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A DYNAMIC, URBAN  
DESTINATION

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RESTON TOWN  
CENTER

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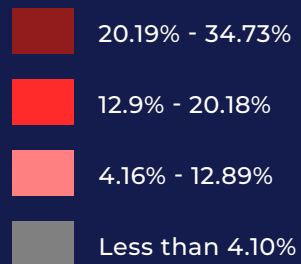
POWERFUL, CONNECTED  
INSPIRING

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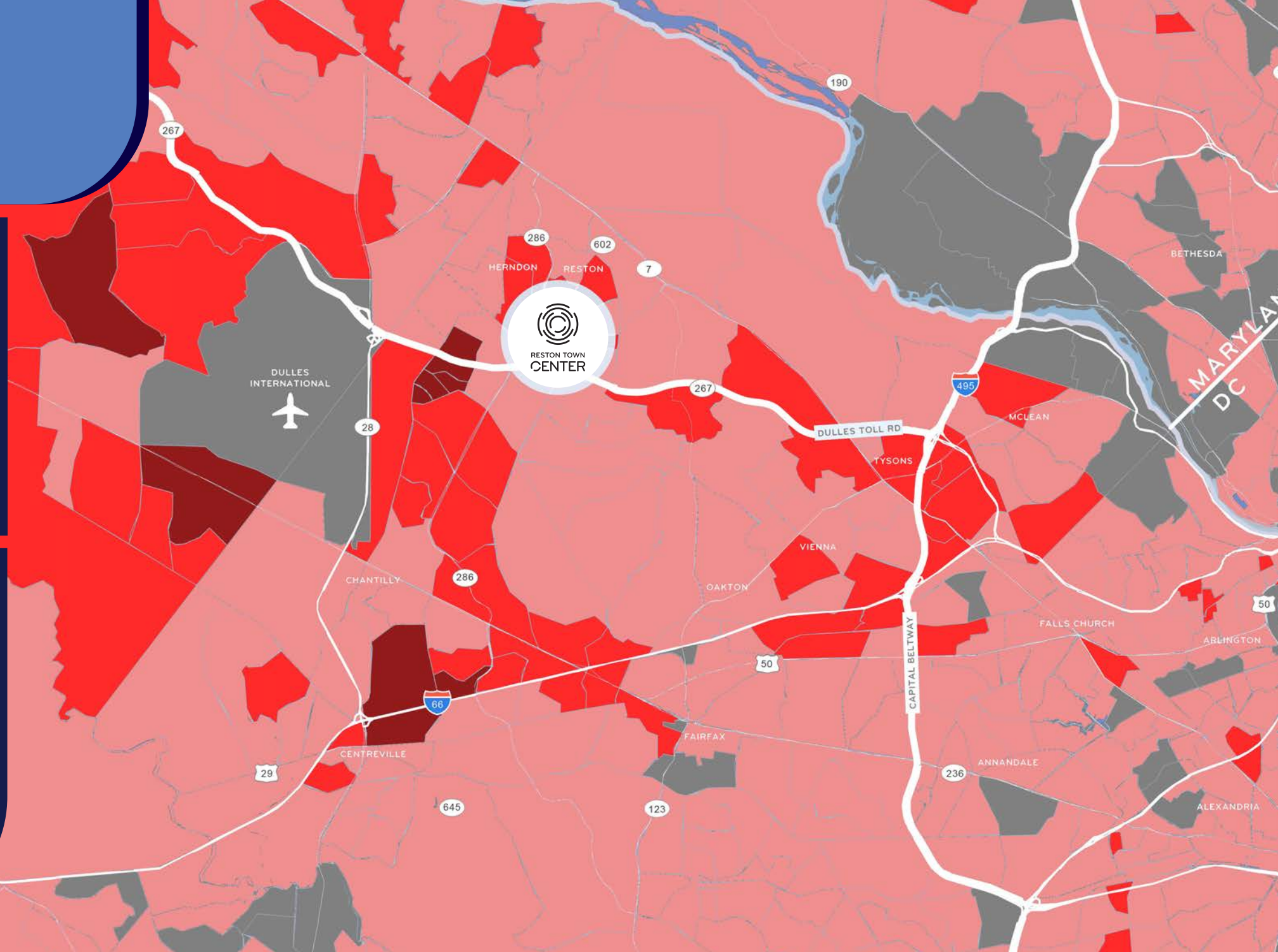
# STEM TALENT EPICENTER

## 2020 OCCUPATION

COMPUTER / MATHEMATICAL % BY CENSUS TRACTS



One of the best places to do business in the country, the Reston-Herndon submarket is home to owned and managed over 28.1M SF of off ice space — with just under 6M SF of that held by Boston Properties.



