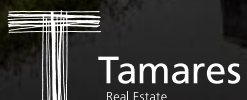




PLAZA AMERICA

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







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.

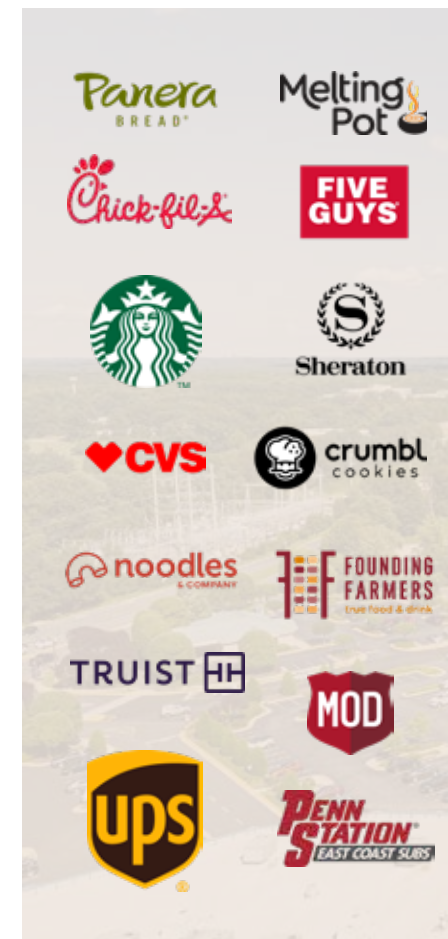
Current project amenities exclusive for tenants include:

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

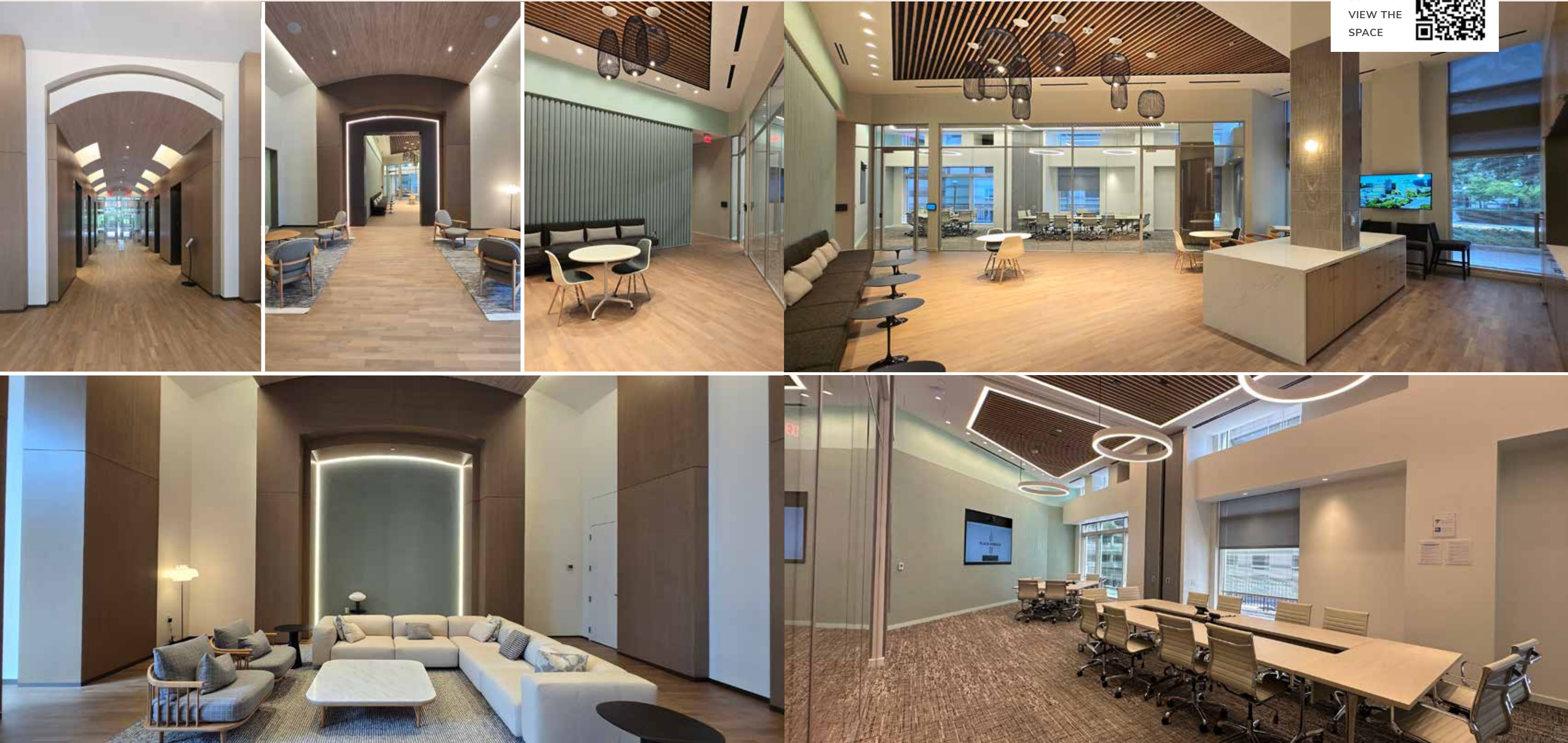


STUNNING RENOVATIONS

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

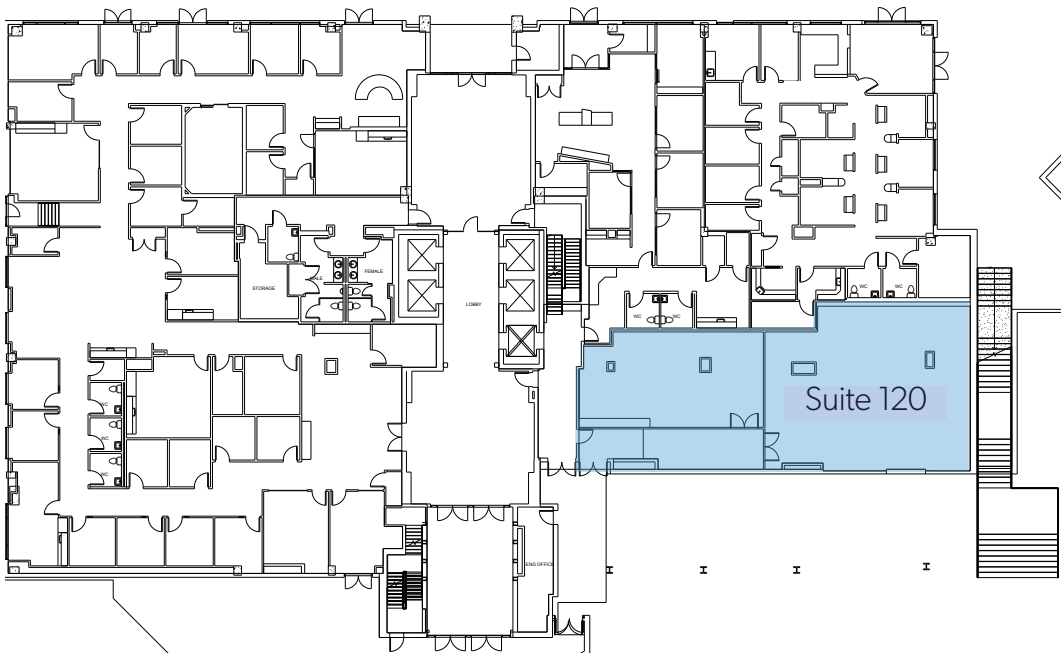


TOWER I STACKING PLAN

11700 PLAZA AMERICA DRIVE

178,143 RSF CONTIGUOUS	10	SUITE 1000 13,546 SF AVAILABLE		LEASED
	9	SUITE 900 8,477 SF AVAILABLE	SUITE 950 3,898 SF AVAILABLE	LEASED
	8	SUITE 800 25,774 SF AVAILABLE		
	7	SUITE 700 25,774 SF AVAILABLE		
	6	SUITE 600 25,774 SF AVAILABLE		
	5	SUITE 500 25,774 SF AVAILABLE 11/1/26		
	4	SUITE 400 25,774 SF AVAILABLE 11/1/26		
	3	SUITE 310 10,994 SF AVAILABLE 11/1/26	LEASED	
	2	SUITE 200 25,904 SF AVAILABLE		
	1	SUITE 120 3,232 SF AVAILABLE	LEASED	

