

# RESTON ROW RESTON STATION



COMSTOCK

[RESTONSTATION.COM](http://RESTONSTATION.COM)

#NewRemarkable





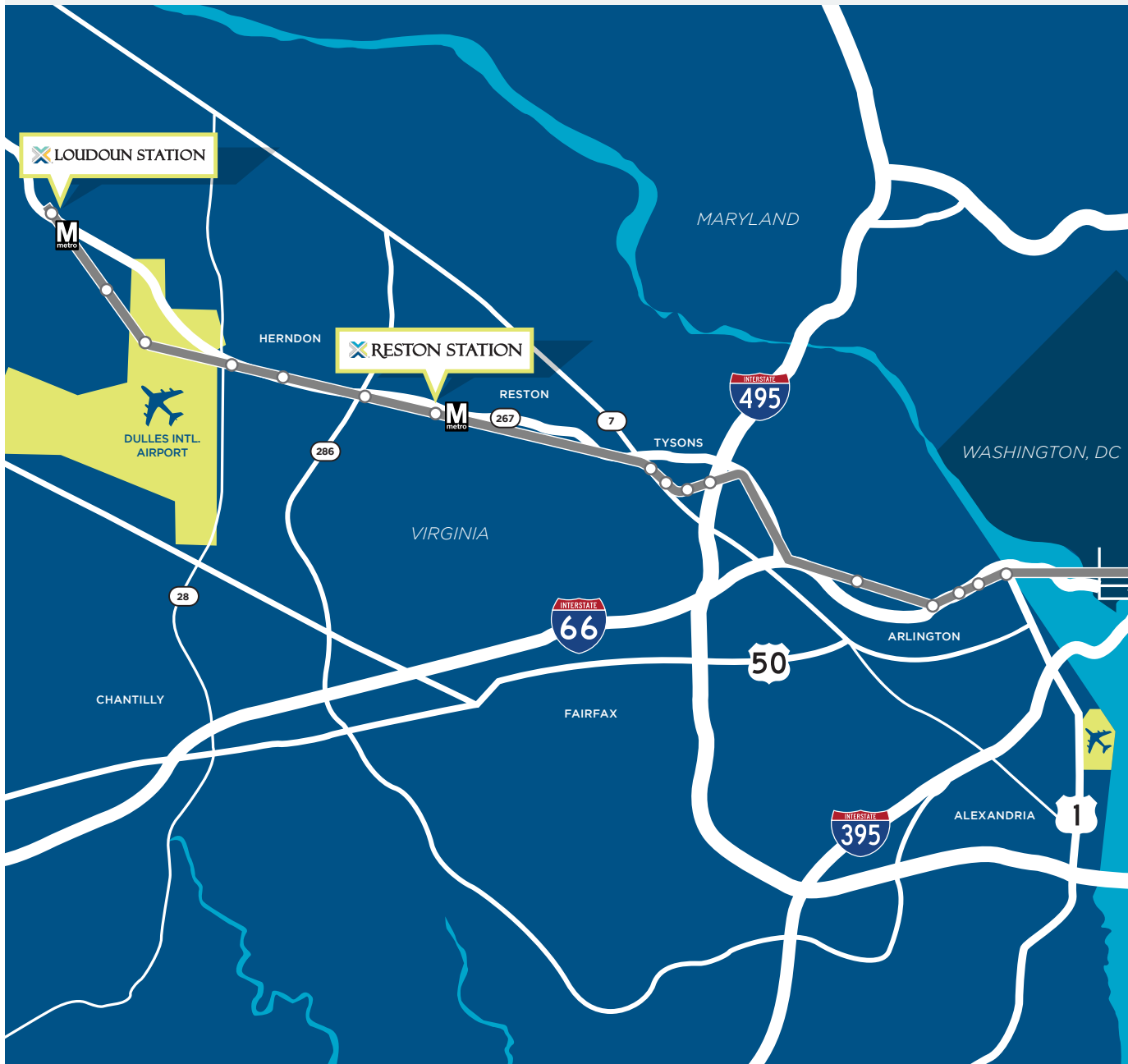
## The only fully integrated Transit-Oriented Development in Northern Virginia

Located at the threshold of one of the busiest Metro Stations in the Washington, DC area, the Reston Station neighborhood is already home to more than one million square feet of office space and 900 luxury residential units.

