



11480

COMMERCE DISTRICT X RESTON STATION

EXECUTIVE BUILDINGS

1850 CENTENNIAL PARK DR | 11400 • 11440 • 11480 COMMERCE PARK DR | RESTON VA

COMSTOCK

[RESTONSTATION.COM](https://restonstation.com)

#NewRemarkable

CBRE

1850 CENTENNIAL PARK DR

11400 COMMERCE PARK DR

11440 COMMERCE PARK DR

11480 COMMERCE PARK DR



RESTON STATION
METRO



Experience the only fully integrated transit oriented development in Northern Virginia. Reston Station Metro is located mid-way between Tysons Corner and Dulles International Airport with the ease of the on-site Silver Line Metro Station.

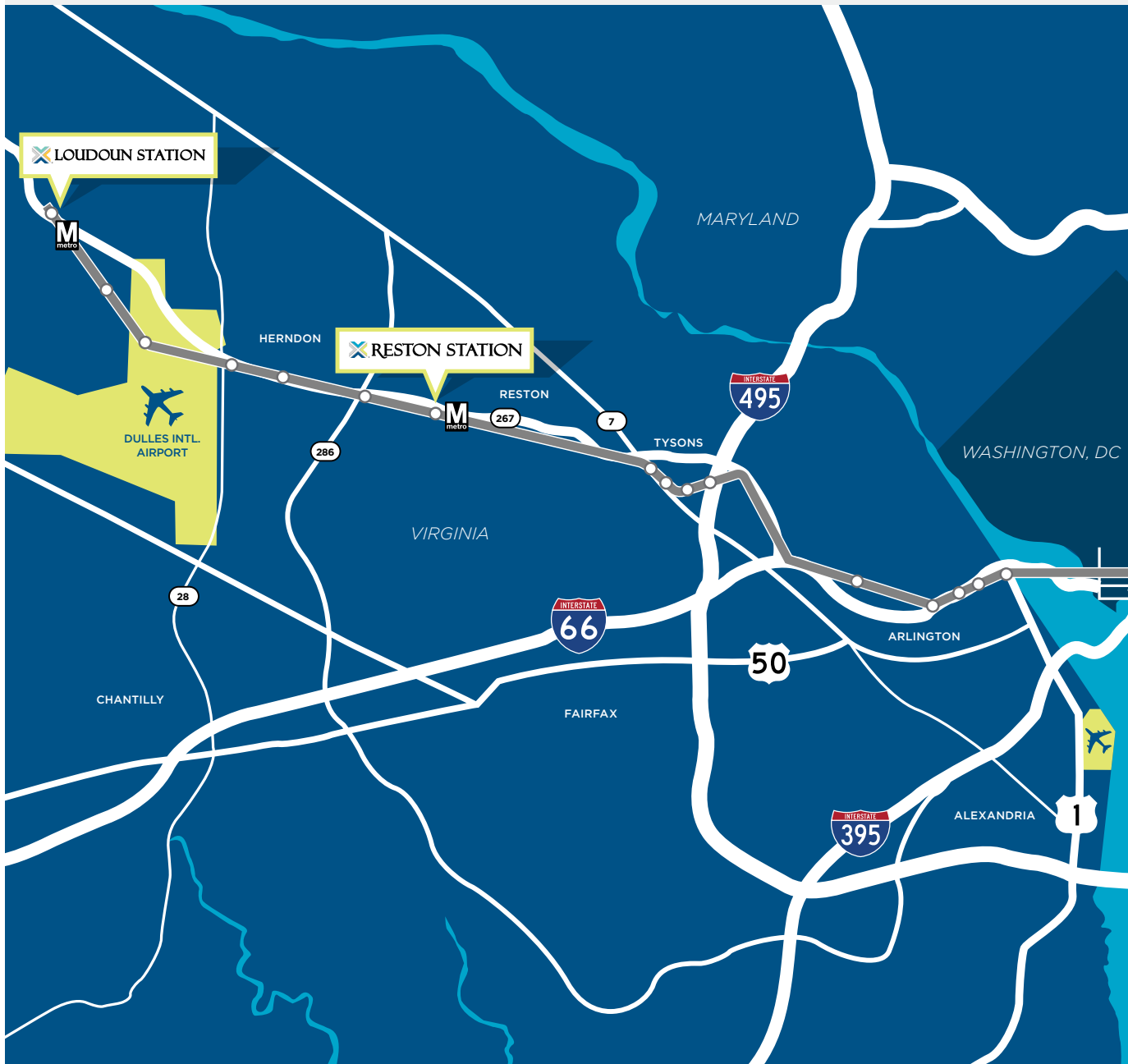
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BECAUSE **LOCATION** IS EVERYTHING



