

# SUN RISE PLAZA

12355 SUNRISE VALLEY  
RESTON, VA

OFFICE SPACE **FOR LEASE** • AVAILABLE **IMMEDIATELY**

- RATE: \$27.00 PSF, FS
- BALCONY AREA
- FITNESS CENTER
- ON-SITE CAFE

FOR MORE INFORMATION, PLEASE CONTACT:

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# AVAILABILITIES

**Concourse:** 6 suites totaling 11,259 SF (\$18.00 PSF)

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<b>1st floor:</b>	Suite 100	2,627 SF	} Contiguous 8,151 SF
	Suite 120	5,524 SF	
	Suite 150	2,481 SF	

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<b>2nd floor:</b>	Suite 230	4,610 SF
	Suite 250	4,260 SF

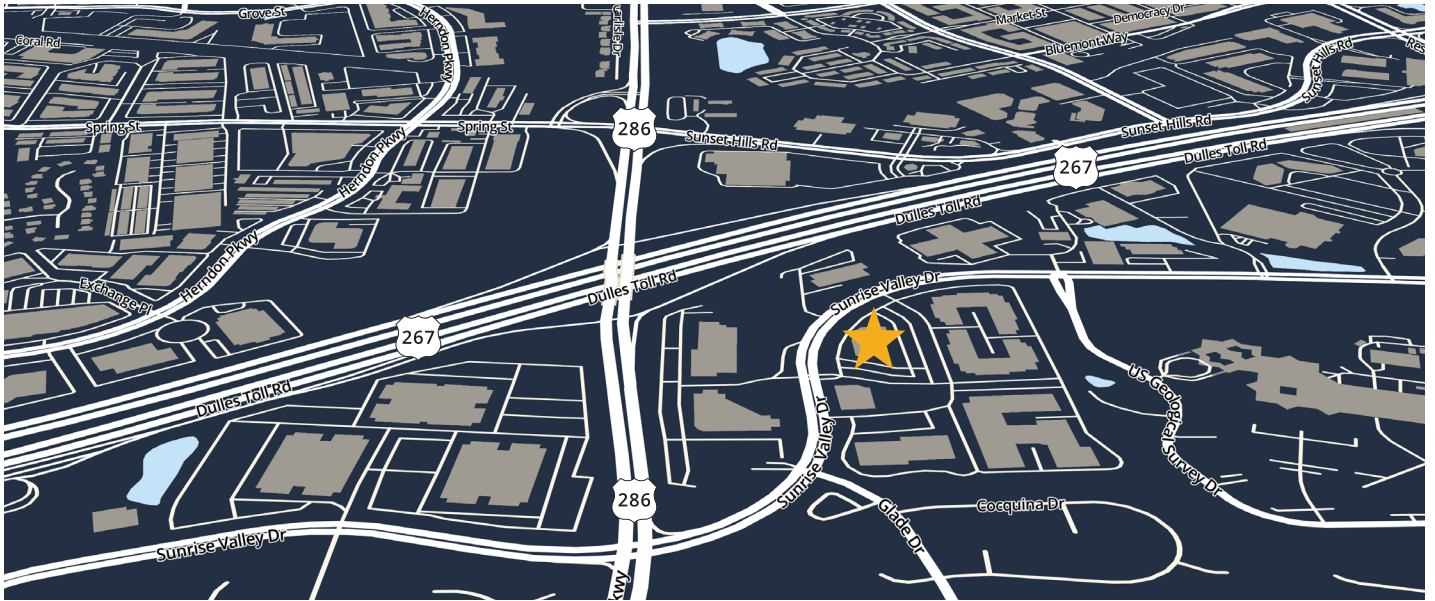
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<b>6th floor:</b>	Suite 650	2,860 SF	Spec Suite
	Suite 680	2,933 SF	Available 10/1/2020