# HEART OF THE TECH CORRIDOR

Set in the heart of the Dulles Technology Corridor, Reston Town Center is home to a booming off ice scene and rubs shoulders with big-name players in the market. From lunch meetings and happy hours to weekend visits and exciting events, RTC is the nexus of energy and go-to destination for “Tech East” and beyond.



# A DYNAMIC DESTINATION

Supremely situated adjacent to the Reston Town Center Metro Station, Reston Town Center is a commuter's dream. Offering suburban parking ratios, one of the most active bus stops in Fairfax County, and the newly delivered Silver Line connecting Reston Town Center is the best of all worlds.



ADJACENT TO  
RTC **METRO**  
STATION



**560 BUSES**  
LOOP RTC  
DAILY



**7 STOP,**  
SHUTTLE  
TO METRO



**18 POINTS OF**  
VEHICULAR  
ACCESS



**8 GARAGES,**  
WITH  
10,000+ SPACES



**3% OF**  
EMPLOYEES  
BIKE TO WORK



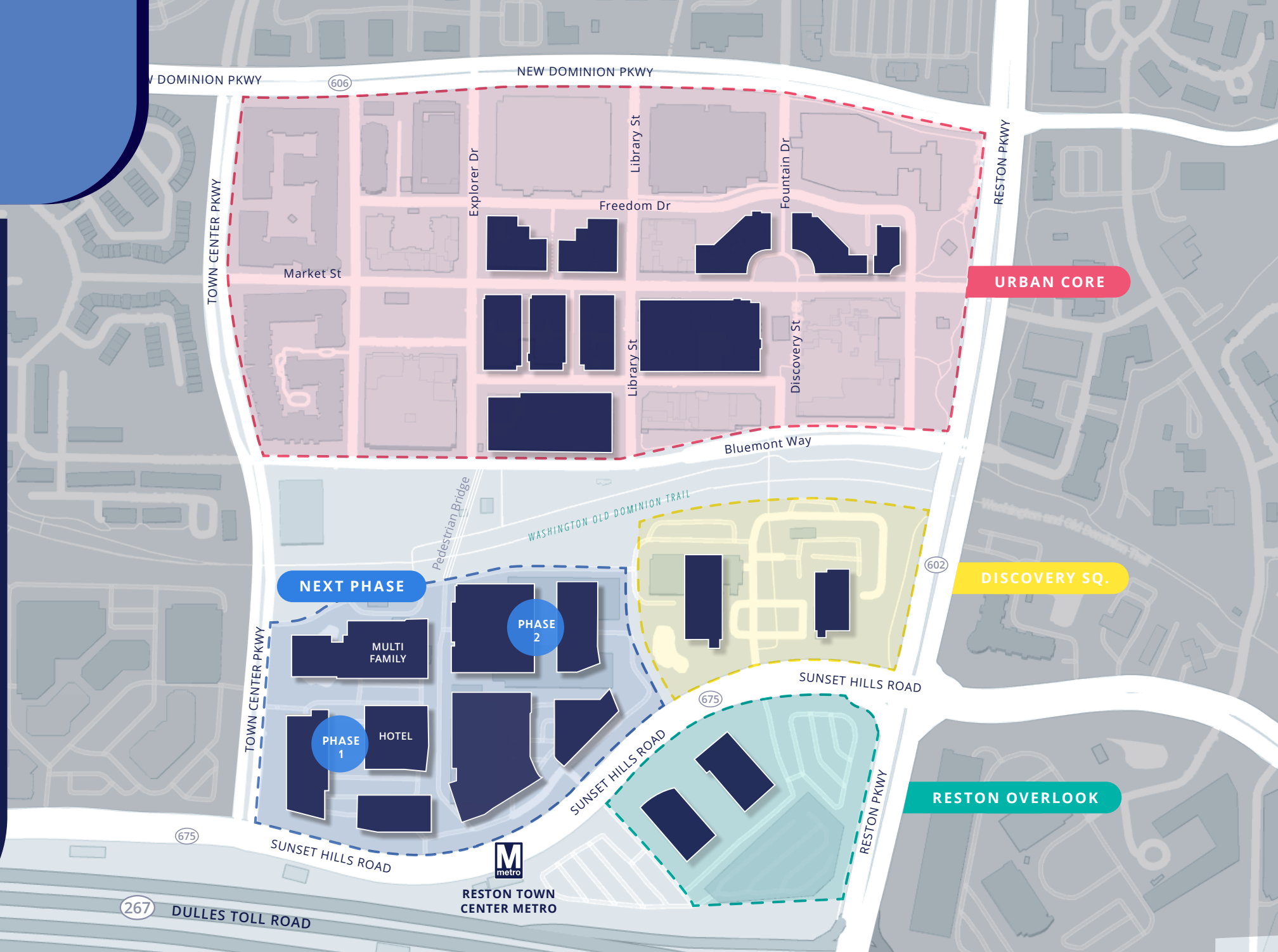
**15K PEOPLE**  
LIVE WITHIN  
15 MIN.



