

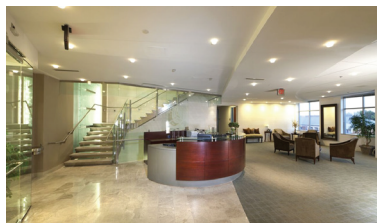
11790 Sunrise Valley Drive

Reston Square  
a **KBS** property



**KBS**

- 4,277 SF available on first floor - only one space remaining!
- Energy Star Certified and part of Virginia's first LEED neighborhood development, Reston Heights
- Adjacent to the Westin and Sheraton hotels
- Tenant-only fitness center with showers and locker rooms
- Surface and covered parking at a ratio of 3.4/1,000sf
- Excellent column spacing and finished ceiling height



Wired Certified Silver



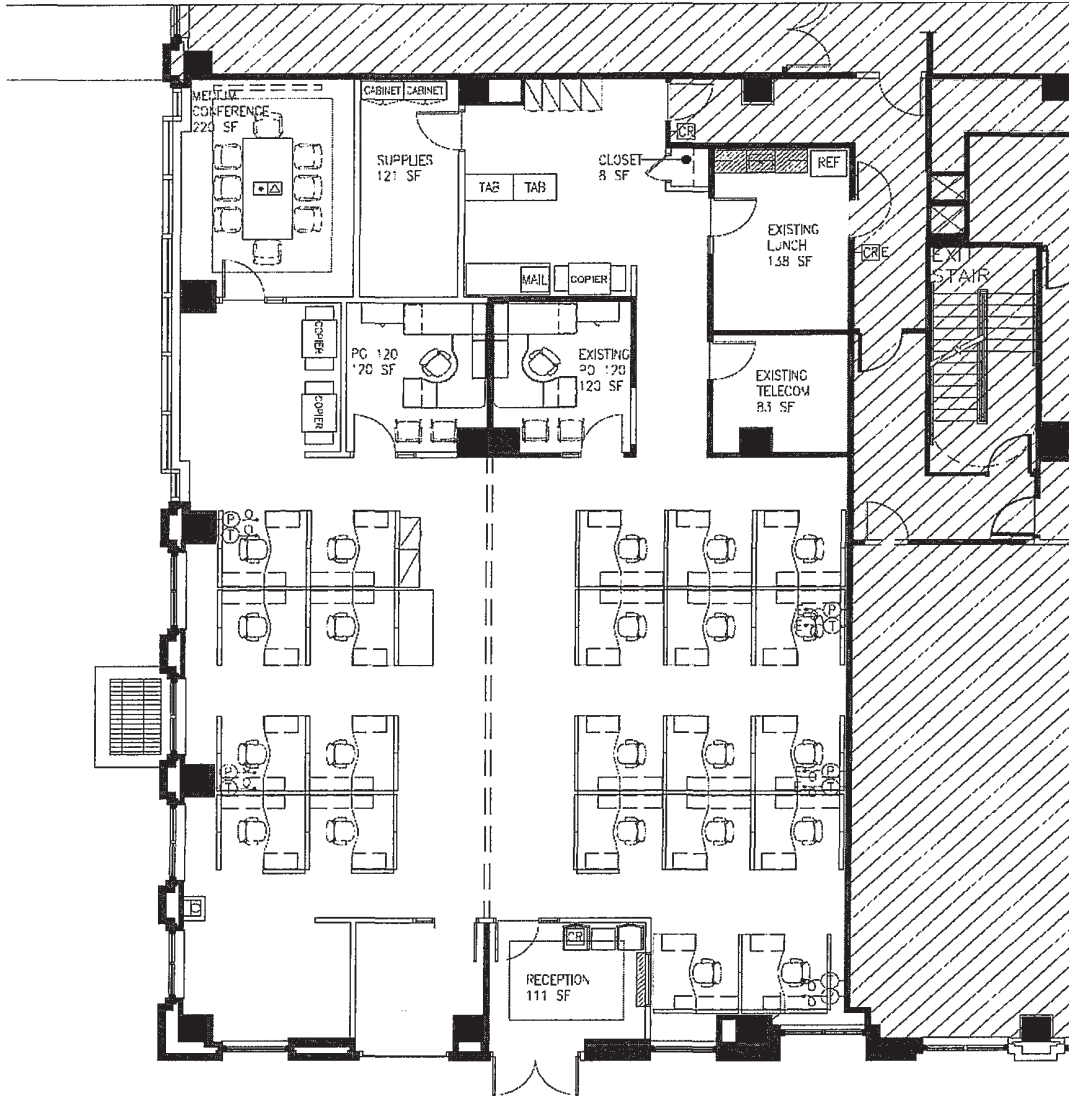
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# First Floor

