

OUTDOOR
ENTRANCES
& OUTDOOR
SEATING AREA





**UNIT#9
FOR SALE**

**Main Entrance
Brick Staircase to Unit**

***Area Permitted for Outdoor Seating
and Additional Outdoor Improvements**

***Path to parking lot meeting ADA
Requirements**

**RESTON NATIONAL
GOLF COURSE**

SUNRISE VALLEY DRIVE

Please Contact:
703.873.5713
admin@ulsakergroup.com

Long & Foster Commercial Division | 703.506.2850 | 8150 Leesburg Pike Suite 620 | Vienna, Virginia 22182

TCN
WORLDWIDE
REAL ESTATE SERVICES

Investment Details

Address: 11511 Sunrise Valley Dr. Reston, VA 20191

Square Footage: Approx 2,845 SF

Suite: Unit 9

Sales Price: Call Broker

Property Type: Office/Retail/Restaurant Condo

Property Highlights / Amenities

- Has ADA Compliant access to it's exterior entrances
- Condo Approved for Outdoor Seating Area for Unit #9
- Retail Visibility on Sunrise Valley Drive
- Strong Commercial and Residential Market
- Located within walking distance from Wiehle-Reston East Metro
- Limited Retail Competition in Dense Market
- +/- 20 Foot Vaulted Ceilings
- Gas available in the space

Location Details

This unit is located within walking distance to Wiehle-Reston East Metro station and less than two miles from Reston Town Center and the Hyatt Regency Hotel. Located just off the Sunrise Valley Drive and Wiehle Avenue exit of the Dulles Toll Road, with easy access to Dulles (IAD) Airport to the west and Tysons Corner to the east, each less than a ten-minute drive away.



