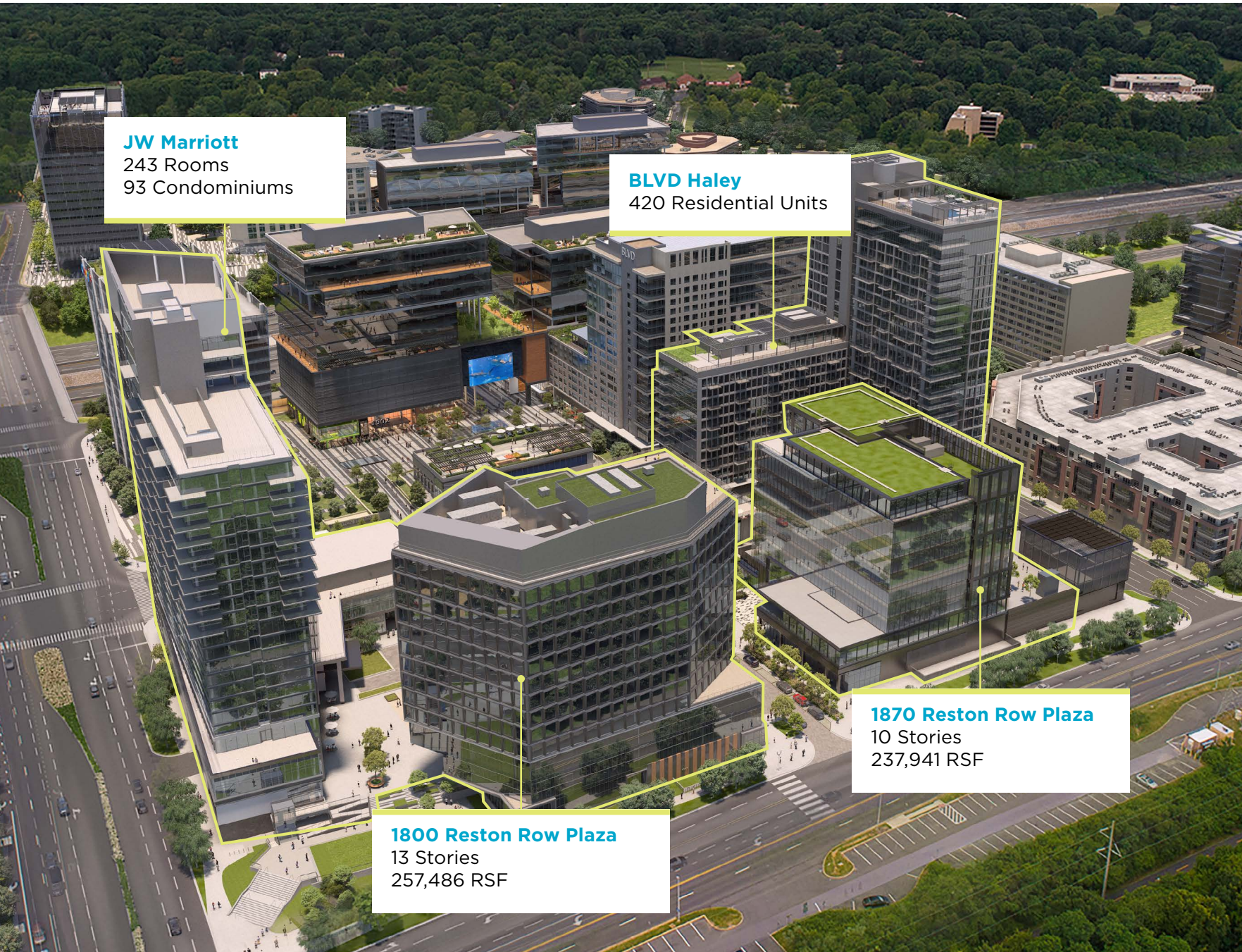


RESTON ROW

NEW REMARKABLE





JW Marriott
243 Rooms
93 Condominiums

BLVD Haley
420 Residential Units

1800 Reston Row Plaza
13 Stories
257,486 RSF

1870 Reston Row Plaza
10 Stories
237,941 RSF

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 features 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

