

NEW REMARKABLE



LOCATION IS EVERYTHING

On-site Metro

10,000+ riders per day

Dulles Toll Road, Rte 267

Direct access

Tysons

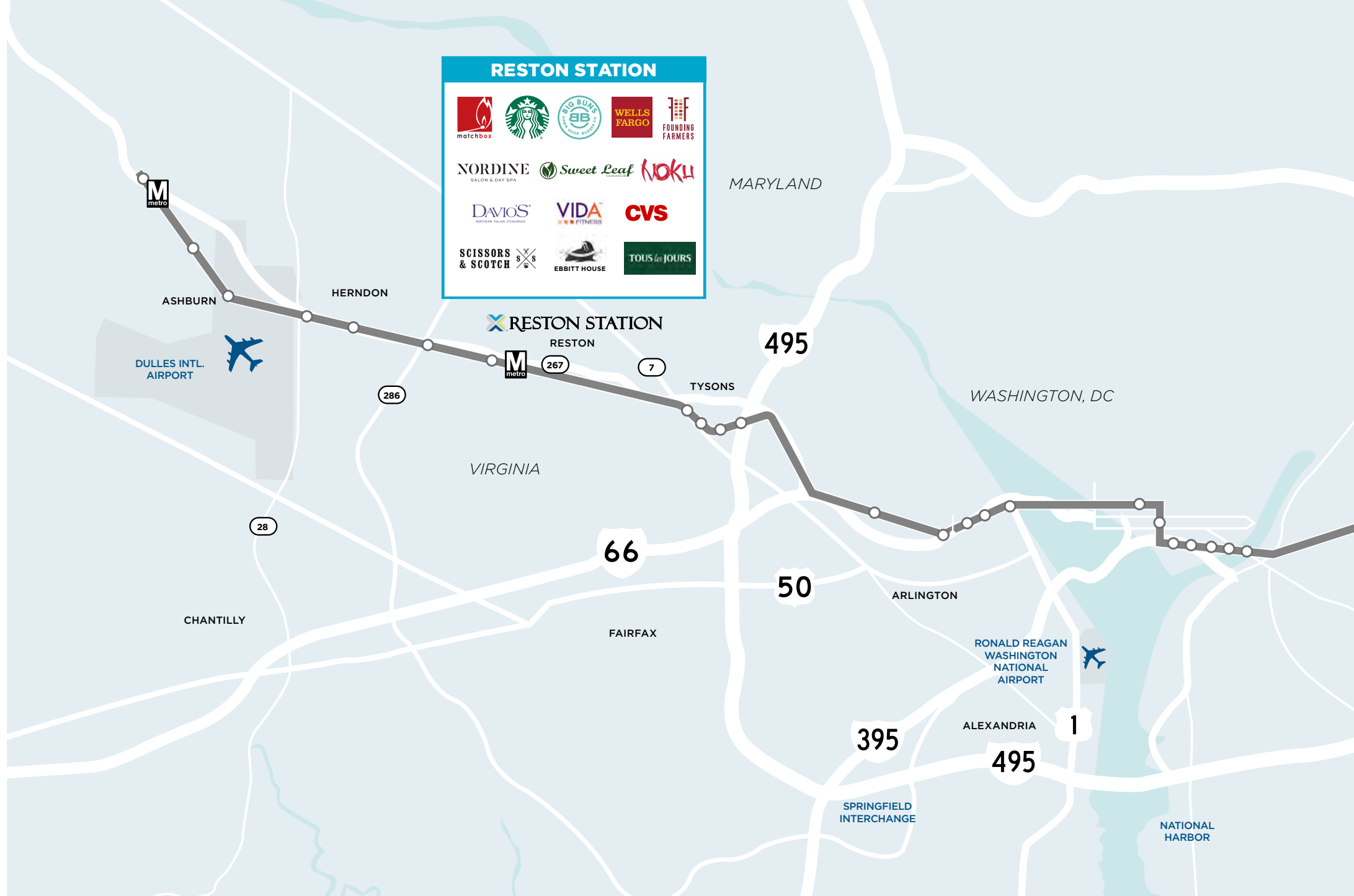
7 minute drive,
10 minute Metro ride

Dulles International Airport

8 minute drive
