

RESTON METRO PLAZA RESTON STATION



ICONIC OFFICES

1900, 1902, & 1906 RESTON METRO PLAZA | RESTON VA

COMSTOCK

RESTONSTATION.COM

#NewRemarkable





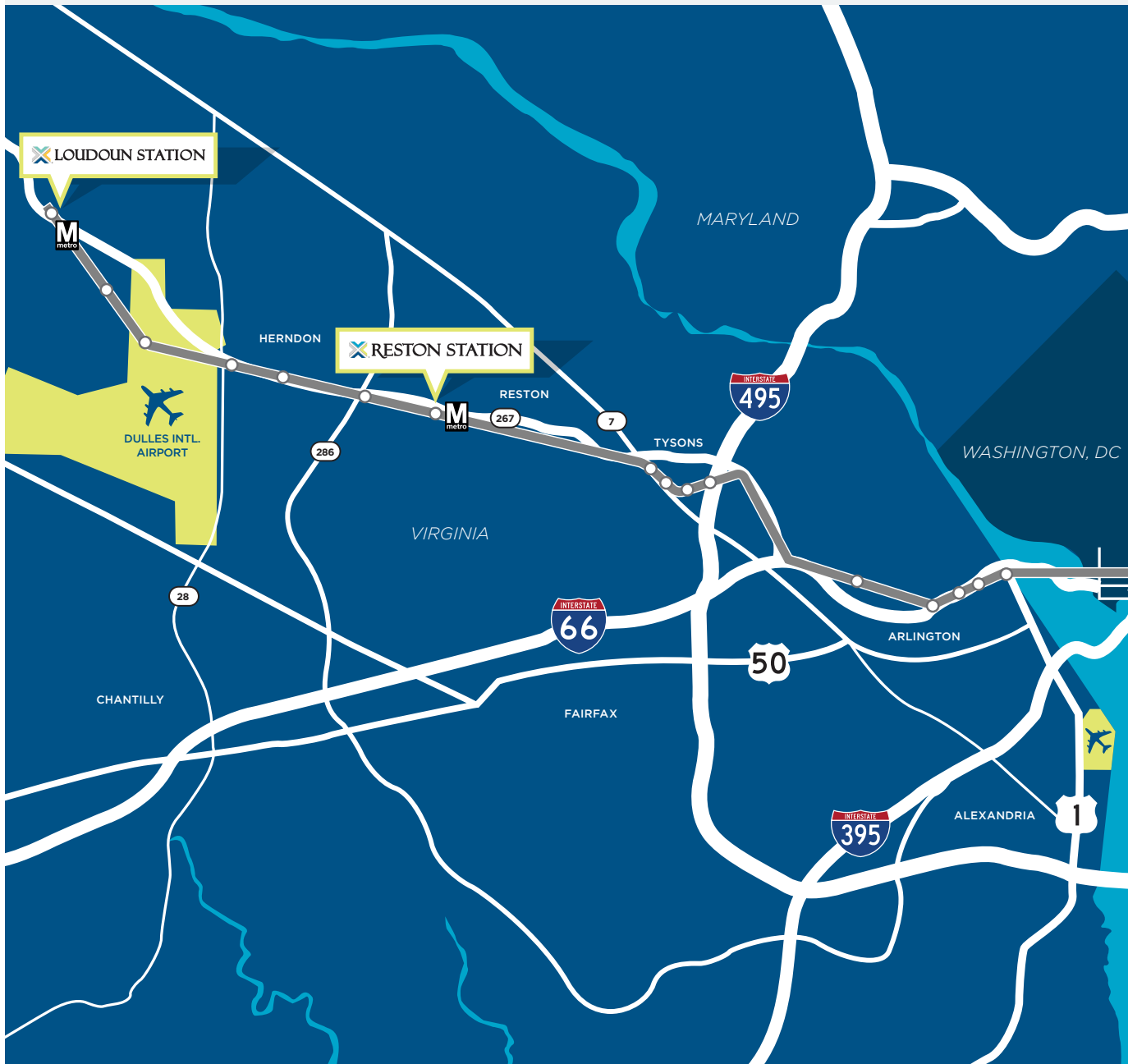
The only fully integrated Transit-Oriented Development in Northern Virginia

Located at the threshold of one of the busiest Metro Stations in the Washington, DC area, the Reston Station neighborhood is already home to more than one million square feet of office space and 900 luxury residential units.

