

◆ RTC WEST



A WELCOME TRANSFORMATION

RTC West offers a comprehensive business environment within the most successful suburban downtown development in America. Prominently located at the forefront of Reston Town Center, RTC West offers unparalleled amenities, access and opportunity.



◆ RTC WEST

12100 / 12110 / 12120 SUNSET HILLS ROAD



View of the Reston Town Center from the Dulles Toll Road.



A WORLD-CLASS LOCATION

Centrally located in the Dulles Corridor, RTC West is immediately adjacent to the Reston Town Center Metro Station on the Silver Line which provides a direct link to Washington Dulles International Airport, Tysons, Arlington, and Downtown Washington, DC.

With Phase Two now complete, the Silver Line extends metrorail westward to Washington Dulles International Airport and beyond.

RTC West is one of a very limited number of buildings to provide **PROMINENT VISIBILITY** and **BI-DIRECTIONAL SIGNAGE OPPORTUNITIES** to the Dulles Toll Road and metro. With over 246,000 passersby daily, signage along the Dulles Toll Road is highly desirable to larger tenants.

PREMIER AMENITIES

Reston Town Center's world-class retail amenity base is, in many ways, its defining characteristic. Located steps from RTC West, the Urban Core of Reston Town Center features over 350,000 SF of ground floor retail which includes a broad range of dining and shopping options, as well as unique additions such as a 517-room Hyatt Regency hotel, a renowned pavilion that hosts special events, concerts, festivals, and ice skating in the winter, and a multi-screen cinema.



DIVERSE DINING

Reston Town Center offers a broad range of dining options; from high-end establishments such as Barcelona Wine Bar, Passionfish, and Mon Ami Gabi to more casual restaurants such as Jackson's, True Food Kitchen, and Ted's Bulletin. This wide array of dining extends to leading fast casual concepts such as SweetGreen, The Counter, and Bartaco.



ONE-STOP SHOPPING

Discover famous names and specialty shops lining the brick streets of Reston Town Center. Popular stops for those on the go include Apple, Athleta, CVS, and Potomac River Running. Anthropologie, Lululemon, J Crew, Salon Nordine, and White House Black Market elevate the Town Center to one of the most prized retail destinations in Northern Virginia.



