

MAKERS POINT

RESTON | VIRGINIA

11130 Sunrise Valley Dr.

11180 Sunrise Valley Dr.

11190 Sunrise Valley Dr.

Reston. Pointed in The Right Direction.

MAKERS POINT



11130 Sunrise Valley Dr.



11180 Sunrise Valley Dr.



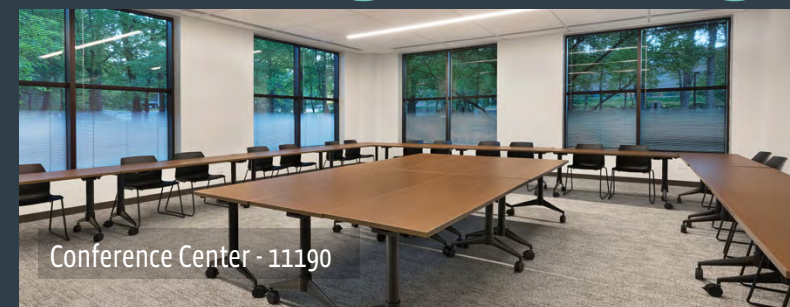
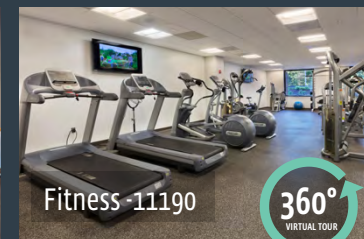
11190 Sunrise Valley Dr.

LEASING OPPORTUNITIES: 703.522.2600
 Eamon McCrann / emccrann@lpc.com
 Brenda Sosa / bsosa@lpc.com
 Stoddie Nibley / snibley@lpc.com
 Neil Alt / nalt@lpc.com
 Gary Cook / gcook@lpc.com

The **Makers Point** office campus is situated in the active Reston corridor with immediate access to the Silver Line’s Wiehle-Reston East metro station and Dulles Toll Road, while surrounded by a lush, park-like setting.

The Works. And Then Some.

+ Tons of spaces to work in the ways you work best.



Racking Up The Points.

When it comes to amenities, **Makers Point** stacks up. Fully equipped with fitness, conference, cafe - as well as showstopping lobbies and co-working Abridge suites.

- + Move-in ready furnished spec suites
- + Outdoor lounge workspace
- + Structured parking available - 3.6 / 1,000 SF
- + Signage opportunities facing Dulles Toll Road and Sunrise Valley Drive for large users

11130 Sunrise Valley Dr.

SPEC SUITE 310 2,956 SF	SPEC SUITE 315 3,986 SF	SPEC SUITE 320 2,946 SF	SPEC SUITE 325 4,490 SF	LEASED
SUITE 200 19,277 SF		SUITE 210 1,335 SF		LEASED
SUITE 150 4,343 SF		LEASED		

11180 Sunrise Valley Dr.

ABRIDGE SUITE A 5,660 SF	ABRIDGE SUITE B 5,222 SF	ABRIDGE SUITE C 6,187 SF	ABRIDGE SUITE D 2,714 SF	ABRIDGE SUITE E 5,953 SF	THE HUB AMENITY AREA
LEASED					
SUITE 230 6,123 SF		LEASED			
SUITE 110 3,240 SF		LEASED			

11190 Sunrise Valley Dr.

LEASED	
SUITE 200 - FULL FLOOR AVAILABLE 23,487 SF	
LEASED	
SUITE 20 - GROUND 16,969 SF	CAFE

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Furnished Spec Suites

+ Move-in ready. With furniture. **We got you covered.**



Spec Suite 325 - Plug-in ready workstations



High-end soft seating



Open Floor Plans



Kitchen areas with huddle tables



Private offices with executive desks

- + **Move-in ready, furnished spec suites**
- + Top-of-the-line finishes
- + VariDesk furniture
- + Flexible floor plans - 2,946 SF - 4,490 SF



