

# 1914 ASSOCIATION DRIVE

1914 Association Drive, Reston, VA 20191  
Fairfax County



## OFFICE SPACE FOR SALE

### AVAILABILITY:

10,000 SF

- 2 story office building with basement
- Situated on 37,026 SF (.85 Acres) of land
- Transit Station Mixed-Use/ TOD Zone

### PROPERTY FEATURES:

- Rare small user building purchase opportunity with Metro Access
- Within the Transit Station Mixed Use Area offering redevelopment potential of 3.0-4.0 FAR
- Unique Architectural features
- Surrounded by Foulger Pratt's planned 24 Acres mixed use project currently in the submission phase
- Across from the Wiehle-Reston East Metro Station

#### DEMOGRAPHICS 2017

	1 MILE	3 MILE	5 MILE
POPULATION	30,596	164,540	486,750
DAYTIME POPULATION	38,300	113,837	255,784
AVG HH INCOME	\$176,422	\$137,554	\$112,511

**Marc Tasker, CCIM, SIOR**  
mtasker@klnb.com  
703-268-2735

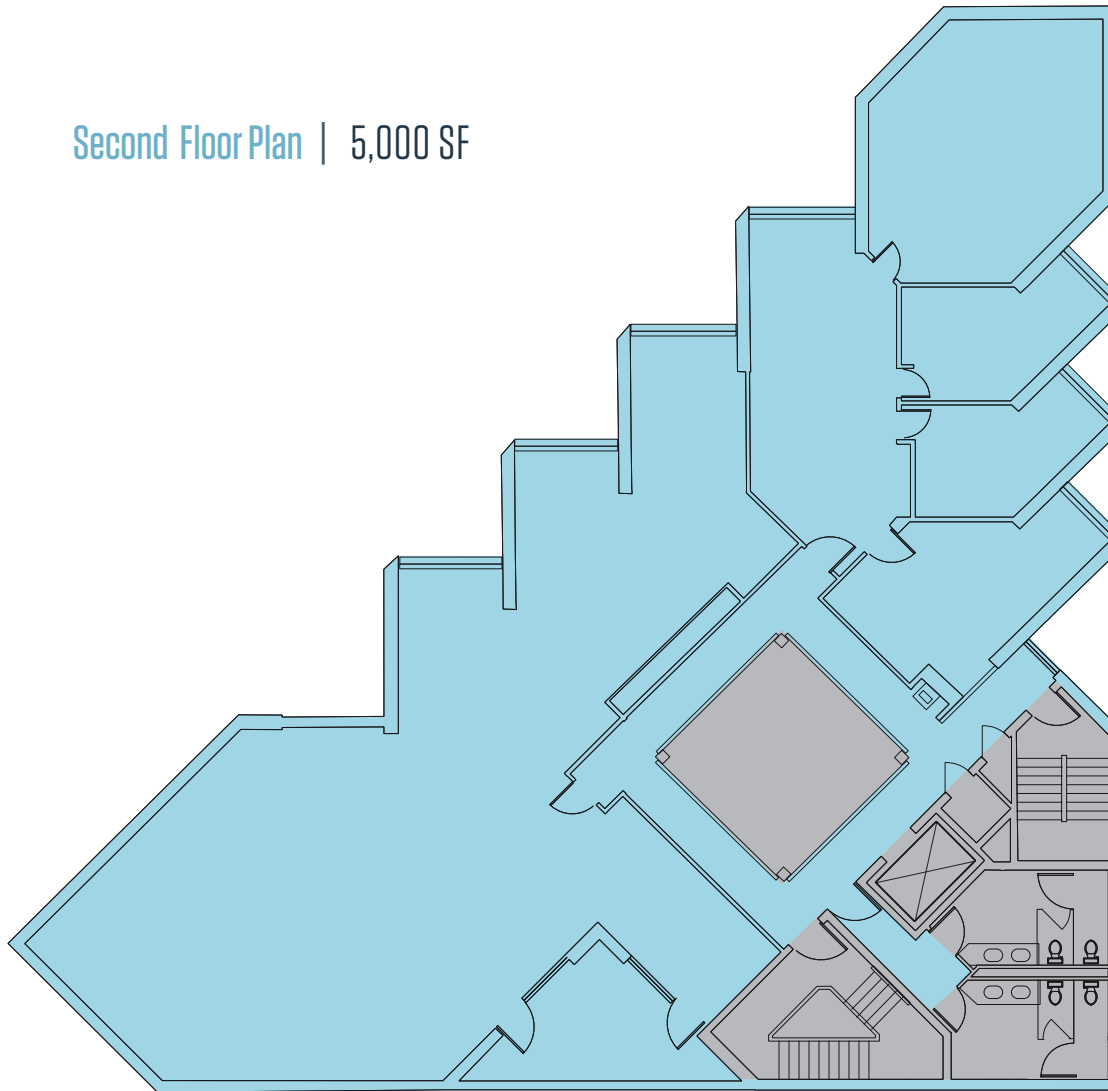
8065 Leesburg Pike, Suite 700  
Tysons, VA 22182  
[klnb.com](http://klnb.com)



