




PLAZA AMERICA

11700, 11710, 11720, 11730 PLAZA AMERICA DRIVE  
RESTON, VIRGINIA

 **Atlantic**  
REALTY COMPANIES

 **Tamares**  
Real Estate

  
**STREAM**®





Plaza America is a master-planned, world-class business environment consisting of four, Class A buildings totaling over 965,000 SF. Located at the heart of the Dulles Corridor and minutes from the Reston Town Center along the Dulles Toll Road, Plaza America offers an abundance of unique attributes including its impeccably landscaped grounds, proximity to a diverse mix of retail options, and a strategic roadway system for streamlined access in and out of the project.



## IDEAL SETTING

Plaza America champions its environment. The office buildings surround a central plaza with a cascading waterfall, half-mile linear park, and meticulous landscaping that provide an upscale and serene setting in the heart of Reston. Across the street at Old Reston Avenue is direct access to the W&OD trail—a scenic, 50 mile trail that is a natural haven for joggers, walkers and cyclists.



## WORLD-CLASS LOCATION

Plaza America is located in the heart of the Dulles Corridor, with immediate access to the Dulles International Airport as well as the Capital Beltway and Route 28. As one of the Dulles Toll Road's most accessible destinations adjacent to 165,000 SF of mixed use development providing a tremendous working environment for employees and customers offering a thoughtful system of roadways for streamlined access in and out of the project.

## NEARBY AMENITIES

Washington Metro's newly constructed Silver Line is the latest expansion of the DC Metrorail System. Of the 11 Metrorail stations along the Silver Line, Plaza America is situated with immediate access to both the Reston Town Center and Wiehle-Reston East Metro Stations. In addition to the walkable amenities of the Plaza America Retail Center, tenants of Plaza America can enjoy a complimentary daily shuttle to the Wiehle Metro and Reston Town Center which provides a diverse set of convenience + dining retailers.



# QUALITY TENANT EXPERIENCE

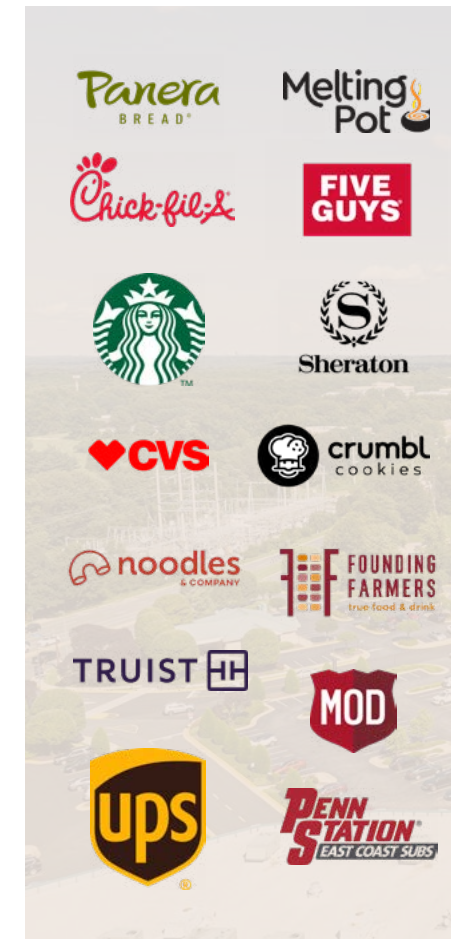
Plaza America provides a high-quality tenant experience through its first-class image and host of on-site amenities.

*Current project amenities exclusive for tenants include:*

Fitness center equipped with showers and locker rooms.

Casual and fine dining options including Noodles + Company, Melting Pot, and Nikko Sushi + Hibachi.

Ample landscaped outdoor space with miles of tree lined trails, gardens and patio seating.



