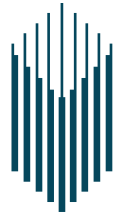


[MORE INFORMATION](#)

[VIDEO](#)

INTERNATIONAL TOWER AT RESTON HEIGHTS



11800 SUNRISE VALLEY DRIVE | RESTON

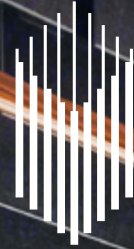


CBRE

AREP

American Real Estate Partners

INTERNATIONAL TOWER AT RESTON HEIGHTS



Welcome to International Tower

Connected and convenient, International Tower at Reston Heights offers an unbeatable location in the heart of Reston. With sweeping views of Reston Town Center, Tysons skyline, and the Blue Ridge foothills, and walkability to the Silver Line, International Tower offers your business a prime location that adds value, productivity and excitement to your 9 to 5 and beyond.

Distinctive features

- ▶ 15-story, 179,000 sq. ft. office building
- ▶ Exceptional visibility – the tallest point in Reston
- ▶ Easily accessible by road or rail and 10 minutes from Dulles International
- ▶ WELL Health & Safety Rated and UL Indoor Air & Water Quality Healthy Building Verification
- ▶ Fully renovated lobby, conference center, lounge, common areas with marble, stone, wood & LED lighting
- ▶ Locker rooms and showers
- ▶ Food truck program
- ▶ 3/1,000 parking ratio
- ▶ Typical floor plate of 12,800 sq. ft.
- ▶ Restroom renovations include water efficient fixtures, high-end finishes & LED lighting
- ▶ Contemporary design connects the building to surrounding Reston Heights' brand new amenity base
- ▶ Mix of modern and warm materials provide a boutique aesthetic, with a clean contemporary feel

AREP's values are connected by the core understanding that our success starts with our tenants; and this has never been more relevant than right now. Better days begin in better spaces which is why AREP's continued commitment to our tenants remains our top priority.

Health & Wellness Is in AREP's DNA

We are at the forefront of enhancing wellness, health, and performance. Our holistic approach encompasses health, security, and connectivity to assure the safety and comfort of our customers as they return to the workplace with confidence and clarity. AREP's commitment and recent investments have helped achieve two of the most significant endorsements within our business – IWBI WELL and UL Industries. Not only is our entire portfolio WELL Health-Safety Rated, AREP is also the first commercial real estate company in the U.S. to achieve UL Industries Verified Healthy Buildings Mark for Indoor Air & Water portfolio-wide.



Well Health-Safety Rating



Here's what we have put in place to provide a safer building and workplace for you:



HIGHLY AMENITIZED AND FLEXIBLE SOCIAL SPACE – indoor and outdoor – to amplify the balance of nature and create a holistic workplace with curated amenities that intelligently address the needs of our customers.



HIGHEST STANDARDS OF INDOOR AIR QUALITY (IAQ): Our IAQ protocols include using MERV 13 filters, electrostatic cleaning, UV light and negative ion technology air purifiers in elevator cabs, and maximizing outside air exchanges by increasing fresh air intake settings from 20% to 40% when weather permits. Our HVAC coil cleaning and sanitizing procedure now includes the use of a 70% alcohol disinfecting solution.



INCREASED FREQUENCY OF CLEANING & DISINFECTING OF COMMON AREAS particularly frequently touched surfaces like building entry door handles, restroom fixtures, water fountains, elevator call buttons and railings, and suite entry doors.



ONGOING CLEANING & DISINFECTING OF COMMONLY TOUCHED ELEMENTS within tenant suites including break room countertops and cabinet handles, microwave control pads and handles, refrigerator control pads and handles, copier control pads, conference room tables, and non-porous conference room seating.



PROTECTING OUR TEAMS & OUR TENANTS by providing our engineering and janitorial teams with ample personal protective equipment (PPE) and setting policy requiring that they wear masks.



WELLNESS CREDENTIALING FOR OUR PROPERTY TEAMS. We have rolled out a robust WELL AP and Fitwell Ambassador credentialing program for our property management team, which not only reinforces our commitment to health and wellness but also ensures that we continue to utilize proven experience and expertise in creating and operating healthy environments.

Discover Reston Heights

Today's workdays are less 9 to 5 and more 24-7. That's why International Tower at Reston Heights offers abundant opportunities for social, business and personal activities, no matter the hour. It's where coffee meetings transpire, and client lunches abound. It's where walks with coworkers refresh, and office hours turn into happy hours.