# 1914 ASSOCIATION DRIVE

1914 Association Drive, Reston, VA 20191  
Fairfax County

Second Floor Plan | 5,000 SF

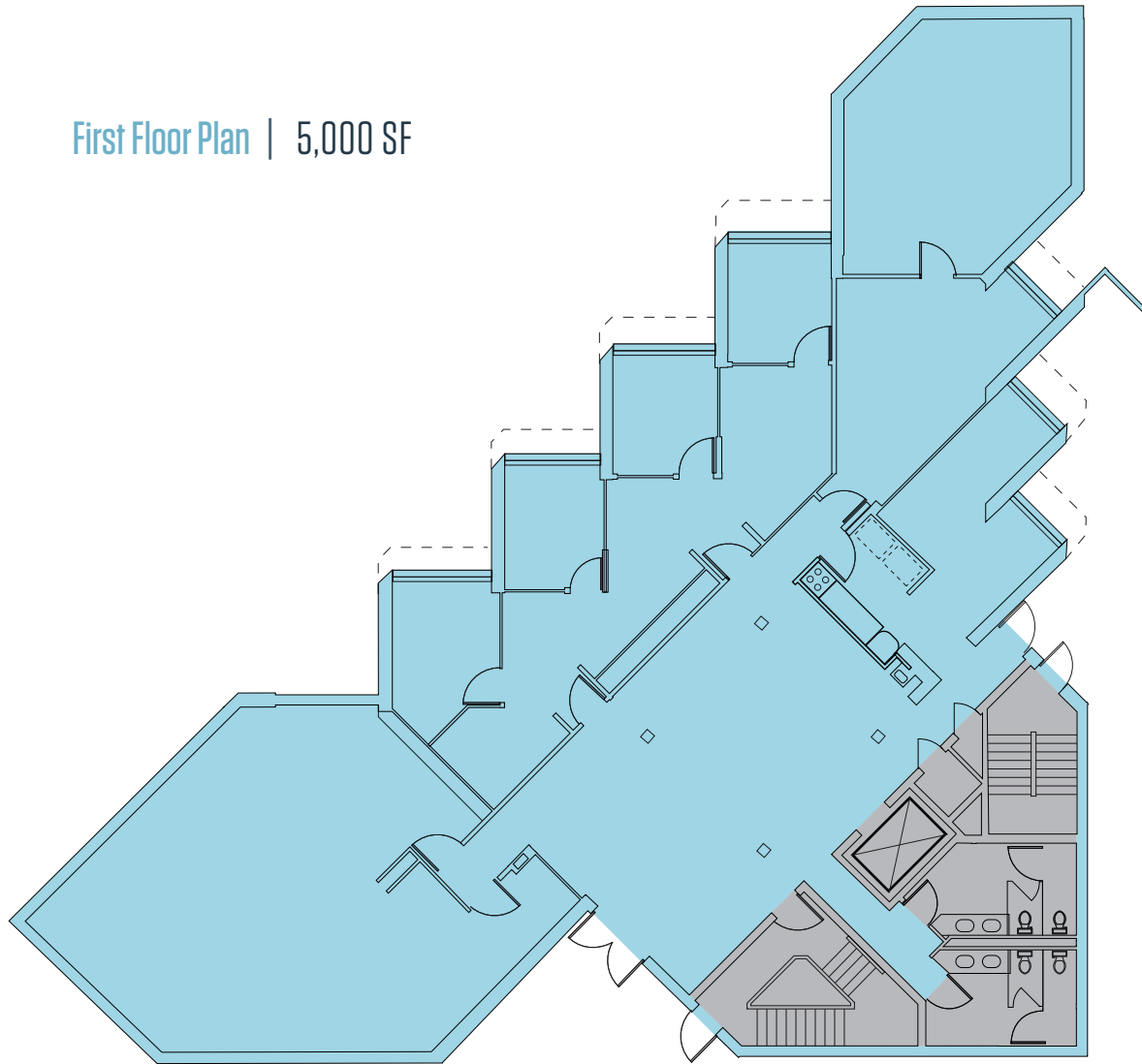


FLOOR PLAN

# 1914 ASSOCIATION DRIVE

1914 Association Drive, Reston, VA 20191  