178,143 RSF
CONTIGUOUS

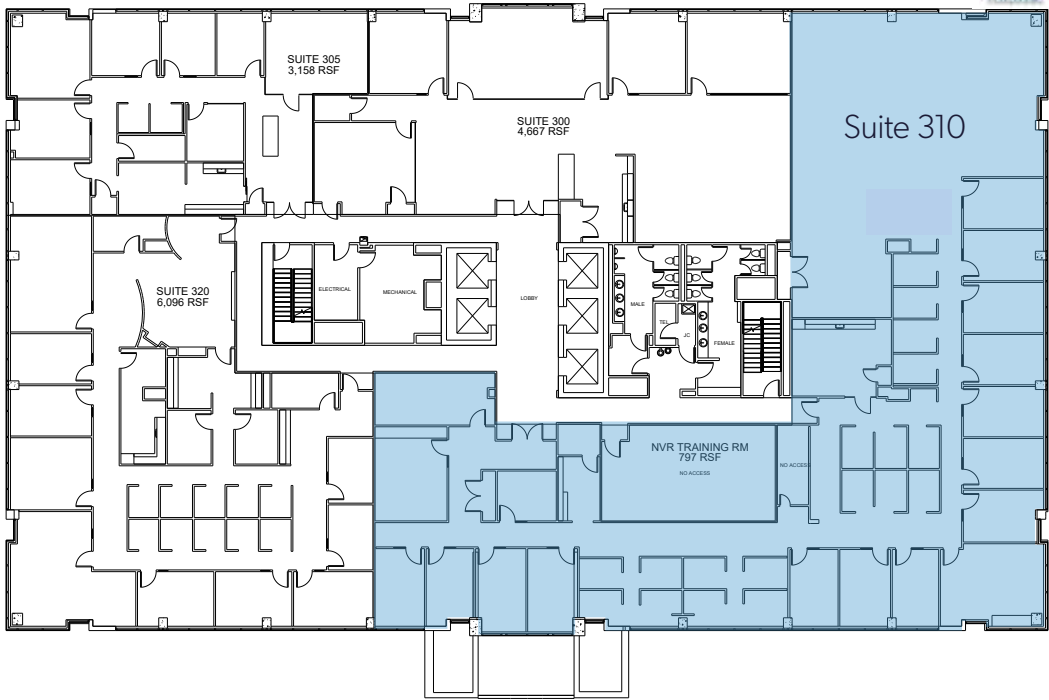


SUITE 120 | 3,232 RSF

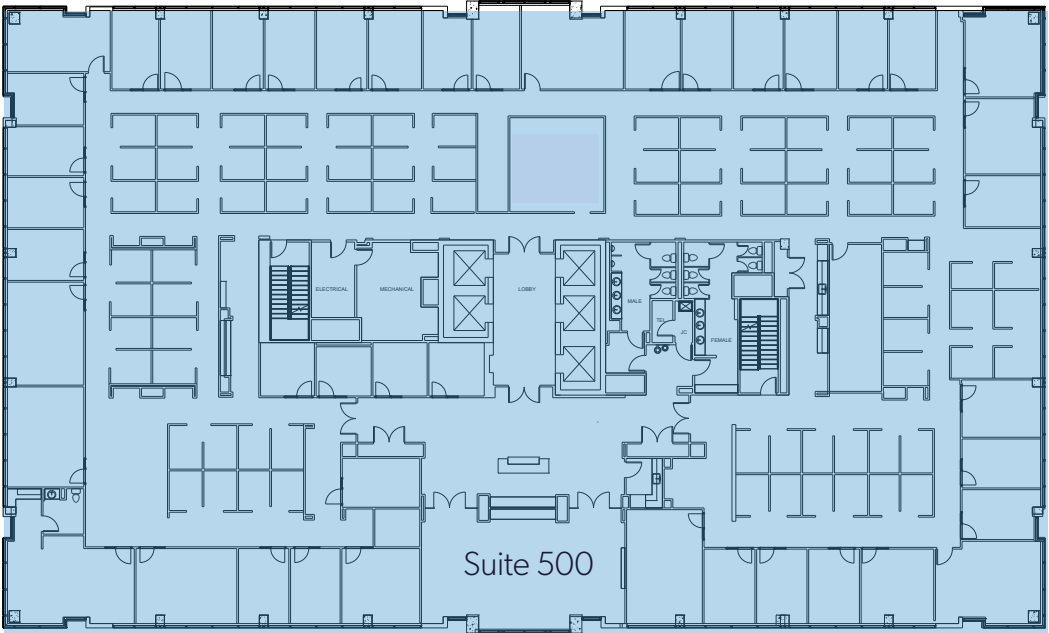


SUITE 200 | 25,904 RSF
Fully Builtout floor with rare private outdoor terrace and event space

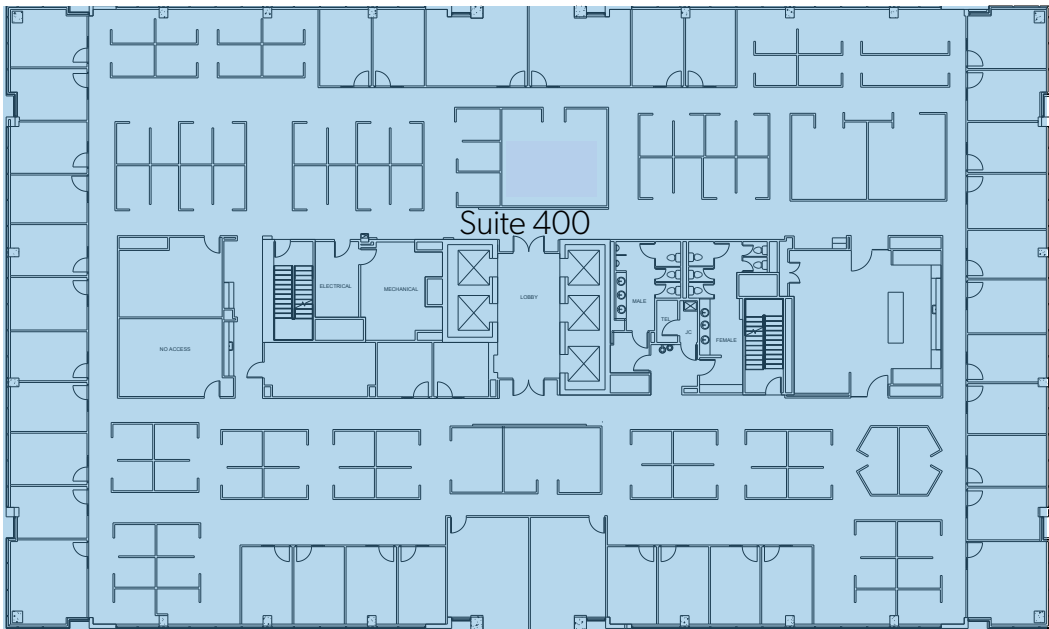




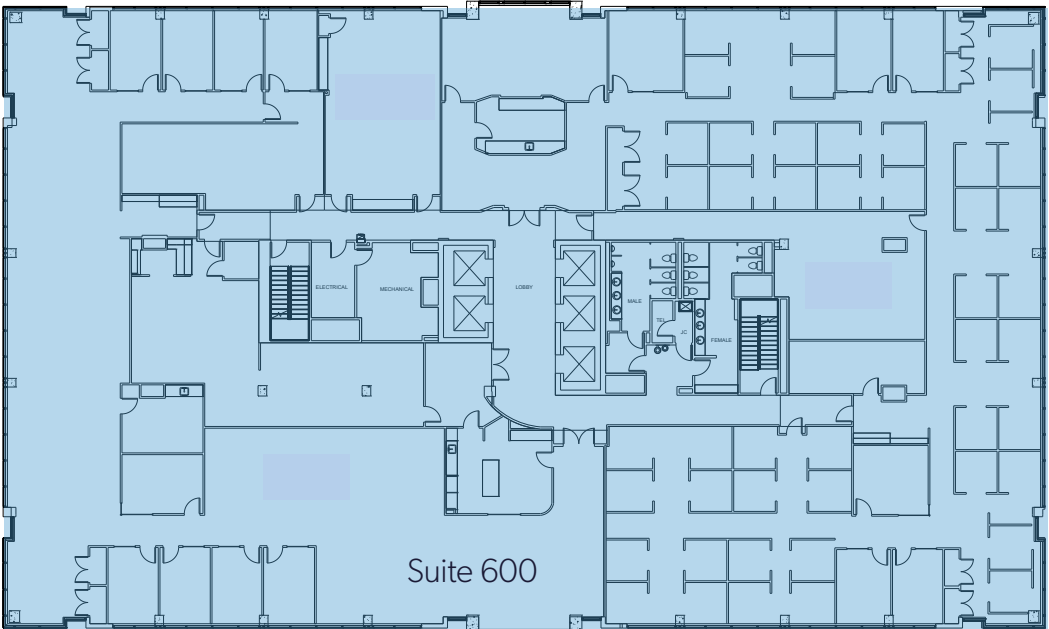
SUITE 310 | 10,994 RSF
Available 11/1/2026