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

AERIAL VIEW



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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

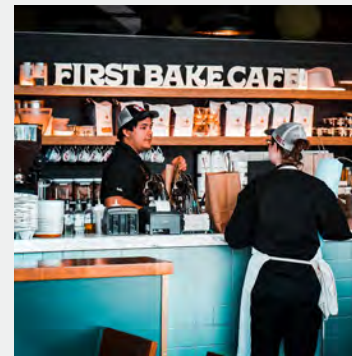
On-site BLVD | Reston Luxury Apartments

Outdoor areas

Bright Horizons child care

Plethora of fast casual and fine dining

Multitude of community events



COMING SOON

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1850 CENTENNIAL PARK DRIVE **STACKING PLAN**

6	Leased						
5	Leased						
4	Leased						
3	Leased						
2	Leased						
1	FedEx Office	Cosmos Cafe	Leased	Suite 100 4,162 SF	Suite 105 1,580 SF	Suite 130 2,837 SF	Suite 160 1,614 SF

Leased

Amenity

Available



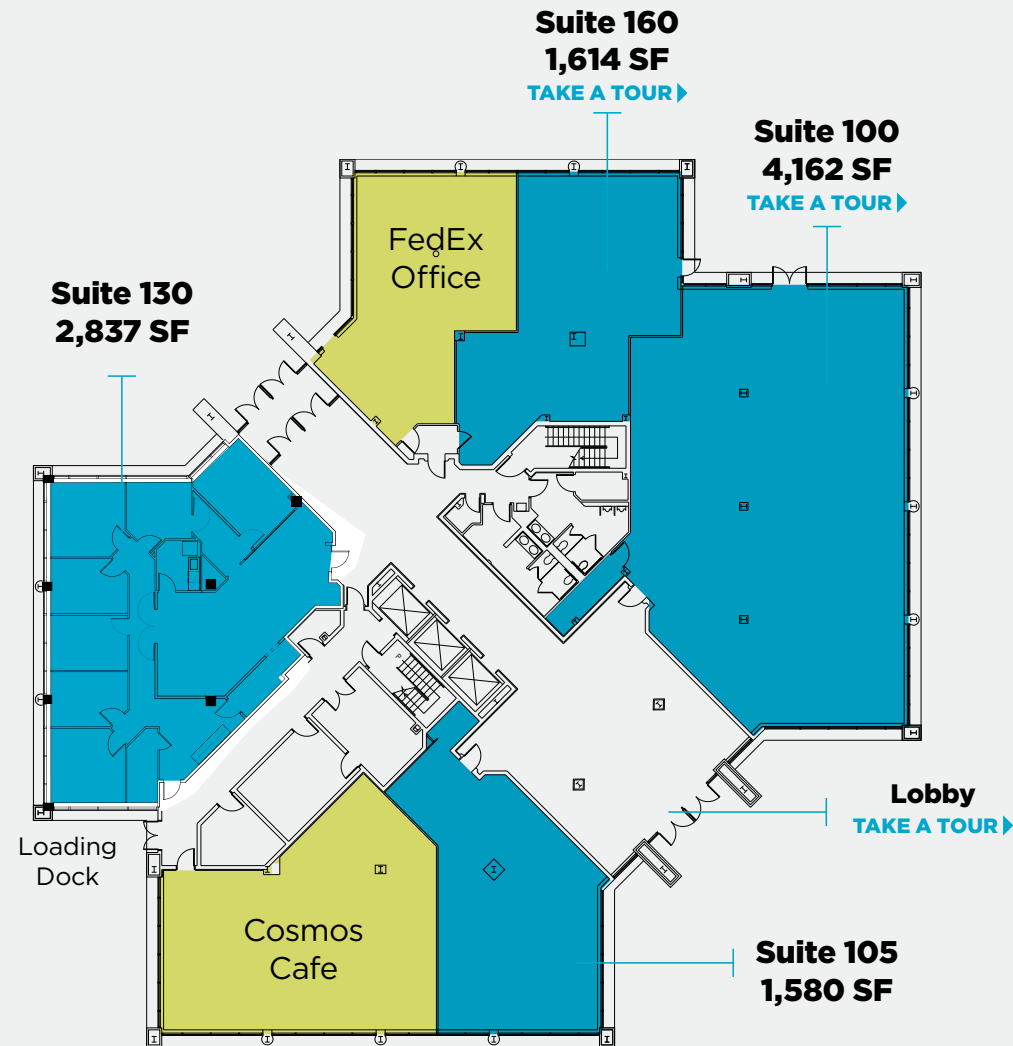
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1850 CENTENNIAL PARK DRIVE **FLOOR PLANS**