# RESTON TOWN CENTER

Reston Town Center is a mixed-use development unlike any other. With just under 6 million square feet of powerful, Class-A office space spread across seven city blocks and 613,000 square feet of dynamic retail, RTC is helping industry leading companies build something different, create an inspiring experience, and recruit and retain the workforce of tomorrow.

**5.85M** SF OFFICE  
**613K** SF RETAIL  
**1,000+** HOTEL KEYS



450 +  
HOTEL KEYS

5.5K +  
HOUSING UNITS

# RTC URBAN CORE



**4M**

SF OF CLASS A  
OFFICE SPACE



**450K**

SF OF ALL  
RETAIL AMENITIES



**30**

VARIOUS STYLES  
OF RESTAURANTS



**50+**

WALKABLE  
STOREFRONTS



**HYATT**

FOUR-DIAMOND  
REGENCY HOTEL



**PAVILION**

WITH LIVE  
ENTERTAINMENT



**ST. JAMES**

SPORT & FITNESS  
CENTER





570  
HOTEL KEYS

2K  
RESIDENTIAL UNITS

# RTC NEXT PHASE

Delivering over 4M SF in two phases, RTC's expansion is a 22-acre development serving as an extension of the existing Town Center, creating an elevated urban experience unlike any other in the region. Reset your expectations and set into what's next at Reston.

 **1.85M**  
SF OF CLASS-A  
OFFICE SPACE

 **100K+**  
SF OF RETAIL  
AMENITIES

 **AC**  
HOTEL  
BY MARRIOTT



# INTEGRATED RETAIL AMENITY EXPERIENCE

**16+**

Fast Casual Restaurants

**18+**

Apparel Tenants

**20+**

Full Service Restaurants

**36+**

Other Amenity Services

**THE ST. JAMES**

Sport & Fitness Center



J. McLaughlin



Mon Ami GABI

south moon under



WHITE HOUSE | BLACK MARKET

ARTINSIGHTS ANIMATION & FILM ART GALLERY



smiles AT RESTON TOWN CENTER



bluemercury makeup • skincare • spa

True Food kitchen



BANANA REPUBLIC

PokeHub POKE SALAD BAR

ANTHROPOLOGIE

AVEDA



JOS. A. BANK ESTABLISHED 1906

TALBOTS



NORTH ITALIA



SEPHORA



BB&T



L'OCCITANE EN PROVENCE

PNC BANK



CVS pharmacy

THE ST. JAMES



chico's



ATHLETA

swweetgreen



FedEx



J. CREW



MORTON'S THE STEAKHOUSE

UNCLE JULIO'S MEXICAN from scratch

Allen Edmonds AN AMERICAN ORIGINAL



PRIME CLEANERS

lou lou



&pizza

the COUNTER CUSTOM BURGERS

francesca's



KENDRA SCOTT

DAVELLE CLOTHIERS INVEST IN YOUR STYLE!