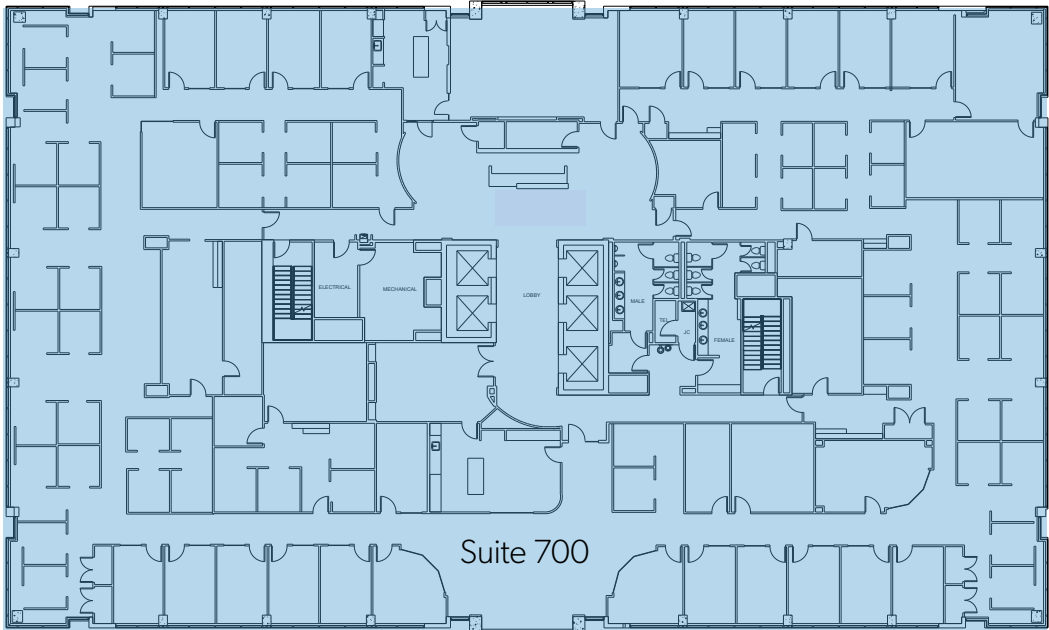
SUITE 500 | 25,774 RSF
Available 11/1/2026



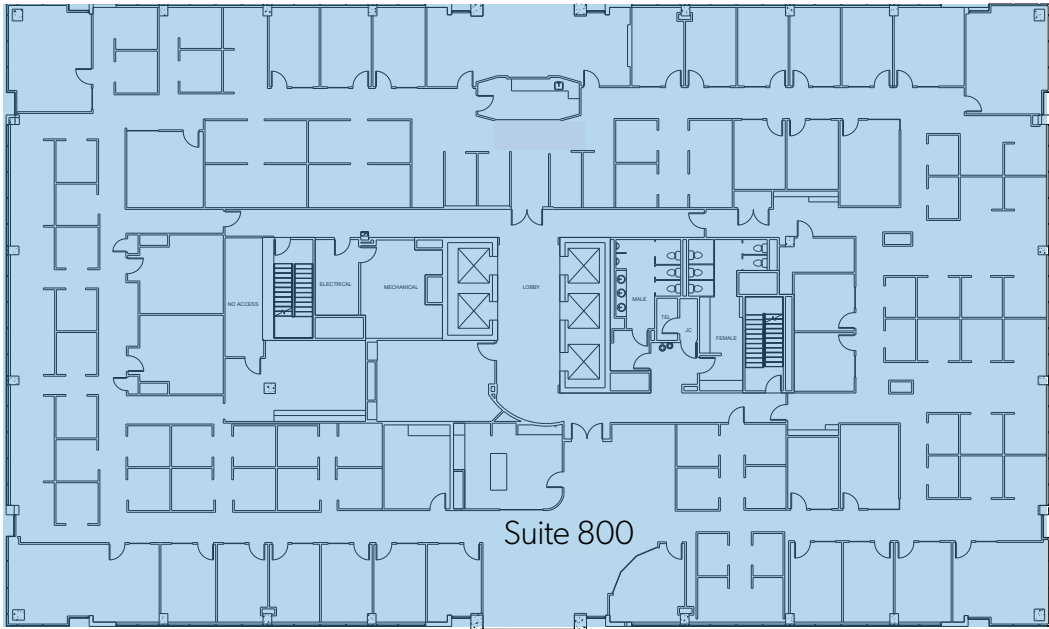
SUITE 400 | 25,774 RSF
Available 11/1/2026



