

ONE ADDRESS ABOVE IT ALL

ONE RESTON TOWN CENTER IS POISED TO BECOME AN ICONIC LANDMARK THAT WILL REDEFINE THE OFFICE MARKET IN THE WASHINGTON, DC REGION.

Leveraging its pivotal location within Reston Town Center, the glass tower will be the tallest structure for miles, offering stunning panoramic views extending from downtown Washington, DC to the Blue Ridge Mountains. The building will feature a remarkable six-story, glass-enclosed, atrium lobby, a 30,000 square-foot, landscaped, outdoor plaza on the seventh floor, and an impressive rooftop lounge and terrace that complement sophisticated design elements and flexible floor plans.

Akridge will develop the expansive 23-story, 420,000 square-foot trophy office tower. The extraordinary potential of the building's location, unparalleled amenities, and powerful presence sets apart One Reston Town Center as one address above it all.

23,000 SQUARE-FOOT
OPEN FLOOR PLATES

15,000 SQUARE FEET
OF RETAIL SPACE

8 HIGH-SPEED ELEVATORS
ENERGY EFFICIENT HVAC SYSTEM

420,000 SQUARE-FOOT
TROPHY OFFICE TOWER

6-STORY
DRAMATIC ATRIUM

3:1,000 SQUARE-FOOT PARKING RATIO
TARGETING LEED GOLD CERTIFICATION







ONE RESTON AMENITIES

ONE RESTON TOWN CENTER OFFERS LUXURIOUS AMENITIES AND INSPIRING SPACES, INCLUDING:

- STATE-OF-THE-ART FITNESS FACILITY
- PRIVATE LANDSCAPED TERRACES ON THE 7TH FLOOR, 22ND FLOOR, AND THE ROOFTOP
- COVERED ON-SITE PARKING
- ON-SITE RETAIL AND DINING



