

◆ 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.



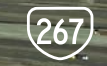
### A WORLD-CLASS LOCATION

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.

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.



WASHINGTON DULLES INTERNATIONAL AIRPORT



ADJACENT to the Reston Town Center expansion, RTC Next



5 MINS. to the heart of Reston Town Center



8 MINS. to Washington Dulles International Airport & I-495 / 6 MINS. to Route 28



IMMEDIATE ACCESS to the W&OD Trail

## PREMIER AMENITIES

Reston Town Center's world-class retail amenity base is, in many ways, its defining characteristic. Located just steps from RTC West, the "Urban Core" of Reston Town Center features over 350,000 SF of ground-floor retail, offering a sophisticated mix of destination dining, national retailers, and essential services. This vibrant district serves as a true community hub, anchored by the 517-room Hyatt Regency, a multi-screen cinema, and the iconic Reston Pavilion—home to a year-round calendar of concerts, seasonal festivals, and winter ice skating.



PassionFish PLAYA BOWLS

ANTHROPOLOGIE bartaco

MON AMI GABI  
A CLASSIC FRENCH BISTRO

ATHLETA lululemon

FOGO DE CHÃO LOOK  
DINE-IN CINEMAS

swætgreen MORTON'S  
THE STEAKHOUSE

&pizza TRUE FOOD KITCHEN MASON'S  
FAMOUS Lobster Rolls  
Apple CRAFTHOUSE

WHITE HOUSE BLACK MARKET BEN & JERRY'S

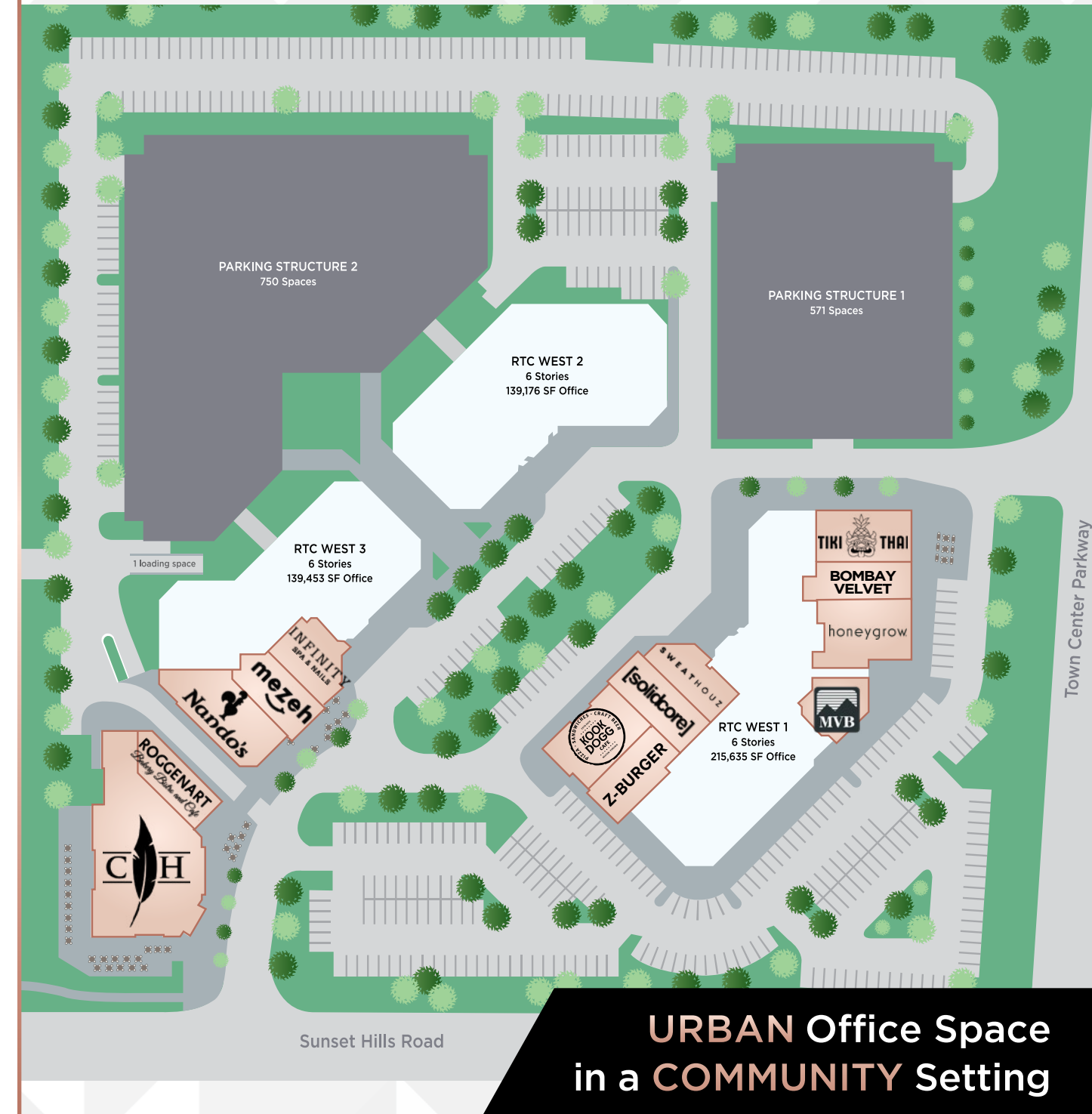
SHAKE SHACK Potbelly  
SANDWICH WORKS

NORTH ITALIA FedExOffice

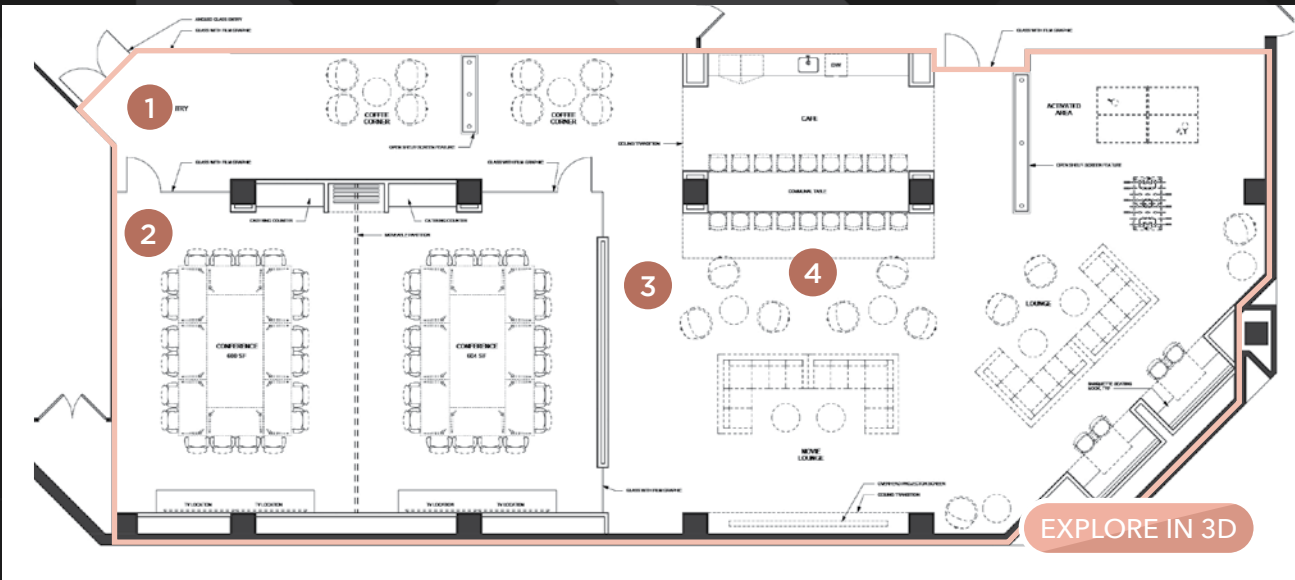
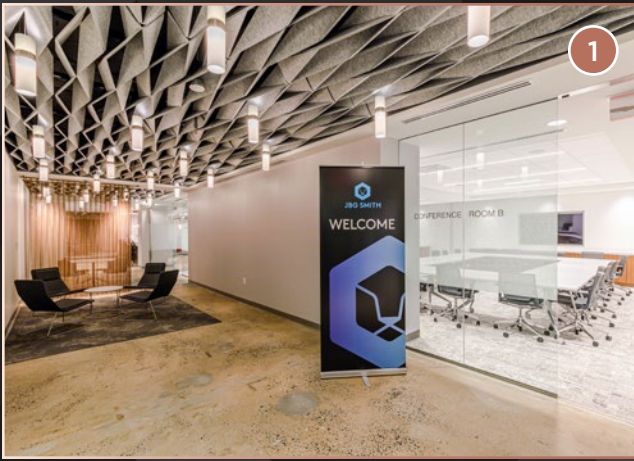
HYATT REGENCY

## ON-SITE EXPERIENCE

The 14-acre campus at RTC West seamlessly extends the energy of the Town Center while providing its own curated, on-site retail experience. With 40,000 SF of dedicated retail space, RTC West has transformed its streetscape to create a true "front door" destination.



