








Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Leasing Company	Contact	Listed	Divisible
	1201 E Abingdon Dr, Alexandria, VA 22314				CB Richard Ellis			Malcolm Schweiker 703-734-4716		
	Parkway Office Bldg									
	94,725 SF Class A Office Building Built in 1983									
	-									
<p><b>Building Notes:</b> 6/98: Mulligan/Griffin &amp; Associates, Inc. purchased The Parkway Office Building and the contiguous Best Western/Old Colony Hotel and Conference Center from the Alexandria Management Corporation for approx. \$22.4 million. Rosenthal-Shuler Realty Partners, Inc. of McLean, VA was the sole agent for the sale. The hotel's underlying land has commercial redevelopment potential for as much as 350,000 sf of future office development.</p> <p>* Adjoining full service hotel with fitness center</p> <p>* 10 minutes from National Airport</p> <p>* High proportion of window offices</p> <p>* ADA compliant</p> <p>* 8' Ceilings</p>										
P 2nd/ Suite 203	2,971	\$29.75/fs	Negotiable	Vacant	Some Work	Office/D	CB Richard Ellis	Malcolm Schweiker 703-734-4716 Erik McLaughlin 703-288-2548	33 Mths	N
www.cbre.com/1201eastabingdon										


Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Leasing Company	Contact	Listed	Divisible
		<b>120 N Alfred St, Alexandria, VA 22314</b>				<b>Coldwell Banker Residential Brokerage</b>			<b>Frank Lattanzi 703-938-5600</b>	
3,872 SF Class C Office/Residential Building Built in 1990										
-										
<b>Building Notes:</b> Office townhouse in the center of Old Town Alexandria. Suitable for an association or other professionals. Four levels with 2 large offices on each level. Public parking garage across the street.										
E 1st	778	\$23.00/mg	3-10 yrs	Vacant		Office/D	Coldwell Banker Residential Brokerage	Frank Lattanzi 703-938-5600	5 Wks	N
In the heart of great Old Town Alexandria office building approx. 3,900sf. 3 levels plus basement. Kitchenette on main level, 3 bathrooms one with the shower. Brand new heating and air system. Fresh paint. New carpeting and new blinds. Minutes away from the Metro. So close to DC area. Street parking and garage across the street.										
E 2nd	778	\$23.00/mg	3-10 yrs	Vacant		Office/D	Coldwell Banker Residential Brokerage	Frank Lattanzi 703-938-5600	5 Wks	N
In the heart of great Old Town Alexandria office building approx. 3,900sf. 3 levels plus basement. Kitchenette on main level, 3 bathrooms one with the shower. Brand new heating and air system. Fresh paint. New carpeting and new blinds. Minutes away from the Metro. So close to DC area. Street parking and garage across the street.										
E 3rd	778	\$23.00/mg	3-10 yrs	Vacant		Office/D	Coldwell Banker Residential Brokerage	Frank Lattanzi 703-938-5600	5 Wks	N
In the heart of great Old Town Alexandria office building approx. 3,900sf. 3 levels plus basement. Kitchenette on main level, 3 bathrooms one with the shower. Brand new heating and air system. Fresh paint. New carpeting and new blinds. Minutes away from the Metro. So close to DC area. Street parking and garage across the street.										
E 4th	778	\$23.00/mg	3-10 yrs	Vacant		Office/D	Coldwell Banker Residential Brokerage	Frank Lattanzi 703-938-5600	5 Wks	N
In the heart of great Old Town Alexandria office building approx. 3,900sf. 3 levels plus basement. Kitchenette on main level, 3 bathrooms one with the shower. Brand new heating and air system. Fresh paint. New carpeting and new blinds. Minutes away from the Metro. So close to DC area. Street parking and garage across the street.										


Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Leasing Company	Contact	Listed	Divisible
	1920 Ballenger Ave, Alexandria, VA 22314				CB Richard Ellis			Edwin M. Clark 703-905-0208		
	Carlyle Project, Ballenger East									
	62,066 SF Class A Office Building Built in 2008									
	-									
	Building Notes: -									
E 1st	1,780-11,000	Negotiable	Negotiable	Vacant	NBI	Retail/N	Transwestern	William G. Miller 202-775-7000 W. Alexander Walker 202-775-7087	71 Mths	to 1,780
	1 Mile \$75,720 Business/	3 Miles	5 Miles Population: 28,855	21,465 201,746	122,752 Employment	405,236 Avg. HH Income: \$87,014	\$85,786			
P 2nd	2,000-13,595	\$40.00-\$42.00/fs	Negotiable	Vacant	NBI	Office/N	CB Richard Ellis	Edwin M. Clark 703-905-0208 Steve Hoffeditz 703-905-0209	71 Mths	to 2,000
	1 Mile \$75,720 Business/	3 Miles	5 Miles Population: 28,855	21,465 201,746	122,752 Employment	405,236 Avg. HH Income: \$87,014	\$85,786			
E 3rd	2,000-18,406	\$40.00-\$42.00/fs	Negotiable	Vacant	NBI	Office/N	CB Richard Ellis	Edwin M. Clark 703-905-0208 Steve Hoffeditz 703-905-0209	71 Mths	to 2,000
	Rent is negotiable									
E 4th	2,000-17,444	\$40.00-\$42.00/fs	Negotiable	Vacant	NBI	Office/N	CB Richard Ellis	Edwin M. Clark 703-905-0208 Steve Hoffeditz 703-905-0209	71 Mths	to 2,000
	Rent is negotiable.									
	1925 Ballenger Ave, Alexandria, VA 22314				Jones Lang LaSalle Americas, Inc.			David Stoudt 703-485-8769		
	Carlyle, Carlyle Center									
	176,101 SF Class A Office Building Built in 2006									
	-									
	Building Notes: Carlyle Center: 1925 Ballenger Ave									
*Carlyle Center is an exceptional new Class A mixed-use building recently completed in the Carlyle area of Alexandria, Virginia. Carlyle Center, a 5-story building offers 100,000 square feet of high-end office space and 70,000 square feet of premium retail amenities on the first two levels. Truly "in the center of it all," Carlyle Center boasts adjacency to the United States Patent and Trademark Office, the Federal District Courthouse, two metro stops and immediate access to major area roadways.										
P 2nd	2,056	Negotiable	10 yrs	Vacant	NBI	Off/Ret/N	Jones Lang LaSalle	David Stoudt 703-485-8769 Stephen E. Perkins 703-485-8759	31 Mths	N


Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Leasing Company	Contact	Listed	Divisible
<div><div></div><div><div>2050 Ballenger Ave, Alexandria, VA 22314</div><div>CB Richard Ellis</div><div>Edwin M. Clark 703-905-0208</div></div></div> <div><div>Carlyle Project, Ballenger West</div><div>67,093 SF Class A Office Building Built in 2009</div><div>-</div></div>										
Building Notes: -										
P 1st	2,274-4,556	Negotiable	Negotiable	Vacant	NBI	Retail/N	Transwestern	William G. Miller 202-775-7000 W. Alexander Walker 202-775-7087	71 Mths	to 2,274
	1 Mile \$75,720 Business/	3 Miles	5 Miles Population: 28,855	21,465 78,492	122,752 201,746	405,236 Avg. HH Income: \$87,014	\$85,786			
P 1st/ Suite A	7,845	Negotiable	Negotiable	Vacant	NBI	Retail/N	Transwestern	William G. Miller 202-775-7000 W. Alexander Walker 202-775-7087	71 Mths	Y
	Restaurant space HH Income: \$87,014	\$85,786	1 Mile \$75,720 Business/	3 Miles	5 Miles Population: 28,855	21,465 78,492	122,752 201,746	405,236 Avg. Employment		

<div><div></div><div><div>515-535 E Braddock Rd, Alexandria, VA 22314</div><div>McEneaney Commercial</div><div>Rick Sada 703-683-2700x138</div></div></div> <div><div>Colecroft Station</div><div>13,000 SF Class B Office Building Built in 1989</div><div>-</div></div>										
Building Notes: At Braddock Metro Station										
Public amenities include: Deli, Hair Salon, Dry Cleaners, Residential Condominiums										
P 1st/ Suite 525A-535A	2,482	\$26.50/+elec	Negotiable	Vacant		Office/D	McEneaney Commercial	Rick Sada 703-683-2700x138 Michael Lucker 703-683-2700	3 Mths	N
	T-1 and CAT-5 Lines Total square feet: 2,482 sq ft Garage Parking (4 Free Spaces) Built in 1993 Amenities: Dry Cleaner, Hair Salon, Auto Repair, Cafe, etc. Spectacular Convenience & Transportation Opportunities 1/2 Block Walk to Braddock Metro Rail, Bus & DASH Buses Easy Walk to Old Town Two Metro Stops to Pentagon									


Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Leasing Company	Contact	Listed	Divisible
		44 Canal Center Plz, Alexandria, VA 22314				Tishman Speyer			Brooks Brown 703-342-1711	
TransPotomac Canal Ctr, TransPotomac Canal Ctr 1										
176,765 SF Class A Office Building Built in 1987										
-										
<p><b>Building Notes:</b> Canal Center is located on the Potomac Waterfront and features exquisite sculptures, fountains and landscaping. The office park is located minutes from Reagan National Airport and offers panoramic views of the Potomac River, Nation's Capitol and Reagan National Airport. The building's amenities include on-site property management, food service, scenic path for running, walking and biking and a Tenant-only fitness center. There is also a complimentary shuttle service to Braddock Metro Station.</p>										
<p>8/2002: 5 buildings, including 11, 44, 66, and 99 Canal Center Plaza and 1199 N. Fairfax St. sold from Beacon Capital Partners to CarrAmerica. CarrAmerica represented itself in the transaction and Beacon Capital Partners was represented by Trammell Crow.</p>										
E 2nd	30,578	Negotiable	Negotiable	03/2010		Office/D	Tishman Speyer	Brooks Brown 703-342-1711 Tony N. Womack 703-342-1710 Brian Cotter 703-342-1712	12 Mths	N
Plug & Play opportunity with existing furniture.										
P 3rd/ Suite 325	6,120	\$37.00/fs	5-10 yrs	03/2010		Office/D	Tishman Speyer	Brooks Brown 703-342-1711 Tony N. Womack 703-342-1710 Brian Cotter 703-342-1712	9 Mths	N
P 3rd/ Suite 304	2,793	\$37.00/fs	5-10 yrs	Vacant		Office/D	Tishman Speyer	Brooks Brown 703-342-1711 Tony N. Womack 703-342-1710 Brian Cotter 703-342-1712	9 Mths	N
P 4th	2,679	\$25.00/fs	Thru Jan 2011	Vacant	As-Is	Office/S	Newmark Knight Frank	William Zonghetti 202-292-0101 Earl Segal 202-292-0105	44 Mths	N
Spectacular views of Potomac River, Washington D.C. Monuments and Reagan National Airport. Complimentary shuttle service to Braddock Metro. Scenic path for walking, running, and biking along river. Tenant only fitness facility. Space can be offered in its entirety or on a single floor or multi tenant basis. Interior stairwell connecting floors in place. Spacious private balconies with river view on 5th and 6th floors.										


Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Leasing Company	Contact	Listed	Divisible
	1700 Diagonal Rd, Alexandria, VA 22314				Dwyer Commercial Real Estate, LLC				Brian Dwyer 703-333-2060	
	Station Center									
	70,309 SF Class A Office Building Built in 1988									
-										
<b>Building Notes:</b> * Located directly across from the King Street Metro and VRE Station.										
* Walking distance to U.S. Patent and Trademark Office.										
* Building has on-site banking.										
* Building has on-site engineer.										
* Close to numerous hotels, restaurants, and other Old Town amenities.										
* Locally owned and managed by Southern Management Corporation.										
P 5th/ Suite 500	3,000-10,460	\$36.50/fs	3-10 yrs	11/2010	Some Work	Office/D	Dwyer Commercial Real Estate, LLC	Brian Dwyer 703-333-2060	8 Mths	to 3,000
Steps from the King Street metro, VRE, restaurants (Joe Theisman's), and numerous hotels. Suite 500 (10,460 SF): · Excellent presence off elevator lobby. · Commanding Views of Old Town Alexandria. · 16 windowed offices, 4 interior offices, and open space for modular work stations. · 300 RSF executive office, 900 RSF board/conference room, 10 person interior conference room. · Full Kitchen with eat-in-area. · Two additional sink/counters areas in this Suite. · Large storage room with separate shower/restroom area. · Server room and 500 SF work/assembly area.										


Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Leasing Company	Contact	Listed	Divisible
<div><div></div><div><div>1800 Diagonal Rd, Alexandria, VA 22314</div><div>Cassidy &amp; Pinkard Colliers</div><div>Christopher A. Sowick 703-770-3428</div></div></div>										
<div><div>Carlyle Project, King Street Station Ph 1</div><div>149,080 SF Class A Office Building Renovated in 2004 Built in 1984</div><div>-</div></div>										
<div><div>Building Notes:</div><div><div>-Dutch Touch Deli &amp; Joe Theismans Restaurant</div><div>-Lobby and all common area renvovated in 2004</div><div>- Preferred Offices: Christy Cooper 703.647.6001</div><div>-Rooftop terrace</div><div>-Located across from the King Street Metro &amp; VRE</div><div>-Adjacent to the Embassy Suites Hotel</div><div>-Unreserved parking spaces are \$130.00 per month</div><div>-Valet Parking</div><div>-Courtyard</div><div>-Proximity to nearby restaurants and hotels</div></div></div>										
P 1st/ Suite 140	2,301	\$40.00/fs	5-10 yrs	Vacant		Office/D	Cassidy & Pinkard Colliers	Christopher A. Sowick 703-770-3428 Krysta L. Hardiman 703-770-3406	8 Mths	N
P 2nd/ Suite 240	2,077	\$40.00/fs	5-10 yrs	Vacant		Office/D	Cassidy & Pinkard Colliers	Christopher A. Sowick 703-770-3428 Krysta L. Hardiman 703-770-3406	8 Mths	N
P 6th/ Suite 600	150- 5,000	Negotiable	1-36 mnths	Vacant	Some Work	Office/S	Carr Workplaces	Morgan Watson 202-349-1410	65 Mths	to 150
<div>12% commission for all referrals introduced after Dec. 8th, 2009 and closed by Jan. 31st, 2010. Executive Suite Office Space and Meeting Rooms available by the hour, day, week or month. All offices are fully-furnished and fully-staffed complete with telephone and high speed Internet connections. Available to accommodate 1 to 50 people.</div>										


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<div><div></div><div><div><div>1009 Duke St, Alexandria, VA 22314</div><div>5,500 SF Class C Office Building</div><div>For Sale at \$2,250,000 (\$409.09/SF) - Active</div><div>Barnes Real Estate Co.: William E. Barnes (703) 922-4444</div></div><div><div>Barnes Real Estate Co.</div><div>William E. Barnes 703-922-4444</div></div></div></div>										
Building Notes: -										
E 1st	1,833	\$24.50/+u&ch	3-5 yrs	Vacant	As-Is	Office/D	Barnes Real Estate Co.	William E. Barnes 703-922-4444	6 Mths	N
Historic building On site parking included! Full kitchen Dedicated server room 2 Fireplaces High end build out Walk to King St Metro, Patent & Trade Offices Old Town Amenities										
E 2nd	1,833	\$24.50/+u&ch	3-5 yrs	Vacant	As-Is	Office/D	Barnes Real Estate Co.	William E. Barnes 703-922-4444	6 Mths	N
Historic building On site parking included! Full kitchen Dedicated server room 2 Fireplaces High end build out Walk to King St Metro, Patent & Trade Offices Old Town Amenities										
E 3rd	1,833	\$24.50/+u&ch	3-5 yrs	Vacant	As-Is	Office/D	Barnes Real Estate Co.	William E. Barnes 703-922-4444	6 Mths	N
Historic building On site parking included! Full kitchen Dedicated server room 2 Fireplaces High end build out Walk to King St Metro, Patent & Trade Offices Old Town Amenities										





Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Leasing Company	Contact	Listed	Divisible
	1432 Duke St, Alexandria, VA 22314				Tartan Properties Commercial			Michael B. Porterfield 703-836-6555x1		
	Roundhouse Square									
	2,854 SF Class B Office Building Built in 1981									
	-									
<b>Building Notes:</b> Property Description: Perfect professional office townhouse near heart of Old Town. Walking distance to King St. Metro. Large windows, modern interior design. 2 stories plus full finished basement. Four offices on first floor plus kitchenette. Four offices on second floor. Parking on site. Central air/heat pump, security system. 3 bathrooms. Convenient to Beltway, state and federal court, Patent and Trademark office, Crystal City, Pentagon City and Washington, D.C.										
Location Description: From National Airport, south on GW Parkway to Alexandria where it becomes Washington St. Continue South to right on Duke St. Office is part of Roundhouse Square office townhouse complex on left between West and Peyton Sts.										
E LL	952	\$26.50/+u&ch	Negotiable	Vacant	Some Work	Office/D	Tartan Properties Commercial	Michael B. Porterfield 703-836-6555x1 Christopher M. Campagna 703-836-6558x2	12 Mths	N
FEATURES: • Ideal for association, law firm, consultants • PTO, King Street Metro & VRE only three blocks away • Lease the top floor for \$2,500/month, net of cleaning or the entire building • 4 private offices on top floor, two large rooms on main floor • Bathroom on each level. Operable windows. • Sprinkler system throughout, 5 unreserved parking spaces allocated • Amenity rich area, Walk to four hotels, Whole Foods, Starbucks • Close proximity to two Beltway access points • Roundhouse Square monthly condo fee only \$100										
E 1st	952	\$26.50/+u&ch	Negotiable	Vacant	Some Work	Office/D	Tartan Properties Commercial	Michael B. Porterfield 703-836-6555x1 Christopher M. Campagna 703-836-6558x2	12 Mths	N
FEATURES: • Ideal for association, law firm, consultants • PTO, King Street Metro & VRE only three blocks away • Lease the top floor for \$2,500/month, net of cleaning or the entire building • 4 private offices on top floor, two large rooms on main floor • Bathroom on each level. Operable windows. • Sprinkler system throughout, 5 unreserved parking spaces allocated • Amenity rich area, Walk to four hotels, Whole Foods, Starbucks • Close proximity to two Beltway access points • Roundhouse Square monthly condo fee only \$100										
E 2nd	950	\$26.50/+u&ch	Negotiable	Vacant	Some Work	Office/D	Tartan Properties Commercial	Michael B. Porterfield 703-836-6555x1 Christopher M. Campagna 703-836-6558x2	12 Mths	N
FEATURES: • Ideal for association, law firm, consultants • PTO, King Street Metro & VRE only three blocks away • Lease the top floor for \$2,500/month, net of cleaning or the entire building • 4 private offices on top floor, two large rooms on main floor • Bathroom on each level. Operable windows. • Sprinkler system throughout, 5 unreserved parking spaces allocated • Amenity rich area, Walk to four hotels, Whole Foods, Starbucks • Close proximity to two Beltway access points • Roundhouse Square monthly condo fee only \$100										



Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Leasing Company	Contact	Listed	Divisible
		1600 Duke St, Alexandria, VA 22314		Grubb & Ellis				Gregg A. Brown 202-312-5757		
Duke Street Station, The NACS Building		68,676 SF Class A Office Building Built in 1984								
-										
<b>Building Notes:</b> <ul style="list-style-type: none"><li>• 2 blocks to King Street Metro / Amtrak</li><li>• Quick access to National Airport</li><li>• La Porta's Restaurant on-site</li><li>• Owner occupied - NACS</li><li>• Garage parking</li><li>• Next door to Marriott Residence Inn &amp; walking distance to Whole Foods and numerous Carlyle + King Street retail amenities</li></ul>										
8/30/2001: National Association of Convenience Stores purchased building from Equity Office Properties LLC										
11/25/1997: Equity Office Properties LLC purchased the building from 1600 Duke Street L.P.										
P 3rd/ Suite 300	2,400-4,804	\$36.50/fs	3-10 yrs	07/2010	Some Work	Office/D	Grubb & Ellis	Gregg A. Brown 202-312-5757 Elyse Wolford 202-312-5463	5 Mths	to 2,400
• Available within 120 days • \$36.50 PSF, Full Service • 3 – 10 Year Term • Four sides of glass • Terrific views down Duke Street • Can subdivide to at 2,400 SF or greater										
P 4th/ Suite 420	2,433	\$36.50/fs	3-10 yrs	03/2010	Some Work	Office/D	Grubb & Ellis	Gregg A. Brown 202-312-5757 Elyse Wolford 202-312-5463	6 Mths	N
*can lease w/ suite 400 for 6,971sf total • Available March 1, 2010 • \$36.50 PSF, Full Service • 3 – 10 Year Term • Abundant Natural Light • 5 Windowed Offices • Pantry / Work Room • Large Windowed Conference Room • Direct Elevator Lobby Entrance										



Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Leasing Company	Contact	Listed	Divisible
	1701 Duke St, Alexandria, VA 22314				Cassidy & Pinkard Colliers			Spencer R. Stouffer 703-770-3462		
	Edmonson Plaza 120,400 SF Class A Office Building Built in 2010									
	-									
<b>Building Notes:</b> Block from King Street Metro Station and Patent & Trademark Office.										
The site is bounded by Prince Street to the north, Reinekers Lane to the west, Duke Street to the south and adjacent properties to the east. Located in the center of Alexandria, approximately 1,000 feet from the King Street Metro, the site is surrounded by a host of amenities, including the Hilton Hotel, Joe Thiesmann's Restaurant, and is adjacent from the new Whole Foods.										
P 1st/ Suite 2	1,750	Negotiable	Negotiable	Vacant	NBI	Retail/N	The Rappaport Companies	Bill Dickinson 703-310-6983 Melissa Webb 571-382-1227 Michael Howard 571-382-1219	31 Mths	N


	1725 Duke St, Alexandria, VA 22314				Jones Lang LaSalle			David J. Goldstein 703-485-8743		
	Carlyle, King Street Station Ph 3 148,069 SF Class A Office Building Built in 1989									
	-									
<b>Building Notes:</b> 10/1999: King Street III Associates (CarrAmerica) purchased building from Lend Lease Real Estate Investments for an undisclosed amount.										
* Located at King Street Metro										
E 5th	3,000-21,308	\$38.00-\$39.00/fs	3-10 yrs	Vacant	Some Work	Office/D	Jones Lang LaSalle	David J. Goldstein 703-485-8743 Robert H. VeShancey 703-485-8771 Yorke Allen 703-485-8722	16 Mths	to 3,000

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Leasing Company	Contact	Listed	Divisible
	1775 Duke St, Alexandria, VA 22314				The Rappaport Companies				Michael Howard 571-382-1219	
	Carlyle, King Street Station									
	165,971 SF Class A Office Building Built in 1993									
	-									
	<b>Building Notes:</b> 8/1993: The National Credit Union Administration, represented by Grubb & Ellis, purchased the building from The Oliver Carr Company for \$37.158 million.									
* 1994 Excellence in Commercial Construction Award by the Associated Builders and Contractors										
P GRND	11,000	Negotiable	Negotiable	Vacant	Some Work	Retail/D	The Rappaport Companies	Michael Howard 571-382-1219 Bill Dickinson 703-310-6983 Melissa Webb 571-382-1227	20 Days	Y