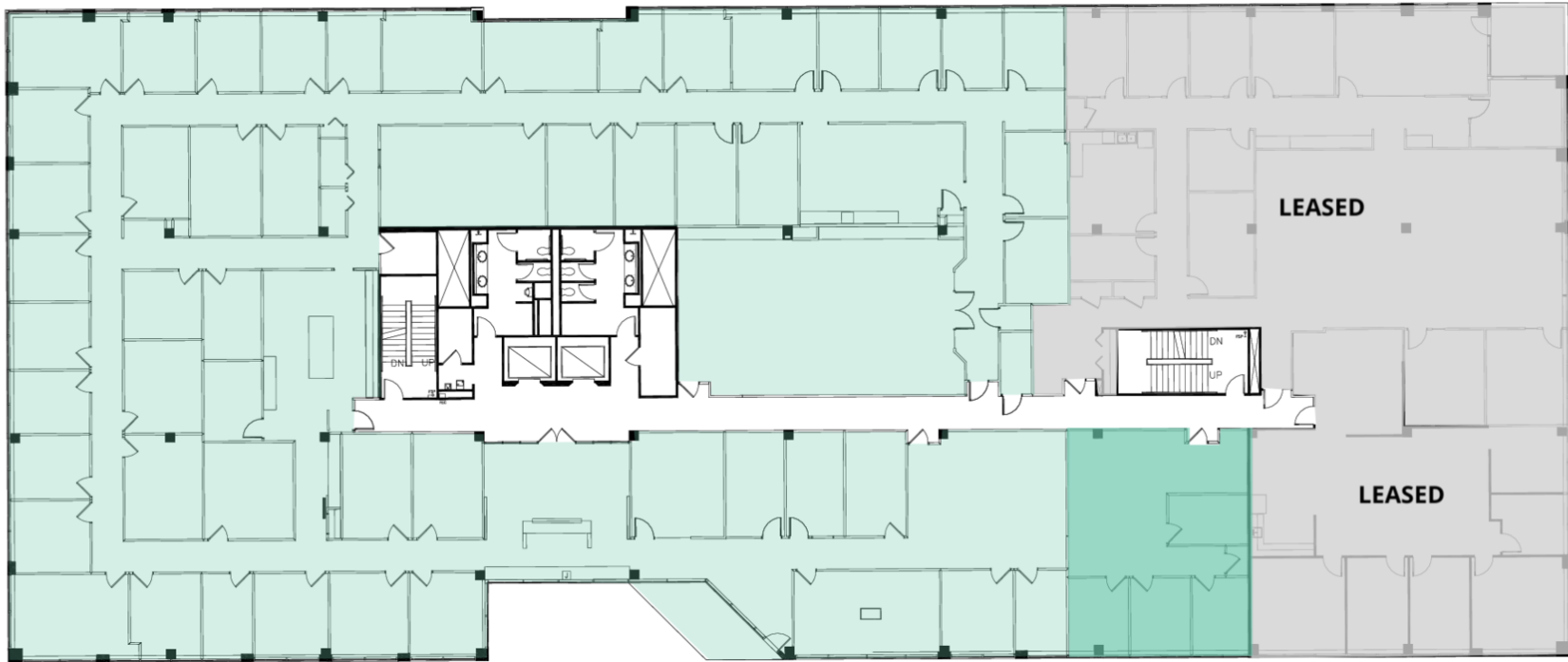
11130 SUNRISE VALLEY DRIVE



SUITE	SIZE	DESCRIPTION
11130 - Suite 150	4,343 SF	First floor availability in great condition with its own separate entrance facing Sunrise Valley Drive

11130 SUNRISE VALLEY DRIVE

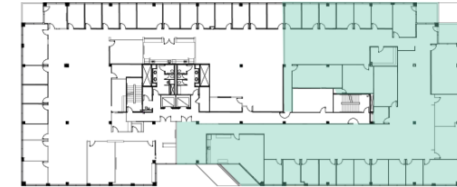
SUITE 200



SUITE 210

SUITE	SIZE	DESCRIPTION
11130 - Suite 200	19,277 SF	Available Immediately
11130 - Suite 210	1,335 SF	Available Immediately

