

**2** HALLEY RISE



# 36-ACRE

MIXED-USE DEVELOPMENT



# 1,900,000 SF

OFFICE



# 1,600

RESIDENTIAL UNITS



# 246,000 SF

RETAIL



# 5+ ACRES

GREEN SPACE

Canis Manor Dog Park + Apex Fitness Park



# DIRECT METRO ACCESS

RESTON TOWN CENTER METRO

Now Open



# 2 HALLEY RISE

190,000 SF OFFICE  
10,000 SF RETAIL

SUMMIT AT HALLEY RISE  
290,000 SF OFFICE

THE EDMUND  
*Wegmans*  
90,000 SF RETAIL  
352 APARTMENTS

NOW OPEN!

1 HALLEY RISE  
190,000 SF OFFICE

THE ARBOR  
AT HALLEY RISE  
9,000 SF RETAIL  
400 APARTMENTS  
114 CONDO UNITS

1/1/24  
DELIVERY

Halley Rise  
Harvest Festival  
Q3 2023

Parks Open  
Q4 2023

Two Halley Rise  
Renovations  
Complete  
Q4 2023

CANIS  
MAJOR DOG  
PARK

RESTON TOWN  
CENTER METRO

M

NOW  
OPEN!

RESTON  
TOWN  
CENTER

PARKING

PARKING

PARKING

THE FARM

HEAFIELD  
GREEN

APEX  
FITNESS  
PARK

One + Two  
Halley Rise  
Facade Update  
2023

SUNRISE VALLEY DRIVE

RESTON PARKWAY

## HALLEY RISE IN 2023

36-ACRE  
MIXED-USE DEVELOPMENT

380,000 SF  
OFFICE

866  
RESIDENTIAL UNITS

100,000 SF  
RETAIL

5+ ACRES  
OF GREEN SPACE

AT THE METRO  
RESTON TOWN CENTER METRO



# FOUR POINTS OF ACCESS BY VEHICLE + METRO

- OFFICE
- RESIDENTIAL
- RETAIL
- 1 ACCESS

HALLEY RISE  
OVERVIEW SITE  
MAP



# 1+2 HALLEY RISE

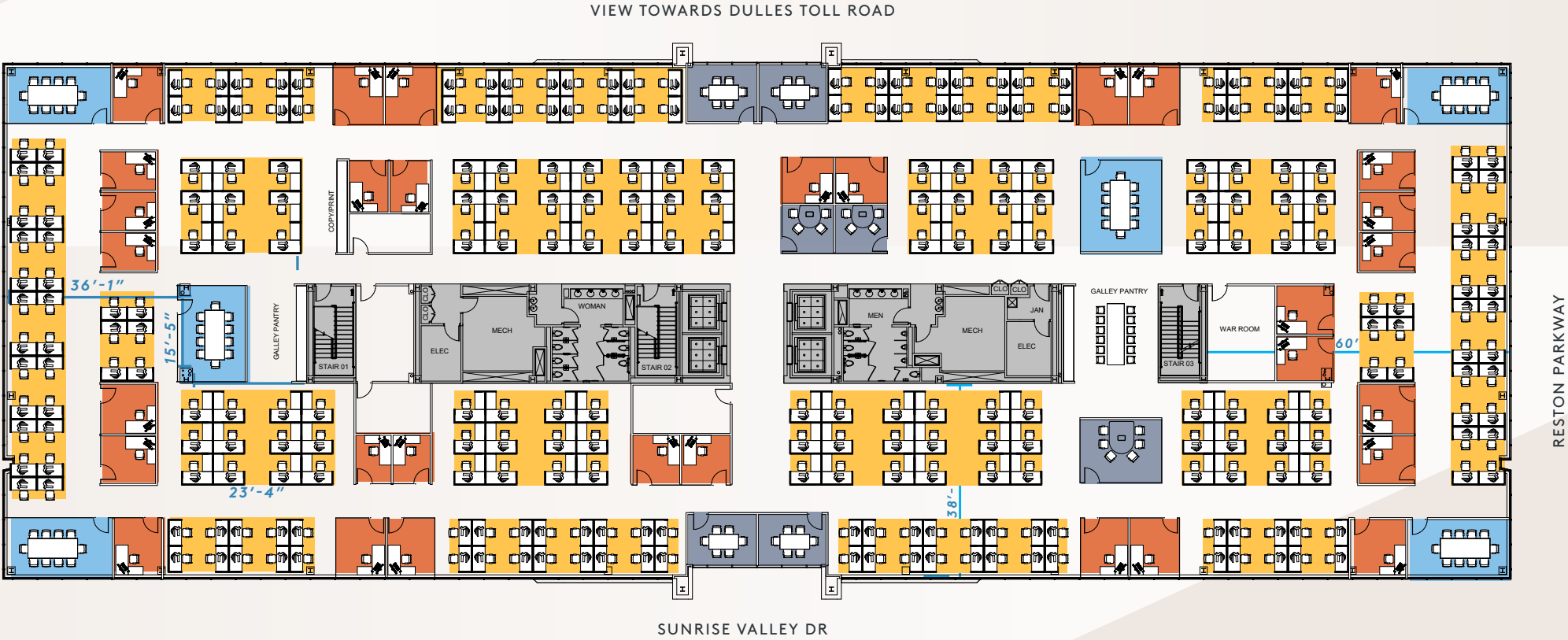
12000 SUNRISE VALLEY DR  
RESTON, VIRGINIA