PAPER SOURCE



THE CANDLE BAR

MAYFLOWERS A FLORAL STUDIO

=PR= POTOMAC RIVER RUNNING STORE





# TRUE NEXT-LEVEL COMMUNITY HUB

RTC hosts hundreds of events every year, from concert series, festivals, and more. With a constantly buzzing atmosphere and activated open space, there is always something new to discover at Reston.

**100+**

ANNUAL EVENTS

**200K SF**

OPEN SPACE

**400K+**

ANNUAL EVENT ATTENDEES

Next Phase of RTC will offer high-traffic gathering and retail space to accommodate events and celebrations, whether intimate or grand.

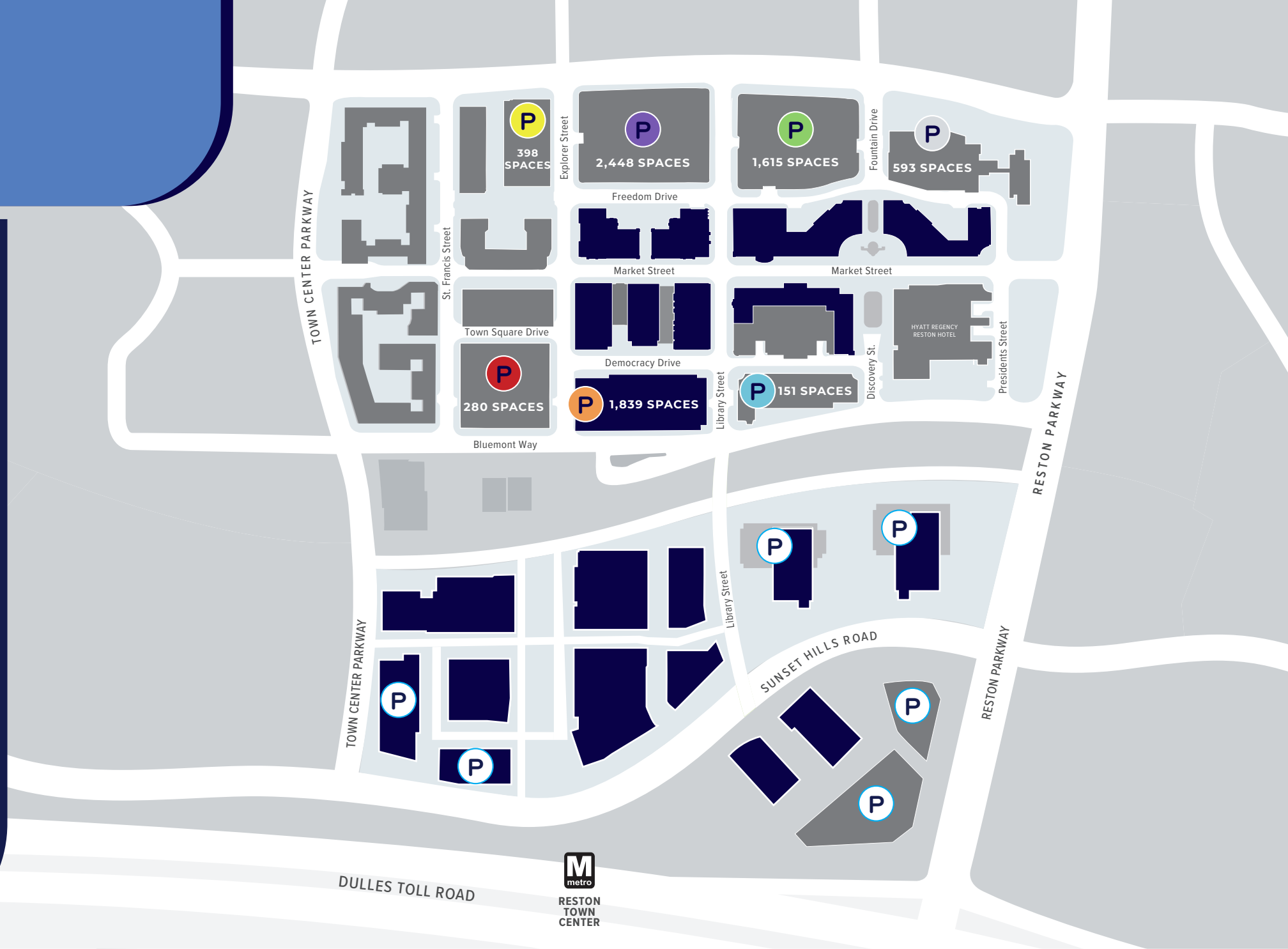


# VEHICULAR ACCESS

Highly accessible suburban parking in an urban environment, making RTC the perfect place to get in, out, and about.

## URBAN CORE + OVERLOOK

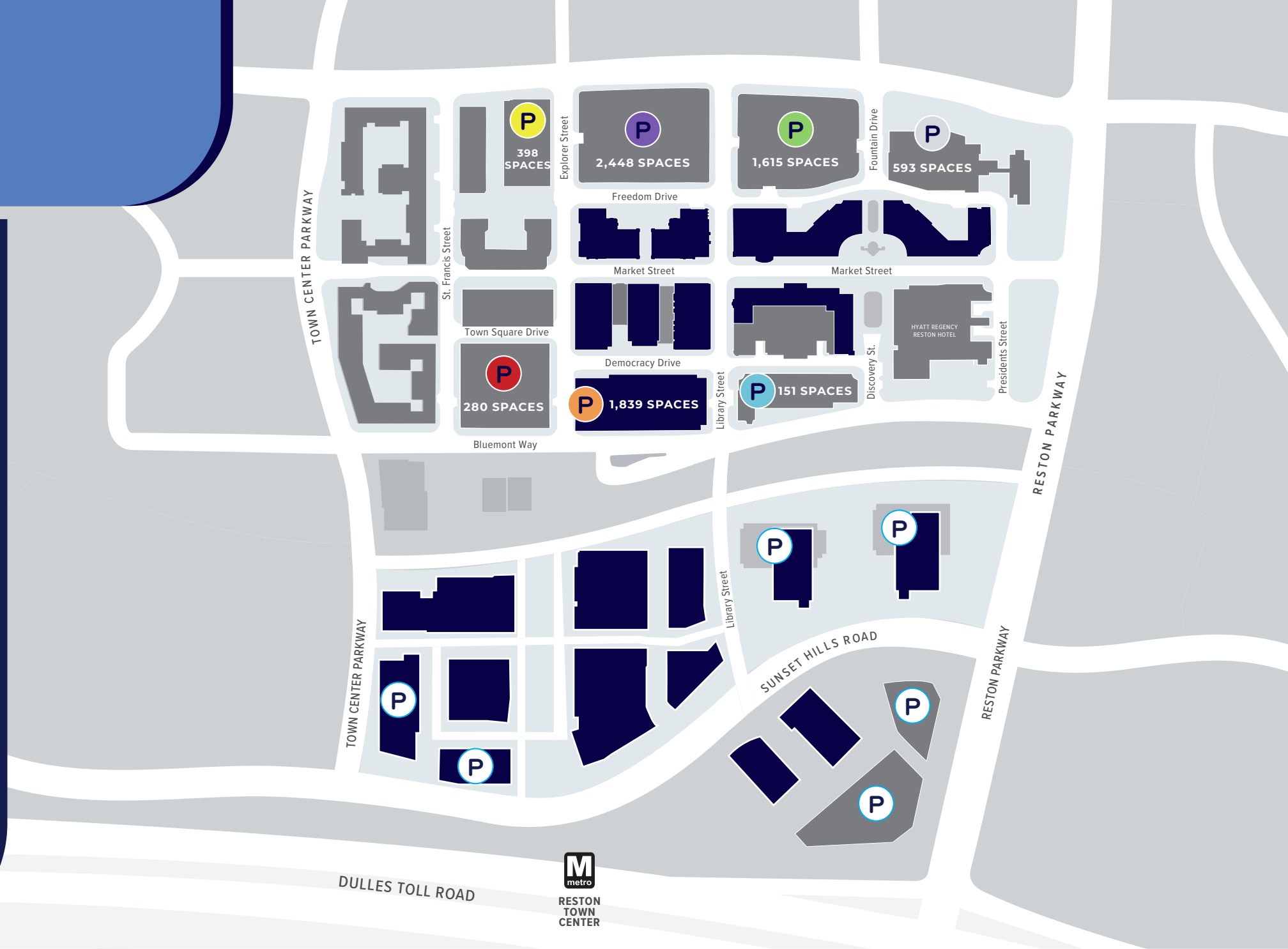
- 3.0 Permits per 1,000 SF
- FREE OF CHARGE
- Value of \$2.88 PSF
- No Commuter Parking
- 8,000+ Total Parking Spaces



