

COMMERCE DISTRICT RESTON STATION



EXECUTIVE BUILDINGS

1850 CENTENNIAL PARK DR | 11400 • 11440 • 11480 COMMERCE PARK DR | RESTON VA

COMSTOCK

[RESTONSTATION.COM](https://restonstation.com)

#NewRemarkable

CBRE

1850 CENTENNIAL PARK DR

11400 COMMERCE PARK DR

11440 COMMERCE PARK DR

11480 COMMERCE PARK DR



Experience the only fully integrated transit oriented development in Northern Virginia. Reston Station Metro is located mid-way between Tysons Corner and Dulles International Airport with the ease of the on-site Silver Line Metro Station.

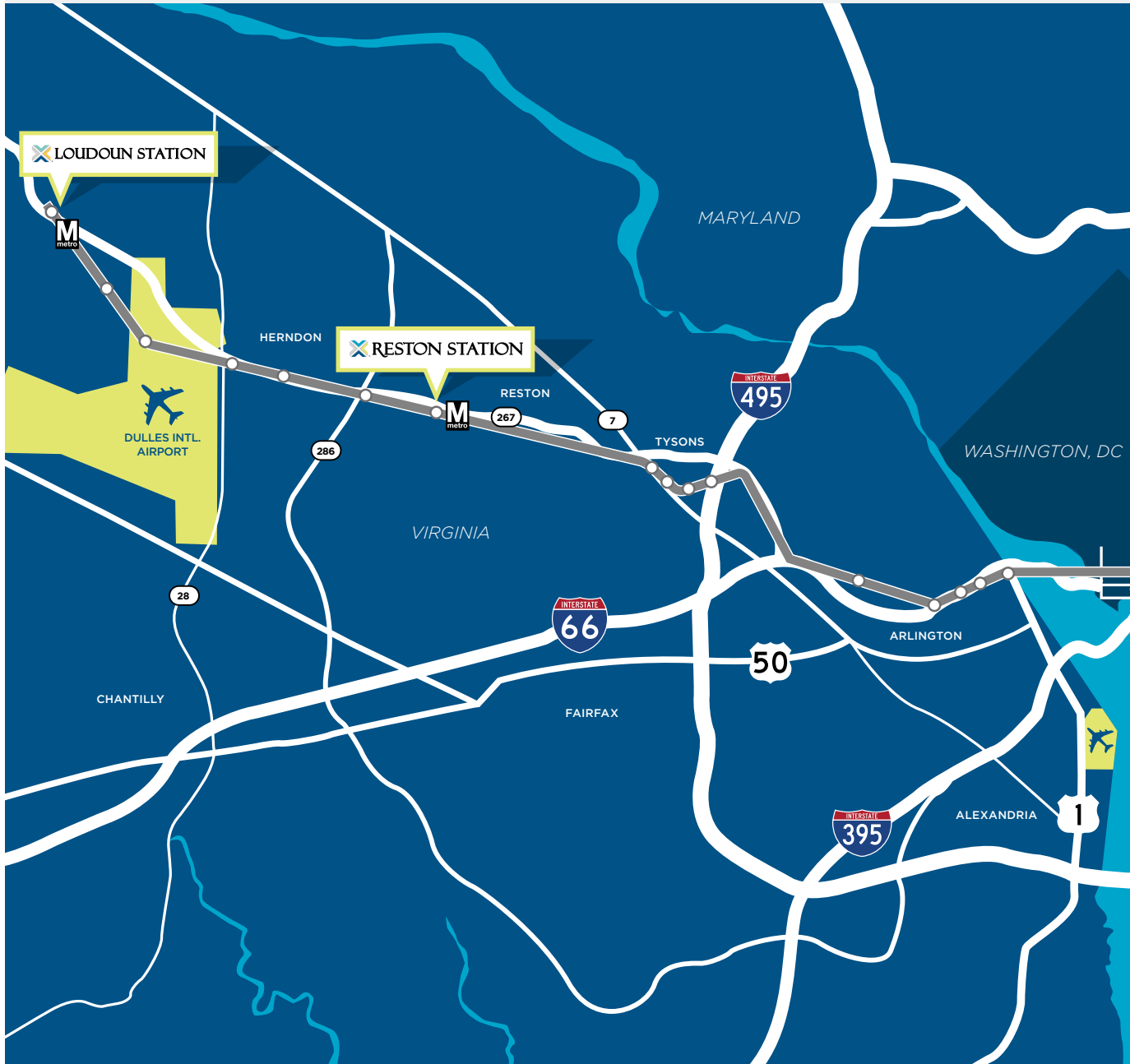
COMSTOCK

RESTONSTATION.COM

#NewRemarkable

CBRE

BECAUSE **LOCATION** IS EVERYTHING



TIME TO

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

AERIAL VIEW



RESTON STATION **SITE PLAN**



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

Future Marriott Hotel and Extended Stay Hotel

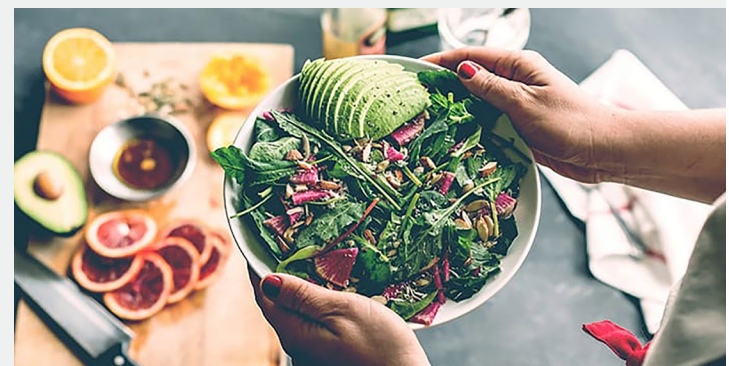
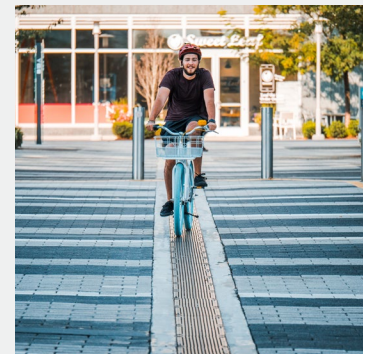
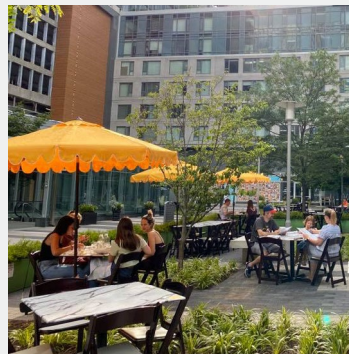
On-site BLVD | Reston Luxury Apartments

