

**LARGE BLOCK
OPPORTUNITY ON
DULLES TOLL ROAD**

RESTON CROSSING

2001 + 2003 Edmund Halley Drive
Reston, VA 20191



TISHMAN SPEYER

AVISON
YOUNG

Perfectly Positioned

UNPARALLELED SPONSORSHIP



Financial wherewithal

Strong financial partner and leading operator



Innovative + functional building design

Creative architectural enhancements as seen at NY's Hearst Tower, DC's 2050 M Street for CBS, and Pfizer's The Spiral in Hudson Yards, NY



Development track record

Meeting delivery times and budget



Large block opportunity

Great opportunity in a prominent location

LOCATION



Access from property to rail platform

Lobby and Metro-Rail platform are located on the same level - so you don't even have to cross the street



No car, no problem

Metro access allows for recruiting millennials from D.C. and Arlington



Vehicular access

3 ways in and 2 ways out



Prominently overlooking Toll Road

Unparalleled Corporate Branding

AMENITIES



True walking distance

30-second walk to future Wegmans, lifestyle center and multi-family housing (ideal for millennial talent!) - no fighting for a parking spot. Skywalk to Reston Town Center Amenities



Parking

Executive structured garage and healthy parking ratio



Prominent Location



METRO-RAIL DISTANCE FROM RESTON CROSSING	
to Wiehle	1.5 miles
to Dulles Airport	5 miles
to Tysons Corner	10 miles

HALLEY RISE

Reston Crossing is directly adjacent to a 3.5 M SF mixed-use development currently under construction with new Wegmans grocery coming in 2022.

1,000 feet
200 meters

Access It All



RESTON TOWN CENTER
EXISTING AND FUTURE
EXPANSION



RESTON TOWN CENTER
METRO STOP

DULLES TOLL ROAD

Wegmans

SUNRISE VALLEY DRIVE

LIFESTYLE /
RETAIL

RESTON PARKWAY

← 5 minutes to
Dulles International Airport

→ 8 minutes to
Capital Beltway

Corporate Visibility - 1M Views Per Week



9 MILES TYSONS + ACCESS TO I-495

250K SF RETAIL HALLEY RISE PINSTRIPES WEGMANS

602 ACCESS IMMEDIATE ACCESS TO RESTON PARKWAY

BUILDING SIGNAGE WITH 1M+ VIEWS PER WEEK

YOUR NAME HERE

RESTON PARKWAY

DULLES TOLL ROAD

M SILVER RESTON TOWN CENTER METRO STOP

RESTON CROSSING

Directly connected to Reston Town Center via pedestrian walkway and right next to Halley Rise, new retail development with Wegmans grocery (coming 2022).

In Good Company



facebook.