Tower II & III achieved Energy Star Certification

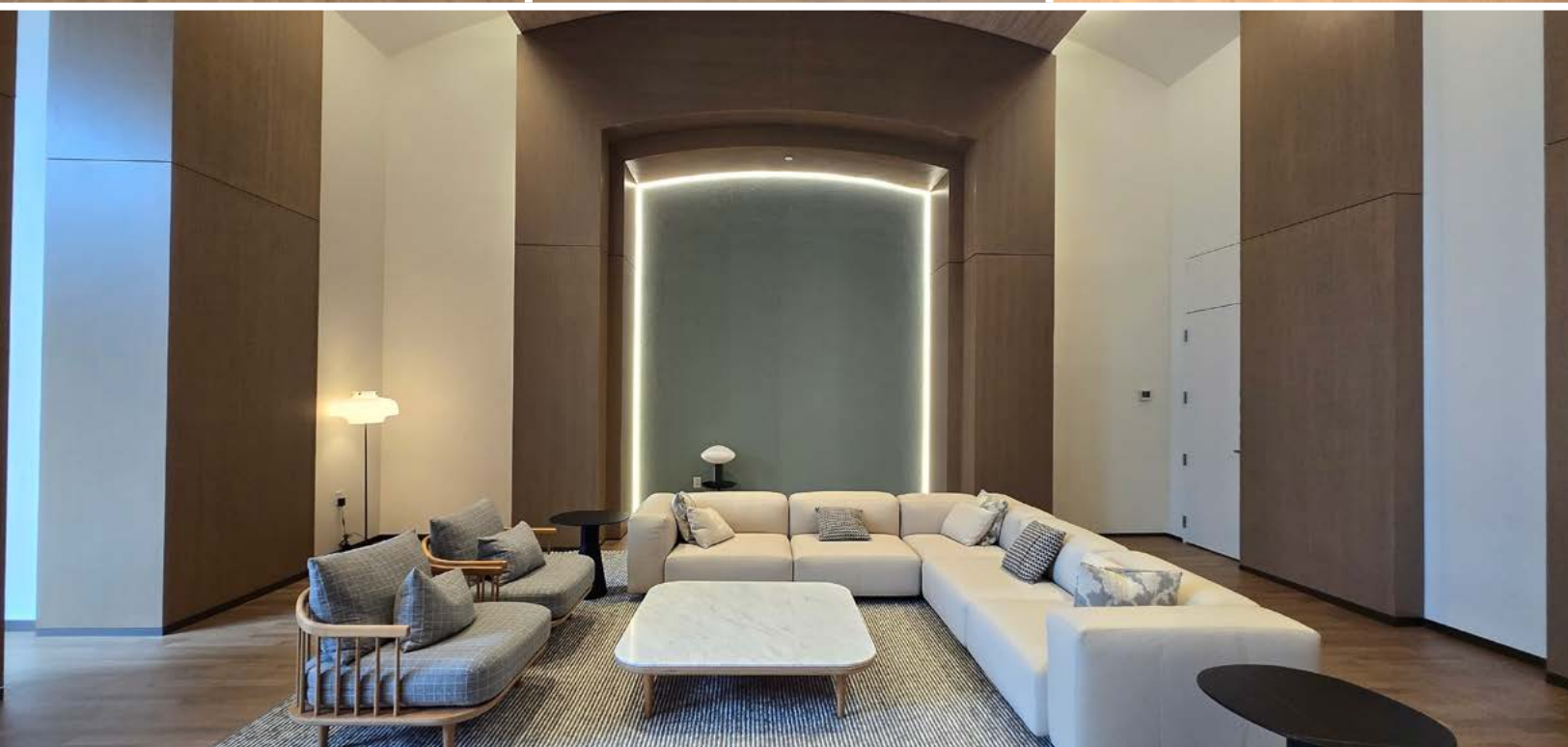


# STUNNING RENOVATIONS

11700, 11710, 11720, 11730 PLAZA AMERICA DRIVE

**ALL-NEW LOBBY, MODERN CONFERENCE CENTER,  
LOBBY, AND UPSCALE TENANT LOUNGE**

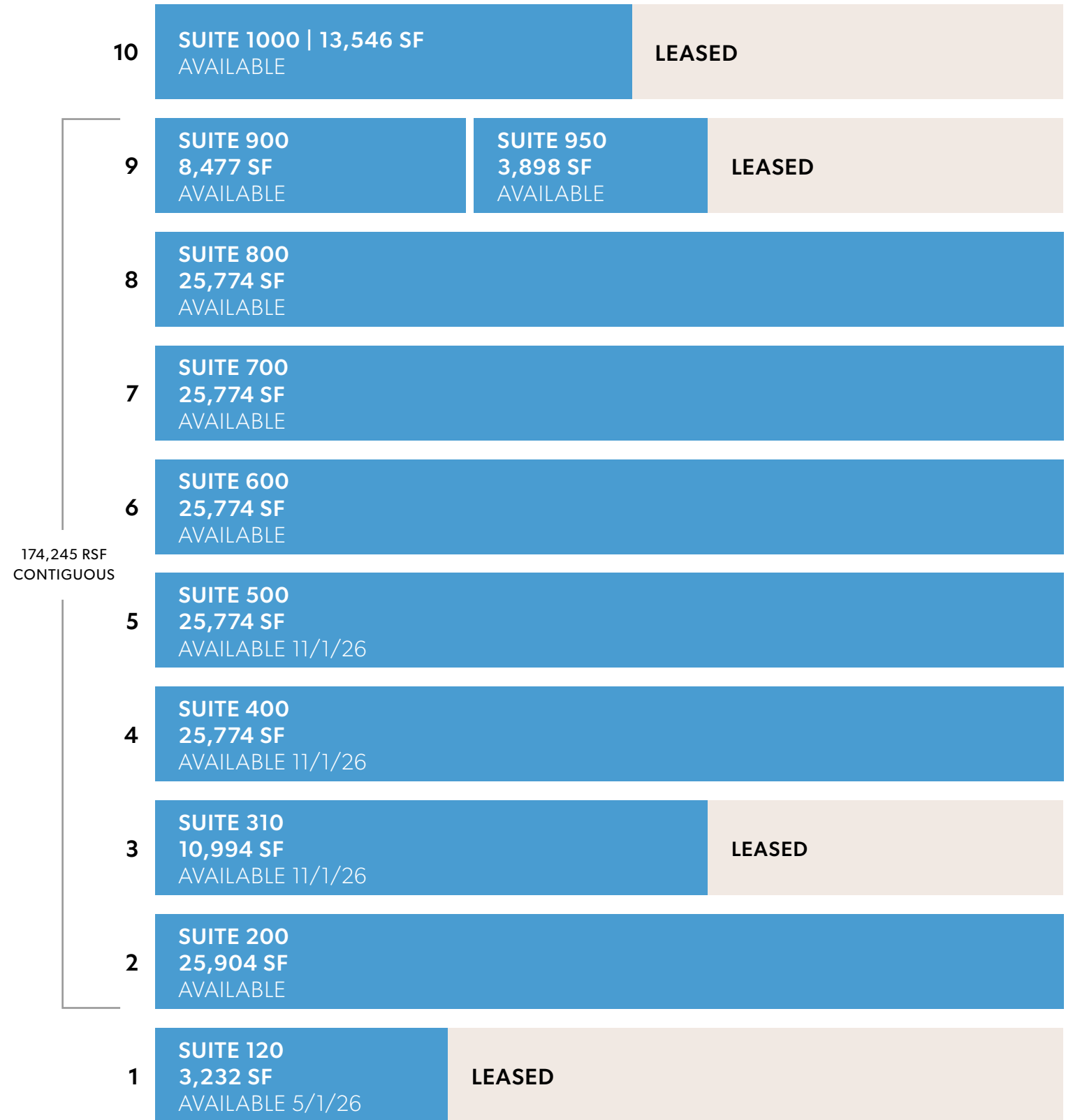
CLICK OR  
SCAN TO  
VIEW THE  
SPACE

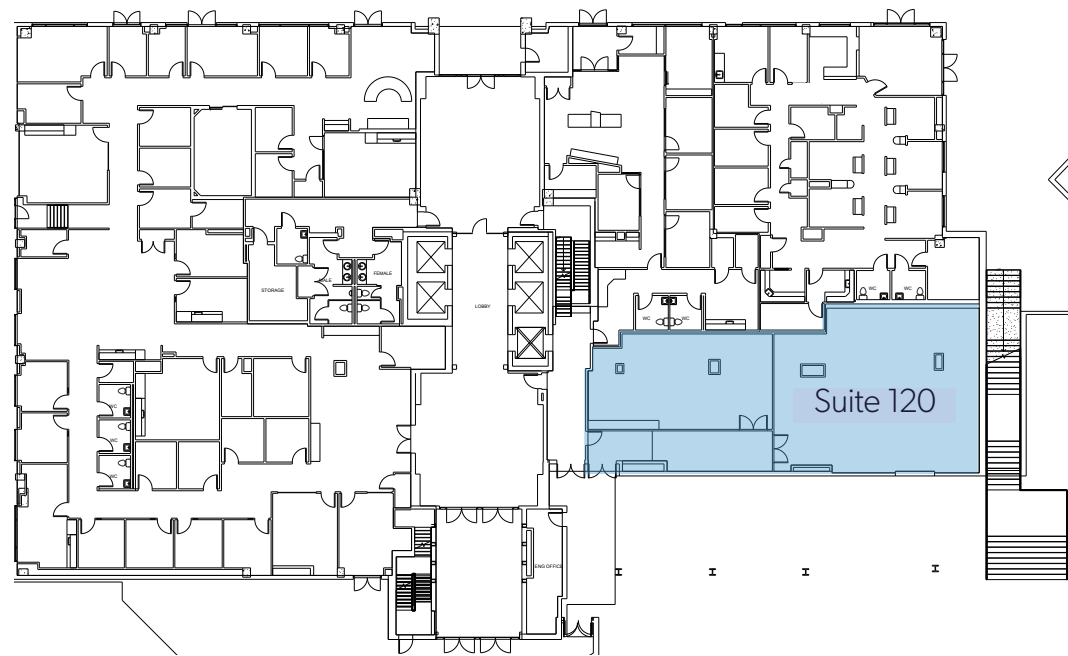


# TOWER I



## TOWER I STACKING PLAN 11700 PLAZA AMERICA DRIVE



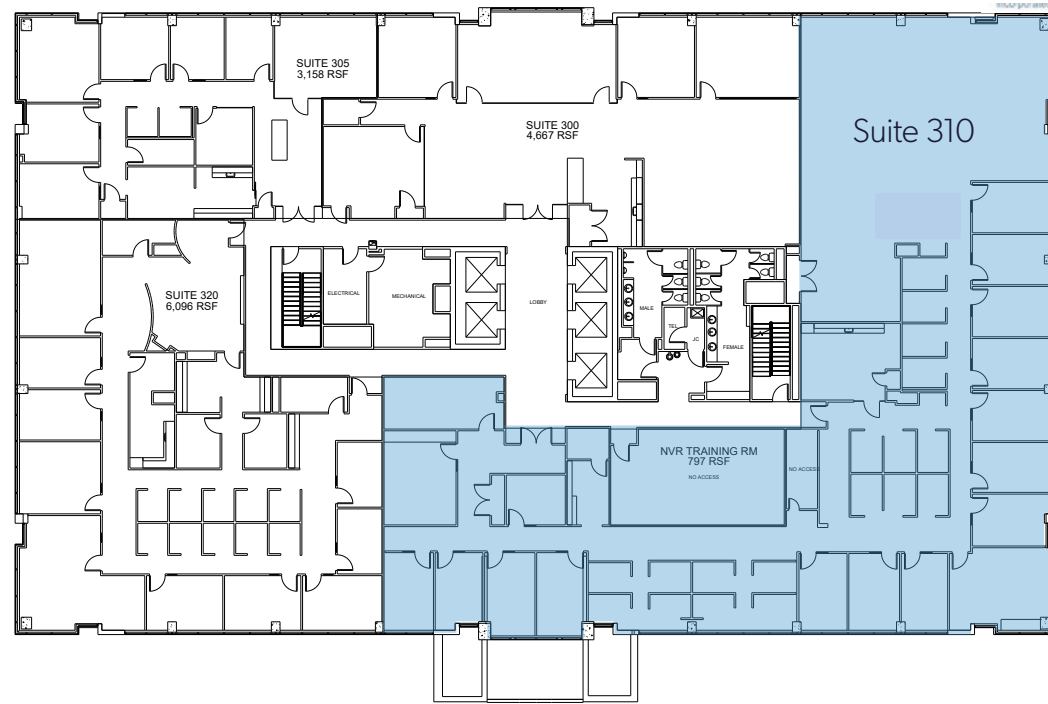


