

**1914 ASSOCIATION  
DRIVE  
RESTON, VA 20191**

PRIVATE SUITES



**Dyana Snyder**

*Director, Property Management & Leasing*

703.323.3900

[leasing@ryansdev.com](mailto:leasing@ryansdev.com)



**PROPERTY DESCRIPTION**

Up to 10+ year lease terms available, Full Service structure. Building was recently renovated and shows like a gem!

Elevator access will take you to each floor and shared breakroom and kitchenette on main level with inviting lobby with double glass front doors. Don't miss this opportunity in this centrally located building in Reston!

**LOCATION DESCRIPTION**

Welcome to 1914 Association Drive! This property has been recently renovated on the interior and exterior. Building is split into 7 spaces with a Lower Level consisting of an open floorplan at a centrally located in the Reston Commerce District, ideal for Office space for Clients serving Northern Virginia and DC.

By right zoning would allow for child care, dog day care, adult day care, church/religious facility, private school, veterinary hospital, fitness center, self storage, production or processing facility. The building has a loading docks for efficient material/part deliveries. Ideally located less than minutes to Dulles Toll Road and a short walk to Wiehle-Reston East Metro Station.

Tenant-Rep up to 4% commissions.

**PROPERTY HIGHLIGHTS**

- **Controlled Access Building**
- **Shared Common Spaces include: Bathrooms, lobby, kitchenette & breakroom**
- **Elevator Access to all floors**
- **21 parking spaces**
- **10 minute walk to Wiehle-Reston East Metro Station**

**OFFERING SUMMARY**

Lease Rate:	\$25.00 SF/yr (FS)
Number of Units:	7
Available SF:	1,071 - 4,298 SF
Building Size:	13,877 SF



**LEASE INFORMATION**

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	1,513 - 1,525 SF	Lease Rate:	\$25.00 SF/yr

**AVAILABLE SPACES**

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 101	1,525 SF	Full Service	\$25.00 SF/yr	Suite is currently built-out as open-layout office space and can easily be adapted for a fitness studio or creative space. Suite features a diving wall that can be hidden away inside the wall to split the suite in half or removed completely for open-space.
Suite 103	1,513 SF	Full Service	\$25.00 SF/yr	This suite offers two open spaces that would be ideal for a lab/creative space or Reception and a large private room, Testing Center or co-working space.



Suite 101 - Open Layout



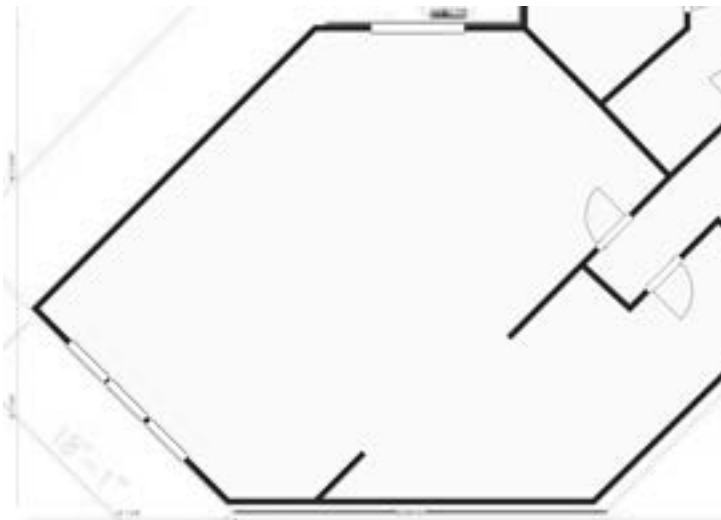
Suite 101 - Ideal for Creative/Studio \*rendering