# AMENITIES

- Many suites available with elevator lobby exposure
- Numerous suites have balcony access
- Ready to occupy built-out suites
- Full service sit-down deli
- On-site fitness center with showers and lockers
- On-site property management
- Abundant parking
- Quick access to Dulles toll road and Fairfax county parkway
- Conference center
- Convenient to Dulles Airport and Reston Town Center

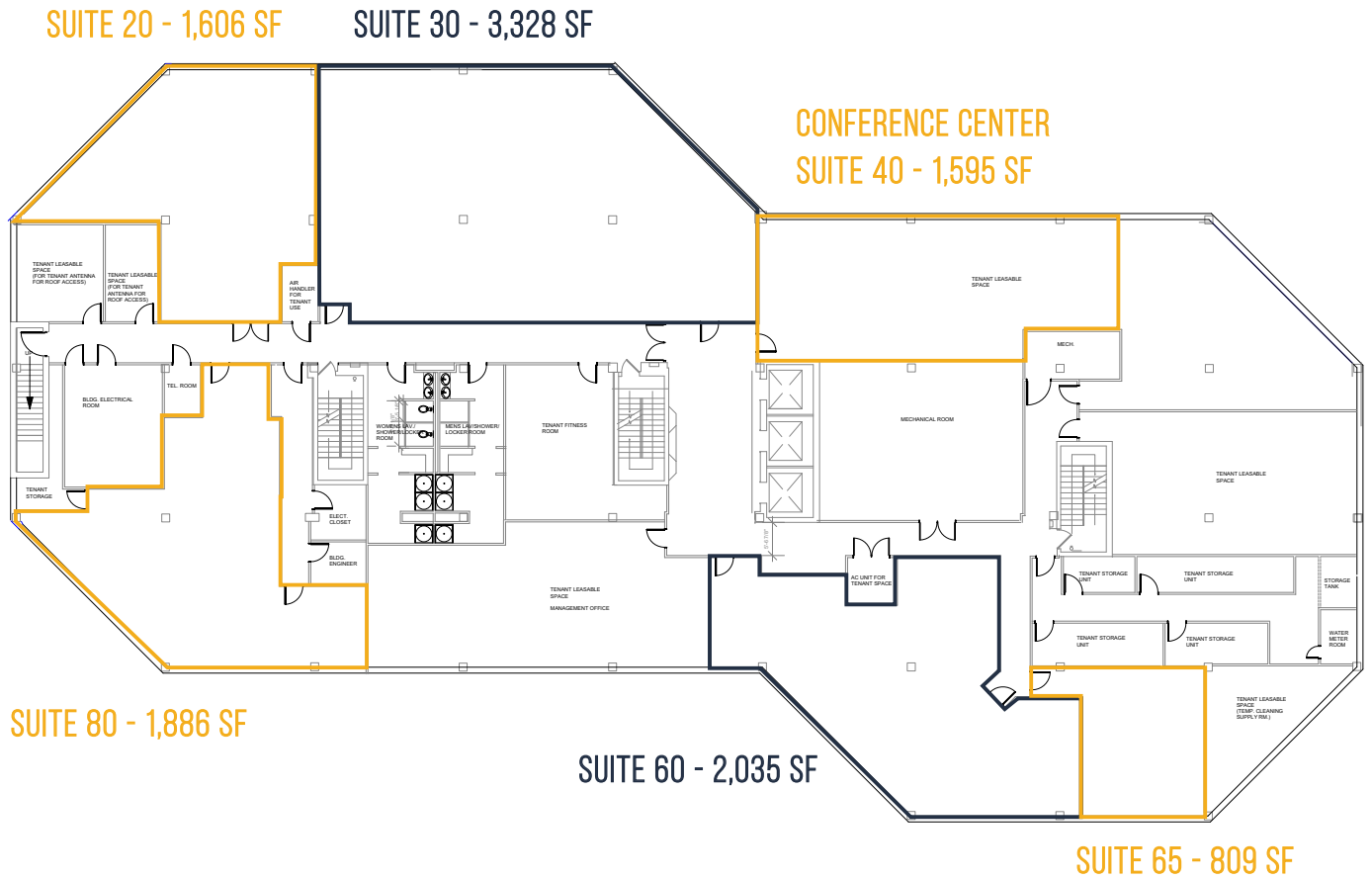




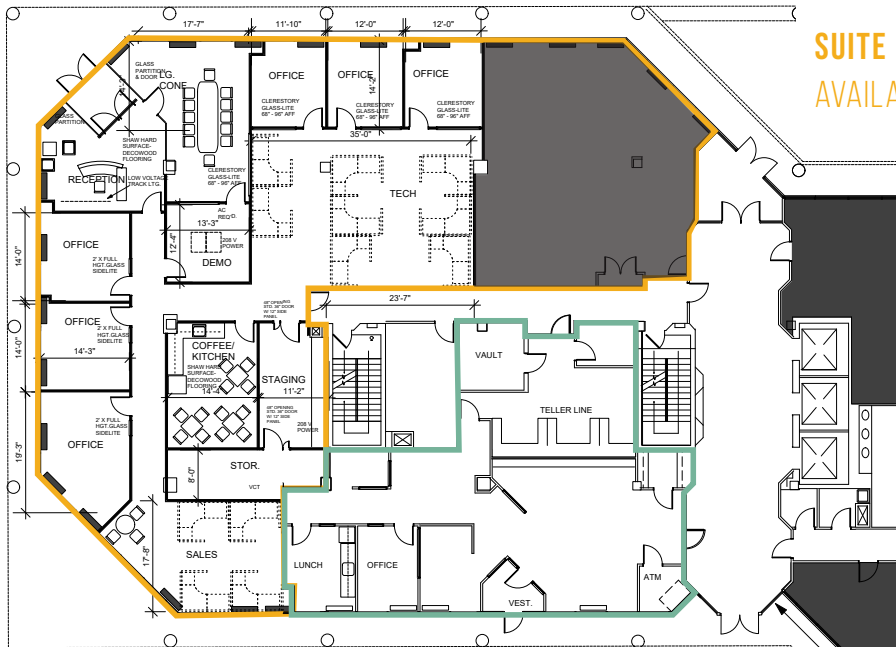
Short Fairfax Connector bus ride to/from the Wiehle Avenue Metro Station

## CONCOURSE

11,259 SF TOTAL



# 1ST FLOOR



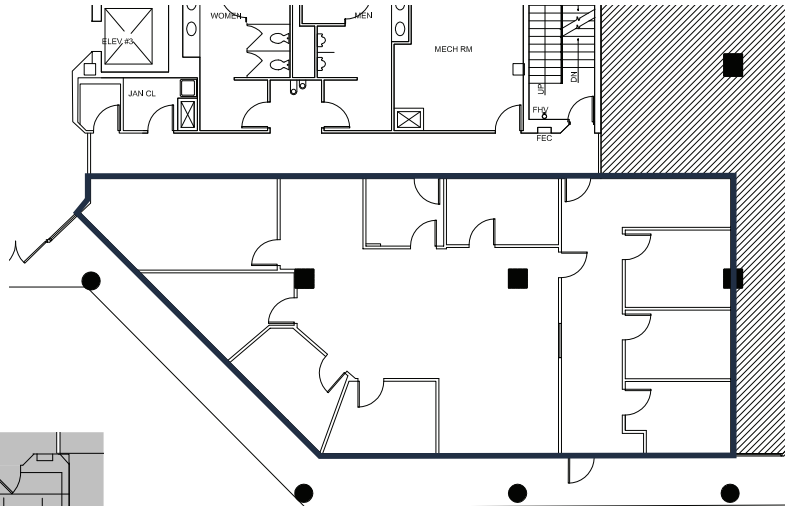
**SUITE 120 - 5,524 SF**  
AVAILABLE IMMEDIATELY