Additional Photos

LONG & FOSTER
COMMERCIAL DIVISION



/ 20 Ft.
Vaulted Ceiling



Creative Kitchette in
Loft space



Ample Parking
& High Visibility

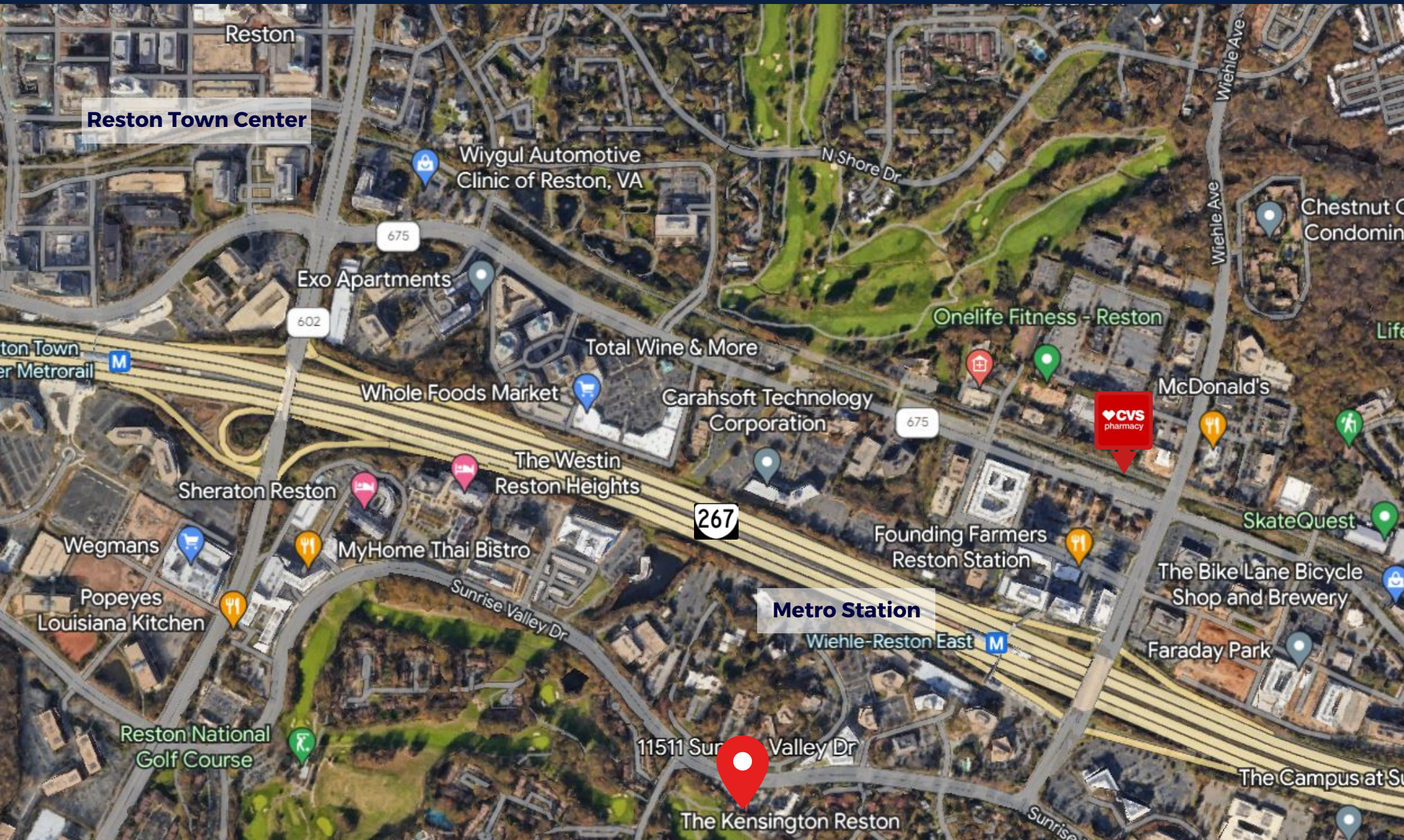


Commercial
Retail Center

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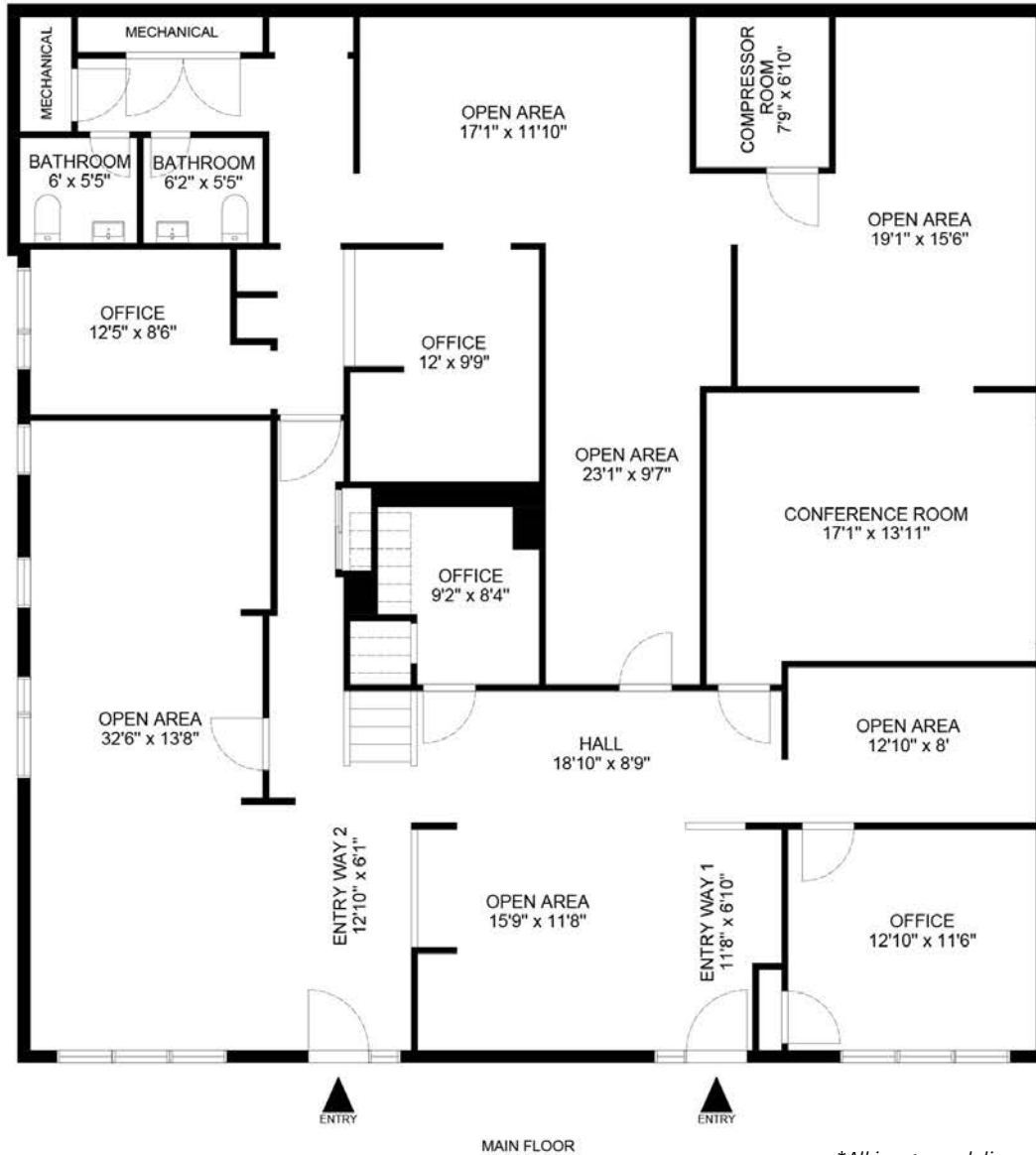