 **65,000** SF OF SHOPPING, DINING & RETAIL
Enjoy American, Thai, Peruvian & middle eastern cuisines

 **GOLF COURSE**
Adjacent to Reston National

 **FOOD TRUCKS**
Featuring a new food truck experience every Wednesday

 **HOTELS**
Adjacent to Sheraton and Westin

 **30,000** SF FITNESS FACILITY
Coming soon

 **OUTDOOR PLAZA**
Redesigned outdoor area



Your Neighborhood

Nearby restaurants



- ▶ Barcelona
- ▶ Bartaco
- ▶ BGR
- ▶ Big Bowl
- ▶ Chick-fil-A
- ▶ Chipotle
- ▶ Craft House
- ▶ Jackson's
- ▶ JINYA Ramen Bar
- ▶ McCormick & Schmick's
- ▶ Mon Ami Gabi
- ▶ Nando's
- ▶ North Italia
- ▶ Panera Bread
- ▶ PassionFish
- ▶ Potbelly
- ▶ Sweetgreen
- ▶ The Capital Burger
- ▶ The Counter
- ▶ Uncle Julio's

Location & Access

International Tower offers convenient access to the expanding Silver Line located along the Dulles Access Road as well as other major roadways like Route 28, Fairfax County Parkway and the Capital Beltway.



Time to

- ▶ Reston Town Center 4 minutes
- ▶ Dulles International Airport 10 minutes
- ▶ Tysons 10 minutes
- ▶ Washington DC 25 minutes

Easy access to

- ▶ Dulles Toll Road
- ▶ Reston Parkway
- ▶ Fairfax County Parkway
- ▶ I-495, I-66

Conference Facility & Tenant Lounge

Features

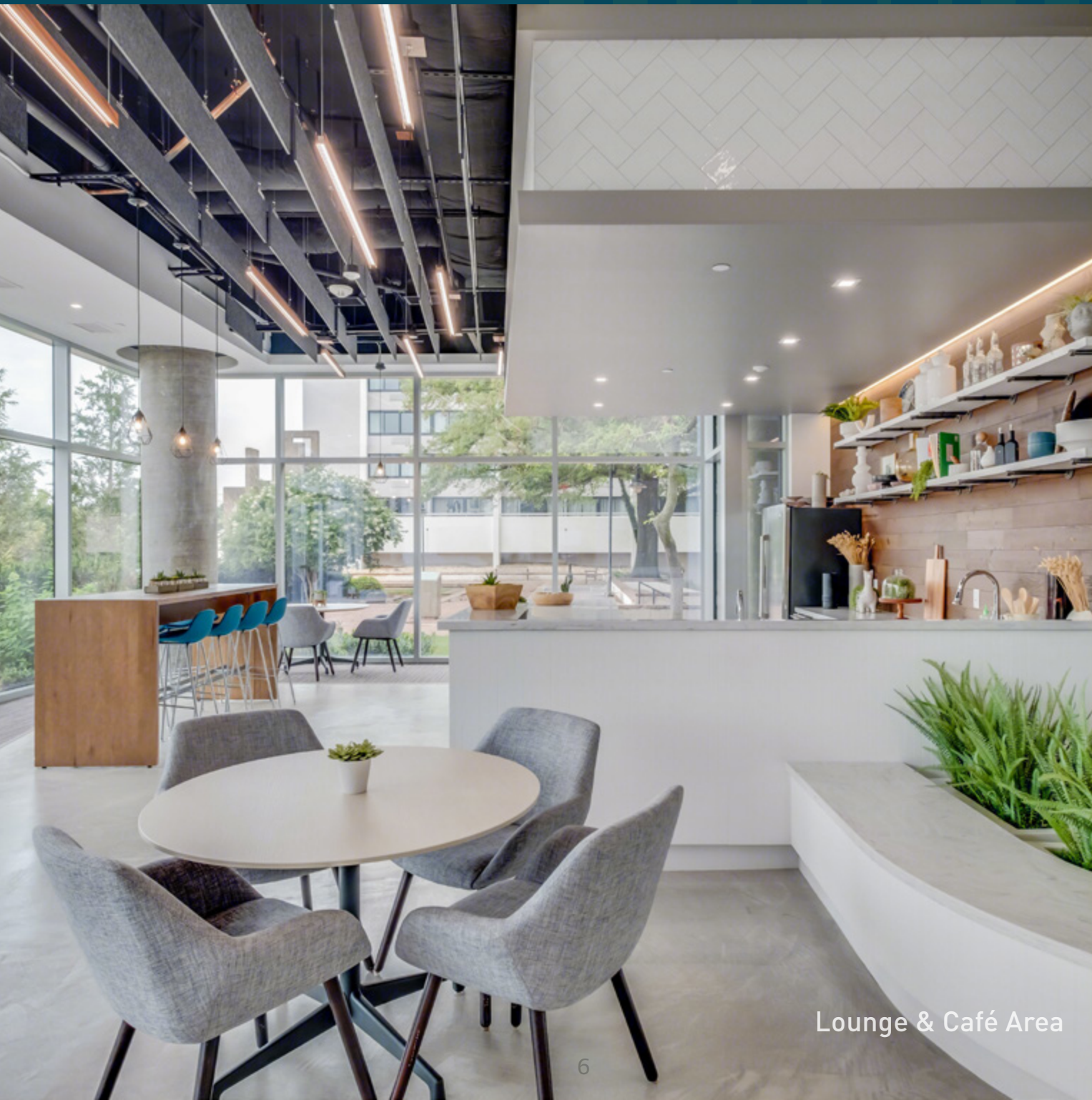
- ▶ 30+ Person Conference Facility
- ▶ Tenant Lounge
- ▶ Food Service
- ▶ Touchdown Area
- ▶ WiFi Connectivity