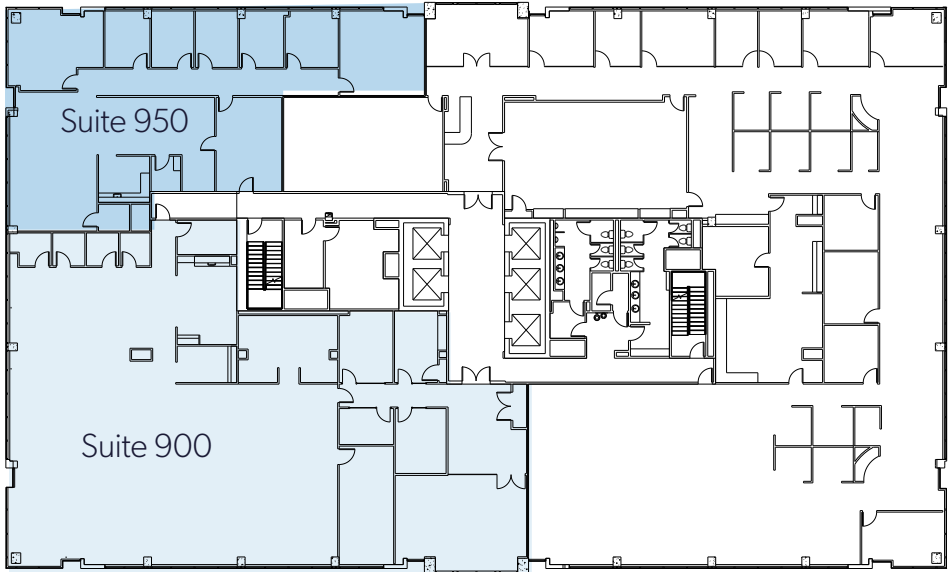
SUITE 600 | 25,774 RSF
Available



SUITE 700 | 25,774 RSF
Available



SUITE 800 | 25,774 RSF
Available



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

TOWER I



SUITE 1000 | 13,546 RSF

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



TOWER II

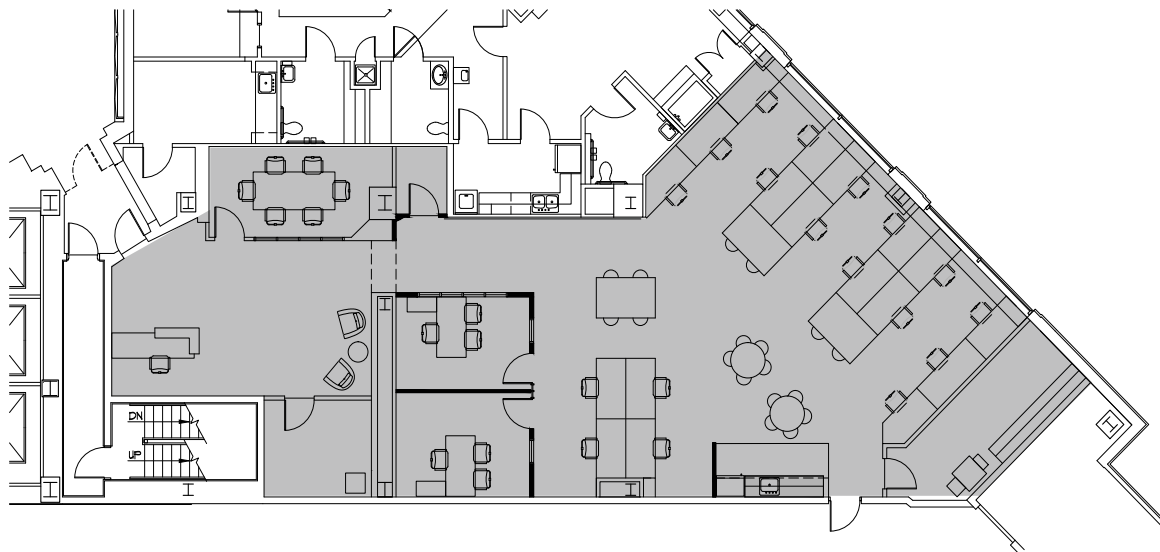


TOWER II STACKING PLAN
11710 PLAZA AMERICA DRIVE



Tower II achieved Energy Star Certification

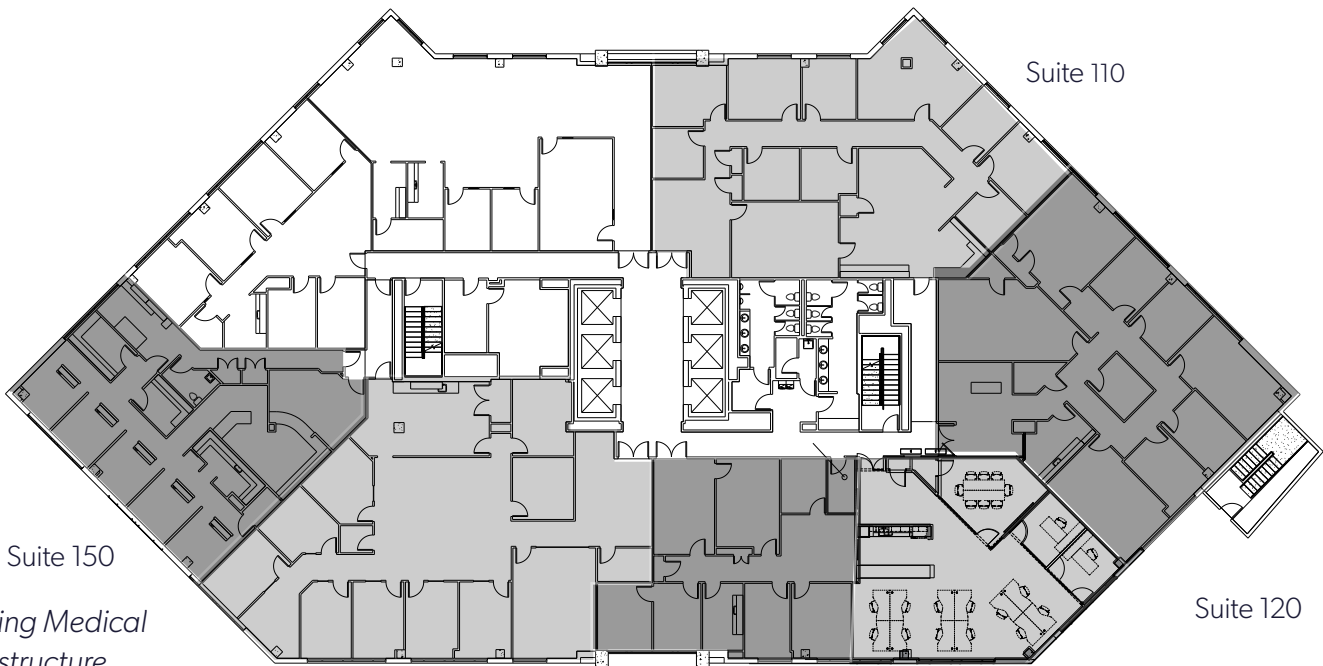
12	LEASED					
11	LEASED					
10	LEASED					
9	SUITE 900 10,133 SF AVAILABLE		SUITE 910 7,890 SF AVAILABLE		LEASED	
8	SUITE 810 11,881 SF AVAILABLE			LEASED		
7	LEASED					
6	SUITE 600 23,742 SF AVAILABLE					
5	SUITE 500 7,288 SF AVAILABLE	SUITE 520 8,005 SF AVAILABLE	SUITE 530 6,176 SF AVAILABLE	SUITE 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

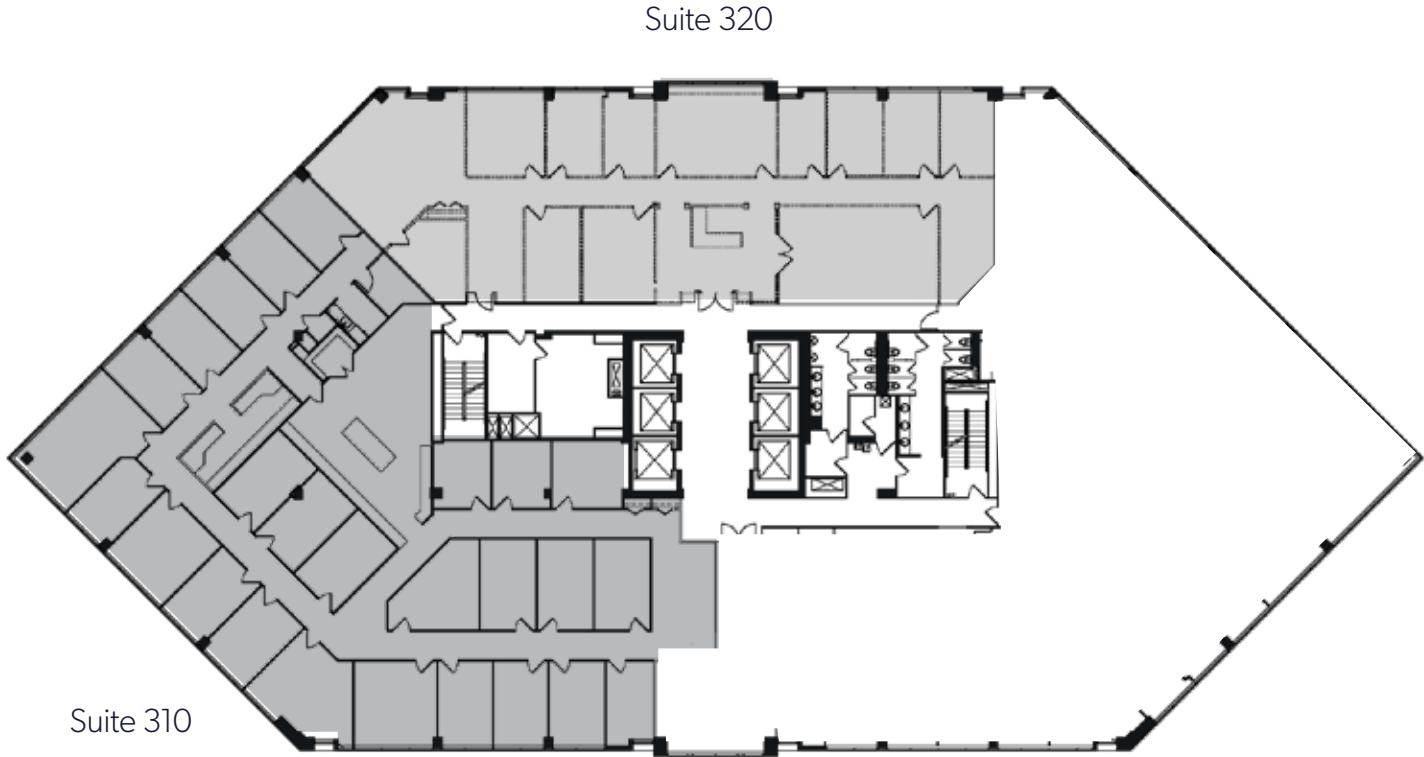


Suite 150
Existing Medical Infrastructure, perfect for medical or dental user.

