

RESTON STATION

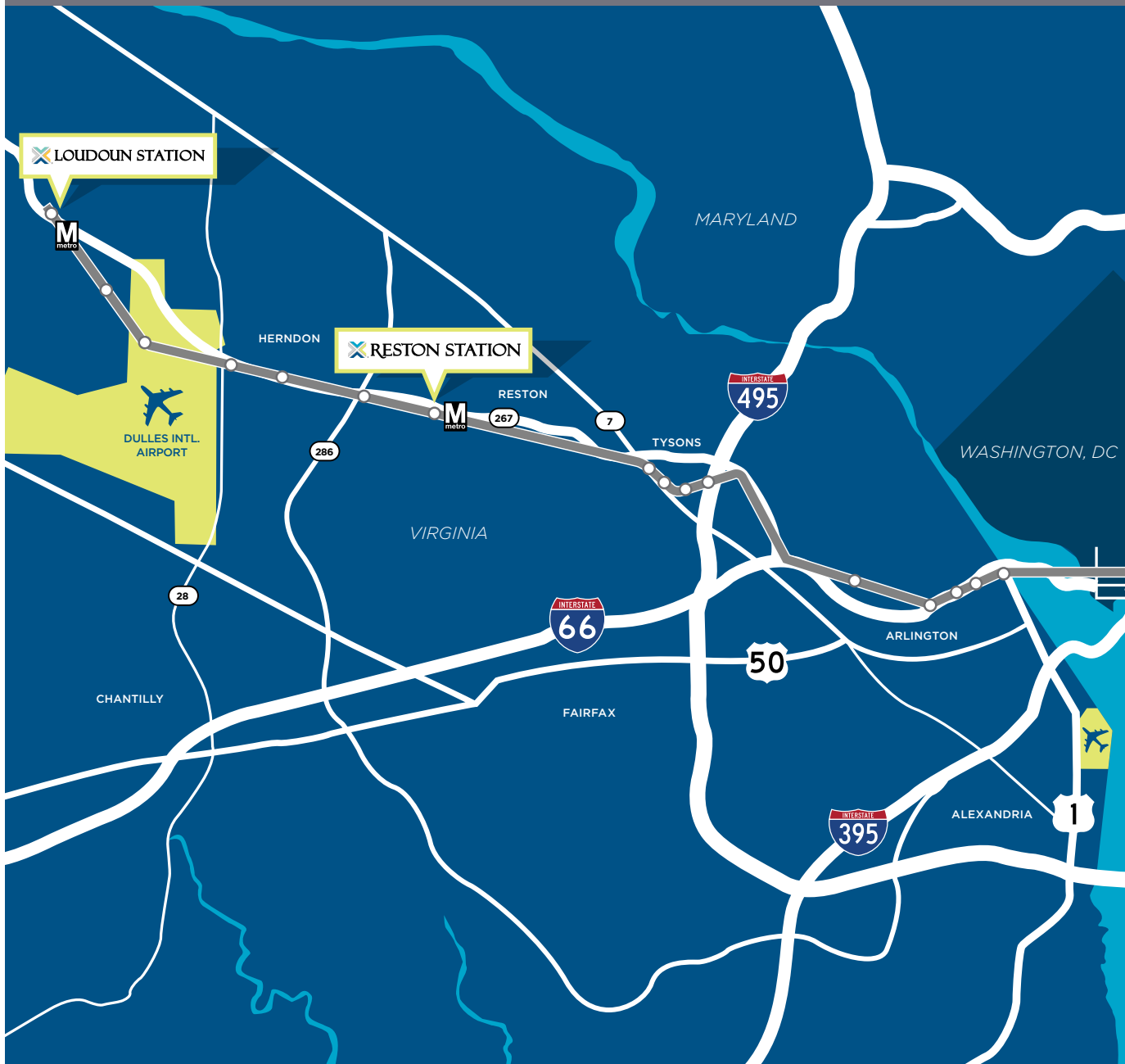


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BECAUSE **LOCATION** IS EVERYTHING



