



Aperture at Reston Station

Reston, VA

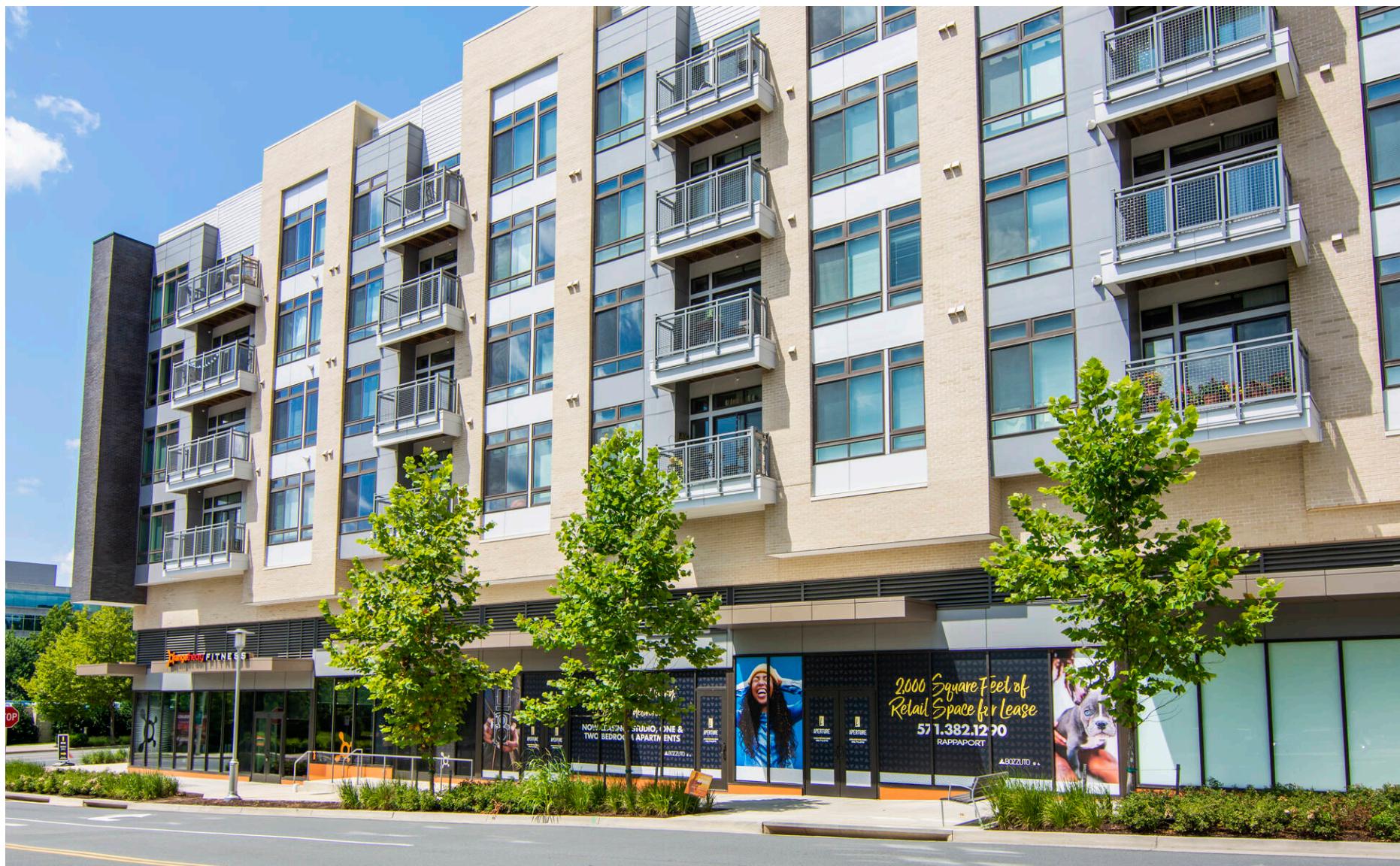
1,998 SF available

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

TOUS les JOURS



JW MARRIOTT

Google



orangetheory®
FITNESS



AMERICAN DREAM WAY

SUNSET HILLS ROAD 18,000 VPD

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Reston Station



