



# Hunter Lab I Building

11495 Sunset Hills Road, Reston, VA 20190

**Office Space For Lease**

## RENAUD CONSULTING

COMMERCIAL REAL ESTATE

### Quick Facts

#### AVAILABILITY

Suites from 1,300 to 13,622 SF

#### LEASE RATE

\$19.75 SF (Basement)

\$21.75 SF (Main Floor)

#### DEMOGRAPHICS

POPULATION    AVG. INCOME    DAYTIME EMP

	POPULATION	AVG. INCOME	DAYTIME EMP
1 mile	12,461	\$149,012	29,014
3 mile	99,227	\$178,798	76,038
5 mile	225,737	\$197,216	118,034



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Located a short walking distance from the new Metro Station, as well as nearby restaurants and shopping. The location includes ample parking, new lobby renovation, and signage available on busy Sunset Hills Road.

[Click For Street View](#)



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# Floor Plan

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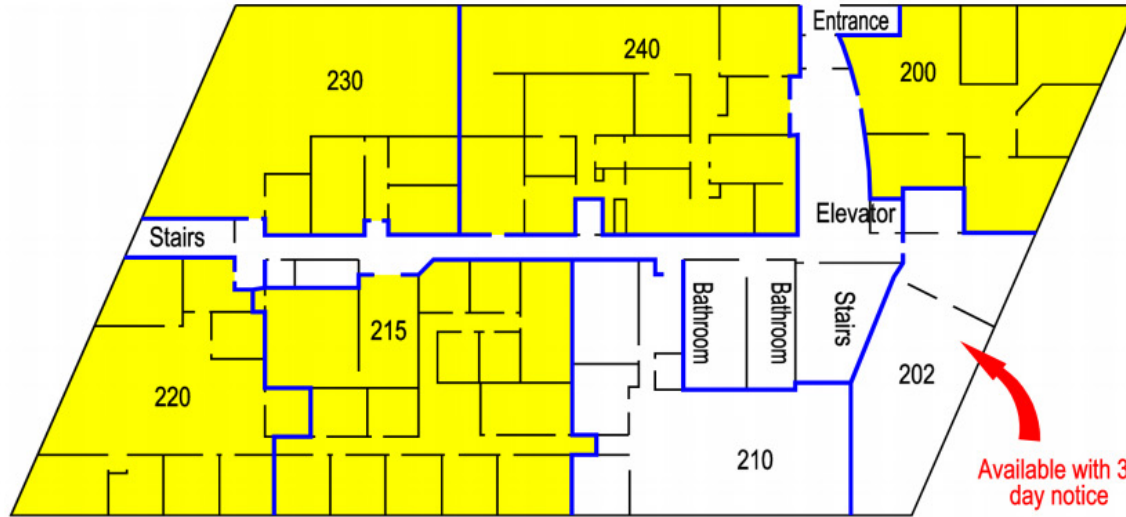
## Tenants

### 1ST FLOOR

100	Reston Yoga	3,000
101	Available	2,848
105	Available	2,132
106	NVIS	4,144
107	NVIS	1,943
108	LEASED	1,502
110	Principal Ballet	3,630
<b>1st floor Total</b>		<b>19,199</b>

### 2ND FLOOR

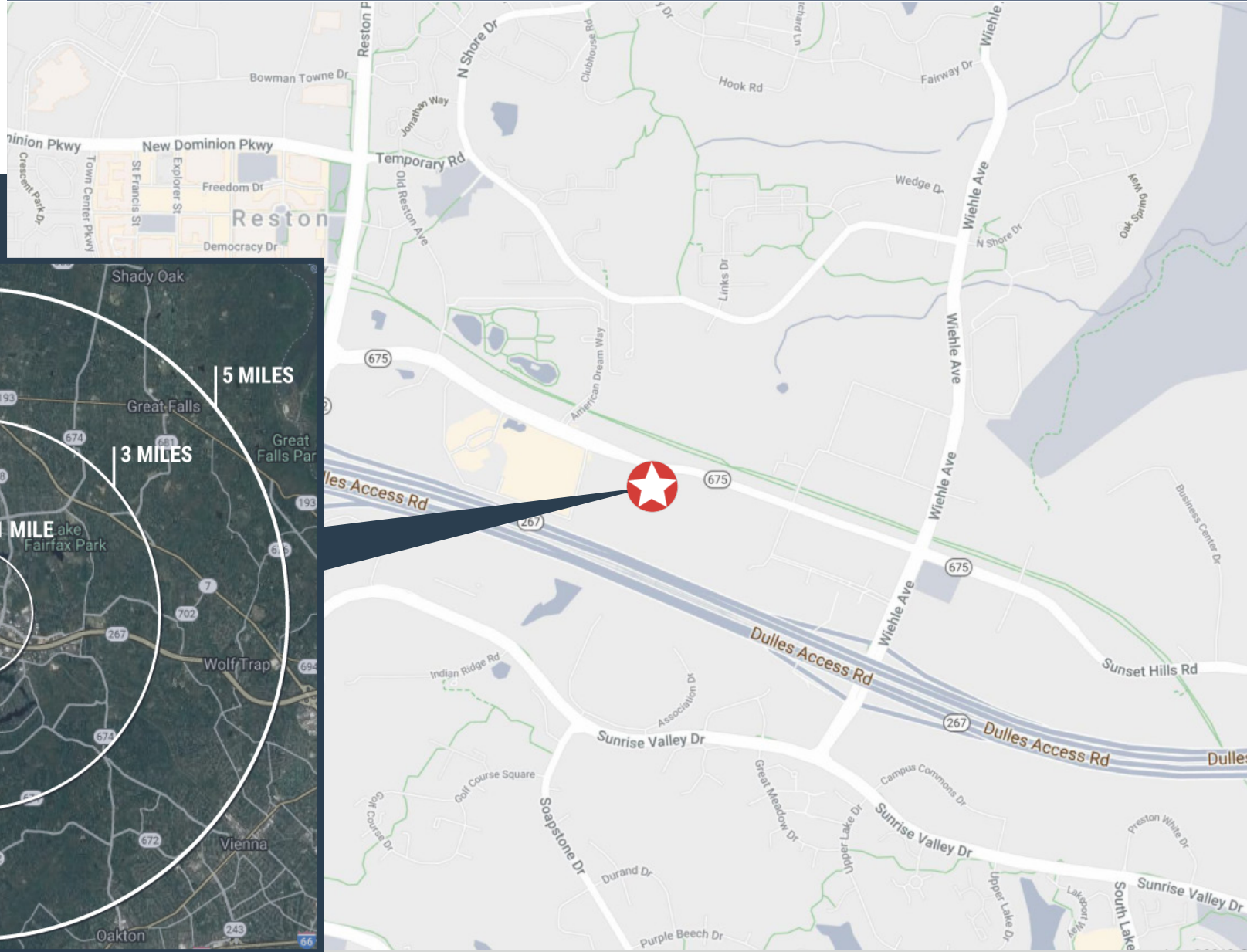
200	Available	2,754
202	LEASED	1,657
210	Atrium Environmental Health	2,504
215	Available	3,773
220	Available	2,754
230	Available	3,153
240	Available	3,949
<b>2nd floor Total</b>		<b>20,544</b>
<b>Site Total</b>		<b>39,743</b>





# Location Map

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# Radius Map

