



# Aperture at Reston Station

Reston, VA

1,998 SF available

**RAPPAPORT**  
CULTIVATING PLACES®



# Reston

Virginia

- 1,998 SF second-generation medical/retail opportunity in a six-story, 421-unit building
- Offers 38 dedicated garage retail parking spaces and outdoor seating
- Across the street from Wiehle-Reston East Metro with access to the Silver Line Metro with an underground public garage (3,500 commuter spaces), bus transit facilities, reserved/EV charging parking, bike storage and repair services, and walkable plaza access
- Near corporate headquarters for Google, ICF, Spotify, Qualtrics, Rolls-Royce North America, Neustar, and others



## 2026 Demographics

	1 mi.	3 mi.	5 mi.
Population	11,014	89,678	233,581
Daytime Population	24,610	99,643	157,835
Household Income	\$168,439	\$186,894	\$214,061
Traffic Counts	18,000 on Sunset Hills Road		

## Area Retailers









Aperture at  
Reston Station

Plaza America  
**CVS** pharmacy  
**FIVE GUYS** BURGERS and FRIES  
*Michaels* **LOFT**  
Total Wine & MORE  
Starbucks

 **KAISER  
PERMANENTE**

 **Wiehle-  
Reston East**

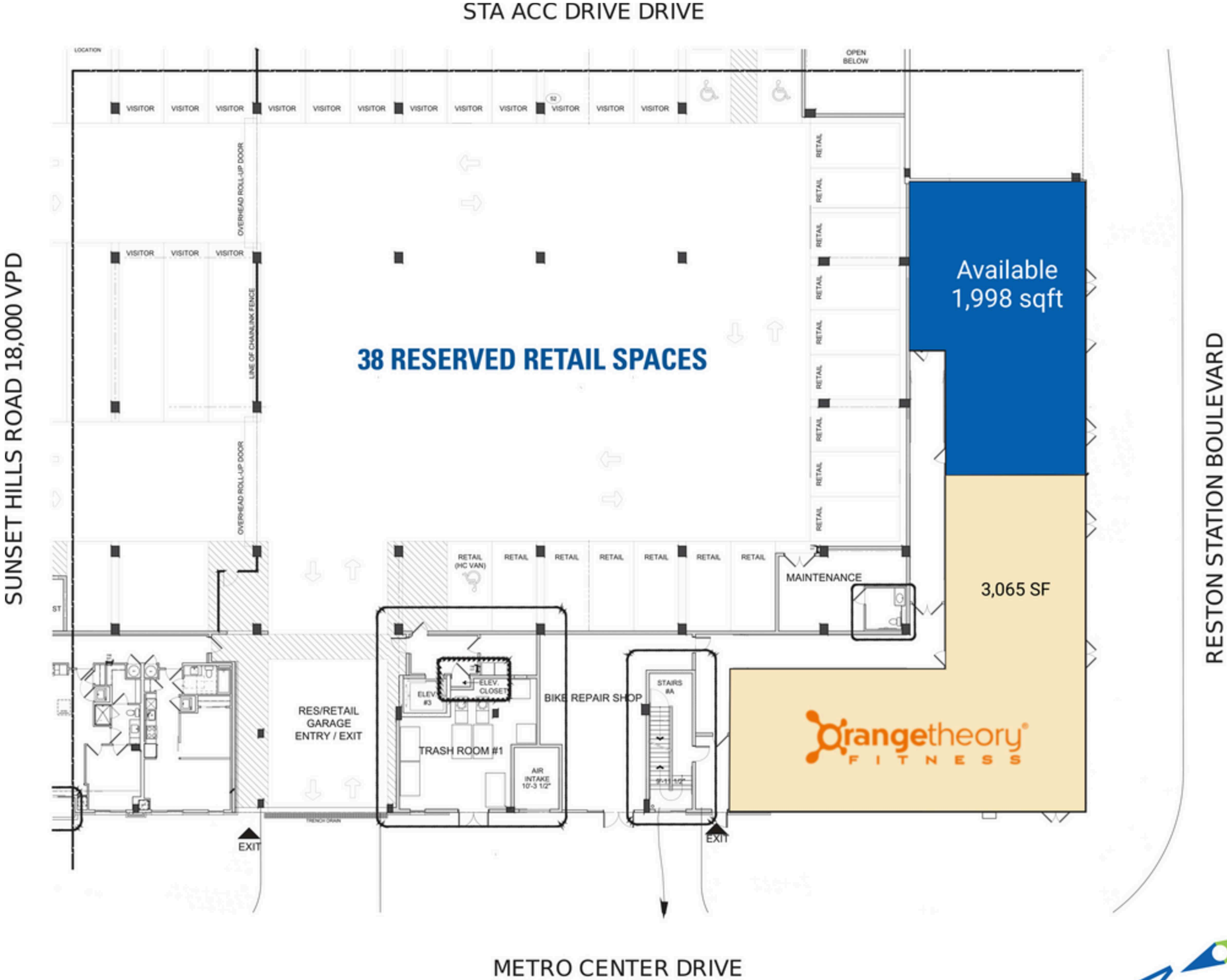
    
  



# Site Plan

1,998 SF available

Space #	Sq. Ft.	Tenant
1	3,065	Orangetheory Fitness
3	1,998	Available





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