**CONTIGUOUS 8,151 SF**

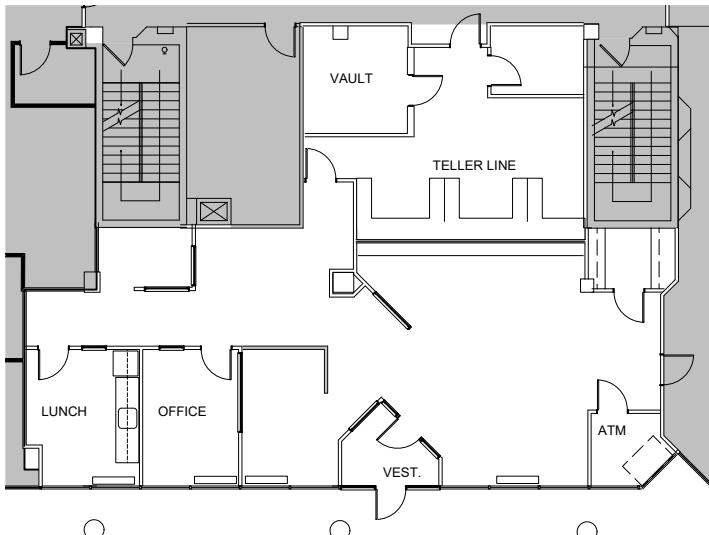
\*Furniture Included For Illustration Purposes Only