[VIDEO](#)

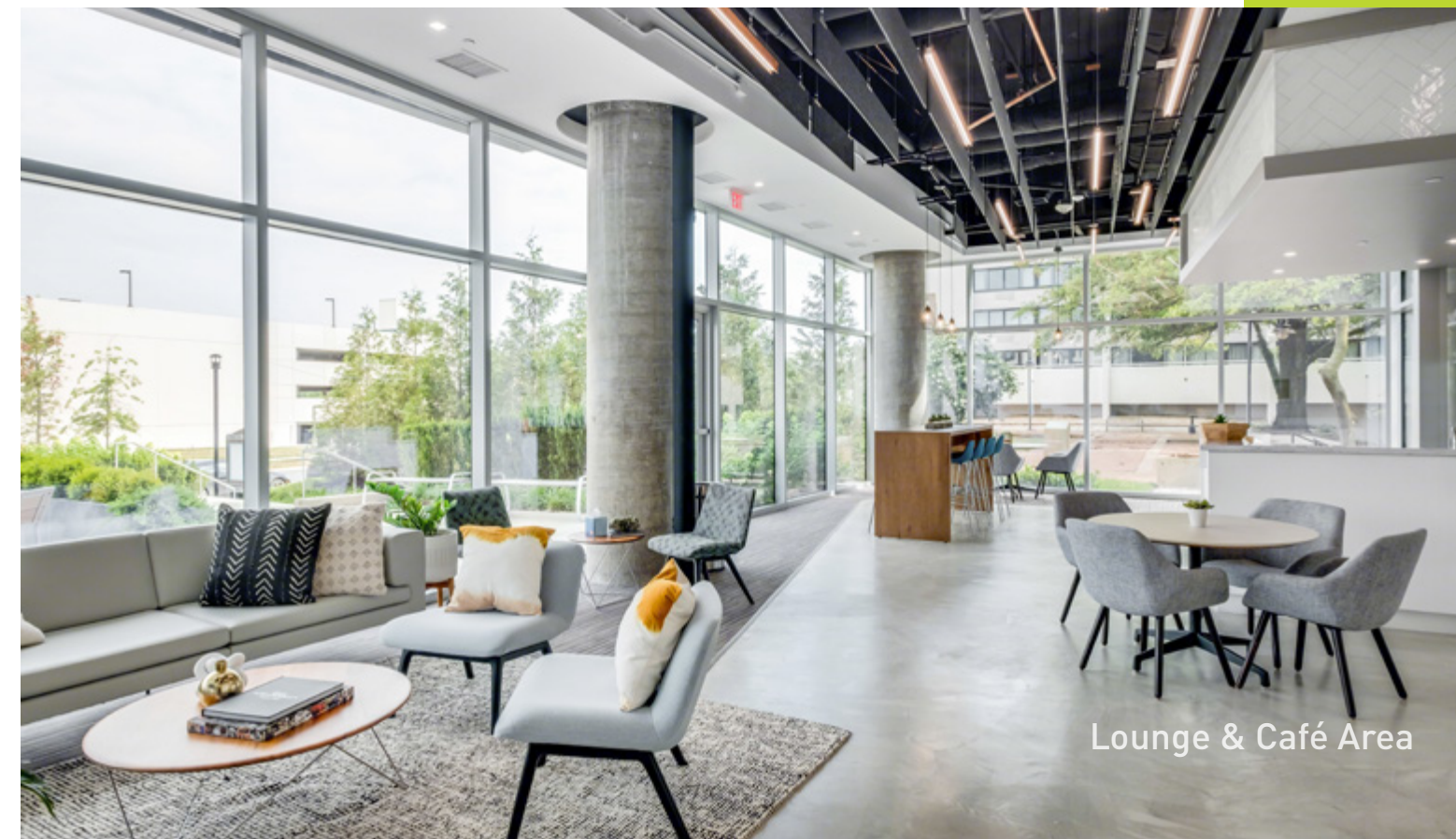
THE
STUDIO



Conference Room

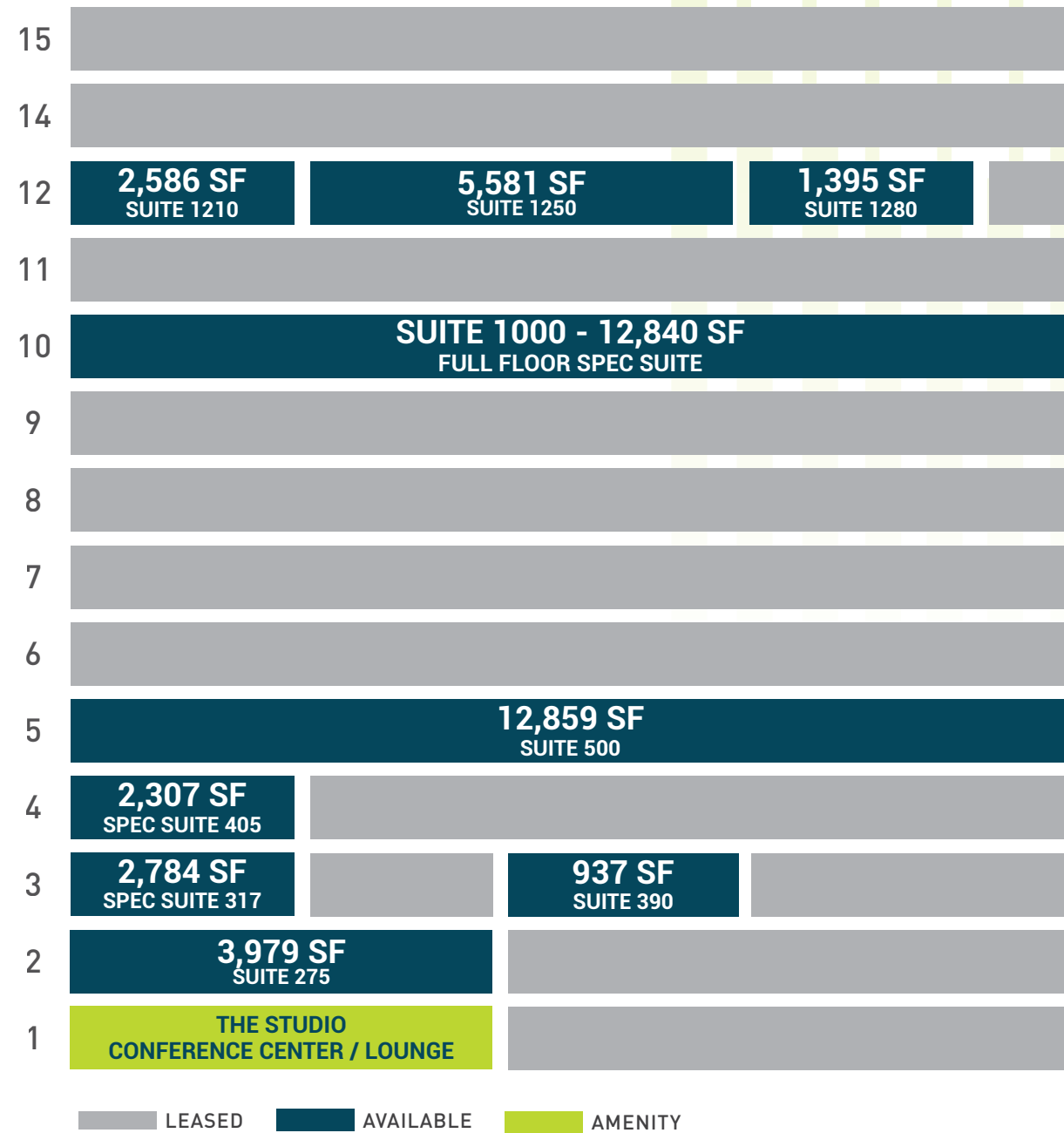


