

# RESTON STATION



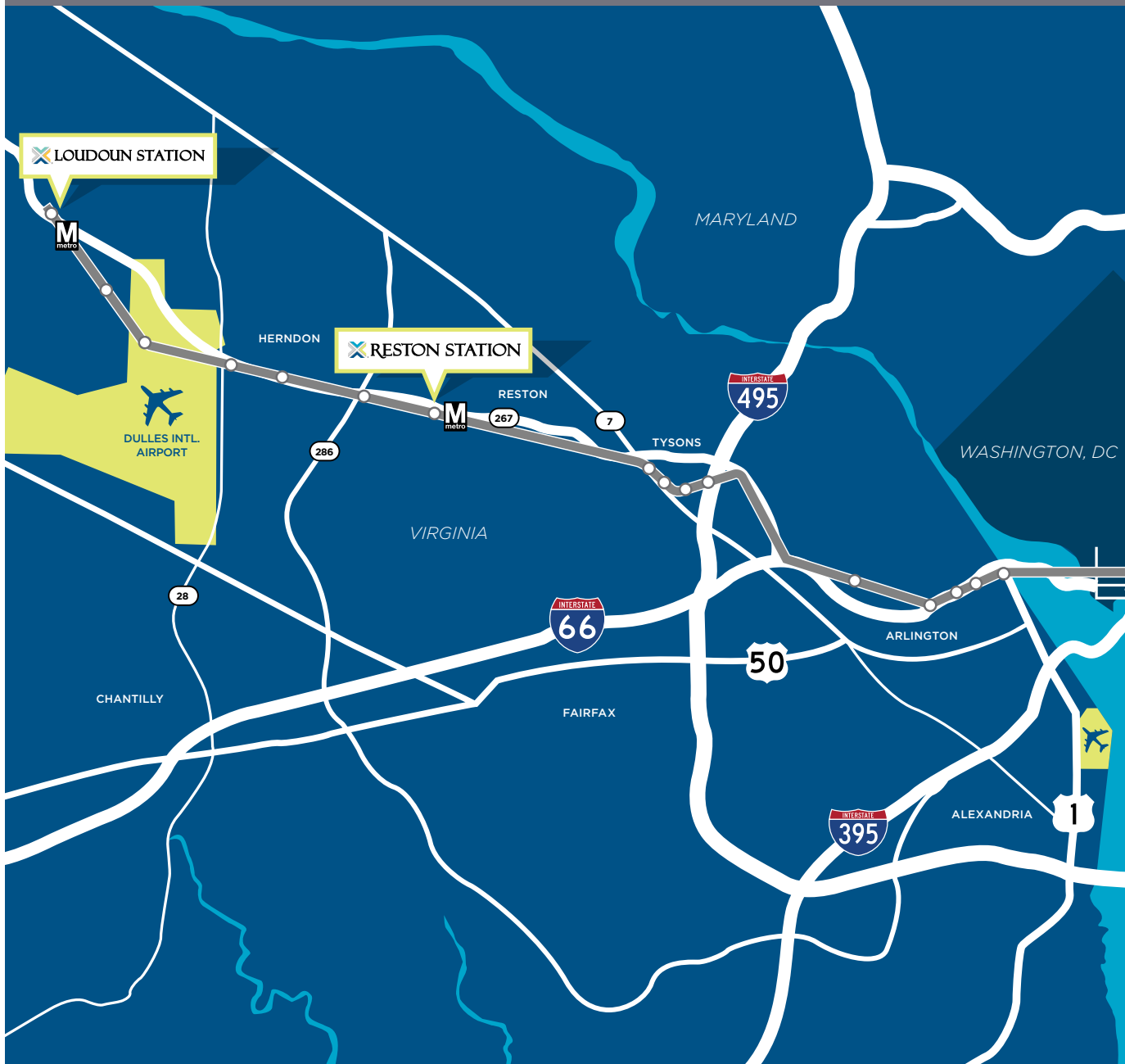
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BECAUSE **LOCATION** IS EVERYTHING