RESTON TOWN CENTER

PassionFish PLAYA BOWLS

ANTHROPOLOGIE bartaco

MON AMI GABI
A CLASSIC FRENCH BISTRO

ATHLETA lululemon

FOGO DE CHÃO LOOK
DINE-IN CINEMAS

swæetgreen

&pizza CRAFTHOUSE CVS pharmacy

MASON'S FAMOUS Lobster Rolls NORTH ITALIA Apple

WHITE HOUSE BLACK MARKET BEN & JERRY'S

MORTON'S THE STEAKHOUSE Potbelly SANDWICH WORKS TRUE FOOD KITCHEN

FedExOffice

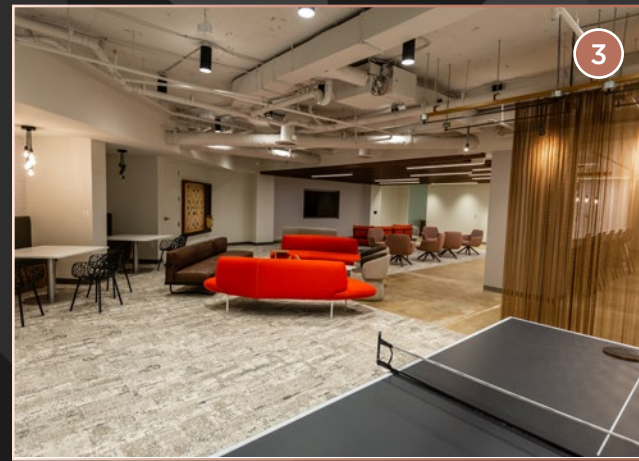
HYATT REGENCY PADDYWAX CANDLE BAR



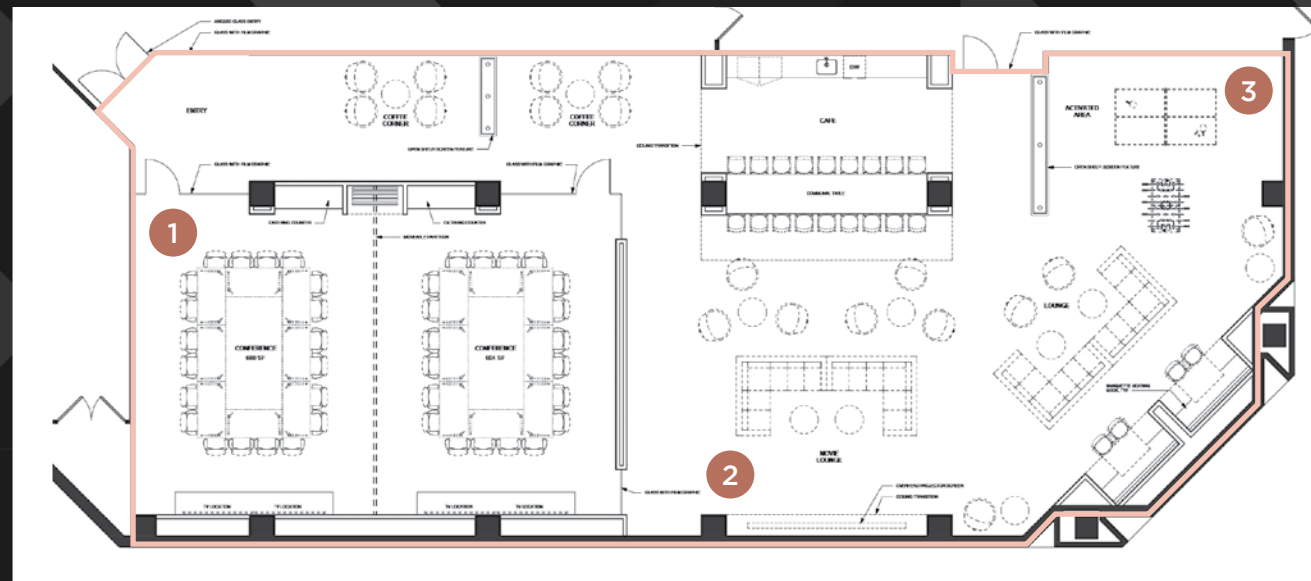
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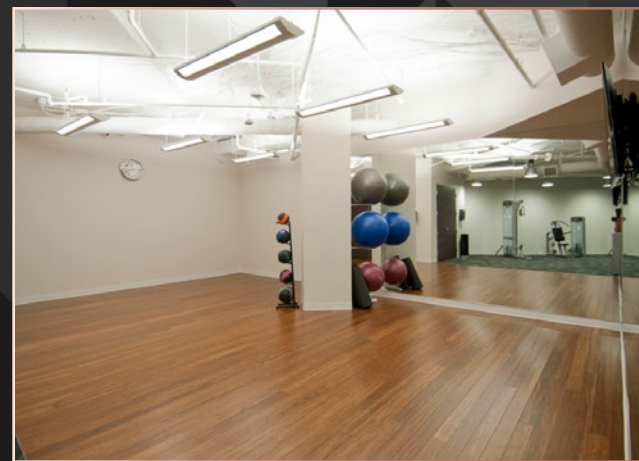


GET CONNECTED

CONFERENCE CENTER & TENANT LOUNGE

EXPLORE IN 3D

STAY ACTIVE FITNESS CENTER & WORKOUT ROOMS



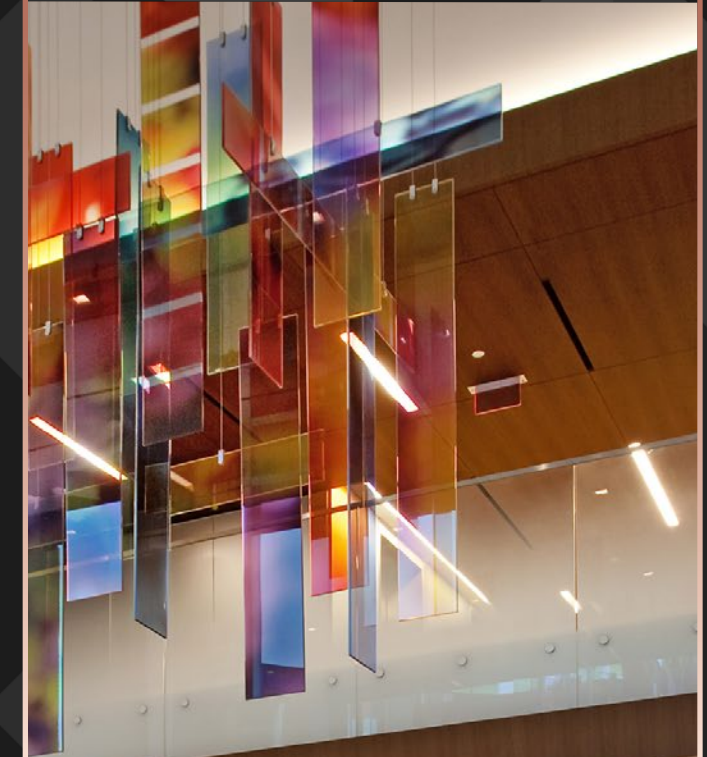
ON-SITE ENHANCEMENTS

Now LEED Silver and Fitwel Viral Response certified, RTC West has undergone comprehensive renovations to enhance and modernize the on-site amenities offered within the campus and augment its irreplaceable location. Improvements include:

- State-of-the-art, fully equipped fitness center with locker rooms and showers
- Brand new conference center and engaging tenant lounge

JBG SMITH's commitment to health and safety continues to be its #1 priority, updating building access protocols to adhere to CDC, state, and local authorities' standards while continuing to deliver a workplace experience with the highest standards of operational excellence.