- 280 WORKSTATIONS
- 30 OFFICES
- 6 CONFERENCE ROOMS
- 7 HUDDLE ROOMS

310 TOTAL OCCUPANCY

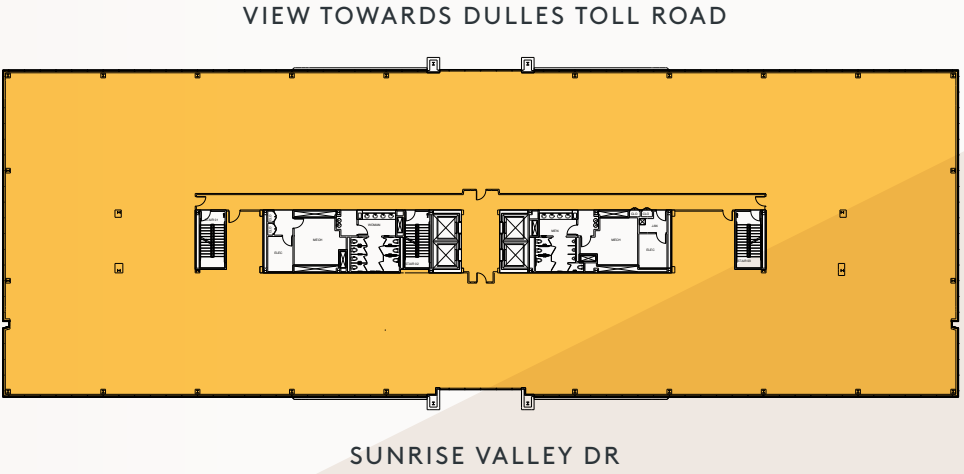
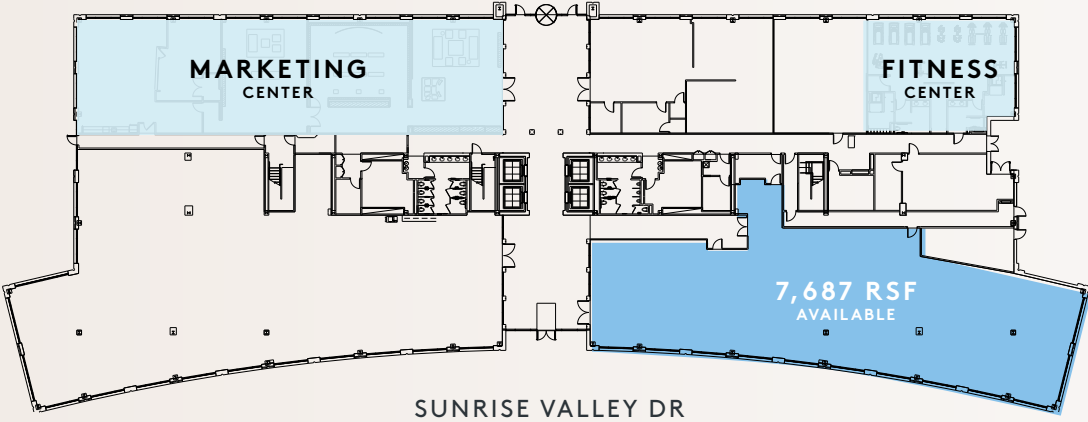
# EFFICIENCY PLAN