3/4 ACRE

ELEVATED AND LANDSCAPED
PLAZA WITH CYBER CAFÉ





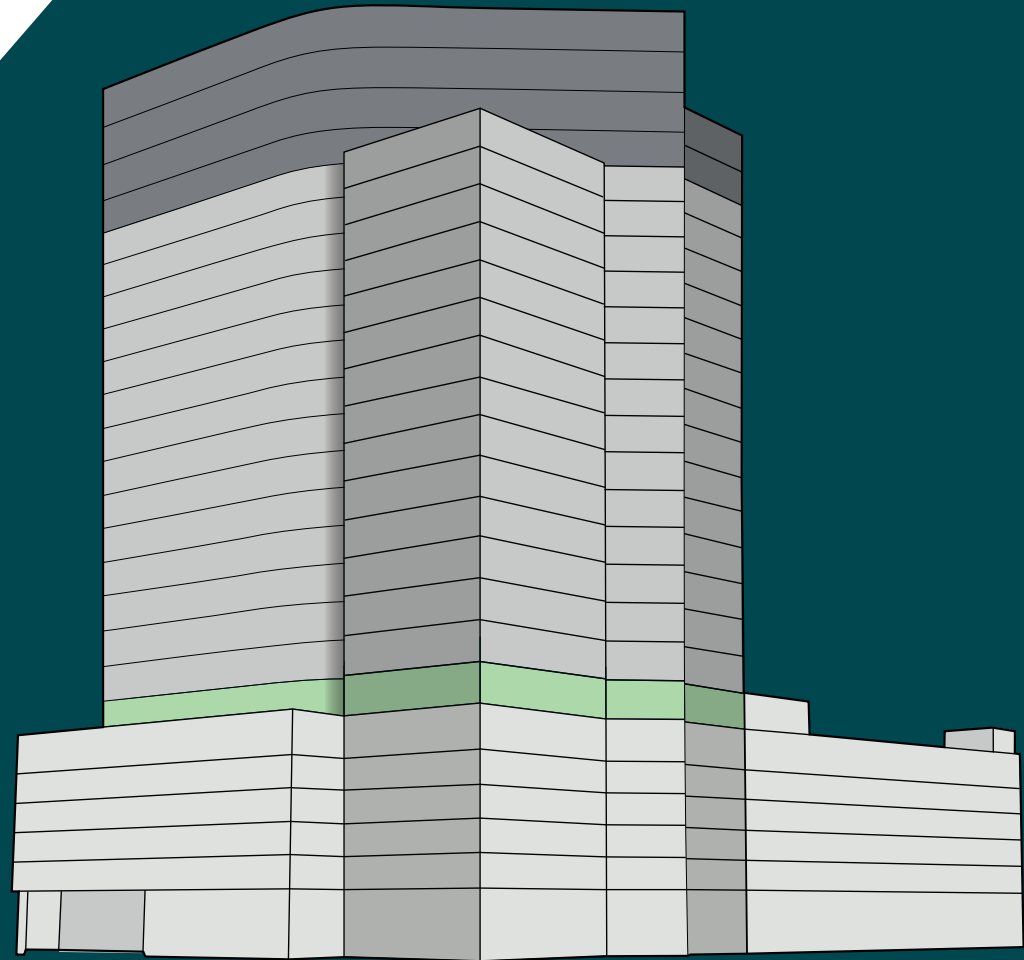
ONE RESTON WORKSPACE

ONE RESTON TOWN CENTER ELEVATES MODERN OFFICE SPACE TO THE NEXT LEVEL. ITS WORKSPACE FEATURES THE FOLLOWING:

- EFFICIENT 23,000 SQUARE-FOOT FLOOR PLATES
- 640 LINEAR FEET OF PERIMETER WINDOWS
- FLOOR-TO-CEILING WINDOWS
- BREATHTAKING PANORAMIC VIEWS EXTENDING FROM DOWNTOWN WASHINGTON, DC TO THE BLUE RIDGE MOUNTAINS
- AWARD-WINNING AKRIDGE PROPERTY MANAGEMENT