JW MARRIOTT
RESIDENCES
RESTON STATION

WIEHLE AVENUE 23,000 VPD



HOMewood
SUITES by Hilton™



Google

M WIEHLE-
RESTON EAST



SUNRISE VALLEY DRIVE

DULLES TOLL ROAD 101,000 VPD

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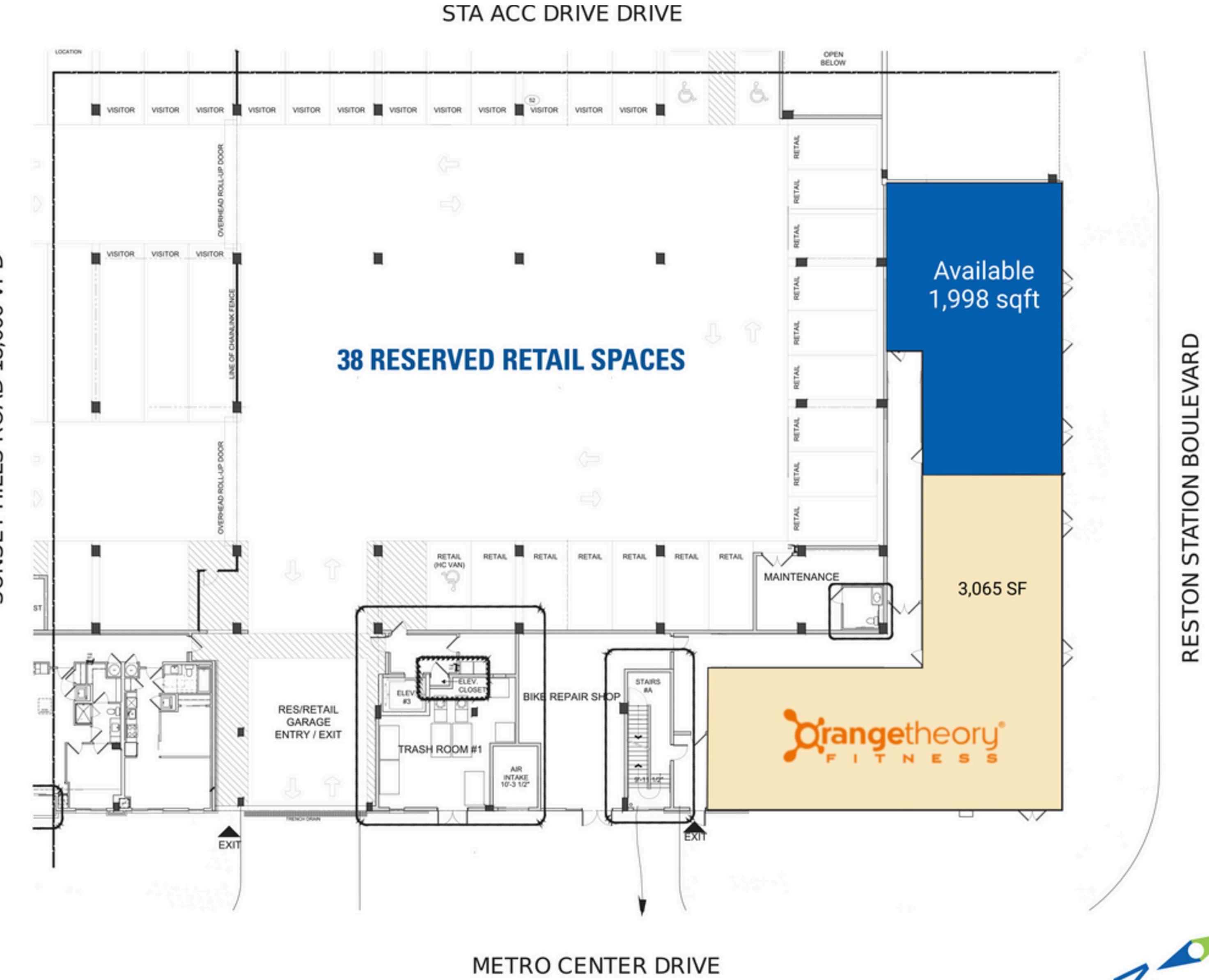
LIFETIME®

