

Aperture at Reston Station

WIEHLE AVENUE & DULLES TOLL ROAD, RESTON, VIRGINIA



APERTURE



Property Highlights

- > 421 luxury apartments
- > Approximately 1,998 SF of retail space
- > Up to 40 dedicated garage retail parking spaces
- > Convenient access to Dulles Airport/Tysons Corner/DC
- > At new Silver Line/Reston-Wiehle Metro Station



Managed By:

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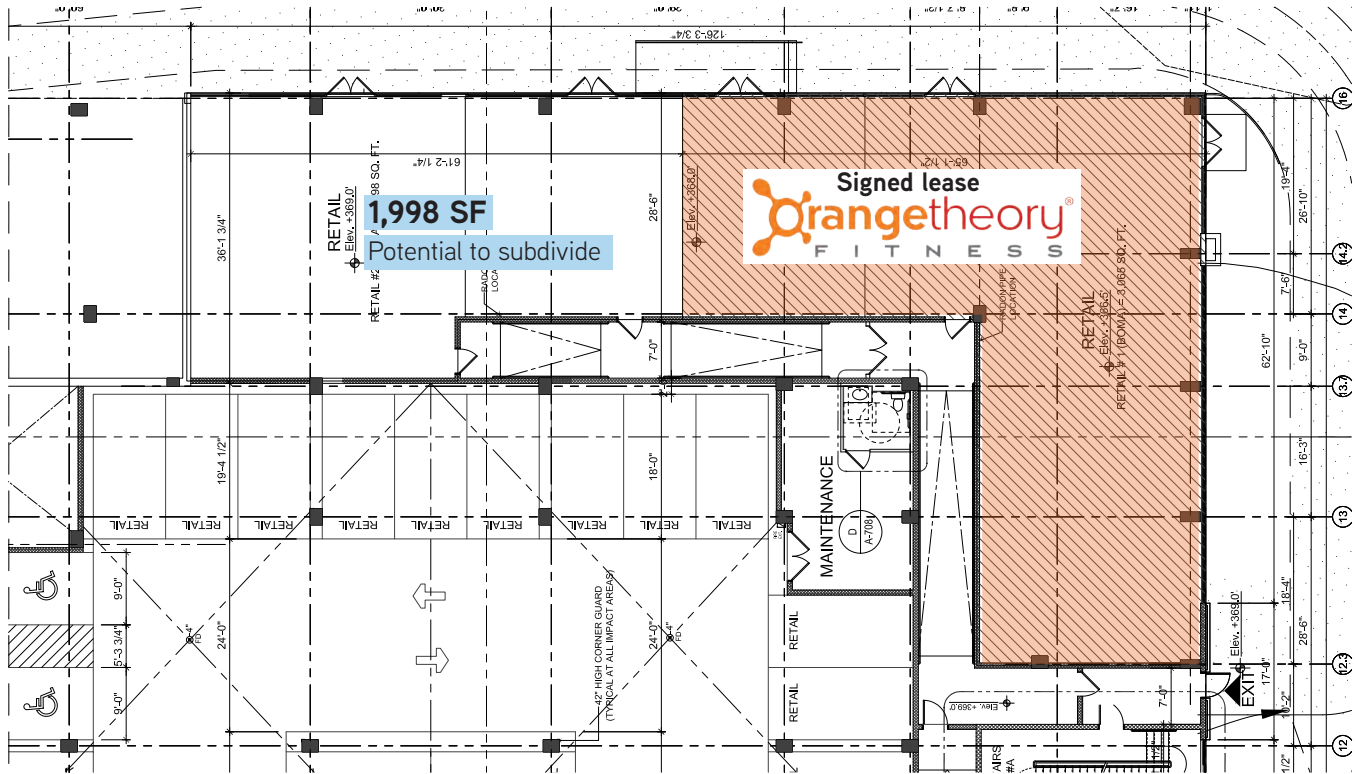


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Wiehle-Reston Station Development

Aperture at Reston Station is part of the rapidly developing neighborhood at the Wiehle-Reston metro station. New developments will bring Class A office space, retail space, hotel rooms, and residential units, served by the Metro's new Silver Line. The project is also easily accessible by car, situated just off the Dulles Toll Road at the Wiehle Avenue exit. **Aperture at Reston Station** is a Bozzuto Company development that will offer 421 luxury apartments, underground and street level parking, and 5,088 square feet of retail space. Frontage for the new retail space will be located along the south fronting Reston Station Boulevard. The development will also offer the following amenities:

- > Bicycle storage
- > Electric vehicle charging stations
- > Clubhouse
- > Fitness center
- > Lounge and business center
- > Swimming pool
- > Rooftop deck
- > Landscaped courtyards with stone fireplaces

FOR LEASE > RETAIL SPACE

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Metro Silver Line

The Metro Silver Line is a 23-mile extension of the existing Metrorail system, which will be operated by the Washington Metropolitan Area Transit Authority from East Falls Church to Washington Dulles International Airport west to Ashburn. Phase I is an 11.4 mile segment with five stations serving: McLean, Tysons Corner (Virginia's largest employment center), Greensboro, Spring Hill and Wiehle-Reston East (the state's second largest employment concentration).

The second phase of the Silver Line is projected to open in 2018. The final 11-mile section includes six stations: Reston Town Center, Herndon, Innovation Center, Dulles International Airport, Route 606 and Route 772. Once completed it is anticipated it will serve over 25,000 riders per day.

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Demos	1 Mi	3 Mi	5 Mi
Population	8,292	83,569	218,493
Median HH Inc.	\$105,206	\$109,481	\$122,042
Daytime Pop.	21,827	74,958	122,096

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