



MAKERS POINT

11130/11180/11190 Sunrise Valley Drive
Reston | Virginia

 MAKERS POINT
11180 Sunrise Valley Drive

 MAKERS POINT
11130 Sunrise Valley Drive

 MAKERS POINT
11190 Sunrise Valley Drive

Confidential Investment Offering





Executive Summary

Jones Lang LaSalle Americas, Inc. (“JLL”), as exclusive representative for the Owner, is pleased to present this lender driven opportunity to acquire **Makers Point** (the “Property” or “Properties”), a 3 building portfolio that is 56% leased to 24 tenants with 3.6 years WALT. Immaculately repositioned by the seller, the assets have been the beneficiaries of over \$9.7 MM (\$37/sf) in historical capital spend since 2019, addressing offensive and base building capital alike.

Situated in Reston along the Dulles Toll Road (Rt-267), the asset will benefit from tightening in the Toll Road trophy market and the trickle down effect to other high quality office space, as well as a significantly declining supply as Toll Road office buildings are redeveloped into alternative uses. Already 2.5 MSF of office in Reston alone is programmed to come offline, paving the way in coming years for reduced vacancy. **Makers Point** has also already seen leasing demand from tenants that are being displaced by redevelopment. Given that only one office building in all of northern Virginia is currently under construction, these trends will further stabilize the leasing market.

As reflected by recent leasing and the assets’ current rent roll, the Toll Road generally and **Makers Point** specifically are positioned to capture demand from the defense contractor community. This industry represents a significant portion of Northern Virginia’s leasing market and is anticipated to benefit under the current administration’s proposed 13% increase to the Department of Defense budget (to \$1.0 TN), and a similar increase in the proposed budget for the Department of Homeland Security. 11 of **Makers Point’s** 24 tenants are defense oriented and three of **Makers Point’s** four largest tenants are government contractors.

Situated on 12.1 acres across three parcels with I-3 (light intensity industrial) zoning and Reston East’s non-TOD district comprehensive plan overlay, **Makers Point** is also ideally positioned as a cash flowing covered land play for redevelopment.

PROPERTY OVERVIEW

Address	11130, 11180, & 11190 Sunrise Valley Dr Reston, VA 20191	
Submarket	Reston	
Built/Renovated	1987 / 2019-2020	
SF	265,284 RSF 270,080 BRSF	
% Leased	11130 Sunrise	32%
	11180 Sunrise	53%
	11190 Sunrise	74%
	Total	56%
# Tenants	24	
WALT (from 1/1/2026)	3.6 years	
Parking	590	surface spaces
	286	garage spaces
	30	handicap spaces
	906	total spaces
	3.42/1,000 RSF	
Land Area	11130 Sunrise	3.18 acres
	11180 Sunrise	5.28 acres
	11190 Sunrise	0.69 acres
	Total	12.15 acres
Zoning	I-3 (Light Intensity Industrial)	
Comp Plan	Reston East Non-TOD District	



INVESTMENT HIGHLIGHTS



Lender driven sale of 3 building portfolio that is 56% leased to 24 tenants with 3.6 years of WALT



Comprehensively modernized & repositioned with \$9.7 MM (\$37/sf) of total historical capital spend



Outstanding leasing play set against backdrop of improving Toll Road trophy market and declining supply by way of redevelopment (2.5 MSF in Reston alone)



Ideal space for aerospace & defense contractors who are anticipated to benefit under the Trump Administration's proposed 13% increase in the Defense budget (to \$1 trillion)



Minutes to Dulles International Airport (8 minutes) and the I-495 Beltway (11 minutes) via the Dulles Toll Road



3 parcels totaling 12.15 acres allowing redevelopment optionality





\$9.7 MM in Capital Improvements (\$37 PSF)