**SUITE 120 | 3,232 RSF**  
*Available 5/1/2026*

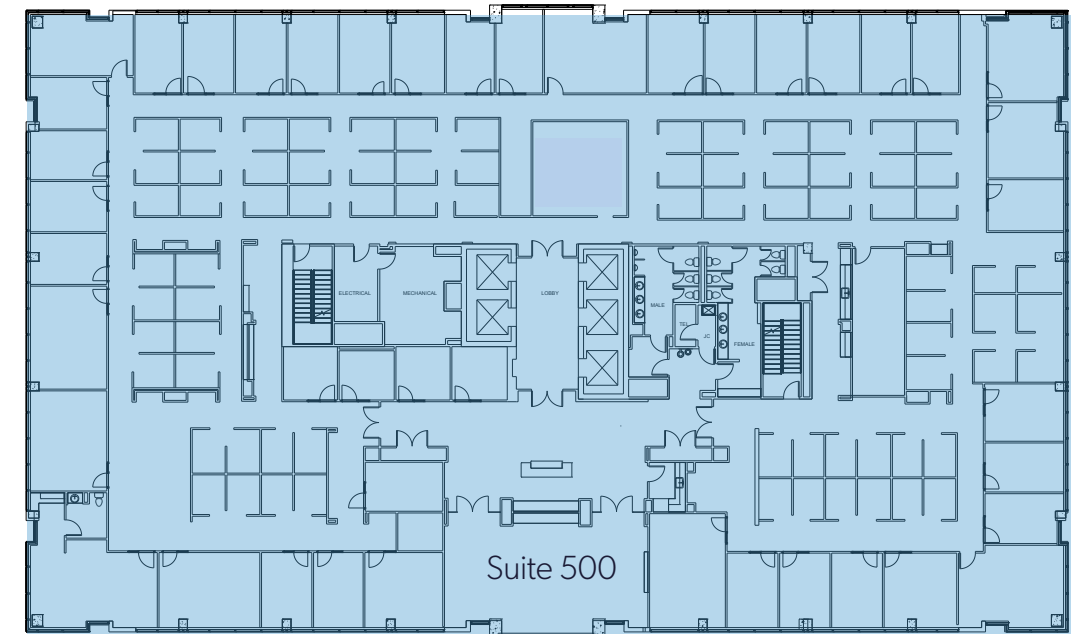


**SUITE 200 | 25,904 RSF**  
*Fully Builtout floor with rare private outdoor terrace and event space*





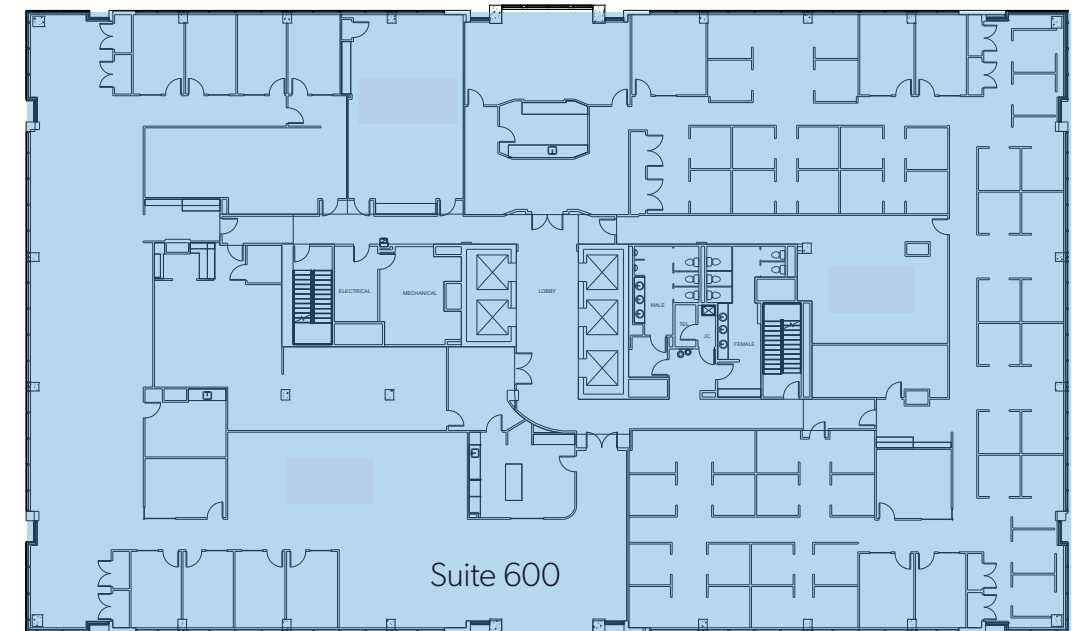
**SUITE 310** | 10,994 RSF  
Available 11/1/2026



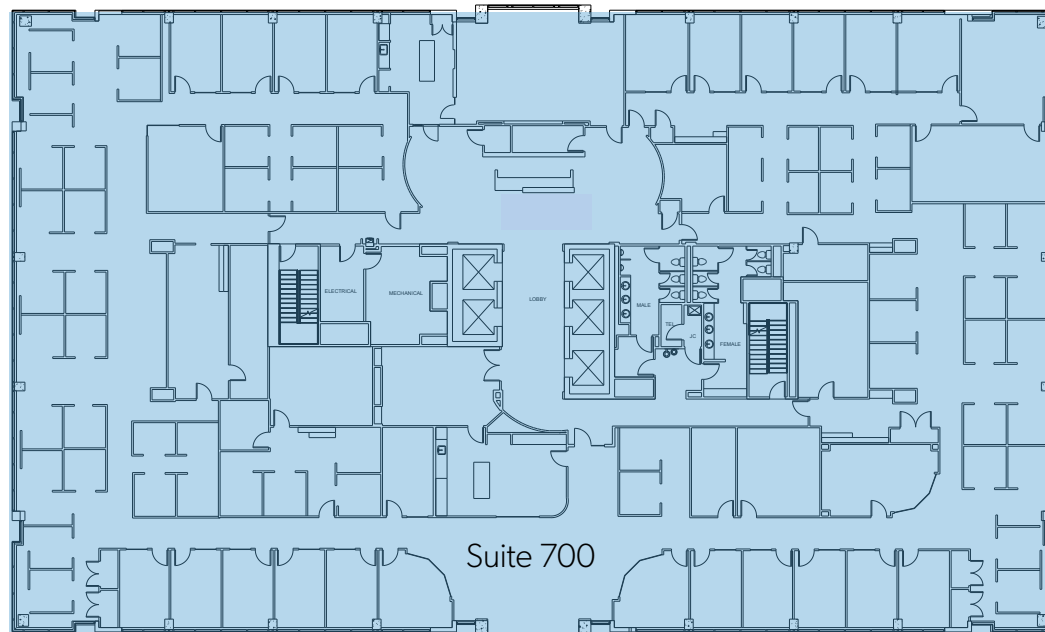
**SUITE 500** | 25,774 RSF  
Available 11/1/2026



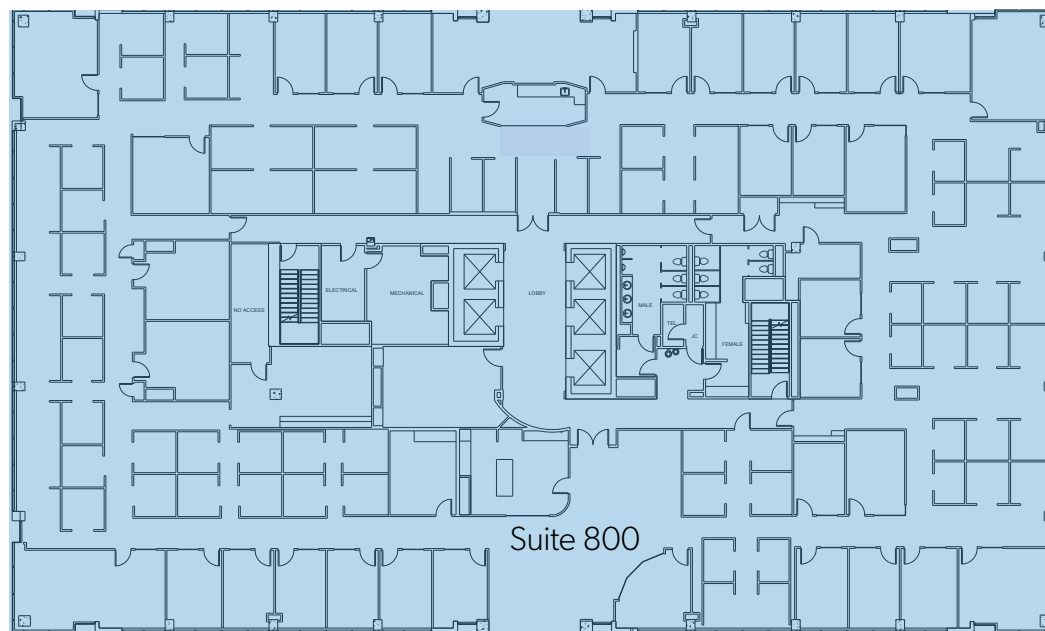
**SUITE 400** | 25,774 RSF  
Available 11/1/2026