CLICK HERE
TO VIEW
SUITE 150

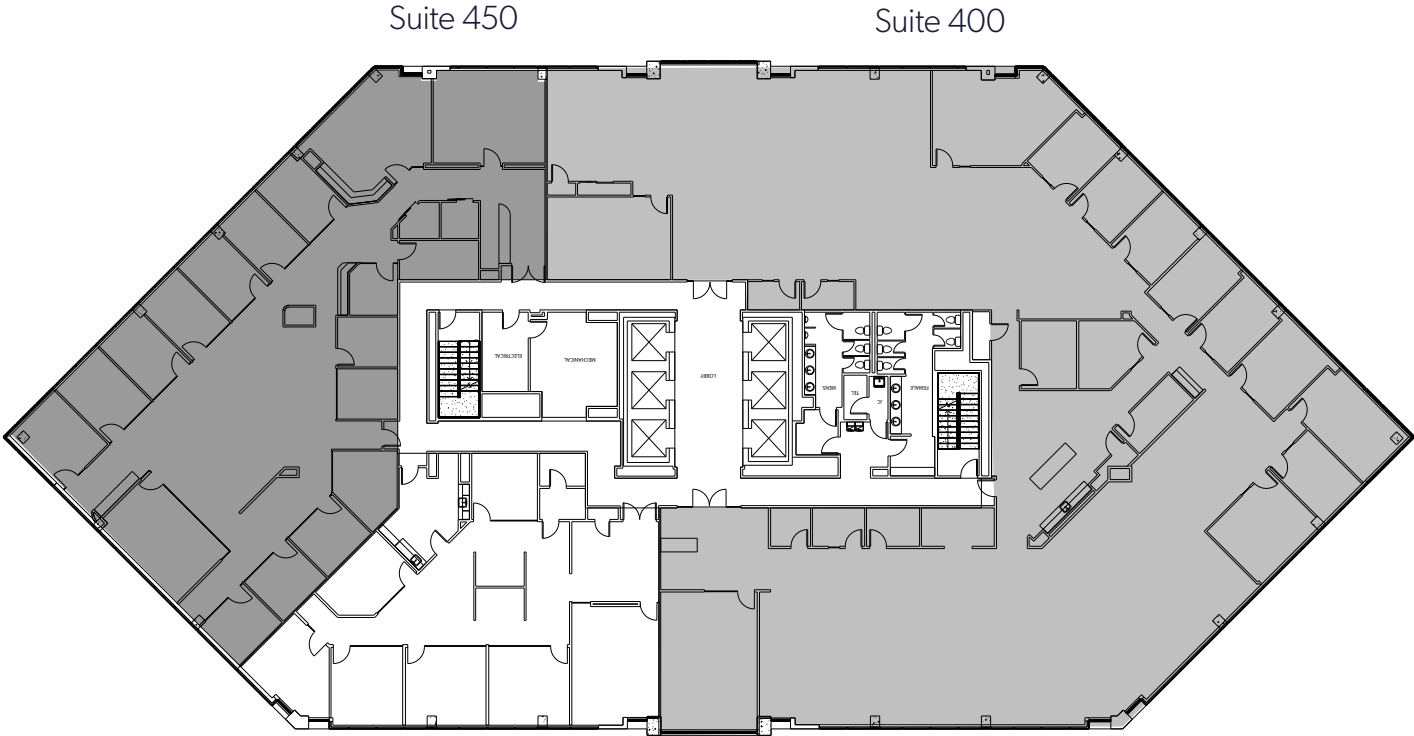


SUITE 110	4,027 RSF
SUITE 120	3,658 RSF
SUITE 125	2,061 RSF
SUITE 130	1,990 RSF
SUITE 140	4,483 RSF
SUITE 150	2,675 RSF



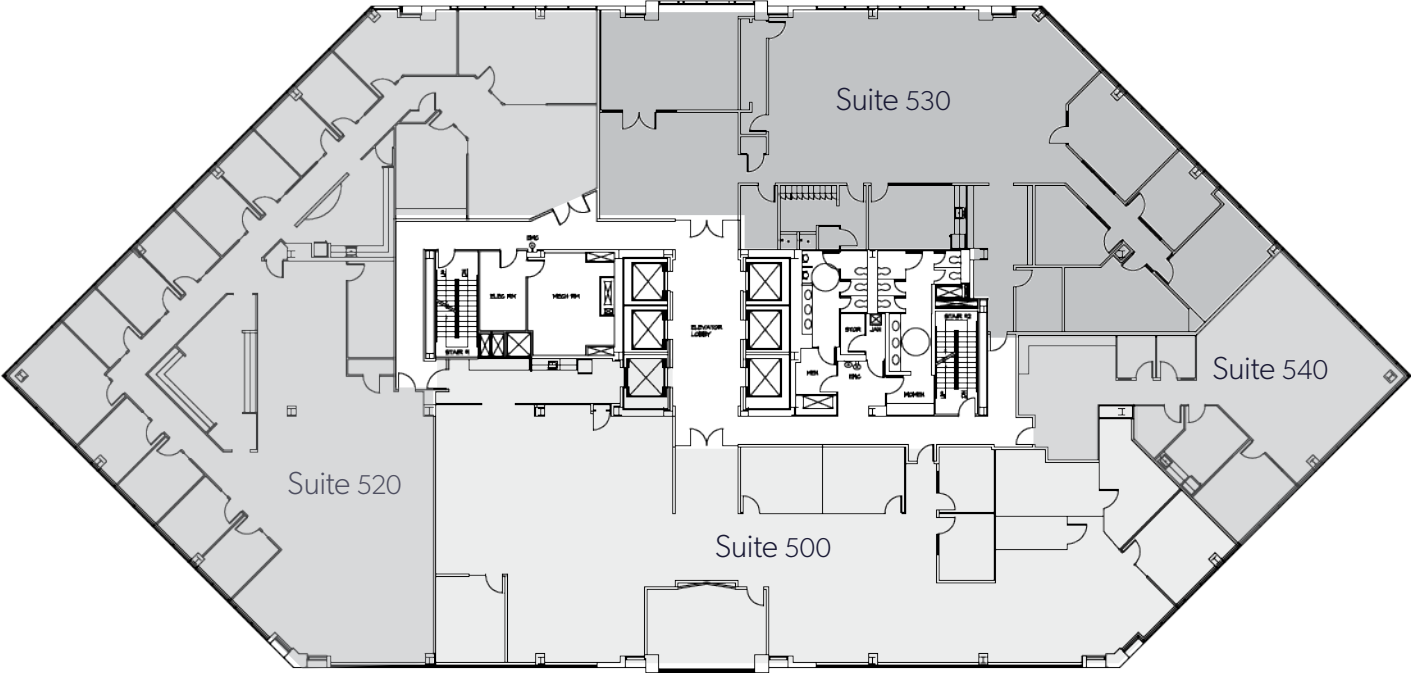
SUITE 310 | 8,846 RSF
SUITE 320 | 5,302 RSF

CONTIGUOUS 14,148 RSF



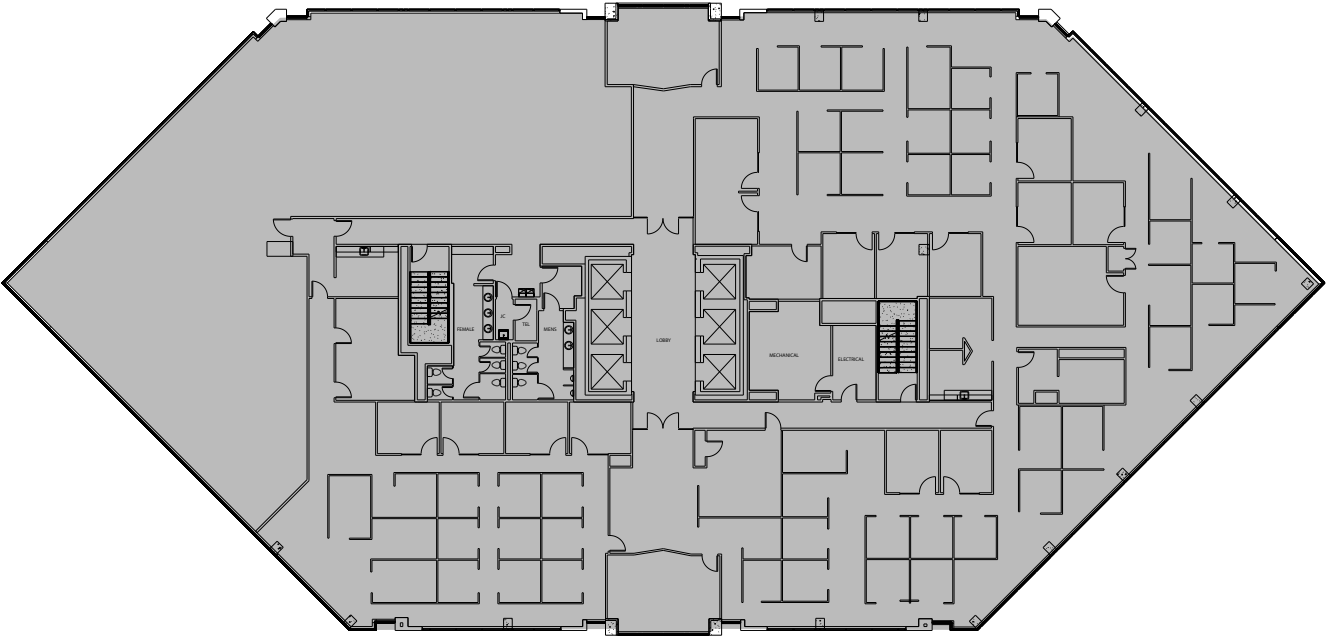
SUITE 400 | 13,801 RSF
SUITE 450 | 6,425 RSF