Reston Station represents the beginning transformation of Reston's original low-density, auto-dependent business area into a new pedestrian friendly, urban landscape of Trophy-Class and Class-A office towers, world class hotels, mid-rise and high-rise residential offerings, and a growing list of high quality dining, shopping and entertainment venues. Regularly scheduled community events provides the social engagement that is earning Reston Station a reputation for being among the most desirable places to live, work, and play.

Located midway between Dulles Airport and Tyson's Corner, the urban core of Reston Station sits atop the only fully integrated transit facility in Northern Virginia and accommodates upwards of 25,000 daily commuters (5 million+ annually) with more than 3,500 underground parking spaces, an indoor transit bus facility, numerous state-of-the-art electric vehicle charging stations, and abundant bike storage facilities.

BECAUSE **LOCATION** IS EVERYTHING



TIME TO

On-site Metro

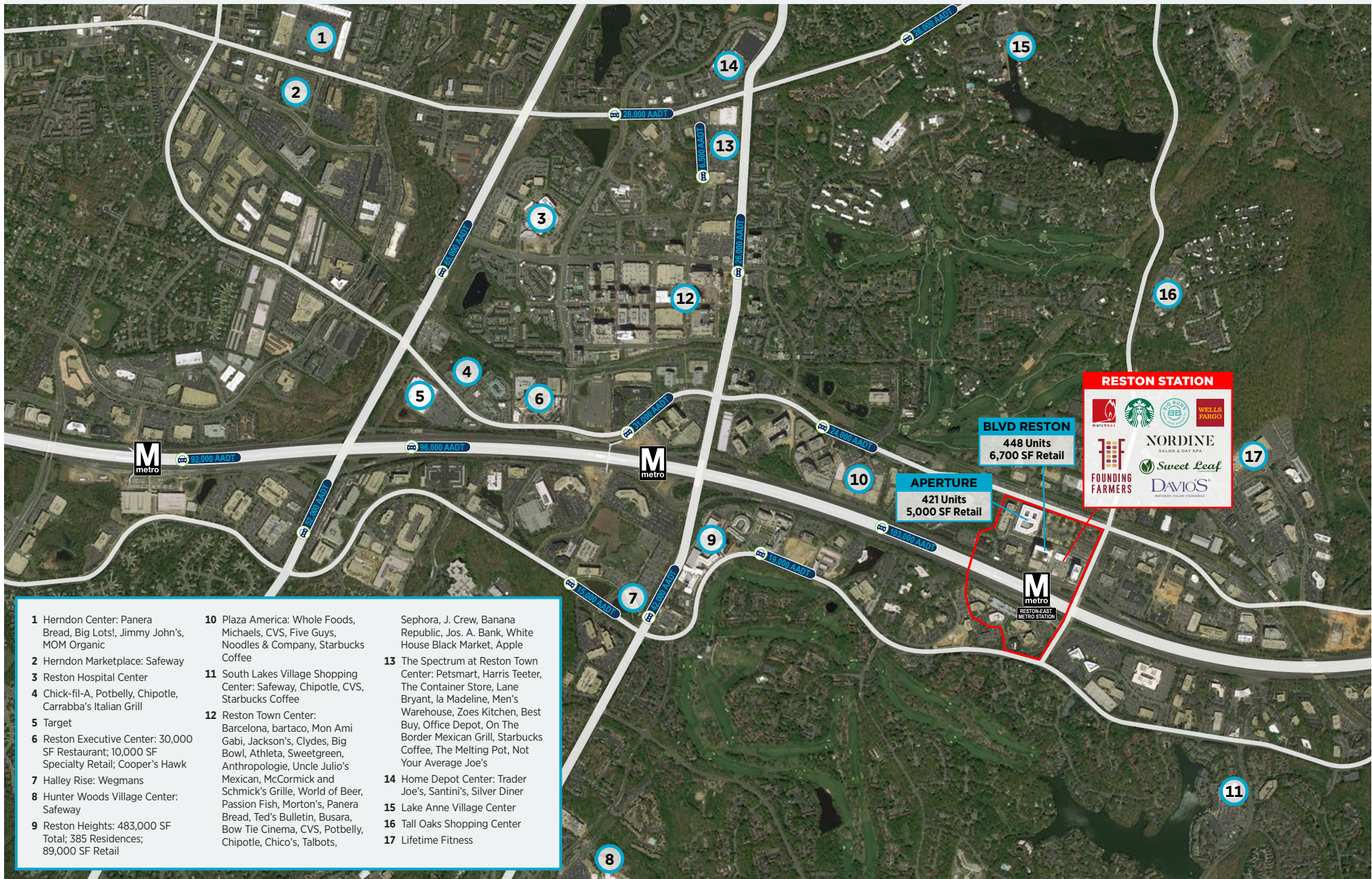
Dulles Toll Road, Rte 267
Direct access

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

RESTON MARKET



- | | | |
|---|--|--|