Reston Station represents the beginning transformation of Reston's original low-density, auto-dependent business area into a new pedestrian friendly, urban landscape of Trophy-Class and Class-A office towers, world class hotels, mid-rise and high-rise residential offerings, and a growing list of high quality dining, shopping and entertainment venues. Regularly scheduled community events provides the social engagement that is earning Reston Station a reputation for being among the most desirable places to live, work, and play.

Located midway between Dulles Airport and Tyson's Corner, the urban core of Reston Station sits atop the only fully integrated transit facility in Northern Virginia and accommodates upwards of 25,000 daily commuters (5 million+ annually) with more than 3,500 underground parking spaces, an indoor transit bus facility, numerous state-of-the-art electric vehicle charging stations, and abundant bike storage facilities.

# BECAUSE **LOCATION** IS EVERYTHING



## **On-site Metro**

**Dulles Toll Road, Rte 267**  
Direct access

**Tysons**  
7 minute drive,  
10 minute Metro ride

**Dulles International Airport**  
8 minute drive

**Washington DC**  
25 minute drive,  
One seat Metro ride to DC

# RESTON MARKET



- 1** Herndon Center: Panera Bread, Big Lots!, Jimmy John's, MOM Organic
- 2** Herndon Marketplace: Safeway
- 3** Reston Hospital Center
- 4** Chick-fil-A, Potbelly, Chipotle, Carrabba's Italian Grill
- 5** Target
- 6** Reston Executive Center: 30,000 SF Restaurant; 10,000 SF Specialty Retail; Cooper's Hawk
- 7** Halley Rise: Wegmans
- 8** Hunter Woods Village Center: Safeway
- 9** VY/Reston Heights: 483,000 SF Total; 385 Residences; 89,000 SF Retail
- 10** Plaza America: Whole Foods, Michaels, CVS, Five Guys, Noodles & Company, Starbucks Coffee
- 11** South Lakes Village Shopping Center: Safeway, Chipotle, CVS, Starbucks Coffee
- 12** Reston Town Center: Barcelona, bartaco, Mon Ami Gabi, Jackson's, Clydes, Athleta, Sweetgreen, Anthropologie, Uncle Julio's Mexican, McCormick and Schmick's Grille, World of Beer, Passion Fish, Morton's, Ted's Bulletin, Busara, Bow Tie Cinema, CVS, Potbelly, Chipotle, Chico's, Talbots, Sephora, J. Crew, Bahana Republic, Jos. A. Bank, White House Black Market, Apple, Paper Source
- 13** The Spectrum at Reston Town Center: Petsmart, Harris Teeter, The Container Store, la Madeline, Men's Warehouse, Zoes Kitchen, Office Depot, On The Border Mexican Grill, The Melting Pot, Not Your Average Joe's, Cava, Einstein Bros Bagels
- 14** Home Depot Center: Trader Joe's, Santini's, Silver Diner
- 15** Lake Anne Village Center
- 16** Tall Oaks Shopping Center
- 17** Lifetime Fitness