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

Washington DC

25 minute drive,
One seat Metro ride to DC

LOCATION AND DEMOGRAPHICS

3 MILES 5 MILES 10 MILES

POPULATION

91,188 233,491 833,016

HOUSEHOLDS

36,095 82,324 191,121

AVERAGE HH INCOME

\$178,571 \$197,588 \$185,671

MEDIAN HH INCOME

\$149,921 \$156,978 \$185,671

MEDIAN AGE

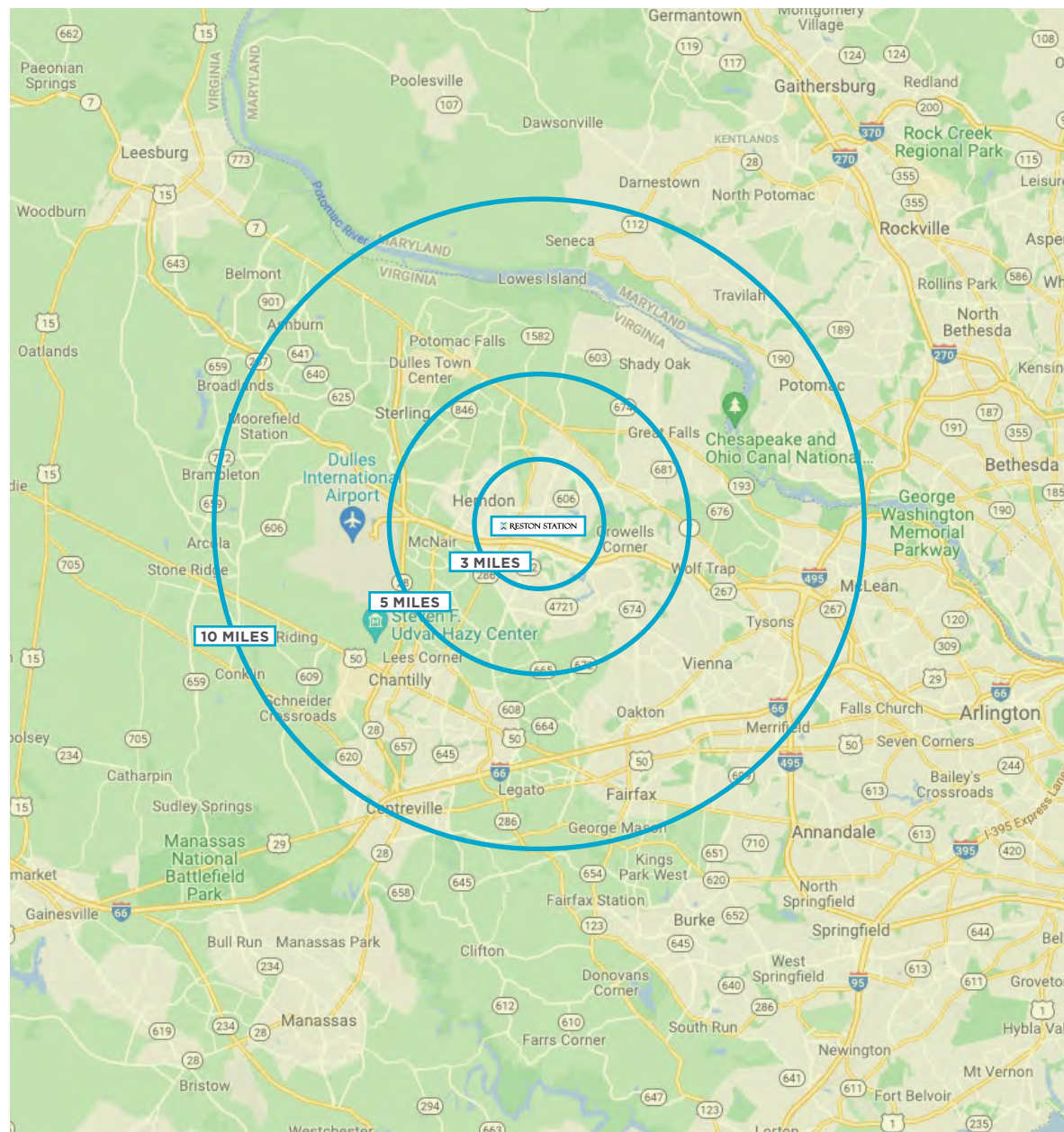
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TRAFFIC COUNTS 2021