- 2020: JBG SMITH achieved the Fitwel Viral Response Certification for its Commercial Office Portfolio
- 2021: JBG SMITH achieved asset level Fitwel Viral Response Certification for most of its wholly-owned properties, including RTC West



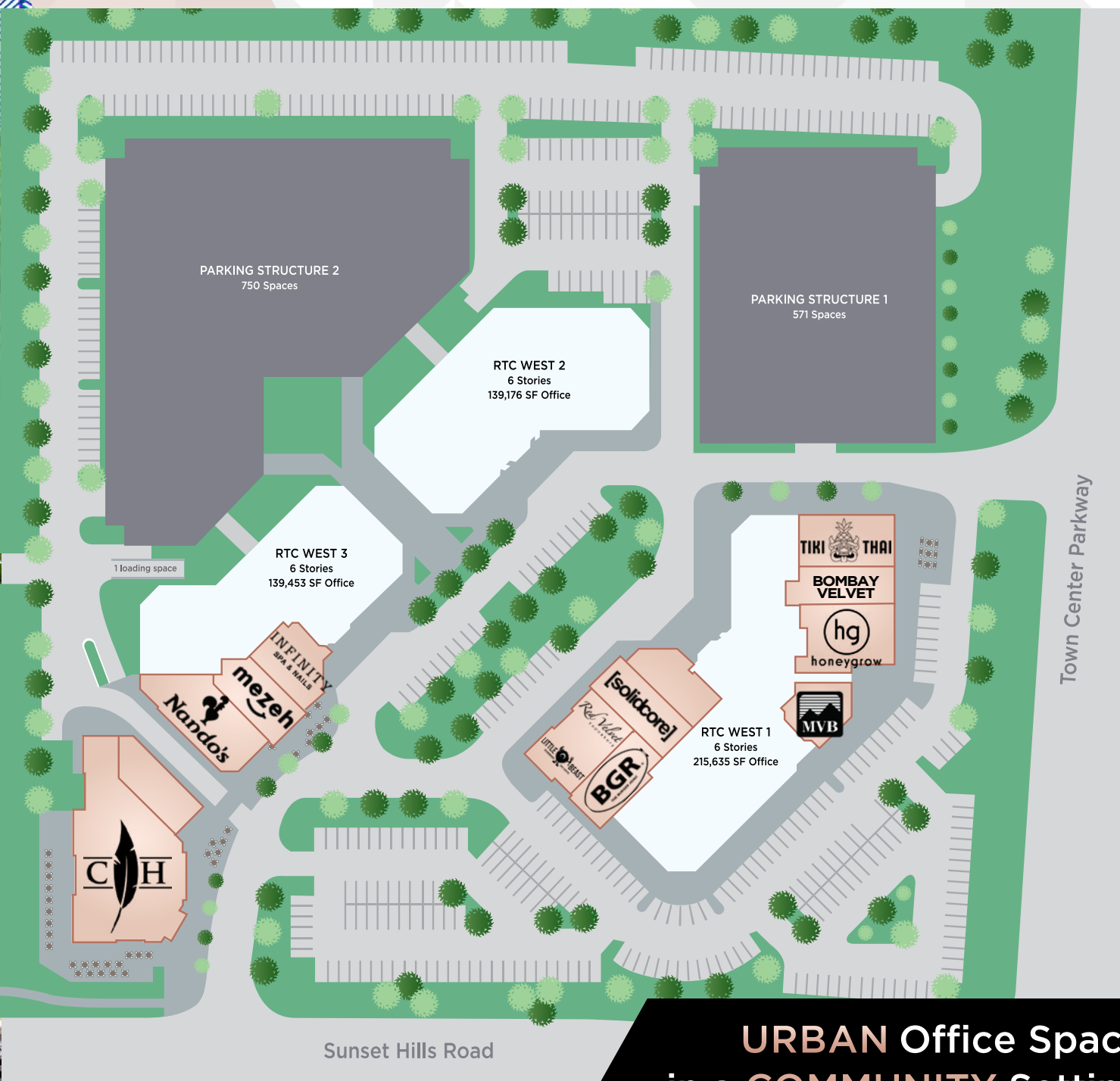
RTC WEST 1

JWICS CONNECTED

JOINT WORLDWIDE INTELLIGENCE COMMUNICATIONS SYSTEM

DYNAMIC RETAIL DEVELOPMENT

The 14-acre campus at RTC West shares all of the world class amenities of the Town Center, and hosts its own dynamic on-site retail experience. Transforming RTC West's streetscape and creating an elevated sense of arrival, RTC West's 40,000 SF of new and converted retail space brings the sought-after live, work, play environment of the Town Center to the front door of RTC West.



URBAN Office Space
in a **COMMUNITY** Setting



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