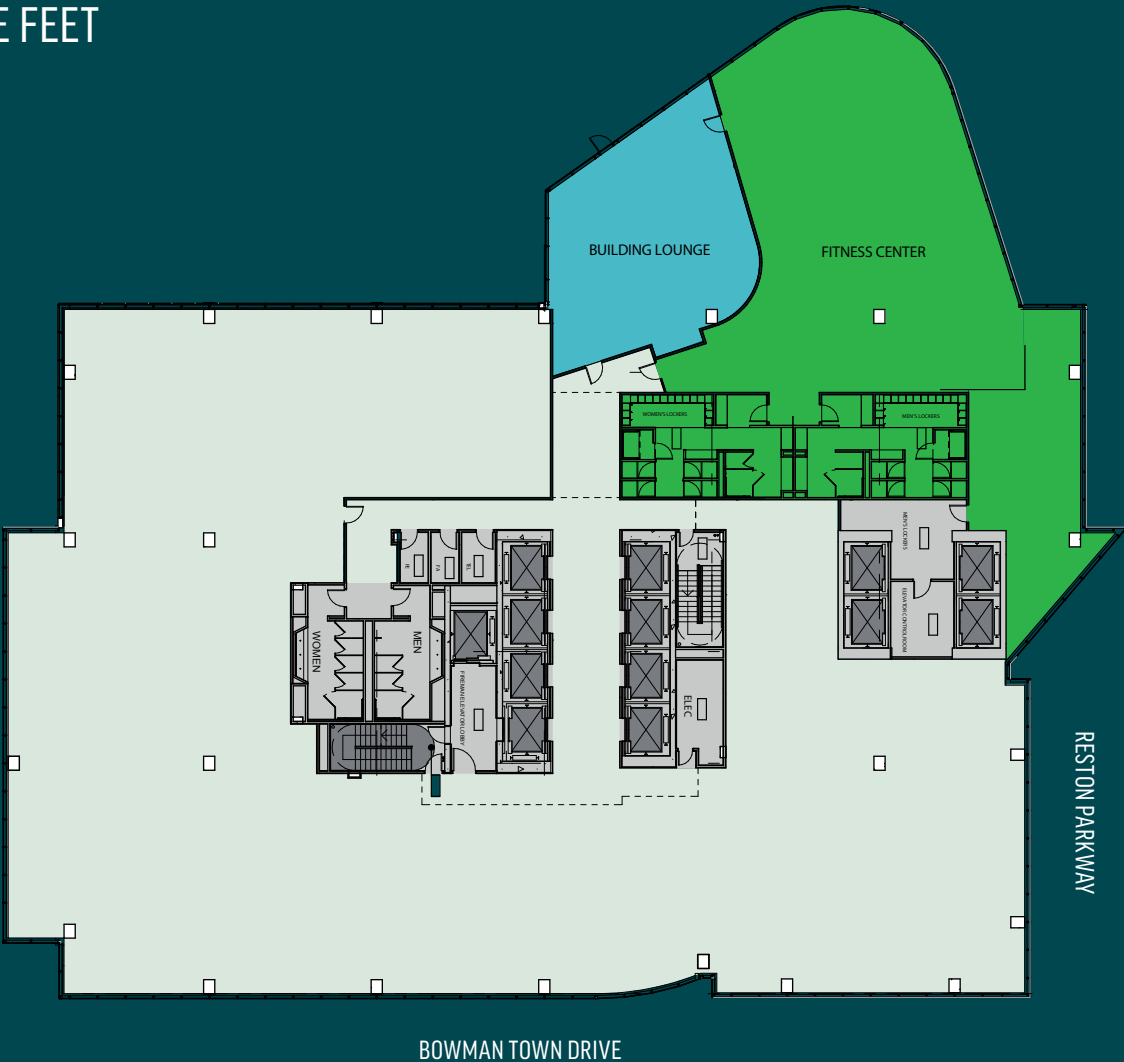
10' OR HIGHER

FINISHED OFFICE CEILING HEIGHT



■	FLOORS 22-23: 21,974 SQUARE FEET
■	FLOORS 8-21: 22,773 SQUARE FEET
■	FLOOR 7: 22,526 SQUARE FEET

FLOOR 7: 22,526 SQUARE FEET
CORE & SHELL



FLOOR 7: 22,526 SQUARE FEET