Lounge & Café Area



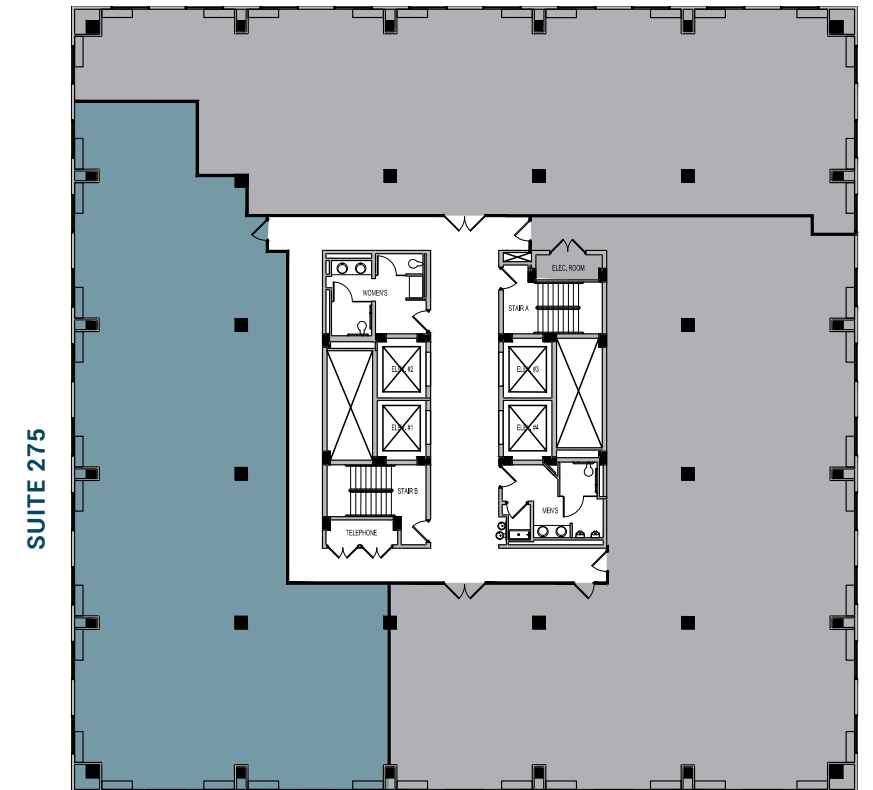
Lounge & Café Area

