



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
- 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
Total Wine & MORE
Michaels **LOFT**

KAISER PERMANENTE

Wahle-Reston East

Onelife FITNESS

JW MARRIOTT
RESIDENCES
RESTON STATION

HOMewood SUITES by Hilton

LIFETIME



VIDA FITNESS

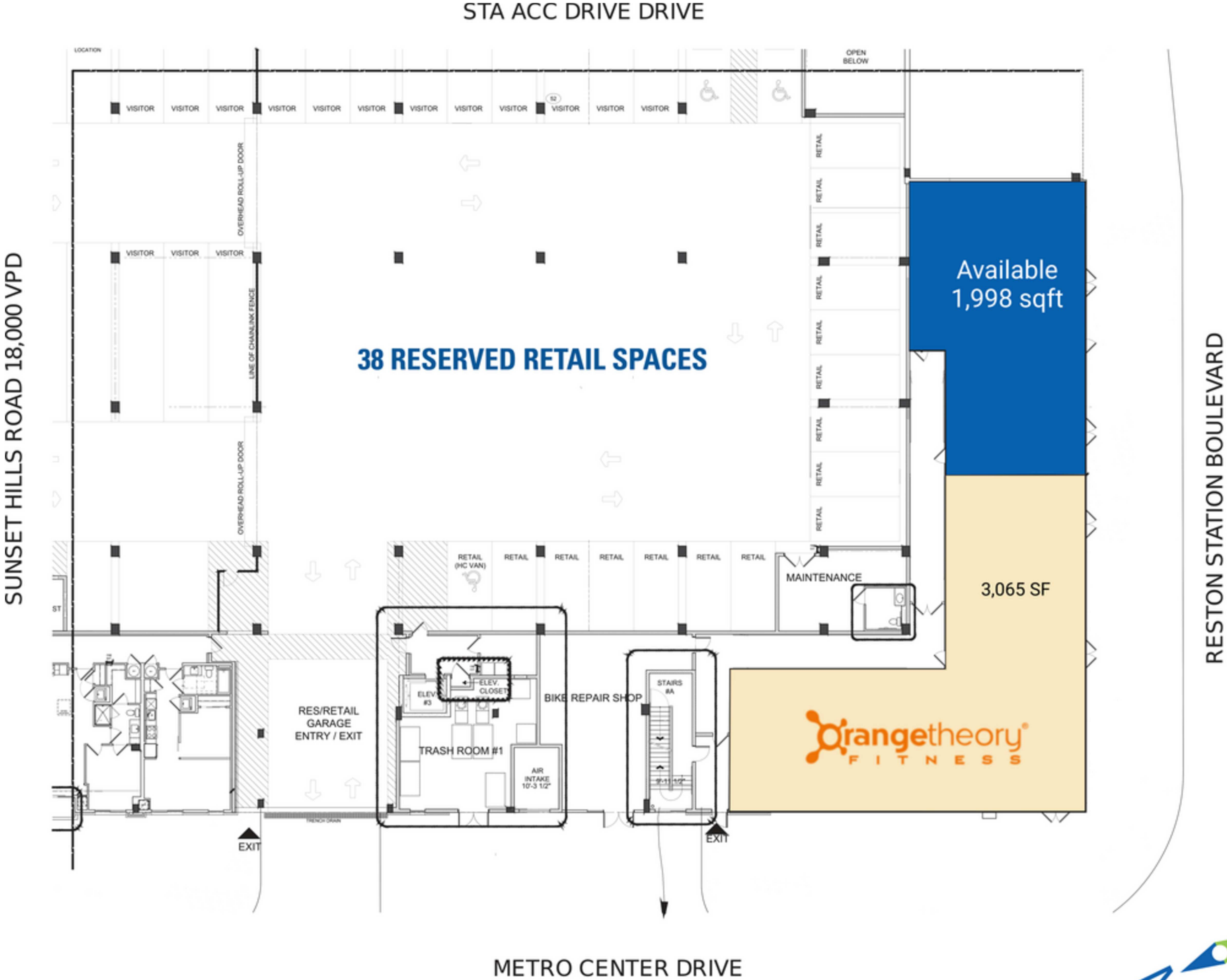
thebikelane
ride globally. shop locally.

