

**Spectacular Reston Town Center Sublease**  
**Full floor | 27,474 SF**  
**11955 Democracy Drive, Reston, VA**



**Available 3-1-27**  
**Flexible term up**  
**to 8-31-33**  
**Furniture included!**  
**Parking included!**  
**Panoramic views!**



**High end design /  
new construction**



**New steelcase  
furniture**



**Fitness center**



**Access to state-of-  
the-art conference  
center**



**3/1,000 SF parking  
spaces**

**For further  
information**

**Glenn Meltzer**  
Principal  
+1 202 302 1010  
glenn.meltzer@avisonyoung.com

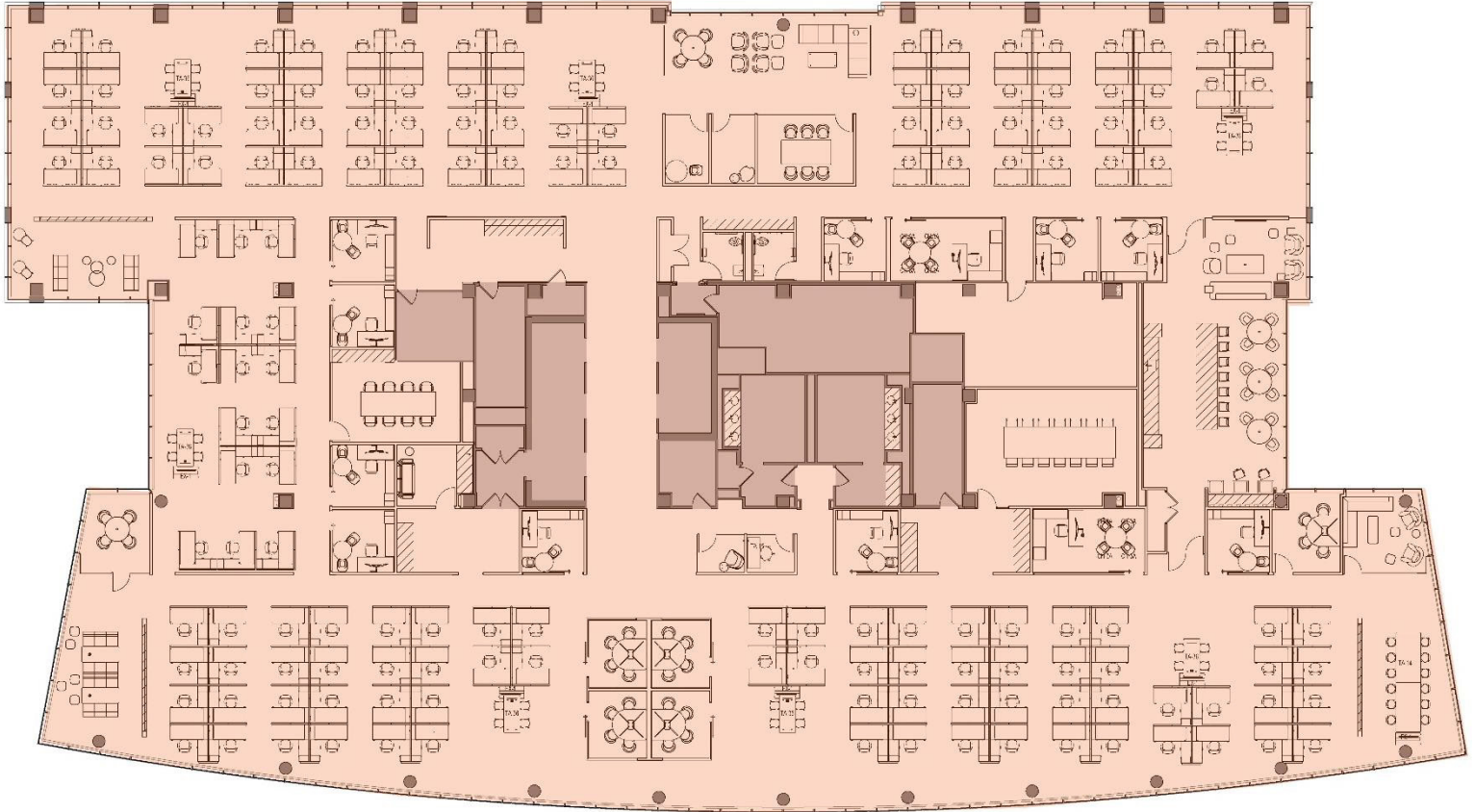
**Robert Katz**  
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[avisonyoung.com](http://avisonyoung.com)

