

HALLEY RISE



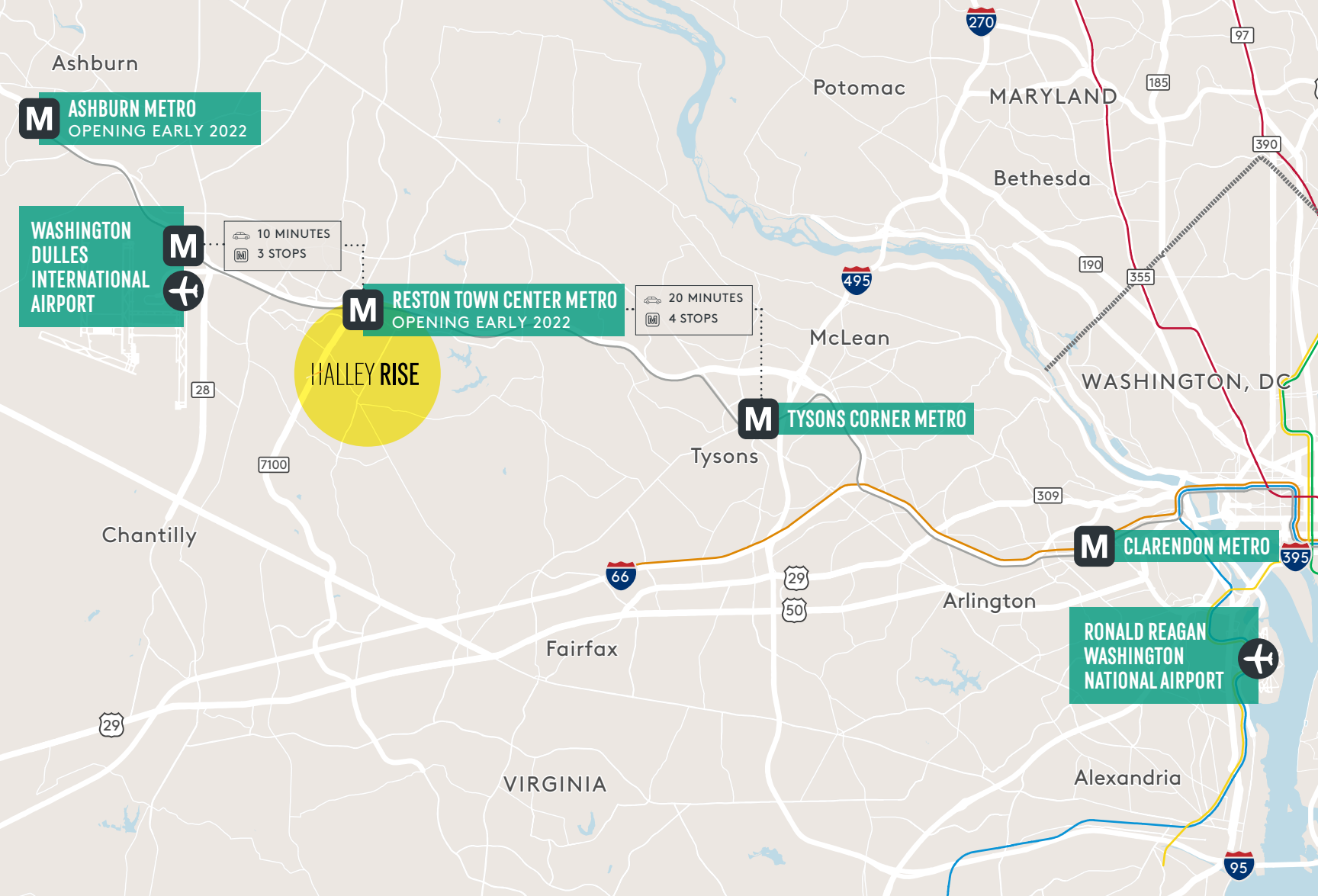
**CREATE AUTHENTIC
MOMENTS THAT
INSPIRE ORIGINALITY.**



Thoughtfully curated to blend nature, entertainment, and art, Halley Rise is designed as a vibrant and versatile destination for the ambitious, community-driven individuals of Reston who live for the here and now.