Stacking Plan



2nd Floor

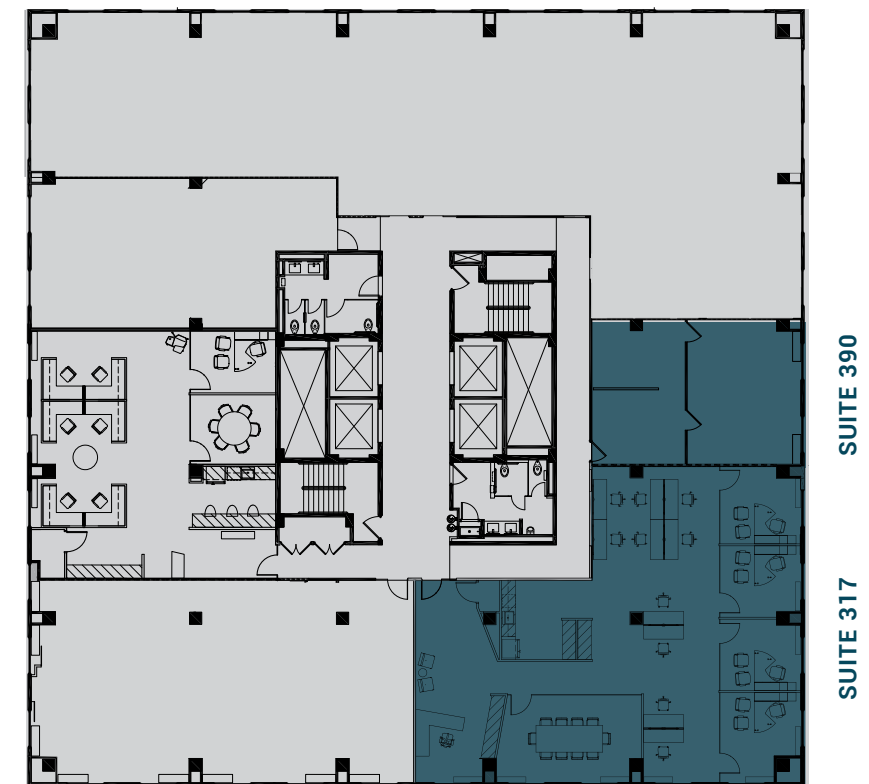
► Suite 275: 3,979 SF [📄](#) [🏠](#)



