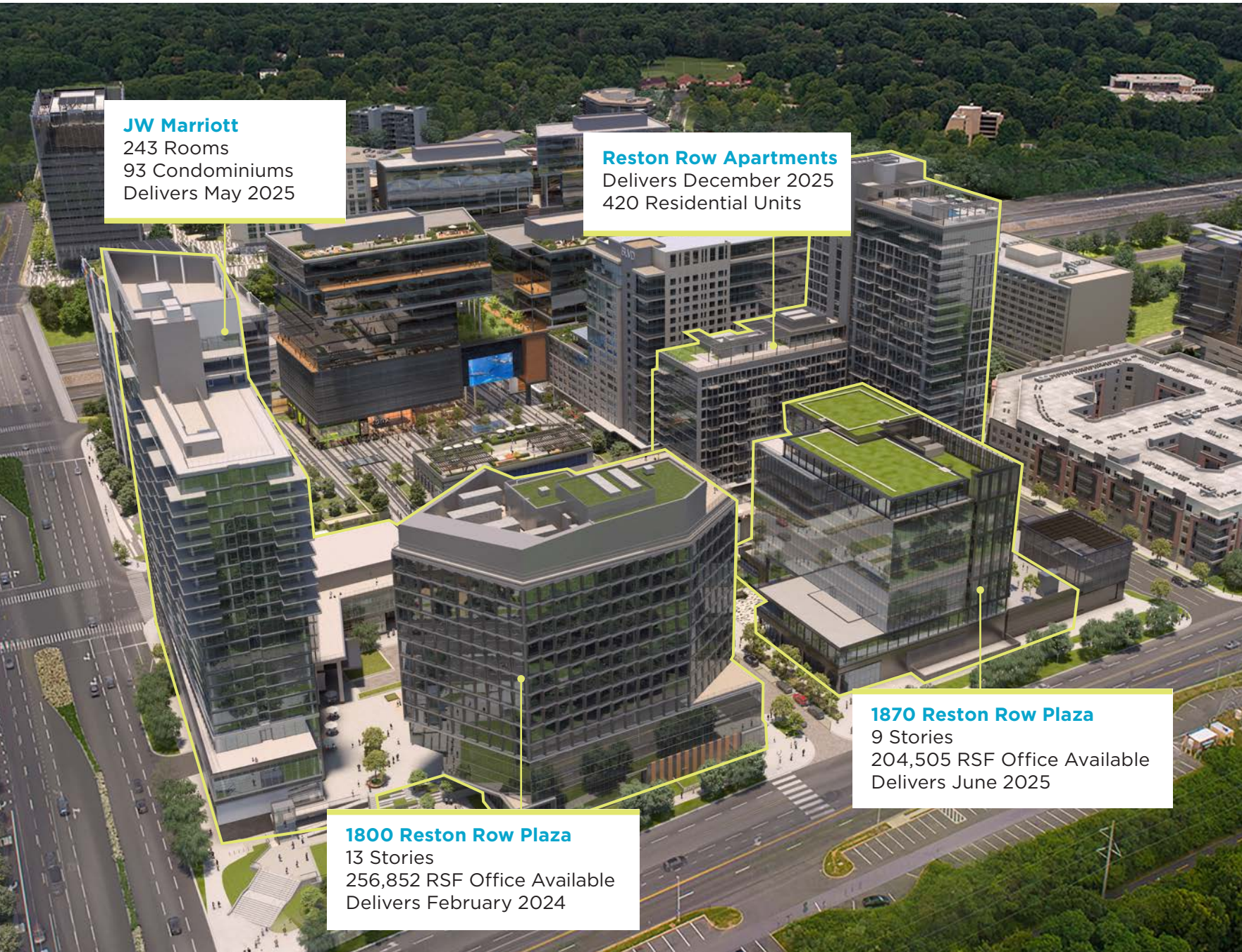


RESTON ROW

NEW REMARKABLE





THE ONLY FULLY INTEGRATED TRANSIT-ORIENTED DEVELOPMENT IN NORTHERN VIRGINIA

- Located midway between Tysons and Dulles Airport
- Pedestrian friendly urban landscape
- Trophy-Class and Class A office towers, world class hotels, and luxury apartments
- High quality dining, shopping, and entertainment
- Community events and social engagement
- Directly above the Metro at the only fully integrated transit facility in Northern Virginia
- Reston Row will feature a JW Marriott Hotel and Residences, 2 office buildings, an apartment building, and programmed green space