Unveiling more than 1.9 million square feet of workspace, 246,000 square feet of retail, five acres of green space, and 1,600 residences adjacent to the new Reston Town Center Metro Station, this new neighborhood fosters discovery, connection, and experiential community to shape the future.

A MOMENT MAKING DISTRICT



FAIRFAX COUNTY

3RD HIGHEST-INCOME COUNTY IN THE U.S.

RESTON

20 MILLION SF OF OFFICE SPACE



POPULATION

3-MILE RADIUS

121,541

5-MILE RADIUS

229,679



DAYTIME POPULATION

140,042

245,472



MEDIAN HOUSEHOLD INCOME

\$123,067

\$136,493

TRANSFORMATIVE TERRAIN

Offering prime commuter connections via Dulles Toll Road, Reston Parkway, and Reston Town Center Metro on the Silver Line, Halley Rise is a high-profile focal point just 30 minutes from Washington, DC. Situated in the third highest-income county in the United States, Halley Rise is surrounded by educated and affluent trendsetters seeking an all-in-one urban destination with a distinct perspective.



ENTERPRISING PROFESSIONALS

32% OF HOUSEHOLDS

ESRI PROFILE >



LAPTOPS & LATTES

29% OF HOUSEHOLDS

ESRI PROFILE >

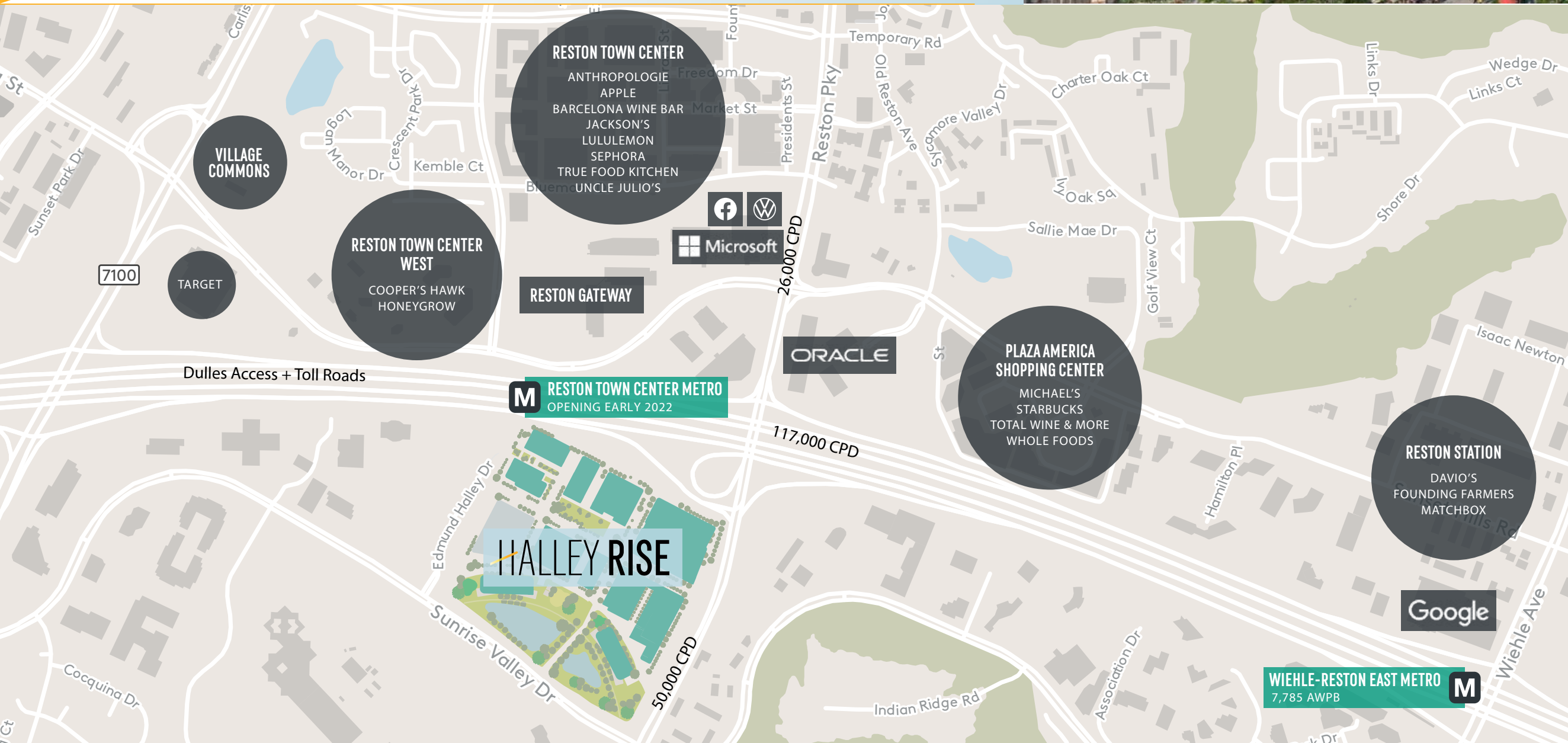


METRO RENTERS

10% OF HOUSEHOLDS

ESRI PROFILE >

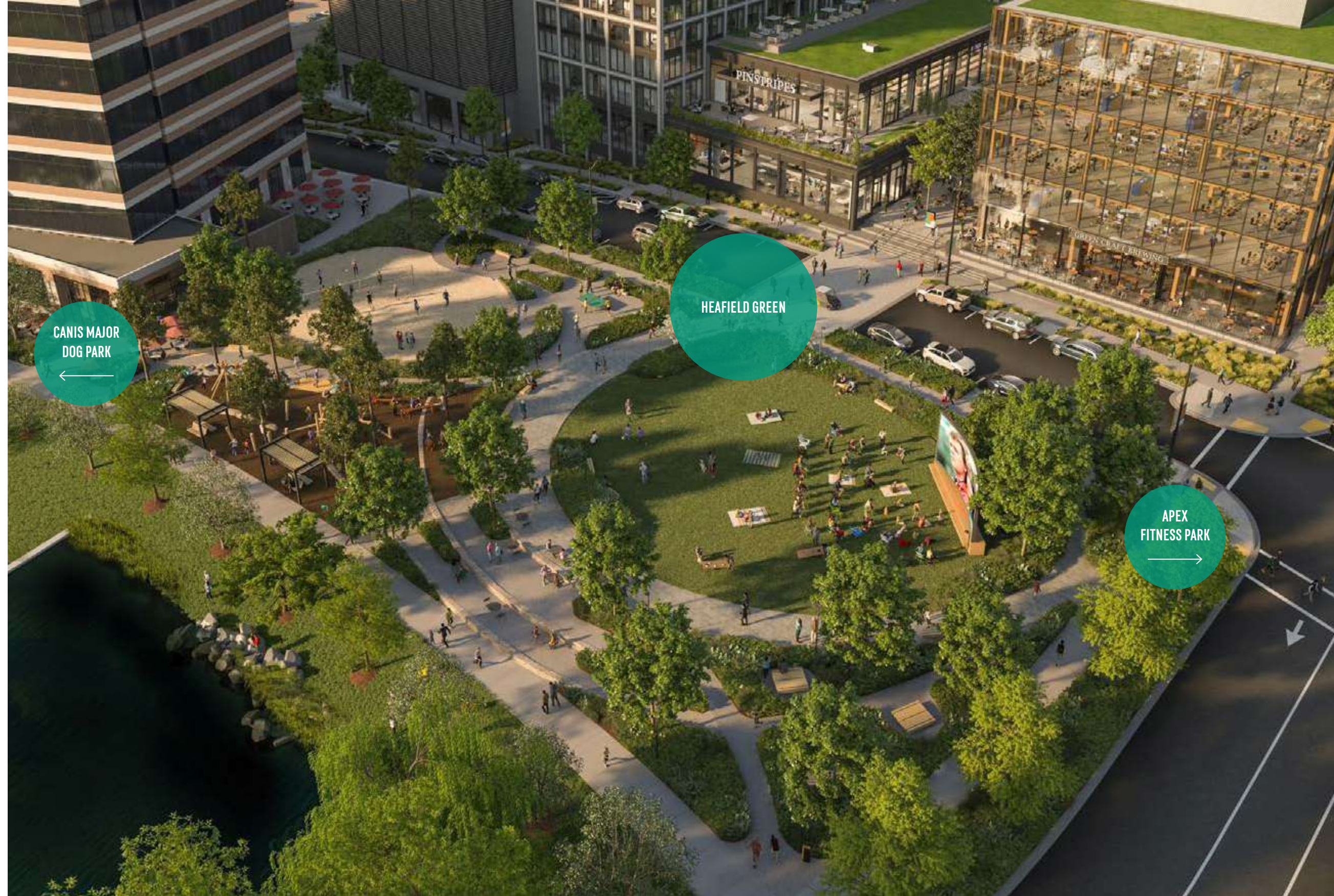
AN IMPRESSIVE ASCENT