OPEN OFFICE

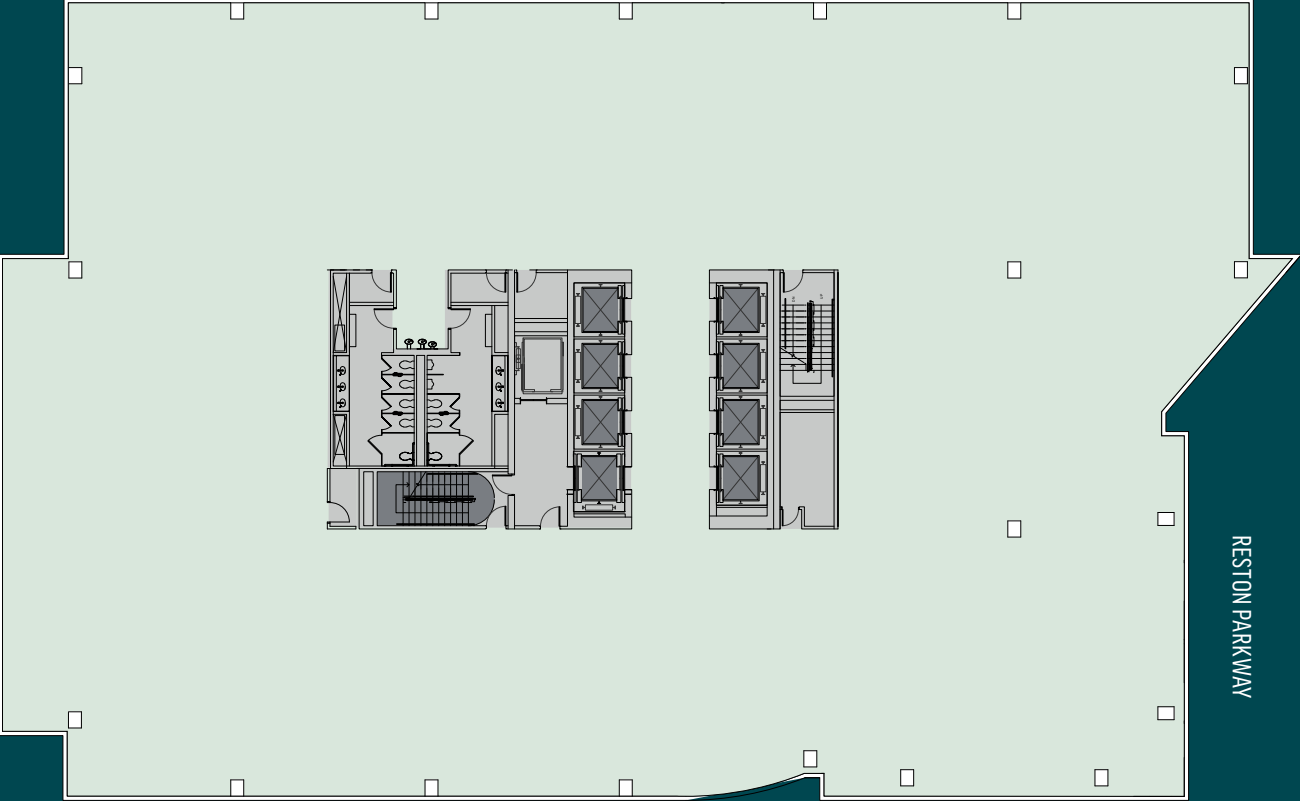
- OFFICES 9
- OPEN WORKSTATIONS 91



BOWMAN TOWN DRIVE

RESTON PARKWAY

FLOORS 8-21: 22,773 SQUARE FEET
CORE & SHELL



N ↑

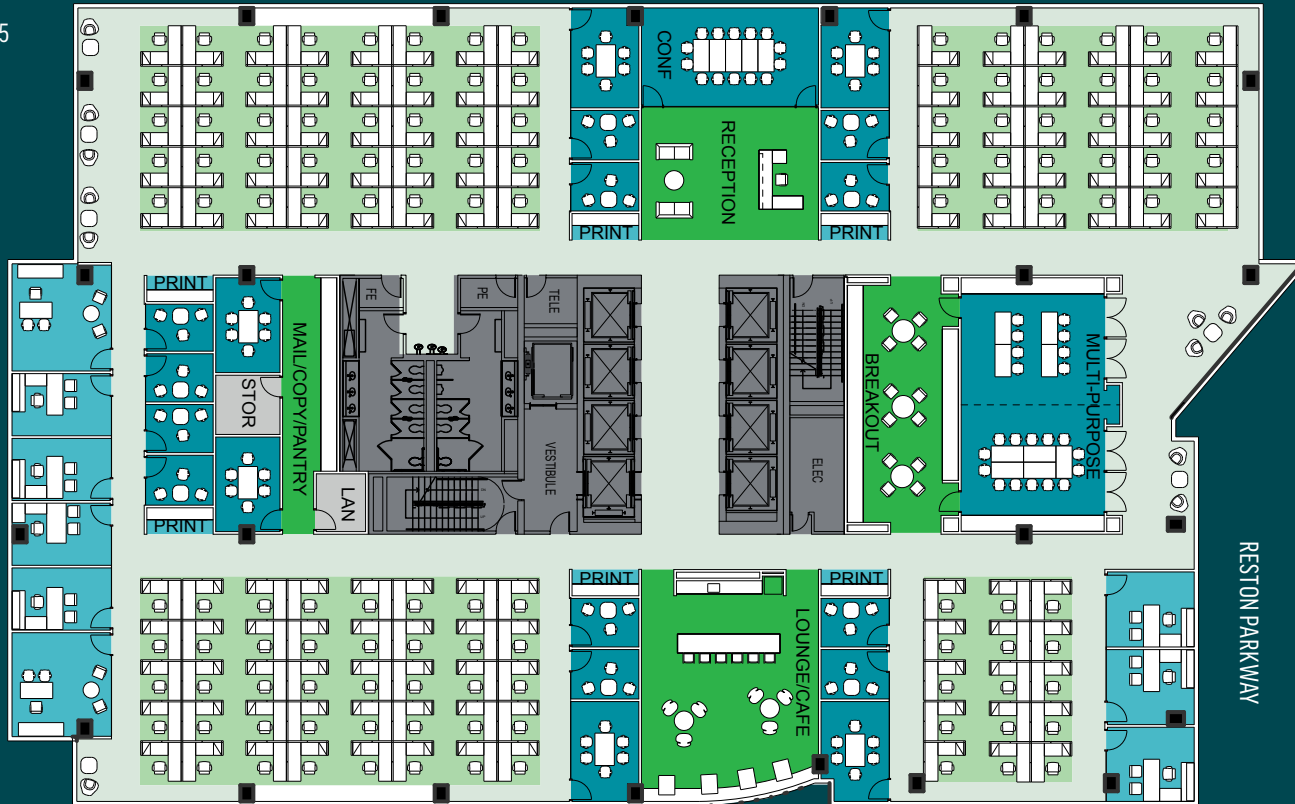
BOWMAN TOWN DRIVE

RESTON PARKWAY