**URBAN Office Space**  
in a **COMMUNITY** Setting



**GET CONNECTED**  
**CONFERENCE CENTER**  
**& TENANT LOUNGE**

**STAY ACTIVE**  
**FITNESS CENTER**  
**& WORKOUT ROOMS**



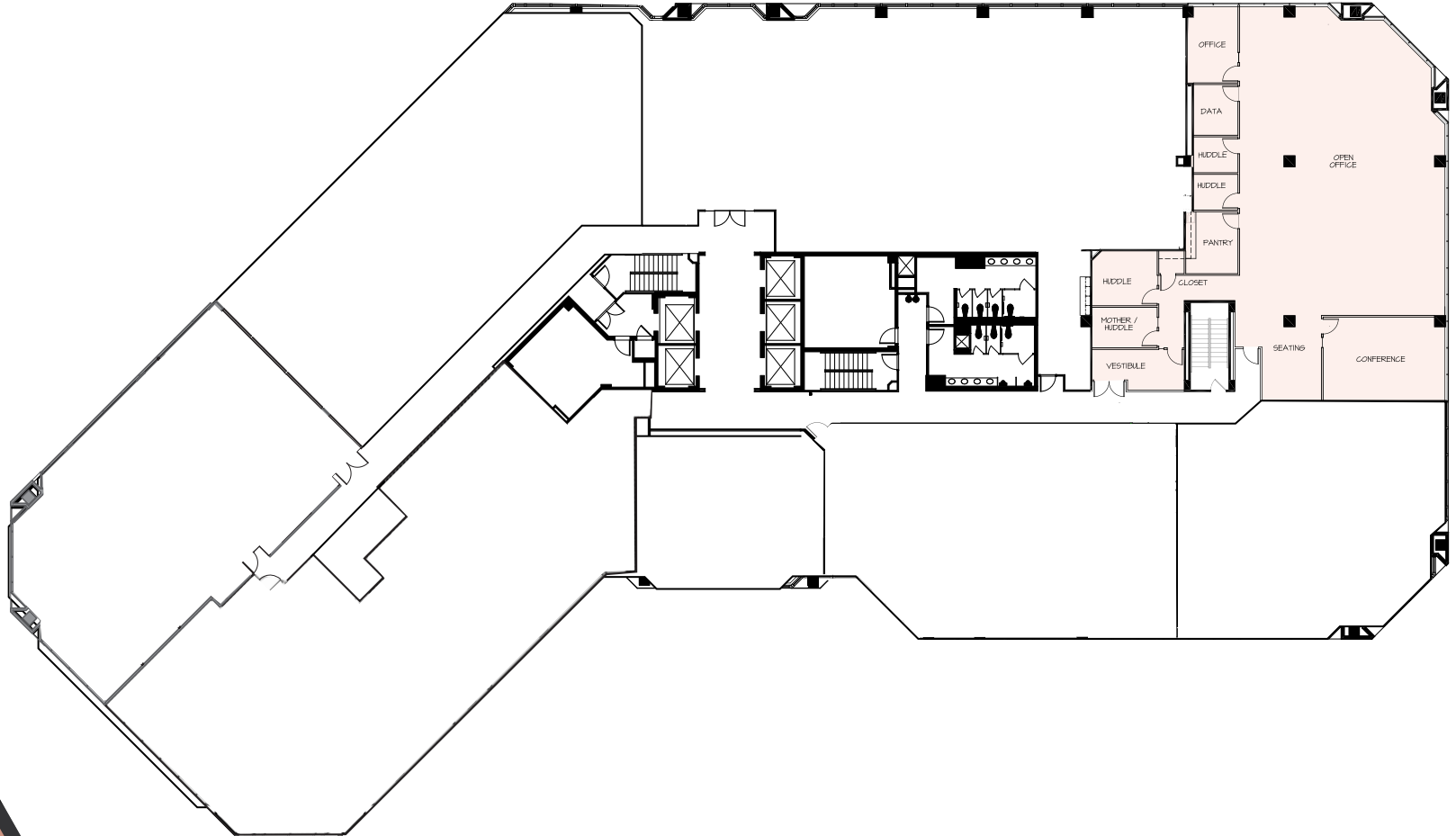
# RTC WEST 1

12100 SUNSET HILLS ROAD

## 2ND FLOOR



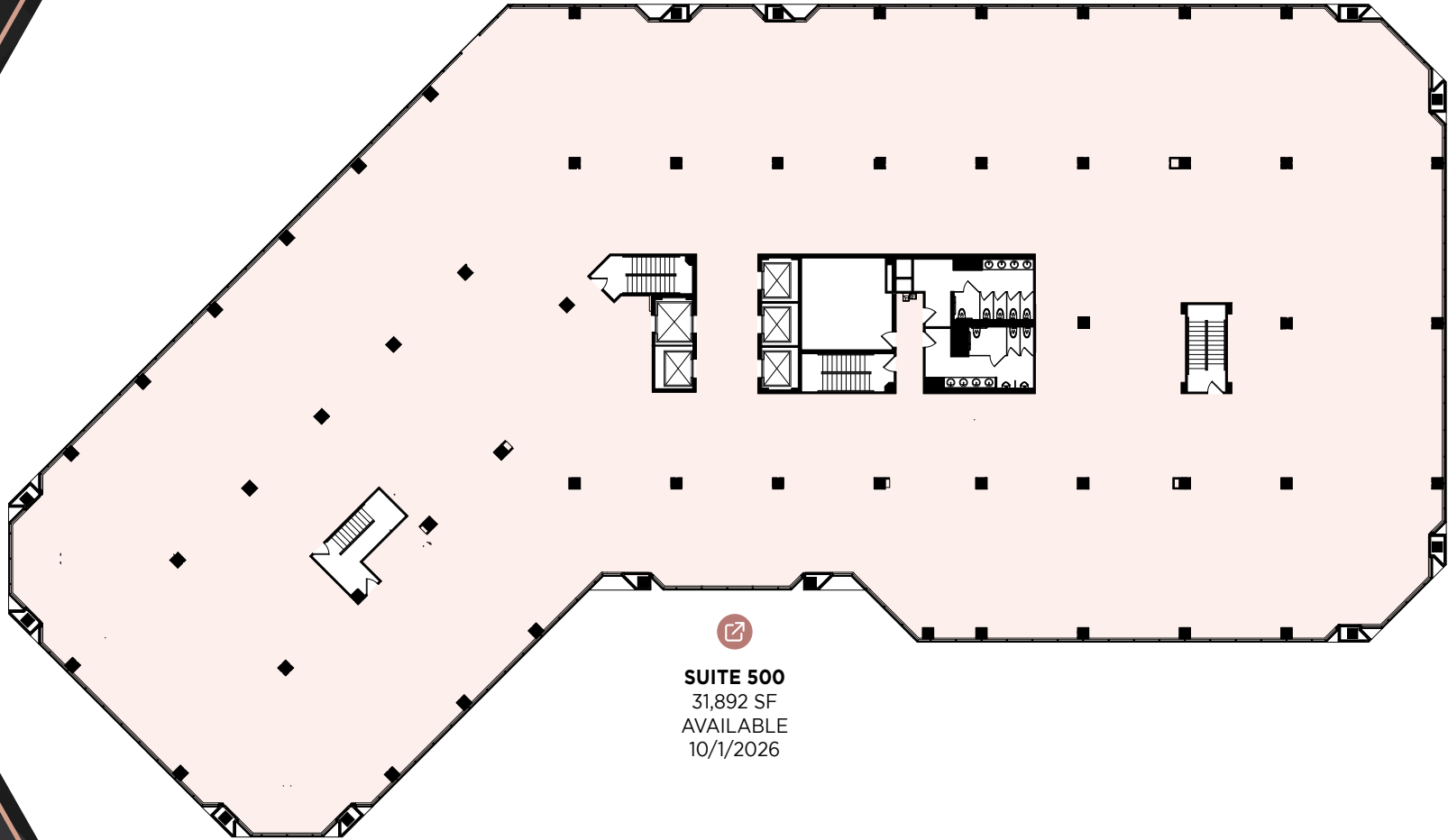
**SUITE 250**  
4,977 SF  
AVAILABLE  
IMMEDIATELY