# RESTON ROW



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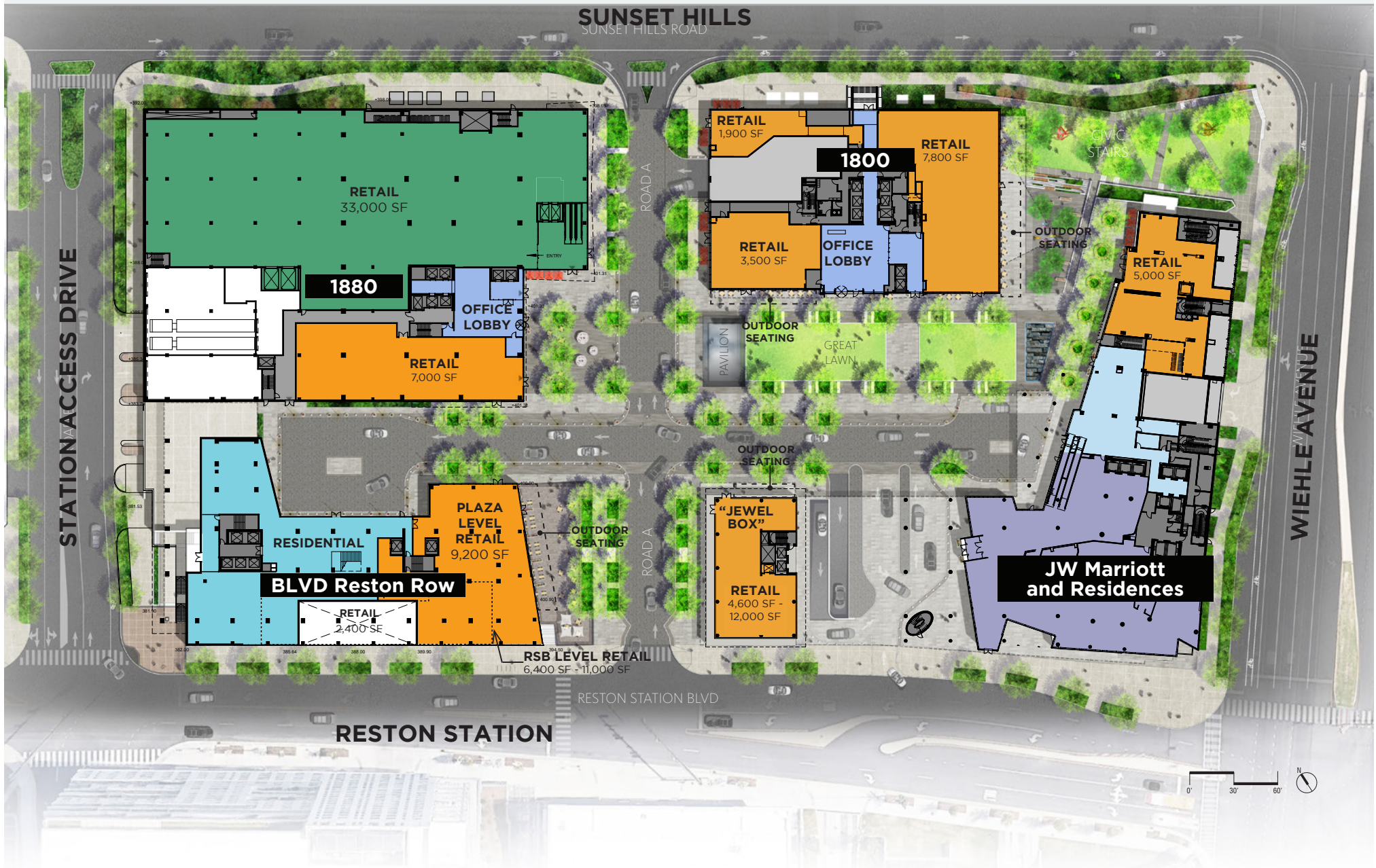