FLOORS 8-21: 22,773 SQUARE FEET

OPEN OFFICE

- OFFICES 9
- OPEN WORKSTATIONS 125

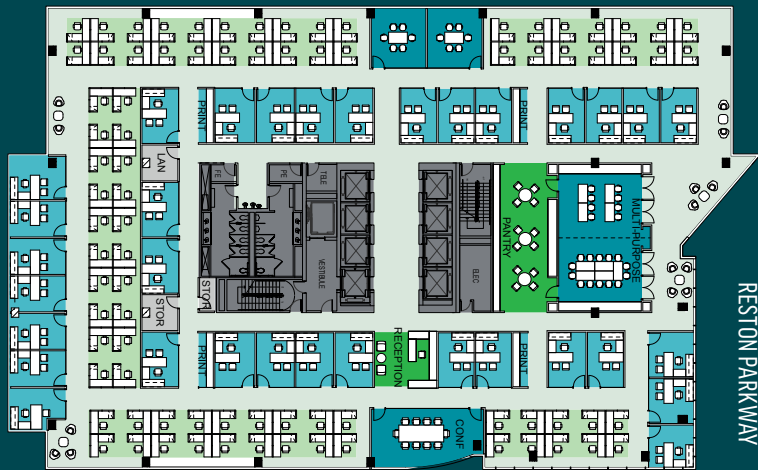


BOWMAN TOWN DRIVE

RESTON PARKWAY

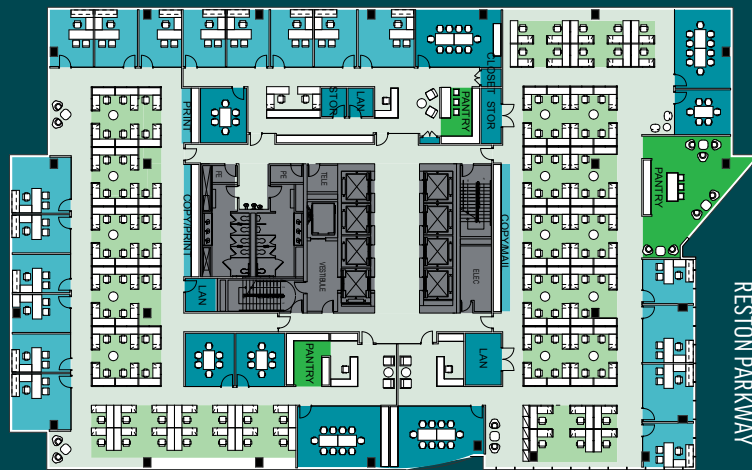
FLOORS 8-21: 22,773 SQUARE FEET OFFICE INTENSIVE