RTC WEST 1

12100 SUNSET HILLS ROAD

5TH FLOOR



**SUITE 500**  
31,892 SF  
AVAILABLE  
10/1/2026

FLOORS 5 - 6 CONTIGUOUS TO 53,003 SF

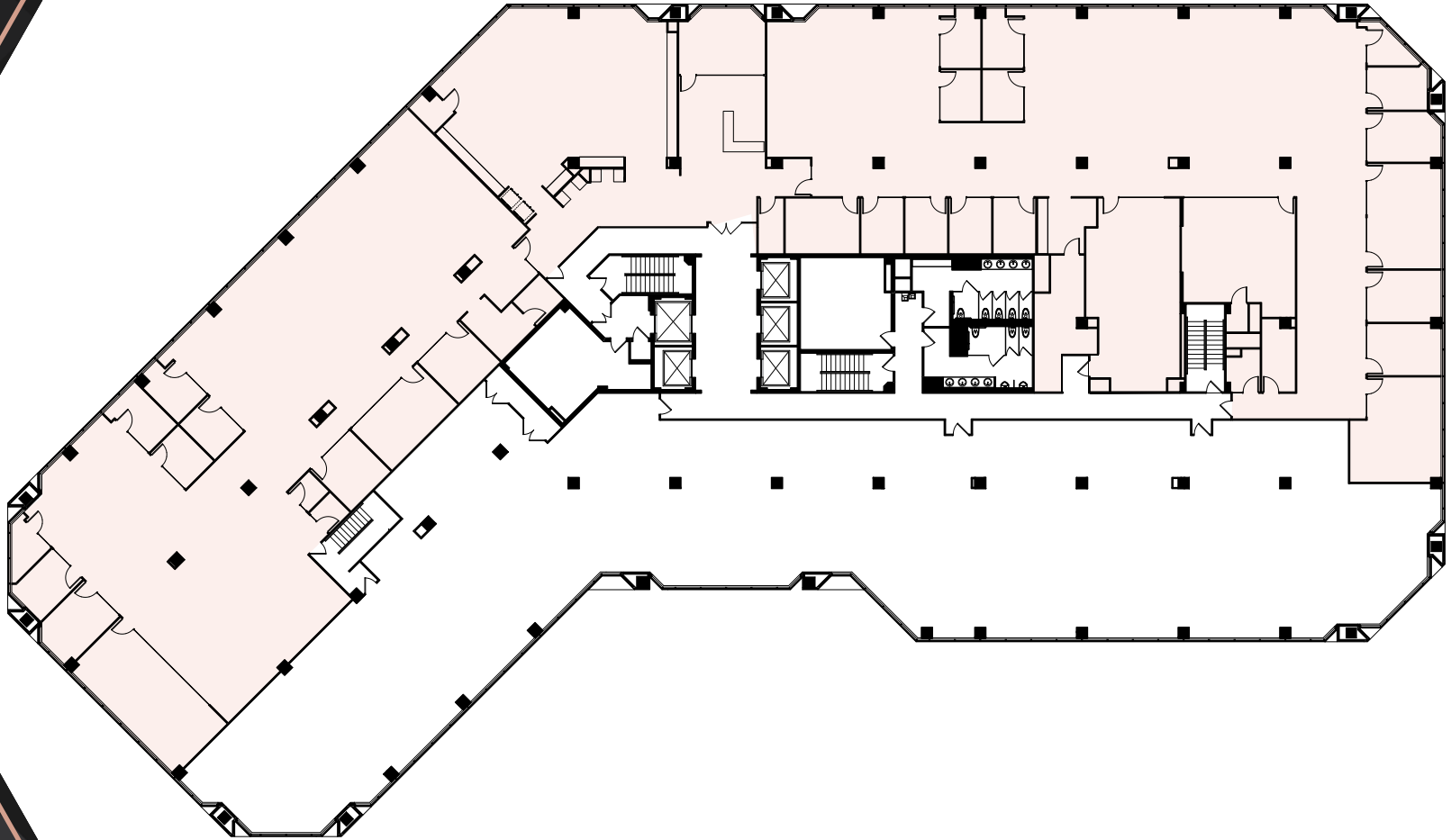
RTC WEST 1

12100 SUNSET HILLS ROAD

6TH FLOOR



**SUITE 600**  
21,111 SF  
AVAILABLE  
IMMEDIATELY



FLOORS 5 - 6 CONTIGUOUS TO 53,003 SF

**RTC WEST 2**

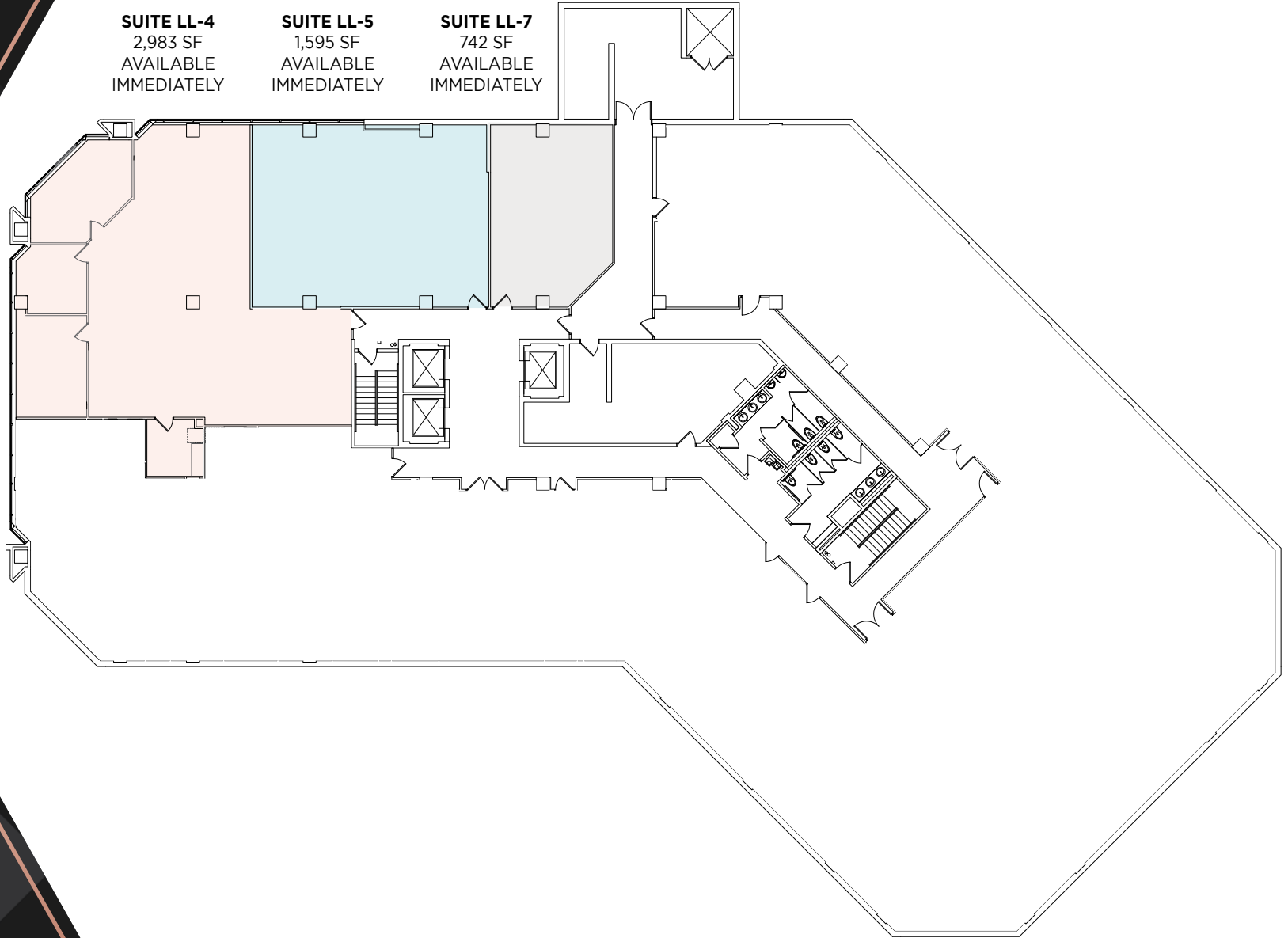
12110 SUNSET HILLS ROAD