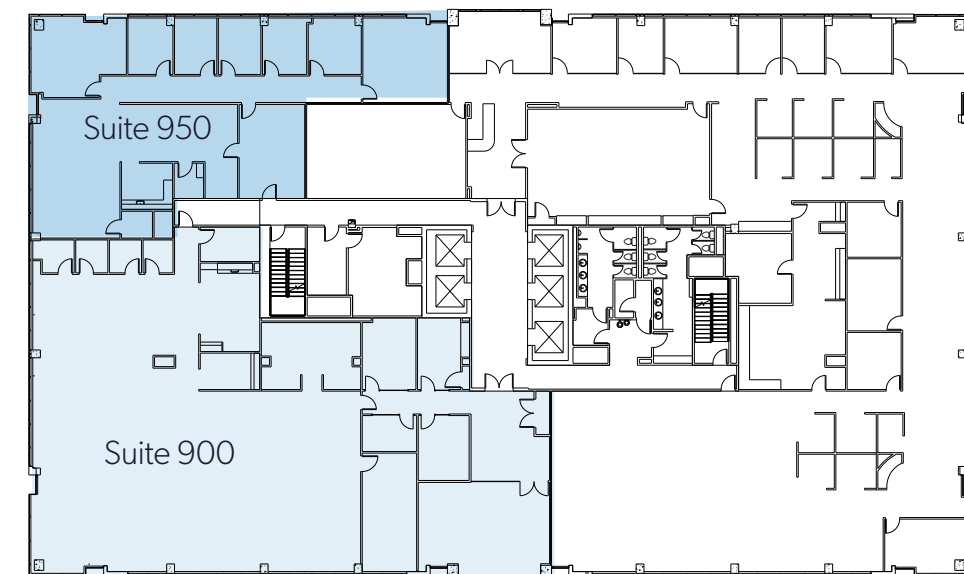
**SUITE 600** | 25,774 RSF  
Available



**SUITE 700** | 25,774 RSF  
*Available*



**SUITE 800** | 25,774 RSF  
*Available*



**SUITE 900** | 8,477 RSF  
**SUITE 950** | 3,898 RSF



## **SUITE 1000** | 13,546 RSF

*Newly renovated common areas | Private Balcony access | Office Intensive space*



# TOWER II

## TOWER II STACKING PLAN

11710 PLAZA AMERICA DRIVE

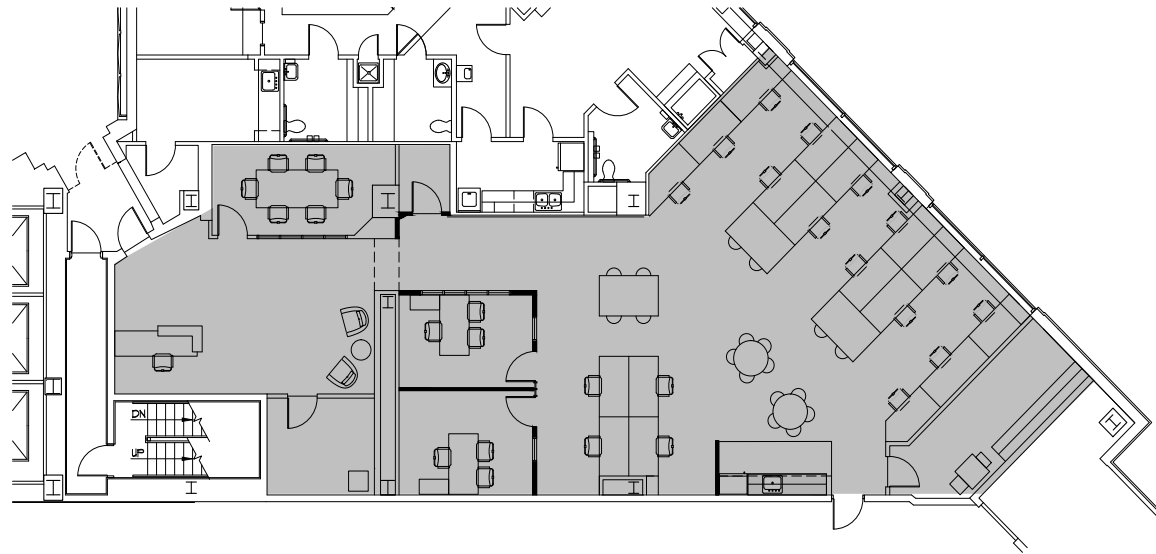


Tower II achieved Energy Star Certification



67,707 RSF  
CONTIGUOUS

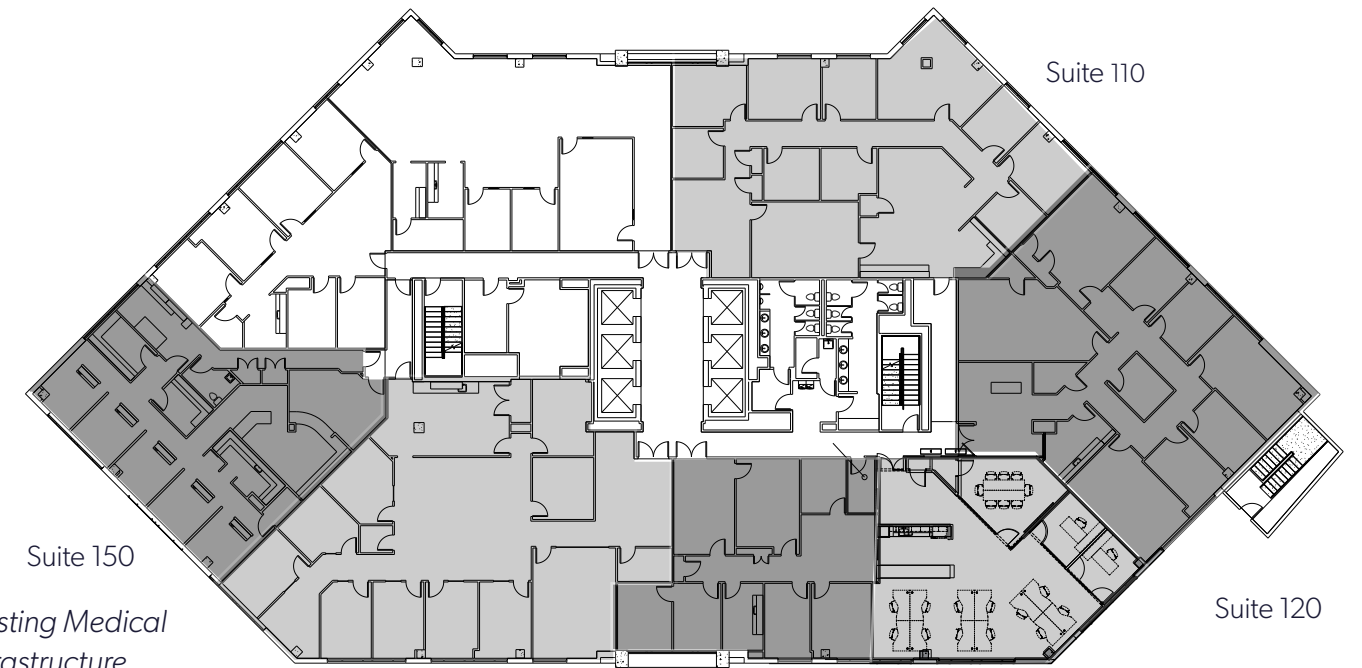
12	LEASED					
11	LEASED					
10	LEASED					
9	SUITE 900 10,133 SF AVAILABLE	SUITE 910 7,890 SF AVAILABLE		LEASED		
8	SUITE 810 11,881 SF AVAILABLE			LEASED		
7	LEASED					
6	SUITE 600 23,742 SF AVAILABLE					
5	SUITE 500 7,288 SF AVAILABLE	SUITE 520 8,005 SF AVAILABLE	SUITE 530 6,176 SF AVAILABLE	SUITE 540 2,270 SF AVAILABLE		
4	SUITE 400 13,801 SF AVAILABLE		SUITE 450 6,425 SF AVAILABLE		LEASED	
3	LEASED			SUITE 310/320 14,148 SF AVAILABLE		
2	LEASED					
1	SUITE 110 4,027 SF AVAILABLE	SUITE 120 3,658 SF AVAILABLE	SUITE 125 2,061 SF AVAILABLE	SUITE 130 1,990 SF 11/01/26	SUITE 140 4,483 SF AVAILABLE	SUITE 150 2,675 SF AVAILABLE
LOBBY	LEASED		SUITE 20 3,206 SF AVAILABLE		LEASED	



## SUITE 20 | 3,206 RSF

*Unique space | Ready to occupy with 20' high ceilings Polished concrete floors Direct access to parking garage*

CLICK HERE TO VIEW SUITE 20



Suite 150  
*Existing Medical Infrastructure, perfect for medical or dental user.*