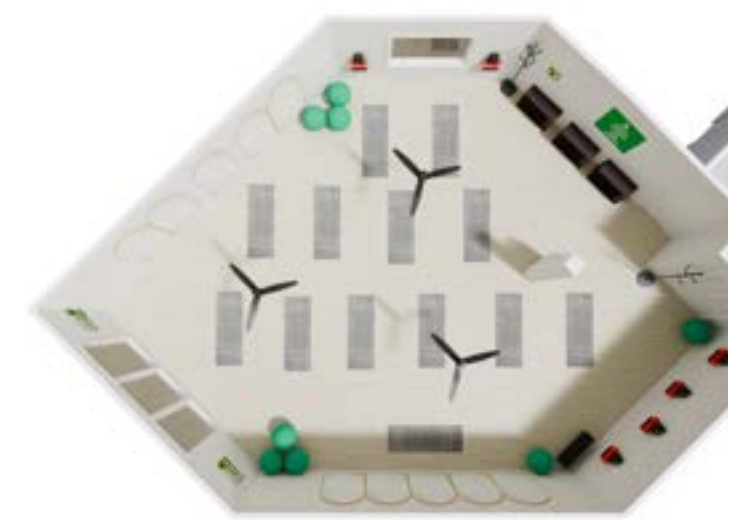
Suite 101 - Open Layout



Suite 101 - Ideal for Creative/Studio \*rendering



Suite 101 - Open Layout



Suite 101 - Ideal for Creative/Studio \*rendering



Suite 103



Suite 103 - Group Gathering/Testing Center Layout \*Rendering



Suite 103



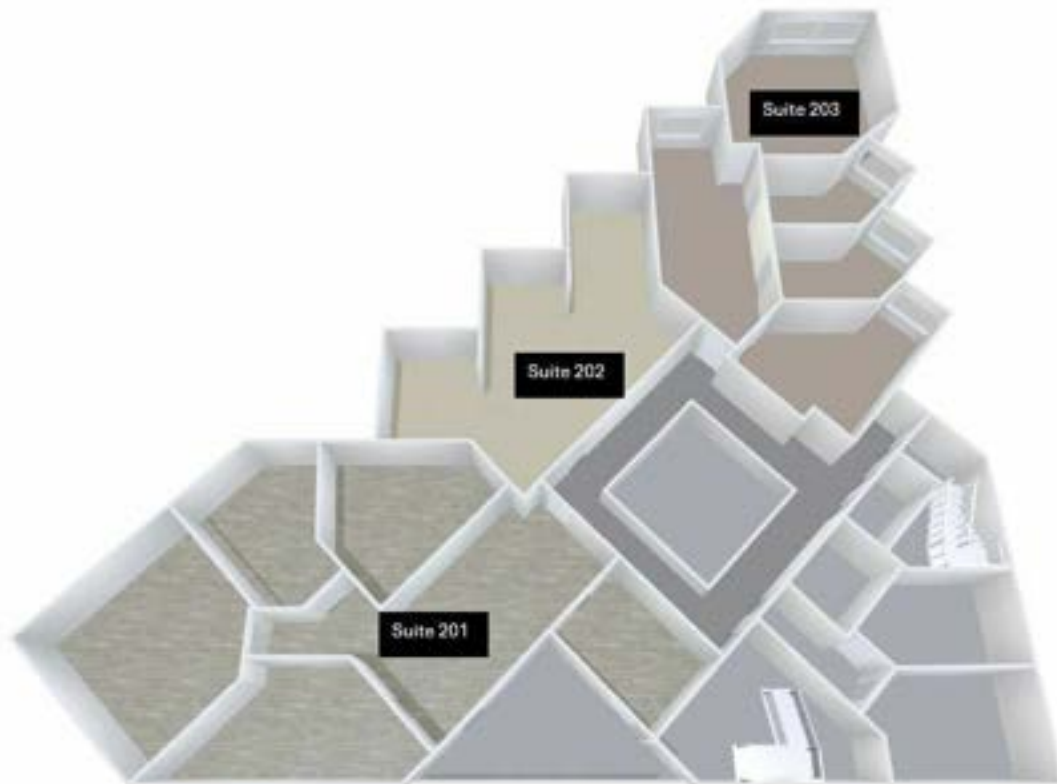
Suite 103 - Group Gathering/Testing Center Layout \*Rendering



Suite 103



Suite 103 - Group Gathering/Testing Center Layout \*Rendering



**LEASE INFORMATION**

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	1,071 - 2,038 SF	Lease Rate:	\$25.00 SF/yr