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

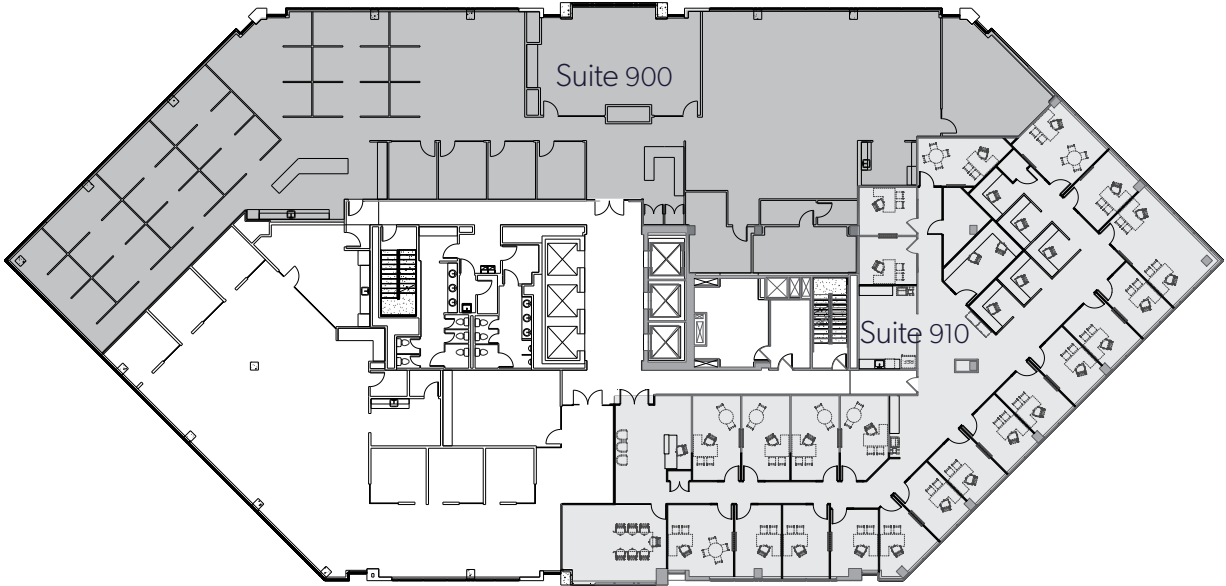


SUITE 600 | 23,742 RSF



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



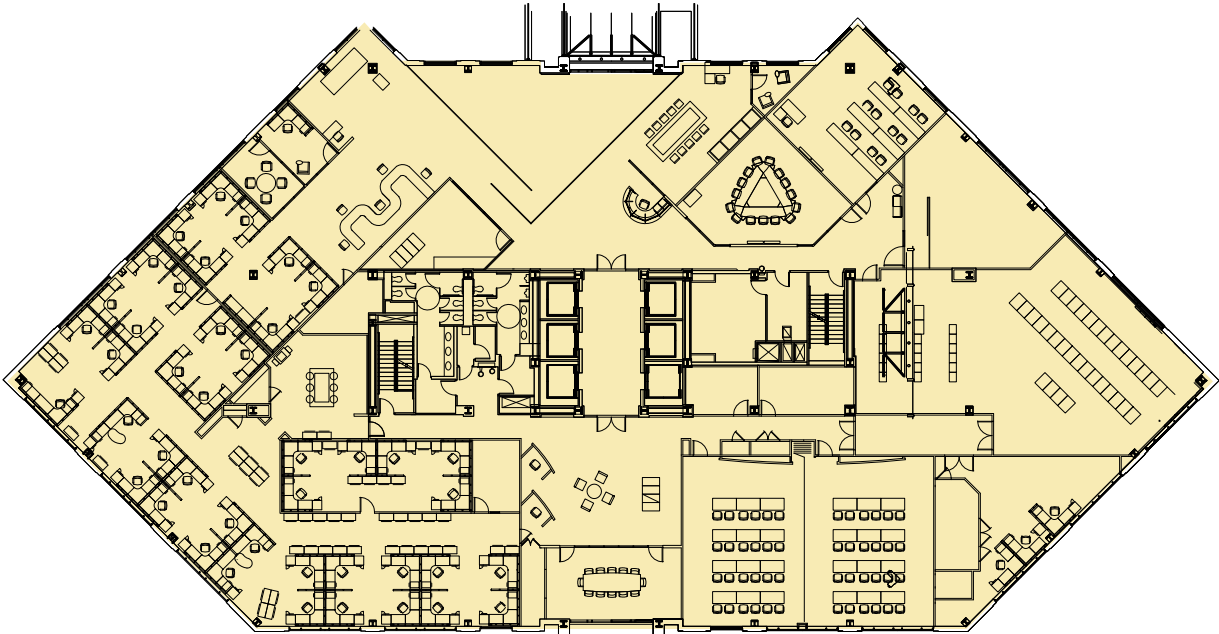
TOWER III STACKING PLAN

11720 PLAZA AMERICA DRIVE



Tower III achieved Energy Star Certification

81,775 RSF CONTIGUOUS	13	SUITE PENTHOUSE 21,904 SF AVAILABLE	
	12	SUITE 1200 12,540 SF AVAILABLE	
	11	SUITE 1100 23,685 SF AVAILABLE	
	10	SUITE 1000 23,646 SF AVAILABLE	
165,760 RSF CONTIGUOUS	9	LEASED	
	8	SUITE 800 23,658 SF AVAILABLE	
	7	SUITE 700 23,690 SF AVAILABLE	
	6	SUITE 600 18,793 SF AVAILABLE	SUITE 650 4,887 SF AVAILABLE
	5	SUITE 500 23,678 SF AVAILABLE	
	4	SUITE 400 23,680 SF AVAILABLE	
	3	SUITE 300 5,442 SF AVAILABLE	SUITE 310 18,260 SF AVAILABLE
	2	SUITE 200 23,672 SF AVAILABLE	
	1	LEASED	CONFERENCE CENTER AND TENANT LOUNGE



SUITE 200 | 23,672 RSF



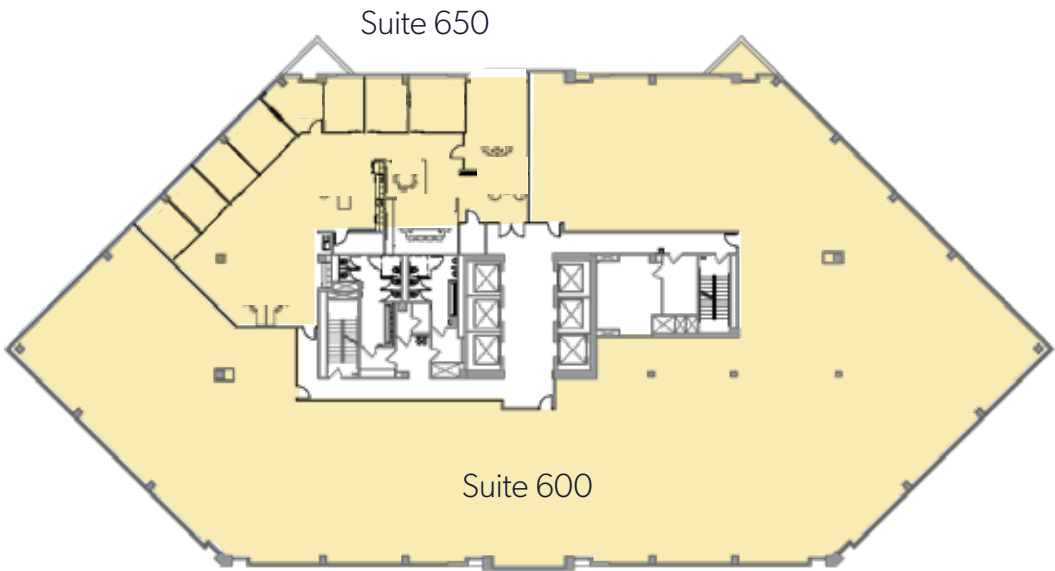
SUITE 300 | 5,442 RSF
SUITE 310 | 18,260 RSF