Dulles Toll Road: 102,232 AADT

Sunset: 16,777 AADT

Wiehle: 27,759 AADT



AERIAL VIEW



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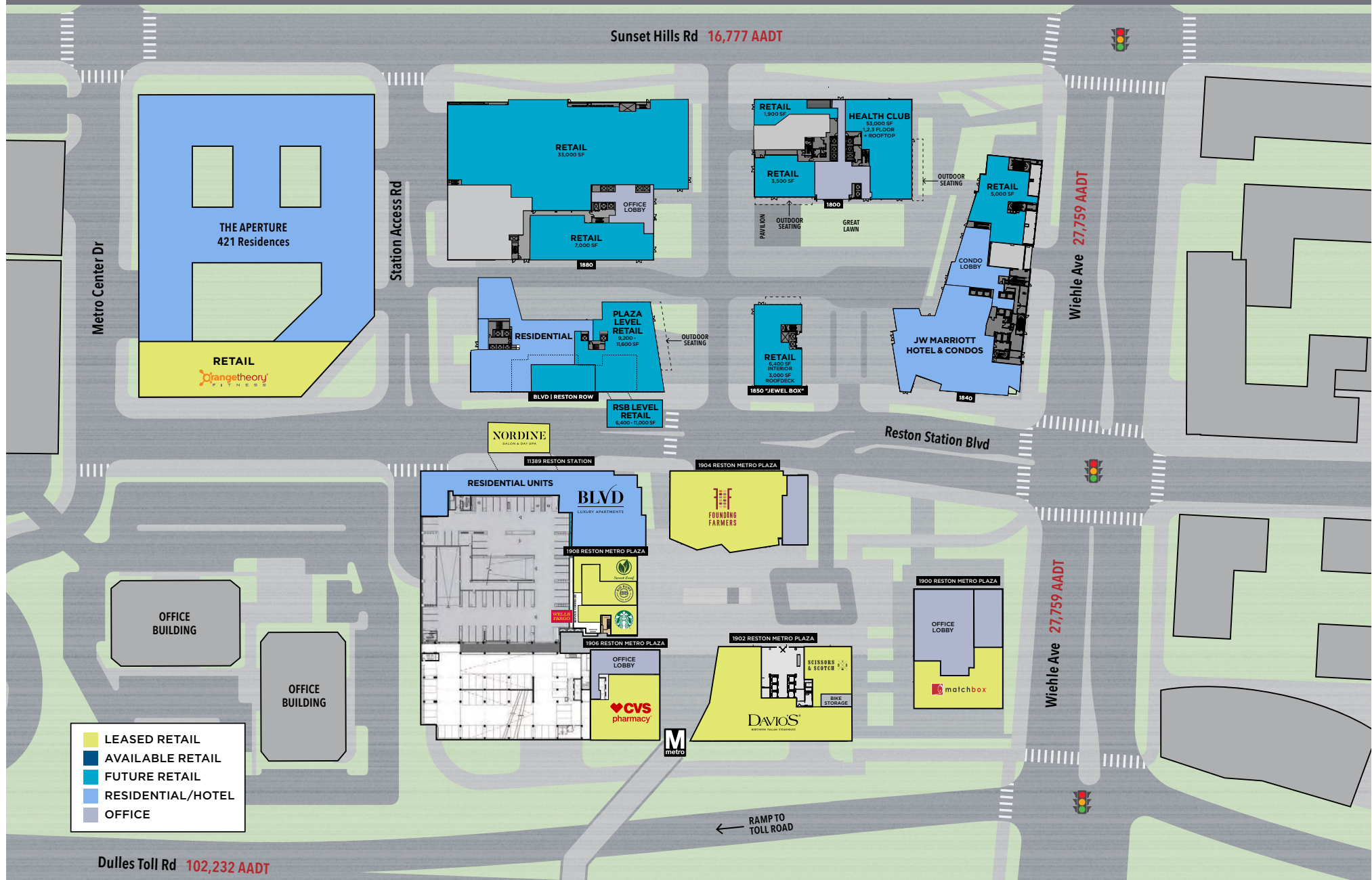
RESTON MARKET