1ST FLOOR

11400 COMMERCE PARK DRIVE **STACKING PLAN**

6	Leased			
5	Leased			
4	Leased			
3	Leased			
2	Leased			
1	Child Care	Leased	Suite 130 · 869 SF	
LL	Leased	Leased	LL03 243 SF	LL10 77 SF LL05 · 4,763 SF

Leased

Amenity

Available



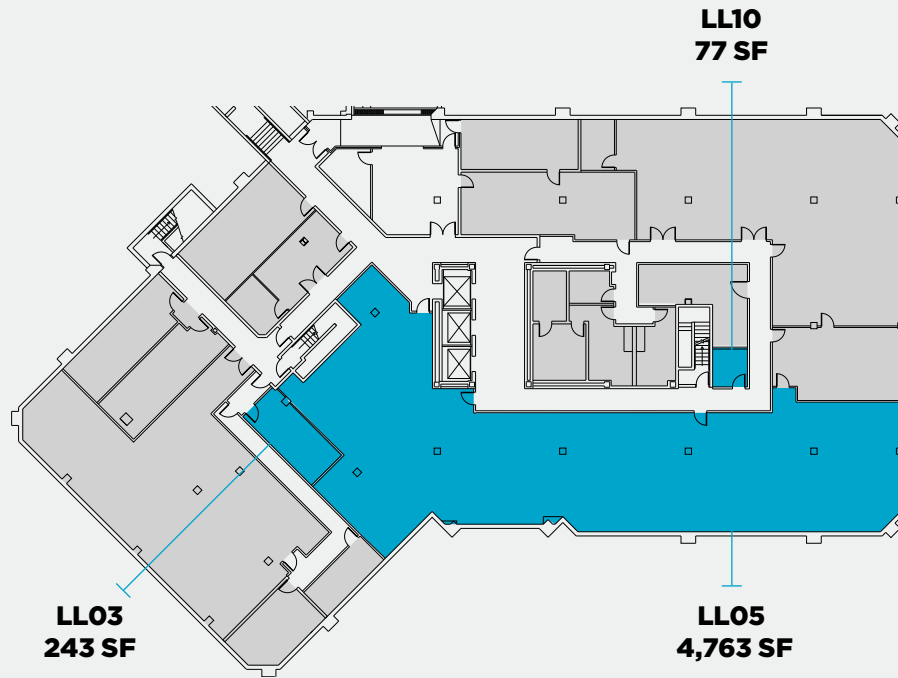
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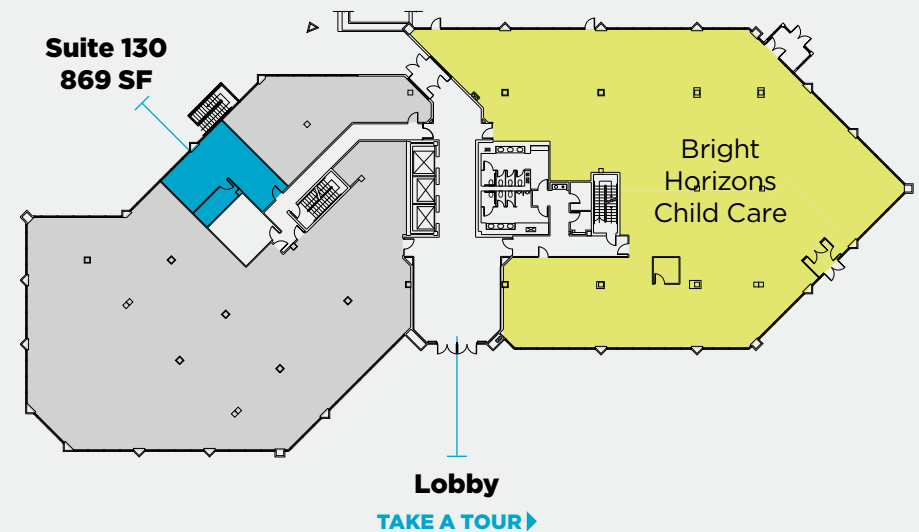
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CBRE