SUITE 400 | 23,680 RSF



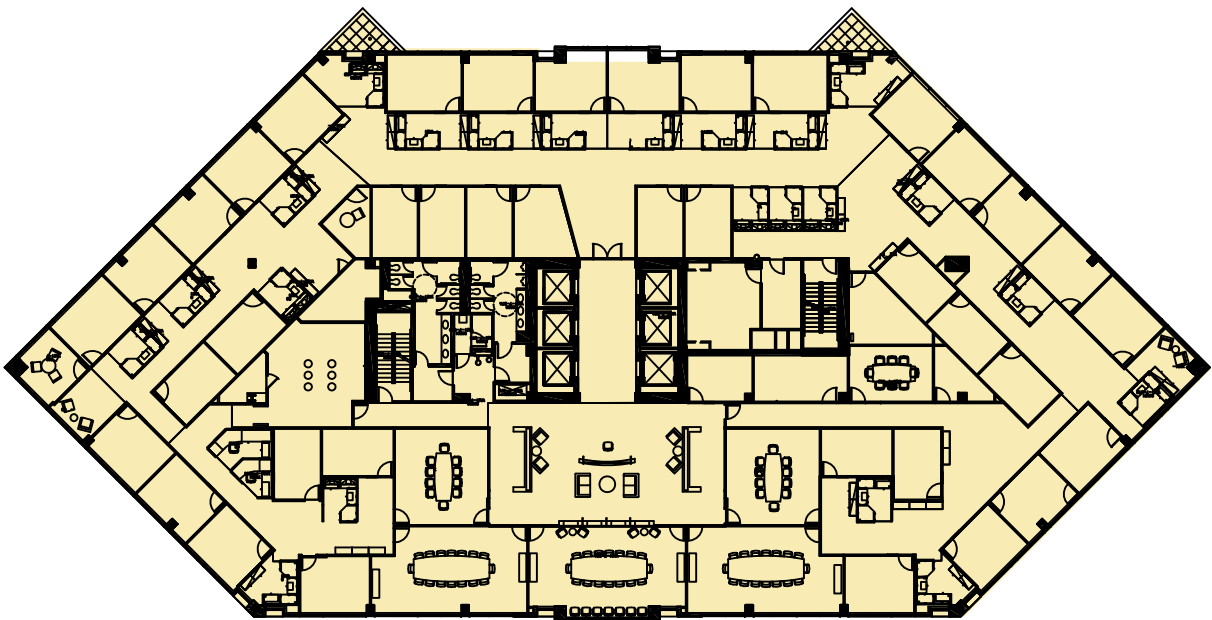
SUITE 500 | 23,678 RSF



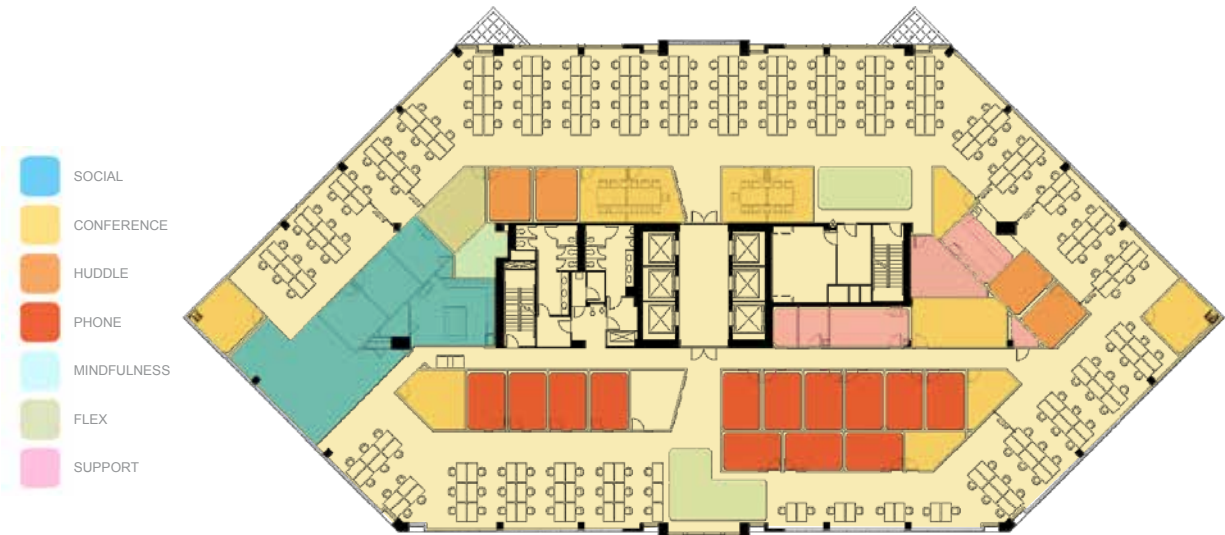
SUITE 600 | 18,793 RSF
SUITE 650 | 4,887 RSF