3rd Floor

► Spec Suite 317: 2,784 SF

► Suite 390: 937 SF [📄](#)

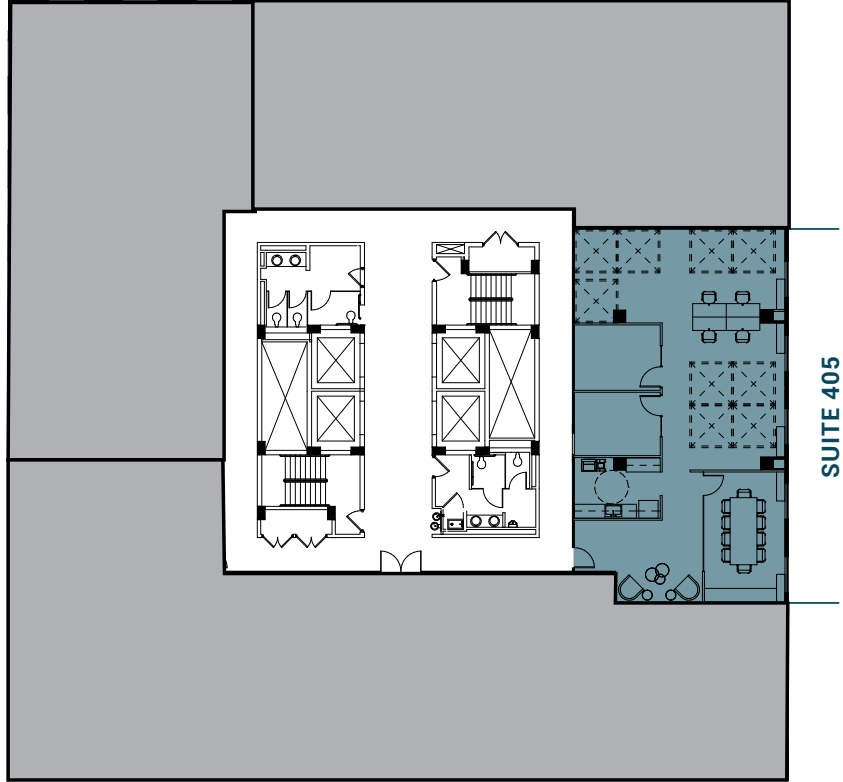


Interactive Links

- [📄 Web page](#)
- [🏠 3D Tour](#)

4th Floor

► Spec Suite 405: 2,307 SF [📄](#) [📺](#)



Interactive Links

- [📄 Web page](#)
- [📺 Video Tour](#)



