



- » Rare full building opportunity in Reston, VA
- Modern build-out includes conference, fitness, kitchen, training, multiple outdoor terraces, and covered loading dock

» 25,000 SF total (2-Story)

1899

 Recently renovated and extremely well-maintained throughout both levels

FOR MORE INFORMATION, PLEASE CONTACT: BERNIE MCKEEVER, JR. 703. 749. 9462 bernard.mckeever@transwestern.com ALAN ASMAN 703. 749. 9464 alan.asman@transwestern.com



1899 Preston White Drive is a unique 25,000 SF **full-building opportunity** in Reston, VA. Located in The Branches Office Park, this unique workplace offers a bucolic setting with immediate access to Dulles Toll Road, Wiehle-Reston Metro station and other surrounding amenities. This standalone office building is ideal for technology/consulting companies, medical groups, and non-profits/associations.

Q PROPERTY HIGHLIGHTS

ADDRESS:	1899 Preston White Drive				
BUILT:	1979				
RENOVATED:	2019 (*See Capital Improvements Timeline)				
BUILDING SIZE:	25,000 SF (12,500 SF Floors)				
STORIES:	2-Story				
LAND AREA:	2.5 Acres (139,261 SF)				
UNIQUE FEATURES:	Signage Visibility, 2 Outdoor Terraces , Renovated Fitness Center with lockers and showers, Large Training Room with A/V connectivity, Covered Loading Dock				









Private Office





Atrium with Skylights

Covered Loading













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CLICK FLOOR PLAN TO VIEW MATTERPORT

LOCATION MATTERS



- Strategically located between Hunter Mill Rd and Wiehle Ave exits onto Dulles Toll Rd
- 1 mile to Wiehle-Reston Metro Station
- 3 miles to Reston Town Center
- 8 miles to IAD + 22 miles to DCA

1 MIN. DRIVE TO SOUTH LAKES VILLAGE



IMPROVEMENT DESCRIPTION

Replace Stair Treads, Tile landings and lower floor Upper and Lower Level Kitchen Cabinets **Replace Blinds** Renovate Bathrooms **Replace Water Heater** Replace Exterior Lights Repair Knee Wall at Bldg Entrance New Roof & Patio Green Roof **Outside Deck Restoration** Gym Room Interior Office Renovation (upper level) Demo Knee Wall and Rebuild New Interior Office Renovation (lower level) New HVAC System Renovate Shower Rooms Replace Security System-Siemens **New HVAC Controllers (Lower Level)** Relocation of 2 Doors Renovate Conf Room & Pres Bathroom Upper Floor Paint & Build out New Offices Atrium Painting and Sound Panels Building Signage **Resurface Parking Lot** Kitchen Renovation (Upper Level) Remove Exterior Ponds. Add Bricks Wall and Pavers Replace Ceramic Tile (Lobby) Paint/Whitewash Brick (Lobby) Remove Planter and replace Half Wall With Flat Wooden To Paint Oak Doors Build Out Board Rooms and Offices (Lower Level) Paint Window Sills Replace Carpet **Building Access Control** Renovate Men/Women Restrooms, locker rooms, and show New Ceiling Tiles and Lighting (Both Levels) Renovate Fitness Center and Brand New Gym Equipment New Polycarbonate Skylights Install High Efficiency Air Filters/Purifier to HVAC

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