



RESTON TOWN
CENTER



the bustling

URBAN HEART

CBRE

bxp

where nostalgia

Meets Next Gen

Welcome to Reston Town Center, a first-of-its-kind community that continues to lead the market after 40 years. RTC is a connected gathering place, an urban city woven into its surrounding suburban tapestry. A benchmark for mixed-use developments nationwide and beyond, RTC distinguishes itself with iconic retail, premier workplaces, covetable residential, and a thoughtful lineup of events.

ACROSS RTC + RTC NEXT

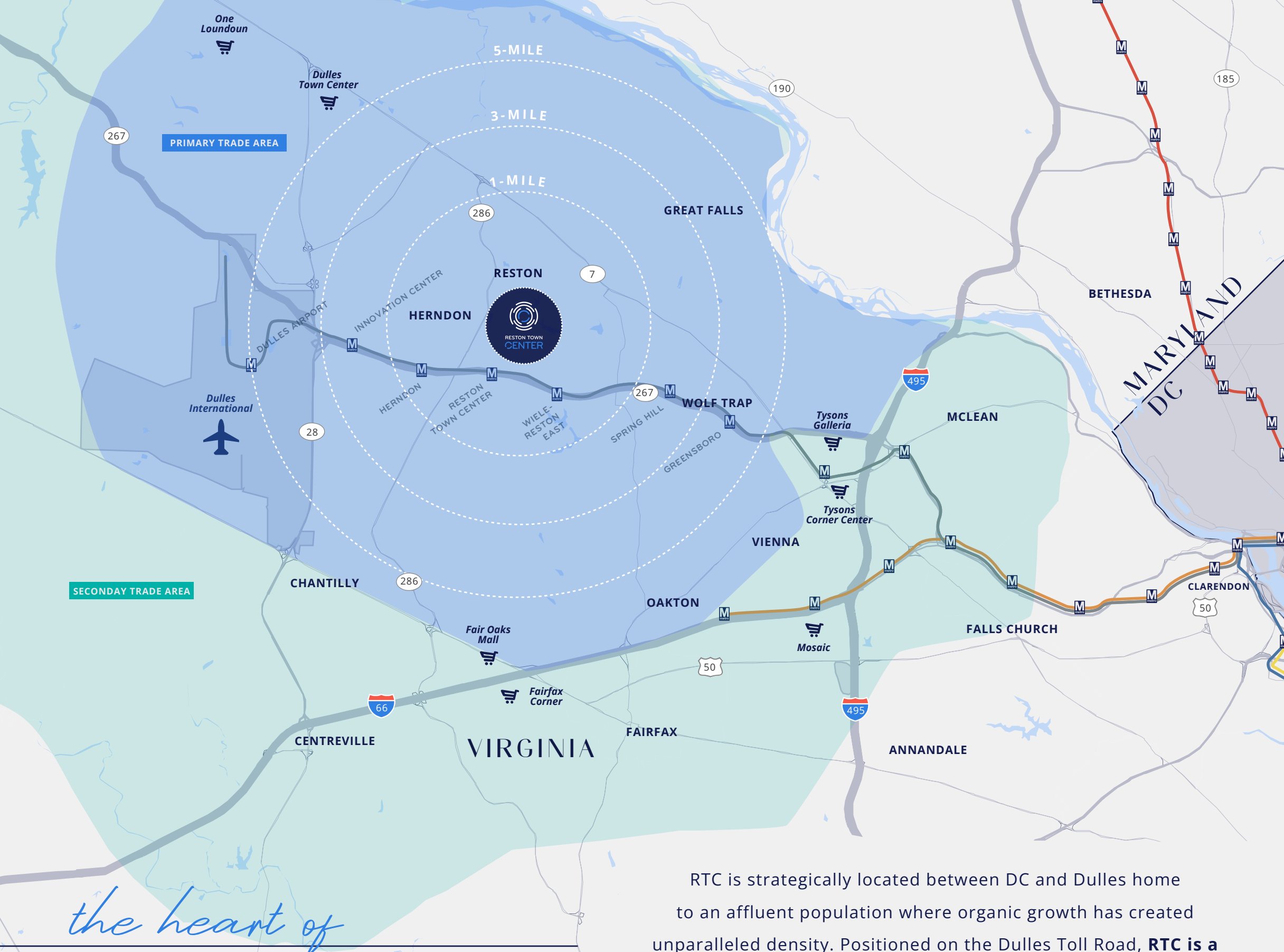
508K+ SF
Retail

4.7M+ SF
Office

3,910+
Residential Units

785
Hotel Keys





the heart of
a Thriving Region

RTC is strategically located between DC and Dulles home to an affluent population where organic growth has created unparalleled density. Positioned on the Dulles Toll Road, **RTC is a dynamic regional hub with unbeatable visibility and seamless connectivity** through its easy metro access, bike-friendly routes, major interstate highways, and the walkable W&OD Trail.