leidos

FIREEYE™

COMCAST

Microsoft

VERISIGN

BECHTEL NORTHROP GRUMMAN

Rolls-Royce®

Fannie Mae

DULLES TOLL ROAD

RESTON PARKWAY

2-MINUTE WALK TO RTC via Skywalk

Best - in - Class Tenant Amenities



Recently Renovated Common Aread



Outdoor Plaza



Wi-Fi Cafe & Lounge



Fitness Center



Executive Structured Parking

Skywalk to RTC Amenities



Large Block Opportunity For a Corporate User

2001 Edmund Halley Drive

AVAILABLE NOW
90,000 SF Contiguous*



3rd Floor | 32,481 SF
Full Floor Availability

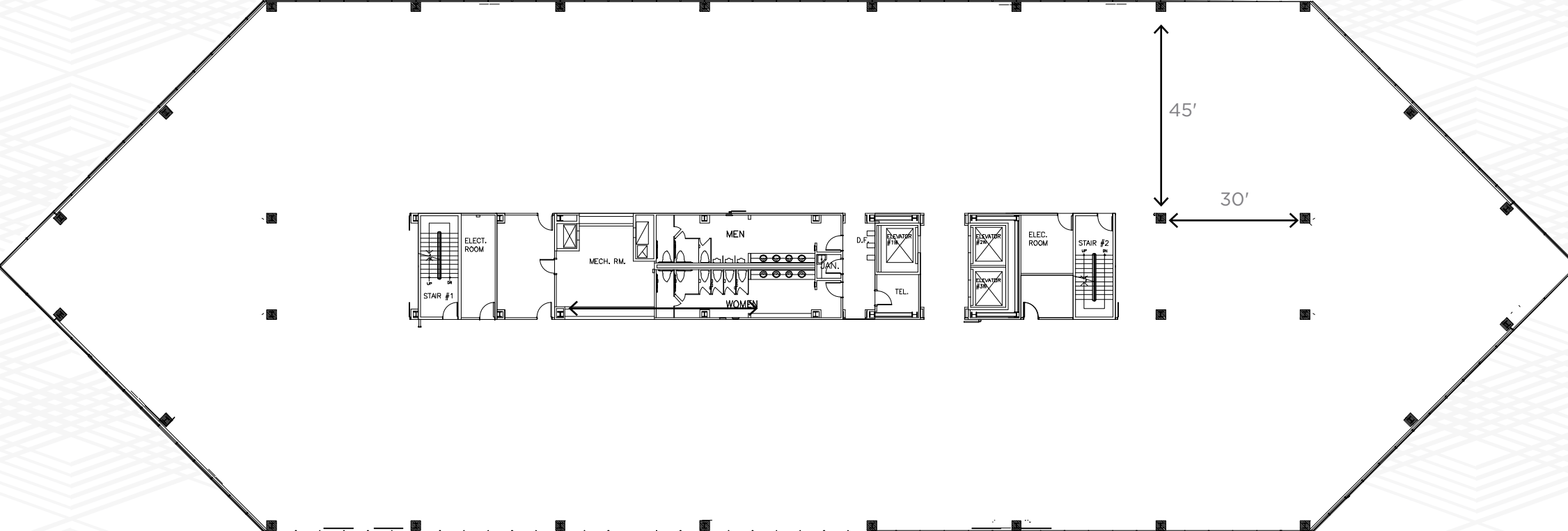
2nd Floor | 29,879 SF
Full Floor Availability

1st Floor | 25,155 SF
Full Floor Availability

* One of two large blocks available on Dulles Toll Road in Reston and within walking distance to metro.

