

**Reston Town Center Sublease**  
**11955 Democracy Drive**  
**27,257 - 82,205 SF**  
**2 - 12 year term**



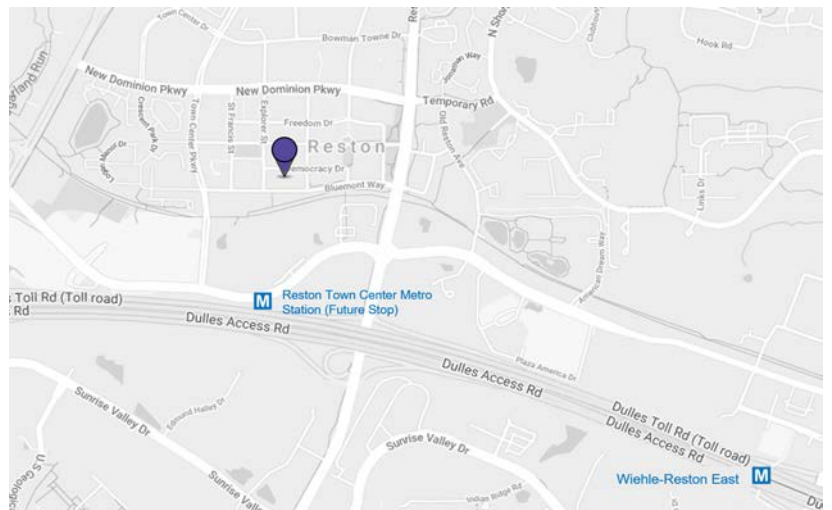
**High End Design**  
**New Construction**  
**New Steelcase Furniture**  
**Flexible Sublease Term from 2 years**  
**up to August 31, 2033**

**Opportunity**

- Available immediately
- 12th floor (27,474 SF)
- 13th floor (27,474 SF)
- 17th floor (27,257 SF) top floor
- Fitness center
- Energy Star, LEED Certified Gold
- 3/1,000 parking spaces

**Location**

- Reston Town Center
- Wiehle-Reston East Metro Station (Silver Line)



**Get more  
information**

**Glenn Meltzer**  
Principal  
+1 202 508 5287

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Principal  
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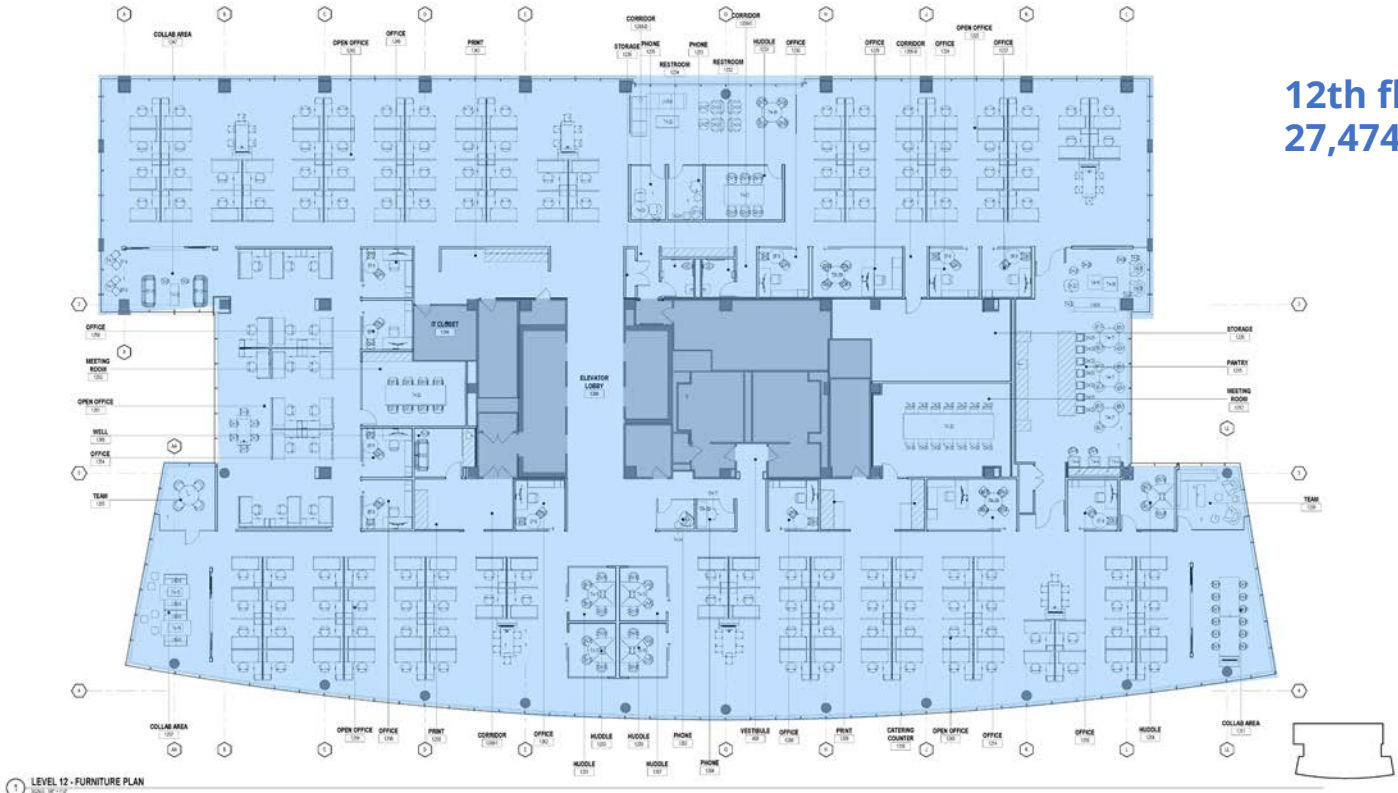
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[avisonyoung.com](http://avisonyoung.com)