**SUITE 100 - 2,627 SF**  
AVAILABLE IMMEDIATELY

**SUITE 150 - 2,481 SF**

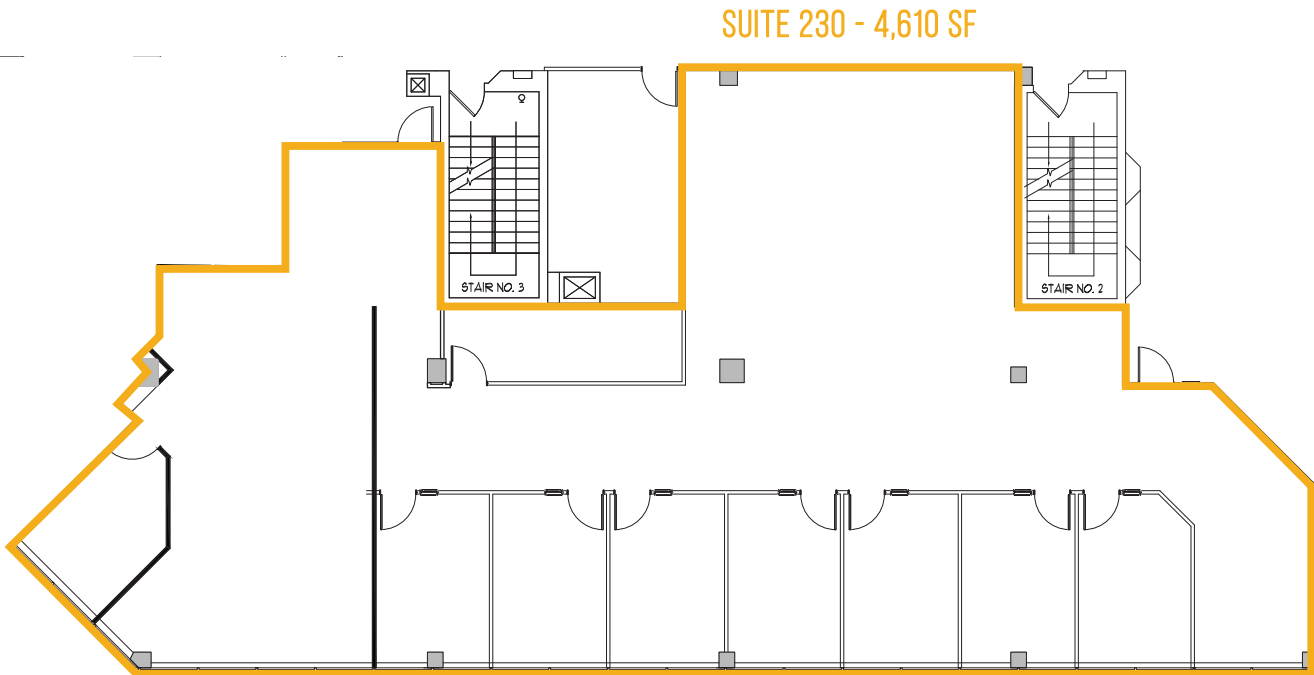
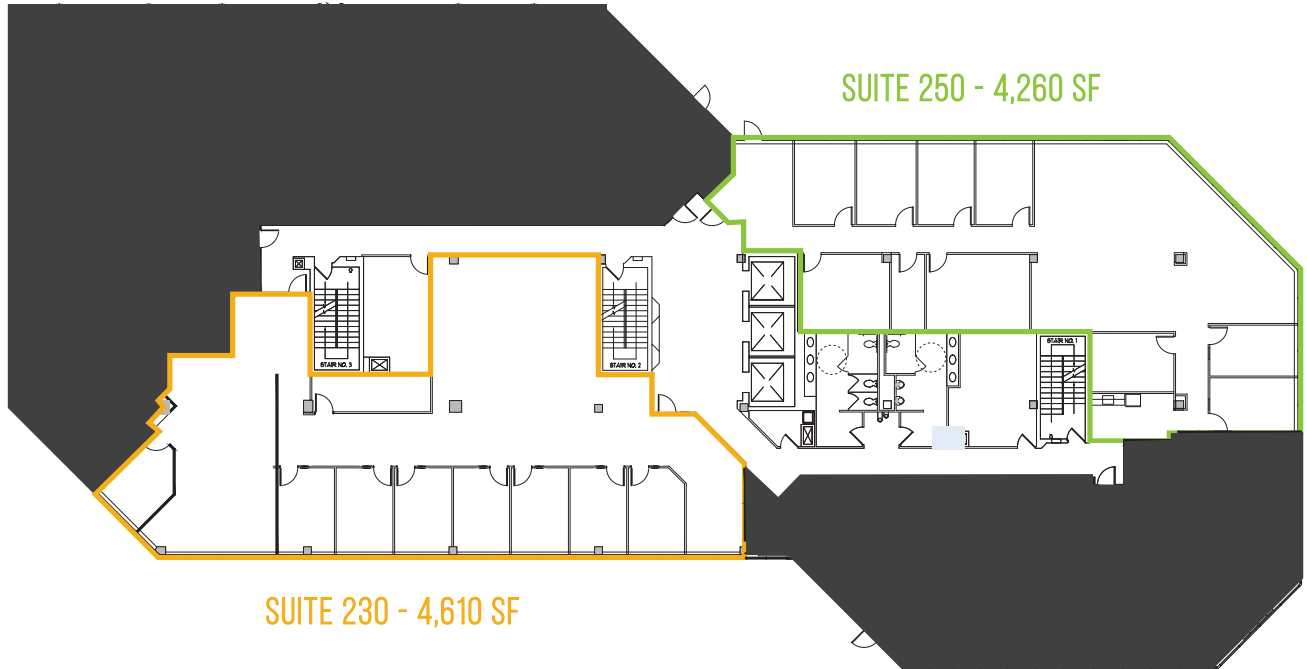