Outdoor areas

Bright Horizons child care

Plethora of fast casual and fine dining

Multitude of community events



COMING SOON



COMSTOCK

RESTONSTATION.COM

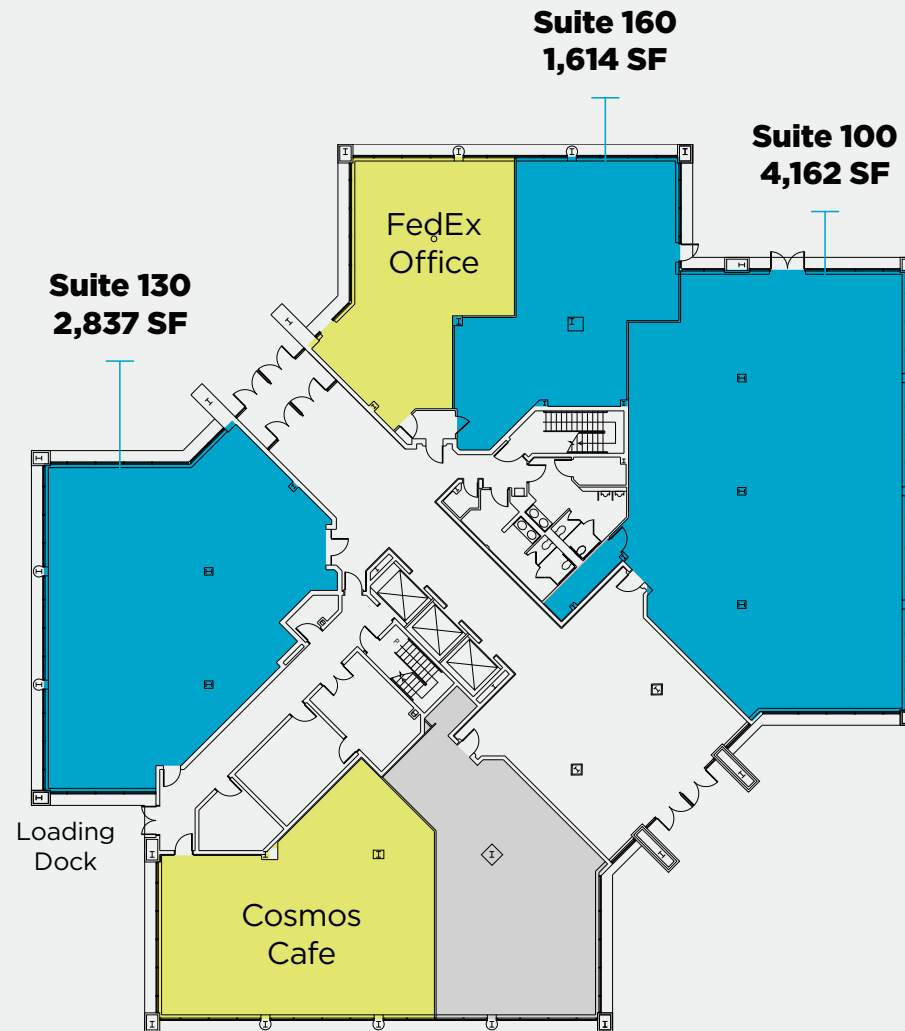
#NewRemarkable

CBRE

1850 CENTENNIAL PARK DRIVE **STACKING PLAN**



1850 CENTENNIAL PARK DRIVE **FLOOR PLANS**



1ST FLOOR

11400 COMMERCE PARK DRIVE **STACKING PLAN**

6	Leased				
5	Leased				
4	Leased				
3	Leased				
2	Leased				
1	Child Care	Leased	Suite 130 · 869 SF		
LL	Leased	Leased	LL02 · 4,763 SF	LL03 243 SF	LL10 77 SF

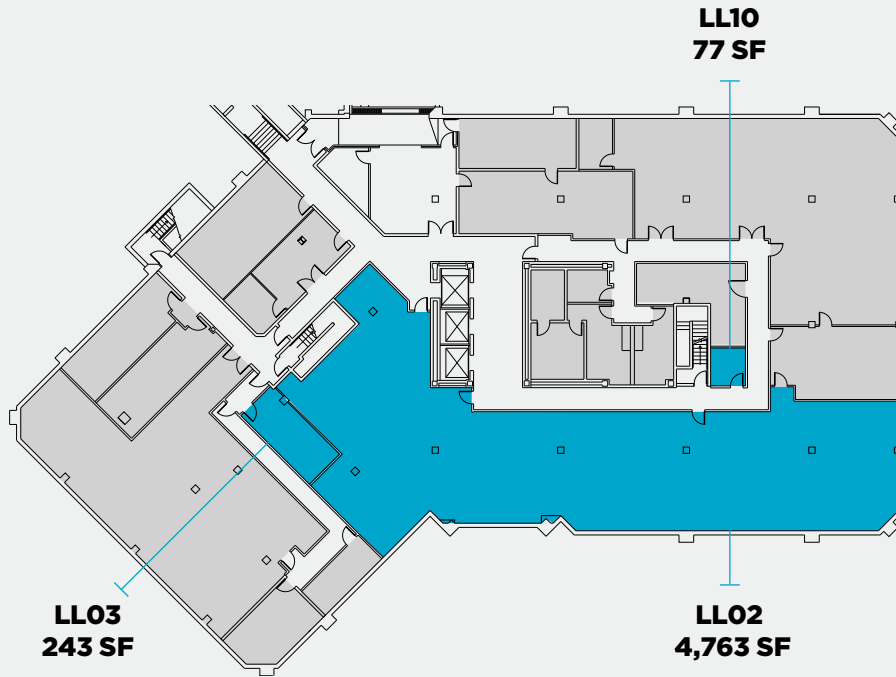
Leased (Grey)

Amenity (Yellow)

