



RESTON OVERLOOK



LOCATION:	RESTON, VIRGINIA
BUILDING:	Approximately 133,000 RSF
STORIES:	Six (6)
TYPICAL FLOOR:	23,136 rentable square feet (RSF)
FULL SERVICE RATE:	\$29.00 to \$32.00 per RSF
EXPENSE STOP:	\$7.25 per RSF
ANNUAL ESCALATION:	Three Percent (3%)
TENANT IMPROVEMENTS:	\$25.00 per RSF
PARKING:	3.8 per 1,000 RSF Free garage and surface
TOTAL PROJECT SIZE:	Two Bldgs (1 st leased 100% to BDM) 450,000 square feet
PROJECT SUMMARY:	Pre-Leased entire building prior to completion of construction.

The project was a first-class, corporate quality environment with exceptional access and Dulles Toll Road visibility. The Reston Town Center is located less than a five-minute walk from Reston Overlook. Reston Town Center includes a multitude of fine restaurants, upscale retailers, a multi-screen movie theatre, health club and Hyatt Hotel. It is a meeting place for the surrounding community and a destination for greater Northern Virginia.