



1760
BUSINESS CENTER DRIVE

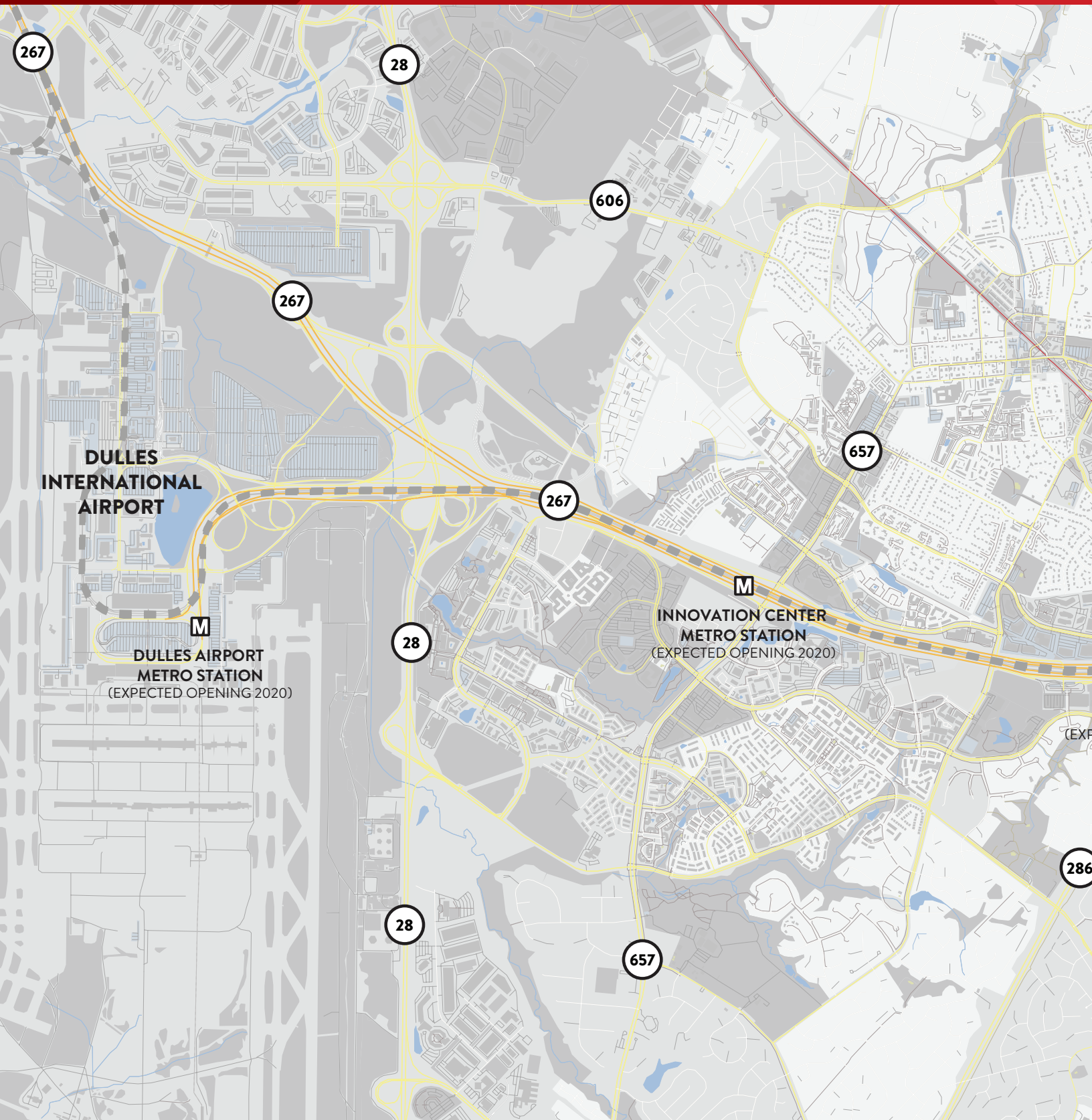
REIMAGINED TO SERVE TODAY'S MODERN WORKFORCE