● WINDOW OFFICES	10
● OPEN INTERNAL OFFICES	23
● WORKSTATIONS	82

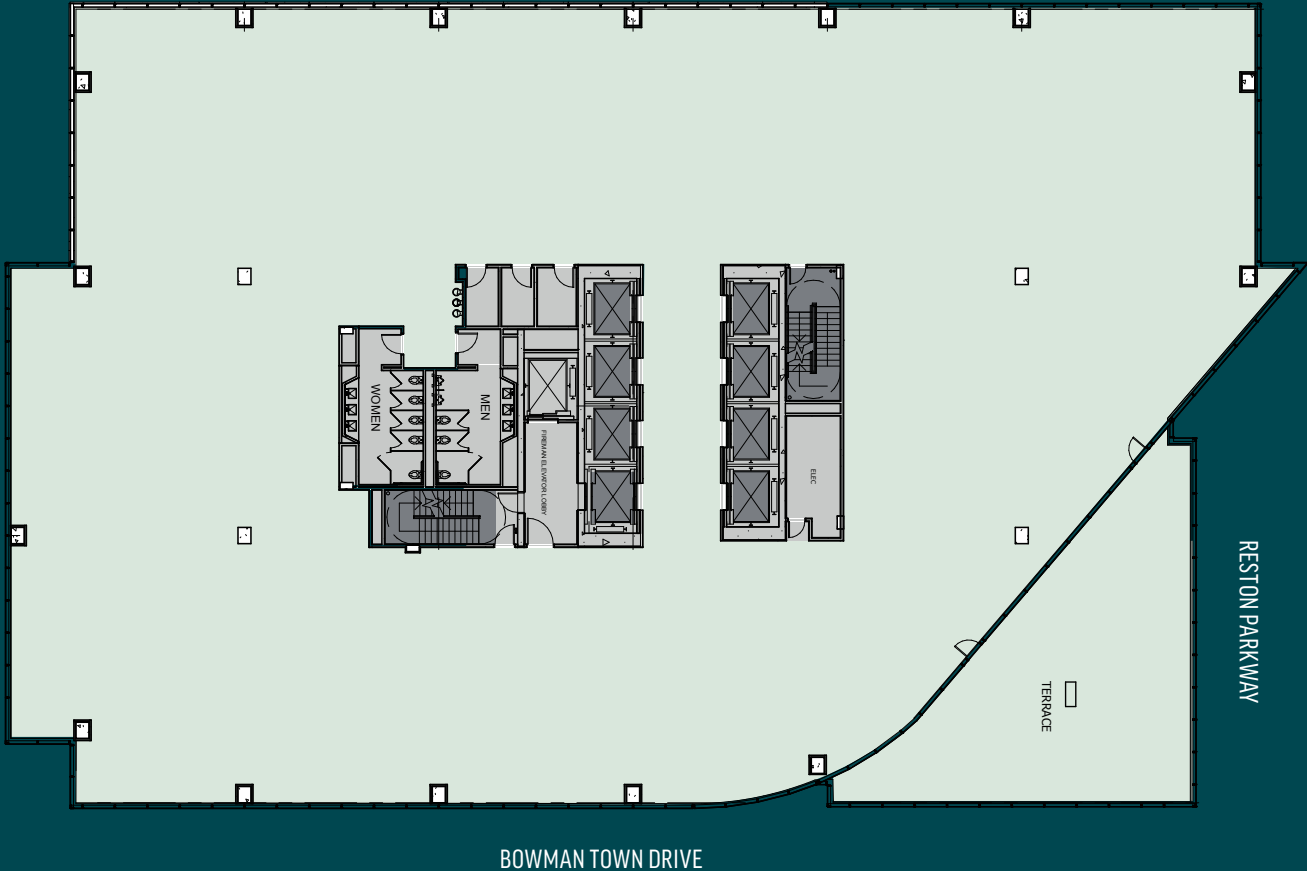


FLOORS 8-21: 22,773 SQUARE FEET MULTI-TENANT FLOOR

SUITE A (BELOW EXAMPLE)		SUITE B		SUITE C	
● WINDOW OFFICES	9	● WINDOW OFFICES	5	● WINDOW OFFICES	4
● WORKSTATIONS	42	● WORKSTATIONS	2	● WORKSTATIONS	54