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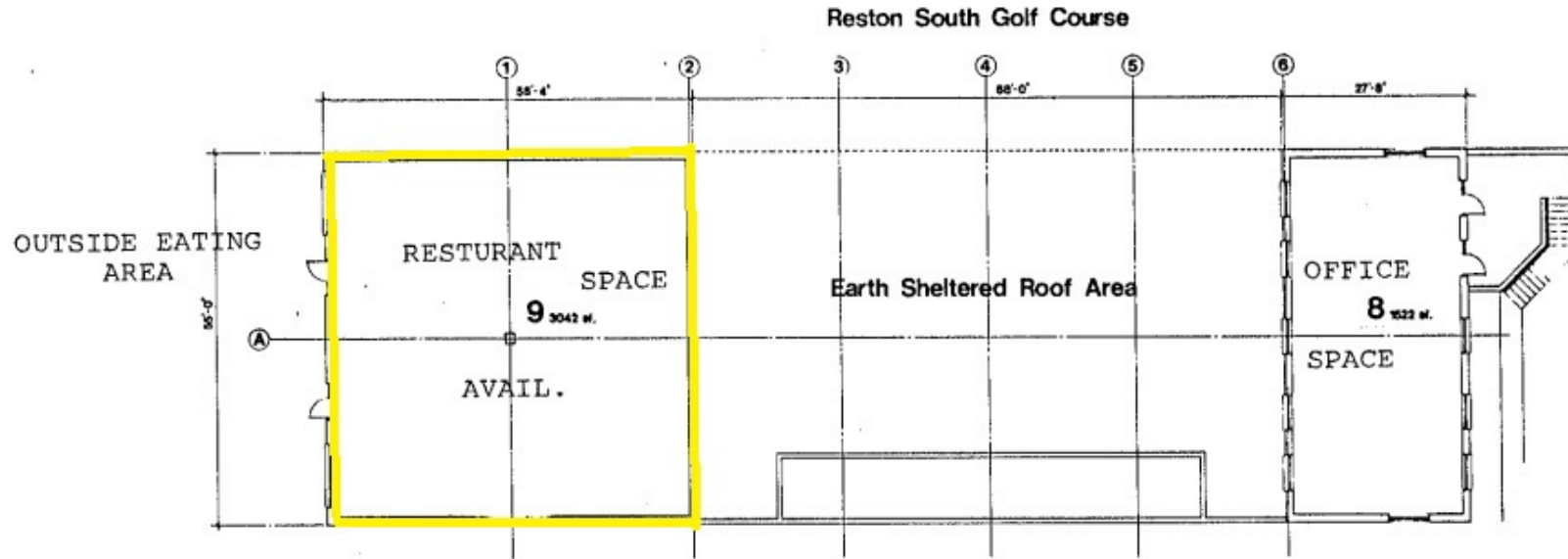
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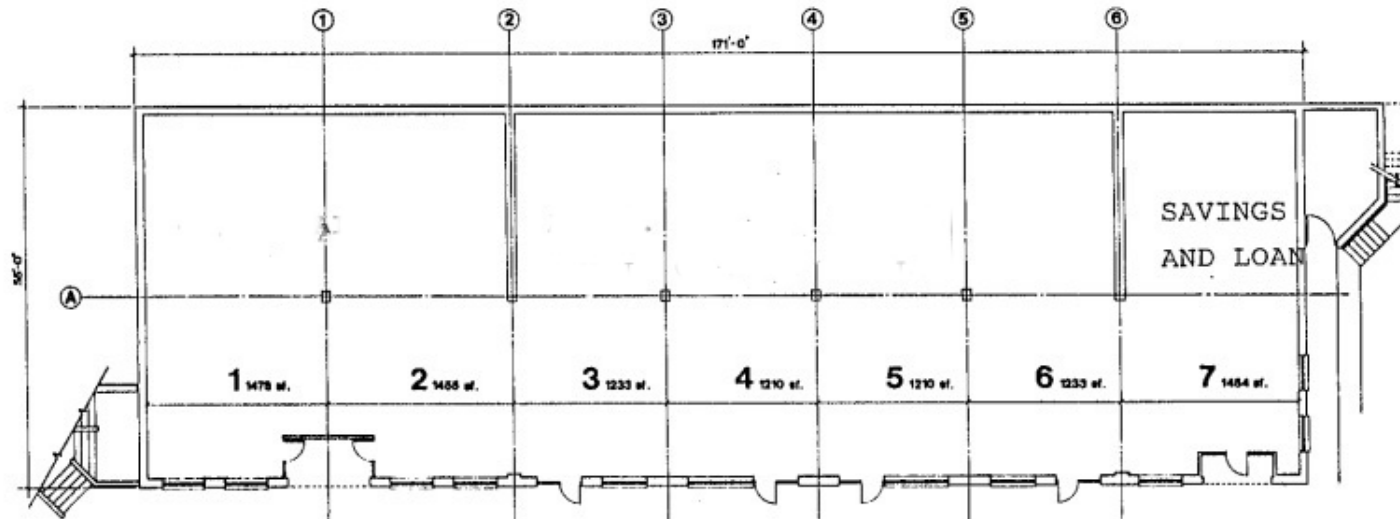
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**2nd
Floor**



**1st
Floor**

ulsakergroup.com



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