11400 COMMERCE PARK DRIVE **FLOOR PLANS**



LOWER LEVEL



1ST FLOOR

11440 COMMERCE PARK DRIVE **STACKING PLAN**

	6	Leased						
	5	Leased						
	4	Leased			Suite 400 · 10,362 SF			
	3	Leased			Suite 302 · 14,372 SF			
	2	Leased						
Leased	1	Leased					Suite 150 · 6,081 SF	
Amenity	LL	Fitness Facility	Leased	OS1 · 100SF OS3 · 110SF	OS2 · 100SF OS4 · 115 SF	LL1 6,676 SF	LL2 1,500 SF	LL1A 5,313 SF LL2A 2,200 SF
Available								

Leased

Amenity

Available

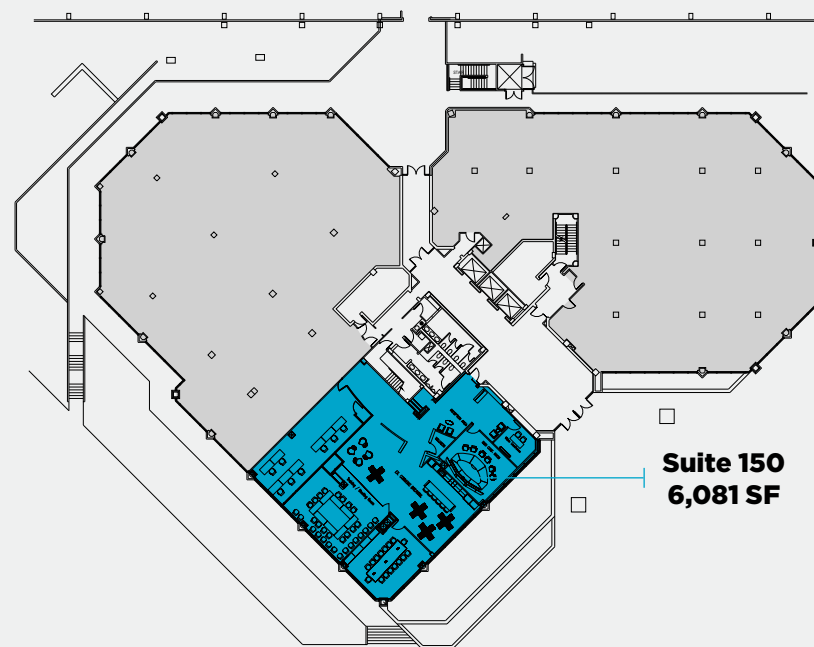


11440 COMMERCE PARK DRIVE **FLOOR PLANS**



LOWER LEVEL

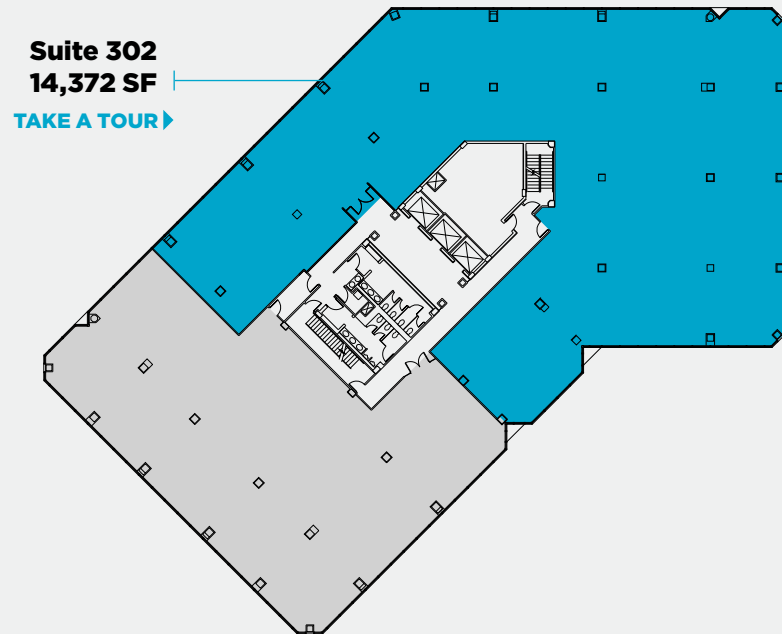
Fitness Center [TAKE A TOUR](#)



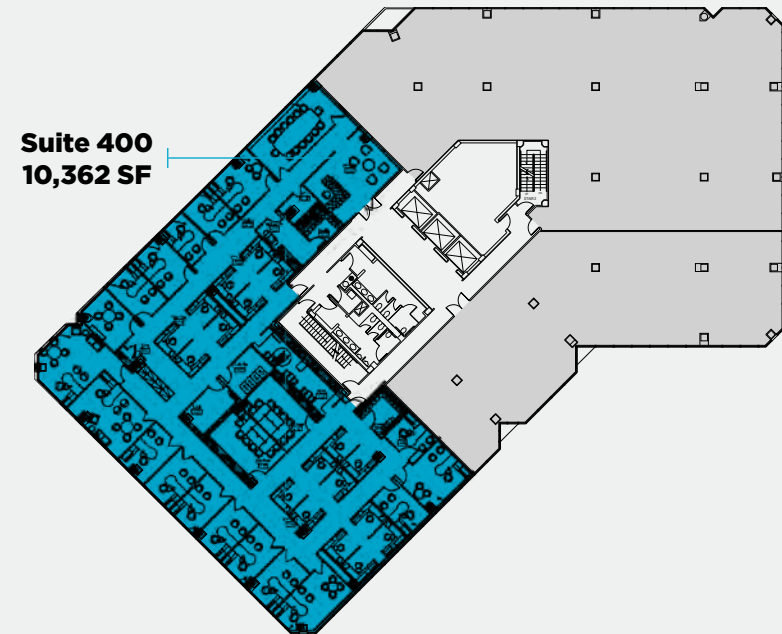
1ST FLOOR

Lobby: [TAKE A TOUR](#)