Population

| | |
|----------------|------------------|
| PRIMARY | SECONDARY |
| 371,964 | 1,054,525 |

Daytime Population

| | |
|----------------|------------------|
| PRIMARY | SECONDARY |
| 406,994 | 660,423 |

Households

| | |
|----------------|------------------|
| PRIMARY | SECONDARY |
| 131,525 | 372,733 |

Average HH Income

| | |
|----------------|------------------|
| PRIMARY | SECONDARY |
| \$172,507 | \$162,704 |

Median Age

| | |
|----------------|------------------|
| PRIMARY | SECONDARY |
| 38 | 37 |



23M SF
Office
Submarket

150+
Annual Events
at RTC

30,000+
People
On-site Daily

400K+
Visitors per
Year to RTC

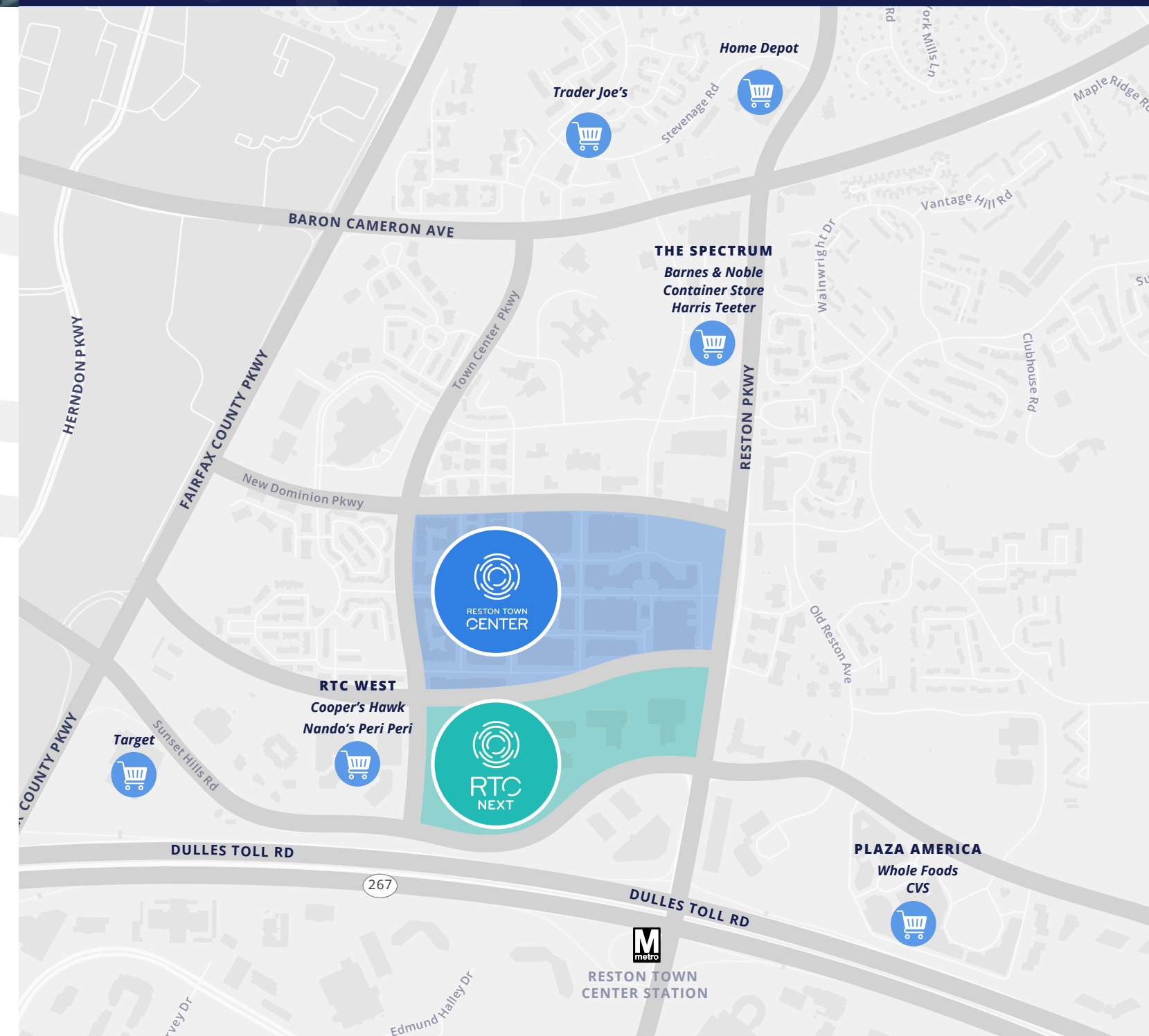
98%
Office Occupancy
at RTC

5,000+
Multifamily Units
in a 10 min Walk

a visionary destination

Strategically Connected & Culturally Vibrant

Home to one of the most sought-after office markets nationwide, this high-density community buzzes with a vibrant daytime crowd. Easily transitioning to evening with a