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
One seat Metro ride to IAD

Ronald Reagan Washington National Airport

22 minute drive,
Metro accesible

Clarendon

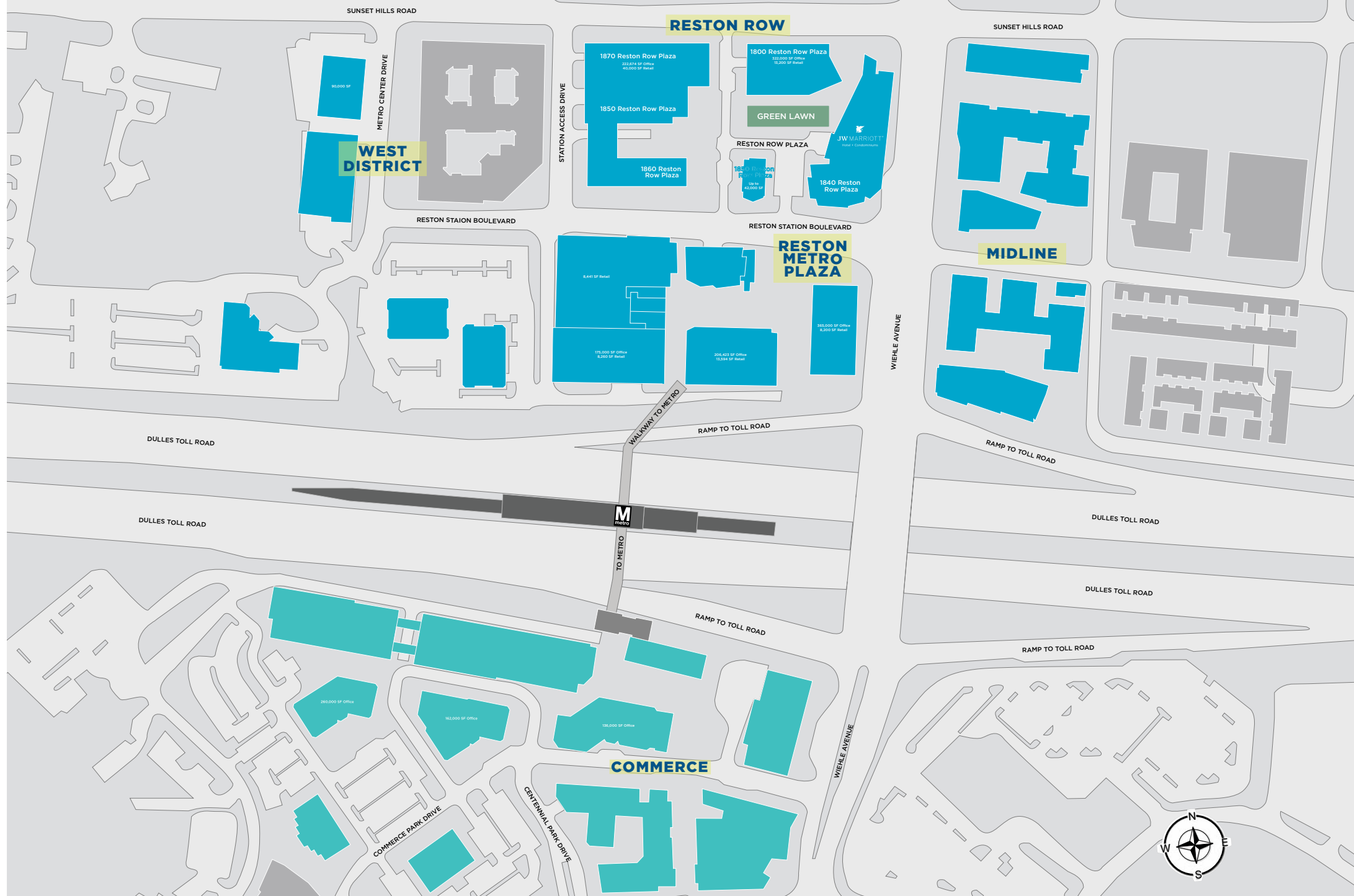
20 minute drive,
One seat ride to Clarendon