Suite 140  
*Newly Renovated Common Areas*

Suite 130  
11/01/26

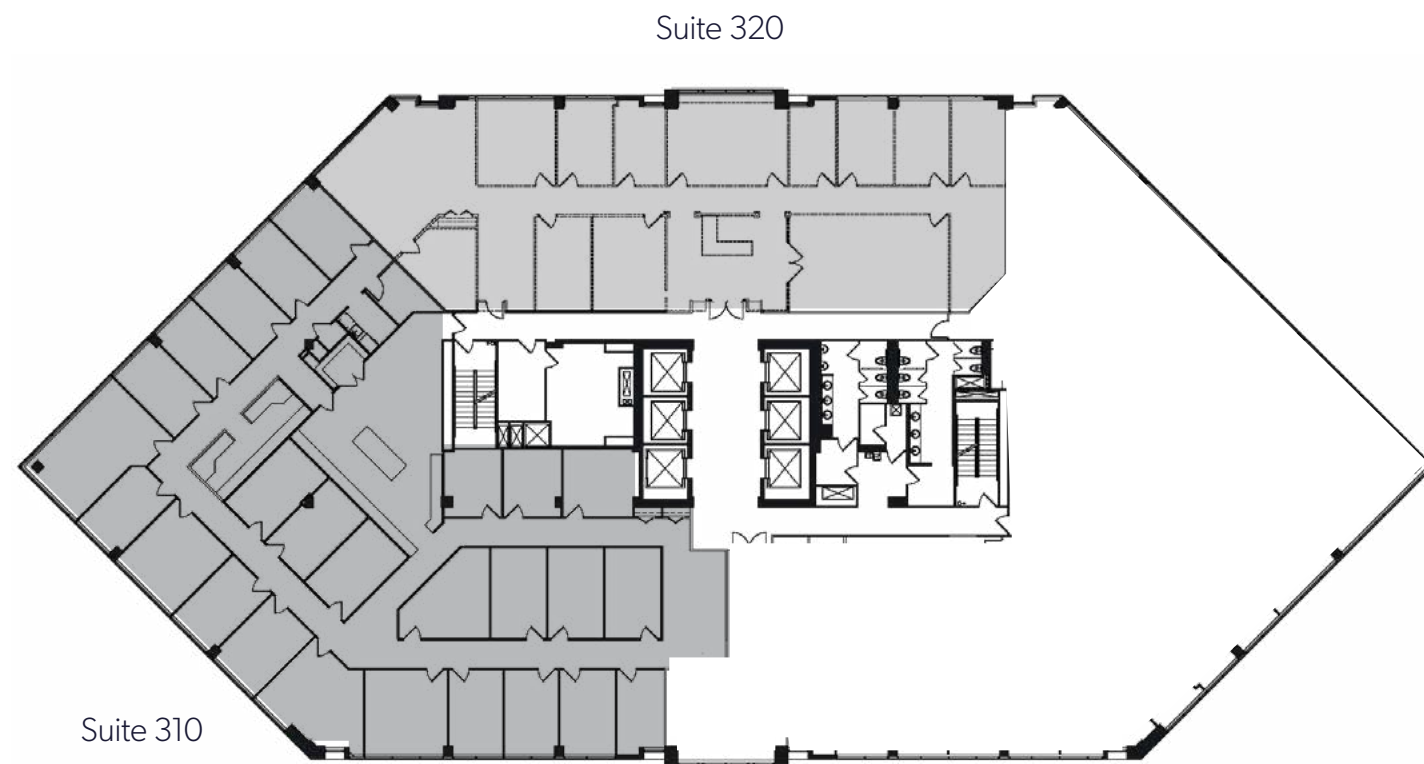
Suite 125

Suite 120

CLICK HERE TO VIEW SUITE 150

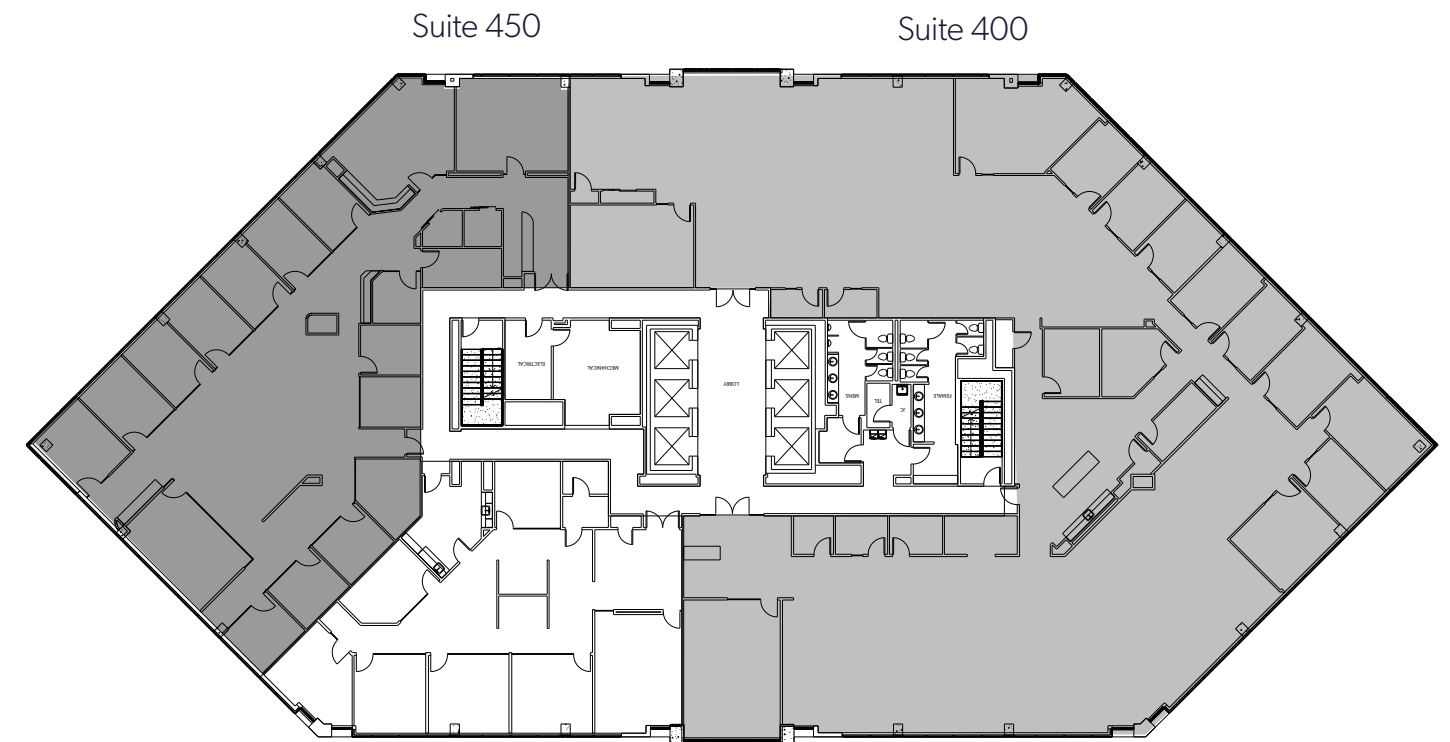


<b>SUITE 110</b>	4,027 RSF
<b>SUITE 120</b>	3,658 RSF
<b>SUITE 125</b>	2,061 RSF
<b>SUITE 130</b>	1,990 RSF
<b>SUITE 140</b>	4,483 RSF
<b>SUITE 150</b>	2,675 RSF



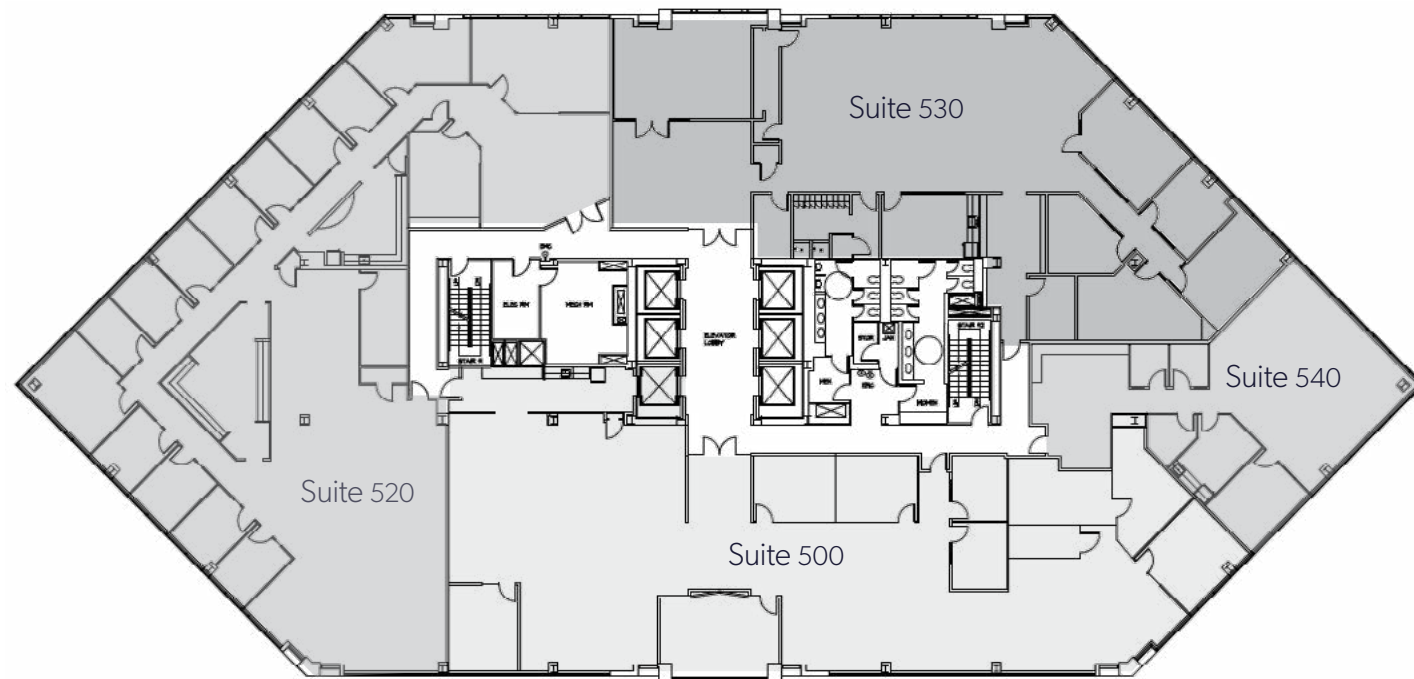
**SUITE 310** | 8,846 RSF  
**SUITE 320** | 5,302 RSF