highly acclaimed residential and hospitality, RTC is one of the best places to live in the country. The mix of uses draws a steady stream of Fortune 500 professionals, residents, and visitors to the area. **Here, there's something for everyone.**



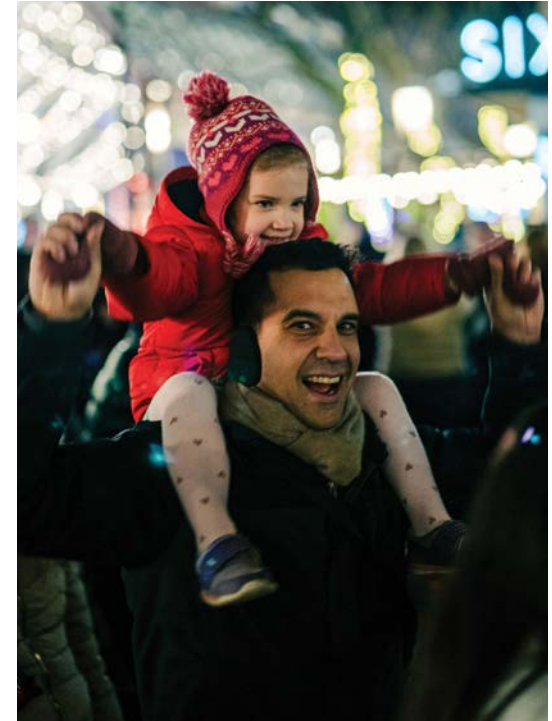
vibrant Community Connections

RTC is known for creating lifelong memories by curating a robust community events calendar all year round. Whether it's a peaceful escape with yoga in the pavilion, an inspiring art festival on Market Street, or ice skating on the Rink for the first time, RTC has the perfect event to get people moving, inspired, and together.

At RTC, everyone is considered family. Community is our core.

Major Events _____

- Fountain Day
- Holiday Entertainment, Mini Train & Carriage Rides
- Holiday Parade & Tree Lighting
- Ice-Travaganza
- Pups in the Pavilion
- Reston Concerts on the Town
- Reston Multicultural Festival
- Tephra ICA Arts Festival
- Trick or Treat on Market Street