Washington DC

25 minute drive,
One seat Metro ride to DC

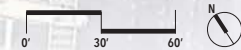
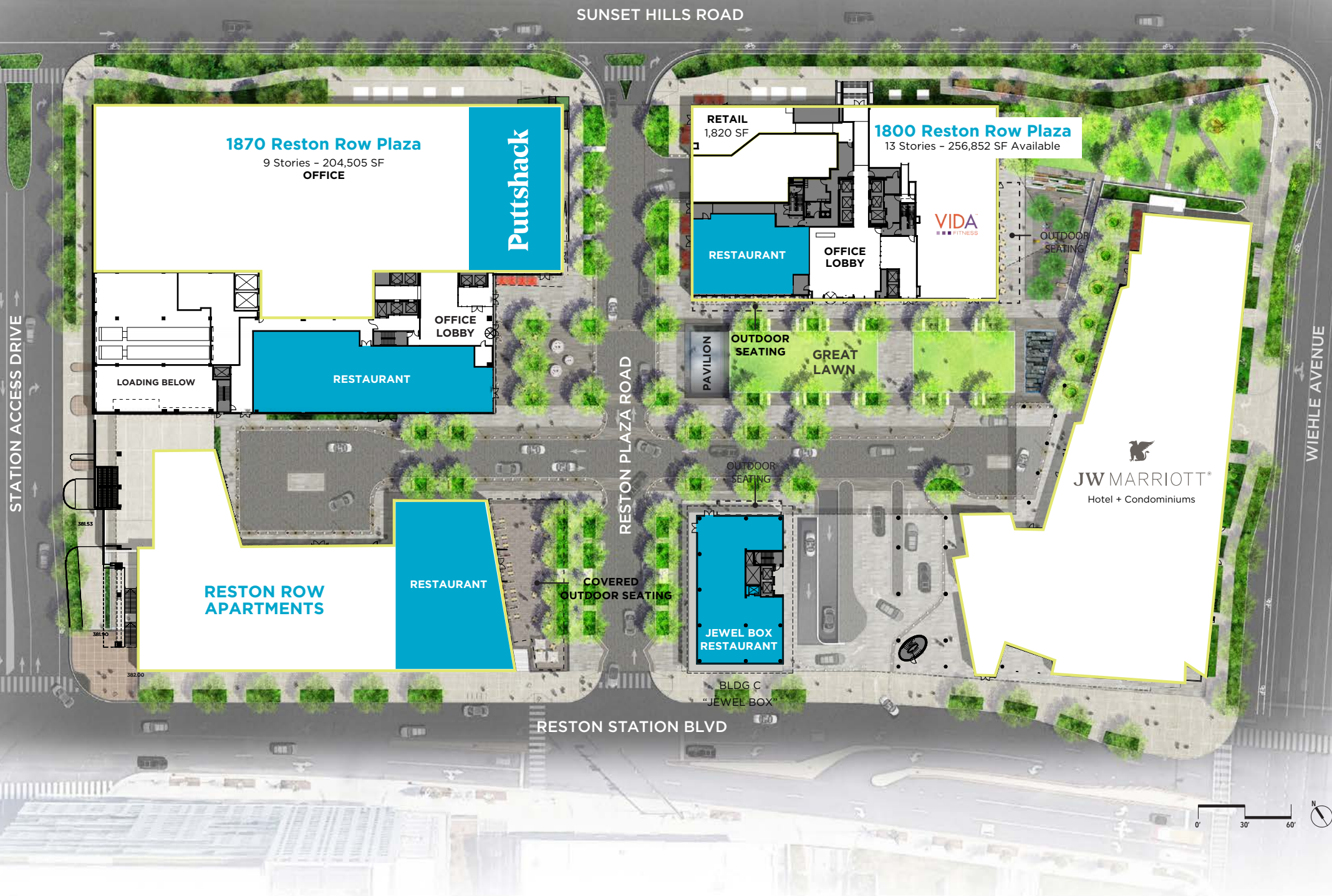


RESTON STATION SITE PLAN



RESTON ROW DISTRICT

SITE PLAN & ACCESS





JW MARRIOTT*
Hotel + Condominiums

1800 Reston Row Plaza

1870 Reston Row Plaza

Puttshack

VIDA
FITNESS

1800 RESTON ROW PLAZA BUILDING SPECS

**256,658 SF OFFICE
AVAILABLE
FLOORS 4-13**

SLAB-TO-SLAB HEIGHTS

- Lobby: 17'4"
- Floor 2: 17'8"
- Floor 3- 13: 12'.6"

TYPICAL FLOOR PLATE SIZE

- 24,540 SF

LEED SILVER

HVAC: DOAS:

- State-of-the-art
outside air system

ELEVATORS

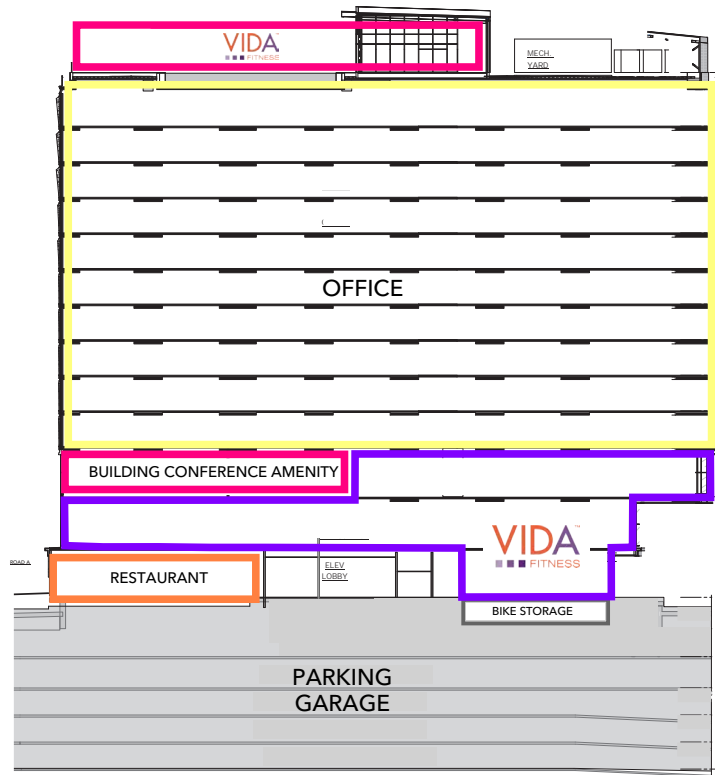
- 5 elevators plus freight
- Destination Dispatch

