RESTON MEDICAL TOWER

11800 Sunrise Valley Drive
Reston, VA

INVESTMENT SALES OFFERING

CUSHMAN & WAKEFIELD



The **Offering**

Cushman & Wakefield is pleased to offer for sale **Reston Medical Tower** (the "Property"), a freestanding, 181,000-SF, 15-story medical office building prominently situated along the Dulles Toll Road in **Reston, VA**. The Property is 90% leased with a weighted average lease term (WALT) of over six years, providing significant in-place income. With medical tenants making up 53% of leased space, the Property has demonstrated its viability as a medical office destination, while its proximity to Reston Hospital Center positions it to continue attracting outpatient providers seeking a presence near one of the region's major hospitals. With more than 40% of RSF expiring over the next five years, an investor has a clear path to capture additional income upside by converting traditional office space to medical use, increasing medical concentration and establishing a more durable, highly retentive tenant base.

The Property's existing antenna infrastructure provides an investor with a differentiated ancillary revenue stream and generates one of the highest levels of antenna income among comparable assets in the region. Additionally, ownership has invested more than $16 million in capital improvements, transforming Reston Medical Tower into a modern, highly amenitized environment designed to appeal to tenants and patients alike.



$16+ Million Renovation

Proven
Medical Tenancy

ESTABLISHED ANCHOR TENANTS

VSI | VIRGINIA HEART Excellence in Cardiovascular Care | FAIRFAX FAMILY PRACTICE CENTERS







Premier Location & Accessibility





Investment **Highlights**

Proven Medical Success

Medical tenants currently occupy 53% of the rent roll and carry a weighted average lease term of more than 7 years, demonstrating long-term commitment to the asset and Reston Medical Tower's proven appeal as a medical office destination. The specialized and capital-intensive nature of medical buildouts further supports a highly retentive tenant base and durable long-term occupancy.

Diverse & Durable Income

At 90% leased, Reston Medical Tower offers substantial in-place income supported by a diversified mix of office and medical tenants. Further differentiating the Property, its rooftop features significant antenna infrastructure that generates substantial ancillary income through long-term leases, providing investors with an alternative revenue stream independent of traditional tenant occupancy.

Significant Capital Investment

Over the past decade, ownership has invested more than $16 million in Reston Medical Tower, significantly enhancing the Property's functionality, accessibility, and overall tenant and patient experience. Investments include the addition of a parking garage, upgraded corridors and restrooms, new amenity spaces, a renovated main lobby, and extensive back-of-house and building-system modernizations.

Proximity to Major Hospital

Reston Medical Tower's proximity to Reston Hospital Center has historically supported medical demand and positions the Property to continue attracting outpatient providers and healthcare-adjacent tenants seeking a strategic presence near one of Northern Virginia's major hospitals. This proximity creates a natural ecosystem for specialists, outpatient practices, and other providers that benefit from connectivity to a major acute-care facility.

Compelling Medical Conversion Upside

More than 40% of the Property's RSF is scheduled to expire over the next five years, all of which is currently occupied by traditional office tenants. These expirations provide a clear path to strategically convert space to medical use, increasing medical concentration, capturing potential income upside, and further establishing Reston Medical Tower as one of the area's premier medical office destinations.

Highly Accessible & Amenitized Location

Prominently situated along the Dulles Toll Road, Reston Medical Tower offers exceptional visibility and convenient regional access for tenants, employees, and patients throughout Northern Virginia. The Property is surrounded by Reston's extensive mix of retail, dining, residential, and mixed-use amenities, creating a highly convenient and attractive environment for tenants and patients alike.

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