

Alexander Bell | & II

1851 1835

Alexander Bell Drive | Reston



MULTIPLE SUITES AVAILABLE | 2,094 - 19,135 SF

LEASING OPPORTUNITES: **703.522.4600**

STODDIE NIBLEY
NEIL ALT
BRENDA SOSA

snibley@lpc.com
nalt@lpc.com
bsosa@lpc.com



LINCOLN
PROPERTY
COMPANY

Dulles Toll Road & Silver Line Immediate Access

Premier office space in the heart of Reston

- Excellent access and visibility from the Dulles Toll Road
- 10 minutes to Reston Town Center
- Uber reimbursement program for all tenants to and from Wiehle Reston East metro station
- 5 minutes to South Lakes Shopping Center
- Adjacent to the Washington & Old Dominion trail (W&OD)

Building	Suite	SF	Available
1851	400	2,094 SF	Immediately
	405	2,350 SF	Immediately
1835	100	7,199 SF	Immediately
	120	6,264 SF	Immediately
	200	6,527 SF	Immediately
	400	19,135 SF	July 1, 2020



Uber





Open Lobby with granite finishes



Fully Amenitized

- Renovated lobbies & common areas
- Atrium
- Comcast / Cox and Verizon providing data & voice service
- On-site fitness center
- Perfect Pita - a full service deli
- Parking ratio: 3.6 per 1,000