A FULL BUILDING
OPPORTUNITY



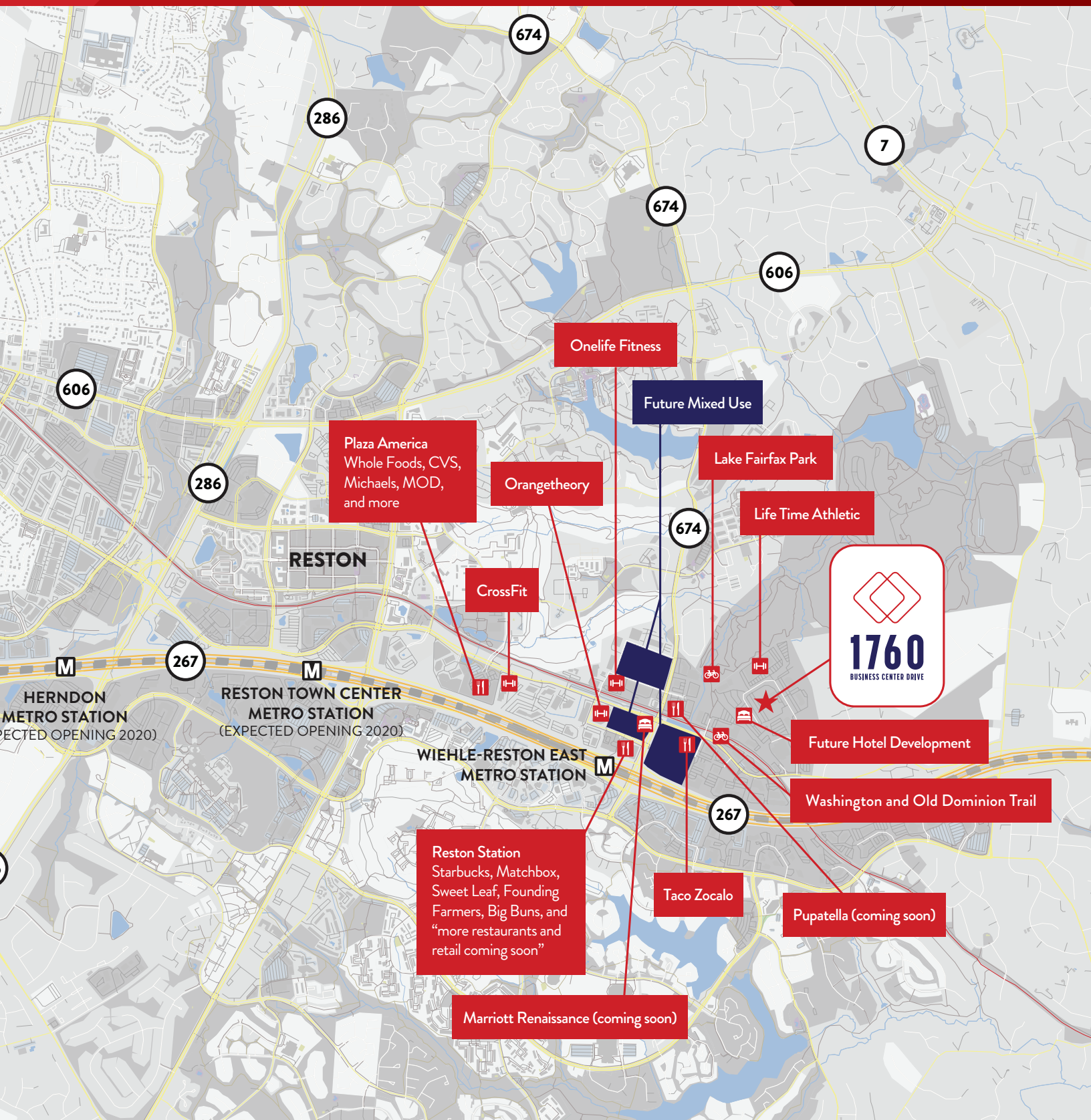
DIRECTLY CONNECTED TO THE GREATER REGION...