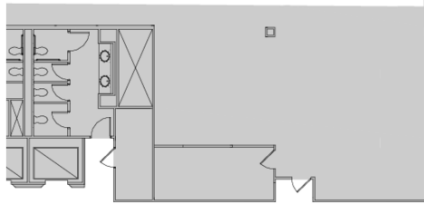
SPEC SUITE 325



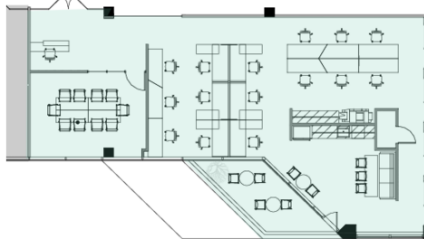
SPEC SUITE 320



SPEC SUITE 310

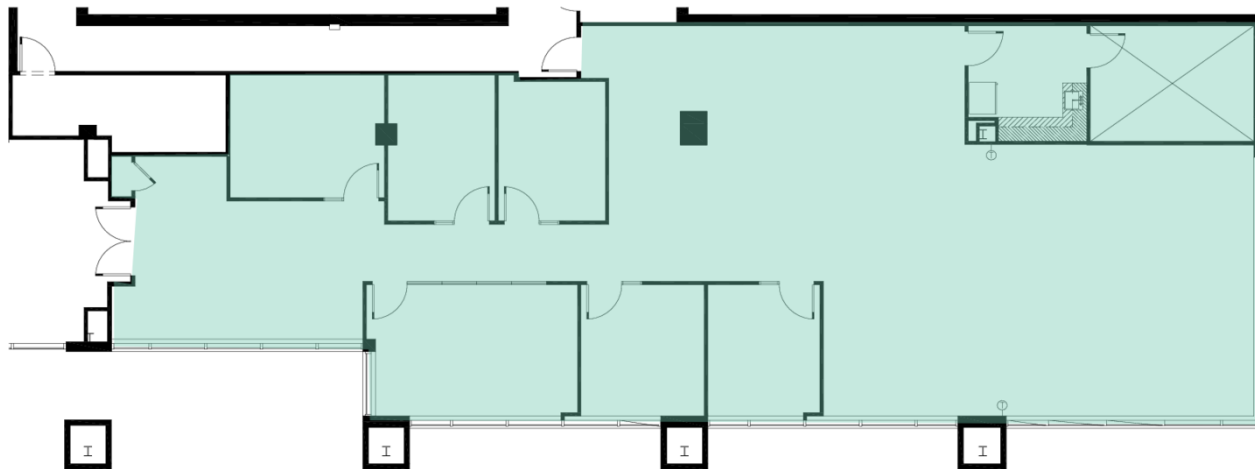
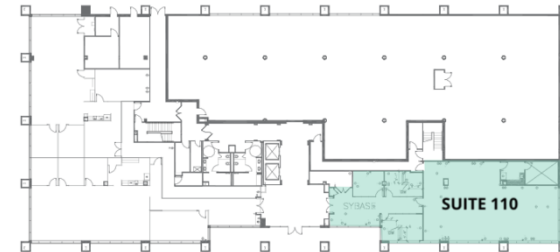


SPEC SUITE 315



SUITE	SIZE	DESCRIPTION	VIRTUAL TOUR
11130 - Spec Suite 325	4,490 SF	Newly Delivered, Furnished & Move-in Ready	View Here
11130 - Spec Suite 320	2,946 SF	Newly Delivered, Furnished & Move-in Ready	View Here
11130 - Spec Suite 315	3,986 SF	Newly Delivered, Furnished & Move-in Ready	View Here
11130 - Spec Suite 310	2,956 SF	Newly Delivered, Furnished & Move-in Ready	View Here