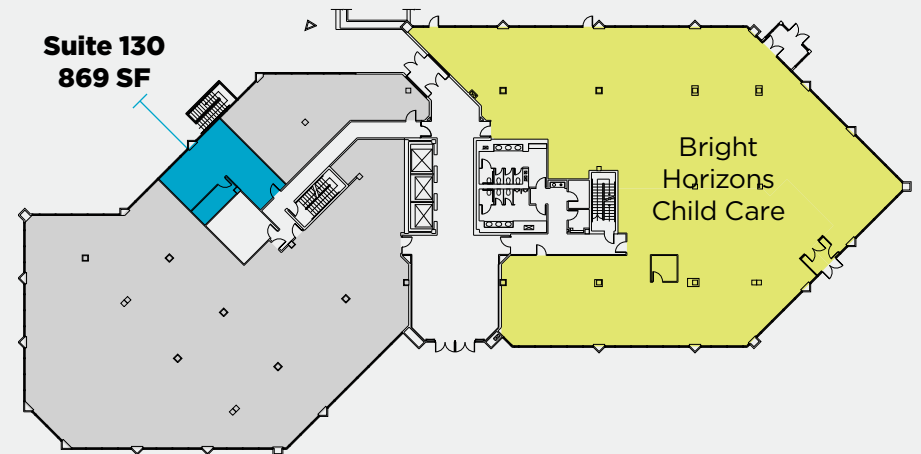
Available (Blue)