**AVAILABLE SPACES**

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 202	Available	1,071 SF	Full Service	\$25.00 SF/yr	This suite offers a design that can be easily converted into 3 private offices with a waiting area and reception or used as a single/double office with large common space and conference room. Ideal for Office or Therapy Tenant.  Suites share the common areas of the kitchenette, lobby and hallways with a multi-tenant use and full-service structure (utilities, taxes, janitorial in common areas included)
Suite 203	Available	2,038 SF	Full Service	\$25.00 SF/yr	Entering this suite you will find an open area ideal for reception and waiting area for clients with a back-office desk option as shown in renderings. 3 Private Offices and large conference room/group room ideal for traditional office users or Therapy Practices.  Suites share the common areas of the kitchenette, lobby and hallways with a multi-tenant use and full-service structure (utilities, taxes, janitorial in common areas included)



Suite 202 - Open Floorplan



Suite 202 - Private Offices/Therapy Layout \*Rendering



Suite 202 - Private Offices/Therapy Layout \*Rendering



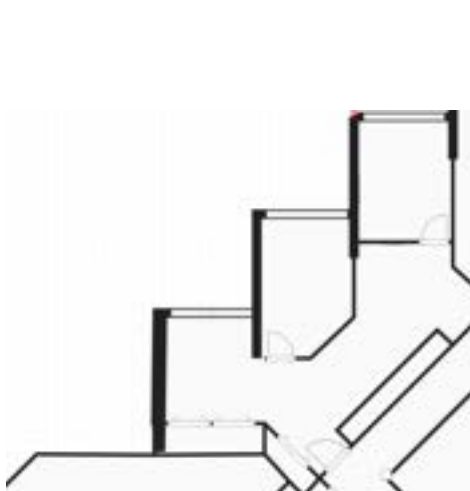
Suite 202 - Private Offices/Therapy Layout \*Rendering