- 10 minutes to Dulles International Airport.
- 30 minutes from Ronald Reagan Washington National Airport.
- Phase 2 of the Silver Line expected to open mid-2020.



WHILE STEPS AWAY FROM AN EXPANDING, AMENITY-RICH NEIGHBORHOOD.

- Less than a mile from Reston Station.
- Unique location between beautiful Lake Fairfax Park and the Washington and Old Dominion Trail.



A SOLID FOUNDATION FOR BUSINESS

- 275,000 SF Class A Office Building.
- 25,000 SF and 50,000 SF typical floor plates.
- Two towers (4 stories and 6 stories) with shared entrance and lobby.
- Extensive window lines.
- Ability to install customizable security infrastructure.
- Walking distance to Wiehle-Reston East Metro Station.

WITH UPGRADES FIT FOR INNOVATORS

REFRESHED SOCIAL SPACES
DELIVERING IN Q1 2020

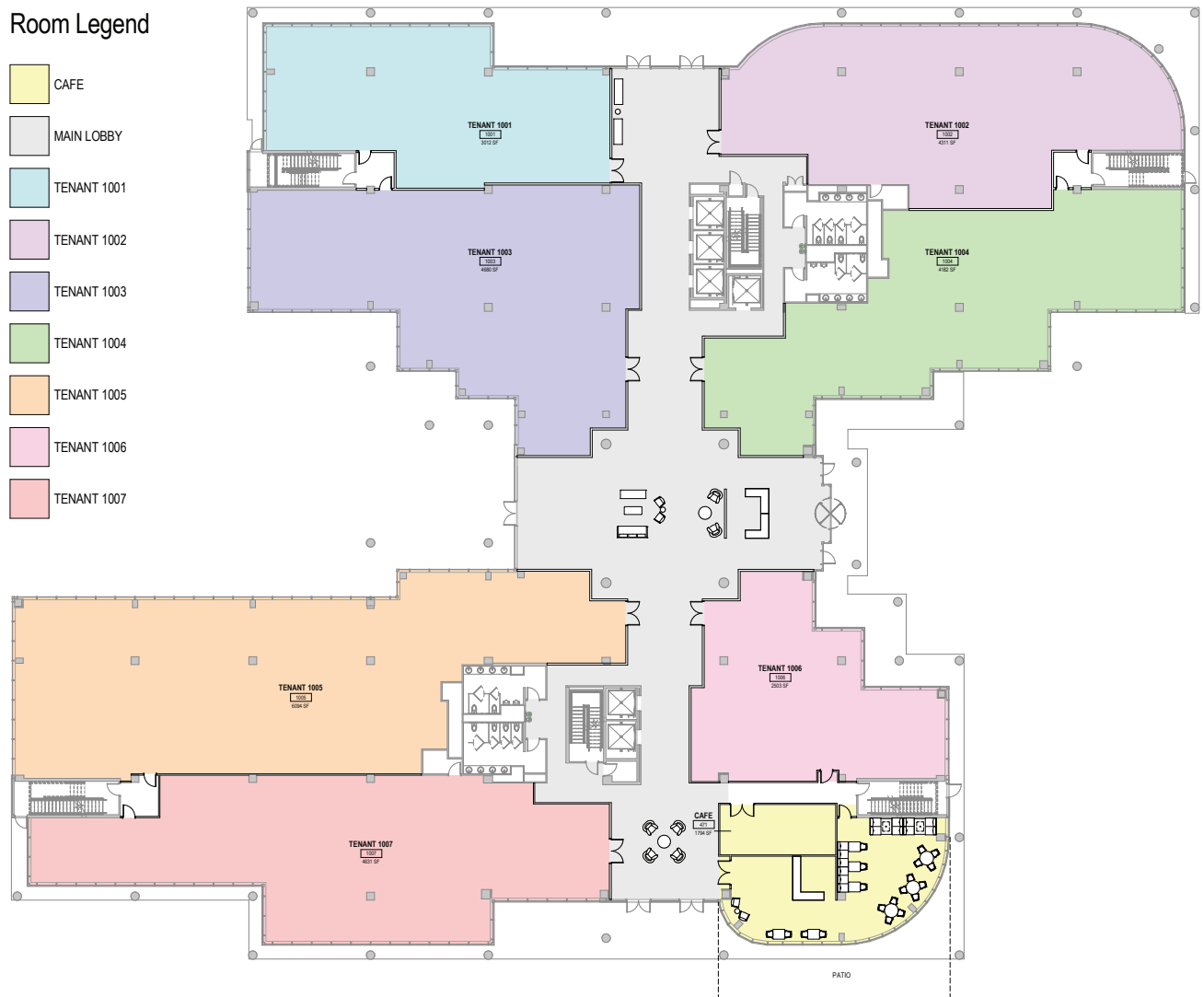
- Upgraded lobby with new fixtures and furniture.
- Revitalized entrance with new glass and landscaping.