HYPOTHETICAL  
FLOOR PLAN  
32,000 RSF



1ST FLOOR

FLOOR PLAN  
7,687 RSF

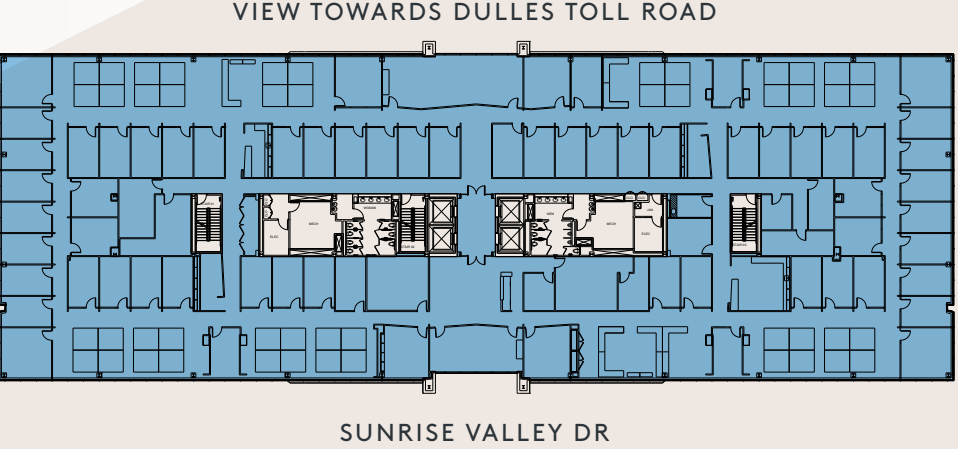
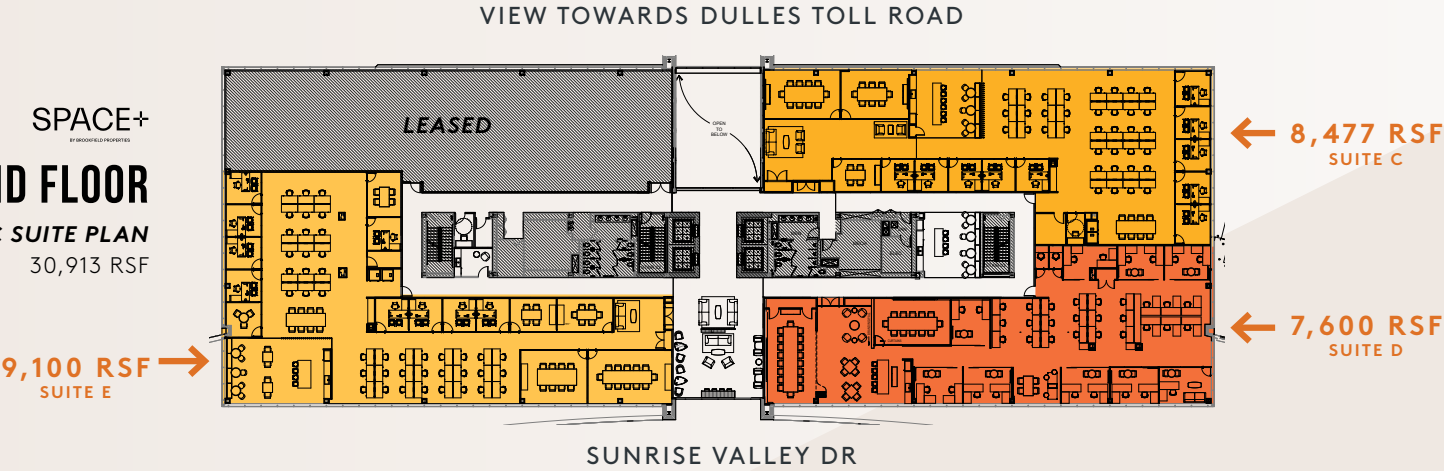