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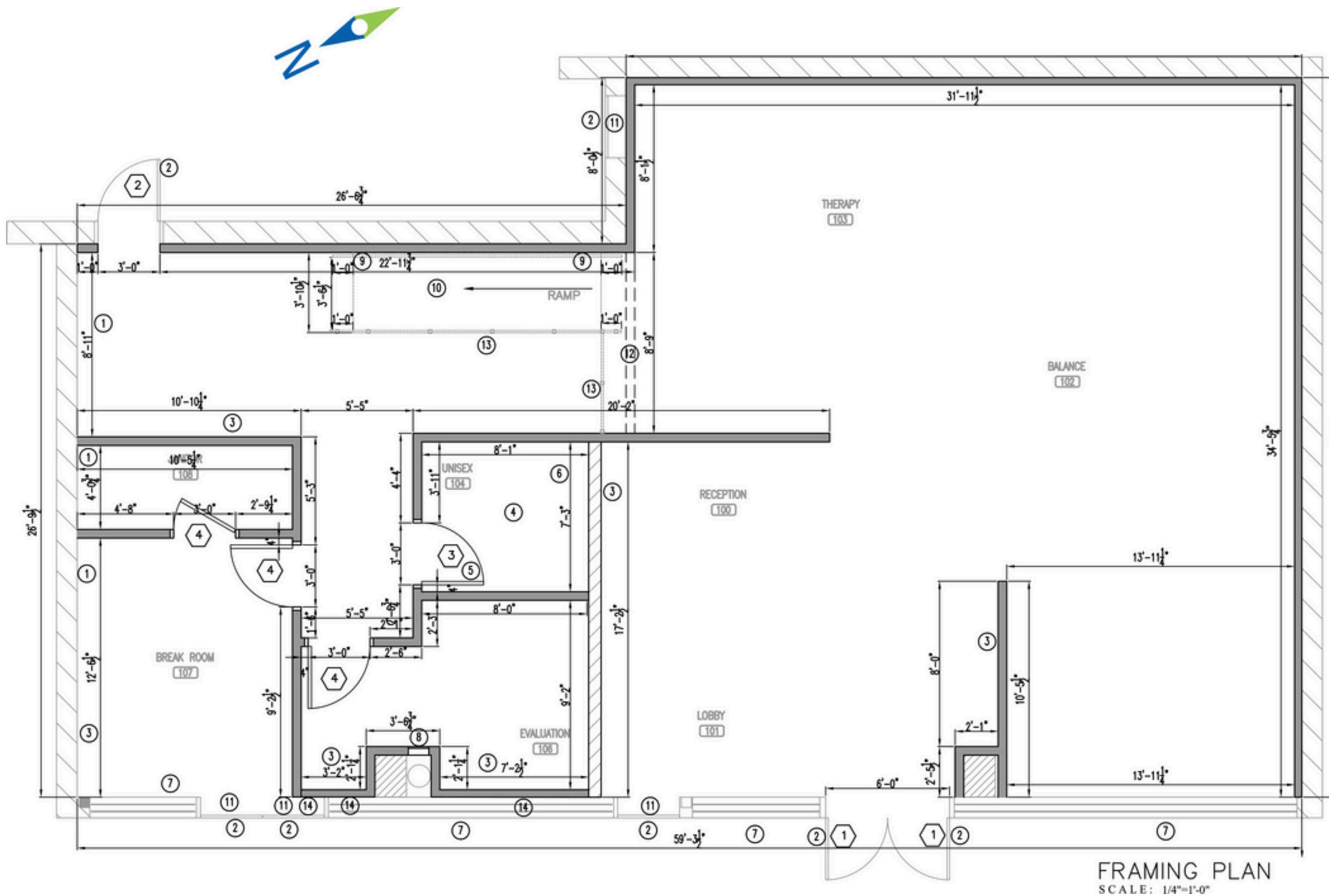
Site Plan

1,998 SF available

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



Detailed Space Plan



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