1ST FLOOR AND CAFÉ PLAN

Room Legend

- CAFE
- MAIN LOBBY
- TENANT 1001
- TENANT 1002
- TENANT 1003
- TENANT 1004
- TENANT 1005
- TENANT 1006
- TENANT 1007



CUSTOMIZABLE FUTURE AMENITY OPTIONS TAILORED TO MEET THE MOST FLEXIBLE NEEDS OF TENANTS

FUTURE AMENITY OFFERING

Room Legend









- BIKE STORAGE/GENERAL STORAGE
- CONFERENCE CENTER
- ELECTRICAL
- FIRE COMMAND
- FITNESS CENTER
- GAME ROOM
- LOCKER ROOMS
- LOUNGE
- MAIN ELECTRICAL ROOM
- MECHANICAL
- RECEIVING

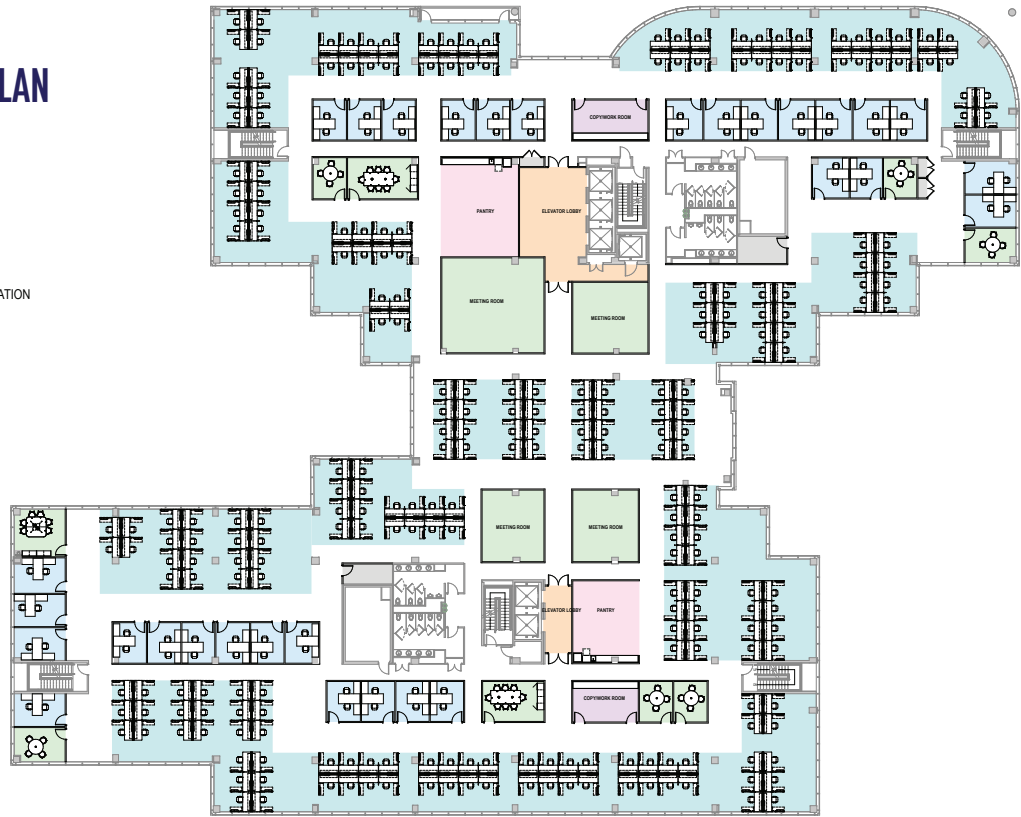