150+
Events

400K+
Annual Attendees

Amenities/Hospitality _____



Retail Perks discount card



Concierge/hospitality



7,000 parking garage spaces, first hour free always, evenings/weekends free



Designated curbside pick-up areas



Free Wi-Fi



Umbrella share



Lawn games, ice skating rink, interactive fountain/splash pad



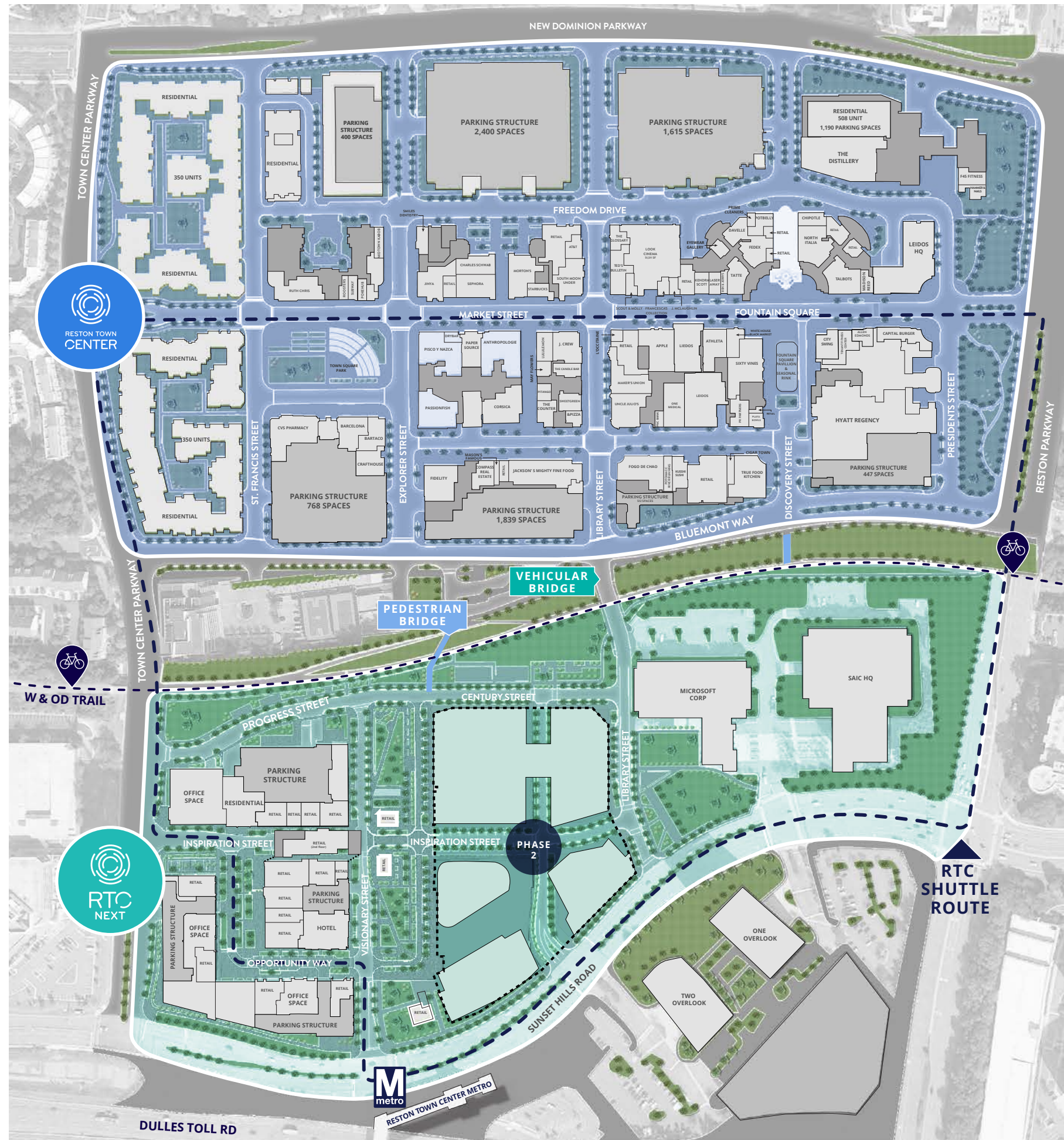
Bike share



Dedicated RTC marketing team

Reston's Center of Gravity

RTC and RTC Next form a thriving nexus of energy that has stood the test of time. Organically grown and continually evolving, this powerhouse destination **effortlessly integrates retail, workspace, residential, and hospitality.** Building on storied nostalgia and an eye toward the future, the stage has been set for an exciting next chapter for Reston Town Center.