Alexander Bell II

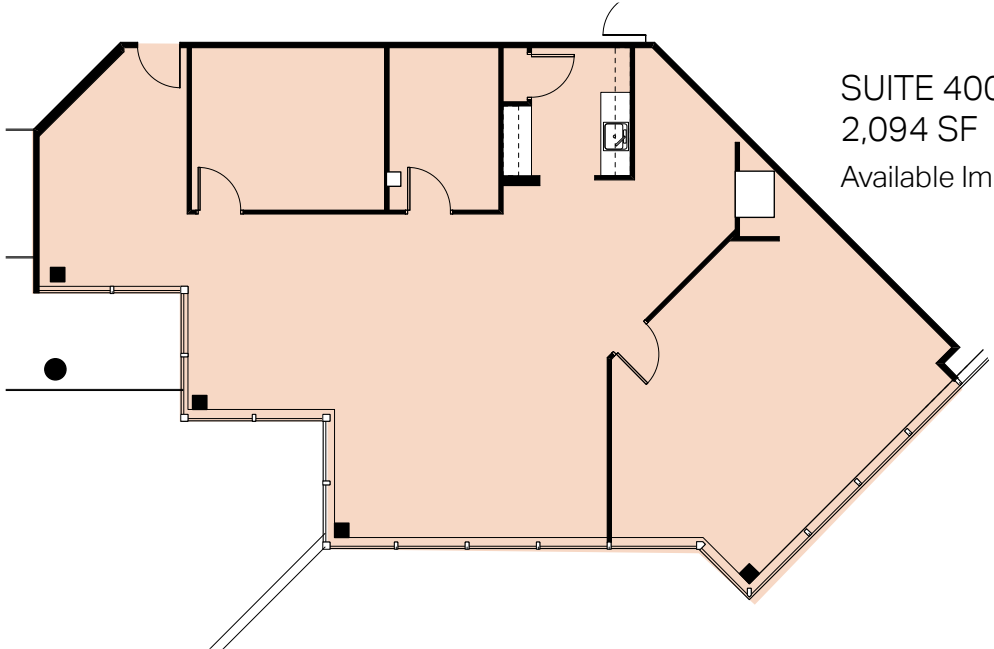
1835 Alexander Bell Drive

Lobby renovations delivered

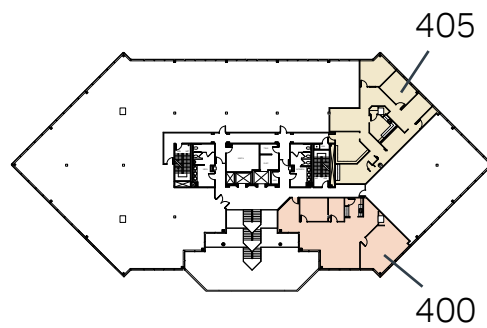


1851 Alexander Bell Dr

4th Floor



SUITE 400
2,094 SF
Available Immediately



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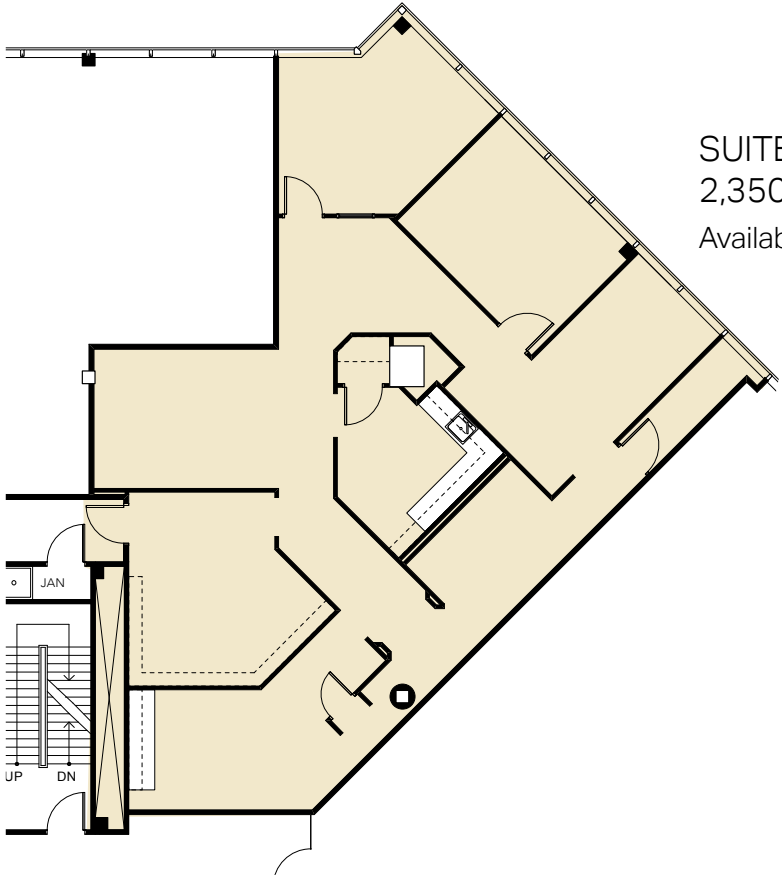
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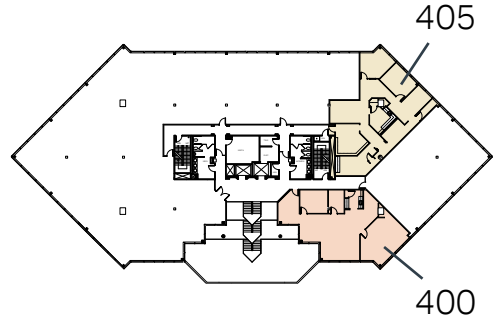


1851 Alexander Bell Dr

4th Floor



SUITE 405
2,350 SF
Available Immediately



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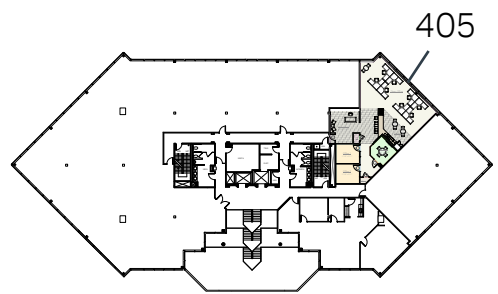


