

DULLES STATION TOWN CENTER, VA

Full Service Restaurant and Retail Space Available in Herndon/Reston, VA



PROJECT HIGHLIGHTS

- Dulles Station Town Center - Up to 24,103 SF (divisible from 700 SF to 13,730 SF) of retail and restaurant space available for lease
- Upon completion, Dulles Station Town Center has: 1,230,000 SF of office, 1,095 residential units, 335 hotel rooms, and 54,000 SF of retail space

Office

- Existing - 360,000 SF 90% leased and occupied
- Planned - additional 870,000 SF
- 2,800,000 SF existing within walking distance

Residential

- Existing - 535 apartment units
- Planned - additional 560 units
- Average Household Income of \$99,097 within 3 miles

Hotels

- Sheraton (existing) 184 rooms
- Hyatt Place (existing) - 151 rooms
- 5,023 hotel rooms within 3 miles

- Future Metro Station (Silver Line)
- Ideal for: full service restaurants, cafe/deli, salon and spa, and other neighborhood uses and services
- \$28.50 NNN per square foot

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