420K+ SF Retail
 2.8M SF Office
 2,410 Residential Units
 518 Hotel Keys



88K+ SF Retail
 1.9M SF Office
 1,500 Residential Units
 267 Hotel Keys

home to a

Tight-Knit Urban Fabric



RESIDENTIAL - 2,270 UNITS

1. Savoy - 365 condo units
2. Cosmopolitan - 289 apartment units
3. Midtown North - 79 condo units
4. Midtown - 371 condo units
5. Market St Condo - 300 condo units
6. Avant - 359 apartment units
7. Signature - 371 apartment units

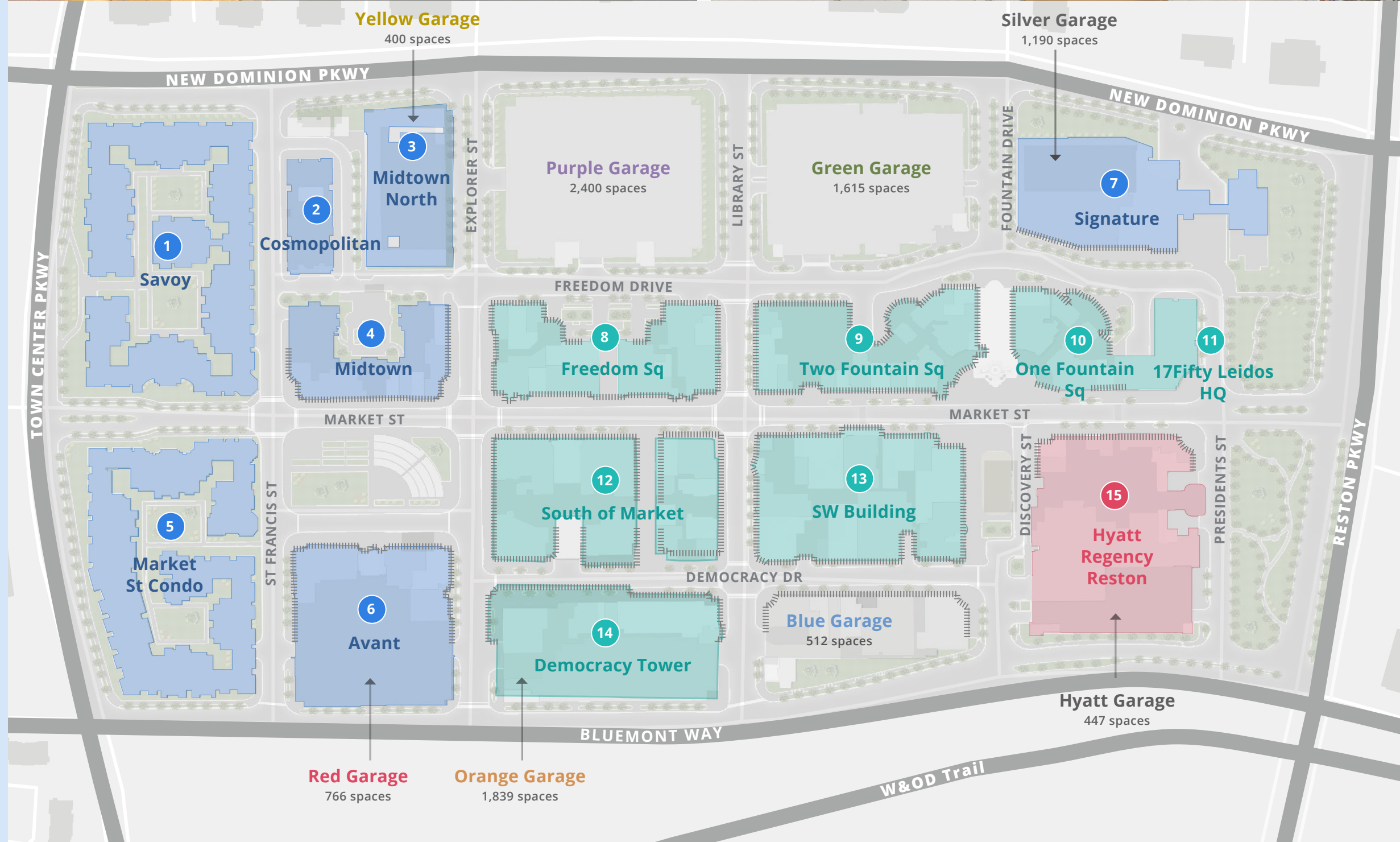
OFFICE - 2,406,260 SF

8. Freedom Square - 793,674 SF
9. Two Fountain Square - 255,319 SF
10. One Fountain Square - 230,060 SF
11. 17Fifty Leidos HQ - 275,000 SF
12. South of Market - 567,051 SF
13. SW Building - 49,780 SF
14. Democracy Tower - 235,436 SF