11440 COMMERCE PARK DRIVE **FLOOR PLANS**



3RD FLOOR



4TH FLOOR

11480 COMMERCE PARK DRIVE **STACKING PLAN**

6	Leased		
5	Leased		
4	Leased	Suite 460 · 2,515 SF	Suite 475 · 2,839 SF
		5,354 SF Contiguous	
3	Leased		
2	Leased	Suite 200 · 8,157 SF	
1	Leased	Suite 150 · 8,776 SF	Leased
LL	Amenity Space	Storage Space	

Leased

Amenity

Available



AMENITY/**FITNESS CENTER**



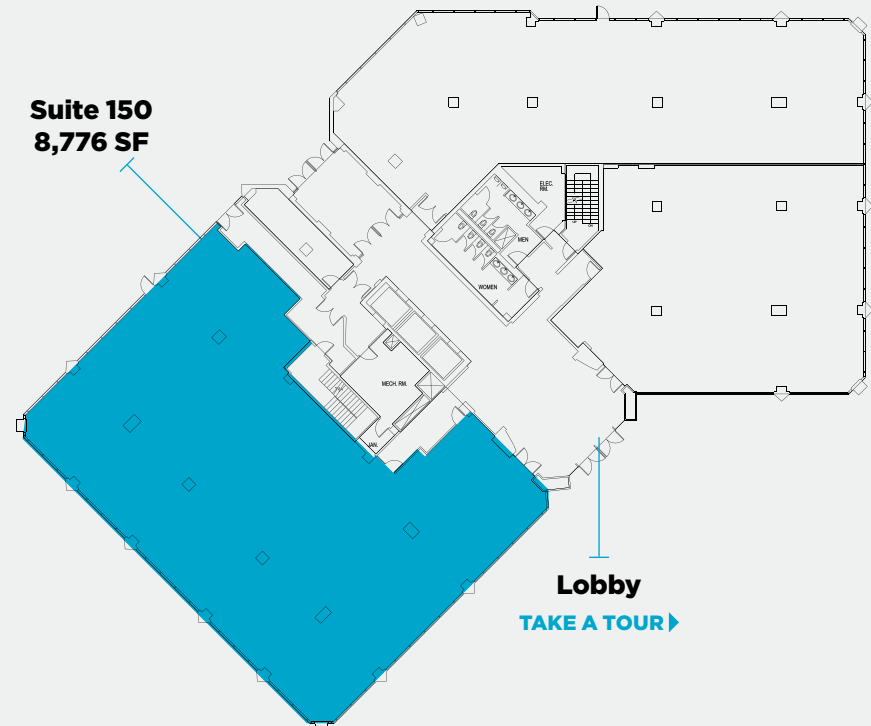
11480 COMMERCE PARK DRIVE **FLOOR PLANS**



LOWER LEVEL

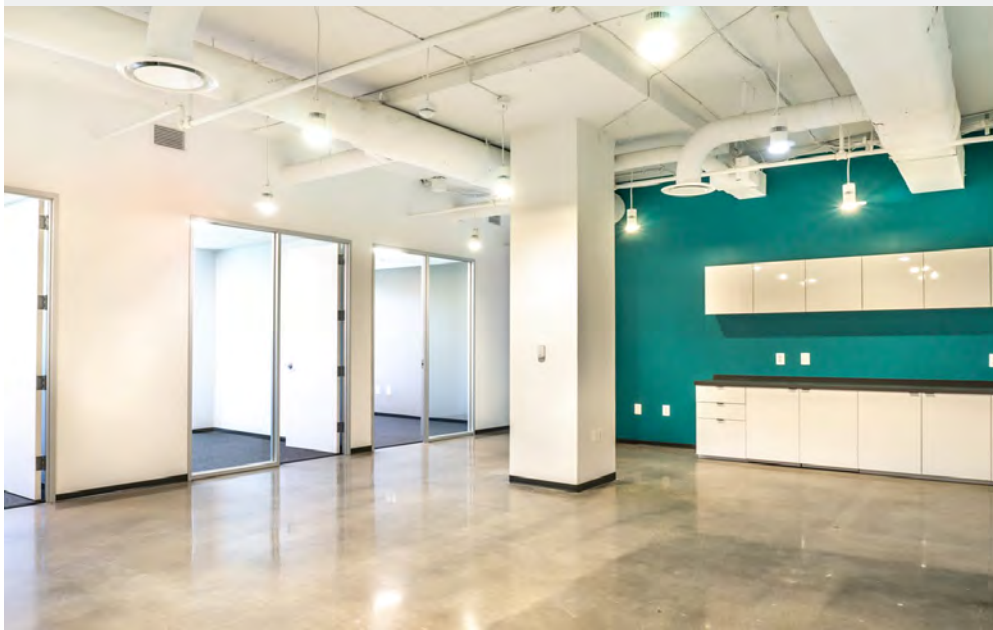
Tenant Lounge and Conference Center: [TAKE A TOUR](#)