A magnet for growth, Reston is home to game-changing new developments spurred by Metro's Silver Line expansion and a slate of innovators the likes of Facebook, Volkswagen, Microsoft, and Google. Touting a 4.7% population increase since 2010, Reston is poised for continued prosperity, and its 55 miles of paved pedestrian paths and trails satisfy a surging demand for outdoor recreation spaces. Contributing to the area's burgeoning attractions, Halley Rise epitomizes Reston's promise and momentum.

NATURALLY THRIVING

A sun-drenched centerpoint for meditative moments, invigorating workouts, and festive gatherings alike, Halley Rise offers **five acres of immersive green space** expertly integrated to engage the community. Lively indoor-outdoor retail venues and destination dining create an enchanting social scene, activating the streetscape and capturing the attention of neighborhood residents, professionals, and shoppers. Replete with a verdant Village Green, a state-of-the-art performance venue, an exercise park complete with a dog run, and eye-catching installations by **Arts Brookfield**, Halley Rise enables visitors to fully embrace the outdoor experience.



BE A PART OF RESTON'S TRAILBLAZING TRAJECTORY.



RESTON SUMMIT
290,600 SF OFFICE

BLOCK H
45,300 SF RETAIL
1,000,000 SF OFFICE
413 APARTMENTS

M RESTON TOWN CENTER METRO

TWO HALLEY RISE
10,000 SF RETAIL
190,000 SF OFFICE

BLOCK D
60,500 SF RETAIL
311 APARTMENTS

THREE HALLEY RISE
18,500 SF RETAIL
420,000 SF OFFICE

THE TIMBER BUILDING
12,468 SF RETAIL
100,000 SF OFFICE

THE EDMUND
90,000 SF RETAIL
352 APARTMENTS
Wegmans

ONE HALLEY RISE
190,000 SF OFFICE

BLOCK C
9,200 SF RETAIL
366 APARTMENTS
114 CONDO UNITS

RESTON PARKWAY
50,000 CPD

HALLEY RISE AT FULL BUILD

- 246,000 SF RETAIL
- 1,900,000 SF OFFICE
- 1,600 RESIDENTIAL UNITS
- 5 ACRES OF PARKS + GREEN SPACE
- 3,700 PARKING SPOTS

Halley Rise is a visionary reimagining of an existing office hub—a curated city that delivers discerning design, smartly integrated residences and workspace, inspired entertainment options, and iconic green space at scale. Setting a new bar for Reston’s remarkable outdoor spaces, Halley Rise includes five acres of parks programmed for fresh performances, scenic jogs, and pet-friendly adventures. Anchored by **Wegmans**, home to modern bowling concept **Pinstripes**, and rife with choice **indoor-outdoor retail spaces**, Halley Rise offers coveted co-tenancy and a unique opportunity to be a part of an energized alfresco dining scene.