4TH FLOOR

SHELL PLAN  
32,048 RSF

2ND FLOOR

SPACE+  
SPEC SUITE PLAN  
30,913 RSF

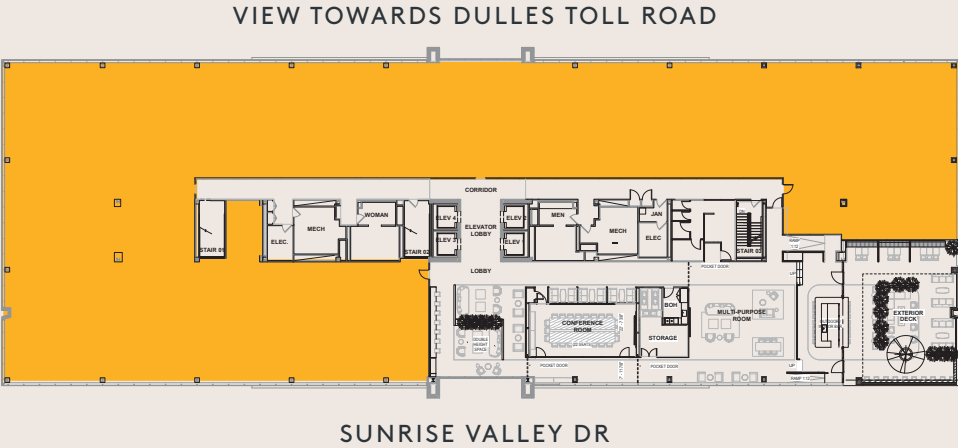
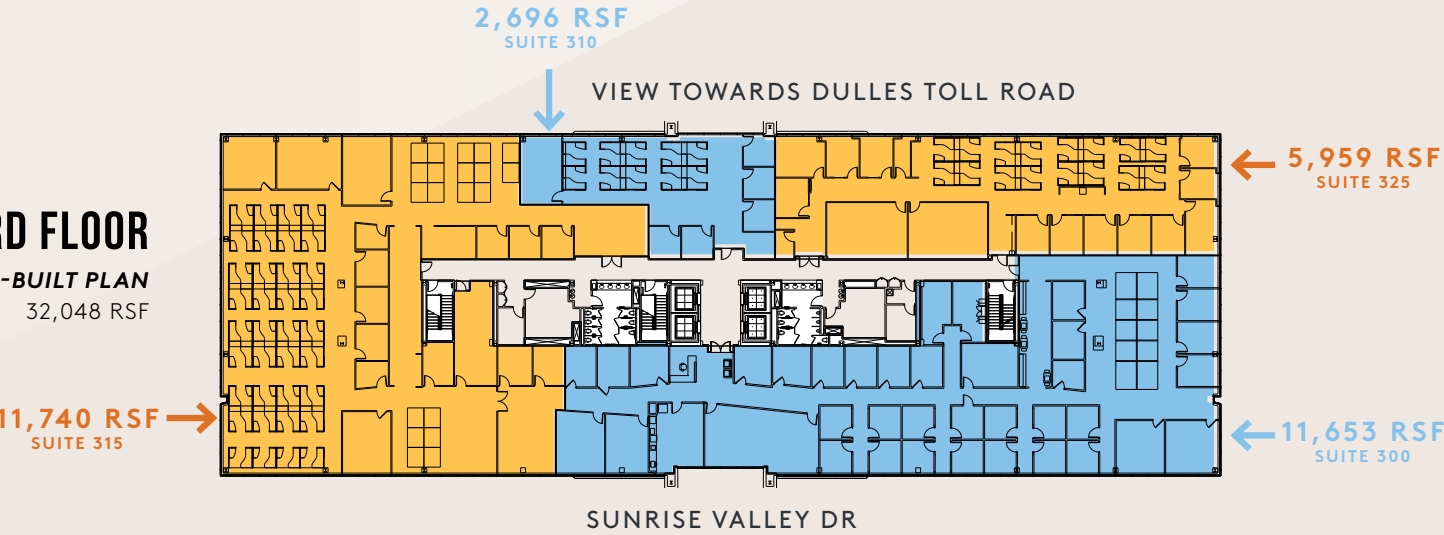