Fitness Center: [TAKE A TOUR](#)



11480 1ST FLOOR

SPEC SUITE



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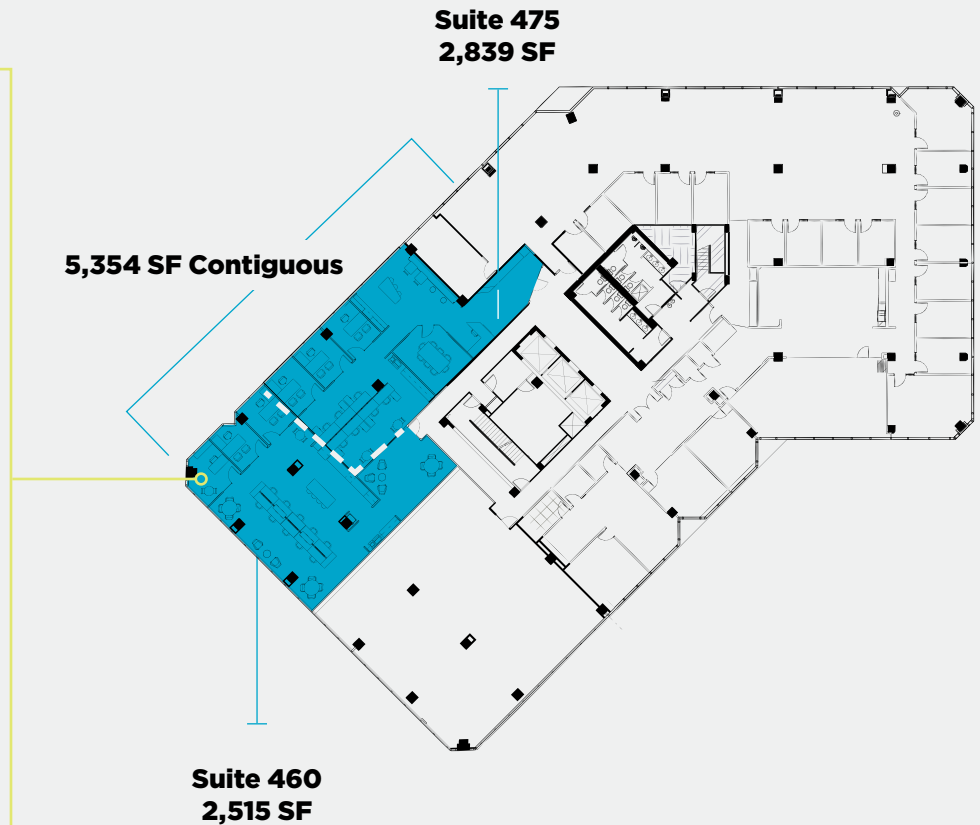
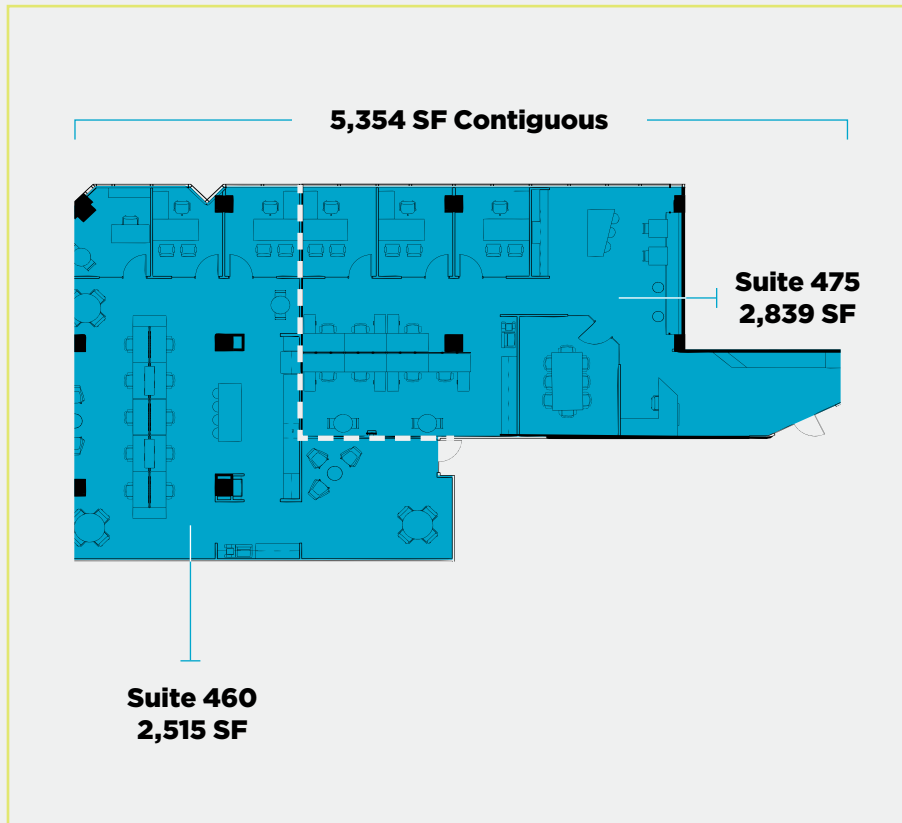
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11480 COMMERCE PARK DRIVE **FLOOR PLANS**



