



SUBLEASE

Executive Summary

11525 Sunrise Valley Dr, Reston, VA 20191

11525 Sunrise Valley Dr. represents an opportunity to *sublease* approximately 1,188 SF of retail space until May 31st, 2025. This unit was formerly an Insurance Agency, built out with an open work area, 2 private offices, a breakroom, kitchen and 2 bathrooms. Conveniently located within walking distance to Wiehle-Reston East Metro station and just off the Dulles Toll Road.

Property Details

Address: 11525 Sunrise Valley Dr. Reston, VA 20191

Available SF: 1,188 SF

Lease Rate: \$2,900/month

Lease Duration: Available Until May 31, 2025

Availability: Immediate

Property Type: Retail

Property Highlights

- Sublease available immediately
- 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
- Could be leased fully furnished



INTERIOR PHOTOS

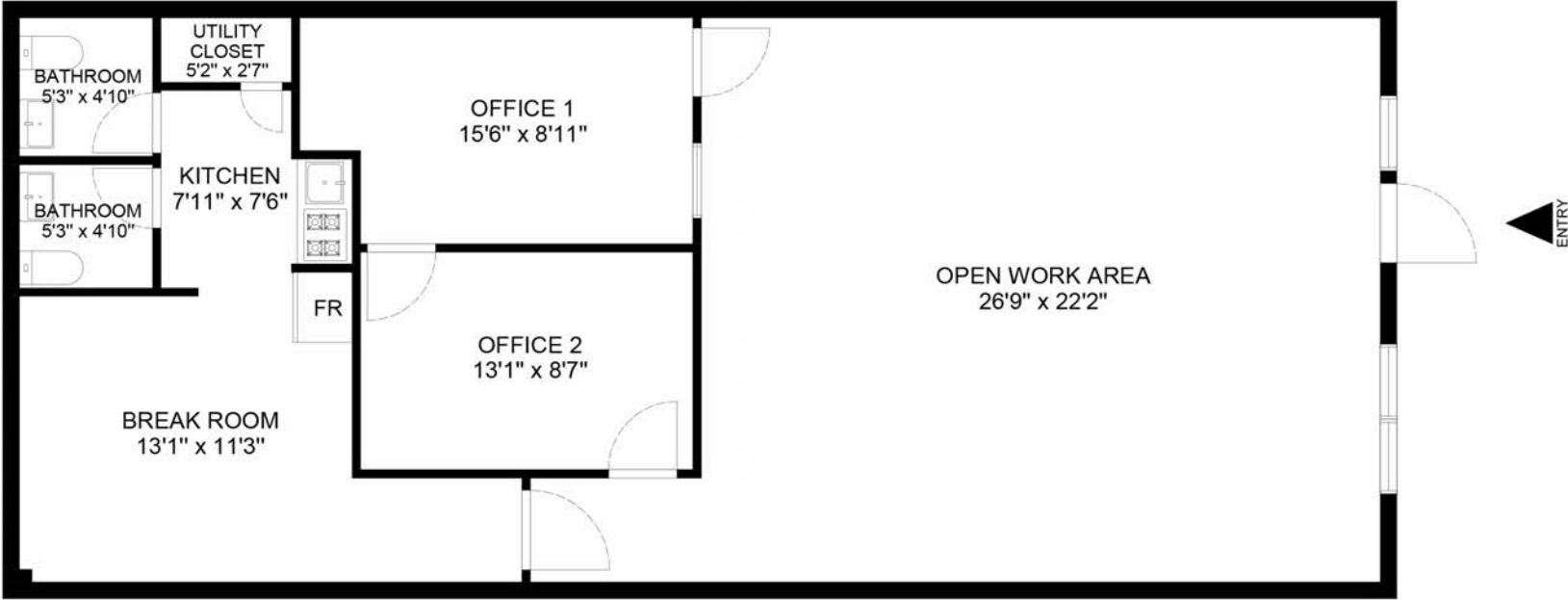


Open Workspace



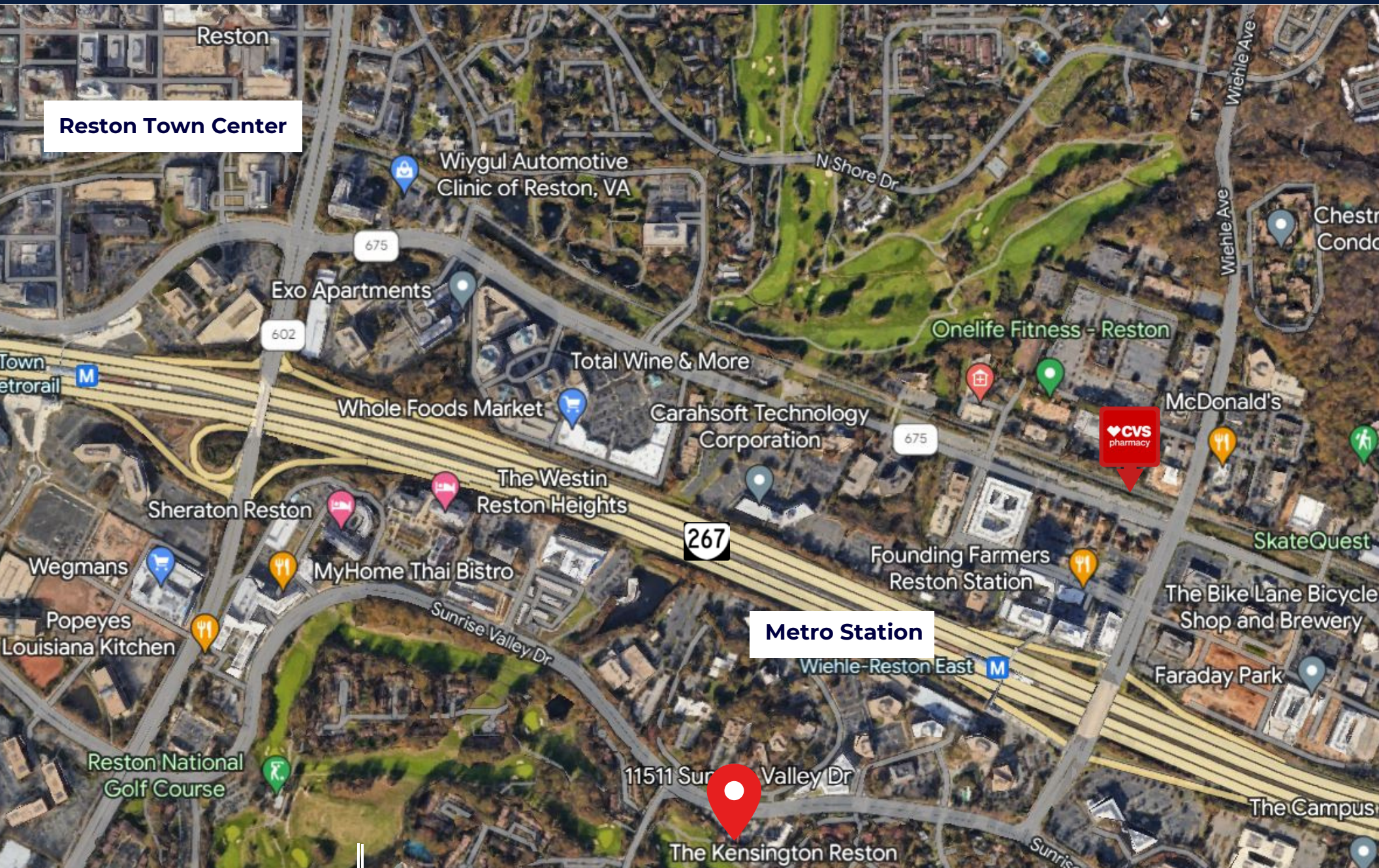
Kitchen & Breakroom

FLOOR PLAN



**All images and dimensions are for illustrative purposes and are not intended to form part of any contract or warranty.*

AERIAL LOCATION MAP



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