## TIME TO

### 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

### Washington DC

25 minute drive,  
One seat Metro ride to DC



# AERIAL VIEW



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# RESTON MARKET



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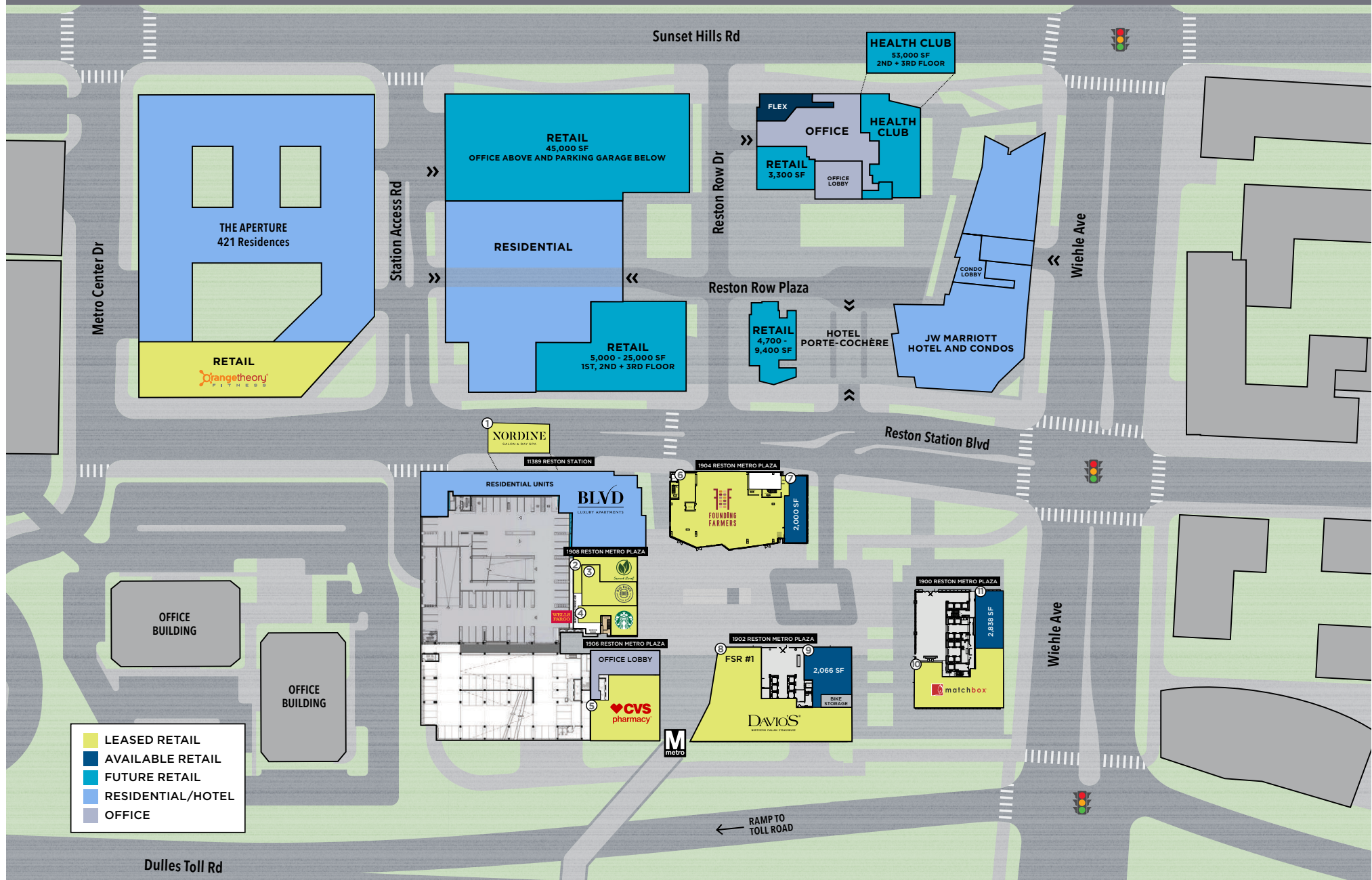