MAKE AN IMPACT IN THE HEART OF RESTON'S GROUNDBREAKING NEW NEIGHBORHOOD.



FULL BUILD SITE PLAN KEY

- OFFICE
- RESIDENTIAL
- RETAIL





HALLEY RISE

2023

121,668 SF RETAIL

480,000 SF OFFICE

832 RESIDENTIAL UNITS

771 PARKING SPOTS

On track to debut an exciting array of uses by 2023, Halley Rise will feature Wegmans, luxury apartment building The Edmund, office complexes One and Two Halley Rise, lush park Heafield Green, and the Timber Building, a 100,000 square foot mass timber office building that is the first of its kind in the area. A community fixture, Halley Rise will offer regular arts and cultural events as well as daytime dining via neighborhood food trucks in its 17,000 SF of interim activation space.



2023 SITE PLAN KEY

- OFFICE
- RESIDENTIAL
- RETAIL



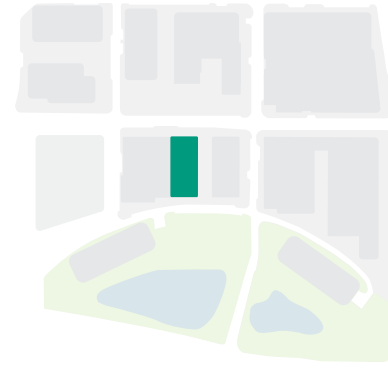
INTERIM ACTIVATION - 17,000 SF

DAYTIME ACTIVATION WITH FOOD

WEEKEND EVENTS + PROGRAMMING

YEAR-ROUND ART

COMMENCING 2023



2 HALLEY RISE

10,000 SF RETAIL

190,000 SF OFFICE

PROJECT STATUS

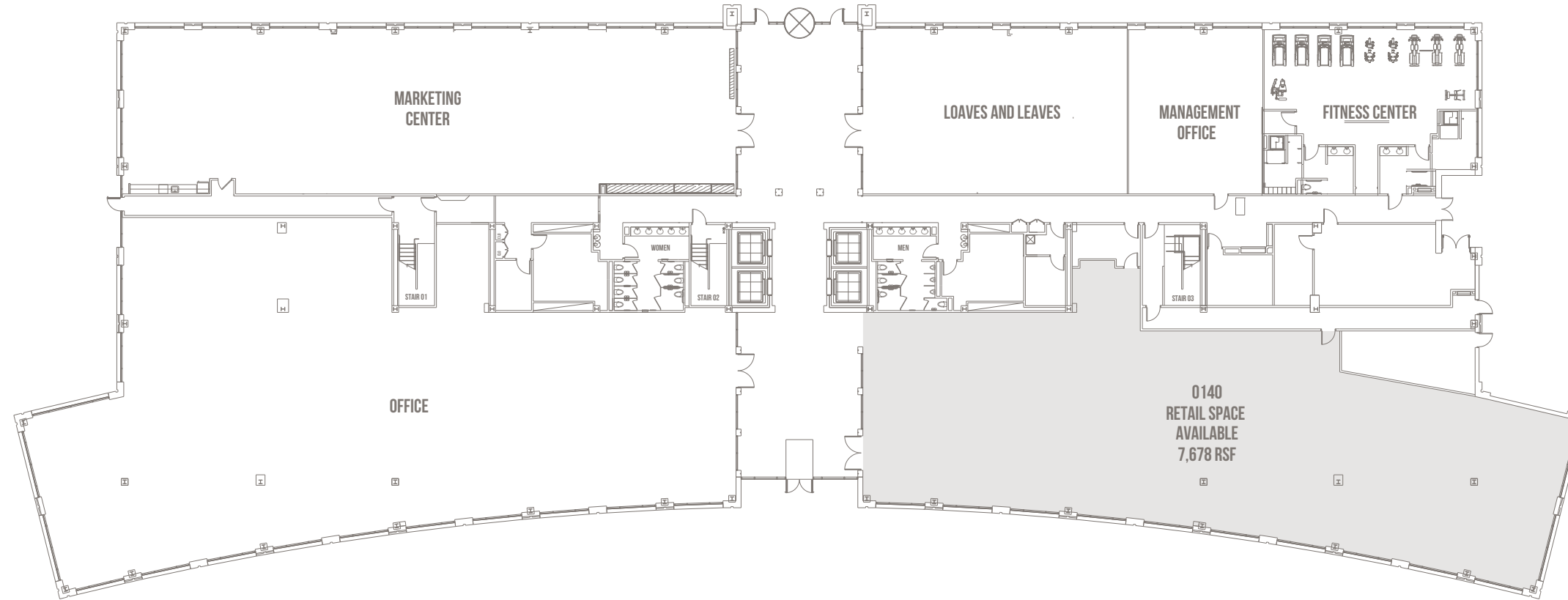
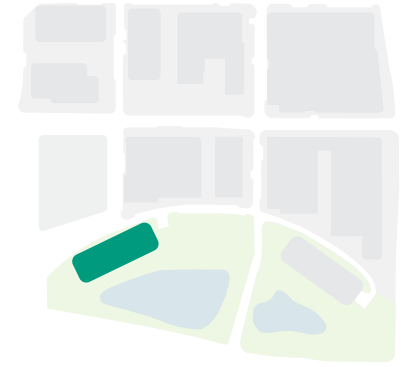
Complete