Reston Square  
a KBS property

Suite 101 - 4,277 SF  
Eyebrow signage available



AVISON  
YOUNG

## Location & Amenities

# Reston Square

a **KBS** property

### RESTAURANTS

1. Zoës Kitchen
2. Starbucks
3. The Melting Pot
4. Pica Deli Gourmet
5. Chipotle
6. Starbucks
7. Subway
8. Flippin' Pizza
9. Vinifera Wine and Bistro
10. Cafesano
11. Founding Farmers
12. Five Guys
13. Pennstation Subs

### CONVENIENCE / RETAIL

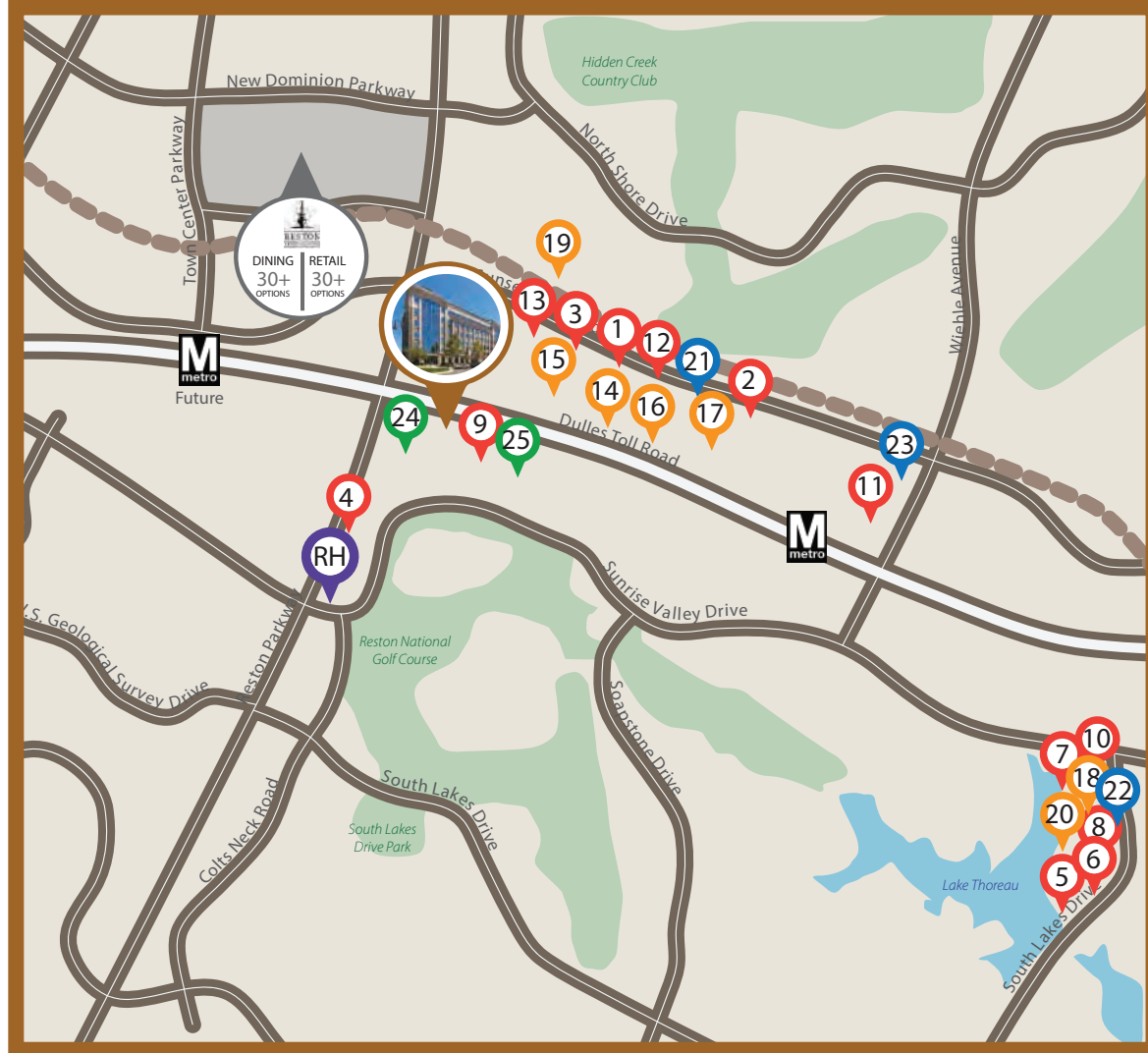
14. Whole Foods
15. CVS
16. Michaels
17. Staples
18. Safeway
19. 7-Eleven
20. CVS

### BANKS

21. Bank of America
22. BB&T
23. Suntrust

### HOTELS

24. Sheraton Reston
25. The Westin Reston



### RESTON HEIGHTS PHASE II

100,000 SF of Future Retail & 385 Residential Units

Super Chicken WillPower Functional Fitness  
Signature Thai Reston Kabob

# KBS

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