5TH FLOOR

AS-BUILT PLAN  
32,048 RSF

3RD FLOOR

AS-BUILT PLAN  
32,048 RSF



6TH FLOOR

AMENITY SPACE PLAN  
32,048 RSF

190,000 RSF  
12018 SUNRISE VALLEY DR  
RESTON, VIRGINIA

2 HALLEY RISE

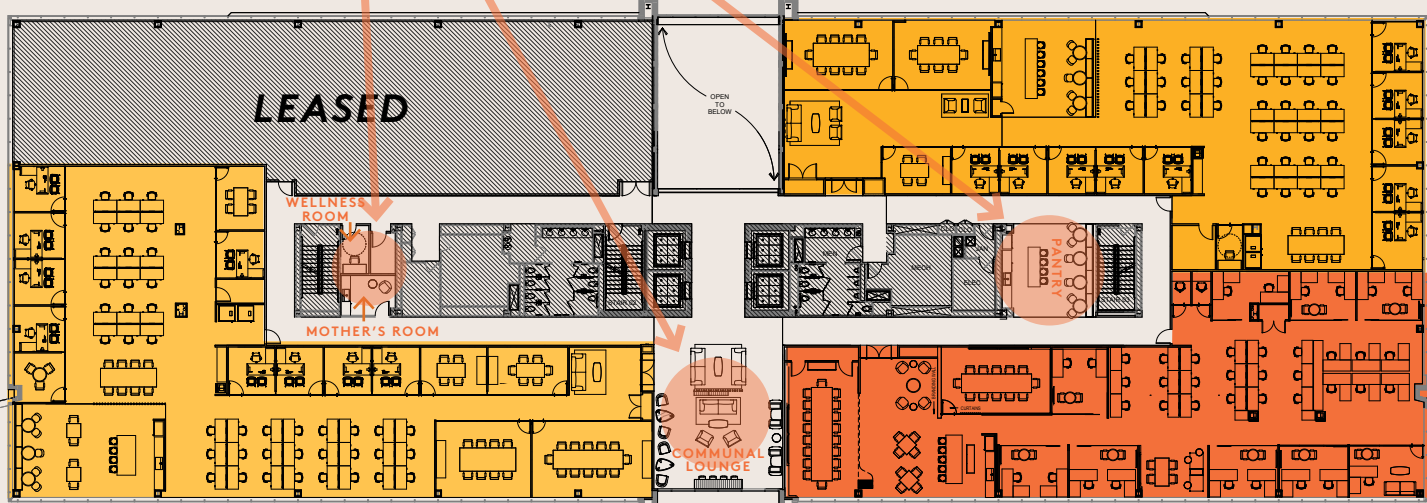
# SPEC SUITES

## SECOND FLOOR PLAN

AMENITY  
AREAS  
EXCLUSIVELY FOR  
2<sup>ND</sup> FLOOR TENANTS

VIEW TOWARDS DULLES TOLL ROAD

8,477 RSF  
SUITE C