# Floor plans

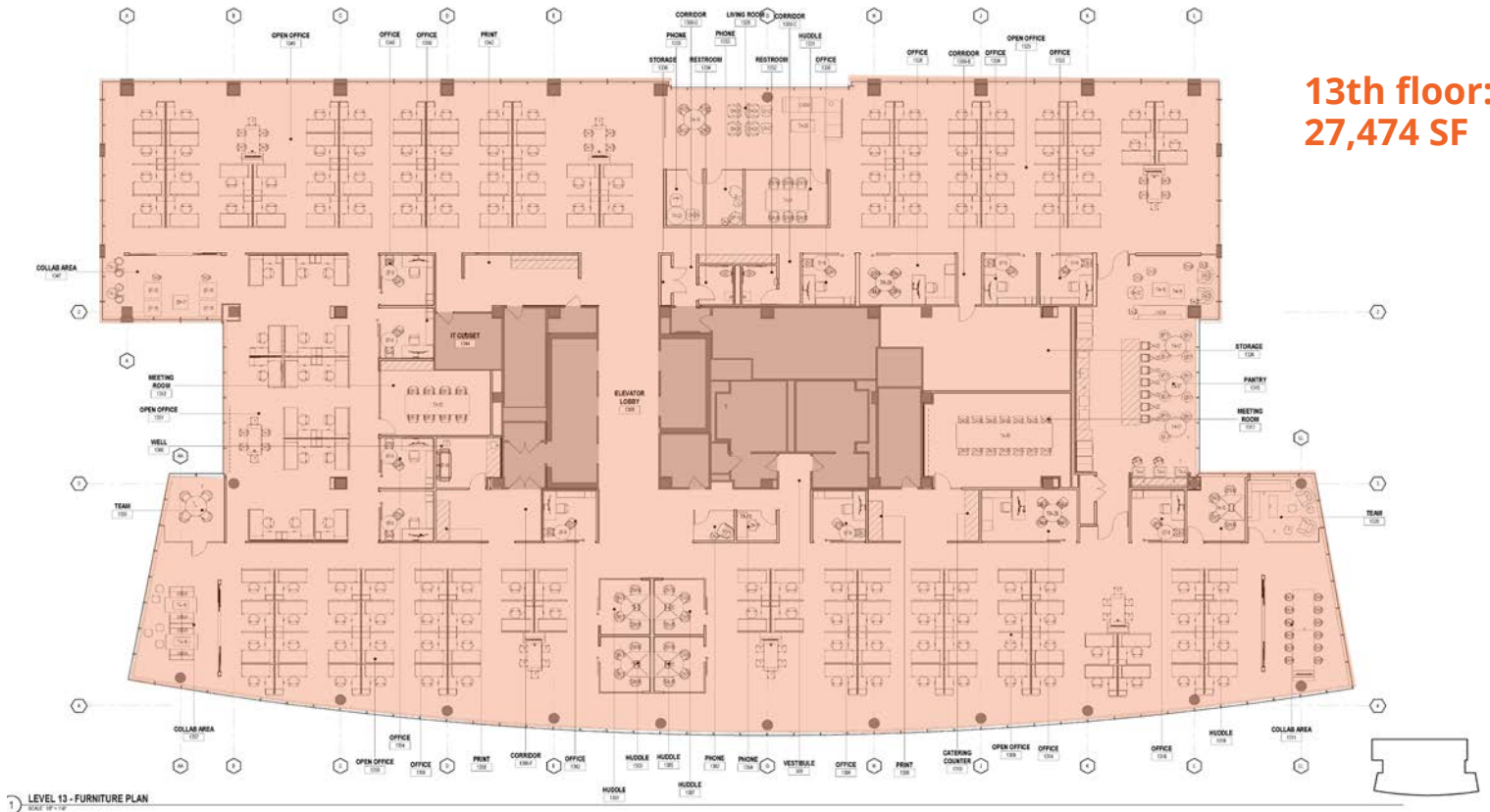
Democracy Tower / 11955 Democracy Drive

**12th floor:  
27,474 SF**



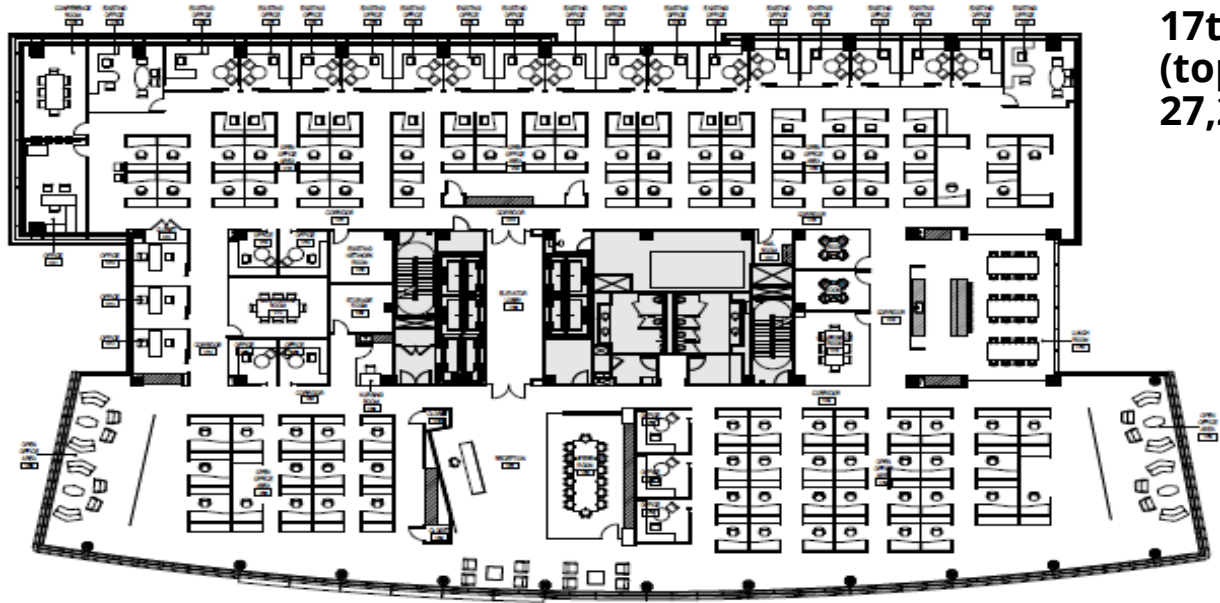
**17 Offices | 152 workstations | Multiple conferences rooms, lounges & collaborative spaces | Expansive kitchen/cafe**

**13th floor:  
27,474 SF**



**17 Offices | 152 workstations | Multiple conferences rooms, lounges & collaborative spaces | Expansive kitchen/cafe**

# Democracy Tower / 11955 Democracy Drive



**17th floor  
(top floor):  
27,257 SF**

1 FURNITURE PLAN-LEVEL 17

**37 Offices | 98 workstations | Multiple conferences rooms, lounges & collaborative spaces | Expansive kitchen/cafe**