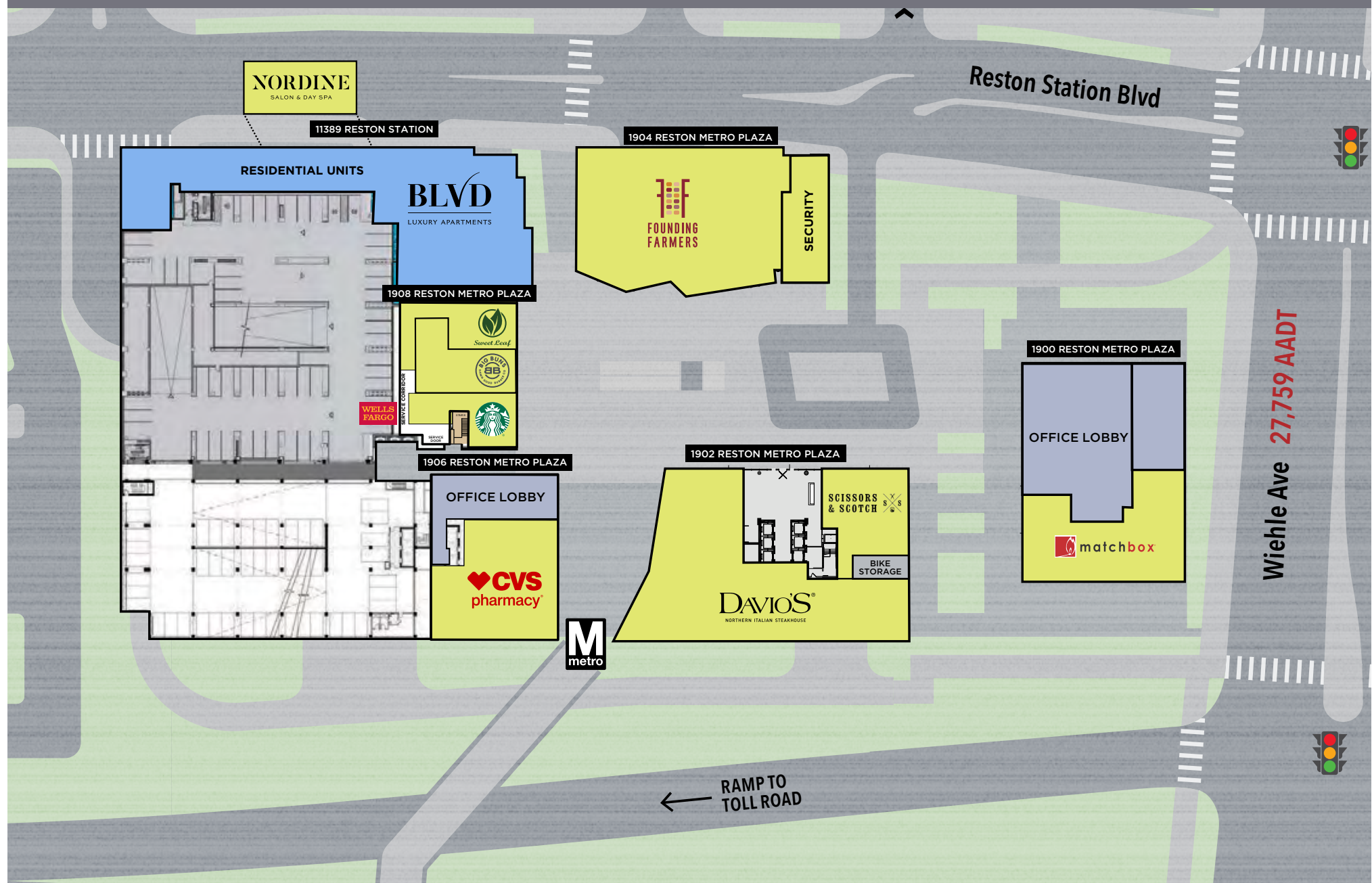
RESTON STATION **SITE PLAN**



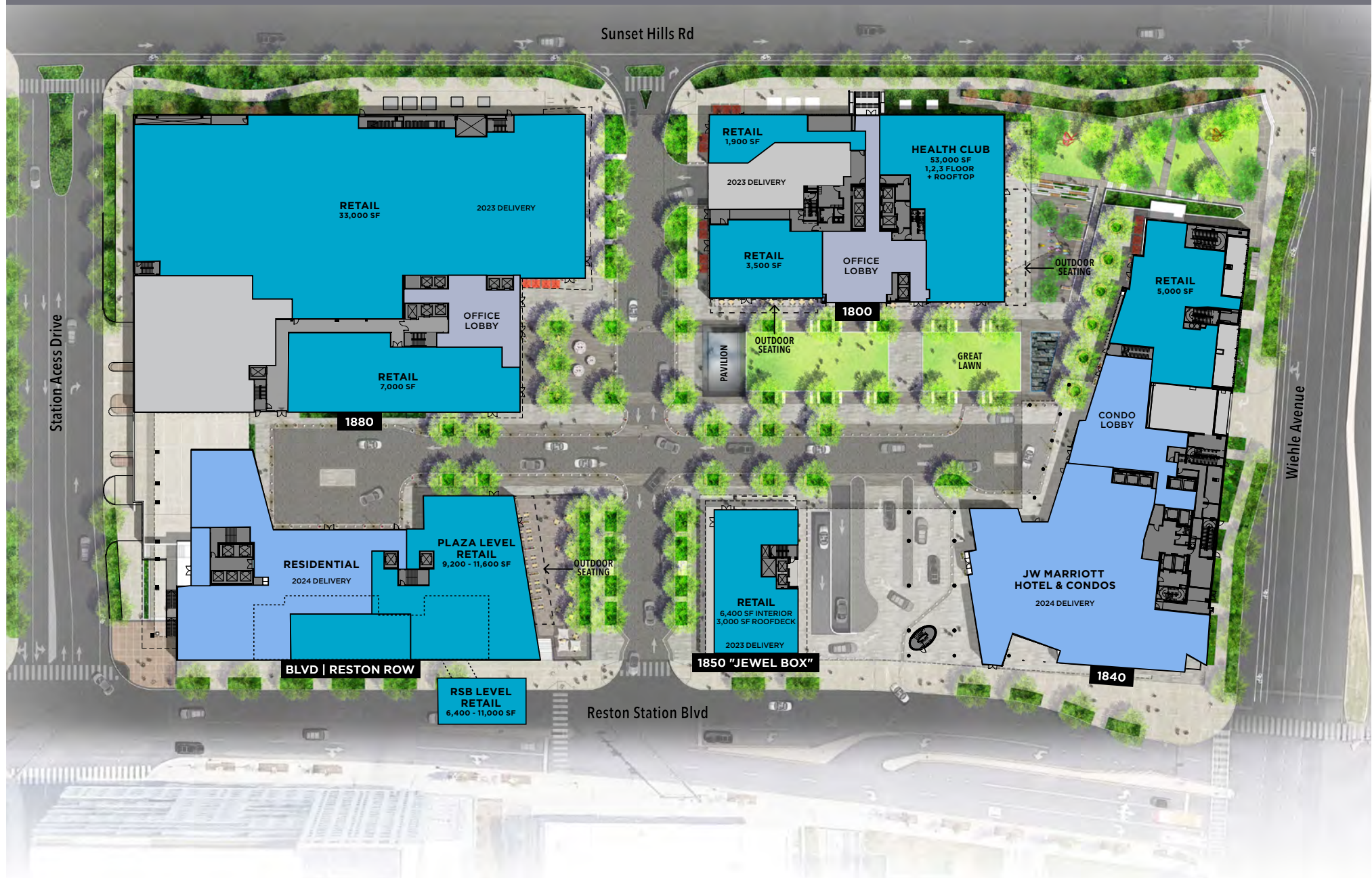
RESTON STATION METRO PLAZA AND RESTON ROW SITE PLAN



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

JW Marriott and Extended Stay Hotel

Outdoor areas

Bright Horizons child care

Plethora of fast casual and fine dining

Multitude of community events

2,000+ existing and planned residential units



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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





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LEASING INFORMATION

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