| <p>1 Herndon Center: Panera Bread, Big Lots!, Jimmy John's, MOM Organic</p> <p>2 Herndon Marketplace: Safeway</p> <p>3 Reston Hospital Center</p> <p>4 Chick-fil-A, Potbelly, Chipotle, Carrabba's Italian Grill</p> <p>5 Target</p> <p>6 Reston Executive Center: 30,000 SF Restaurant; 10,000 SF Specialty Retail; Cooper's Hawk</p> <p>7 Halley Rise: Wegmans</p> <p>8 Hunter Woods Village Center: Safeway</p> <p>9 Reston Heights: 483,000 SF Total; 385 Residences; 89,000 SF Retail</p> | <p>10 Plaza America: Whole Foods, Michaels, CVS, Five Guys, Noodles & Company, Starbucks Coffee</p> <p>11 South Lakes Village Shopping Center: Safeway, Chipotle, CVS, Starbucks Coffee</p> <p>12 Reston Town Center: Barcelona, bartaco, Mon Ami Gabi, Jackson's, Clydes, Big Bowl, Athleta, Sweetgreen, Anthropologie, Uncle Julio's Mexican, McCormick and Schmick's Grille, World of Beer, Passion Fish, Morton's, Panera Bread, Ted's Bulletin, Busara, Bow Tie Cinema, CVS, Potbelly, Chipotle, Chico's, Talbots,</p> | <p>Sephora, J. Crew, Banana Republic, Jos. A. Bank, White House Black Market, Apple Coffee</p> <p>13 The Spectrum at Reston Town Center: Petsmart, Harris Teeter, The Container Store, Lane Bryant, la Madeline, Men's Warehouse, Zoes Kitchen, Best Buy, Office Depot, On The Border Mexican Grill, Starbucks Coffee, The Melting Pot, Not Your Average Joe's</p> <p>14 Home Depot Center: Trader Joe's, Santini's, Silver Diner</p> <p>15 Lake Anne Village Center</p> <p>16 Tall Oaks Shopping Center</p> <p>17 Lifetime Fitness</p> |
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RESTON STATION