1851 Alexander Bell Dr

4th Floor Hypothetical Plan



SUITE 405 Hypothetical Plan
2,350 SF



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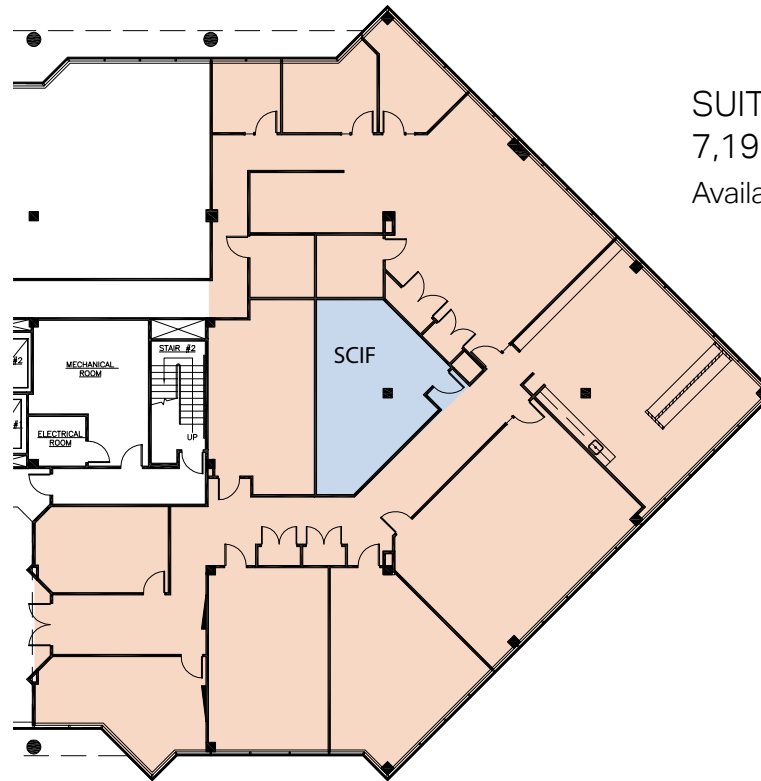
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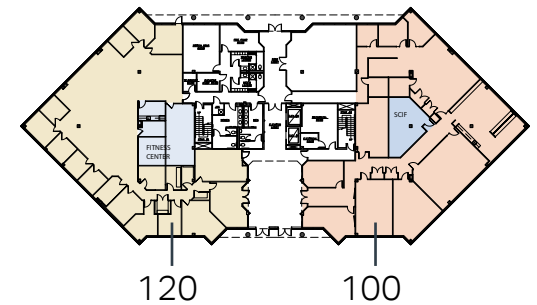


1835 Alexander Bell Dr

1st Floor



SUITE 100
7,199 SF
Available Immediately



Building Signage Available

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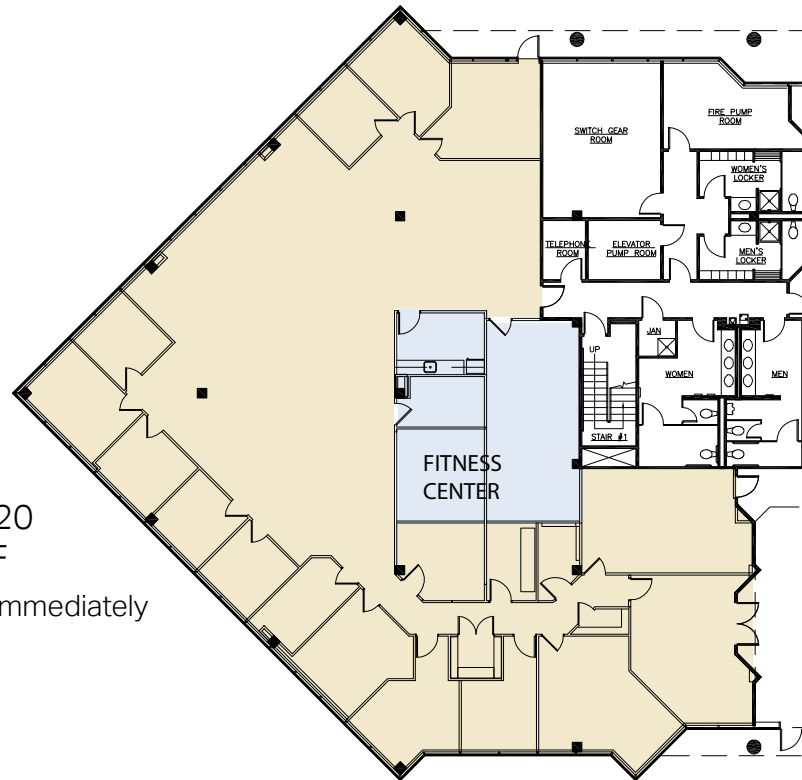
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1835 Alexander Bell Dr