Suite 405

4th Floor Spec Suites



Suite 405

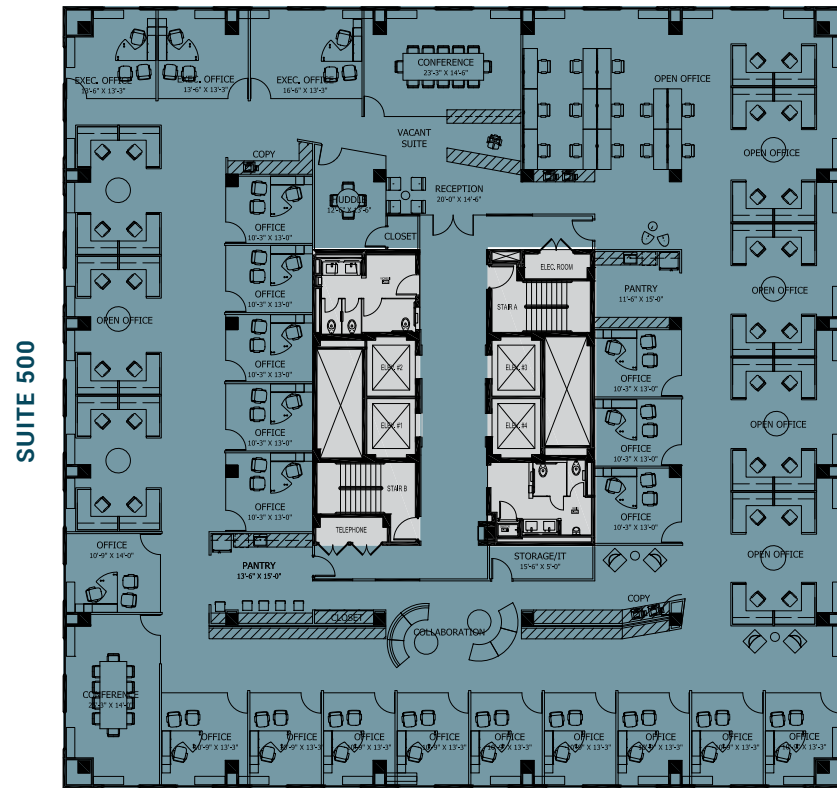


Suite 405

5th Floor

Full floor opportunity

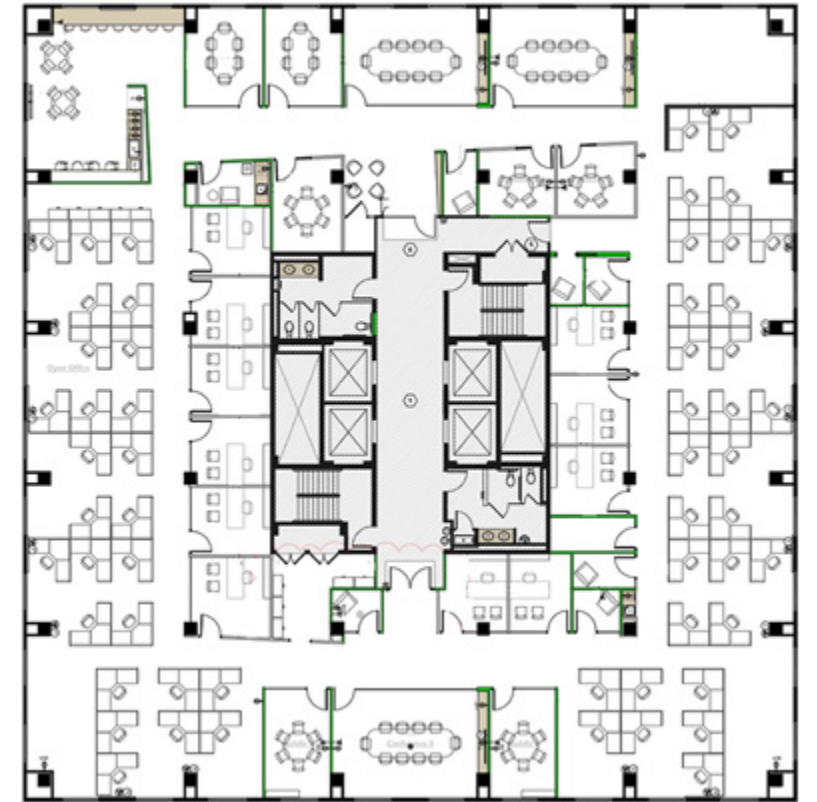
- ▶ Suite 500: 12,859 SF [📄](#) [🎥](#)