BLVD RESTON
448 Units
6,700 SF Retail

APERTURE
421 Units
5,000 SF Retail

RESTON STATION **SITE PLAN**



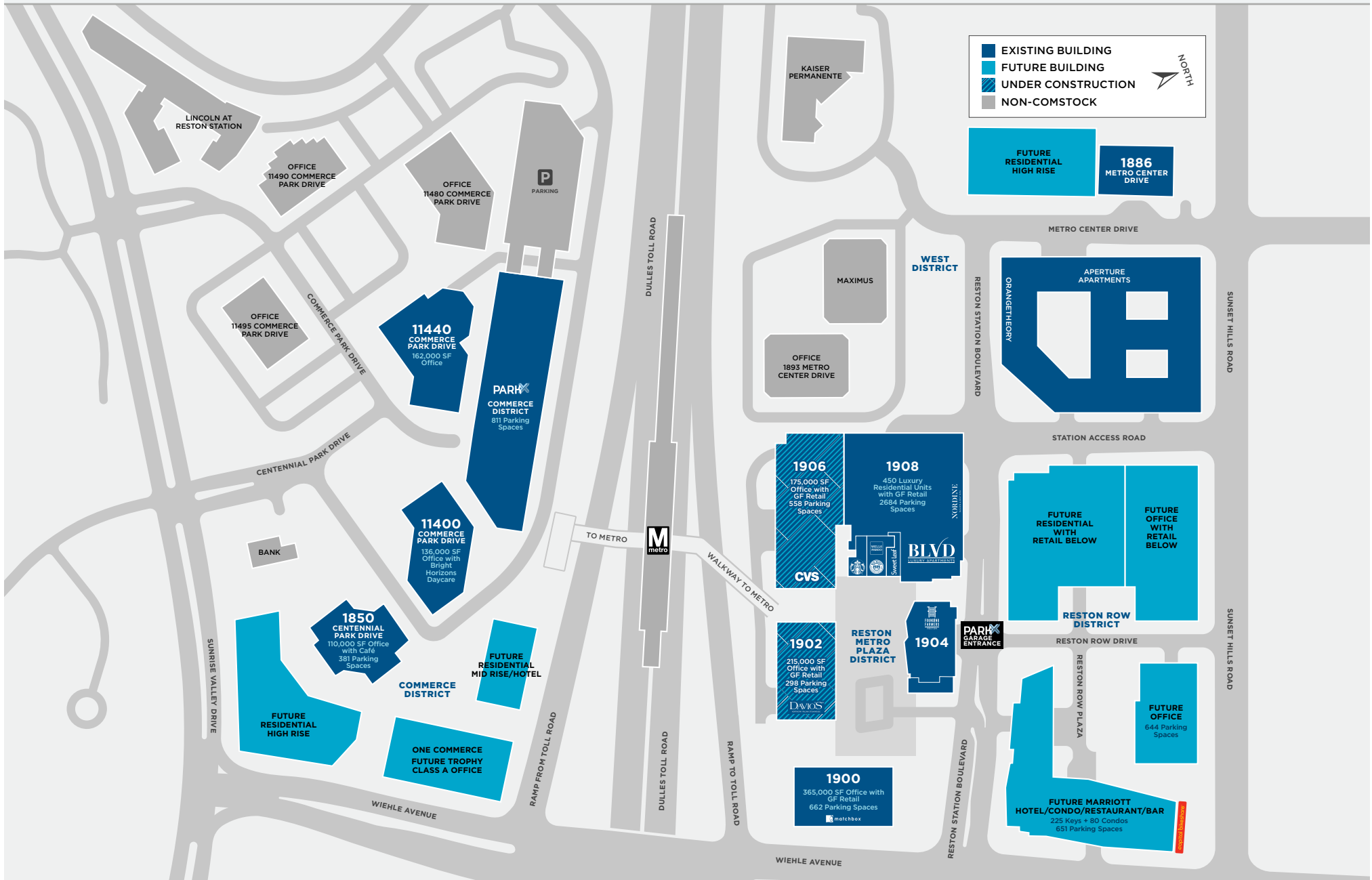
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RESTON STATION **SITE PLAN**



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

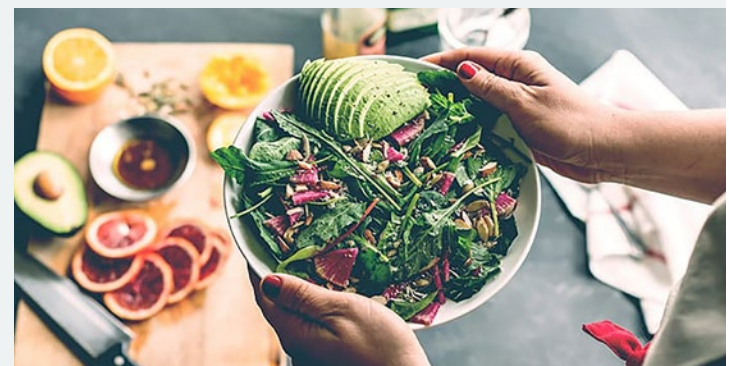
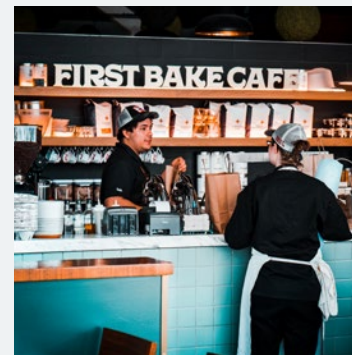
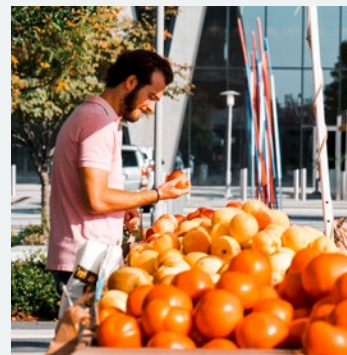
On-site BLVD | Reston Luxury Apartments