CONTIGUOUS 14,148 RSF



**SUITE 400** | 13,801 RSF  
**SUITE 450** | 6,425 RSF

CONTIGUOUS 20,226 RSF

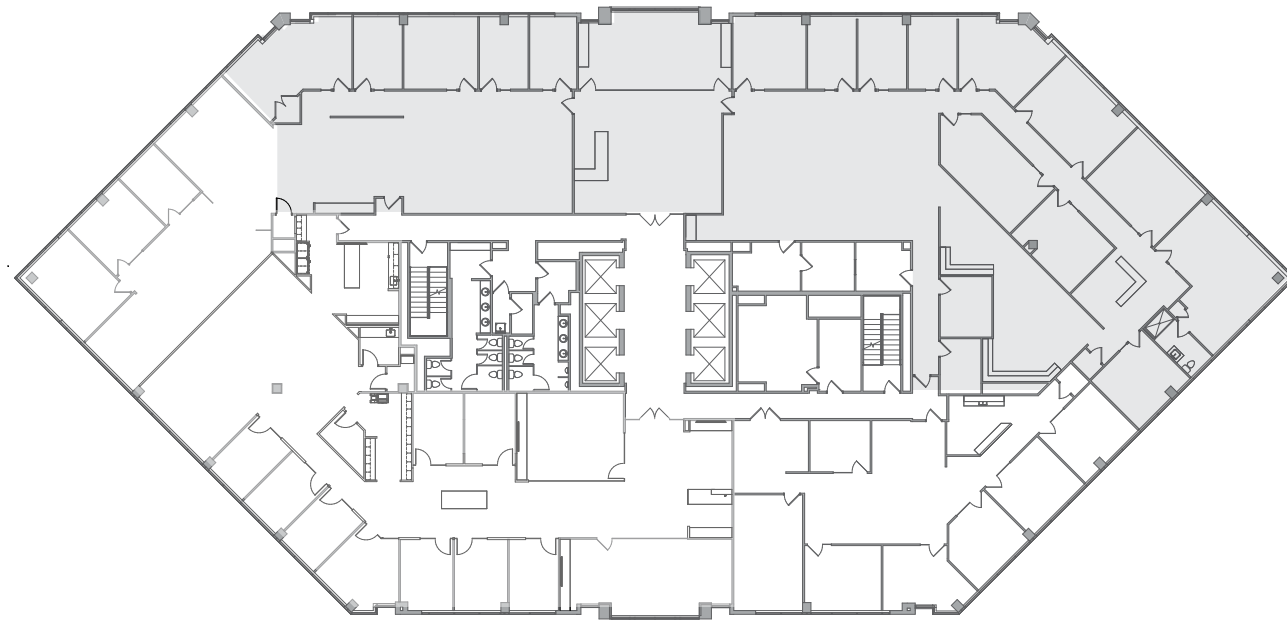


**SUITE 500** | 7,288 RSF  
**SUITE 520** | 8,005 RSF  
**SUITE 530** | 6,176 RSF  
**SUITE 540** | 2,270 RSF

CONTIGUOUS 23,739 RSF

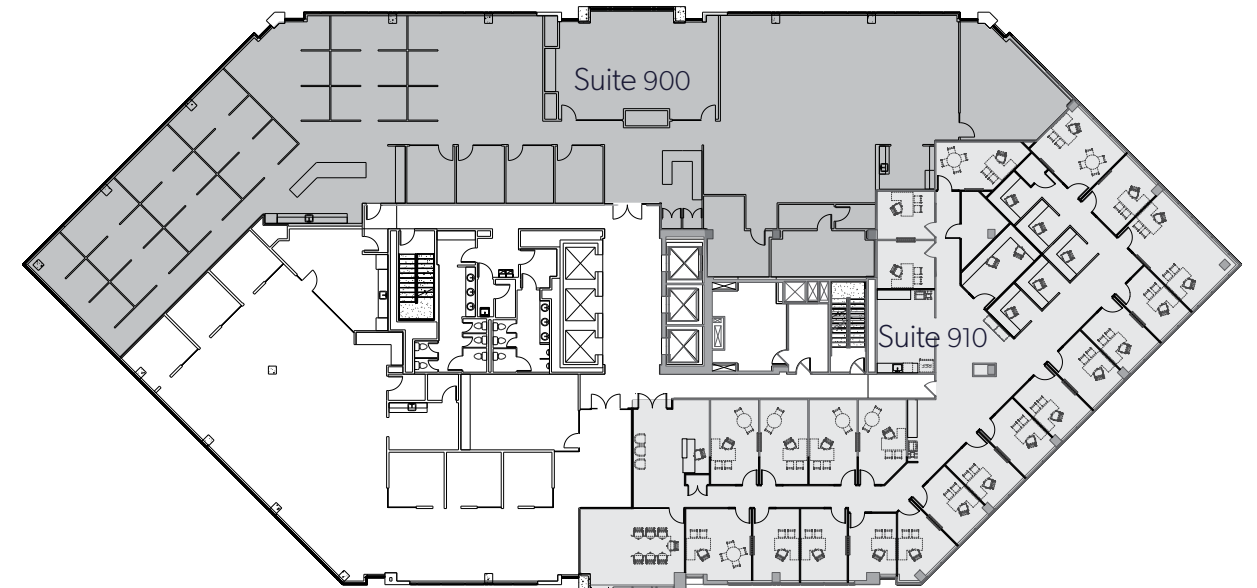


**SUITE 600** | 23,742 RSF



**SUITE 810** | 11,881 RSF

*High floor with great views*



**SUITE 900** | 10,133 RSF  
**SUITE 910** | 7,890 RSF  
**CONTIGUOUS 18,014 RSF**  
*High floor with great views*

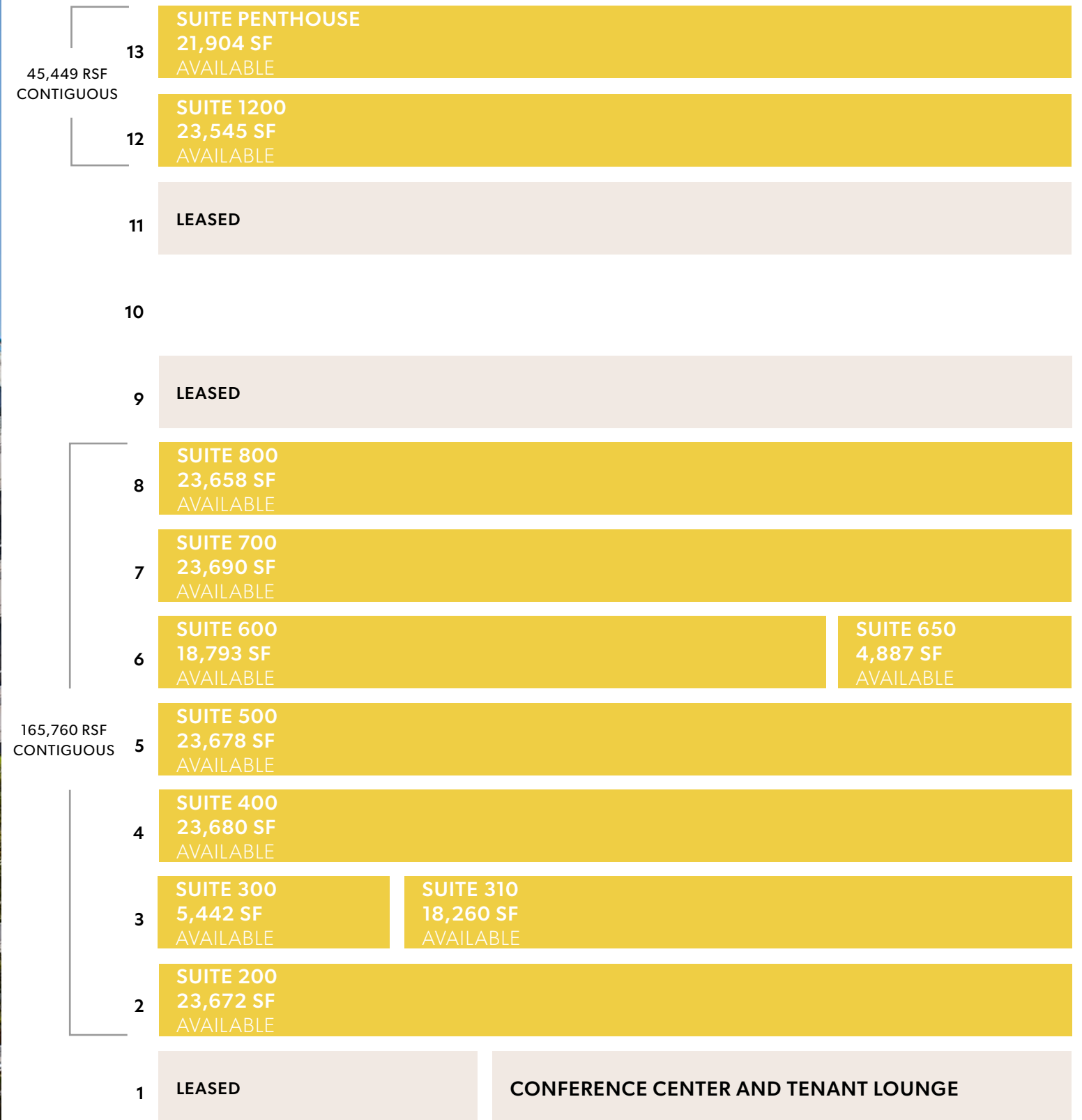