**LOWER LEVEL**

**SUITE LL-4**  
2,983 SF  
AVAILABLE  
IMMEDIATELY

**SUITE LL-5**  
1,595 SF  
AVAILABLE  
IMMEDIATELY

**SUITE LL-7**  
742 SF  
AVAILABLE  
IMMEDIATELY

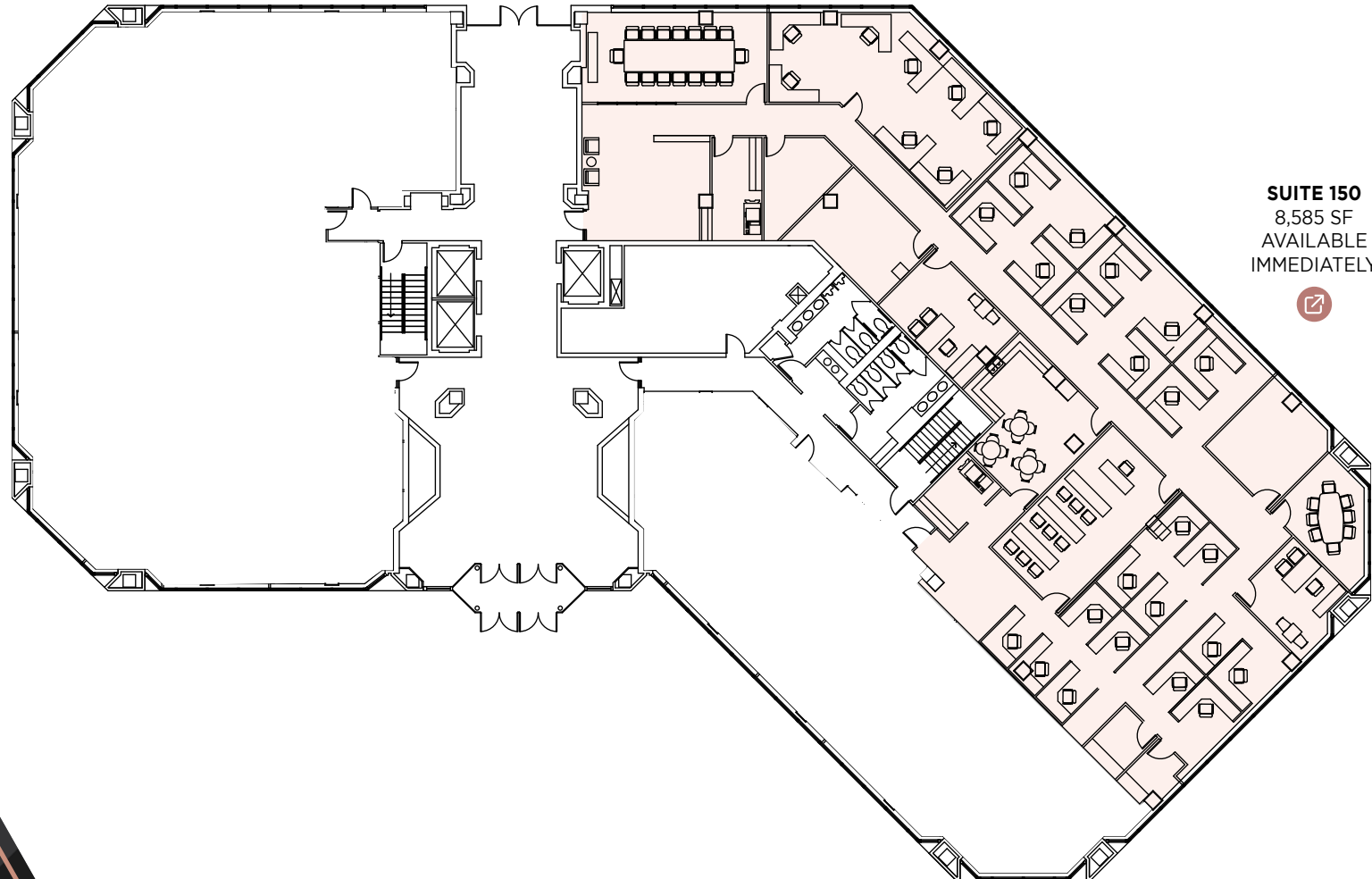


CONTIGUOUS TO 5,320 SF

RTC WEST 2

12110 SUNSET HILLS ROAD

1ST FLOOR



**SUITE 150**  
8,585 SF  
AVAILABLE  
IMMEDIATELY



**SUITE 300**  
5,785 SF  
AVAILABLE  
IMMEDIATELY



**SUITE 340**  
5,203 SF  
AVAILABLE  