Outdoor areas

Bright Horizons child care

Plethora of fast casual and fine dining

Multitude of community events



COMING SOON

COMSTOCK

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1900 RESTON METRO PLAZA **BUILDING SPECS**

365,000 SF

16 STORIES

CEILING HEIGHTS

- » Lobby: 24' 6"
- » Floors 2-15: 9' Finished
- » Floor 16: 13' 6" Finished

LEED SILVER

RESTROOMS

- » 6 men's/6 women's per floor (750 SF)

HVAC: DOAS:

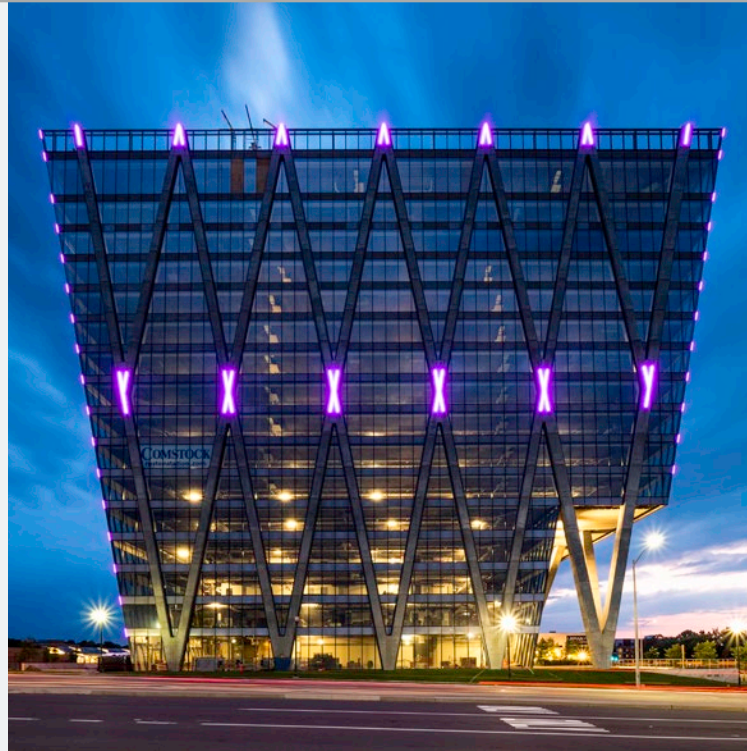
- » State-of-the-art outside air system

ELEVATORS

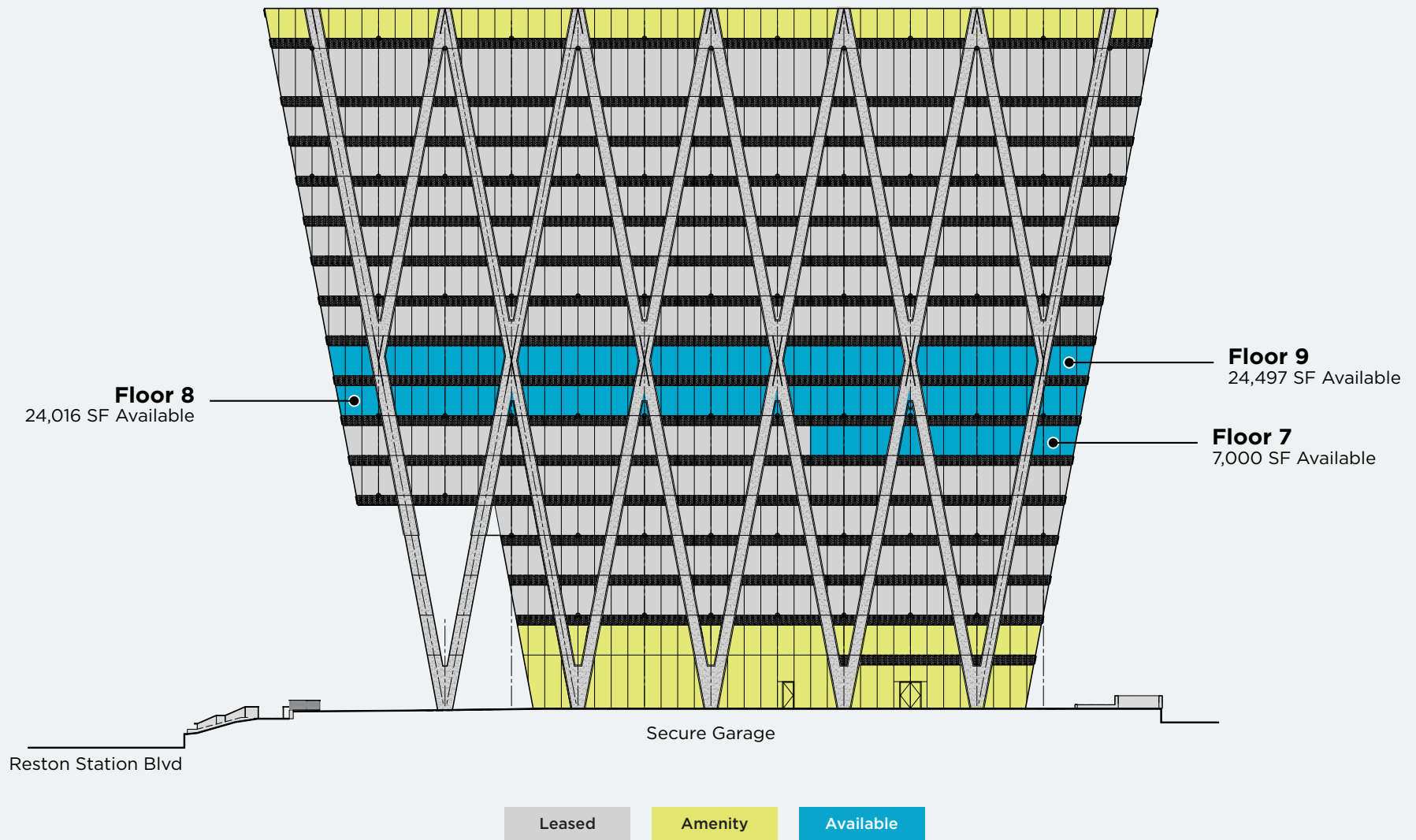
- » Three (3) shuttle elevators for parking to main lobby
- » Four (4) high-speed elevators servicing floors 1-9
- » Four (4) high-speed elevators servicing floors 1-16

PARKING

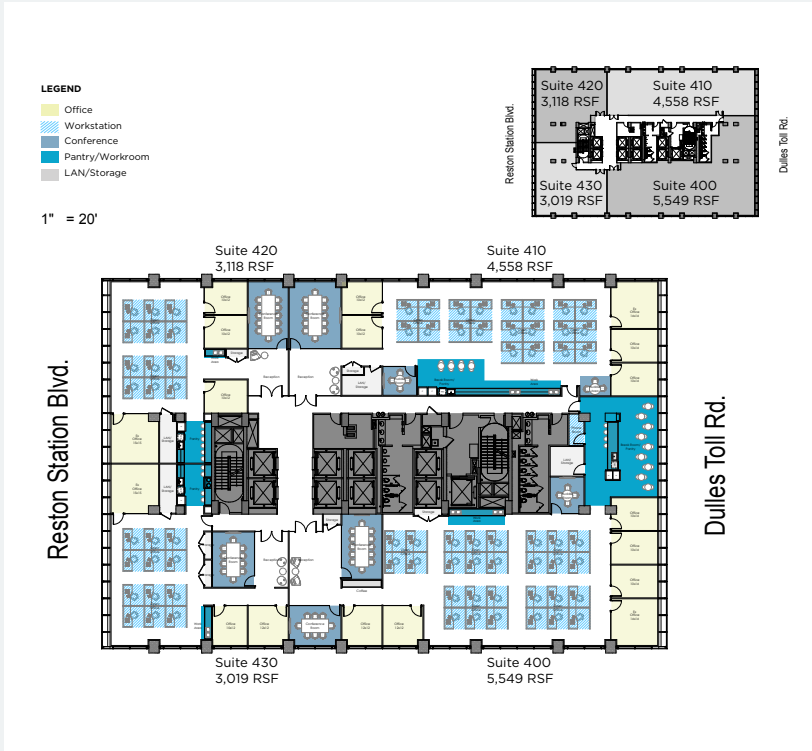
- » 670 spaces; 2.4/1,000 RSF
- » 8 levels of structured parking below the building