One seat Metro ride to IAD

Washington DC

25 minute drive,
One seat Metro ride to DC

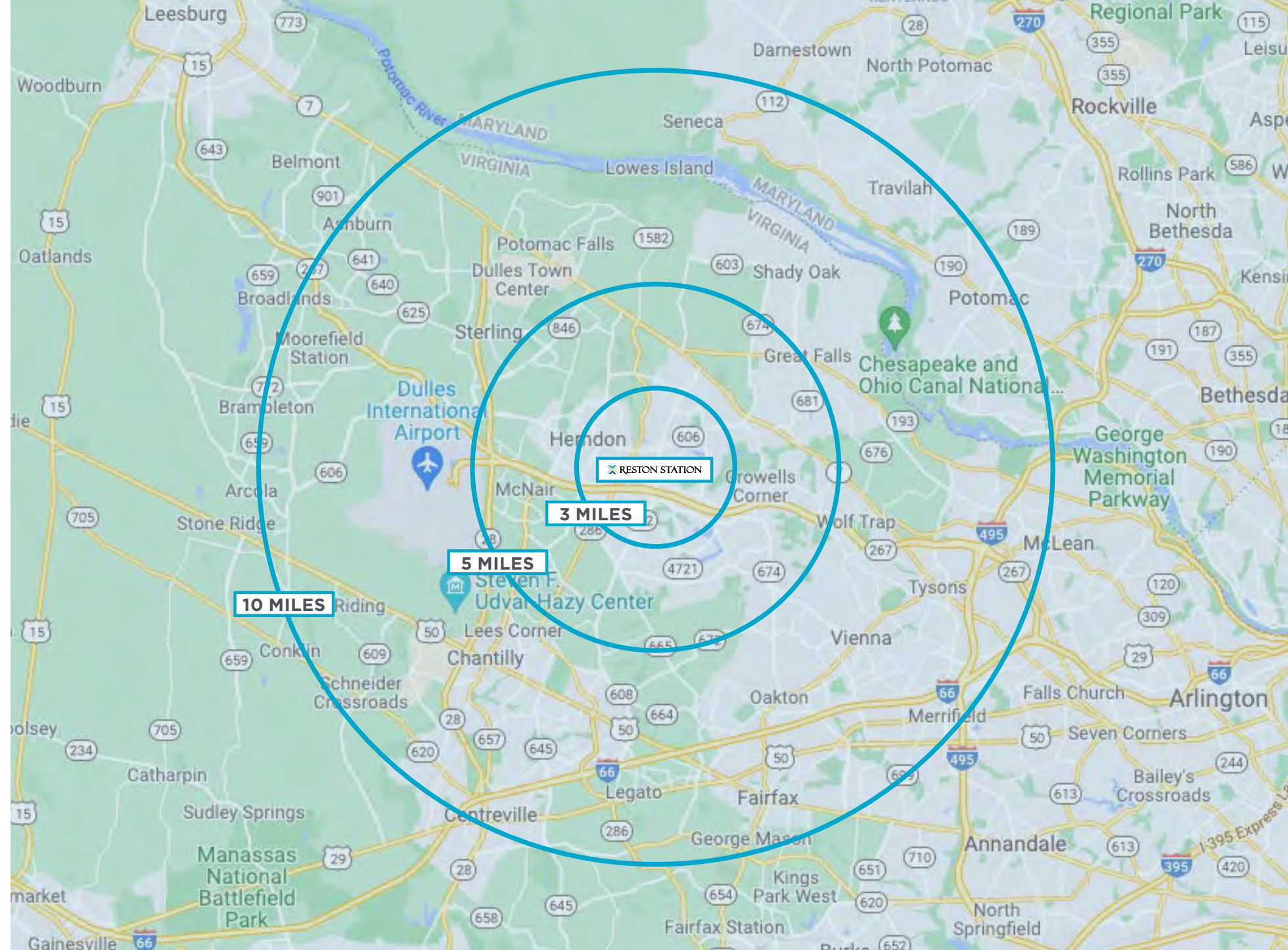


LOCATION AND DEMOGRAPHICS

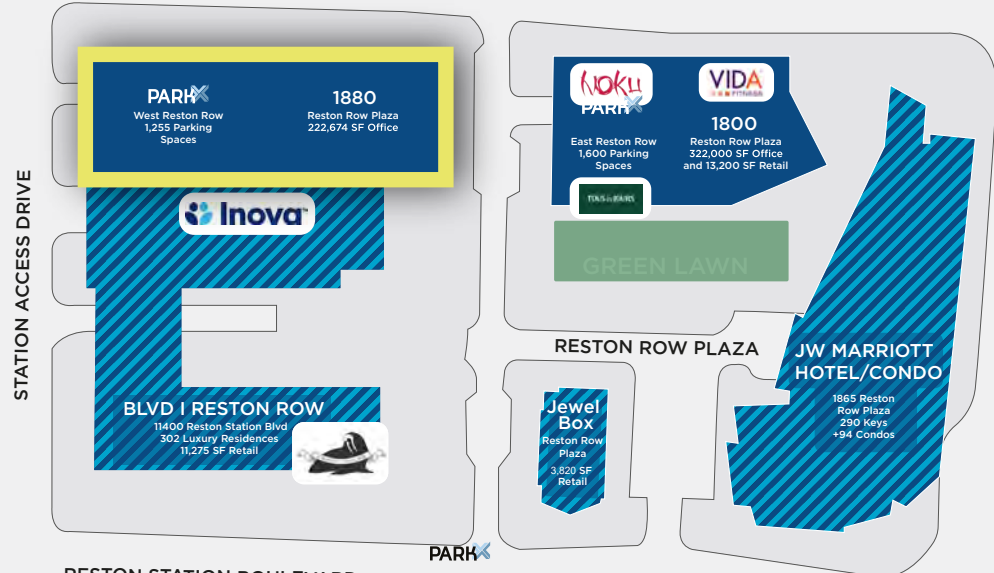
	3 MILES	5 MILES	10 MILES
POPULATION	91,188	233,491	833,016
HOUSEHOLDS	36,095	82,324	191,121