Fairfax County

First Floor Plan | 5,000 SF



FLOOR PLAN

Marc Tasker, CCIM, SIOR  
mtasker@klnb.com  
703-268-2735

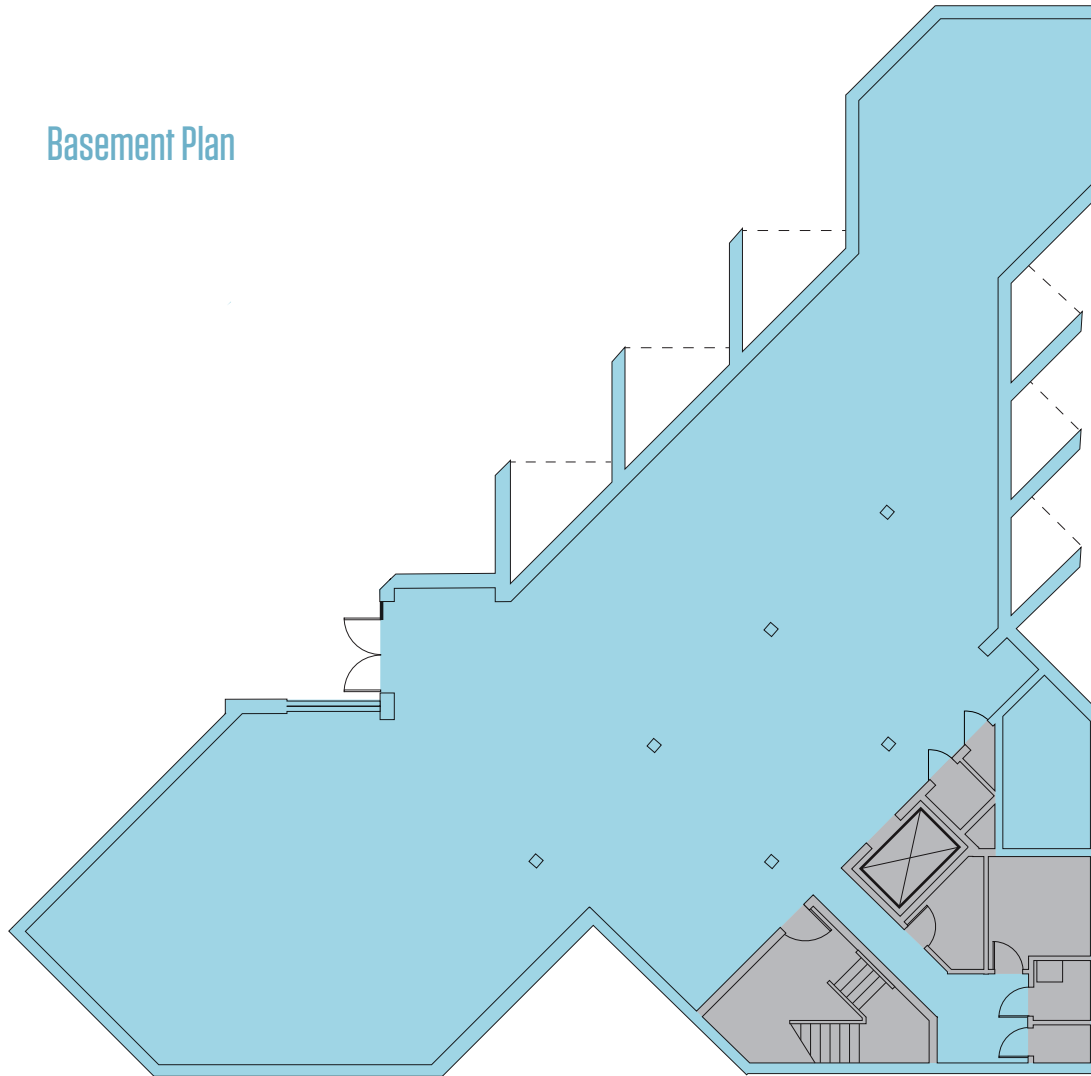
8065 Leesburg Pike, Suite 700  
Tysons, VA 22182  
klnb.com