# RESTON STATION **SITE PLAN**



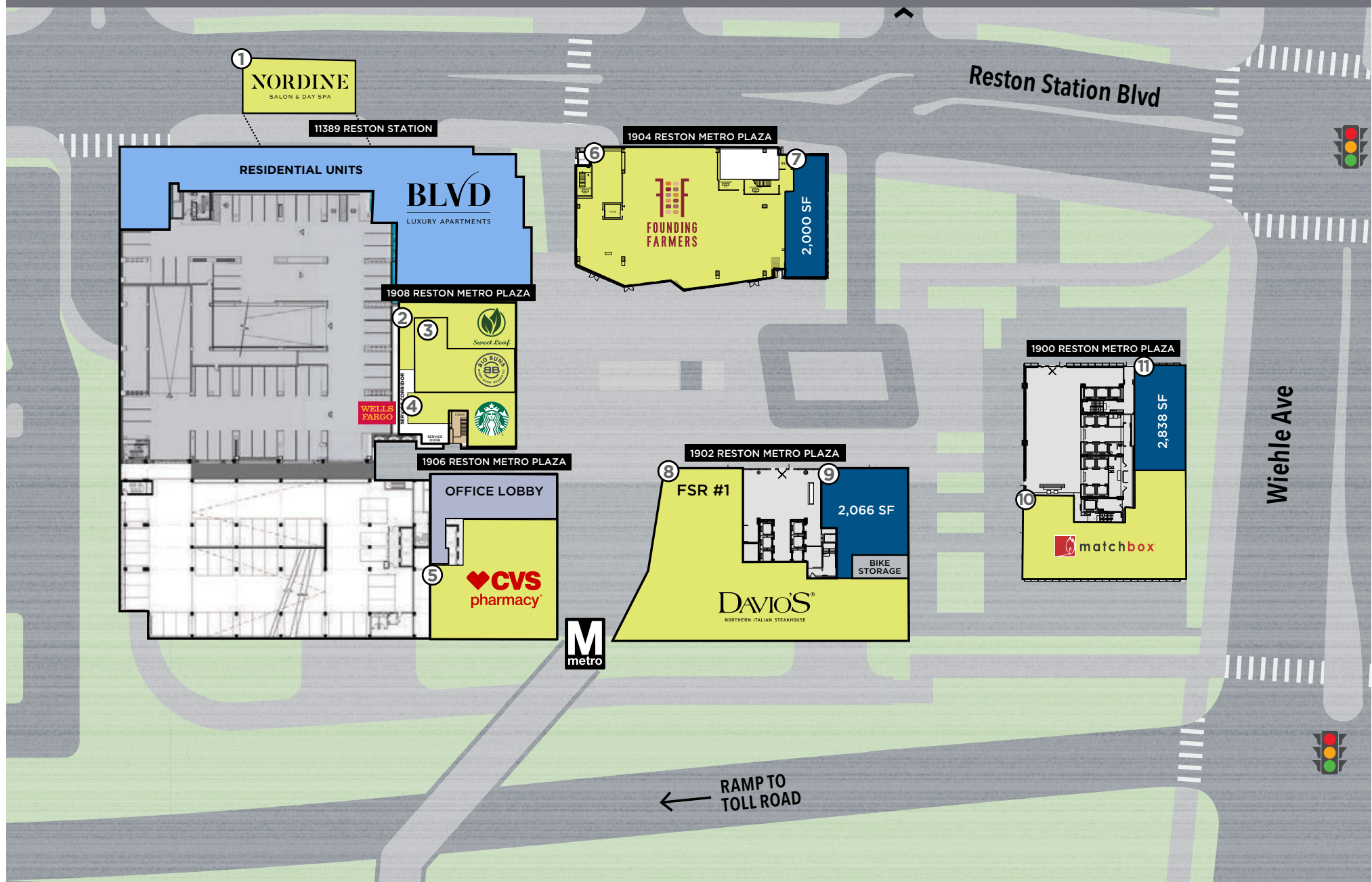


# RESTON STATION METRO PLAZA AND RESTON ROW SITE PLAN



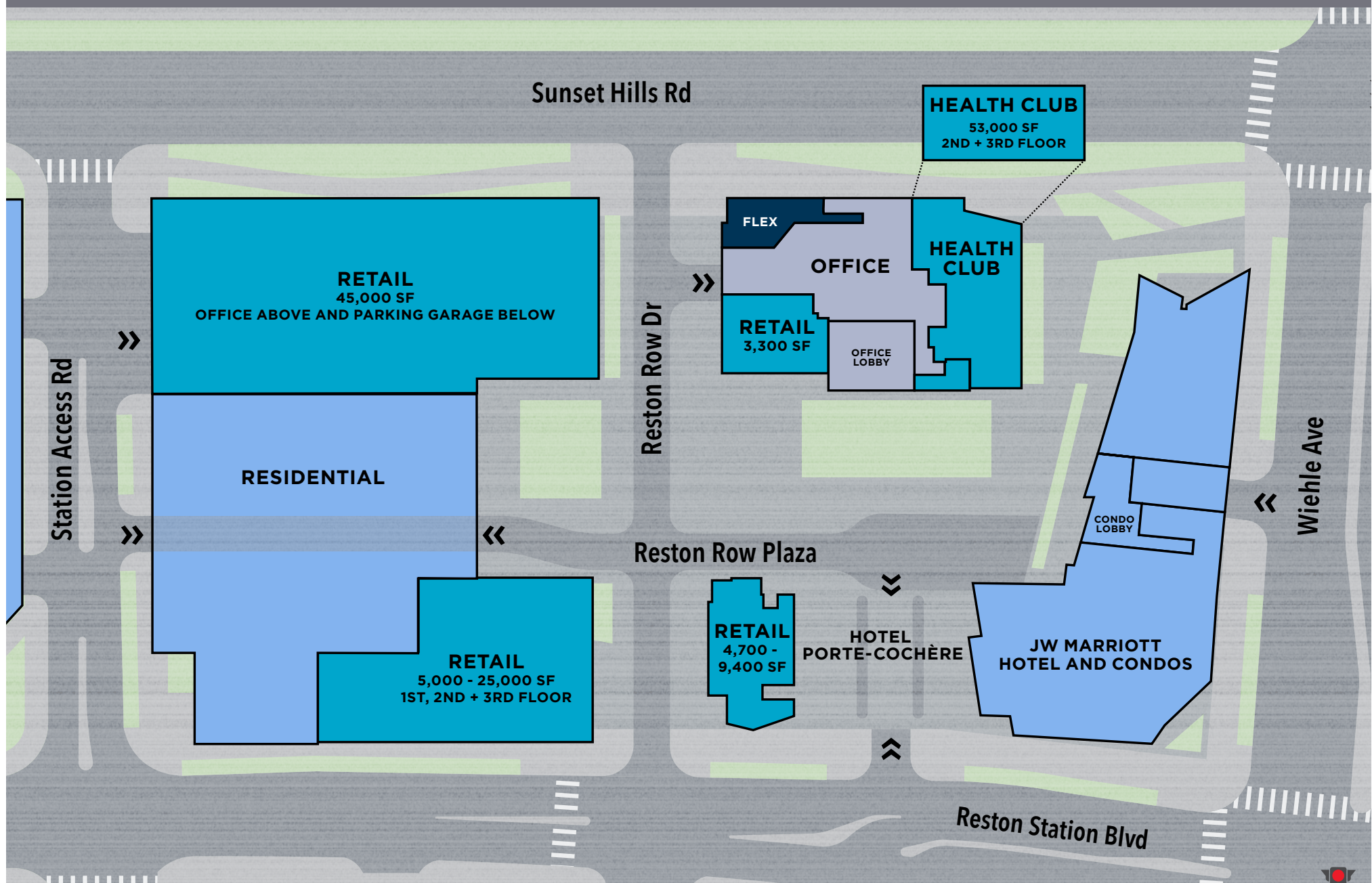


# RESTON STATION METRO PLAZA DISTRICT MAP





# RESTON STATION **RESTON ROW DISTRICT MAP**





# RESTON STATION **RESTON ROW DISTRICT**



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# RESTON STATION **RESTON ROW DISTRICT - WEST VIEW**



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# IT'S A LIFESTYLE

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

8000+ onsite employees \*when fully leased

Unprecedented visibility

Unmatched METRO and vehicular access

Private rooftop terrace for corporate entertaining

Tenant only fitness center and conference facility

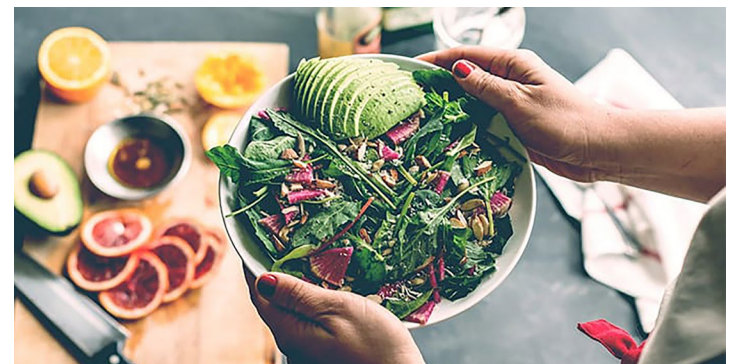
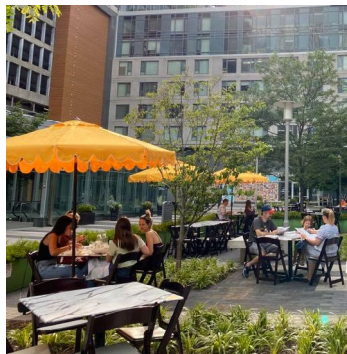
Future four star Marriott Renaissance Hotel and Extended Stay Hotel

Outdoor areas

Bright Horizons child care

Plethora of fast casual and fine dining

Multitude of community events



COMING SOON