PARKING

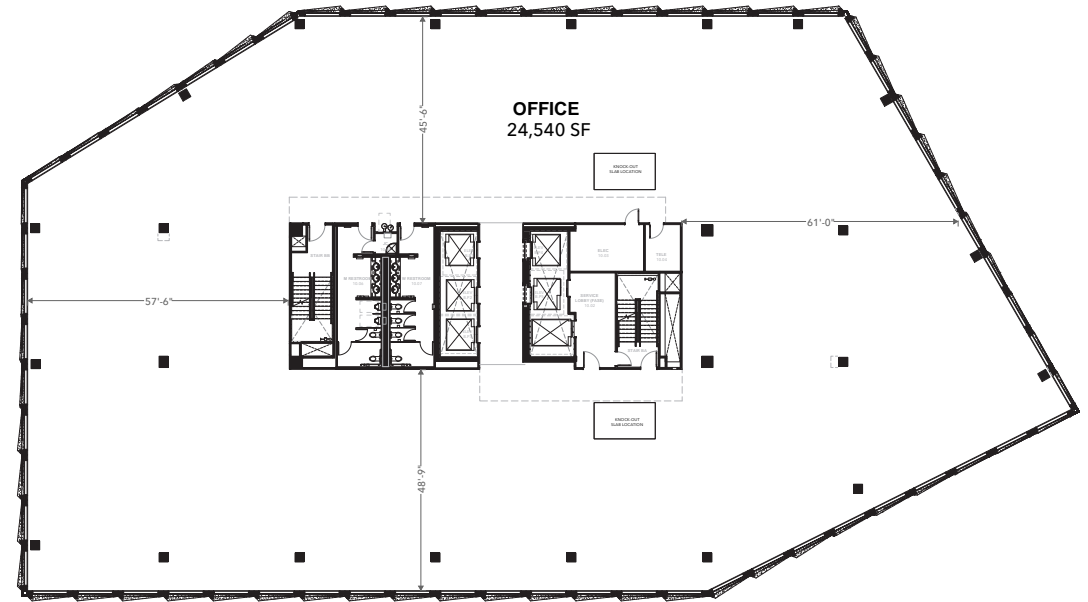
- 754 Spaces; 2.5 per
1,000 RSF



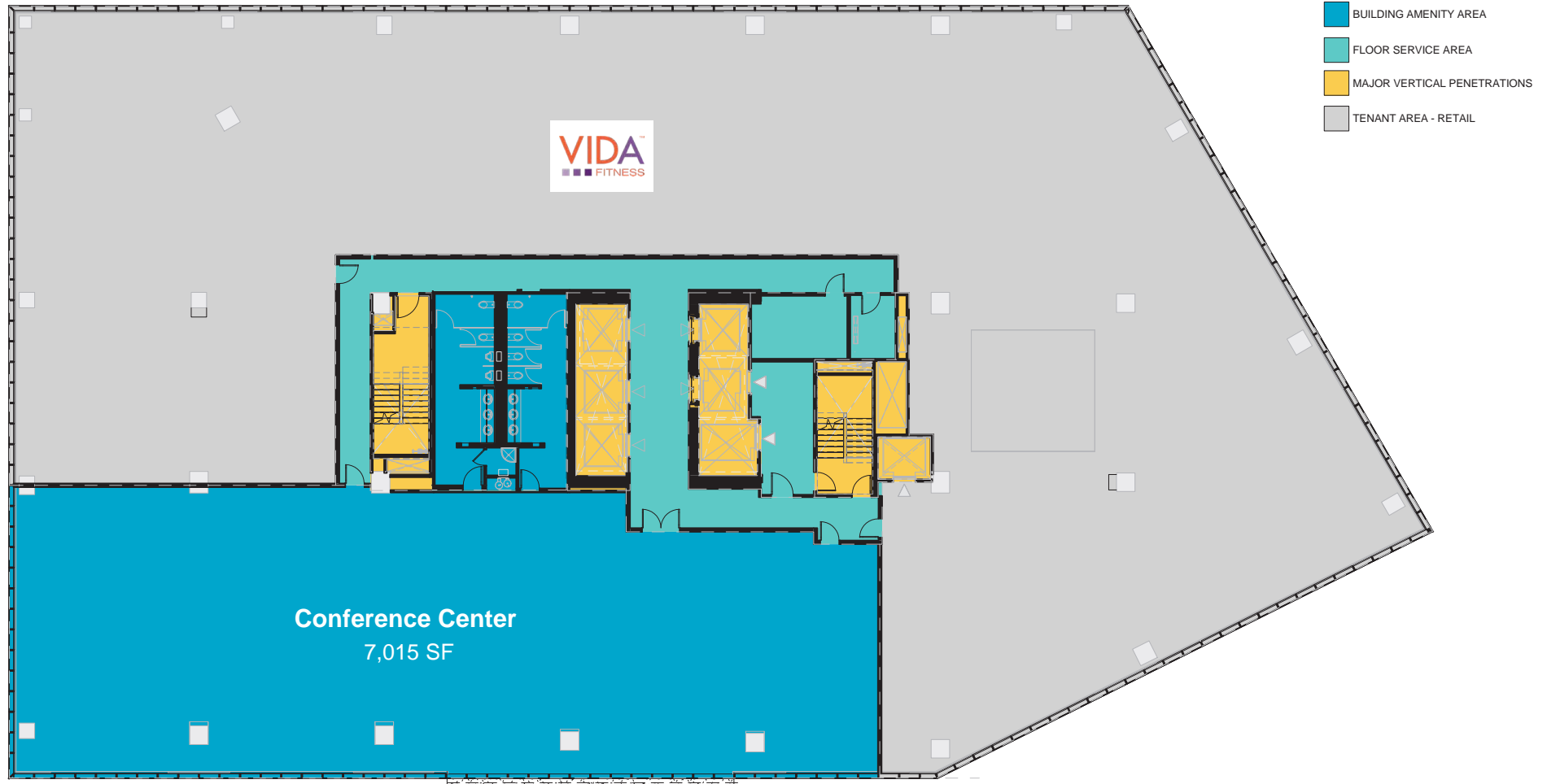
1800 RESTON ROW PLAZA



- 13 THE PENTHOUSE POOL CLUB
- 12 PREMIUM OFFICE FLOOR
24,540 SF
- 11 18'-10" FLOOR TO FLOOR
10'-6" MIN CLEAR CEILING
- 10
- 09
- 08 OFFICE
- 07
- 06 TYPICAL OFFICE FLOORS
24,540 SF
- 05 10 FLOORS WITH
12'-6" FLOOR TO FLOOR
9'-6" MIN CLEAR CEILING
- 04
- 03 17'-8" BUILDING CONFERENCE AMEN
9060 SF
- 02 18'-0" VIDA FITNESS
- 01 17'-4" RESTAURANT
- G0 10'-1"



3RD FLOOR AMENITY SPACE



1870 RESTON ROW PLAZA BUILDING SPECS

204,505 SF
OFFICE FLOORS 2-9

SLAB-TO-SLAB HEIGHT
• 12'6"

TYPICAL FLOOR SIZE
• 25,629 SF

LEED SILVER

HVAC: DOAS:
• State-of-the-art
outside air system

ELEVATORS
• 4 Elevators plus freight

PARKING
• 519 Spaces (2.5 spaces
per 1,000 SF)



HYPOTHETICAL TEST FITS

SINGLE TENANT



MULTI TENANT



- | | | | | |
|--|--|---|---|---|
|  Collaboration/
Conference |  Core |  Open Office |  Phone |  Storage |
|  Copy/Print |  Office |  Pantry |  Reception |  Support |

IT'S A LIFESTYLE

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

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

On-site BLVD | Reston Luxury Apartments

Outdoor areas

Bright Horizons child care

Plethora of fast casual and fine dining

Multitude of community events





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