11400 COMMERCE PARK DRIVE **FLOOR PLANS**

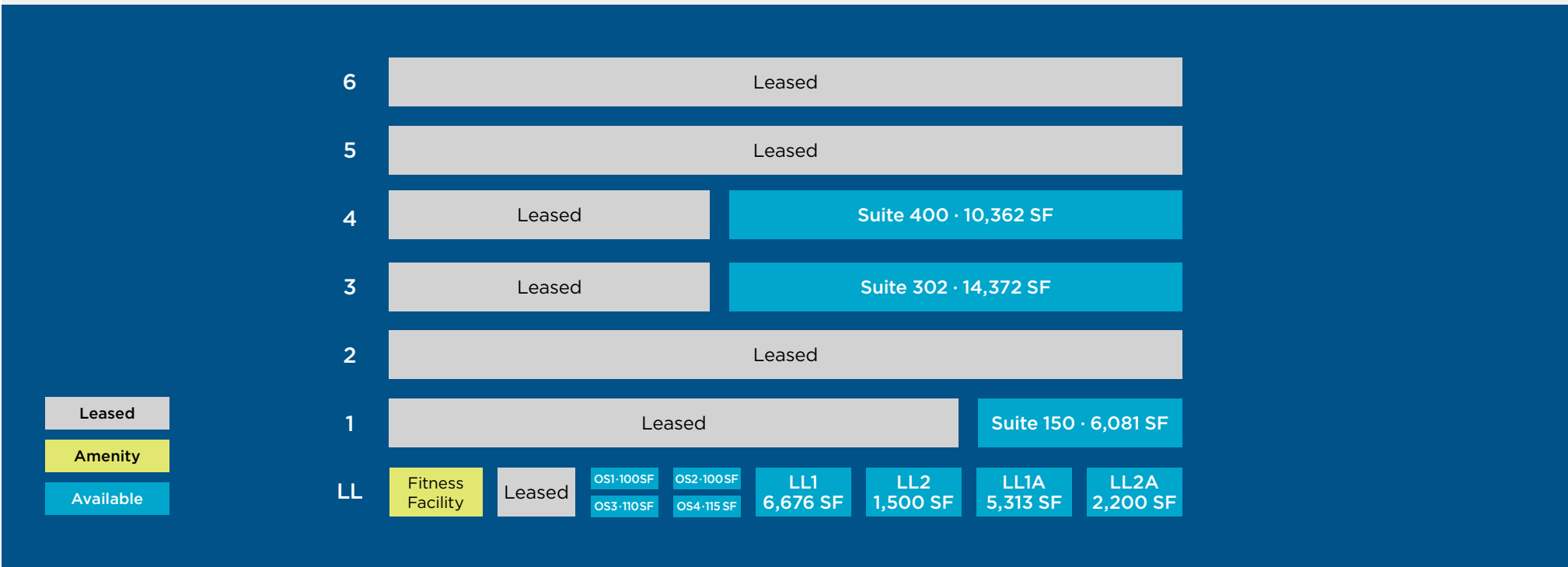


LOWER LEVEL



1ST FLOOR

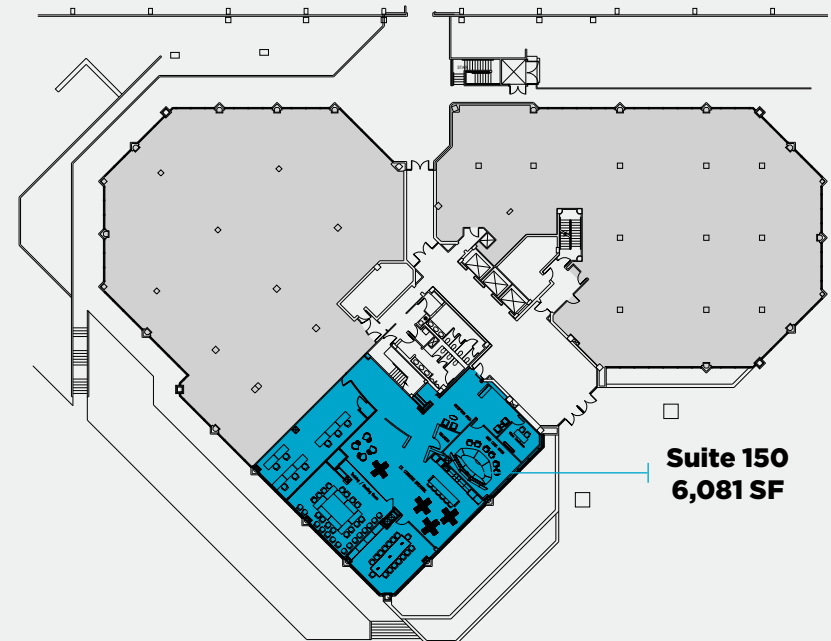
11440 COMMERCE PARK DRIVE **STACKING PLAN**