DAVIO'S

NORTHERN ITALIAN STEAKHOUSE

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# RESTON STATION **NEIGHBORHOOD**

## THE NEW REMARKABLE

A limited collection of exclusive residences, iconic office, exciting retail including national brands, a civic plaza, and an inspiring hotel. Reston Station neighborhood is being developed into four distinct districts: Metro Plaza District, Reston Row District, Commerce District and West District. The Wiehle Reston-East Metro Station is at the center of it all. What makes Reston Station the New-Remarkable?

- Nearly 40 acres with 5+ million SF of mixed use and transit oriented uses
- 300,000 SF Restaurants, Shops, and Retail
- 200 Key Boutique Hotel
- 250 Key Full Service Hotel/Condo
- 5,000+ Residential, Retail, Office, and Hotel Parking Spaces
- 100+ Per Hour Commuter Bus Terminal
- 2 Million SF Class A Office
- 2000+ Residential Units
- 2,300 Dedicated Commuter Parking Spaces





# LOCATION AND DEMOGRAPHICS

| 1 MILES | 3 MILES | 5 MILES |
|---------|---------|---------|
|---------|---------|---------|

## POPULATION

|        |        |         |
|--------|--------|---------|
| 10,519 | 86,879 | 220,936 |
|--------|--------|---------|

## DAYTIME POPULATION

|        |        |         |
|--------|--------|---------|
| 24,168 | 78,040 | 129,491 |
|--------|--------|---------|

## HOUSEHOLDS

|       |        |        |
|-------|--------|--------|
| 5,037 | 35,453 | 79,896 |
|-------|--------|--------|

## AVERAGE HH INCOME

|           |           |           |
|-----------|-----------|-----------|
| \$122,034 | \$150,409 | \$168,273 |
|-----------|-----------|-----------|

## MEDIAN HH INCOME

|          |           |           |
|----------|-----------|-----------|
| \$99,312 | \$112,310 | \$122,406 |
|----------|-----------|-----------|

## MEDIAN AGE

|    |    |    |
|----|----|----|
| 40 | 39 | 39 |
|----|----|----|

## TRAFFIC COUNTS 2015

Dulles Toll Road: 140,000 (ADT)

Wiehle Avenue: 34,000 (ADT)

Sunset Hills Road: 24,000 (ADT)







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