Suite 202 - Private Offices/Therapy Layout \*Rendering



Suite 202 - Private Offices/Therapy Layout \*Rendering



Suite 202 - Floorplan



Suite 202 - Private Offices/Therapy Layout \*Rendering



Suite 203



Suite 203 - Traditional Office Layout \*Rendering



Suite 203



Suite 203 - Traditional Office Layout \*Rendering



Suite 203



Suite 203 - Traditional Office Layout \*Rendering



Side of Building



Front of Building and Loading Zone



Shared Breakroom



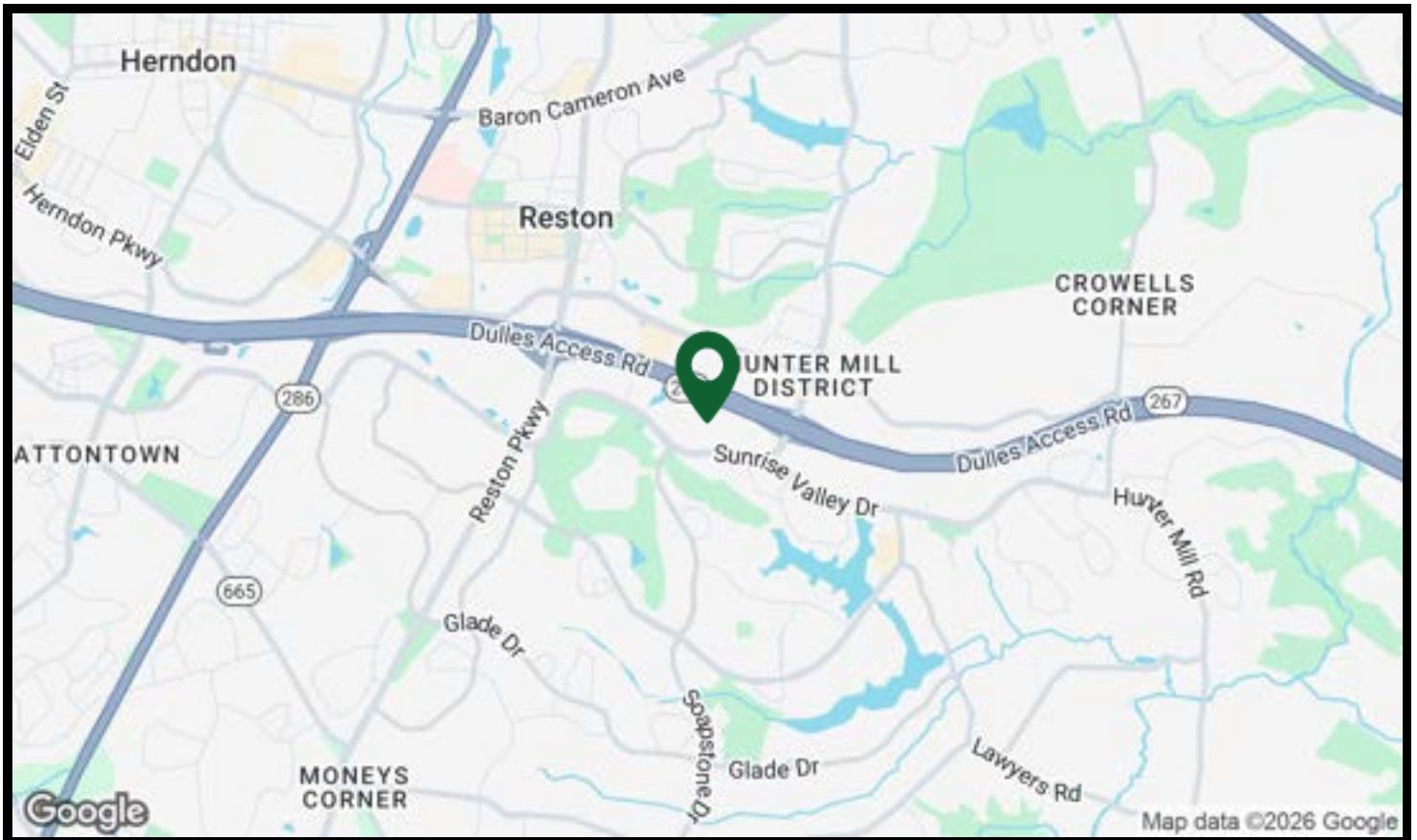
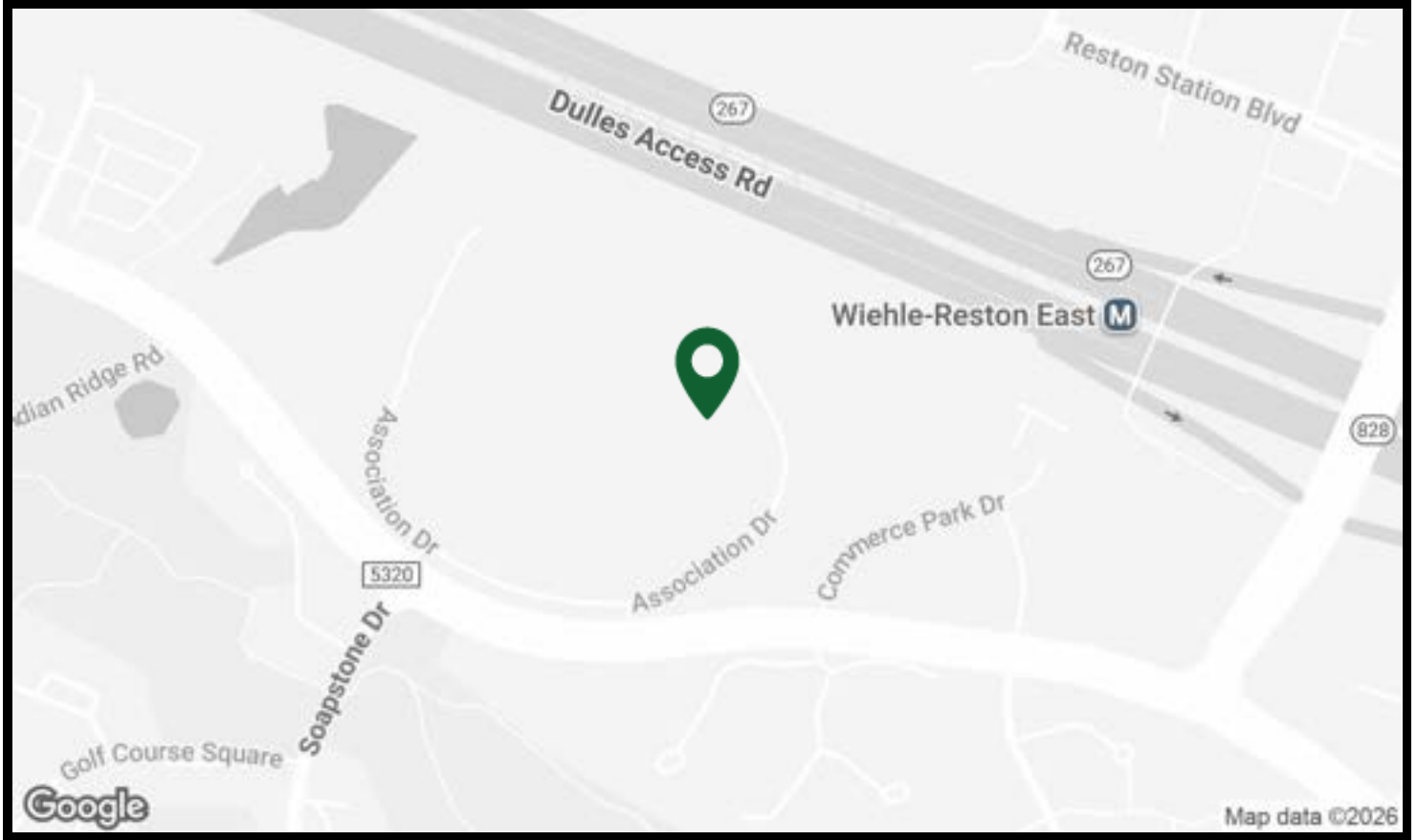
Shared Kitchenette