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Leasing Company	Contact	Listed	Divisible
<div>  <div> <b>1940 Duke St, Alexandria, VA 22314</b>  <b>Carlyle, Crescent At Carlyle</b>  <b>SEC Duke St &amp; Dulaney St</b>            212,889 SF Class A Office with street-level Retail Building Built in 2002         </div> </div> <p>-</p> <p><b>Building Notes:</b> Ground break: 11/2001</p> <ul style="list-style-type: none"> <li>* Exterior finishes of natural stone precast and brick will conform to Carlyle's rigorous design standards for first class buildings</li> <li>* Excellent headquarters building for associations</li> <li>* Prime location in Carlyle one block from Metro, Amtrak, and Virginia Railways commuter rail</li> <li>* Building can be sold or leased</li> <li>* National Airport and downtown DC are within close proximity by car or metro</li> <li>* I-95 easily accessible via Eisenhower Ave and Route 1</li> <li>* Embassy Suites and Hilton Hotels within 2 blocks along with several restaurants, delis, banks and shops of Old Town</li> <li>* 9' ceiling height on floors 1 - 6 with 13'6" clearance on the first floor retail space.</li> <li>* Underground parking at market rates</li> </ul> <p>This building was awarded an Energy Star label in 2009 for its operating efficiency.</p>										
P 2nd/ Suite 200	100-4,000	Negotiable	1-36 mnths	30 Days	As-Is	Office/S	The Regus Group	Friend Gray 703-684-4400	68 Mths	to 100
Get 10% commission by referring your clients to this location. Earn up to \$1,000 in American Express Gift Cards with our current promotion. Turn-key office space/spec suites with furniture available. Pre-wired, phone and T1. Office equipment and meeting rooms. Immediate availability, flexible terms.										

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Leasing Company	Contact	Listed	Divisible
	2000 Duke St, Alexandria, VA 22314				Jones Lang LaSalle			David J. Goldstein 703-485-8743		
	Carlyle, Time Life Building									
	SWC Duke St & Dulaney St									
	156,123 SF Class A Office Building Built in 1997									
-										
<b>Building Notes:</b> Beautifully built out and furnished with Herman Miller Furniture. Must see space! Within walking distance from two (2) Metro stations, VRE, Amtrak restaurants, hotels, business services banks. Fitness center, cafe, concierge desk, security station, mail room, balconies on each floor, and high speed data capabilities. Minimum ceiling heights in excess of 11 feet. Large 30' by 40' column base. 290 garage parking spaces. Ratio of 1.86/1000 sf.										
P 1st	2,000-4,971	Negotiable	Negotiable	Vacant	Some Work	Office/D	Jones Lang LaSalle	David J. Goldstein 703-485-8743 Yorke Allen 703-485-8722	65 Mths	to 2,000
	3601 Eisenhower Ave, Alexandria, VA 22304				CB Richard Ellis			Edwin M. Clark 703-905-0208		
	Cameron Run Office Park, Cameron Run Office Park Ph 1									
	143,707 SF Class A Office Building Built in 1990									
	-									
<b>Building Notes:</b> 1/8/1998: Building sold to Glenborough Realty Trust for \$19.5 million, part of a 14-property, 3,383,240 sf portfolio that Windsor Realty Fund II (General Investment & Development Co., Spaulding & Slye, and the pension fund of DuPont DeNemours) sold for \$423 million.										
11/1996: Windsor Realty Fund II purchased building for \$16.05 million from Radnor/Cameron Partnership. CB Commercial represented the seller.										
* 2.5/1000 structured parking included										
* Excellent Beltway visibility and access										
* Easy access to Eisenhower and Van Dorn Metro Stations										
* Two hotels within 5 minutes										
* Shower facilities										
* Deli on site										
P 2nd	2,356	\$30.00-\$32.00/fs	Negotiable	Vacant	Some Work	Office/D	CB Richard Ellis	Edwin M. Clark 703-905-0208 Steve Hoffeditz 703-905-0209	10 Mths	N

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Leasing Company	Contact	Listed	Divisible
	601 N Fairfax St, Alexandria, VA 22314				Grubb & Ellis			Gregg A. Brown 202-312-5757		
	Edward F. Carlough Bldg									
	128,733 SF Class B Office Building Built in 1987									
	-									
<b>Building Notes:</b> * Quick access to National Airport and downtown Washington, DC										
* Close to Old Town restaurants and shops										
* Near hotels, health club and Mt. Vernon biking and jogging trail										
* State-of-the-art HVAC system (solar heating capability)										
* Distinctive building overlooking the Potomac River and Oronoco a Park										
* Large central atrium with fountain										
* Several suites contain balconies, incredible river views										
P 4th/ Suite 440	7,144	\$29.00-\$31.00/fs	3-10 yrs	Vacant		Office/D	Grubb & Ellis	Gregg A. Brown 202-312-5757 Elyse Wolford 202-312-5463	4 Mths	Y
Suites 440 & 425 can be combined for 12,515 contiguous SF. Terrific river views and balcony.										
P 4th/ Suite 425	2,680-5,371	\$29.00-\$31.00/fs	3-10 yrs	Vacant	Some Work	Office/D	Grubb & Ellis	Gregg A. Brown 202-312-5757 Elyse Wolford 202-312-5463	76 Mths	to 2,680
Elevator lobby suite entry, balcony, river views, suite can be sub-divided. Suites 440 & 425 can be combined for 12,515 contiguous SF										
E 5th/ Suite 500/510/520	1,045-22,995	\$29.00-\$31.00/fs	3-10 yrs	90 Days		Office/D	Grubb & Ellis	Gregg A. Brown 202-312-5757 Elyse Wolford 202-312-5463	11 Mths	to 1,045
Entire top floor incredible river views personally built-out superior full floor opportunity 4 Balconies										
	1001 N Fairfax St, Alexandria, VA 22314				Tartan Properties Commercial			Christopher M. Campagna 703-836-6558x2		
	TransPotomac Plaza, TransPotomac Plaza 1									
	115,387 SF Class A Office Building Built in 1983									
	CB Richard Ellis: Malcolm Schweiker (703) 734-4716									
	CB Richard Ellis: Brian P. Murphy (202) 585-5564									
<b>Building Notes:</b> 236 Parking sapces available for the building. Building is For Sale or For Lease										
P 2nd	2,347	\$25.00-\$33.00/fs	Negotiable	Vacant	Some Work	Office/D	Millennium Realty Advisors, LLC	Nate Krill 703-760-9062	10 Mths	N
Sales Company(Condo): CB Richard Ellis; Malcolm Schweiker, 703-734-4716										
Flexible rate and term										

