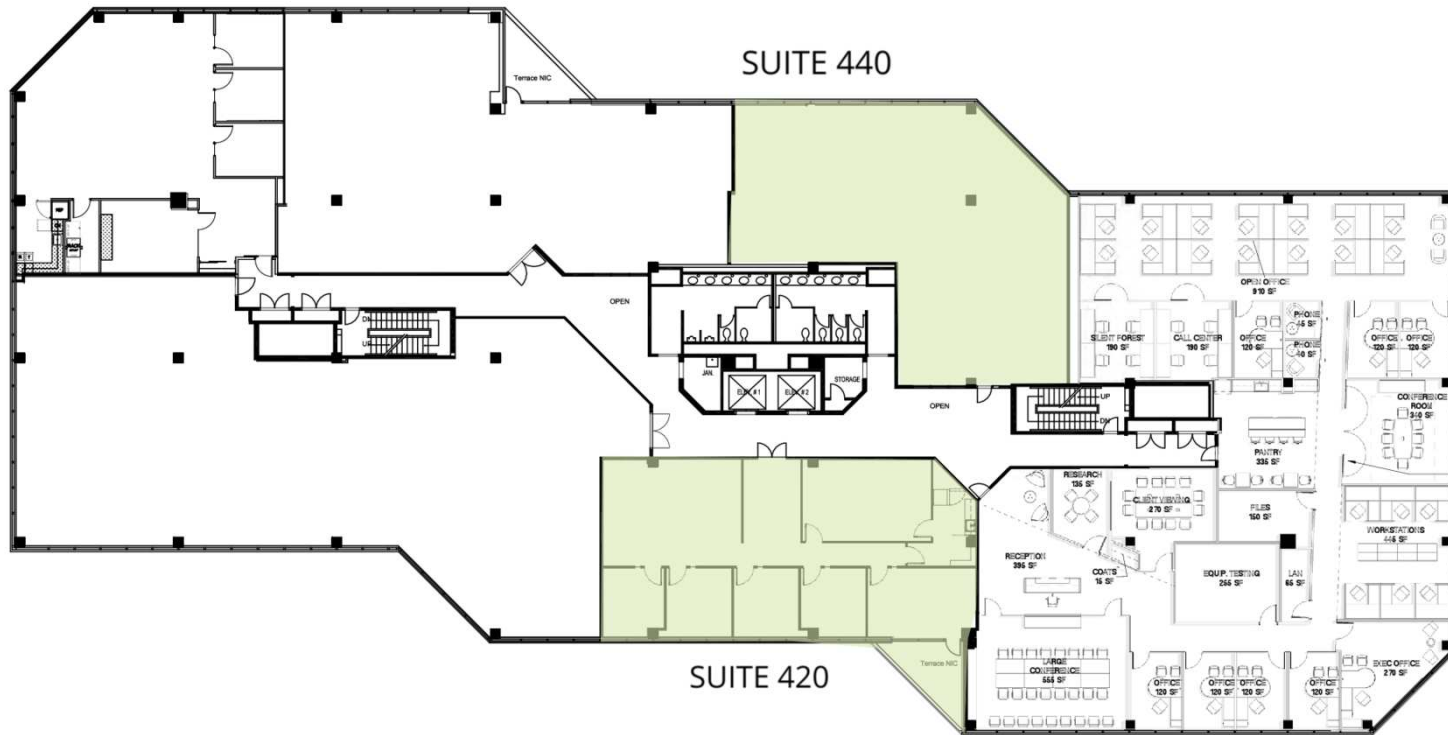
SUITE	SIZE	LEASE RATE	DESCRIPTION
■ RC07 - Suite 100	1,905 SF	Negotiable	Available Immediately
■ RC07 - Suite 115	1,976 SF	Negotiable	Available Immediately



SUITE	SIZE	LEASE RATE	DESCRIPTION
■ RC07 - Spec Suite 200	4,870 SF	\$28.50 FS	Spec Suite Available Immediately
■ RC07 - Suite 220	1,811 SF	\$25.50 FS	Available Immediately
■ RC07 - Suite 230	3,446 SF	\$25.50 FS	Available Immediately
■ RC07 - Suite 250	4,712 SF	\$25.50 FS	Available Immediately



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



SUITE	SIZE	LEASE RATE	DESCRIPTION
■ RC07 - Suite 420	2,515 SF	\$25.50 FS	Available Immediately
■ RC07 - Suite 440	2,710 SF	\$28.50 FS	Available Immediately



RESTON
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RC01

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RC05

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RC07

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For additional information or to schedule a tour:

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