Google

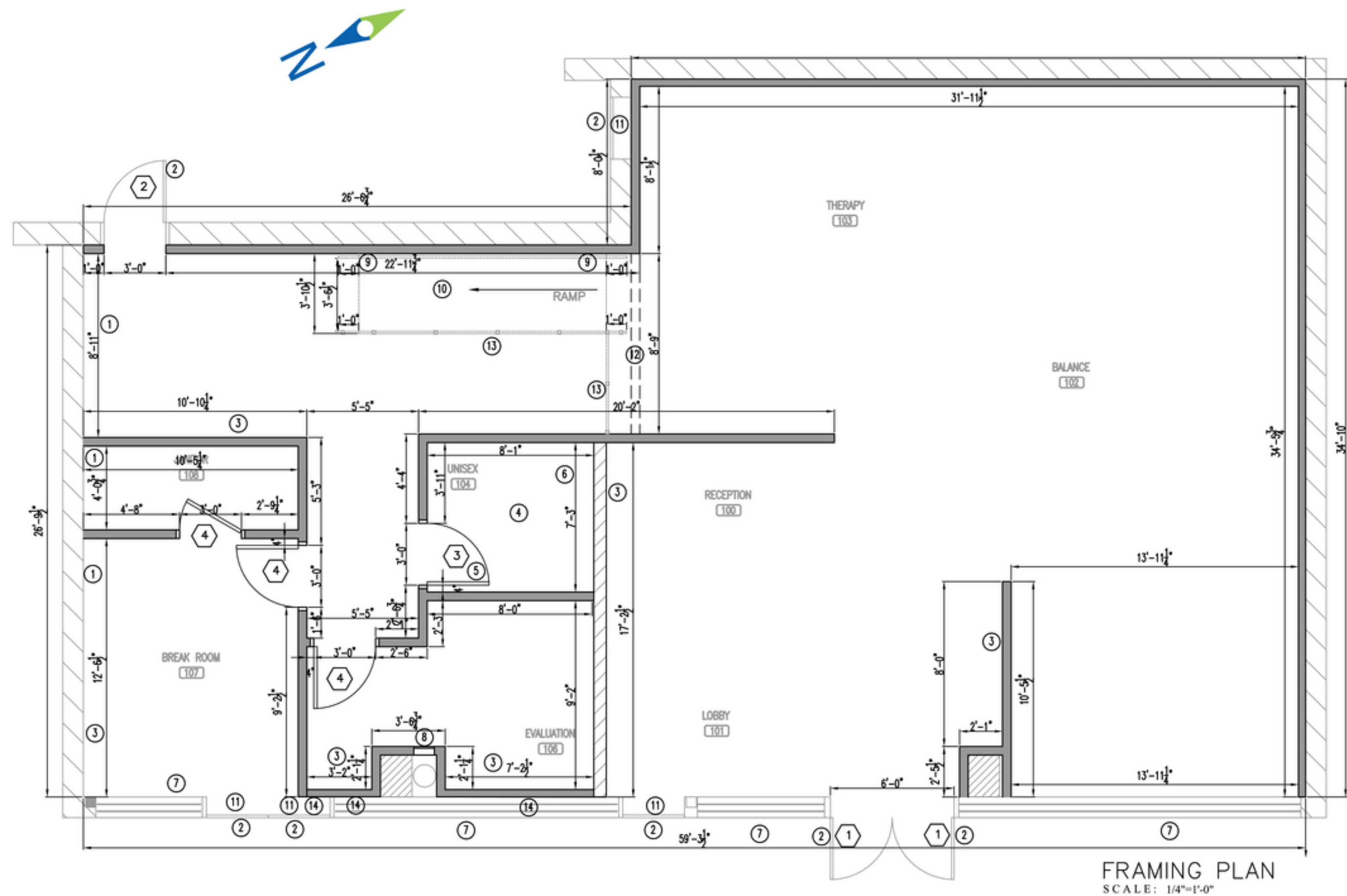
Site Plan

1,998 SF available

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



Detailed Space Plan



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APERTURE AT RESTON STATION | 11410 RESTON STATION BLVD, RESTON, VA

Melissa Webb | mwebb@rappaportco.com | 703.980.6829

Pat O'Meara | pomeara@rappaportco.com | 571.382.1218