HOSPITALITY - 518 HOTEL KEYS

15. Hyatt Regency

RETAIL - 390,000 SF



what's in store
at RTC

Standout
retailers that
tell our story.



◀ Tatte
BAKERY & CAFÉ

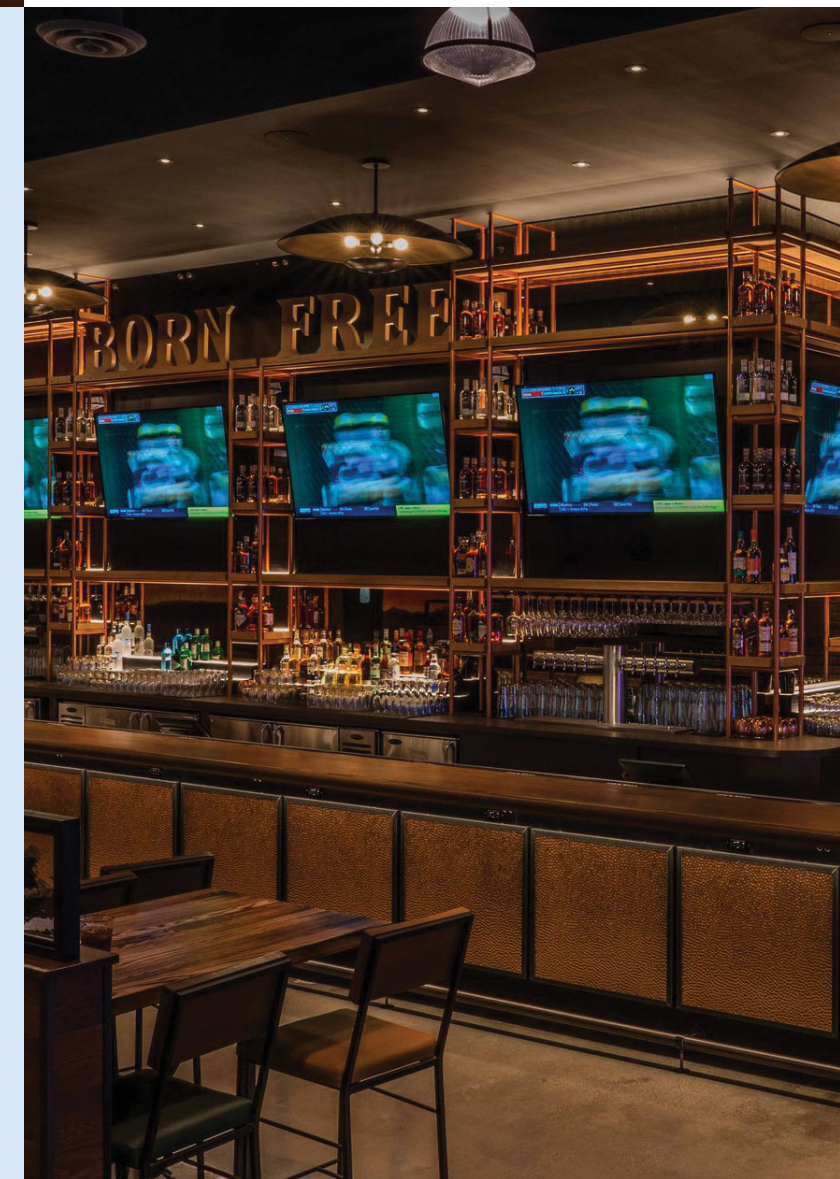
TATTE BAKERY & CAFÉ

Born from a humble farmers market stand, Tatte Bakery is a thriving café rooted in craftsmanship, community, and a passion for bringing people together through irresistible food, pastries, and hospitality.