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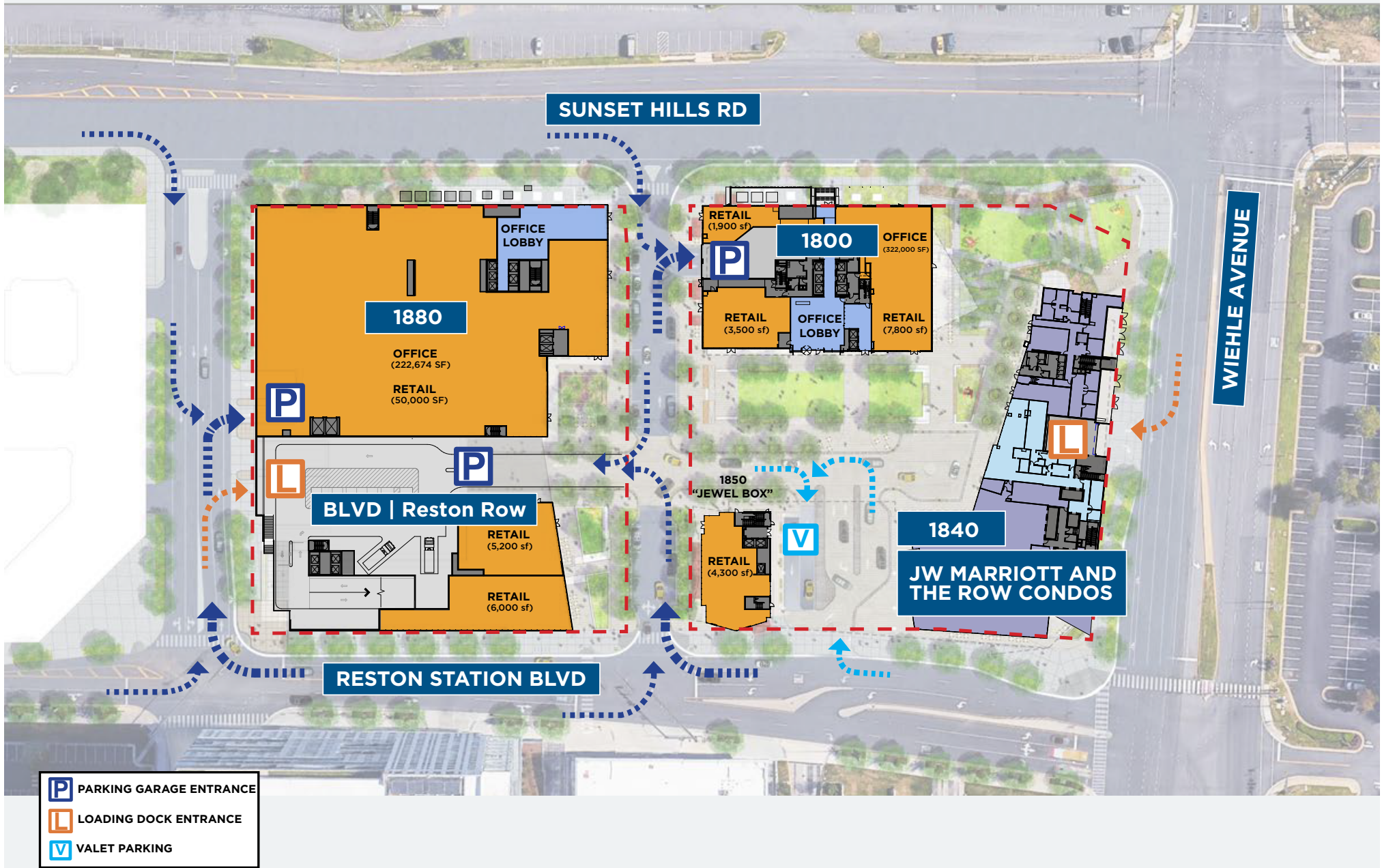