# TOWER III

## TOWER III STACKING PLAN 11720 PLAZA AMERICA DRIVE



Tower III achieved Energy Star Certification





**SUITE 200** | 23,672 RSF



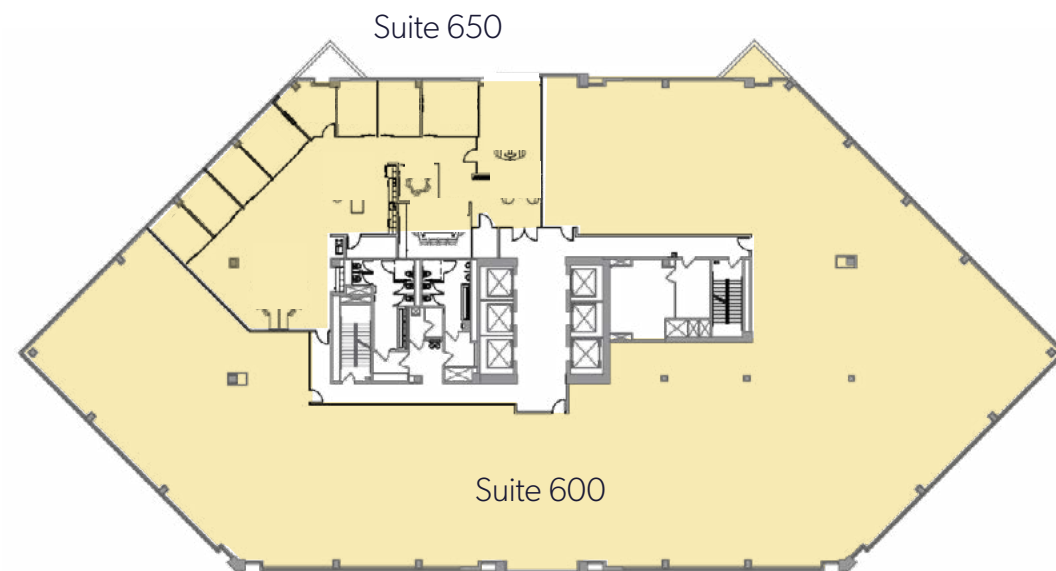
**SUITE 300** | 5,442 RSF  
**SUITE 310** | 18,260 RSF



**SUITE 400** | 23,680 RSF



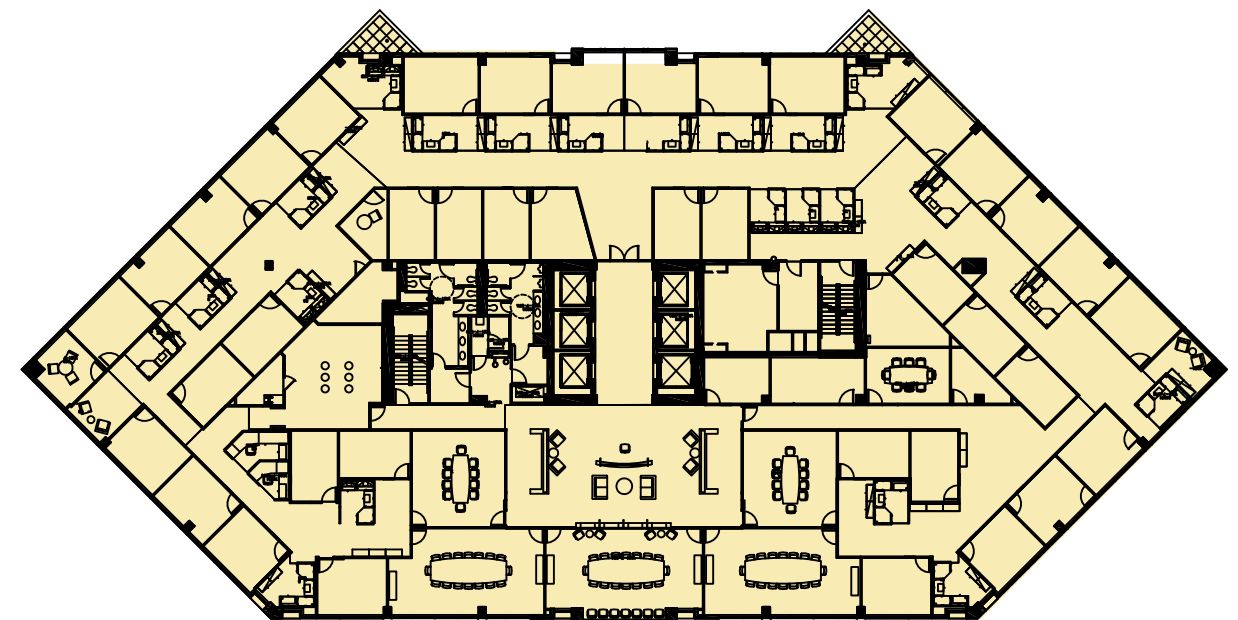
**SUITE 500** | 23,678 RSF



**SUITE 600** | 18,793 RSF  
**SUITE 650** | 4,887 RSF

*Suite 600 | Shell condition — Ready for custom buildout  
Newly renovated common areas*

**FULL FLOOR 23,680 SF**



**SUITE 700** | 23,690 RSF

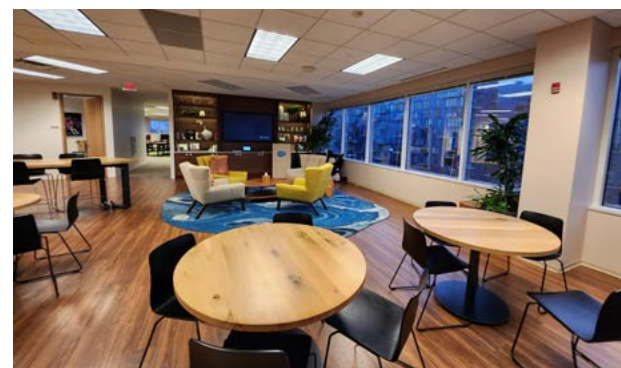
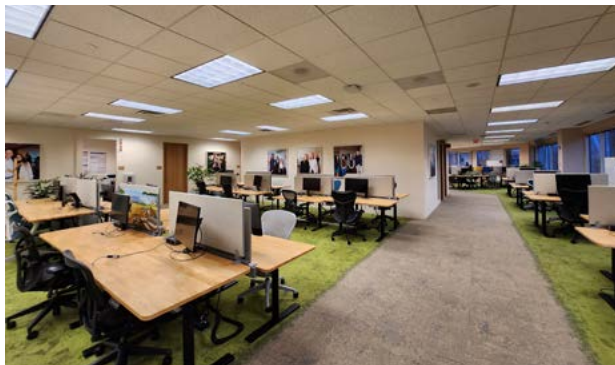