Lobby - 11180



Lobby - 11190



Terrace - 11190



Cafe - 11190



Fitness Center - 11190

Four Recently Delivered Spec Suites Spanning 18,000+ SF



Spec Suite 315 - 11130



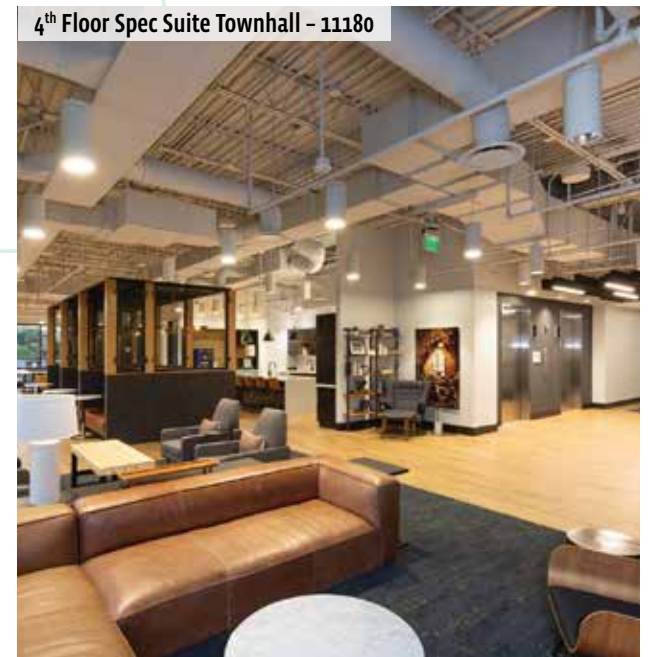
Spec Suite 315 - 11130



4th Floor Spec Suite Townhall - 11180



Spec Suite 400E - 11180



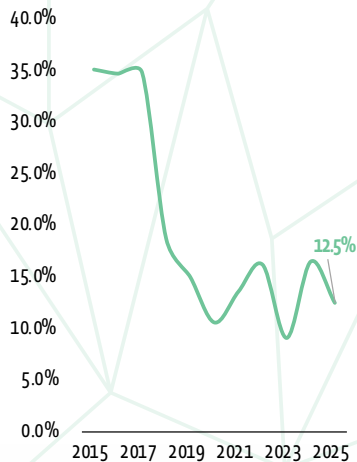
4th Floor Spec Suite Townhall - 11180



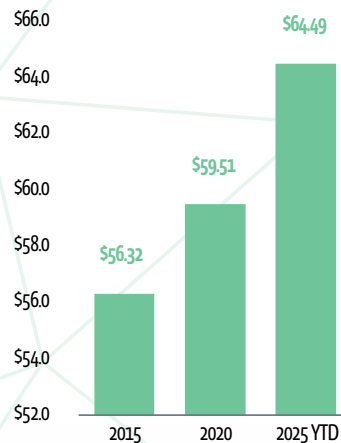
Improving Leasing Market Fundamentals: Tightening Trophy & Shrinking Supply

Northern Virginia Trophy Vacancy is Down to 10-Year Lows and Rent is Up 8.3%

Northern Virginia Trophy
Direct vacancy (%), 2015 – 2025 YTD



Northern Virginia Trophy average
asking rent (\$ p.s.f. FS)