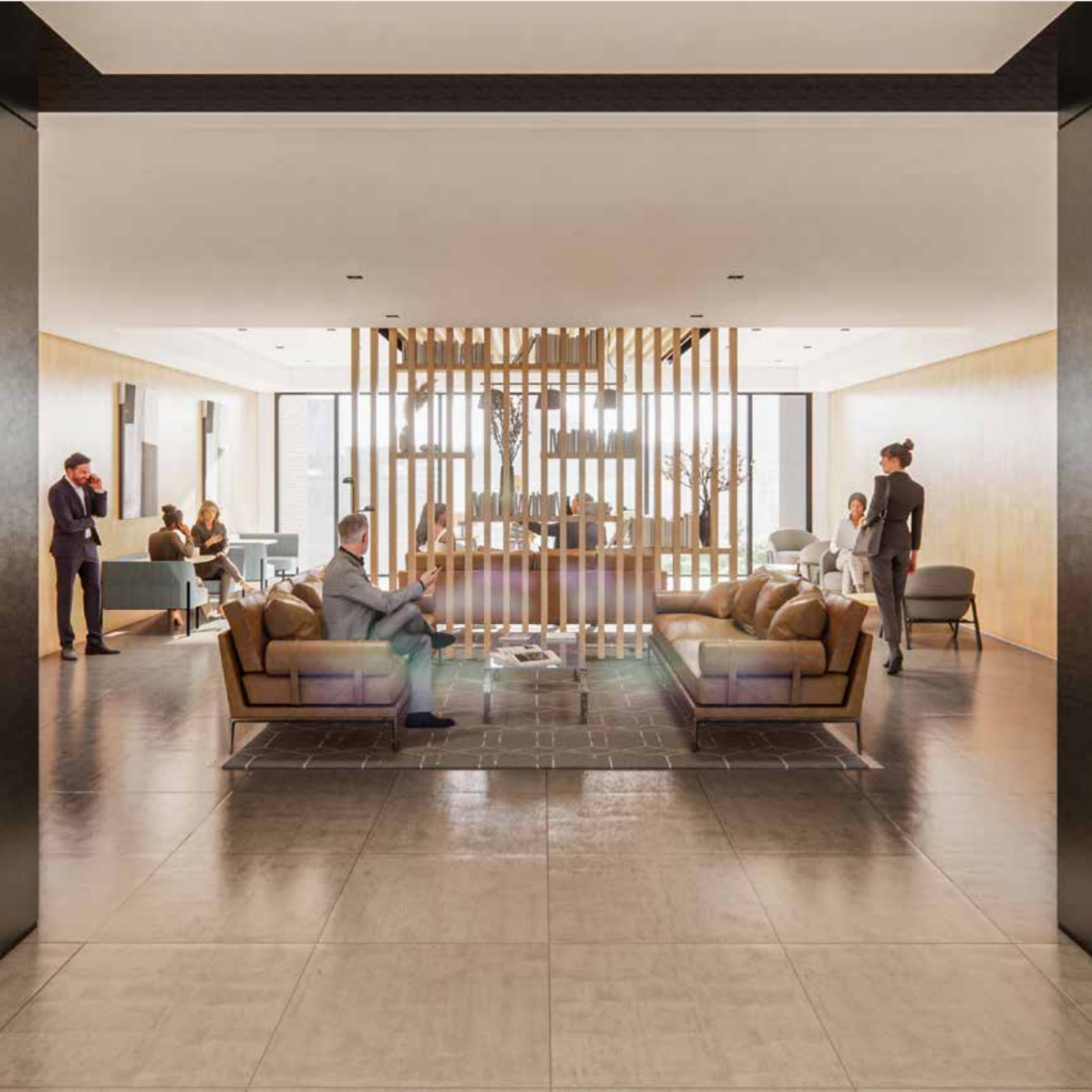


9,100 RSF  
SUITE E

SUNRISE VALLEY DR

7,600 RSF  
SUITE D

PONDS & ENTRANCE TO HALLEY RISE



SPACE+  
BY BROOKFIELD PROPERTIES

# SPEC SUITES

## SECOND FLOOR PLAN



loft  
AT 2 HALLEY RISE

# TOP FLOOR AMENITY SPACE

Penthouse-level conference center lounge and terrace perfect for meetings, a quiet moment, or fresh air by day and entertainment by night.  
**COMING SOON!**