FLOOR 22: 21,974 SQUARE FEET
CORE & SHELL



FLOOR 22: 21,974 SQUARE FEET

OPEN OFFICE

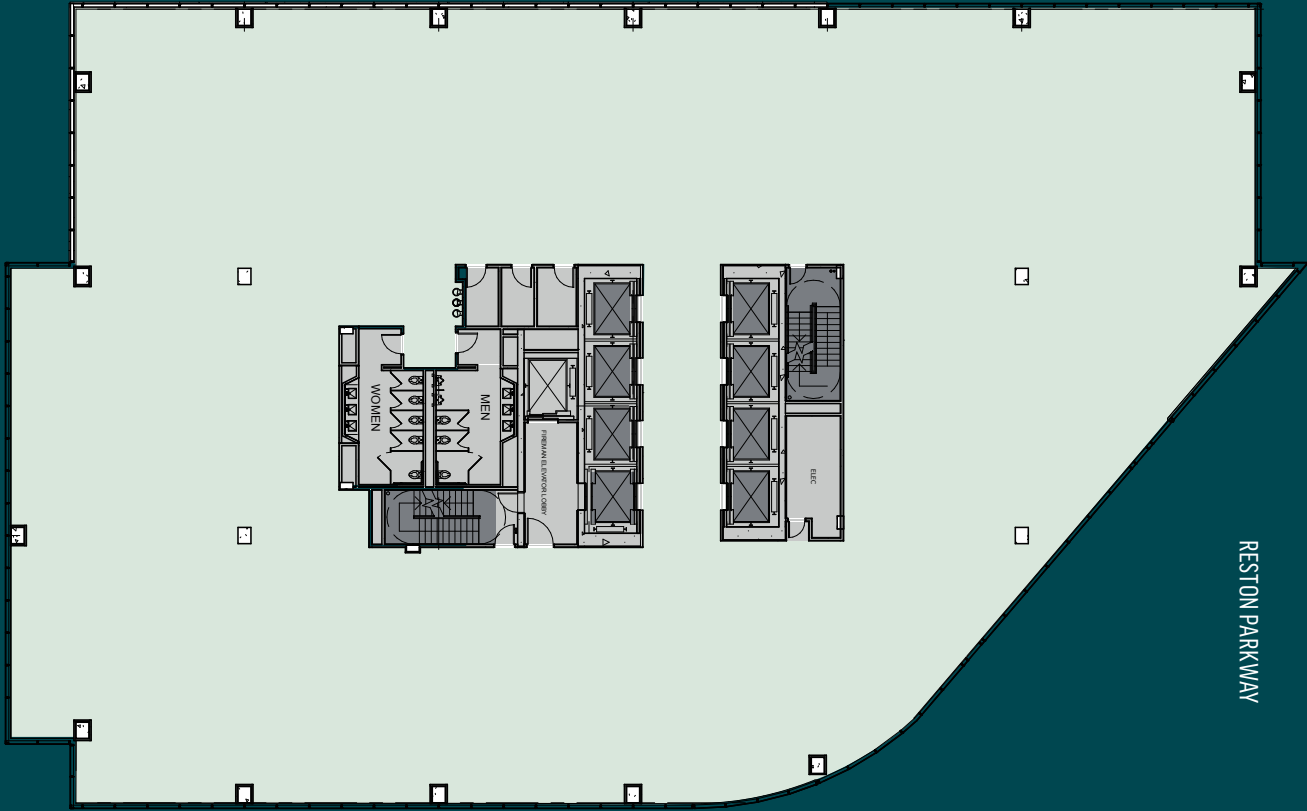
- OFFICES 6
- OPEN WORKSTATIONS 128



BOWMAN TOWN DRIVE

RESTON PARKWAY

FLOOR 23: 21,974 SQUARE FEET
CORE & SHELL



N ↑

BOWMAN TOWN DRIVE

RESTON PARKWAY

FLOOR 23: 21,974 SQUARE FEET

OPEN OFFICE

- OFFICES 6
- OPEN WORKSTATIONS 129



BOWMAN TOWN DRIVE

RESTON PARKWAY

ONE RESTON LOCATION

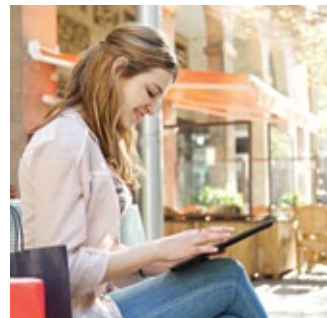
CONVENIENTLY LOCATED IN A THRIVING, WALKABLE COMMUNITY, THE PROPERTY IS JUST STEPS FROM RESTON TOWN CENTER AND OFFERS CLIENTS EASY ACCESS TO THE FOLLOWING:

- 50+ RETAIL SHOPS RANGING FROM FASHION AND ACCESSORY BOUTIQUES TO FITNESS CLUBS AND SERVICE AMENITIES
- MULTI-SCREEN MOVIE THEATER AND ENTERTAINMENT AMENITIES