OPEN ROAD DISTILLING CO.

Open Road Distilling Co. is a fully operating distillery crafting exceptional vodka, gin, rye, and bourbon. Accompanied by fresh bites, the tasting room and hidden speakeasy offer unique craft cocktails for a one-of-a-kind experience inspired by traditional American cuisine.





SIXTY VINES

A "wine-maker's restaurant," Sixty Vines pairs California wine country-inspired cuisines with a sustainable sixty-wine tap system. Patrons enjoy a communal environment great for date night, colleague get-togethers, and friendly gatherings.



CitySwing

CITY SWING

CitySwing is a locally-owned, Black-owned, woman-owned business that's breaking down the barriers of golf, offering innovative simulators and lessons to make the sport fun, accessible, and perfect for enjoying with friends and colleagues.



LOOK CINEMA

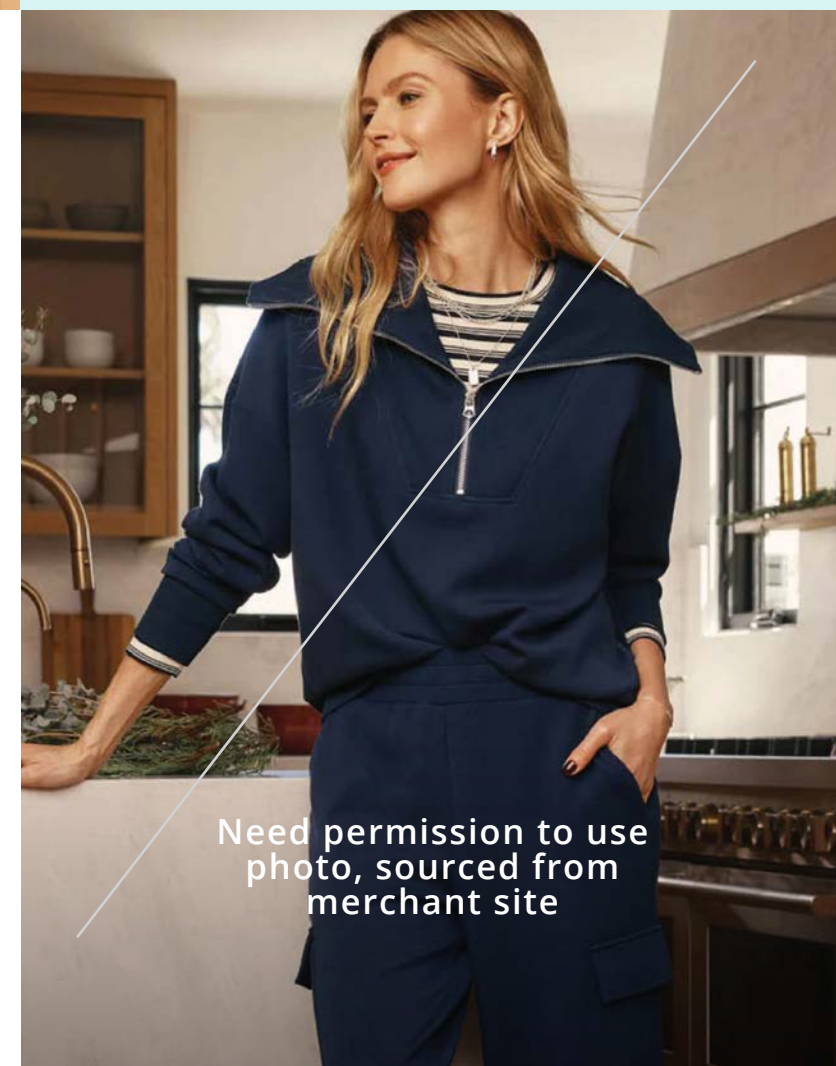
With reclining chairs, premium screens and sound systems, and fresh, made-to-order food delivered directly to your seat, LOOK leads the next generation of moving-going experiences.



EVEREVE

EVEREVE

Evereve is dedicated to empowering every mom to embrace her beauty and strength by offering a personalized styling experience that takes body type, fit, and lifestyle into account.