Separate External Entrances



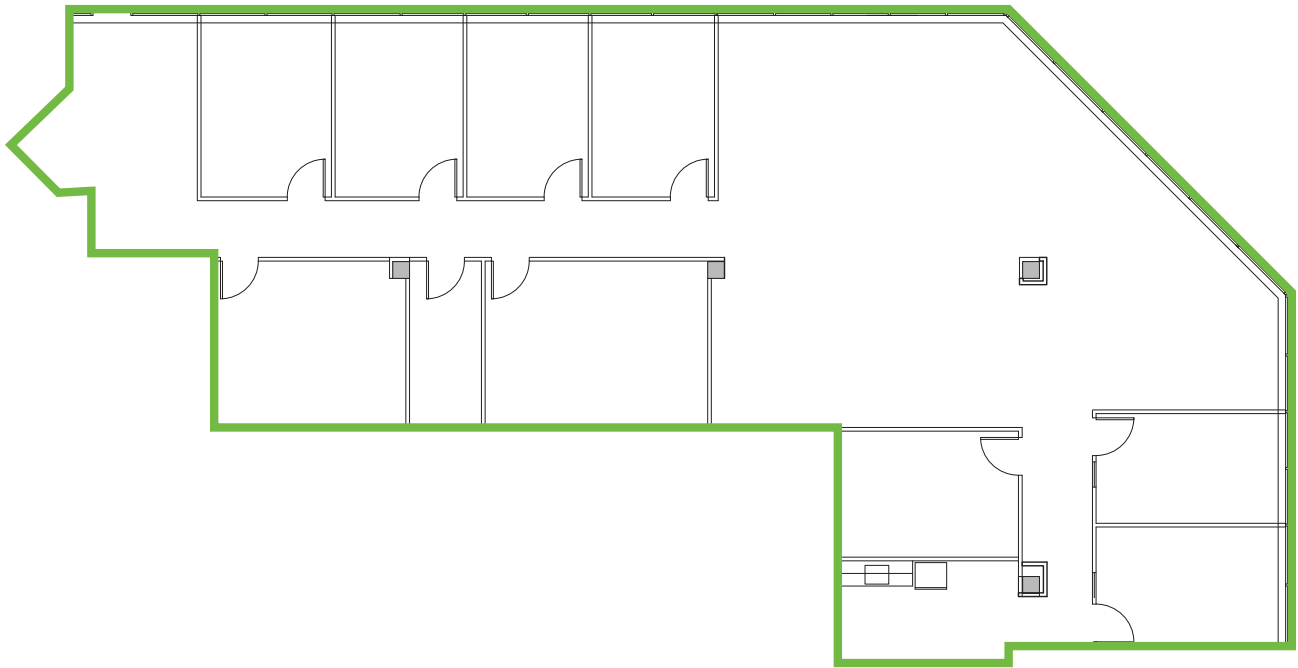
**SUITE 100 - 2,627 SF**

# 2ND FLOOR

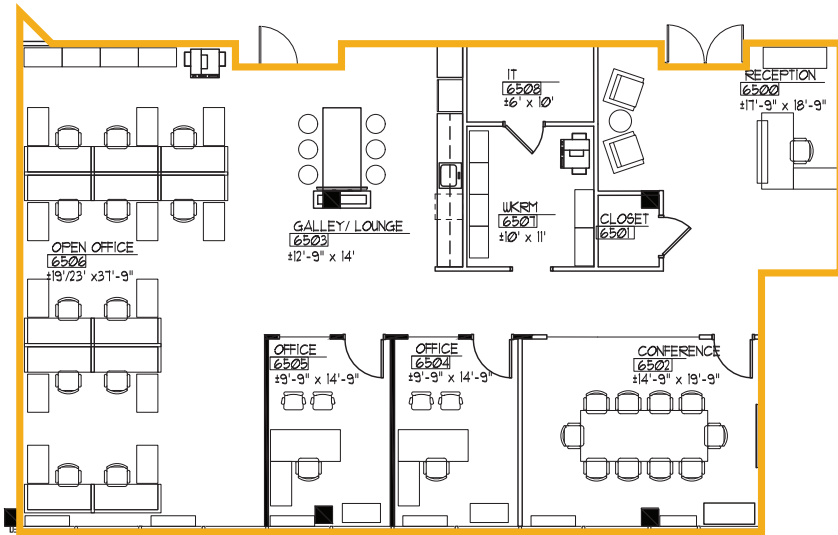
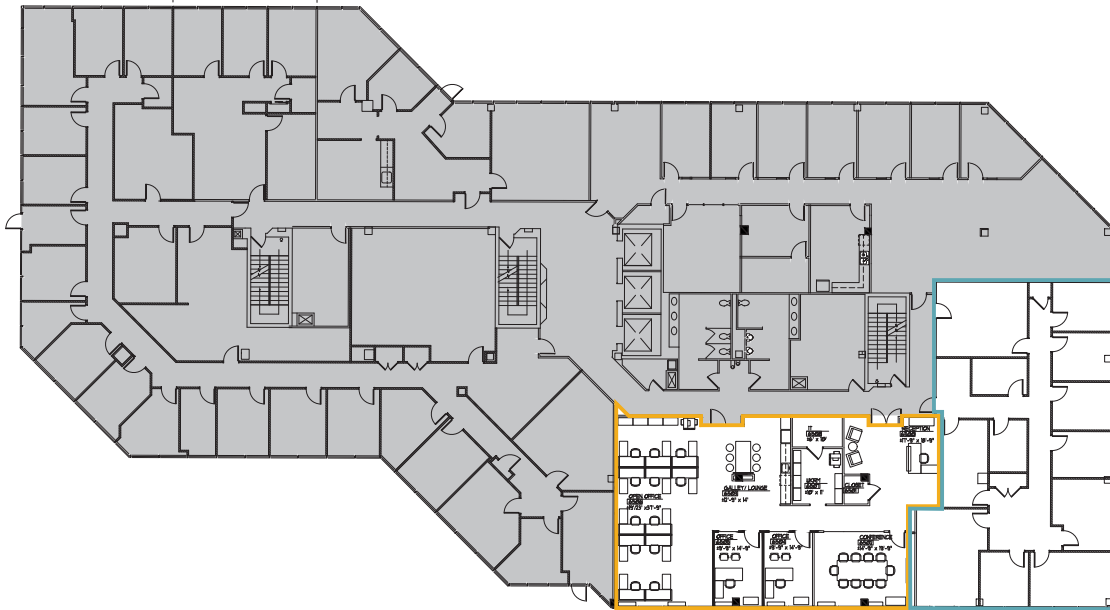


## 2ND FLOOR

SUITE 250 - 4,260 SF