11180 SUNRISE VALLEY DRIVE



SUITE

SIZE

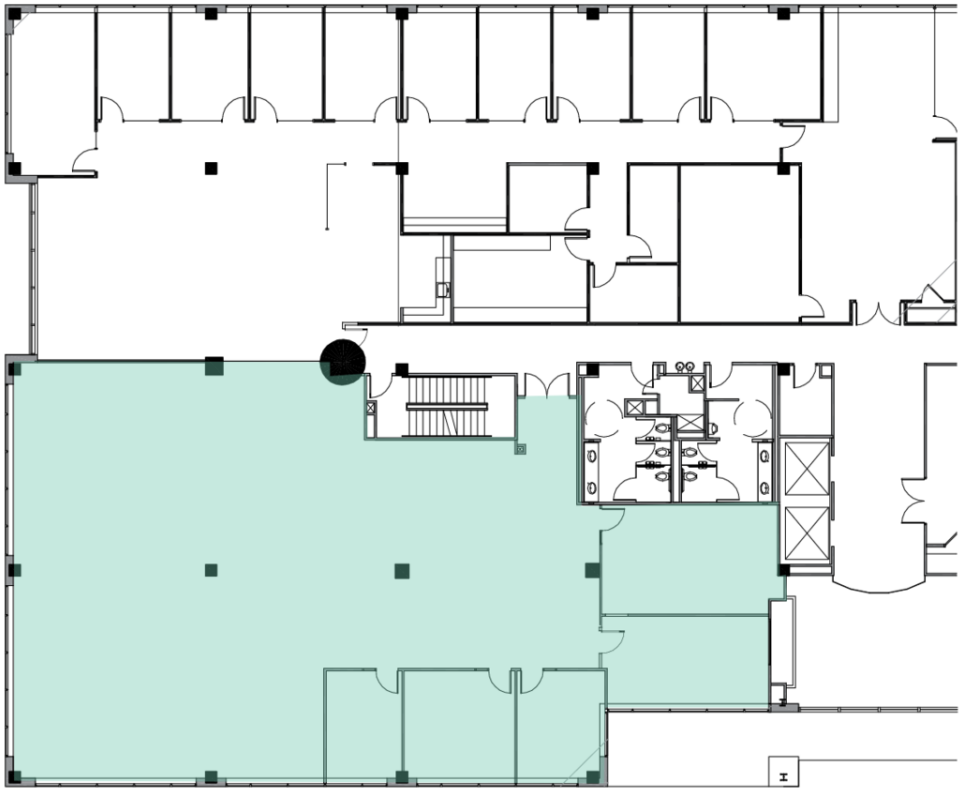
DESCRIPTION

11180 - Suite 110

3,240 SF

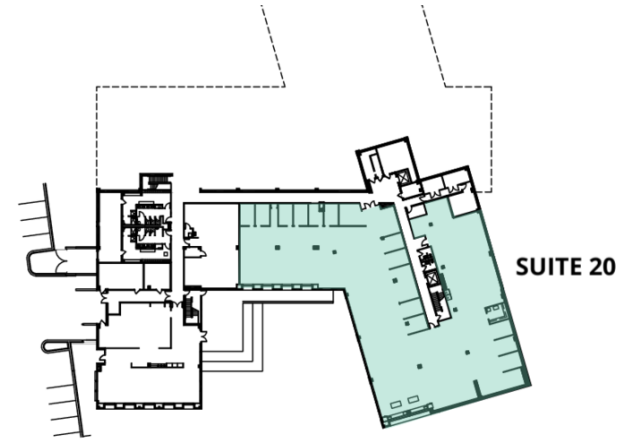
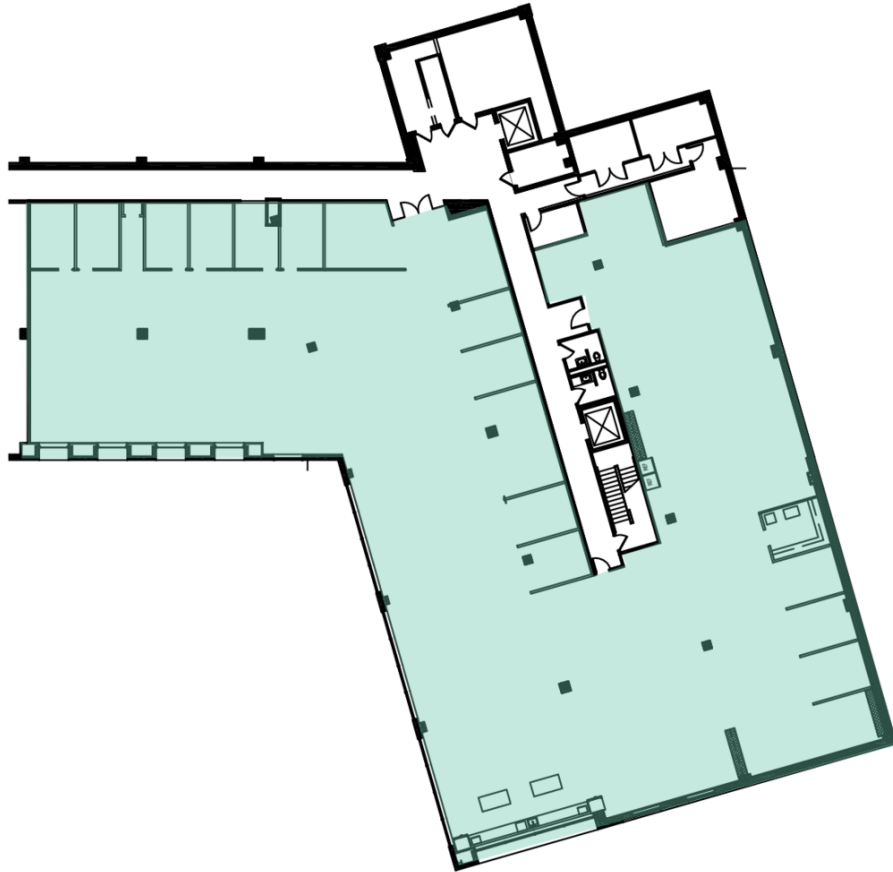
Available 12/1/2022

11180 SUNRISE VALLEY DRIVE



SUITE	SIZE	DESCRIPTION
11180 - Suite 230	6,123 SF	Available Immediately

11190 SUNRISE VALLEY DRIVE



SUITE

SIZE

DESCRIPTION

11190 - Suite 20

16,969 SF

Available Immediately

11190 SUNRISE VALLEY DRIVE



SUITE

SIZE

DESCRIPTION

11190 - Suite 200

23,487 SF

Full Floor Opportunity - Available Immediately

Turnkey, flexible-term office space.
Designed for teams from 14 - 135 people.

BESPOKE SUITES AVAILABLE FOR COMPANIES FROM 14 TO 135 PEOPLE

ABRIDGE @ MAKERS POINT

- Suite A** | 24 desks + 5 offices
- Suite B** | 28 desks + 4 offices
- Suite C** | 24 desks + 5 offices
- Suite D** | 12 desks + 2 offices
- Suite E** | 26 desks + 5 offices

- Dedicated on-floor AV / IT enabled meeting and conference space
- High-speed internet access with dedicated bandwidth and robust security options available
- Office lounge and kitchen area
- Premium beverage offerings including local coffees, tea and water service
- Cleaning services in both common areas and private suites



Abridge space options shown can be combined to meet your individual requirements

Brought to you by Bridge Commercial Real Estate, **Abridge provides highly curated, flexible-term office space.** Get to work more quickly and efficiently without sacrificing the quality of brand or workspace.

SUITE	SIZE	FLEXIBLE TERMS / LEASE RATE	VIRTUAL TOUR
11180 - Abridge Suite A	5,660 SF	Contact Leasing Team	View Here
11180 - Abridge Suite B	5,222 SF	Contact Leasing Team	View Here
11180 - Abridge Suite C	6,187 SF	Contact Leasing Team	View Here
11180 - Abridge Suite D	2,714 SF	Contact Leasing Team	View Here
11180 - Abridge Suite E	5,953 SF	Contact Leasing Team	View Here

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MAKERS POINT

Point Made? Let's Connect.

LINCOLN
PROPERTY
COMPANY

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