**SUITE 800** | 23,658 RSF

*Fully furnished & ready to occupy*



**SUITE 1200** | 23,545 RSF



# TOWER III



CLICK HERE  
TO VIEW  
THE SPACE



**PENTHOUSE** | 21,904 RSF

*Incredible top-floor views*



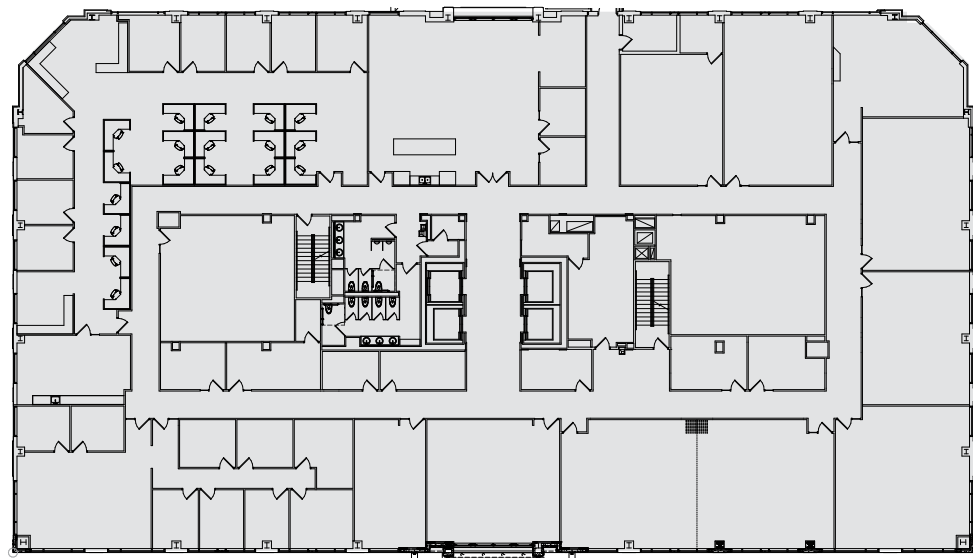
# TOWER IV

## TOWER IV STACKING PLAN 11730 PLAZA AMERICA DRIVE

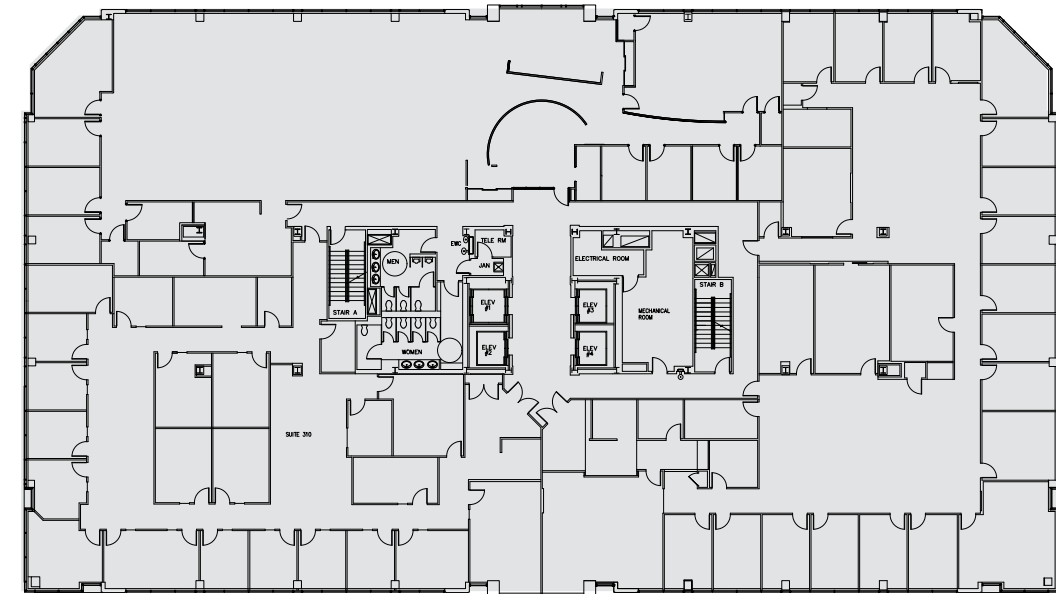


168,192 RSF  
CONTIGUOUS

7	<b>SUITE 700</b> 27,820 SF AVAILABLE
6	<b>SUITE 600</b> 28,169 SF AVAILABLE
5	<b>SUITE 500</b> 28,103 SF AVAILABLE
4	<b>SUITE 400</b> 28,182 SF AVAILABLE
3	<b>SUITE 300</b> 28,098 SF AVAILABLE
2	<b>SUITE 200</b> 27,820 SF AVAILABLE
1	<b>LEASED</b>
	<b>SUITE 160</b> 1,728 SF AVAILABLE STORAGE



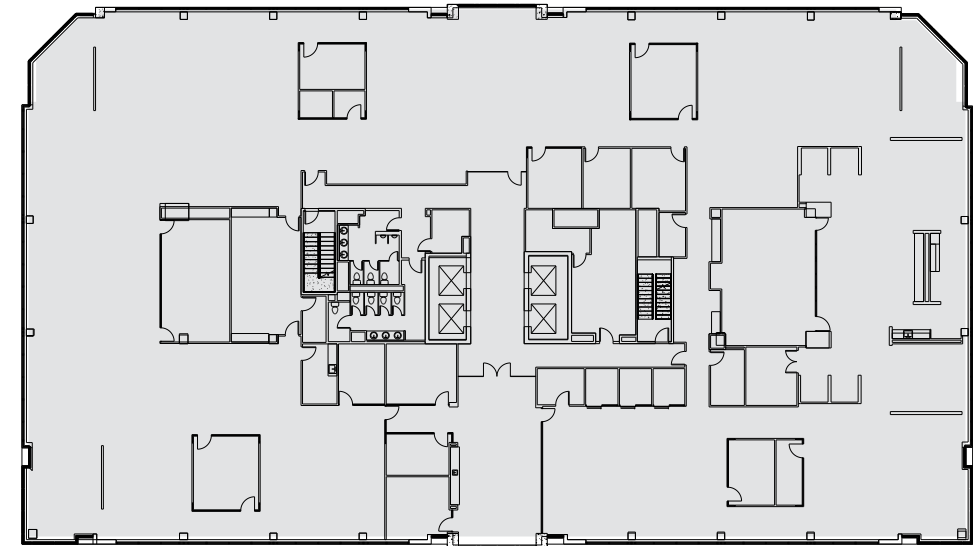
**SUITE 200** | 27,820 RSF



**SUITE 300** | 28,098 RSF



**SUITE 400 | 28,182 RSF**

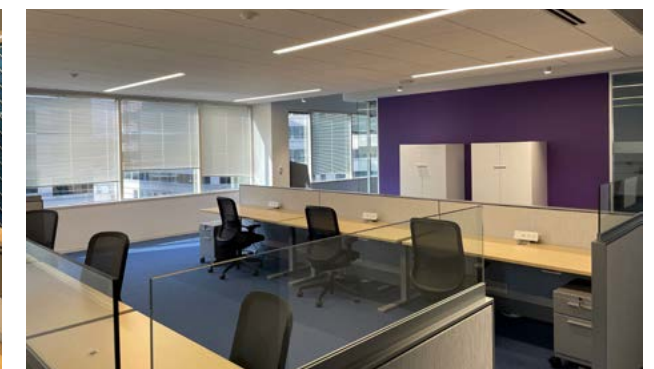
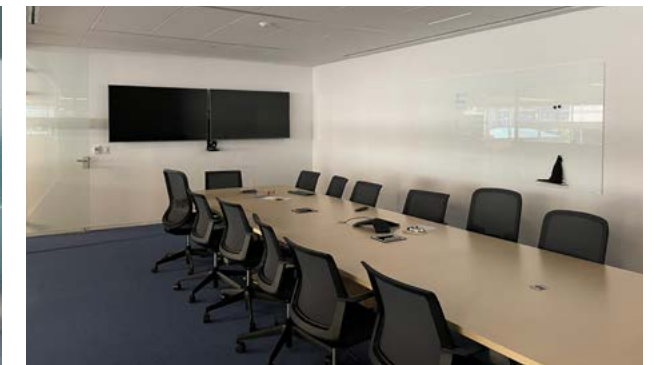


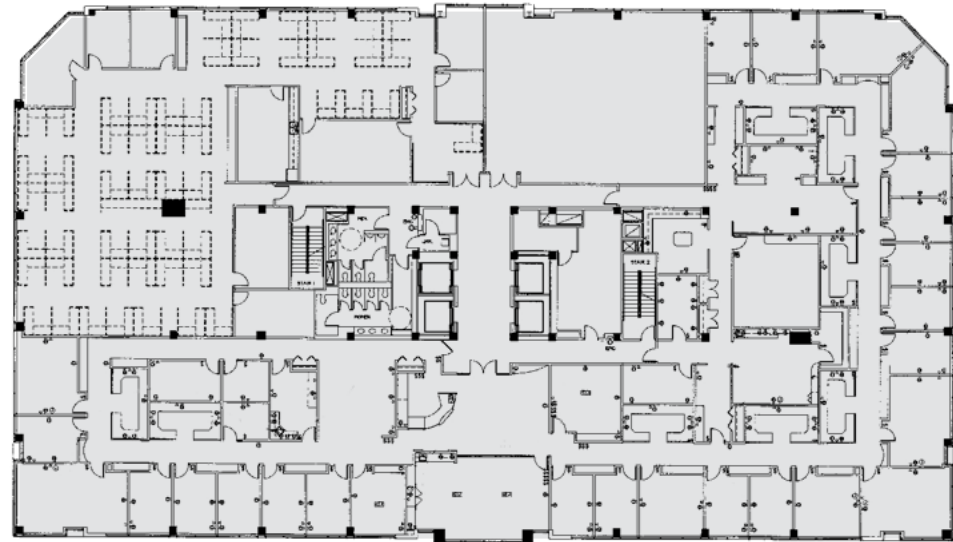
CLICK HERE  
TO VIEW  
THE SPACE



**SUITE 500 | 28,103 RSF**

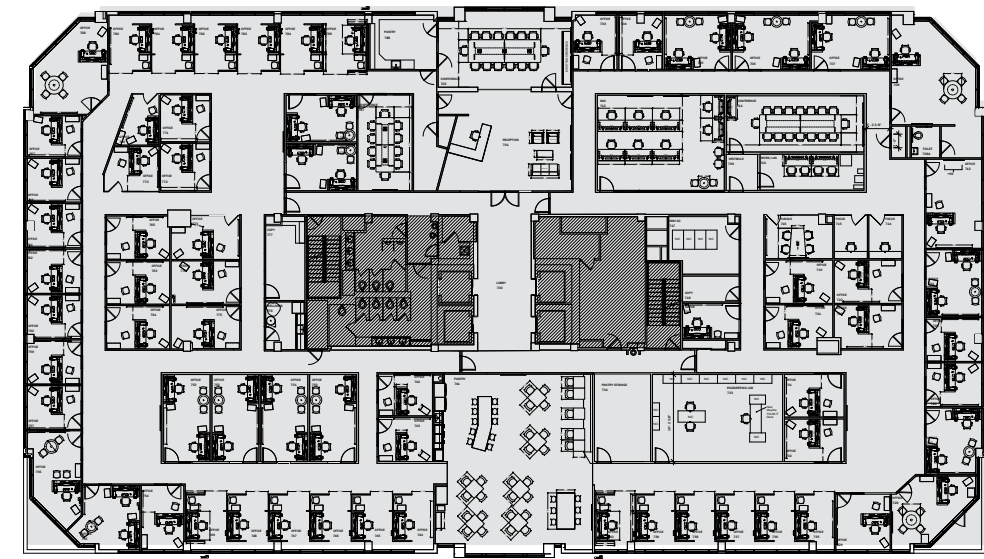
*High-end finishes throughout with a mix of open and dropped ceilings, along with full-height glass offices, open space and breakout areas*





**SUITE 600** | 28,169 RSF

*Newly Builtout Lobby and Conference Rooms*



**SUITE 700** | 27,867 RSF



PLAZA AMERICA

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