2nd floor Atrium



Lobby Atrium



## ABOUT RYAN STUART DEVELOPMENT

Headquartered in Falls Church, Virginia, Ryan Stuart Development invests in and develops commercial real estate throughout the Washington, D.C. region. Leveraging our entrepreneurial spirit and extensive market knowledge, we acquire and partner on long-term, value-add opportunities. As a local, privately-held company, Ryan Stuart Development embraces an entrepreneurial and flexible approach that makes it easy to do business with us.

At Ryan Stuart Development, we pride ourselves on having a team of highly specialized professionals with extensive experience in the commercial real estate industry. Our experts are dedicated to helping our clients achieve their goals and objectives by providing them with the knowledge, resources, and support they need to succeed.

We understand that investing in commercial real estate can be a challenging and complex process, which is why we are committed to assisting our clients every step of the way.

## SPECIALIZED APPROACH

As a Tenant with Ryan Stuart Development, you will have access to a dedicated Property Management and Maintenance Team that can assist with all your leasing and maintenance needs.

We have partnerships with local-area vendors that specialize in alterations, repairs and replacement needs if you prefer to have a hassle-free experience, we are just a call or text away!

### Tenant Portal Access

We have partnered with Yardi Breeze to allow Tenants a hassle-free experience with 24/7 access to submitting maintenance requests, sending secured messages, checking balances and setting up automatic online payments and viewing and electronically signing applicant and leasing documents.

From start to finish, let Ryan Stuart Development assist in your leasing needs with our dedicated industry professionals!



**Dyana Snyder**

Director of Property  
Management & Leasing

[DSnyder@RyanSDev.com](mailto:DSnyder@RyanSDev.com)

571-531-5247



**Damaris Rodriguez**

Assistant Property  
Manager

[DRodriguez@RyanSDev.com](mailto:DRodriguez@RyanSDev.com)

571-562-1794



**Briana Moore**

Leasing Associate

[BMoore@RyanSDev.com](mailto:BMoore@RyanSDev.com)

571-545-1782