12050 Inspiration Way

74,681 SF leased to Noblis Q1 2025



1906 Reston Metro Plaza

32,000 SF leased to FM Global Q1 2025



1950 Opportunity Way

10,117 SF leased to BSI Group Q2 2025



1906 Reston Metro Plaza

86,582 SF leased to Carfax Q4 2024

2.5 MSF Across 23 Office Properties Coming Offline for Redevelopment in Reston (11.5% of Existing Supply)



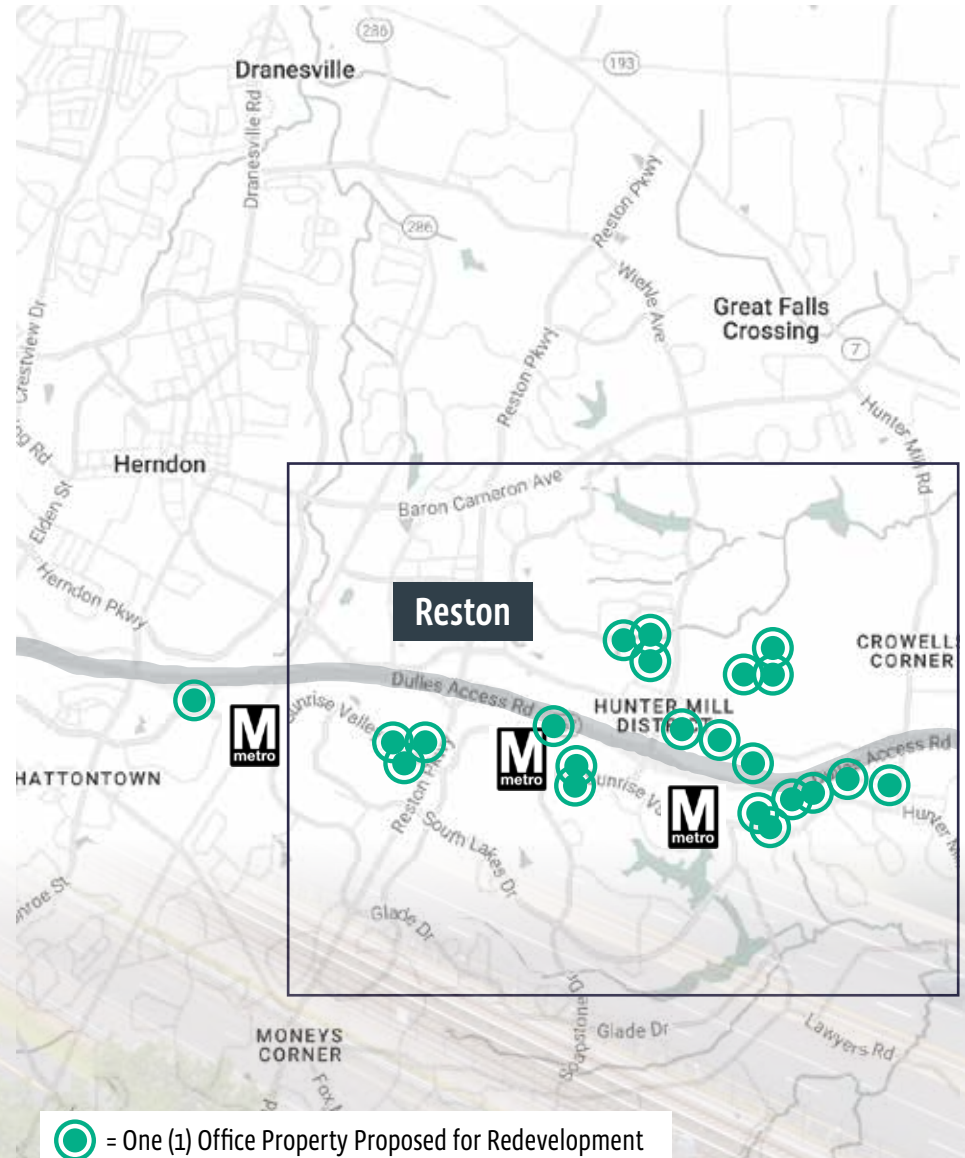
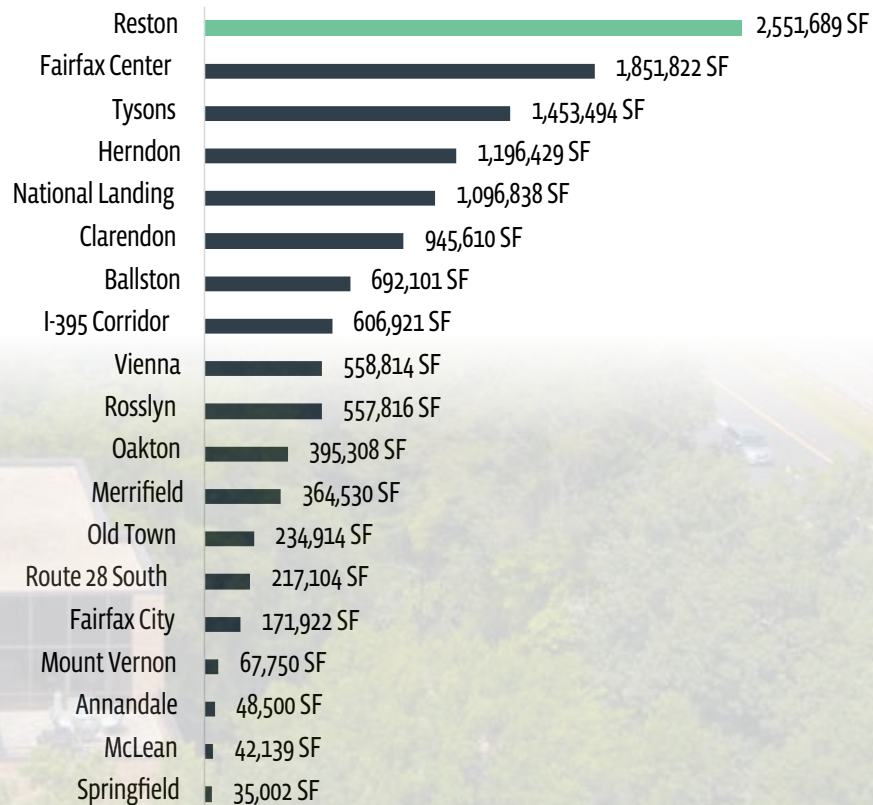
12.3 MSF