AVERAGE HH INCOME	\$178,571	\$197,588	\$185,671
MEDIAN HH INCOME	\$149,921	\$156,978	\$185,671
MEDIAN AGE	39	39	38

TRAFFIC COUNTS 2021

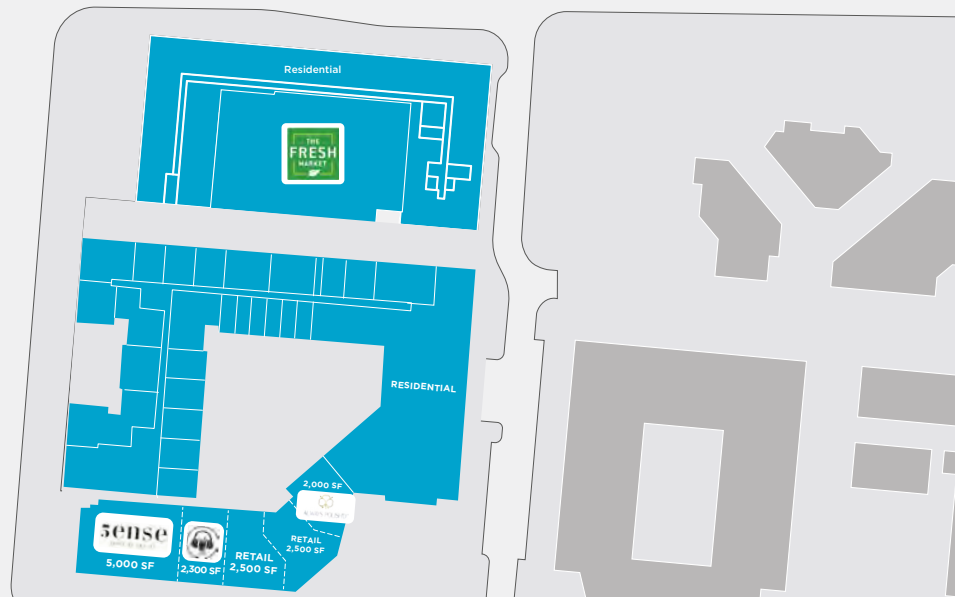
Dulles Toll Road: 102,232 AADT
 Sunset: 16,777 AADT
 Wiehle: 27,759 AADT