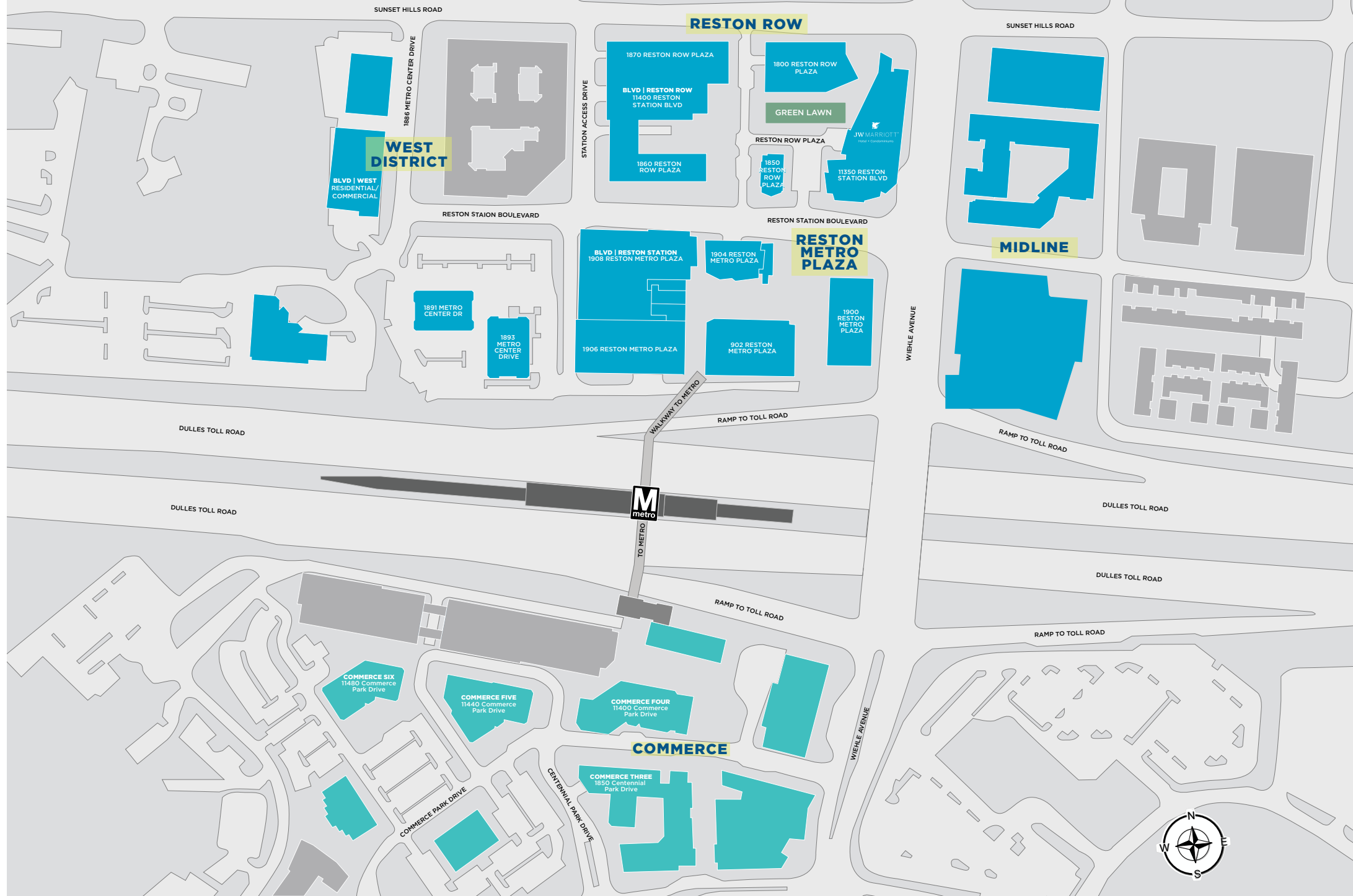
20 minute drive,
One seat ride to Clarendon

Washington DC

25 minute drive,
One seat Metro ride to DC



RESTON STATION SITE PLAN



SUNSET HILLS ROAD

RESTON ROW DISTRICT

SITE PLAN & ACCESS

1870 Reston Row Plaza

10 Stories and Rooftop
OFFICE

Booz Allen

1800 Reston Row Plaza

13 Stories

TOUS les JOURS

OFFICE LOBBY

VIDA FITNESS

OUTDOOR SEATING

RETAIL

OFFICE LOBBY

Inova

RETAIL

LOADING BELOW

PAVILION

OUTDOOR SEATING

GREAT LAWN

CONDO LOBBY

RESTON PLAZA ROAD

WIEHLE AVENUE

BLVD HALEY

EBBITT HOUSE

COVERED
OUTDOOR SEATING

OUTDOOR SEATING

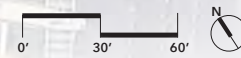
JEWEL BOX RESTAURANT

JW MARRIOTT

Hotel + Condominiums

BLDG C
"JEWEL BOX"