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RTC NEXT RETAIL

PHASE 1:

58K SF

RETAIL

1.1M SF

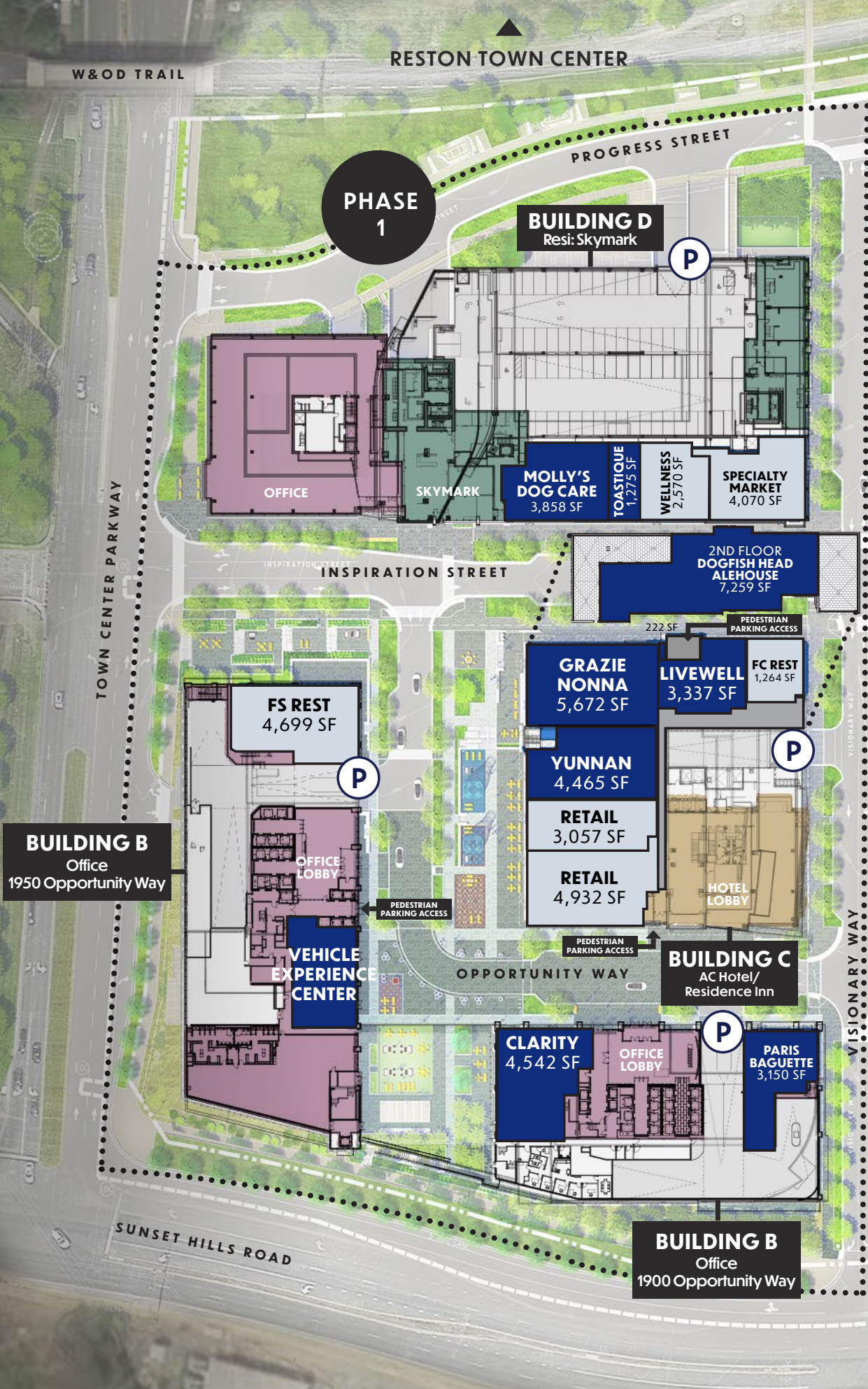
OFFICE

508

LUXE RESIDENCES

267

HOTEL KEYS



● LEASE EXECUTED ● LEASE NEGOTIATIONS ○ AVAILABLE



RTC is *ready for you*

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