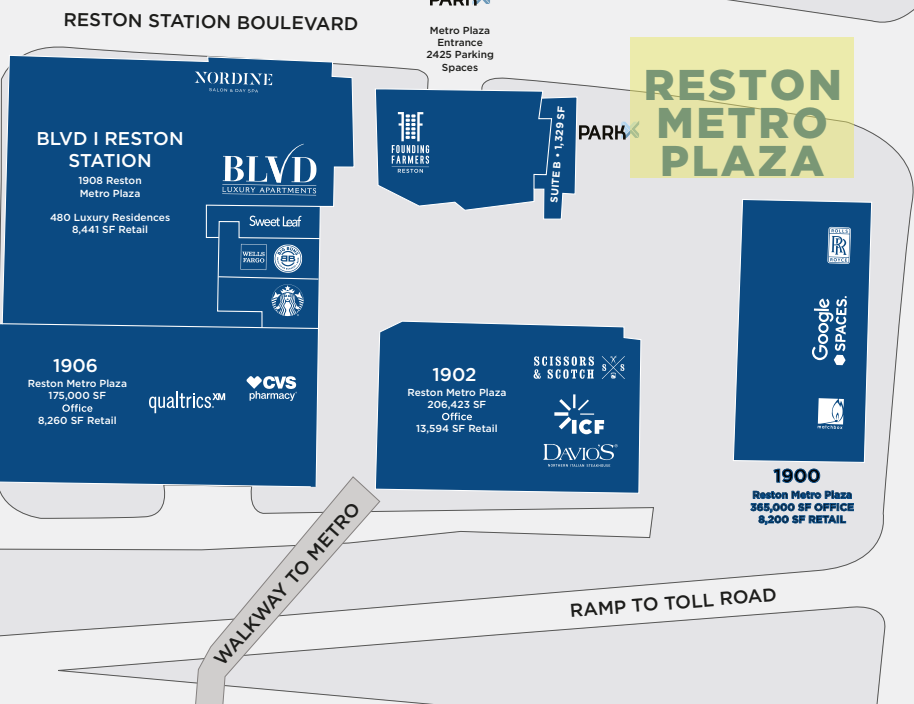
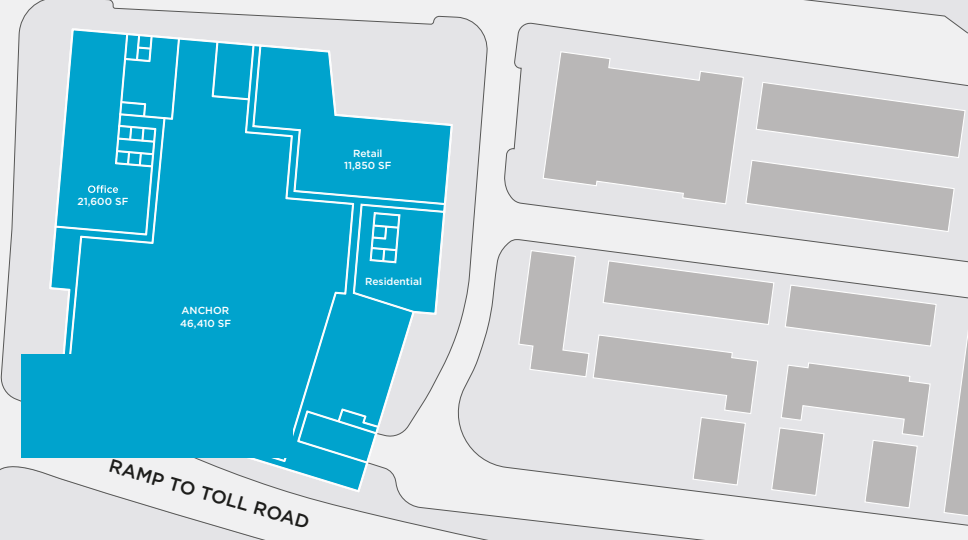
RESTON ROW



SUNSET HILLS ROAD



MIDLINE



FLEXIBLE RETAIL OPPORTUNITIES AVAILABLE

- Anchor Opportunities
- Full and Quick Service Restaurant
- Traditional and Specialty Retail Uses
- Opportunity to Incorporate Tenant Design Requirements in Base Building
- Ample Retail Parking Available