1st Floor



SUITE 120
6,264 SF
Available Immediately



Building Signage Available

LEASING OPPORTUNITES: **703.522.4600**

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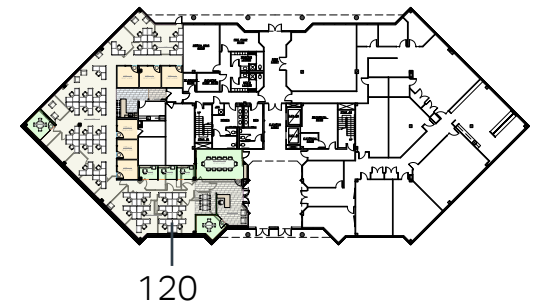
1835 Alexander Bell Dr

1st Floor Hypothetical Plan



SUITE 120 | Hypothetical Plan
6,264 SF

Building Signage Available



LEASING OPPORTUNITES: 703.522.4600

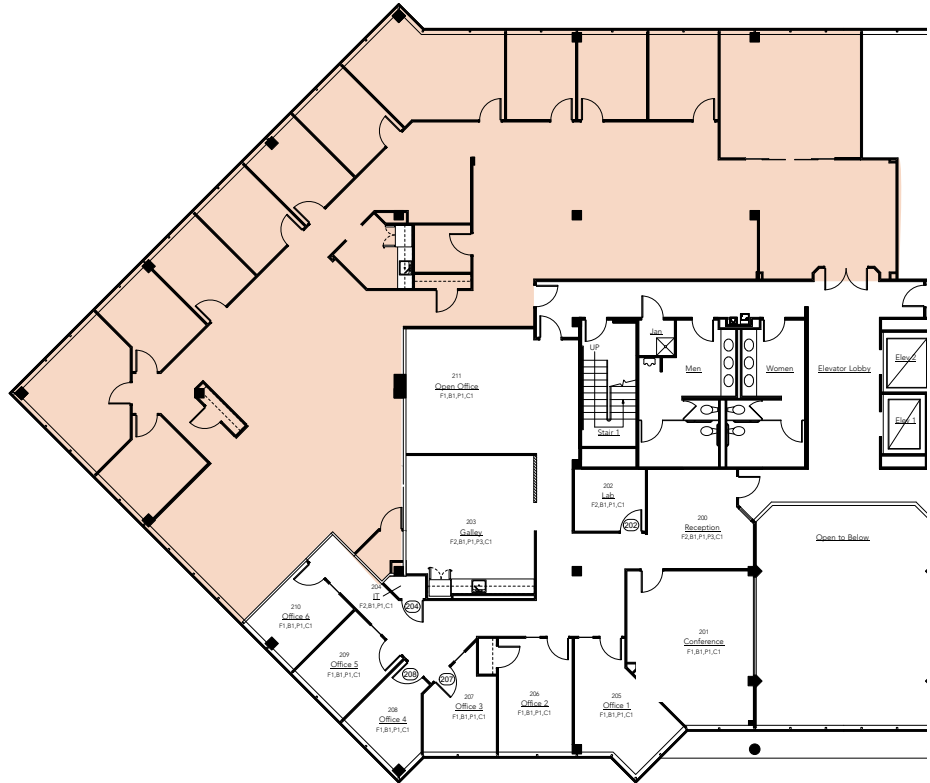
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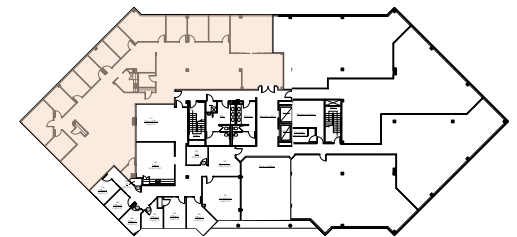