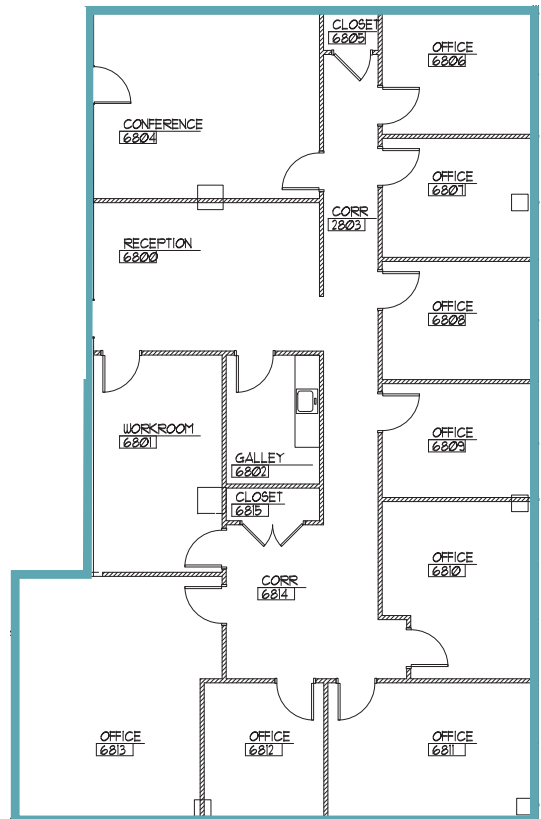
# 6TH FLOOR



**SUITE 650 - 2,860 SF**  
 AVAILABLE IMMEDIATELY  
 SPEC SUITE

\*FURNITURE FOR ILLUSTRATION PURPOSES ONLY\*

**SUITE 680 - 2,933 SF**  
 AVAILABLE 10/1/2020



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