NOVA office space proposed for redevelopment

7.9%

Of Existing NOVA office is under office-to-residential rezoning application

Northern Virginia Office Redevelopment Pipeline Q2 2025

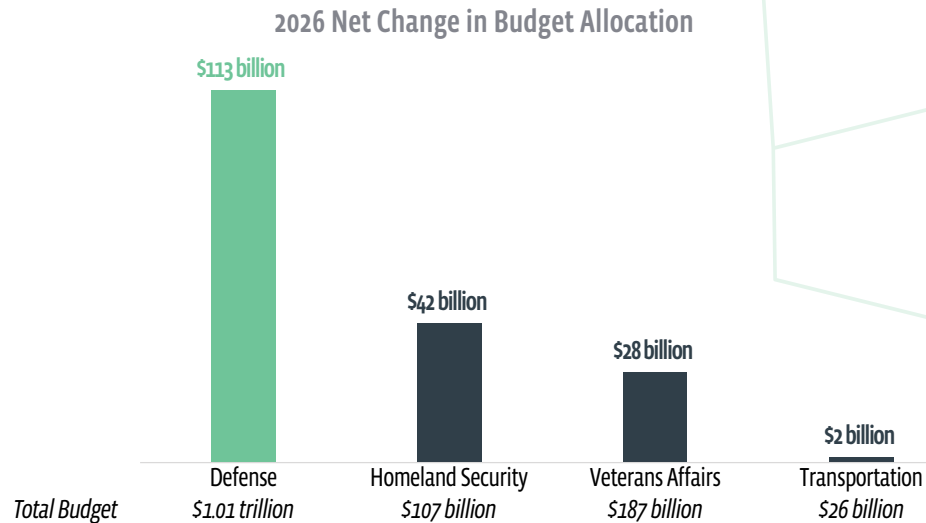


Only one office building in all of Northern Virginia is currently under construction.



Administration's Proposed Budget Heavily Benefits Northern Virginia Leasing Market

Aerospace & Defense tenants represented 25% of total leasing volume in Q2 2025 in Northern Virginia.



DOD budget projections for FY2026 are at a record high of \$1 trillion (13% YOY increase), driving NOVA leasing market demand.



Prominent NOVA Defense Companies



11 Defense Oriented Tenants Lease 30% of RBA at Makers Point





Campus Commons

M metro
Wiehle-Reston
East Station

Reston Station

267
Dulles Toll Road

MAKERS POINT



THE ROW AT RESTON STATION



Placemaking Development Adjacent To Makers Point

**RESTON STATION IS THE
3RD LARGEST CONSTRUCTION
PROJECT IN THE DMV**

#1

**Maryland Purple Line
\$4 billion**

#2

**Federal Reserve Renovation
\$2.5 billion**

#3

**The Row at Reston Station
\$1.38 billion
Phase II – Comstock**

**The D.C. area's 50 largest
construction projects by cost,
2025 - Washington Business
Journal**

Reston Station

The \$1.38 billion Row at Reston Station is the 3rd largest construction project in the entire DC Metro Area. This project is Phase II of Comstock Companies' intensive five-phase, \$10 billion investment in Reston aimed at drawing an increasing share of young professionals, families, and high net worth individuals to live, work, and spend at a destination minutes from Makers Point.

Expected in Q4 2026, the current Phase II construction totals 1.6 million SF of new development and includes a 26-story JW Marriott luxury hotel with 243 extended-stay hotel keys, 94 condominiums, and 419 apartment units.

Campus Commons

TF Cornerstone, a visionary residential developer known for early entrances in emerging markets, has accumulated three adjacent office parcels totaling 18.21 acres between 2015 and 2023. TF Cornerstone's crown jewel is the iconic 48-story 4 Times Square (Condé Nast Building), a 1.6 million square foot landmark that revitalized Times Square in 1999 and served as a catalyst for the area's transformation into the modern commercial and entertainment district it is today. TF Cornerstone's strategic move tastes strongly of Reston Station's future development in the years to come.





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