1835 Alexander Bell Dr

2nd Floor | As Built Plan



Suite 200 | 6,527 SF
Available Immediately



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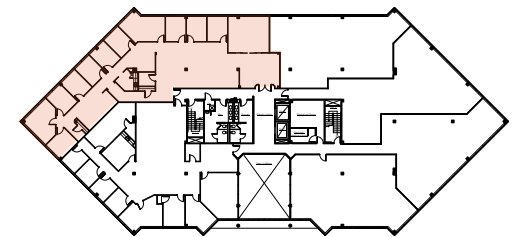


1835 Alexander Bell Dr

2nd Floor | Multi-Tenant Hypothetical Layout



3,472 SF & 3,055 SF
Available Immediately



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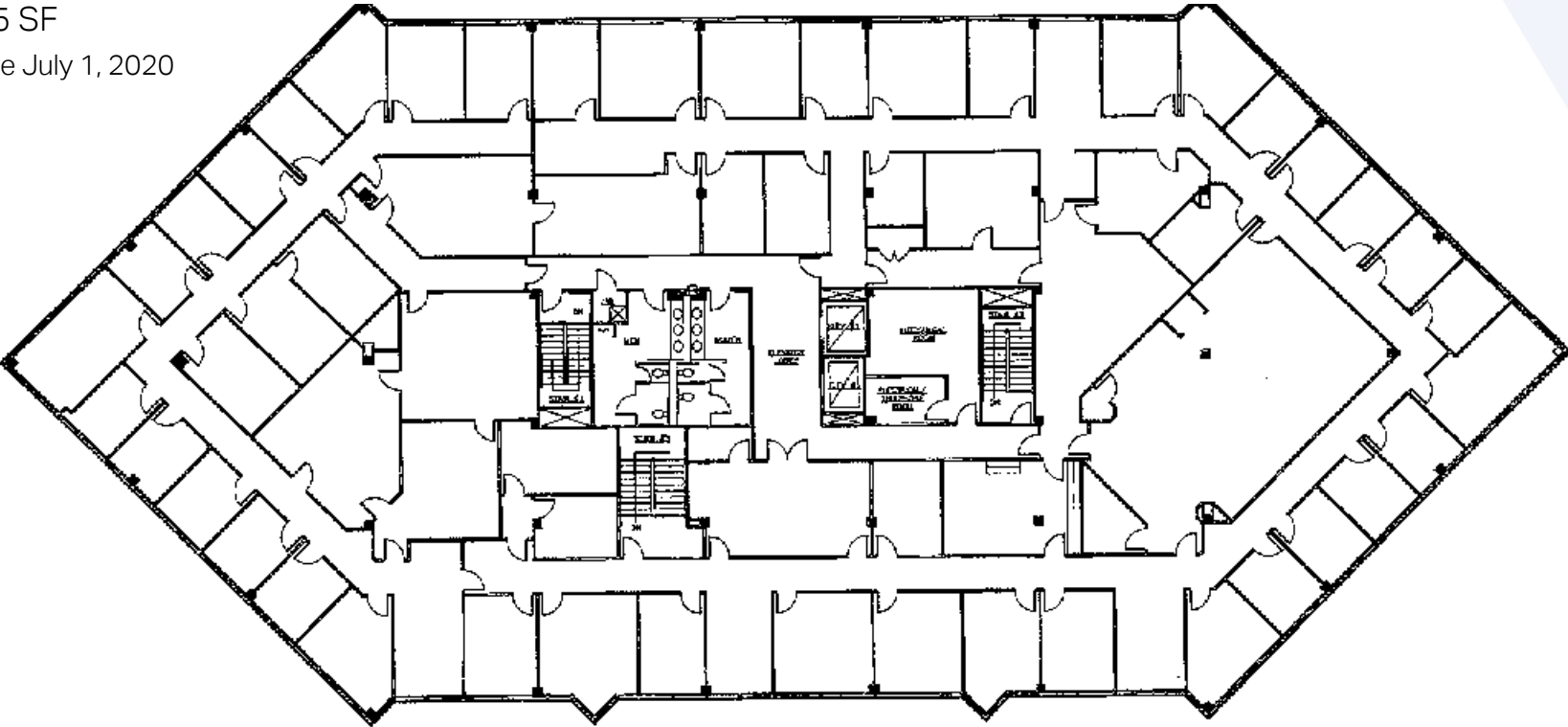
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4th Floor