RESTON STATION BLVD





JW MARRIOTT*
Hotel + Condominiums

THE
SIMON
SCHAR BAR

1800 Reston Row Plaza

1870 Reston Row Plaza

EBBITT HOUSE

Booz Allen

**RAZOR'S
EDGE**

JW Market

Inova

THE
**FRESH
MARKET**

VIDA
FITNESS

TOUS les JOURS

NOKU

Booz Allen

1800 RESTON ROW PLAZA BUILDING SPECS

**169,817 SF OFFICE
AVAILABLE
FLOORS 7-13**

SLAB-TO-SLAB HEIGHTS

- Lobby: 35' 4"
- Floors 4-12: 12' 6"
- PH Level: 20' 10"

TYPICAL FLOOR PLATE SIZE

- 25,749 SF

LEED SILVER

HVAC: DOAS:

- State-of-the-art
outside air system

ELEVATORS

- 5 elevators plus freight
- Destination Dispatch

PARKING

- 2.5 per 1,000 RSF



1800 RESTON ROW PLAZA

Razor's Edge
(10,422 sf remaining
on this floor available)

Typical Floor Size
25,749 SF

Finished Ceiling Slab to
Slab Heights 12'6"

Booz Allen

Tenant Conference

VIDA Fitness

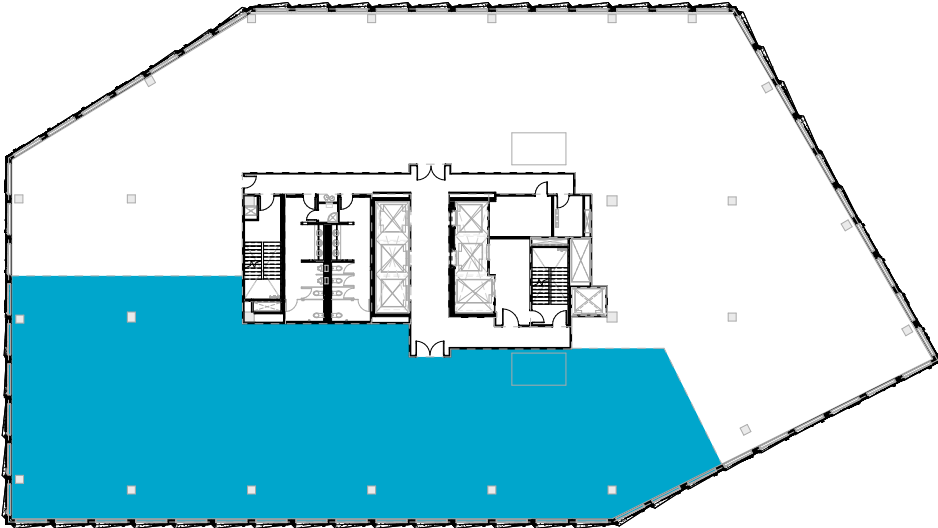
Tous les Jours/Noku

- 13
- 12
- 11
- 10
- 9
- 8
- 7
- 6
- 5
- 4
- 3
- 2
- 1

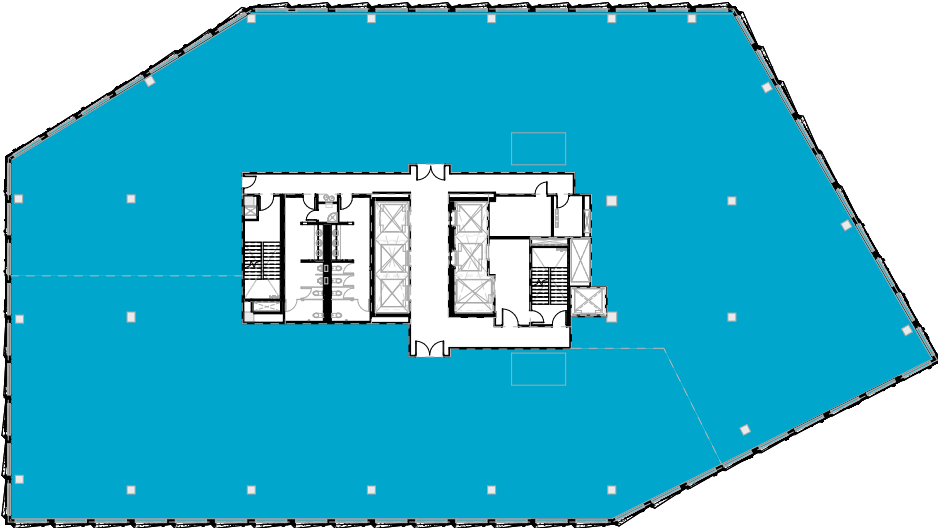


1800 RESTON ROW FLOOR PLANS

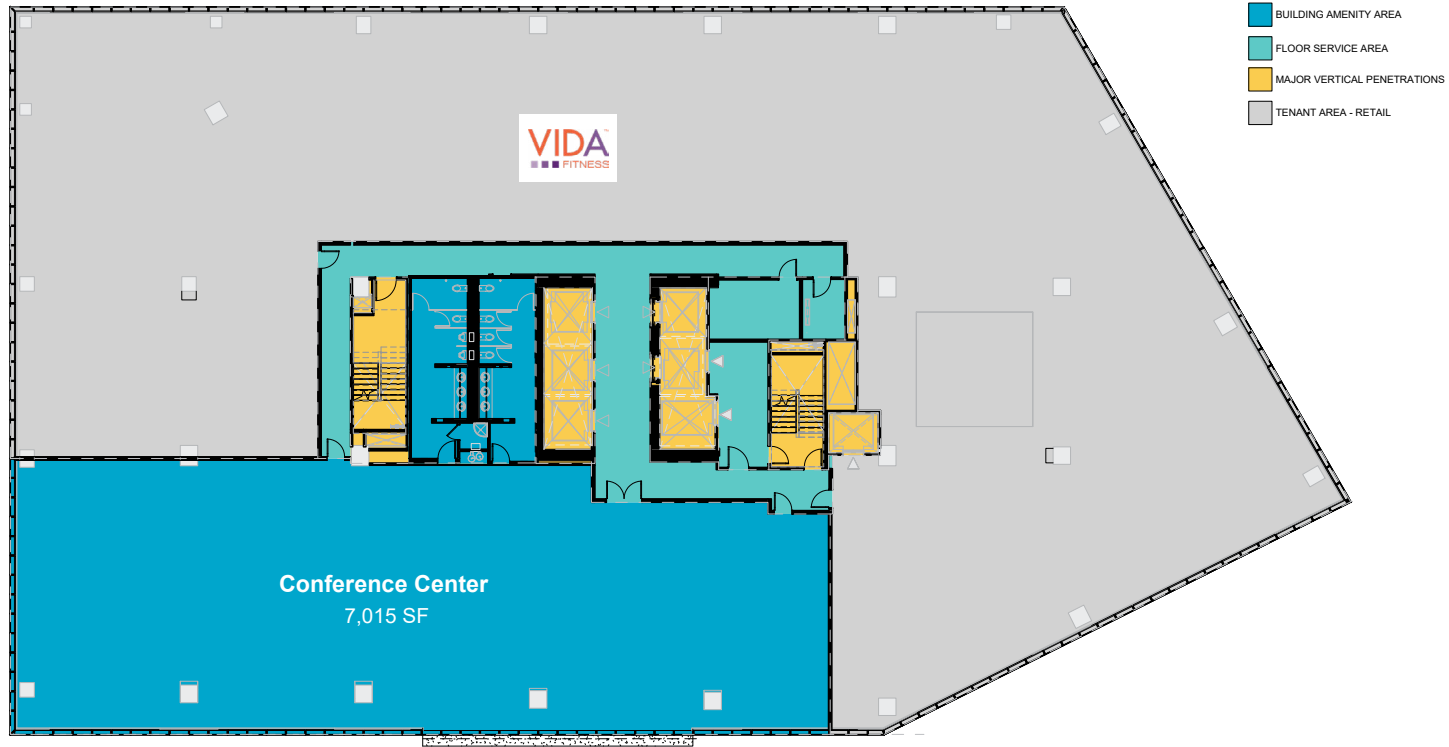
10th FLOOR
VACANT
10,422 SF



FULL FLOOR
25,749 SF
typical
floorplate size



3RD FLOOR AMENITY SPACE



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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