IMMEDIATELY



SUITE 340

CONTIGUOUS TO 10,988 SF

# RTC WEST 3

12120 SUNSET HILLS ROAD

## 1ST FLOOR



  
**SUITE 140**  
1,662 SF  
AVAILABLE  
IMMEDIATELY

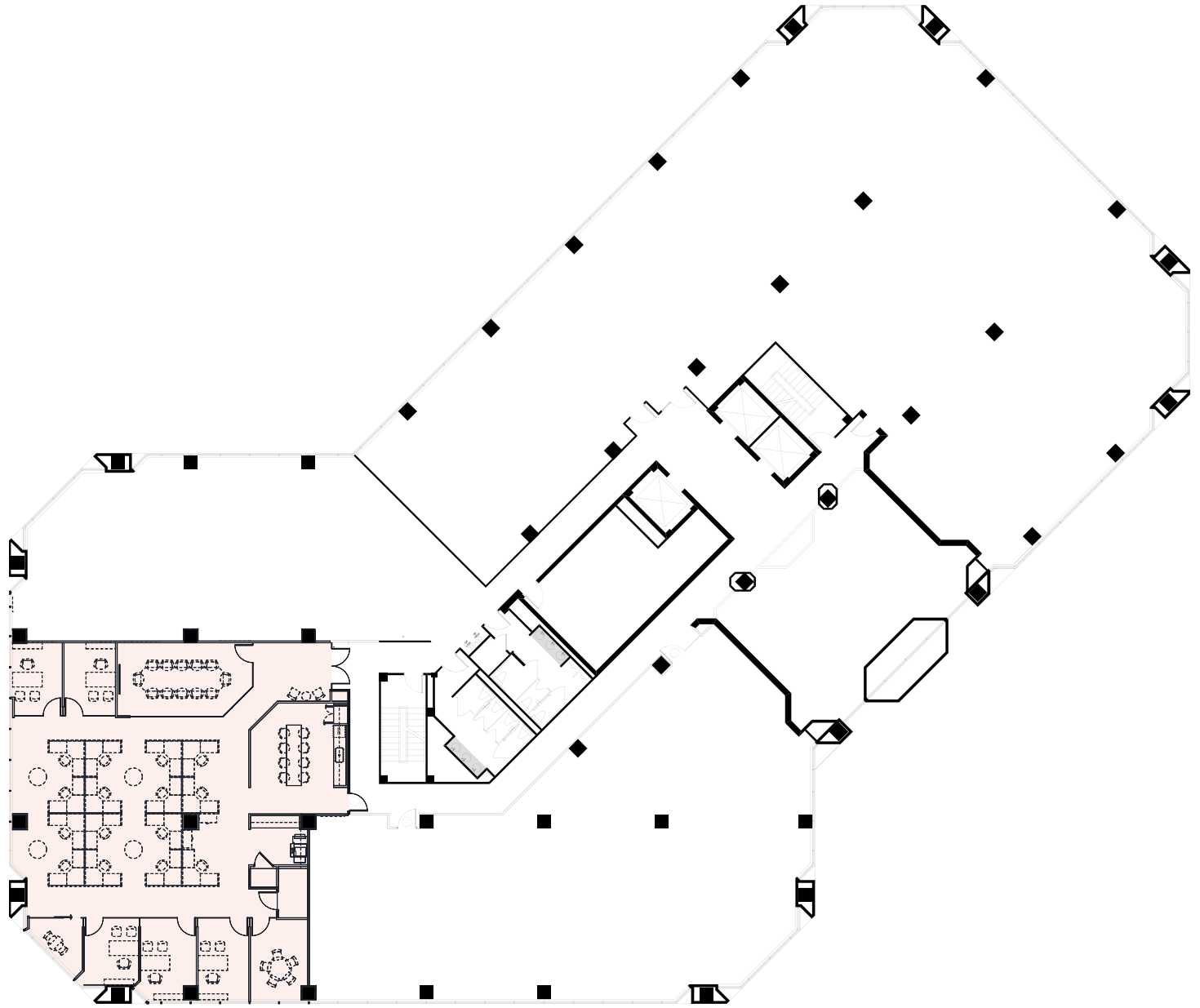
**SUITE 100**  
5,932 SF  
AVAILABLE  
10/1/2026



# RTC WEST 3

12120 SUNSET HILLS ROAD

## 2ND FLOOR



  
**SUITE 201**  
3,858 SF  
AVAILABLE  
8/1/2026

 [WEB PAGE / VIDEO TOUR / 3D TOUR](#)



# CBRE

**Terry Reiley**  
+1 703 905 0236  
terry.reiley@cbre.com

**Brett Schweitzer**  
+1 703 905 0253  
brett.schweitzer@cbre.com

**Rosanne Richards**  
+1 703 905 0207  
rosanne.richards@cbre.com

**Quinn Reiley**  
+1 703 905 0211  
quinn.reiley@cbre.com

**Miles Collins**  
+1 703 554 5393  
miles.collins@cbre.com

**Jessica Wenner**  
+1 703 288 2546  
jessica.wenner@cbre.com

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