1900 RESTON METRO PLAZA **STACKING PLAN**



1900 RESTON METRO PLAZA FLOOR PLANS



4TH FLOOR



13TH FLOOR

1902 RESTON METRO PLAZA **BUILDING SPECS**

215,000 SF

9-12 STORIES

LEED SILVER

RESTROOMS

- » 6 men's/6 women's per floor (750 SF)

HVAC: DOAS:

- » State-of-the-art outside air system

ELEVATORS

- » 5 high speed elevators with direct connection between private garage and office floors (no transfer required)

PARKING

- » Secure in-building garage for exclusive use of office users (separated from Metro/retail parking)

LEASED

- » ICF International, Inc Full Building Lease
- » Davio's Italian Steakhouse



1906 RESTON METRO PLAZA **BUILDING SPECS**

205,000 SF

14 STORIES

LEED SILVER

RESTROOMS

- » 6 men's/6 women's per floor (750 SF)

HVAC: DOAS:

- » State-of-the-art outside air system

ELEVATORS

- » 5 high speed elevators with direct connection between private garage and office floors (no transfer required)

PARKING

- » Secure in-building 8-floor garage for exclusive use of office users (separated from Metro/retail parking)

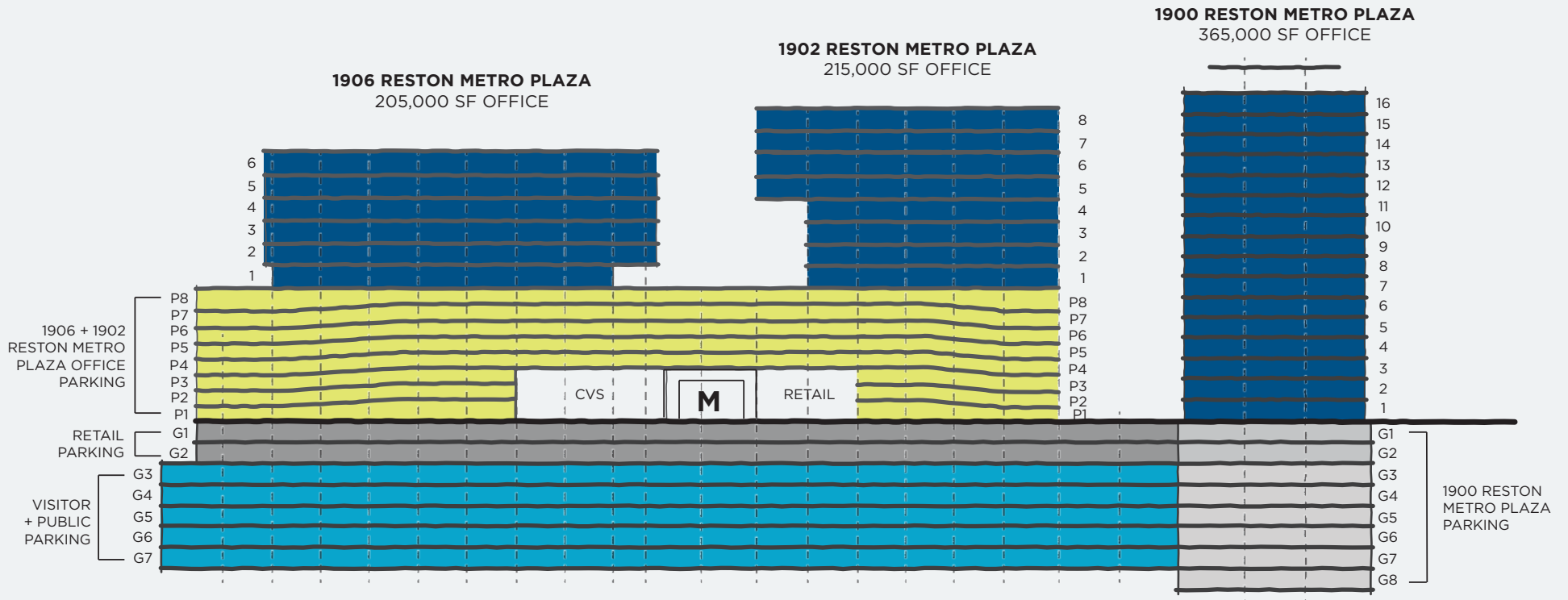
LEASED

- » Neustar Leased Top 3 Floors
- » Approximately 97,000 SF of office available on floors 9, 10, and 11
- » CVS Pharmacy