# 1914 ASSOCIATION DRIVE

1914 Association Drive, Reston, VA 20191  
Fairfax County

Basement Plan



FLOOR PLAN



# 1914 ASSOCIATION DRIVE

1914 Association Drive, Reston, VA 20191  
Fairfax County



PHOTOS

**Marc Tasker, CCIM, SIOR**  
mtasker@klnb.com  
703-268-2735

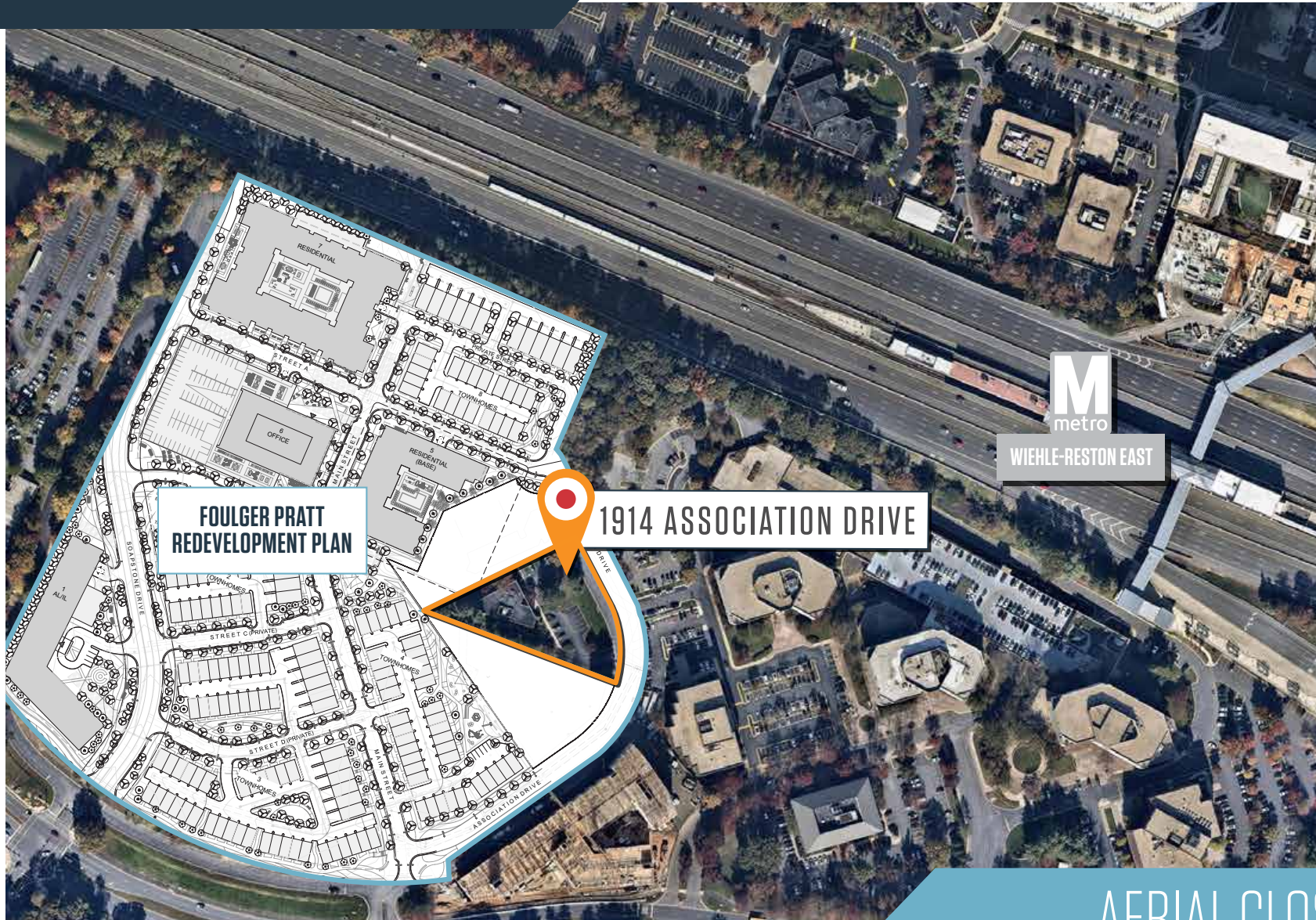
8065 Leesburg Pike, Suite 700  
Tysons, VA 22182  
klnb.com





# 1914 ASSOCIATION DRIVE

1914 Association Drive, Reston, VA 20191  
Fairfax County



AERIAL CLOSE UP

Marc Tasker, CCIM, SIOR  
mtasker@klnb.com  
703-268-2735

8065 Leesburg Pike, Suite 700  
Tysons, VA 22182  
klnb.com





# 1914 ASSOCIATION DRIVE

1914 Association Drive, Reston, VA 20191  
Fairfax County



## AERIAL REDEVELOPMENT

# 1914 ASSOCIATION DRIVE

1914 Association Drive, Reston, VA 20191  
Fairfax County

CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

**Marc Tasker, CCIM, SIOR**

mtasker@klnb.com

703-268-2735

8065 Leesburg Pike, Suite 700  
Tysons, VA 22182

[klnb.com](http://klnb.com)

 [facebook.com/KLNB](https://facebook.com/KLNB)

 [@KLNBLLC](https://twitter.com/KLNBLLC)

 [linkedin.com/company/klnb](https://linkedin.com/company/klnb)

 [instagram.com/klnbllc](https://instagram.com/klnbllc)

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.

**NAI** klnb