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Leasing Company	Contact	Listed	Divisible
	1020 N Fairfax St, Alexandria, VA 22314				Tartan Properties Commercial			Christopher M. Campagna 703-836-6558x2		
	Thomas Office Bldg									
	14,766 SF Class C Office Building Built in 1975									
	-									
<p><b>Building Notes:</b> Convenient to National Airport and Washington, D.C. Abundant parking available in parking lot beside building for \$65/month/space.</p> <p>Property sold on May 17, 2004 from the Summer Company to HF Anthracite, LLC for a sales price of \$3,500,000. John Quinn of McEneaney Commercial represented the seller and Charles Hooff of Charles R. Hooff, Inc represented the purchaser.</p> <p>June 1995: Canada Life Assurance Company sold the building to Summer Co. L.L.C. for \$975,000. McEneaney Commercial represented the buyer and Greenhoot, Inc. represented the seller.</p>										
E 3rd/ Suite 300	3,610	\$26.50/+elec	3-5 yrs	Vacant	As-Is	Office/D	Tartan Properties Commercial	Christopher M. Campagna 703-836-6558x2	42 Mths	Y





**1199 N Fairfax St, Alexandria, VA 22314**

**Tishman Speyer**

**Brooks Brown 703-342-1711**

**TransPotomac Plaza, TransPotomac Plaza 5**

101,370 SF Class B Office Building Built in 1982

-

**Building Notes:** TransPotomac Plaza 5 is located near the Potomac waterfront just minutes away from Reagan National Airport. The building offers panoramic views of the Potomac River and Nation's Capitol. The building's amenities include an on-site property management, food service, scenic path for running, walking, and biking, and a Tenant-only fitness center. There is also a complimentary shuttle service to Braddock Metro Station.

8/2002: 5 buildings, including 11, 44, 66, and 99 Canal Center Plaza and 1199 N. Fairfax St. sold from Beacon Capital Partners to CarrAmerica. CarrAmerica represented itself in the transaction and Beacon Capital Partners was represented by Trammell Crow.

6/2000: Equity Office Properties Trust bought Cornerstone Properties Inc.

Fall 1997: Cornerstone Properties acquired Dutch Institutional Holdings Company out of Atlanta, GA and took over ownership of TransPotomac Canal Center 3 and 4 and TransPotomac Plaza 5.

This building was awarded an Energy Star label in 2008 for its operating efficiency.

P 1st	1,728	\$31.00/fs	3-10 yrs	03/2010	Office/D	Tishman Speyer	Brooks Brown 703-342-1711 Tony N. Womack 703-342-1710 Brian Cotter 703-342-1712	10 Mths	N
Mostly open space. Direct exterior entrance. Views of River.									
P 2nd	2,334	\$31.00/fs	5-10 yrs	Vacant	Some Work	Office/D	Tishman Speyer	Brooks Brown 703-342-1711 Tony N. Womack 703-342-1710 Brian Cotter 703-342-1712	39 Mths N
E 3rd	3,000-11,231	\$31.00/fs	5-10 yrs	03/2010	Office/D	Tishman Speyer	Brooks Brown 703-342-1711 Tony N. Womack 703-342-1710 Brian Cotter 703-342-1712	10 Mths	to 3,000
E 5th/ Suite 500	4,500-11,235	\$31.00/fs	5-10 yrs	Vacant	Some Work	Office/D	Tishman Speyer	Brooks Brown 703-342-1711 Tony N. Womack 703-342-1710 Brian Cotter 703-342-1712	39 Mths to 4,500
P 7th/ Suite 750	2,000	\$31.00/fs	5-10 yrs	Vacant	Some Work	Office/D	Tishman Speyer	Brooks Brown 703-342-1711 Tony N. Womack 703-342-1710 Brian Cotter 703-342-1712	31 Mths N
P 7th	2,800	Negotiable	Thru Dec 2012	Vacant	Office/S	JM Zell Partners, Ltd.	Bob J. Neuman 202-682-8743	11 Mths	N
New build out! 6 Windowed offices; windowed conference room, several interior offices; river views Rate is Negotiable									
P 7th	2,350	Negotiable	Thru Dec 2012	Vacant	Office/S	JM Zell Partners, Ltd.	Bob J. Neuman 202-682-8743	11 Mths	N
New build out! 5 Windowed offices; windowed conference room, several interior offices;									

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Leasing Company	Contact	Listed	Divisible
E 10th	9,915	\$31.00/fs	5-10 yrs	Vacant	Some Work	Office/D	Tishman Speyer	Brooks Brown 703-342-1711 Tony N. Womack 703-342-1710 Brian Cotter 703-342-1712	33 Mths	N
Top floor opportunity featuring unobstructed views of the Potomac River, Washington, DC and Old Town Alexandria.										



### 333 John Carlyle St, Alexandria, VA 22314

**Cassidy & Pinkard Colliers**

**Christopher A. Sowick 703-770-3428**

#### Carlyle Gateway, Carlyle Gateway I



153,000 SF Class A Office Building Built in 1999



-



**Building Notes:** 333 John Carlyle Street is a class A office building with first floor retail. Located on John Carlyle Square, the building is just off of Duke Street, visible to heavy traffic.


Near King Street metro.