# VEHICULAR ACCESS

## RTC NEXT PHASE

- 2.6 Permits per 1,000 SF
- FREE OF CHARGE
- Value of \$2.52 PSF
- No Commuter Parking
- 8,000+ Total Parking Spaces



# RTC OPPORTUNITIES

From spec suites to full floors to a full building availability, Reston Town Center has offerings of all sizes - perfect for a headquarters or satellite office.

Reston Town Center provides the ultimate flexibility for companies that are looking to grow or that are uncertain of the future. Flexibility which is not limited by the confines of one building - but spans the entire 5MM SF of Class-A office space.



# RTC NEXT TOWER B RETAIL



# RESTON OFFICE SUCCESS

One of the best places to do business in the country, Reston Town Center is home to over 4M SF of premium office space held by Boston Properties. This dynamic urban environment is the nexus of energy and go-to destination for the 27,000 on-site employees and beyond.

**4M+ SF**

OFFICE AT RTC + RTC NEXT

**27K+**

EMPLOYEES AT RTC + RTC NEXT

**9 YEARS**

AVERAGE LEASE TERM AT AT RTC + RTC NEXT



# PARTNERS FOR SUCCESS



Boston Properties, a self-administered and self-managed real estate investment trust (REIT), is one of the largest owners, managers and developers of Class A office properties in the United States, with a significant presence in five markets: Boston, Los Angeles, New York, San Francisco and Washington, DC. The Company was founded in 1970 by Mortimer B. Zuckerman and Edward H. Linde in Boston, where it maintains its headquarters. Boston Properties became a public company in June 1997 and is traded on the New York Stock Exchange under the symbol "BXP."

**1997**

**IPO**

**196**

**PROPERTIES**

**5.2**

**MILLION**

**SQUARE FEET CURRENTLY  
UNDER DEVELOPMENT**

**\$28.2**

**BILLION**

**CONSOLIDATED MARKET  
CAPITALIZATION**

**S&P**

**INVESTMENT  
GRADE COMPANY**

**51.8**

**MILLION SF  
OWNED**



# THE LEADER IN SUSTAINABILITY



## 32X25 ENERGY USE REDUCTION GOAL

Reduce energy use intensity, targets a 32% reduction by 2025. Units are kBtu/SF.



84% Complete



## 45X25 GREENHOUSE GAS REDUCTION GOAL

Reduce Scope 1 and Scope 2 greenhouse gas emissions intensity, targets a 45% reduction by 2025. Units are kgCO2e/SF.



100% Complete



## 30X25 WATER USE REDUCTION GOAL

Commitment to reduce water use intensity, targets a 30% reduction by 2025. Units are gallons/SF.



98% Complete



## 65X20 WASTE DIVERSION GOAL

Increase waste diverted from landfill, targets a 65% diversion rate by 2020. Units are % diverted.



65% Complete



26 Million SF  
Leed Certified



One Of America's  
Most Responsible  
Companies (No. 122)



Substantalytics  
81st Percentile



63% Energy Star  
Rated Portfolio

**S&P Global**

S&P  
"A-" Rating



12 Million SF  
Fitwel Certified

**WE ARE STILL IN**



DRIVING AMBITIOUS CORPORATE CLIMATE ACTION







RESTON TOWN  
CENTER

**bxp** Boston  
Properties

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