# Floorplan

13<sup>th</sup> Floor | 27,474 SF

11955 Democracy Drive



17  
offices

152  
workstations

Expansive  
kitchen/cafe

Multiple conference rooms,  
lounges and collaborative  
spaces

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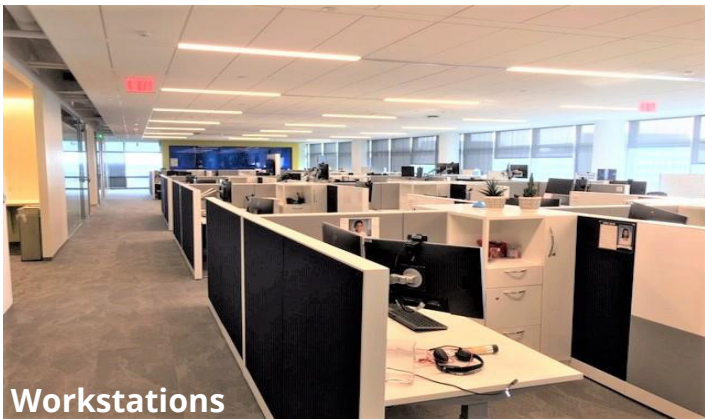
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Small conference room



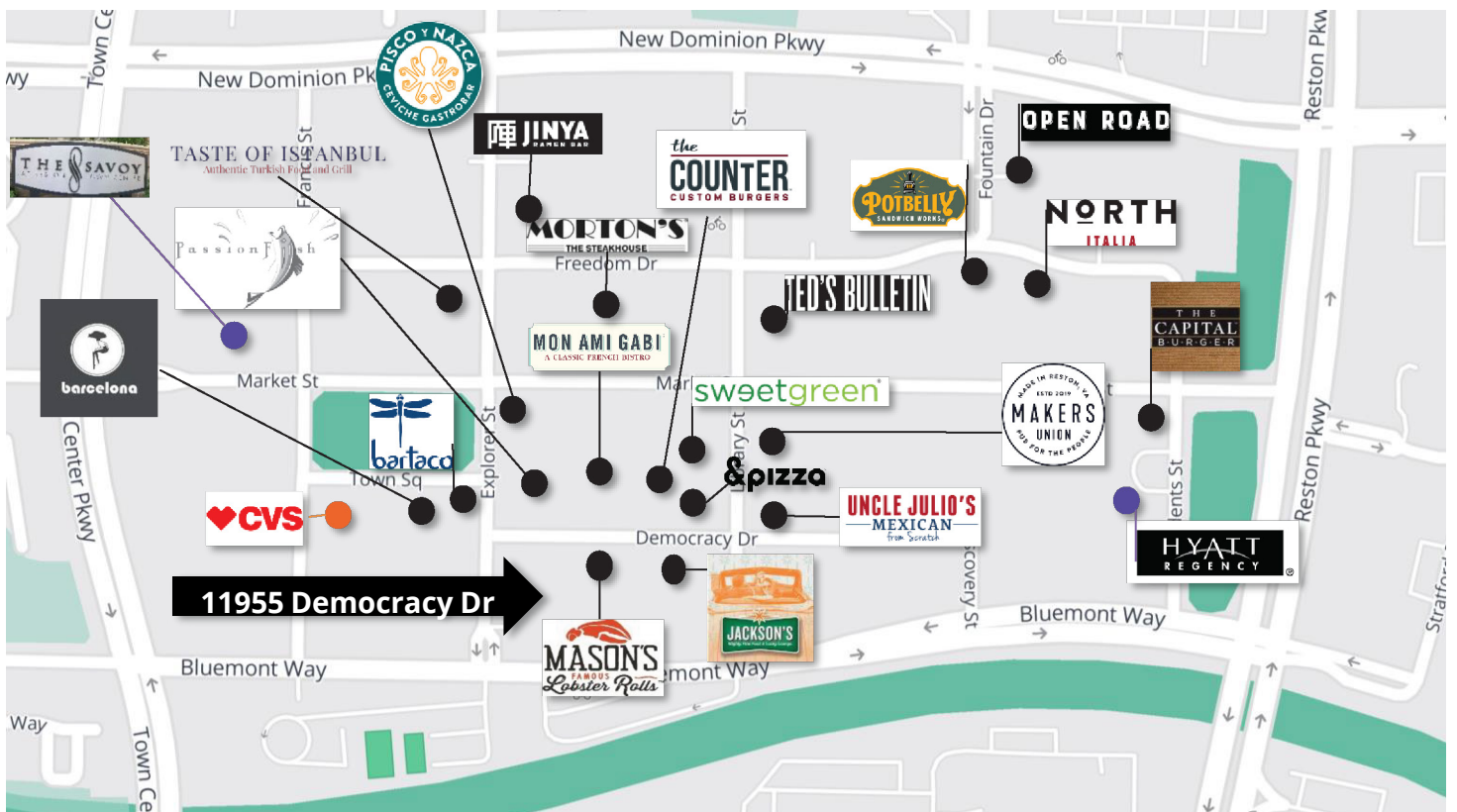
Cafe



Workstations



Collaborative space



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