11440 COMMERCE PARK DRIVE **FLOOR PLANS**

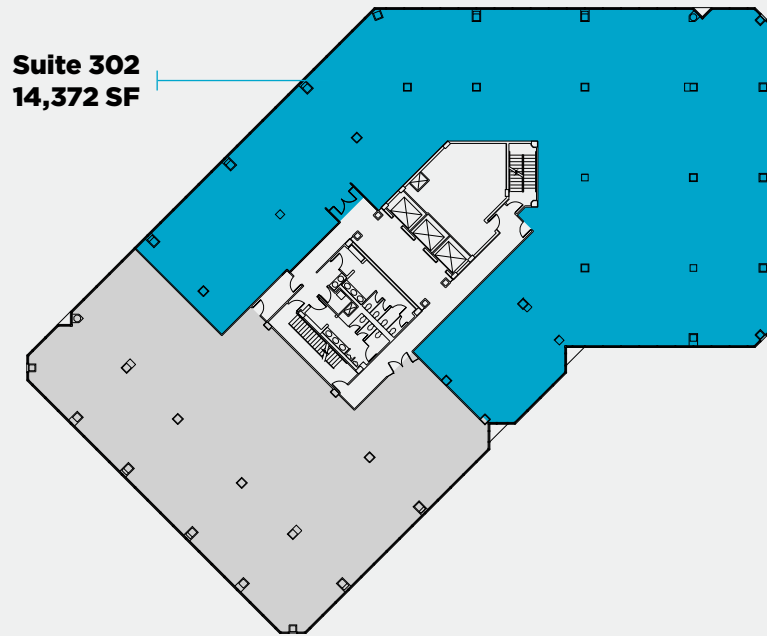


LOWER LEVEL



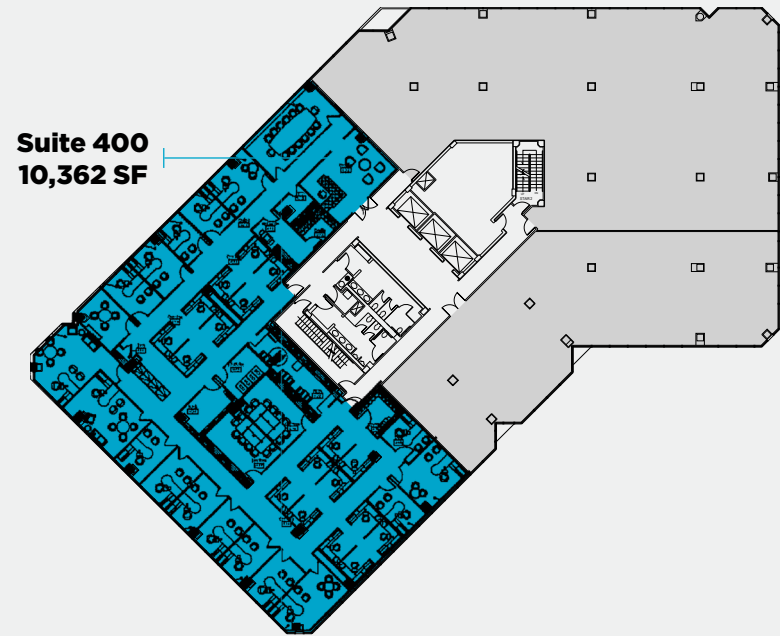
1ST FLOOR

11440 COMMERCE PARK DRIVE **FLOOR PLANS**



Suite 302
14,372 SF

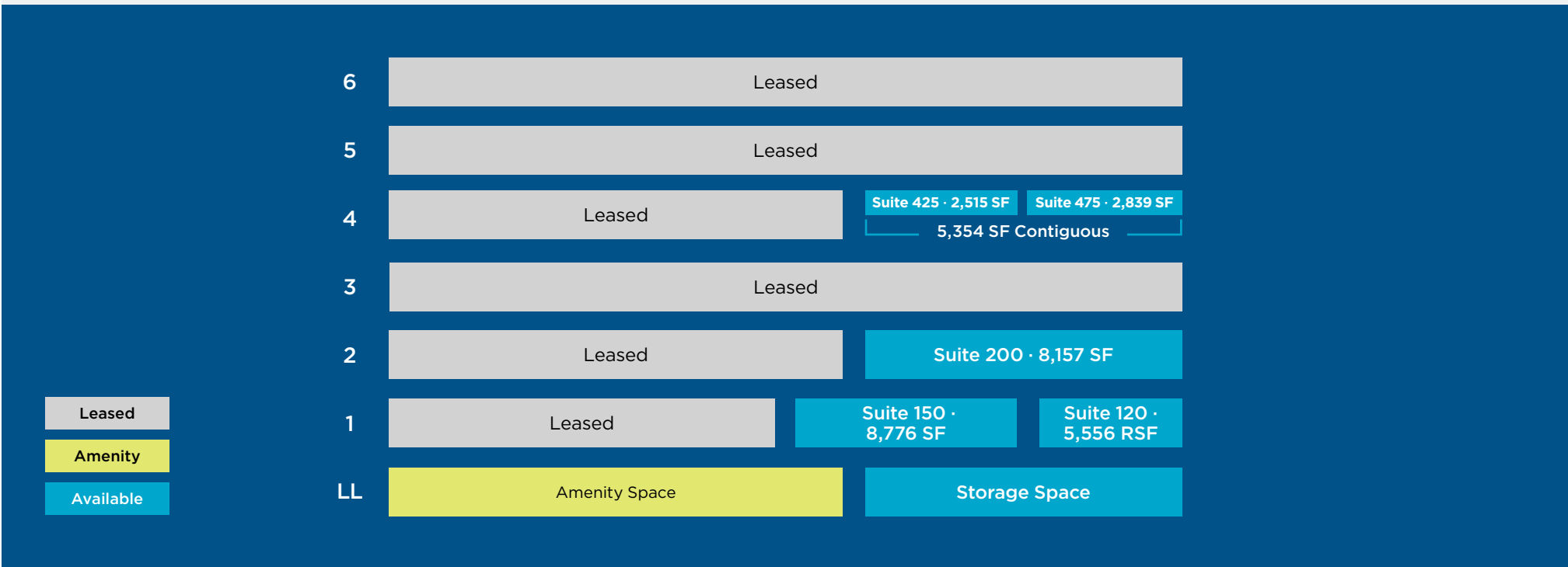
3RD FLOOR



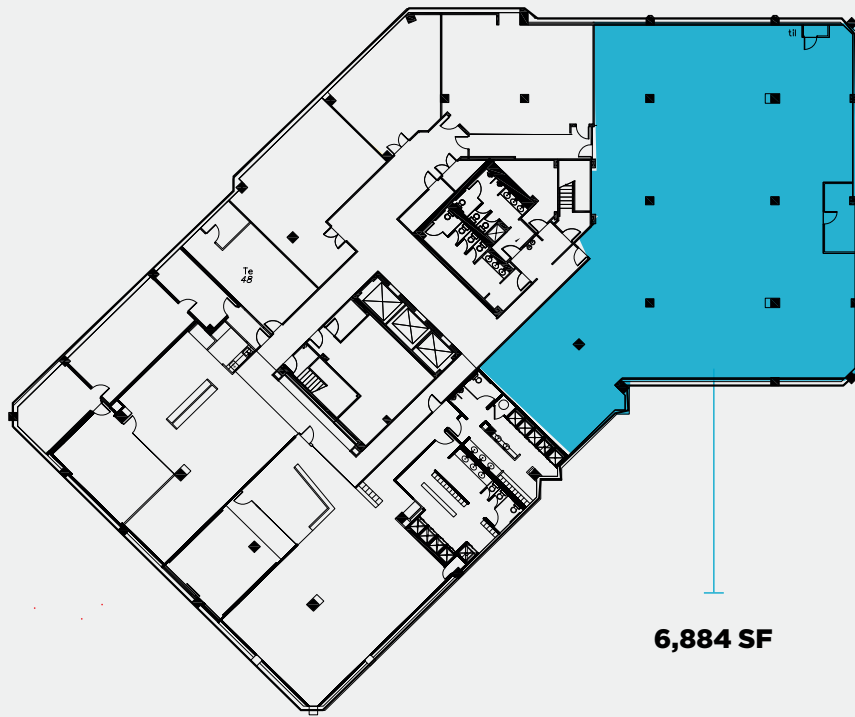
Suite 400
10,362 SF

4TH FLOOR

11480 COMMERCE PARK DRIVE **STACKING PLAN**

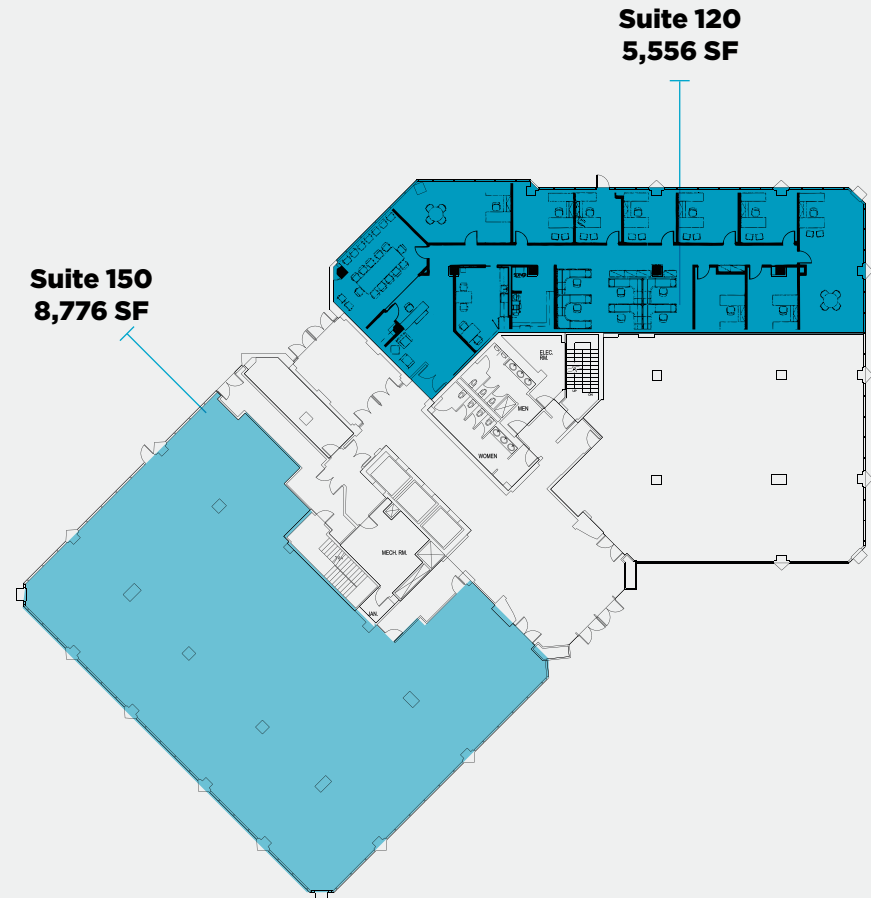