# RESTON ROW DISTRICT **SITE PLAN & ACCESS**



# RESTON ROW DISTRICT **SITE PLAN & ACCESS**



# 1800 RESTON ROW PLAZA **BUILDING SPECS**

**322,000 SF**

**13 STORIES**

**CEILING HEIGHTS**

- » Lobby: 18'
- » Flex Floor 2: 18'
- » Floor 3-13: ???

**LEED SILVER**

**RESTROOMS**

»

**HVAC: DOAS:**

- » State-of-the-art  
outside air system

**ELEVATORS**

»

»

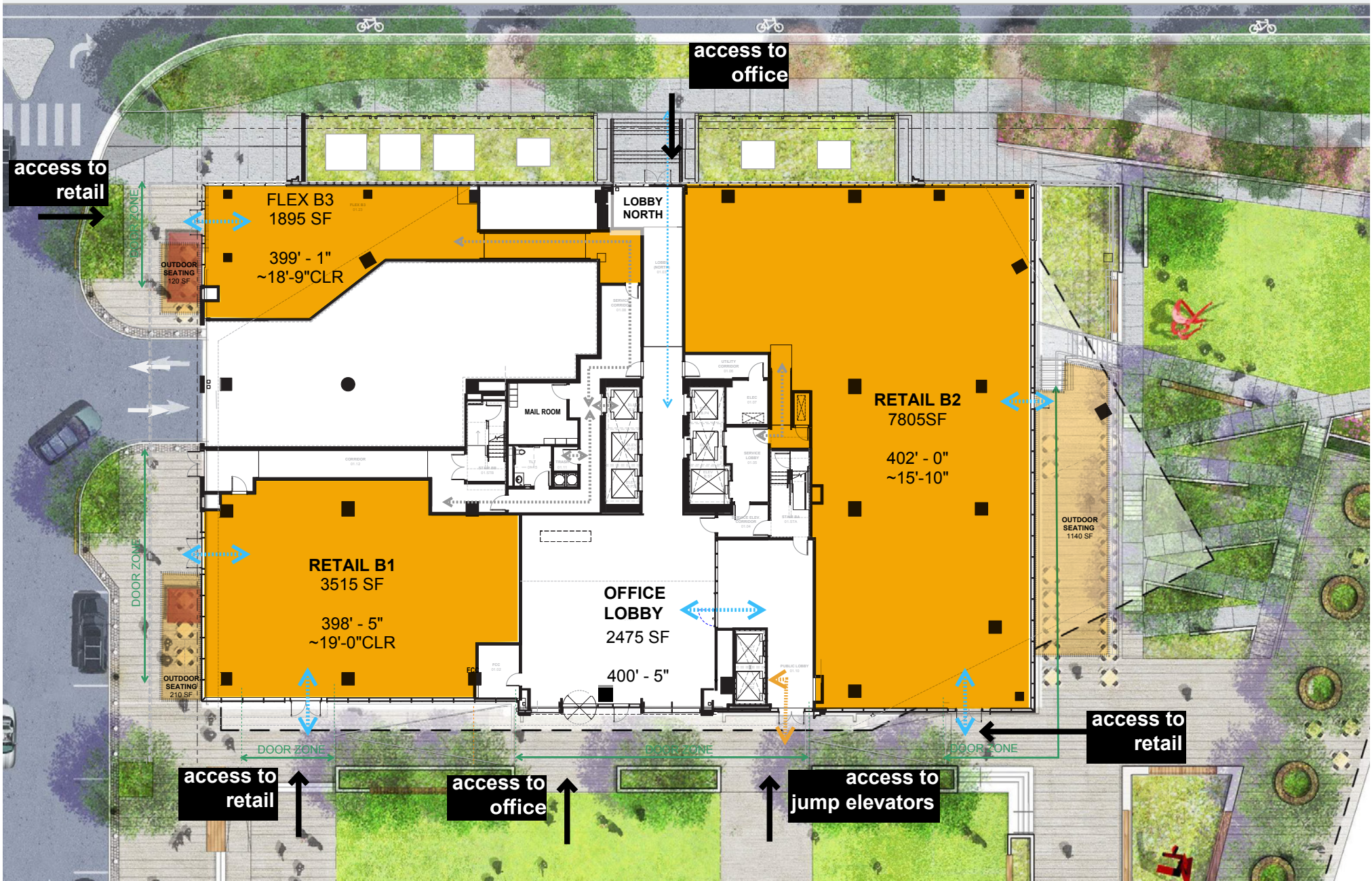
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**PARKING**