KEY

- EXISTING
- UNDER CONSTRUCTION
- NEAR TERM DEVELOPMENT

RESTON ROW

243
JW MARRIOTT KEYS

93
JW MARRIOTT
RESIDENCE

412
APARTMENT UNITS

450,000 SF
OFFICE SPACE

120,000 SF
RETAIL SPACE



JW MARRIOTT®
Hotel + Condominiums

1800 Reston Row Plaza

1870 Reston Row Plaza

EBBITT HOUSE

VIDA
FITNESS

TOUS les JOURS

NOKU

RESTON METRO PLAZA

qualtricsSM 



Google 





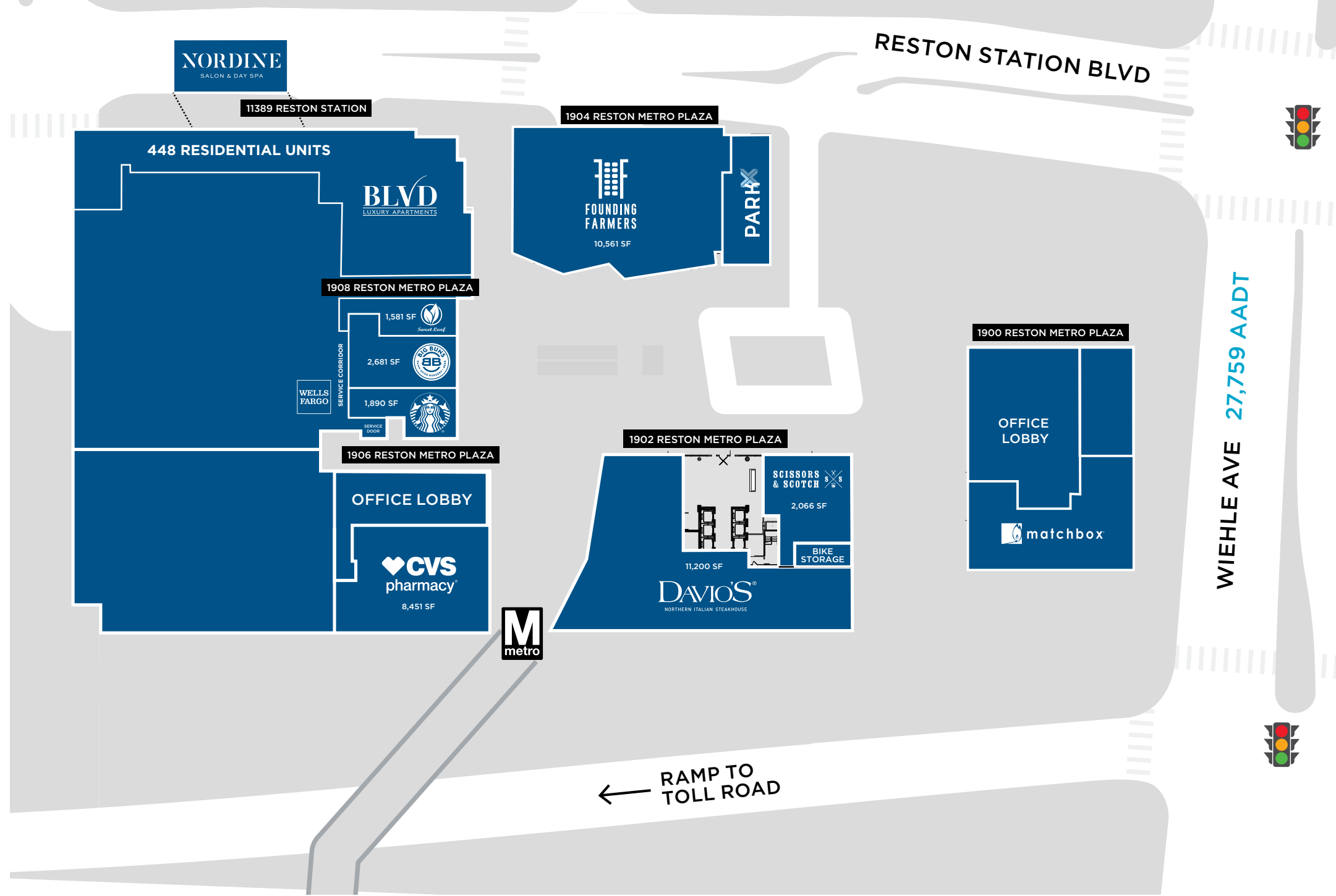
  

NORDINE
SALON & DAY SPA


FOUNDING FARMERS
RESTON



RESTON METRO PLAZA MAP



RESTON

RESTON ROW

MAP



RESTON MIDLINE SITE PLAN



RESTON ROW



RESTON ROW



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 plazas

Plethora of fast casual and fine dining

Fitness and Entertainment Anchors

Multitude of community events



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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