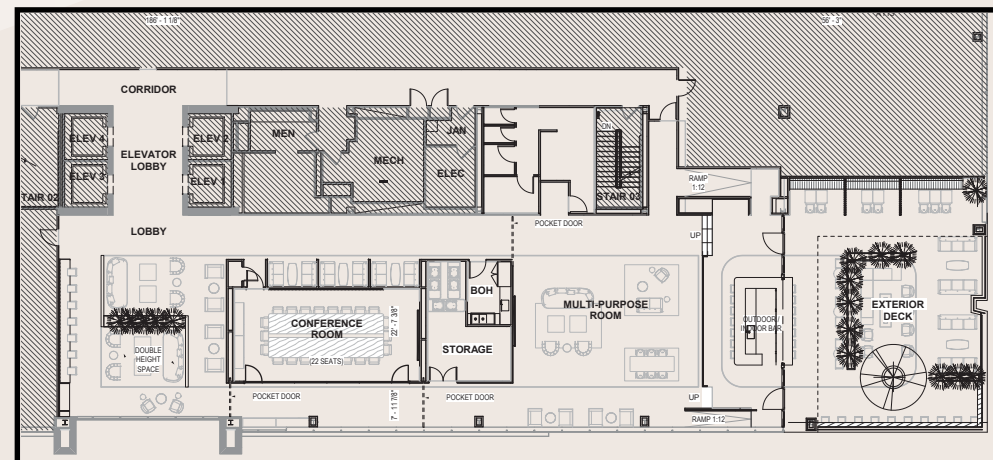
PRELIMINARY DESIGN RENDERINGS



loft  
AT 2 HALLEY RISE

# TOP FLOOR AMENITY SPACE

Penthouse-level conference center lounge and terrace perfect for meetings, a quiet moment, or fresh air by day and entertainment by night.  
**COMING SOON!**



AMENITY SPACE STUDY



PRELIMINARY DESIGN RENDERINGS



Brookfield  
Properties

# MORE THAN JUST A LANDLORD

WE OPERATE WITH OUR BOOTS ON THE GROUND AND OUR EYES ON THE HORIZON, MEETING OUR CLIENTS' REAL ESTATE NEEDS TODAY WITH PROMPT, PERSONALIZED SERVICE —ALL WHILE PLANNING FOR WHERE THEIR BUSINESSES WILL BE TOMORROW.

## EXECUTION MATTERS

Brookfield Properties is the sole owner and operator of these buildings and all cash for the renovation is coming from Brookfield's \$37B in liquidity.

FURNITURE  
SERVICES



WORKPLACE  
SUPPORT



TECHNOLOGY  
SOLUTIONS



# SPACE+

BY BROOKFIELD PROPERTIES

## WORKPLACE SUPPORT

Count on our team to make sure everything is up and running smoothly behind the scenes.

- pantry maintenance & stocking (plus add-on services available on request)
- support staff for day-to-day operations and vendor management
- cleaning services (daily or specially ad-hoc services available)

## FURNITURE SERVICES

Choose from a collection of furniture solutions designed for your team. From desks to meeting rooms, and everything in between, find the ideal style for your workspace with ease.

## TECHNOLOGY SOLUTIONS

Enterprise technologies installed, managed, and maintained by our team of experts.