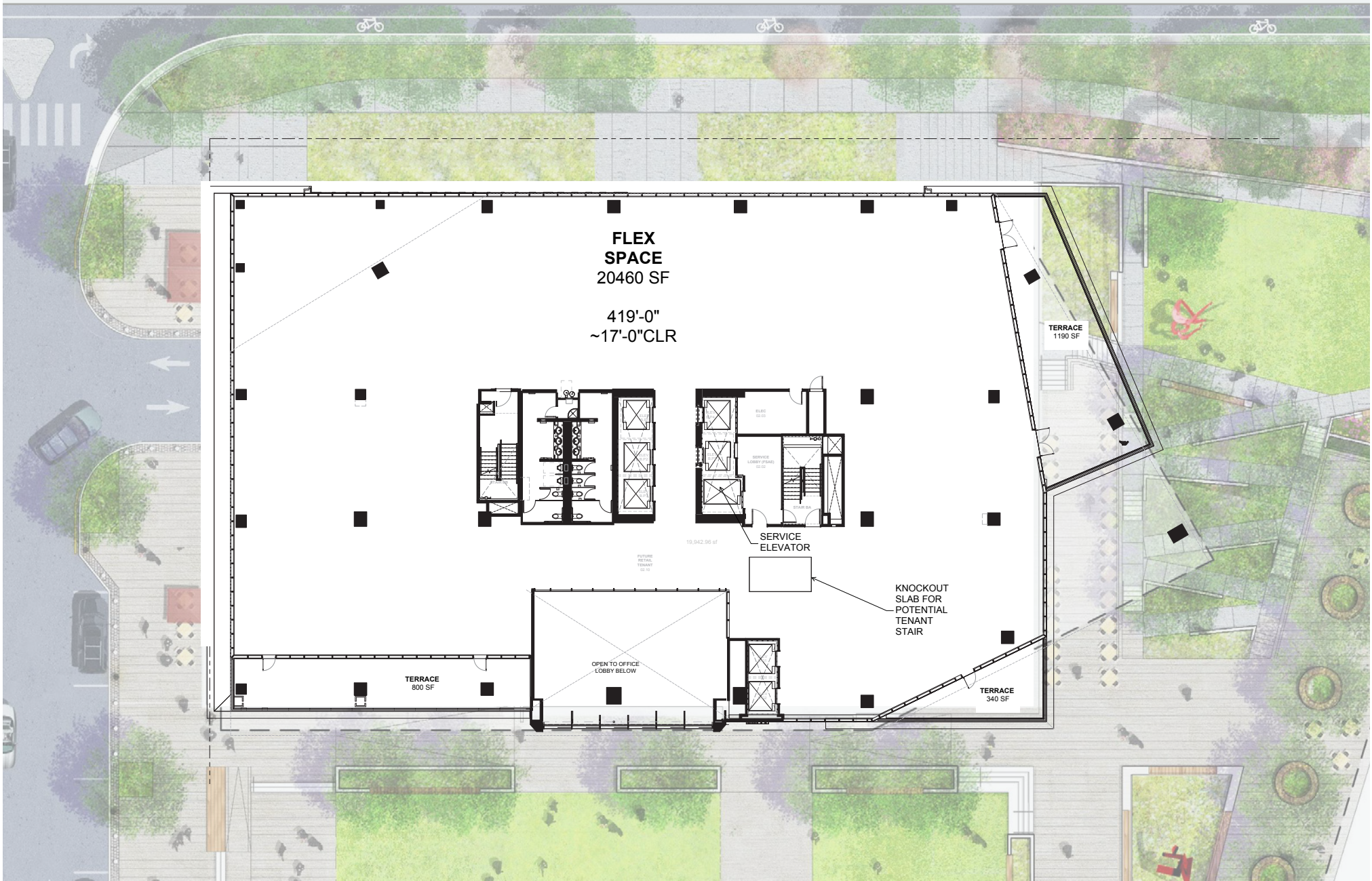
- » xx spaces; xx RSF



# 1800 RESTON ROW PLAZA OFFICE **LEVEL ONE**



# 1800 RESTON ROW PLAZA OFFICE **LEVEL TWO**



# 1800 RESTON ROW PLAZA OFFICE

## LEVEL 4-13 SINGLE TENANT TEST FIT

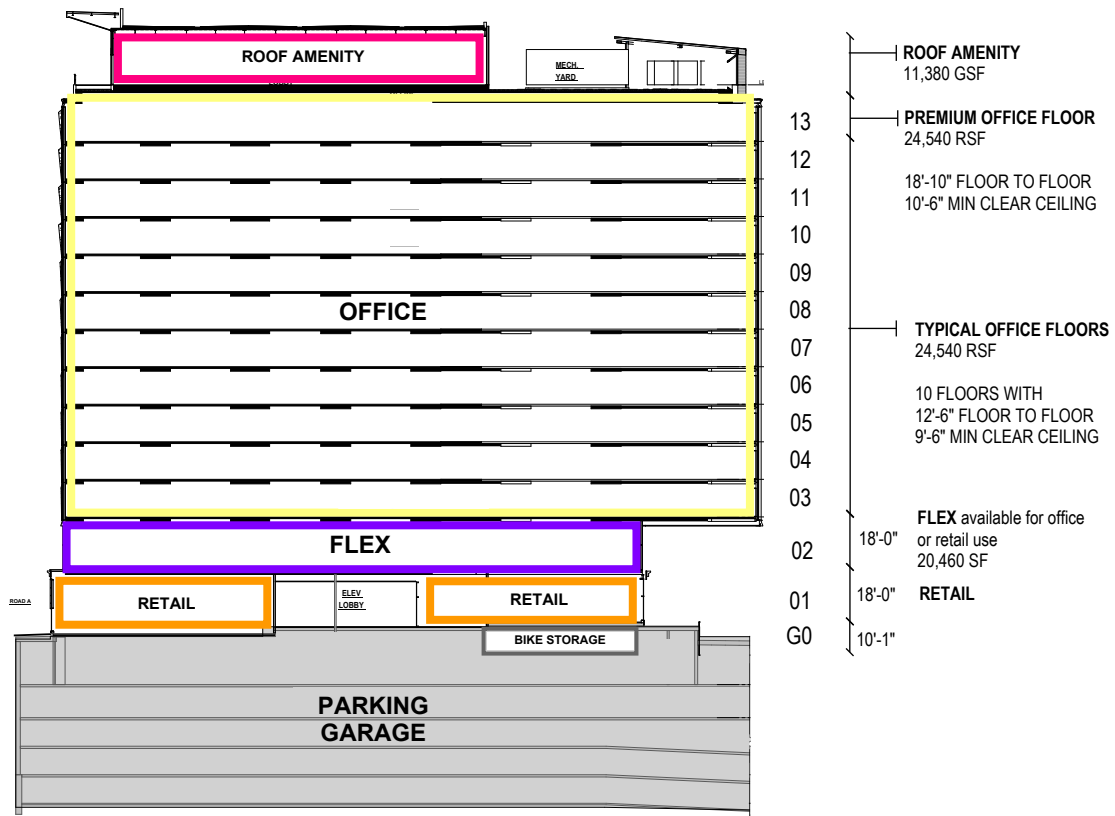


# 1800 RESTON ROW PLAZA OFFICE

## LEVEL 4-13 MULTI TENANT TEST FIT



# 1800 RESTON PLAZA **STACKING PLAN**



# 1880 RESTON ROW **BUILDING SPECS**

**222,674 SF**

**10 STORIES**

**CEILING HEIGHTS**

- » XX
- » XX
- » XX

**LEED SILVER**

**RESTROOMS**

- » (xx SF)

**HVAC: DOAS:**

- » State-of-the-art outside air system

**ELEVATORS**

- » XX

**PARKING**

- » XX



# 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



COMING SOON



COMSTOCK

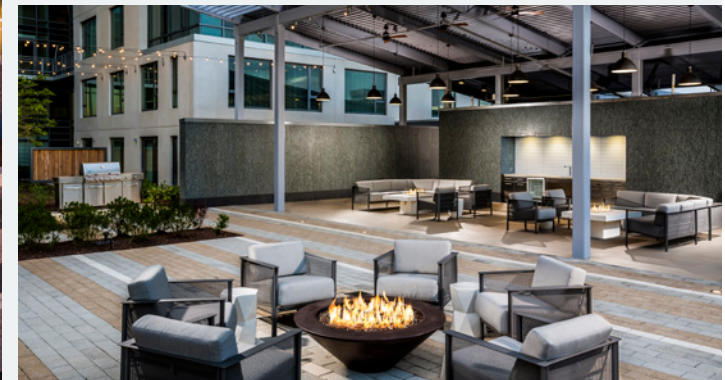
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# BLVD | **RESTON ROW**

- » Luxury studio, one, two, and three bedroom + den apartment homes
- » Culinary-inspired kitchens and luxurious baths
- » Rooftop pool and terrace
- » Demonstration kitchen, bar and game room
- » Rooftop fitness center, weight room and yoga studio
- » Main lobby with reception, 24-hour concierge, formal lounge, cyber lounge and conference room
- » Reserved parking
- » Located directly above the Silver Line Metro
- » Surrounded by exceptional restaurants and services including Founding Farmers, Matchbox, Starbucks, Big Buns, Sweet Leaf, CVS and more
- » Pet friendly and smoke free



# LEASING INFORMATION

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