SUITE 400
19,135 SF
Available July 1, 2020



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1835 Alexander Bell Dr

4th Floor Hypothetical Open



- Offices - 18
- Workstations - 99
- Reception - 1
- Conference Rooms - 3
- Huddle Stations - 6



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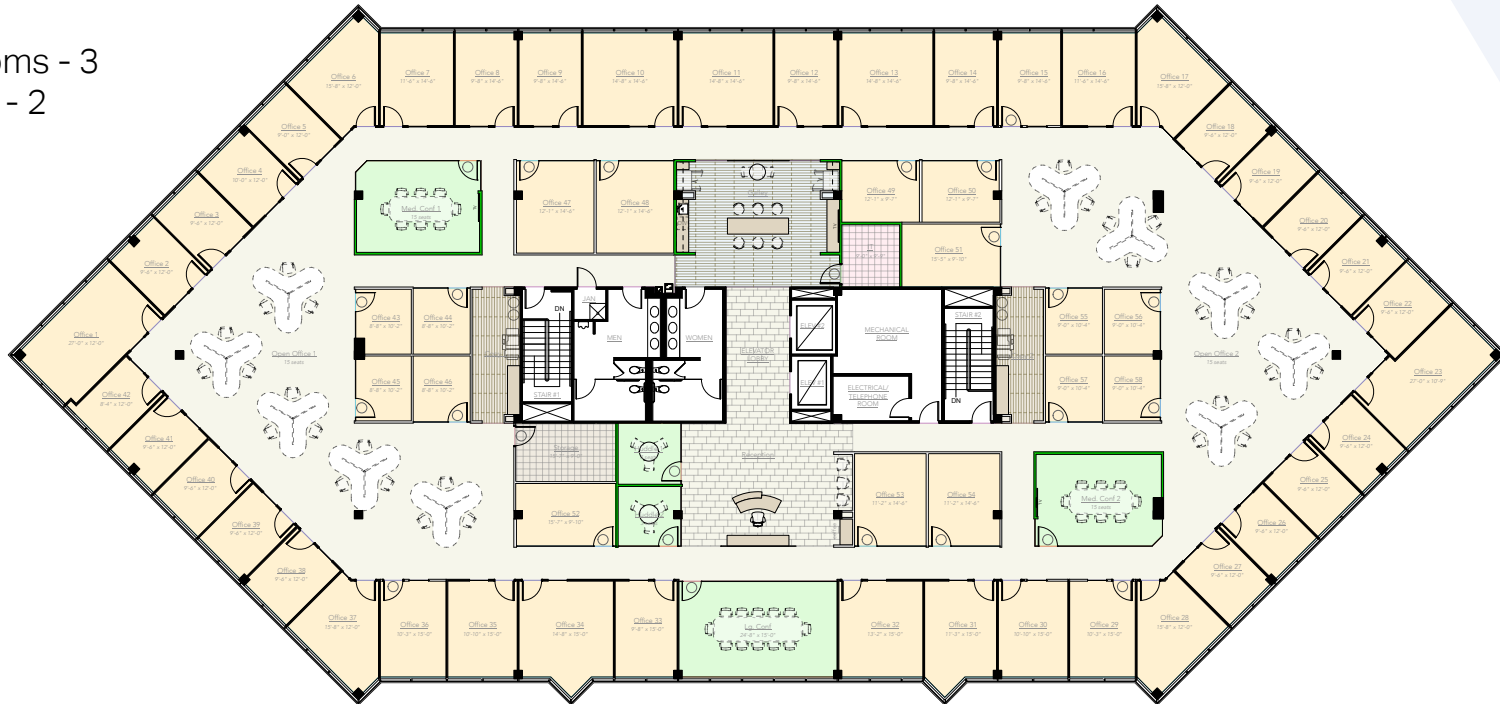
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1835 Alexander Bell Dr



4th Floor Hypothetical Closed

- Offices - 58
- Workstations - 30
- Reception - 2
- Conference Rooms - 3
- Huddle Stations - 2



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