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

FULL FLOOR 23,680 SF



SUITE 700 | 23,690 RSF



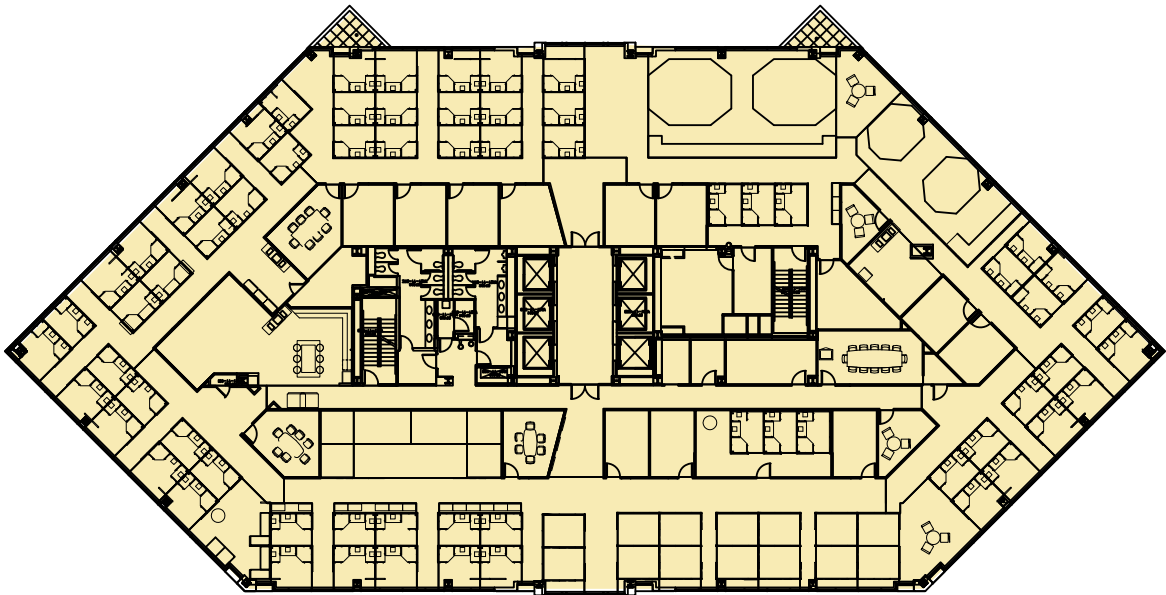
SUITE 800 | 23,658 RSF

Fully furnished & ready to occupy

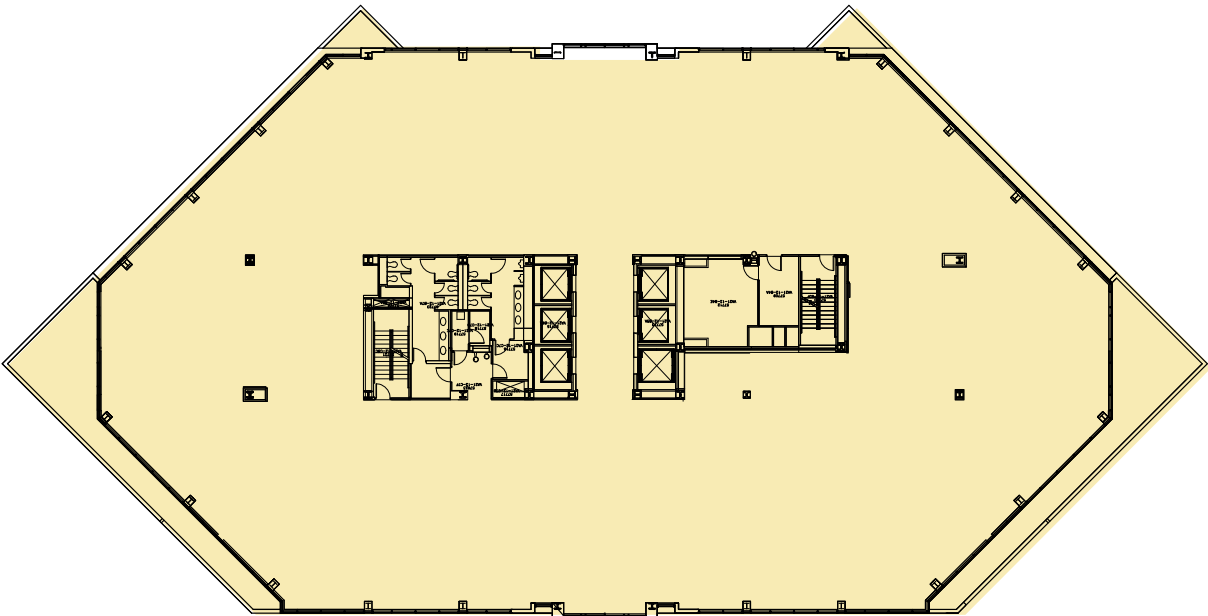


SUITE 1000 | 23,646 RSF





SUITE 1100 | 23,685 RSF



SUITE 1200 | 23,540 RSF



TOWER III



CLICK HERE
TO VIEW
THE SPACE



PENTHOUSE | 21,904 RSF

Incredible top-floor views



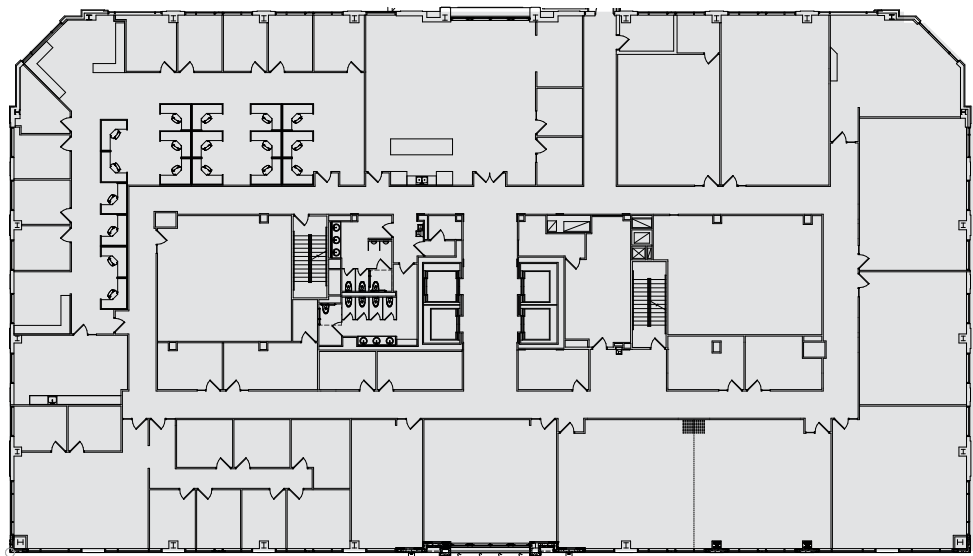
TOWER IV



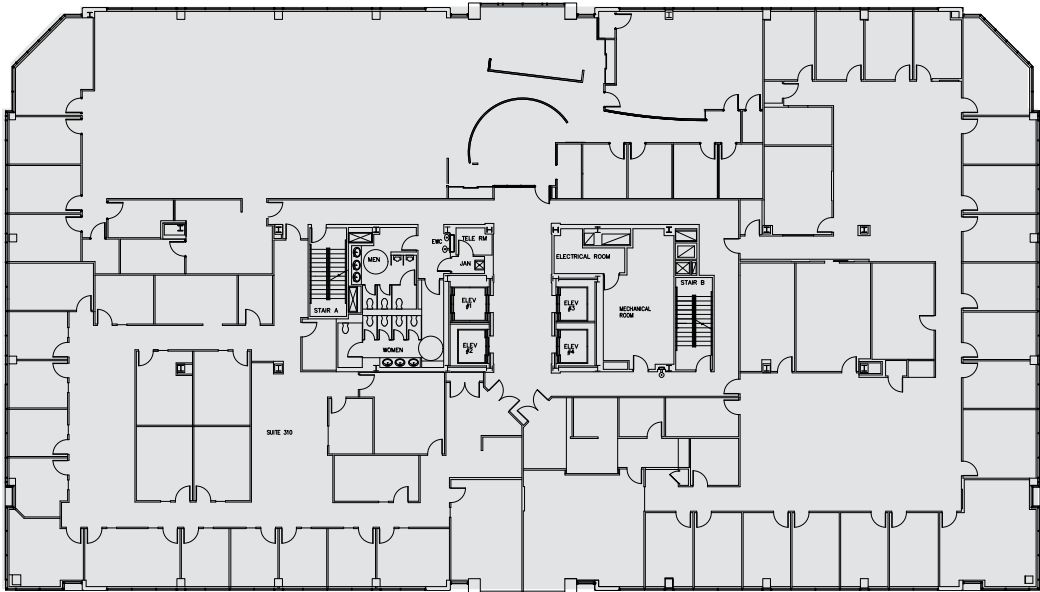
TOWER IV STACKING PLAN

11730 PLAZA AMERICA DRIVE

168,239 RSF CONTIGUOUS	7	SUITE 700 27,867 SF AVAILABLE	
	6	SUITE 600 28,169 SF AVAILABLE	
	5	SUITE 500 28,103 SF AVAILABLE	
	4	SUITE 400 28,182 SF AVAILABLE	
	3	SUITE 300 28,098 SF AVAILABLE	
	2	SUITE 200 27,820 SF AVAILABLE	
1	LEASED		SUITE 160 1,728 SF AVAILABLE STORAGE



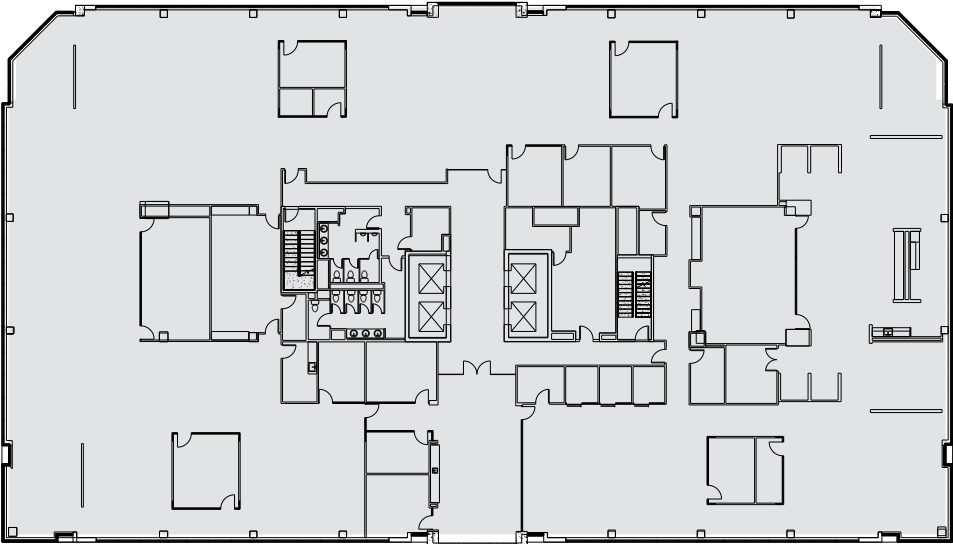
SUITE 200 | 27,820 RSF



SUITE 300 | 28,098 RSF



SUITE 400 | 28,182 RSF



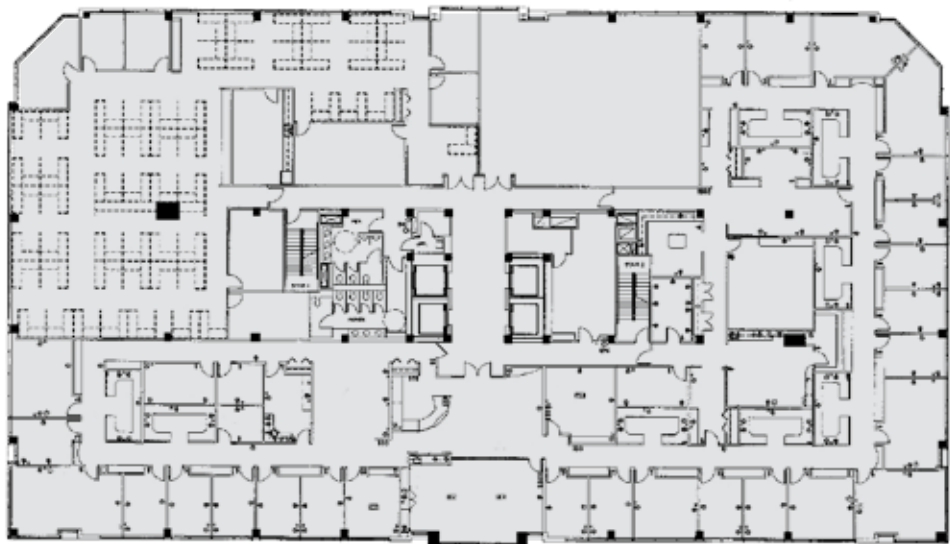
CLICK HERE
TO VIEW
THE SPACE



SUITE 500 | 28,103 RSF

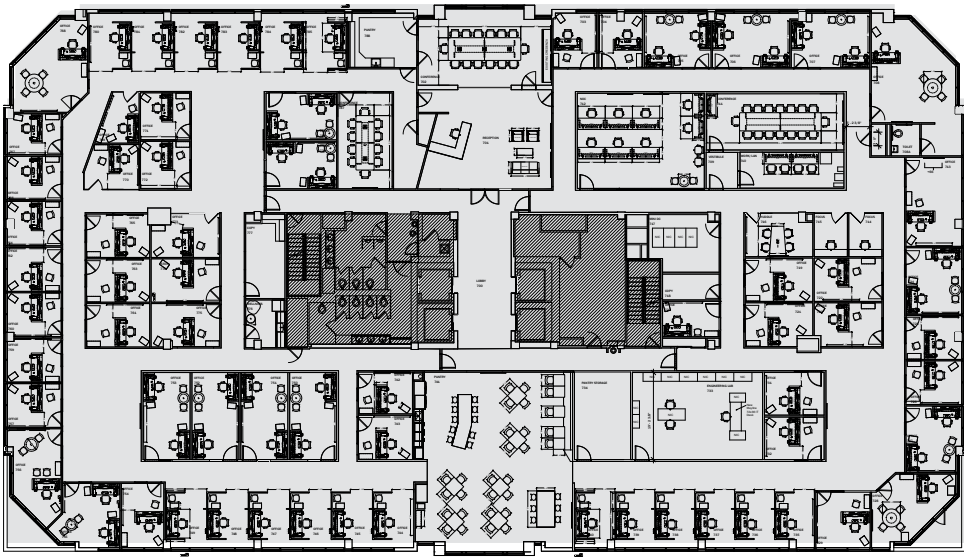
High-end finishes throughout with a mix of open and dropped ceilings, along with full-height glass offices, open space and breakout areas





SUITE 600 | 28,169 RSF

Newly Builtout Lobby and Conference Rooms



SUITE 700 | 27,867 RSF



PLAZA AMERICA

CONTACT

JEFF ROMAN

703.464.1548

jeff.roman@streamrealty.com

ERIK MCLAUGHLIN

703.439.1137

erik.mclaughlin@streamrealty.com

MALCOLM SCHWEIKER

703.629.2632

malcolm.schweiker@streamrealty.com

CARTER BYRNES

703.439.1096

carter.byrnesh@streamrealty.com

NICOLE POTOCKI

703.657.7816

nicole.potocki@streamrealty.com

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