BUILDING OPENING

Open

RETAIL SHELL DELIVERY

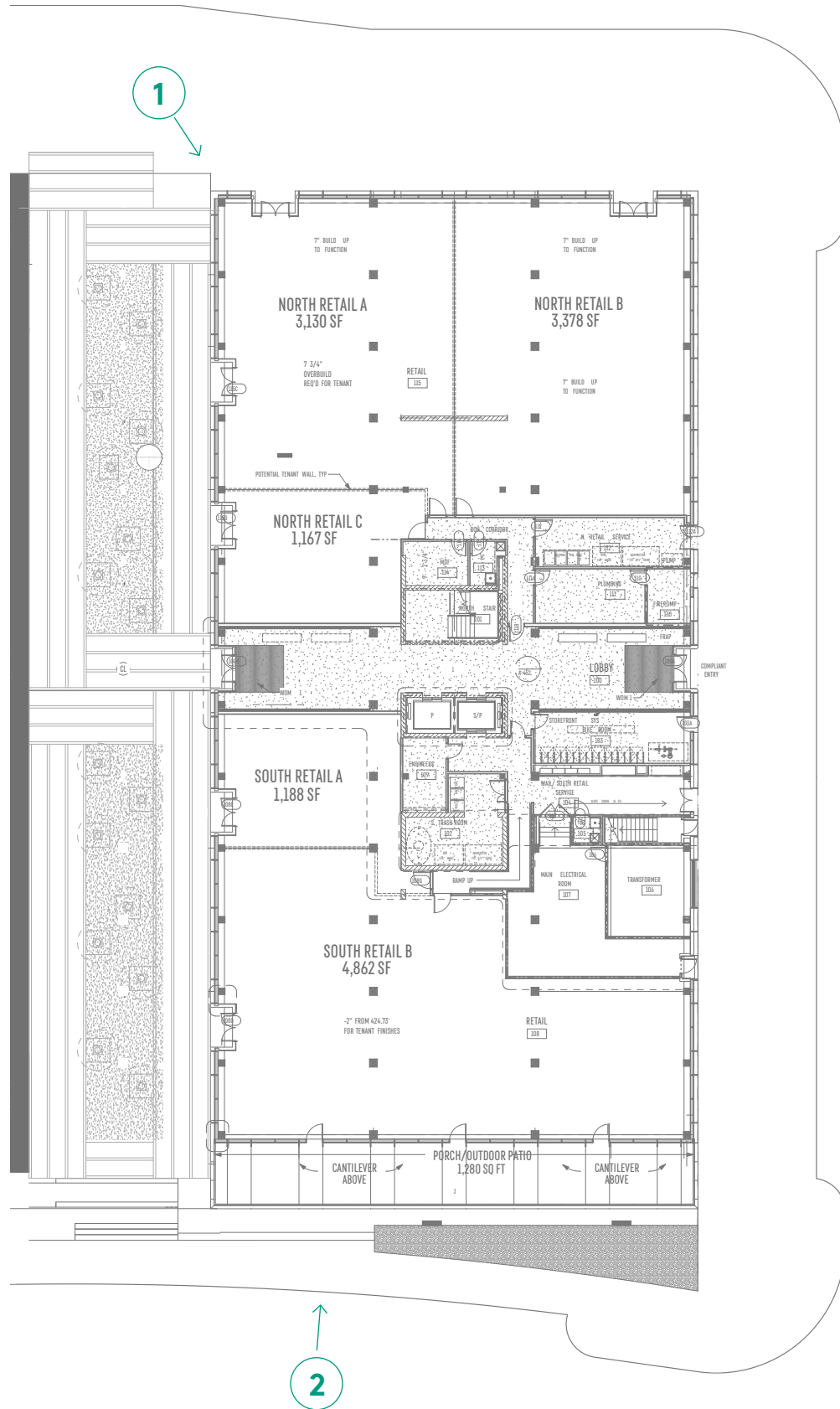
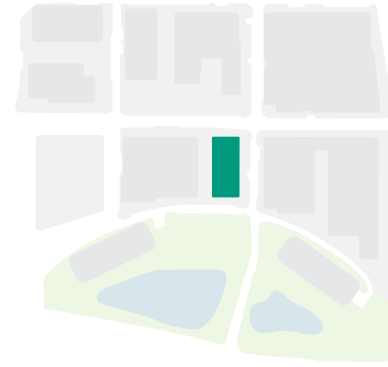
Available Now