10th Floor

Full floor opportunity
Fully furnished

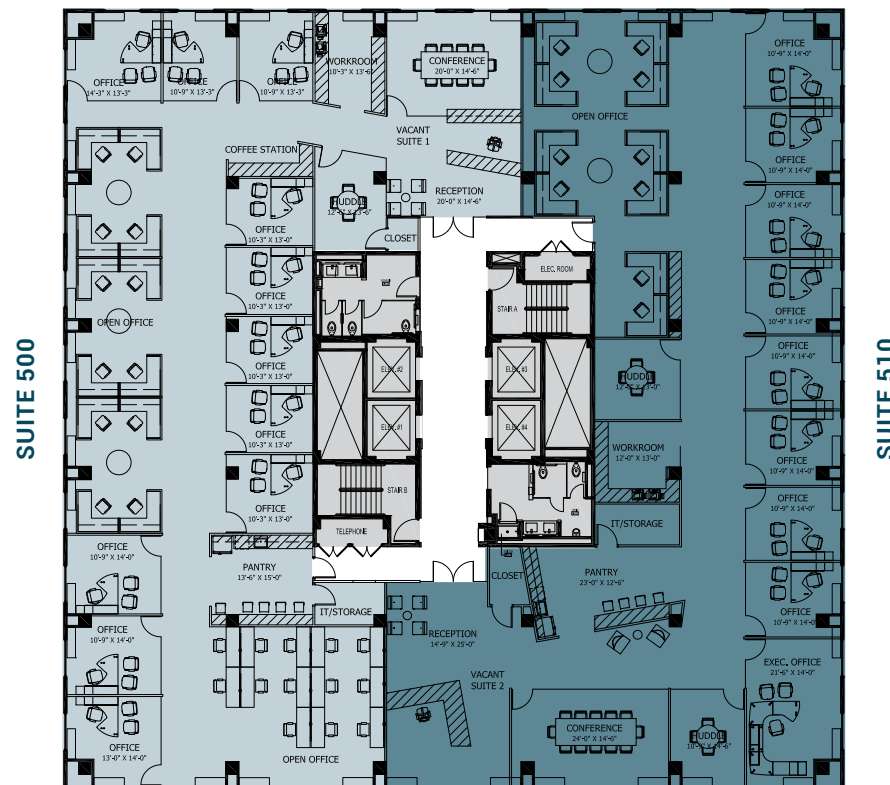
- ▶ Suite 1000: 12,840 SF



5th Floor

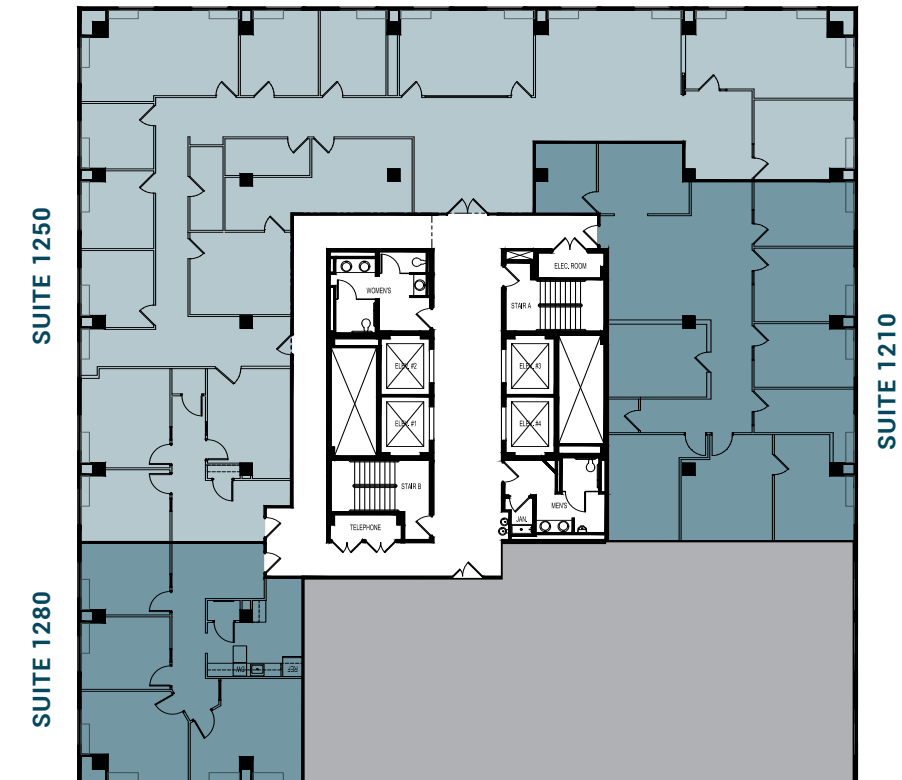
Half floor user

- ▶ Suite 500: 6,429 SF
- ▶ Suite 510: 6,429 SF



12th Floor

- ▶ Suite 1210: 2,586 SF [📄](#) [🎥](#)
- ▶ Suite 1250: 5,581 SF
- ▶ Suite 1280: 1,395 SF [📄](#) [🎥](#)



Interactive Links

- [📄](#) Web page
- [🎥](#) Video Tour

Interactive Links

- [📄](#) Web page
- [🎥](#) Video Tour

Suite 1000 - 12,840 SF
Full Floor Spec Suite
Fully Furnished



Conference Room



Lobby



Kitchen

INTERNATIONAL TOWER
AT RESTON HEIGHTS



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American Real Estate Partners

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