2ND FLOOR

11480 COMMERCE PARK DRIVE **FLOOR PLANS**



4TH FLOOR

CMC Six Spec Suite 475: [TAKE A TOUR](#)

CMC Six Spec Suite 460: [TAKE A TOUR](#)

BUILDING SPECIFICATIONS

FINISHED CEILING HEIGHT

8' 6"

ELECTRIC

1850

2,500-amp
MAIN SWITCHGEAR

11400

3,000-amp
MAIN SWITCHGEAR

11440

4,000-amp
MAIN SWITCHGEAR

11480

4,000-amp
MAIN SWITCHGEAR

LOADING DOCKS

1850

Level I

11400

Lower Level

11440

Lower Level

11480

Level I

HVAC

1850

BAC 340-ton

COOLING TOWER

Each floor has one self-contained water-cooled unit

11400

BAC 120-ton

COOLING TOWER

Each floor has one self-contained water-cooled unit with perimeter heat pumps

11440

BAC 75-ton

AND

BAC 482-ton

COOLING TOWER

Each floor has two self-contained water-cooled units

11480

BAC 500-ton

COOLING TOWER

Each floor has one self-contained water-cooled unit

PARKING RATIO

3.0/1,000 SF

ELEVATORS

1850

3

OTIS OVERHEAD TRACTION

11400

3

OTIS OVERHEAD TRACTION AND

1

OTIS GARAGE HYDRAULIC

11440

3

OVERHEAD TRACTION AND

1

HYDRAULIC GARAGE

11480

3

OVERHEAD TRACTION AND

1

HYDRAULIC GARAGE

EVOLVING RESTON STATION SITE PLAN



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