Brookfield  
Properties

# MORE THAN JUST A LANDLORD

EXCLUSIVELY FOR BROOKFIELD PROPERTIES TENANTS, THE AXIIS TENANT APP ALLOWS YOU ACCESS TO CONFERENCE ROOMS, LOUNGES, PARKING, AND OTHER SERVICES IN WASHINGTON DC AND ACROSS THE COUNTRY.

## EXECUTION MATTERS

Brookfield Properties is the sole owner and operator of these buildings and all cash for the renovation is coming from Brookfield's \$37B in liquidity.

NEW YORK  
One Manhattan  
West



DENVER  
The Commons  
at Republic  
Plaza



LOS ANGELES  
California  
Market Center



HOUSTON  
2 Houston  
Center



# Activated

BY BROOKFIELD PROPERTIES



## EXPERIENCE

A curated calendar of creative, unique experiences within your office building makes coming to work fun and engaging in all sorts of unexpected ways.



## FITNESS & WELLBEING

With free in-person and streaming fitness and wellbeing classes, you'll be energized and ready to tackle your work week.



## ARTS BROOKFIELD

Innovative, free music, theatre, dance, visual art, and cultural experiences change spaces from those you pass through to those you linger, pause, and gather in.



## CONNECT

Unlock the benefits of Activated's global portfolio with access to amenity spaces, parking, and other services that make your life more flexible and rewarding. Powered by axis tenant app.



# GOOD FOR PLANET AND PEOPLE

AS ONE OF VIRGINIA'S LARGEST LEED NEIGHBORHOOD DEVELOPMENTS, HALLEY RISE IS BUILT WITH CUTTING-EDGE INFRASTRUCTURE THAT BOTH GOOD FOR THE PLANET AND FOR THE PEOPLE.

BROOKFIELD'S REAL ESTATE PORTFOLIO IS COMMITTED TO BECOMING NET ZERO BY 2050 OR SOONER



**TARGETING LEED FOR NEIGHBORHOOD DEVELOPMENT**



**1 + 2 HALLEY RISE ARE 100% POWERED BY RENEWABLE RESOURCES**

Hydropower reduces fossil fuel consumption & utilizes renewable energy



**FIRST MASS TIMBER CONSTRUCTION IN NORTHERN VIRGINIA**

33% less carbon during construction



**ROOFTOP FARMING**

Produce grown on-site is available to tenants and the community, reducing carbon emissions from food transportation



**URBAN BEEKEEPING**

Doing our part to help sustain the global honeybee population



**SOLAR POWER BENEFITS TO LOW-INCOME RESIDENTS**

Partnership to provide solar power benefits to low-income residents in DC

# INSPIRING GREEN SPACES

HALLEY RISE FEATURES FIVE ACRES OF PUBLIC GREEN SPACE PROGRAMMED FOR FRESH PERFORMANCES, SCENIC JOGS, AND PET-FRIENDLY ADVENTURES.

5+ ACRES OF PUBLIC GREEN SPACE

HEAFIELD GREEN



CANIS MAJOR DOG PARK



NOW OPEN



## HEAFIELD GREEN

The lush core of Halley Rise, Heafield Green features open lawn, year-round events, bocce courts, and a children's play area, all overlooking the ponds.

## HOPPER PLAZA

Hopper Plaza is the energetic urban plaza of Halley Rise. Outdoor dining, art, and music converge to bring something fresh every day.

## THE MEWS

Connecting Hopper Plaza to the north and Heafield Green to the south, The Mews is a shady pedestrian thoroughfare with plentiful shopping and dining options.

## CANIS MAJOR DOG PARK

With distinct spaces for both large and small dogs, bridges, water fountains, and dynamic landscaping, Canis Major Dog Park is the perfect place for your pup.

## APEX FITNESS PARK

Apex Fitness Park is ready to help you reach your goals with six pieces of equipment including a cargo net, triple pull-up bars, short step benches, and more. Shaded benches and water fountains are there for you when it's time for a recovery break.

APEX FITNESS PARK



NOW OPEN

HOPPER PLAZA



# OFFICE LEASING

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