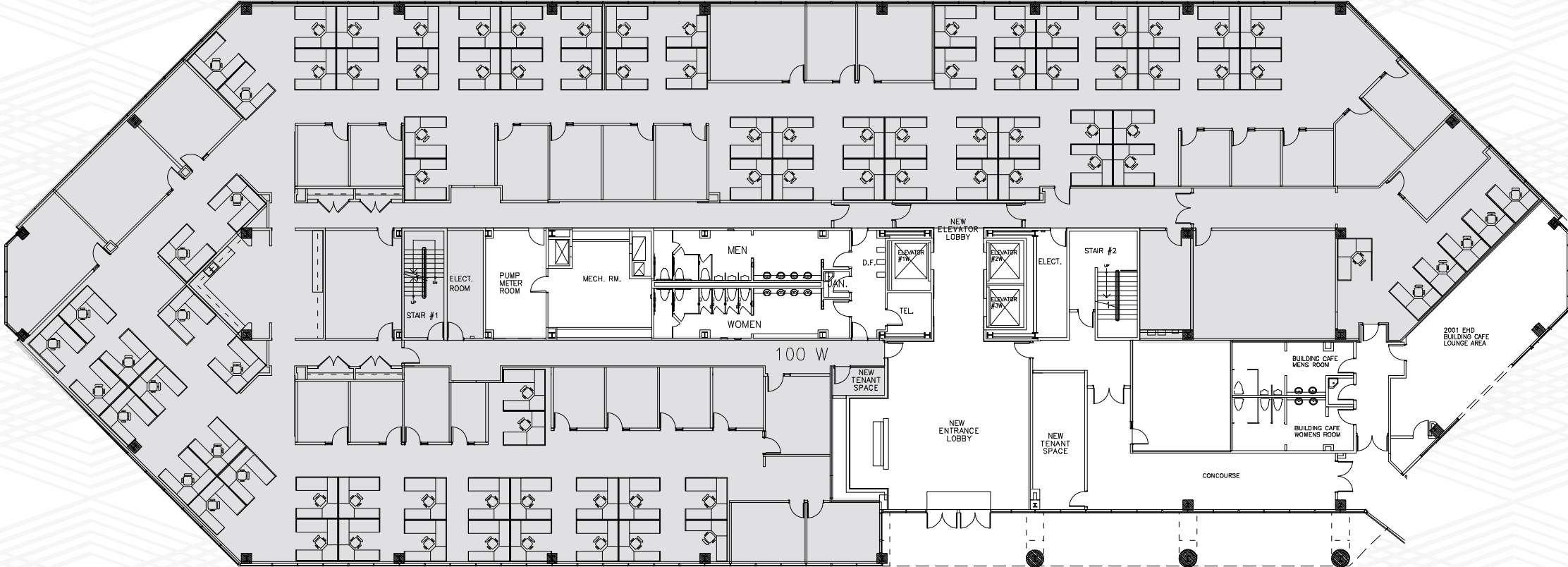
Typical Floor | 32,481 SF

2001 Edmund Halley Drive



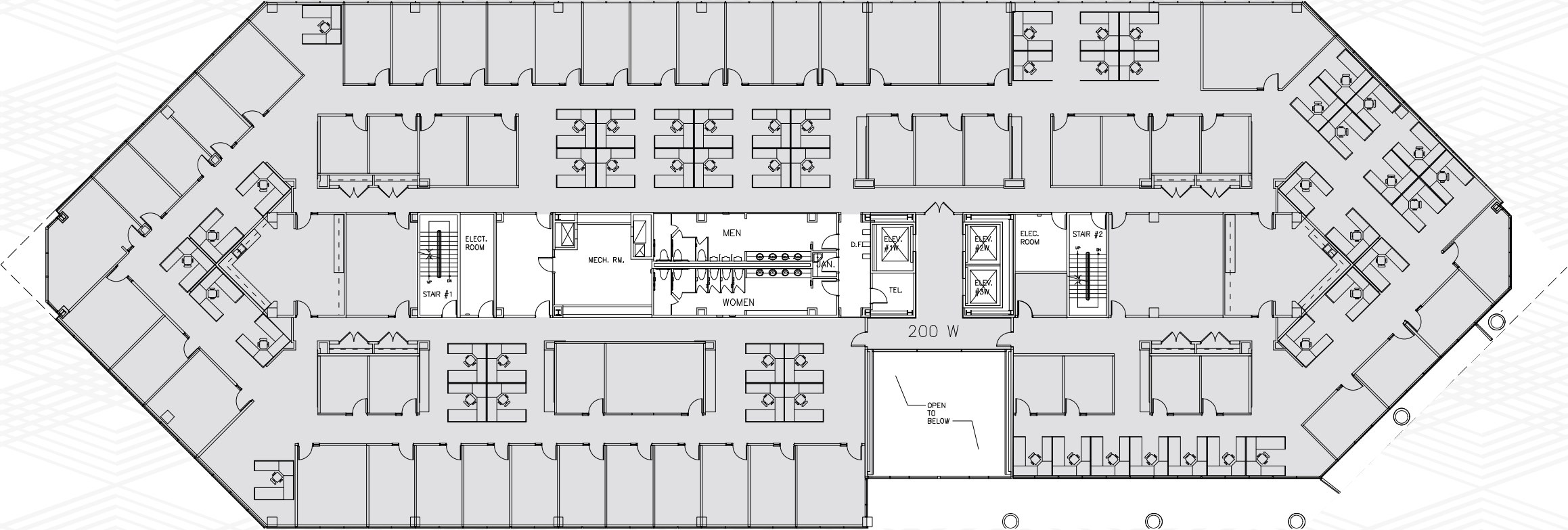
1st Floor | Suite 100 | 25,155 SF

2001 Edmund Halley Drive



2nd Floor | Suite 200 | 29,879 SF

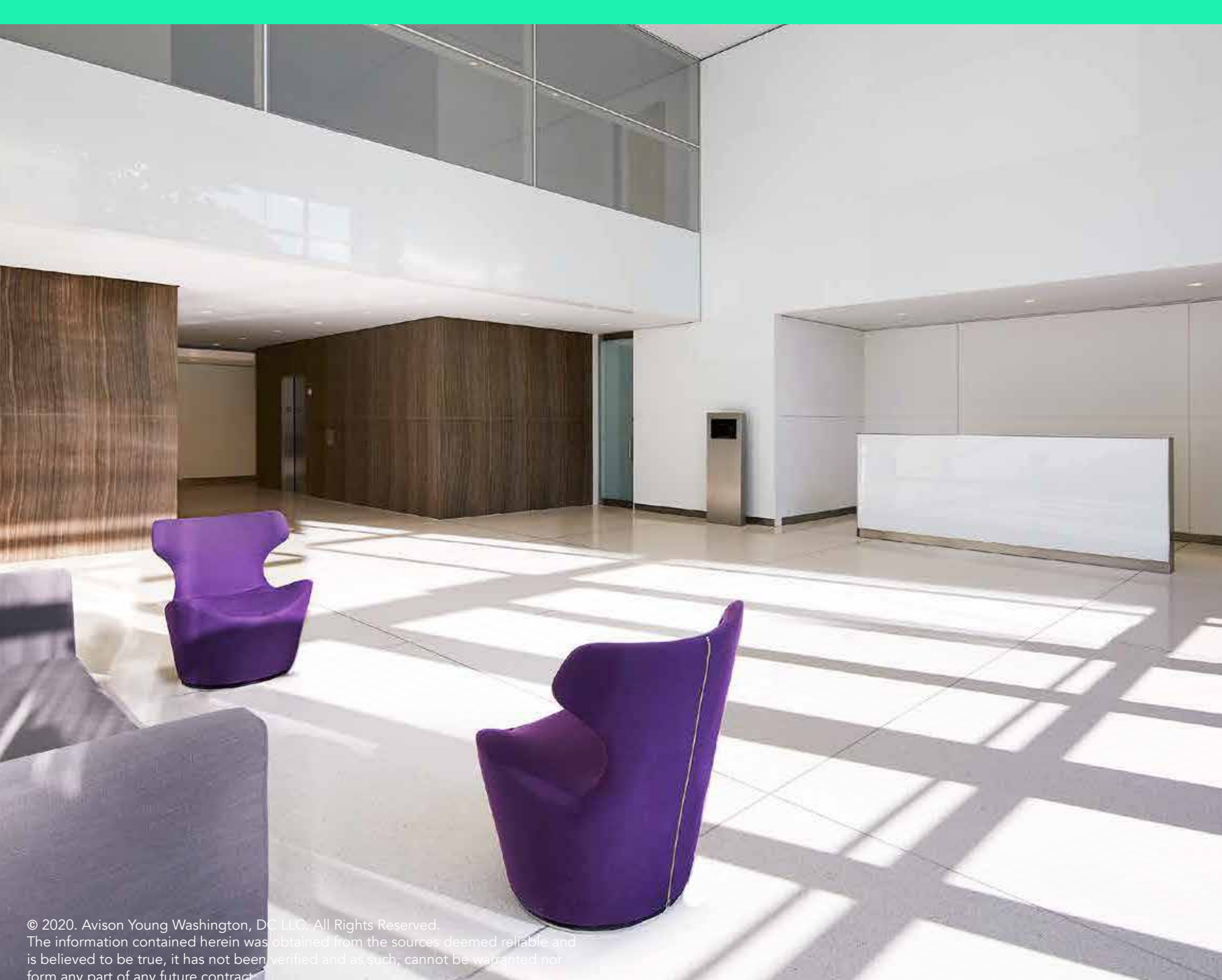
2001 Edmund Halley Drive



3rd Floor | Suite 300 | 32,481 SF

2001 Edmund Halley Drive





OWNERSHIP



TISHMAN SPEYER

LEASING INFO



8300 Greensboro Drive, Ste 275
Tysons, VA 22102
avisonyoung.com | 703.288.2700

Rob Walters, Principal
703.760.9064
rob.walters@avisonyoung.com

Mike Shuler, Principal
703.760.9052
mike.shuler@avisonyoung.com

Peter Berk, Principal
703.752.4920
peter.berk@avisonyoung.com

Baihly Underhill, Associate
703.760.9065
baihly.underhill@avisonyoung.com