THE TIMBER BUILDING

12,468 SF RETAIL
100,000 SF OFFICE

PROJECT STATUS
IN DEVELOPMENT
BUILDING OPENING
Q4 2023
RETAIL SHELL DELIVERY
Q3 2023



T · H · E
EDMUND

90,000 SF RETAIL
352 APARTMENTS

Wegmans

PROJECT STATUS

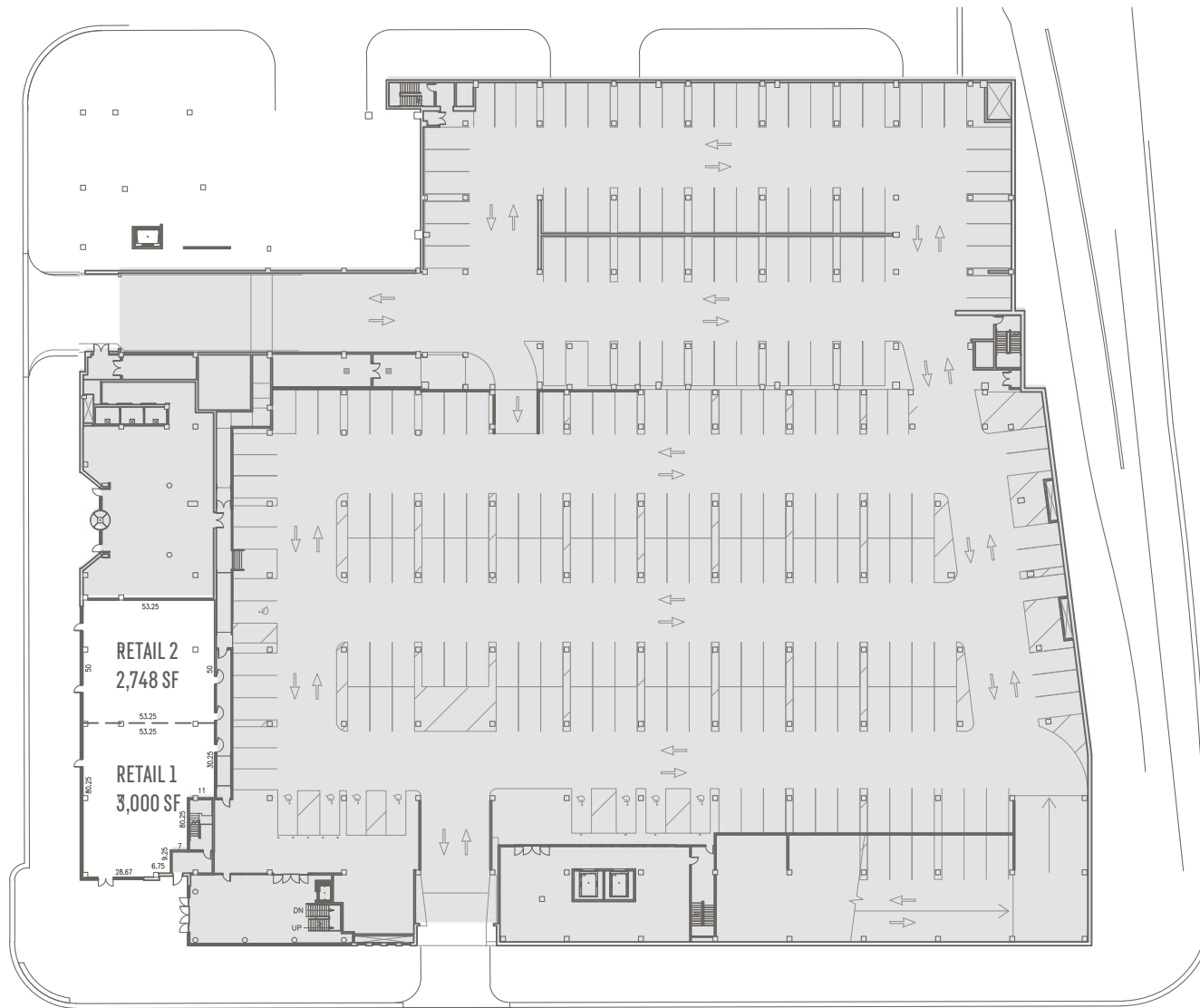
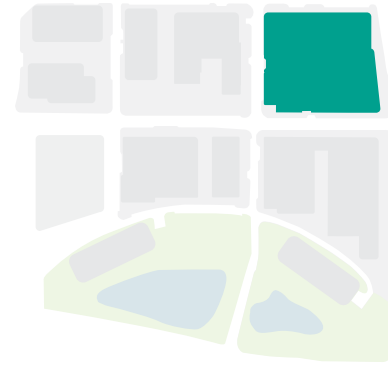
Complete

BUILDING OPENING

December 2021

RETAIL SHELL DELIVERY

Available Now



A UNIVERSE OF POSSIBILITY

Halley Rise unites world-class design, cutting-edge technology, memorable activations, and outstanding green space in an innovative new neighborhood shaping the face of Reston. Join a roster of forward-thinking retailers setting the tone for this chart-topping community.





BRAD BUSLIK
bbuslik@hrretail.com
240.482.3609

DAVID WARD
dward@hrretail.com
240.482.3617

Brookfield
Properties