SINGLE TENANT HYPOTHETICAL PLAN

45,089 SF

Room Legend








	BUILDING COMMON AREA/CIRCULATION
	COPY/WORK ROOM
	ELEVATOR LOBBY
	MEETING ROOM
	OFFICE - 32
	PANTRY
	STORAGE
	WORKSTATIONS - 256

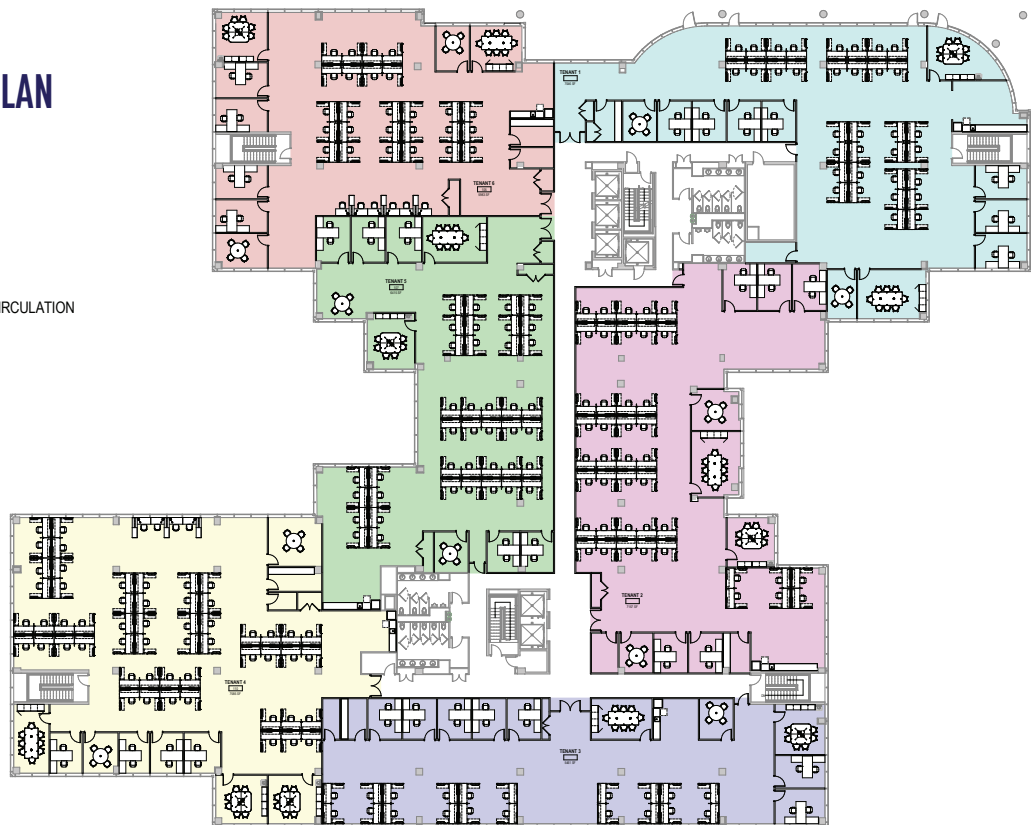


MULTI-TENANT HYPOTHETICAL PLAN

45,089 SF

Room Legend

	BUILDING COMMON AREA/CIRCULATION
	TENANT 1
	TENANT 2
	TENANT 3
	TENANT 4
	TENANT 5
	TENANT 6





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THE
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