11480 COMMERCE PARK DRIVE **FLOOR PLANS**



6,884 SF

LOWER LEVEL



**Suite 150
8,776 SF**

**Suite 120
5,556 SF**

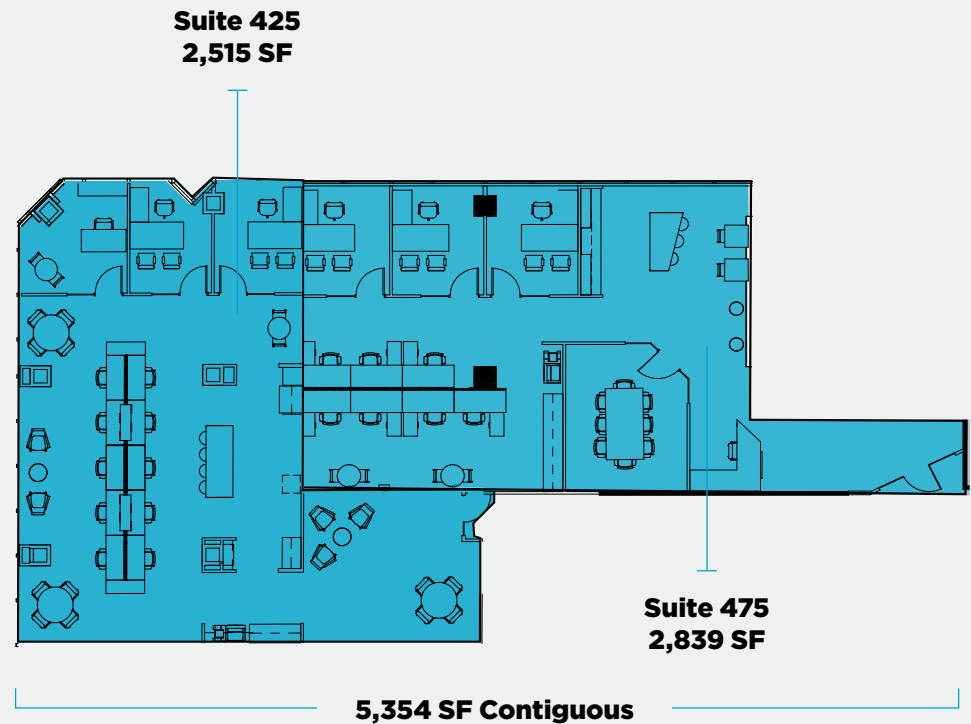
1ST FLOOR

11480 COMMERCE PARK DRIVE **FLOOR PLANS**



Plug 'N Play
8,157 SF

2ND FLOOR



Suite 425
2,515 SF

Suite 475
2,839 SF

5,354 SF Contiguous

4TH FLOOR

BUILDING SPECIFICATIONS

FINISHED CEILING HEIGHT

8' 6"

ELECTRIC

1850

2,500-amp
MAIN SWITCHGEAR

11400

3,000-amp
MAIN SWITCHGEAR

11440

4,000-amp
MAIN SWITCHGEAR

11480

4,000-amp
MAIN SWITCHGEAR

LOADING DOCKS

1850

Level I

11400

Lower Level

11440

Lower Level

11480

Level I

HVAC

1850

BAC 340-ton

COOLING TOWER

Each floor has one self-contained water-cooled unit

11400

BAC 120-ton

COOLING TOWER

Each floor has one self-contained water-cooled unit with perimeter heat pumps

11440

BAC 75-ton

AND

BAC 482-ton

COOLING TOWER

Each floor has two self-contained water-cooled units

11480

BAC 500-ton

COOLING TOWER

Each floor has one self-contained water-cooled unit

PARKING RATIO

3.0/1,000 SF

ELEVATORS

1850

3

OTIS OVERHEAD TRACTION

11400

3

OTIS OVERHEAD TRACTION AND

1

OTIS GARAGE HYDRAULIC

11440

3

OVERHEAD TRACTION AND

1

HYDRAULIC GARAGE

11480

3

OVERHEAD TRACTION AND

1

HYDRAULIC GARAGE

EVOLVING RESTON STATION SITE PLAN



LEASING INFORMATION

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