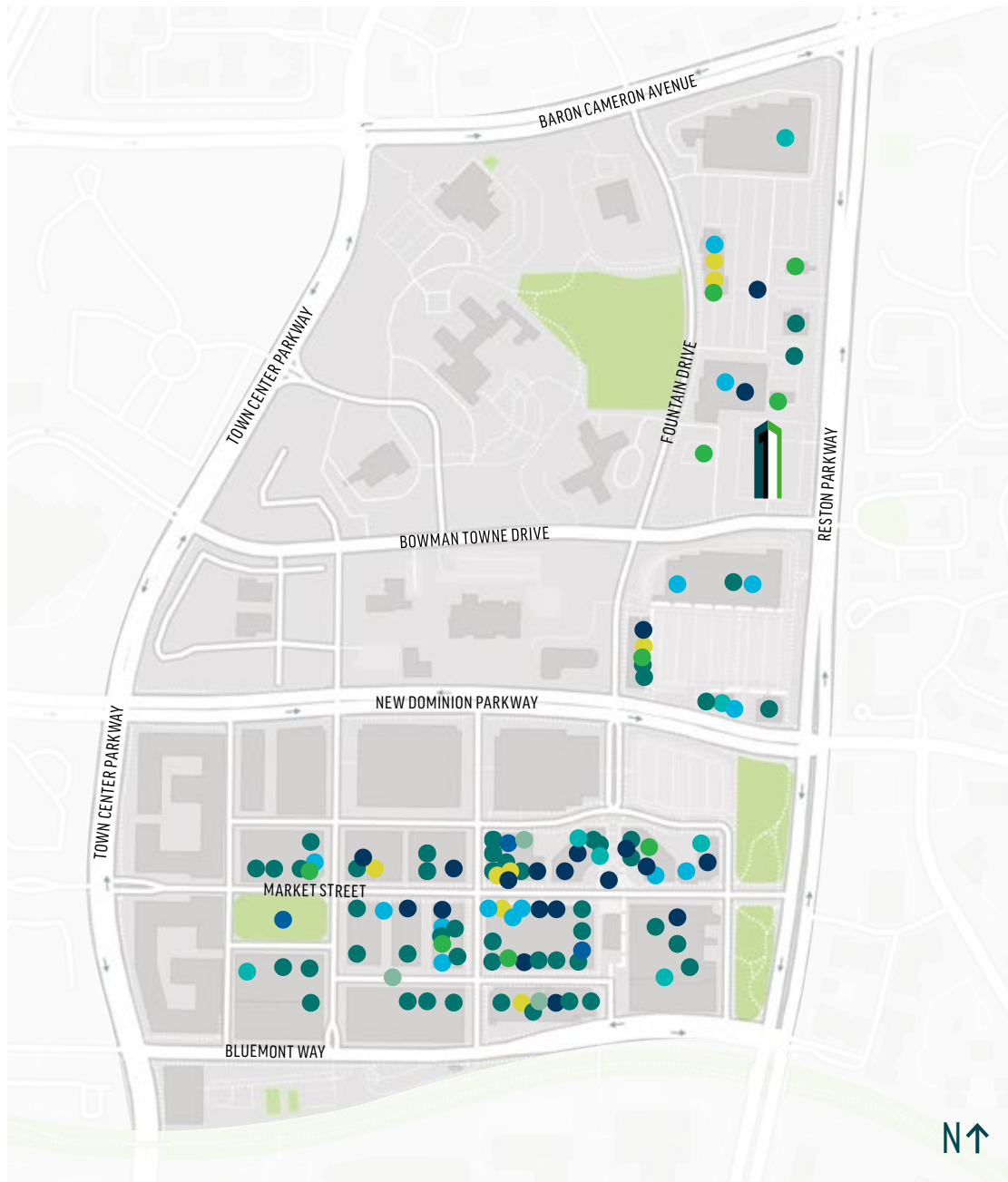


40+

RESTAURANTS AND CAFES



AREA AMENITIES



RESTAURANTS & CAFES

American Tap Room
 Barcelona Wine
 Bartaco
 Big Bowl
 BRB - Be Right Burger
 Busara Thai Restaurant
 Chipotle Mexican Grill
 Clyde's of Reston
 Community Canteen
 The Conservatory Lounge
 Cosi
 The Counter
 Edible Incredible! Desserts
 IceBerry Frozen Yogurt
 Il Fornaio Cucina Italiana
 Jackson's Mighty Fine Food & Lounge
 La Madeleine
 M&S Grill
 McCormick & Schmick's
 Midtown Kabob
 Mon Ami Gabi
 Morton's The Steakhouse
 Neyla
 Not Your Average Joe's
 Obi Sushi
 On The Border Mexican Grill
 Panera Bread
 Passion Fish
 Pitango Gelato
 Potbelly Sandwich Works
 Red Velvet Cupcakery
 Starbucks Coffee
 Sweetgreen
 Tasting Room Wine Bar & Shop
 Tavern64 Regional Kitchen
 Ted's Bulletin
 Uncle Julio's Rio Grande Café
 Vapiano
 World of Beer

FASHION & ACCESSORIES

Allen Edmonds
 Ann Taylor
 Anthropologie
 Athleta
 Banana Republic
 Chico's
 Davelle Clothiers
 Dockers
 Francesca's Collections
 J. Crew
 Jos. A. Bank Clothiers
 Lou Lou
 South Moon Under
 Talbots
 Victoria's Secret
 White House Black Market

ENTERTAINMENT

Bow Tie Cinema's
 Ice Skating & Skate Shop
 Interactive Fountain
 Reston Town Square Park

SPECIALTY

Apple
 AT&T Wireless
 BestBuy
 The Container Store
 Harris Teeter
 Mayflowers
 Midtown Jewelers
 Paper Source
 Pottery Barn
 Teavana
 William-Sonoma

SPORTS & FITNESS

The Bike Lane
 Crunch Fitness
 Potomac River Running

BANKING & FINANCIAL

BB&T Bank
 Capital One Bank
 PNC Bank
 Wells Fargo

SERVICES & AMENITIES

CVS Pharmacy
 The Eyewear Gallery
 FedEx Office
 Hyatt Regency Reston
 Prime Cleaners

BEAUTY, SALONS, & SPAS

Bluemercury
 Jouvence/Aveda
 L'Occitane
 Origins
 PR Partners
 Sephora

ONE ADDRESS ABOVE IT ALL

LEASING INFORMATION



MIKE SHULER

mike.shuler@avisonyoung.com

ROB WALTERS

rob.walters@avisonyoung.com

8300 GREENSBORO DRIVE, SUITE 275, TYSONS, VA 22102
703.288.2700, AVISONYOUNG.COM

OWNERSHIP AND DEVELOPMENT



RTC Partnership