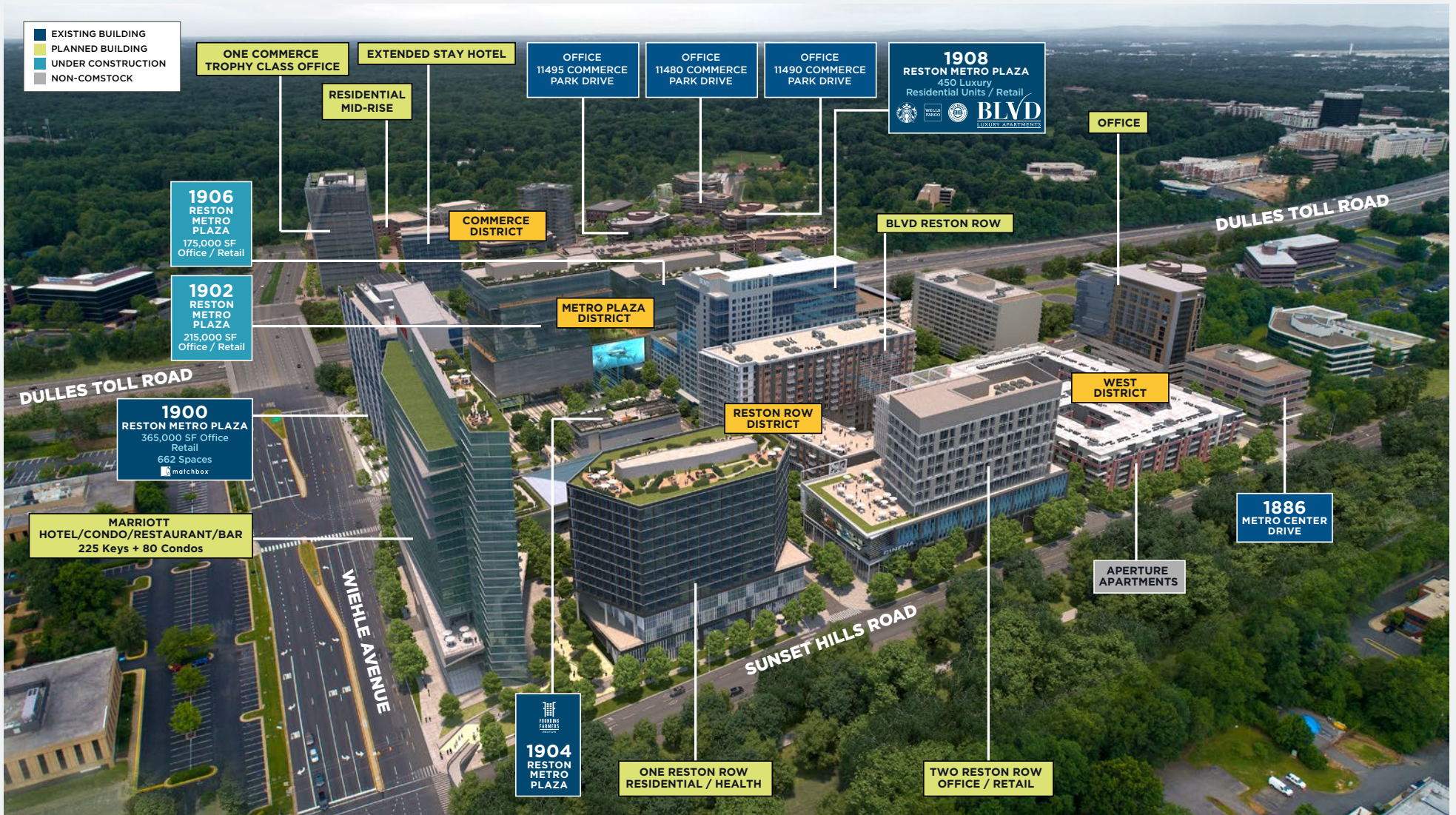


PARKING PLAN

5,000+ PARKING SPACES



THE NEW REMARKABLE



LEASING INFORMATION

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