P 1st	4,500	Negotiable	10 yrs	Vacant	As-Is	Retail/D	Asadoorian Retail Solutions	Jeffrey A. Handler 703-425-0605	18 Mths	Y
Asking rent TBD										
P 1st	15,491	Negotiable	Negotiable	Vacant	Some Work	Office/D	Cassidy & Pinkard Colliers	Christopher A. Sowick 703-770-3428 Chris Lucey 703-770-3442	18 Mths	Y
prominent first floor corner suite On-site Fitness facility On-site Deli & Dry Clean Valet On-site Pizzeria										


Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Leasing Company	Contact	Listed	Divisible
	421 King St, Alexandria, VA 22314				Grubb & Ellis			Gregg A. Brown 202-312-5757		
	Tavern Square, Tavern Square									
	41,222 SF Class B Office with street-level Retail Building Renovated in 2000 Built in 1967									
	-									
	<p><b>Building Notes:</b> Tavern Square is an urban office and retail development complex located in the center of Old Town Alexandria, Virginia. Prominent neighbors include the landmark Alexandria City Hall, Gatsby's Tavern, the City Court House and the newly opened Hotel Monaco. Tavern square is comprised of approximately 130,000 +/- office space, 40,000 +/- prominent street level retail space, a 109,000 square foot two level 330 car garage and a spacious interior courtyard.</p> <p>Building Amenities Full building renovation Large parking garage Operable windows New VAV HVAC system Courtyard and retail amenities Located in the heart of Old Town Alexandria near numerous hotels, banks, restaurants and shops On-site management Parking: Covered, Ratio of 2.0 spaces/1,000 SF, \$170 per month</p>									
P 2nd	2,066-5,162	\$25.00/fs	5-10 yrs	Vacant		Office/D	Grubb & Ellis	Gregg A. Brown 202-312-5757 Josh G. Hartman 202-312-5772	29 Mths	to 2,066
- 3,096 SF - built out - 2,066 SF - shell condition (can be added to the adjacent built out suite) **5,162 SF – Total • 3 – 10 year term • Elevator lobby suite entry										
	510-526 King St, Alexandria, VA 22314				Washington Real Estate Investment Trust			Louis G. Cardenas 301-255-0841		
	Alexandria Courthouse, Courthouse Square									
	113,000 SF Class B Office Building Built in 1979									
	-									
	<p><b>Building Notes:</b> 10/2000: TrizecHahn sold the building to Washington R.E. Investment Trust. Cassidy &amp; Pinkard represented the seller. WRIT represented itself.</p> <p>Free parking is available across the street on evenings and weekends. Courthouse Square is adjacent to the City Courthouse. The Bar Association library is in the basement. Located 4 blocks from water front and minutes from National Airport in the heart of Old Town with fabulous amenities.</p>									
P 2nd	1,807-13,694	Negotiable	Thru Jun 2010	Vacant	As-Is	Office/S	Cassidy & Pinkard Colliers	Paul Darr 703-770-3444 Dale Powell 703-770-3401 Emily Smith 703-770-3416	10 Mths	to 1,807
Divisible: 1,807 suite or entire floor available										

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Leasing Company	Contact	Listed	Divisible																																																																		
<div><div></div><div><div><div>709-711 King St, Alexandria, VA 22314</div><div>CRC Commercial</div><div>Dennis D. Burke 301-441-3434x104</div></div><div>5,557 SF Class C Office with street-level Retail Building Built in 1812</div><div>-</div><div><div>Building Notes:</div><div>Building will be remodeled mid 2007. In the heart of Old Town.</div></div><table><tr><td>P 1st</td><td>1,800</td><td>\$45.00/nnn</td><td>10 yrs</td><td>60 Days</td><td>Some Work</td><td>Retail/D</td><td>CRC Commercial</td><td>Dennis D. Burke 301-441-3434x104</td><td>17 Mths</td><td>N</td></tr><tr><td colspan="11">Newly renovated space.</td></tr><tr><td>E 2nd</td><td>1,700</td><td>\$20.00/nnn</td><td>3-5 yrs</td><td>Vacant</td><td>NBI</td><td>Office/N</td><td>CRC Commercial</td><td>Dennis D. Burke 301-441-3434x104</td><td>34 Mths</td><td>N</td></tr><tr><td colspan="11">Newly renovated space. 4% commission to co-operating brokers</td></tr><tr><td>E 3rd</td><td>1,600</td><td>\$20.00/nnn</td><td>3-5 yrs</td><td>Vacant</td><td>NBI</td><td>Office/N</td><td>CRC Commercial</td><td>Dennis D. Burke 301-441-3434x104</td><td>34 Mths</td><td>N</td></tr><tr><td colspan="11">Newly renovated space. 4% commission to co-operating brokers.</td></tr></table></div></div>											P 1st	1,800	\$45.00/nnn	10 yrs	60 Days	Some Work	Retail/D	CRC Commercial	Dennis D. Burke 301-441-3434x104	17 Mths	N	Newly renovated space.											E 2nd	1,700	\$20.00/nnn	3-5 yrs	Vacant	NBI	Office/N	CRC Commercial	Dennis D. Burke 301-441-3434x104	34 Mths	N	Newly renovated space. 4% commission to co-operating brokers											E 3rd	1,600	\$20.00/nnn	3-5 yrs	Vacant	NBI	Office/N	CRC Commercial	Dennis D. Burke 301-441-3434x104	34 Mths	N	Newly renovated space. 4% commission to co-operating brokers.										
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<div><div></div><div><div><div>1729 King St, Alexandria, VA 22314</div><div>Stoladi Property Group, Inc.</div><div>James Stokes 202-785-5801</div></div><div>King Street Metroplace, King Street Metroplace 1</div><div>19,372 SF Class B Office Building Built in 1989</div><div>-</div><div><div>Building Notes:</div><div>8/93: The National Association of Postal Supervisors purchased the 2nd-4th floors of this bldg and entire bldg at 1727 King St. Price reported to be around \$3 million.</div><div>Condominium building</div><div>Underground parking</div><div>Prime visibility along King Street</div><div>Adjacent to the King Street Metro and Fredericksburg Commuter Rail</div><div>Traditional colonial architecture which blends with historic Old Town Alexandria</div><div>Near future U.S. Federal Courthouse</div><div>Convenient to downtown Washington and I-495</div><div>5 minutes to National Airport</div><div>Within walking distance to restaurants, banks and related office amenities</div></div><table><tr><td>P 3rd/ Suite 300</td><td>2,450</td><td>\$29.00/fs</td><td>5-10 yrs</td><td>Vacant</td><td>Some Work</td><td>Office/D</td><td>Stoladi Property Group, Inc.</td><td>James Stokes 202-785-5801</td><td>5 Mths</td><td>N</td></tr></table></div></div>											P 3rd/ Suite 300	2,450	\$29.00/fs	5-10 yrs	Vacant	Some Work	Office/D	Stoladi Property Group, Inc.	James Stokes 202-785-5801	5 Mths	N																																																							
P 3rd/ Suite 300	2,450	\$29.00/fs	5-10 yrs	Vacant	Some Work	Office/D	Stoladi Property Group, Inc.	James Stokes 202-785-5801	5 Mths	N																																																																		



Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Leasing Company	Contact	Listed	Divisible
	610 Madison St, Alexandria, VA 22314				Tartan Properties Commercial			Michael B. Porterfield 703-836-6555x1		
	9,800 SF Class C Office Building Renovated in 1994 Built in 1950									
	-									
Building Notes: -										
P 1st	2,300	\$19.75/nnn	Negotiable	Vacant	Some Work	Off/Ret/D	Tartan Properties Commercial	Michael B. Porterfield 703-836-6555x1 Christopher M. Campagna 703-836-6558x2	21 Mths	N
Great for a small distributor, has 3 offices.										
	2318 Mill Rd, Alexandria, VA 22314				Cassidy & Pinkard Colliers			Tim J. Summers 703-770-3429		
	Carlyle Overlook									
	250,000 SF Class A Office Building Built in 2008									
-										
Building Notes: Carlyle Overlook is a \$75 million project, situated adjacent to the Eisenhower Avenue Metro station and the Patent and Trademark Office, and consisting of 10 levels of office space, four levels of parking and ground-floor retail space. Parking occupies the first 4 levels above ground, with the fifth story being the lowest office space.										
Tallest building in Alexandria, Ideally located between Eisenhower and King Street Metro Stations, short walk to U.S. Courthouse and U.S. Patent and Trademark Office										
E 1st	4,355	\$30.00-\$35.00/nnn	Negotiable	Vacant	NBI	Retail/N	CB Richard Ellis	Lisa Stoddard 202-585-5519	24 Mths	Y
Cold Dark Shell										


Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Leasing Company	Contact	Listed	Divisible
		500 Montgomery St, Alexandria, VA 22314				Cassidy & Pinkard Colliers			Christopher A. Sowick 703-770-3428	
Madison Place										
108,252 SF Class A Office Building Built in 1989										
-										
Building Notes: -Common area renovations and elevator upgrades -Preferred Offices: Christy Cooper 703.647.6001 -ACRP Conference Facility -Sheraton Suites Hotel with conference facility and restaurant -Shuttle service to King St + Braddock Place metro and National Airport -Two story lobby with custom marble and millwork -Walking distance to Mount Vernon Trails -9 restaurants within one block										
P 1st	2,103	\$30.00/fs	Thru Dec 2014	Vacant	As-Is	Office/S	Simpson Properties Limited	Fred Zamer 703-299-0029x13	3 Mths	N
Does not include parking; parking is available on a contractual basis.										
P 3rd	2,733	\$34.00/fs	Negotiable	Vacant	Some Work	Office/D	Cassidy & Pinkard Colliers	Christopher A. Sowick 703-770-3428 Krysta L. Hardiman 703-770-3406	20 Mths	N
P 4th	150-5,000	Negotiable	1-36 mnths	Vacant	Some Work	Office/S	Carr Workplaces	Morgan Watson 202-349-1410	42 Mths	to 150
12% commission for all referrals introduced after Dec. 8th, 2009 and closed by Jan. 31st, 2010. Executive Suite Office Space and Meeting Rooms available by the hour, day, week or month. All offices are fully-furnished and fully-staffed complete with telephone and high speed Internet connections. Available to accommodate 1 to 50 people.										

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Leasing Company	Contact	Listed	Divisible
	2707-2711 Mt Vernon Ave, Alexandria, VA 22305				Gaver Nichols			Gaver Nichols 703-836-5209		
	The Lofts At Del Ray Village									
	15,000 SF Under Construction Class B Office/Residential Building Delivering 12/2010									
	-									
	Building Notes: Live/work/loft spaces available. Flexible floor plan. See http://www.gavernicholsarchitect.com additional details.									
P BSMT	1,600	Negotiable	Negotiable	12/2010		Off/Ret/N	Gaver Nichols	Gaver Nichols 703-836-5209	10 Mths	N
Residential lofts available as well on the second and third floors. Open floor plan. First floor and vacant space.										
P 1st/ Suite D	1,600	Negotiable	Negotiable	12/2010	NBI	Off/Ret/N	Gaver Nichols	Gaver Nichols 703-836-5209	10 Mths	N
Residential lofts available as well on the second and third floors. Open floor plan. First floor and basement space.										
P 1st/ Suite A	1,040	Negotiable	Negotiable	12/2010		Off/Ret/N	Gaver Nichols	Gaver Nichols 703-836-5209	10 Mths	N
Residential lofts available as well on the second and third floors. Open floor plan. First floor and basement space.										
P 1st/ Suite B	1,040	Negotiable	Negotiable	12/2010		Off/Ret/N	Gaver Nichols	Gaver Nichols 703-836-5209	10 Mths	N
Residential lofts available as well on the second and third floors. Open floor plan. First floor and basement space.										
	1908 Mt. Vernon Ave, Alexandria, VA 22301				Bremmer & Goris Communications, Inc.			Dennis Goris 703-739-0088		
	13,698 SF Class C Office Building Renovated in 1987 Built in 1946									
	-									
	Building Notes: Excellent location in Alexandria. Convenient to National Airport and Washington, D.C. Abundant parking available in parking lot behind building.									
	P 2nd	2,500-3,500	\$24.00/fs	Negotiable	Vacant	Some Work	Office/D	McEneaney Commercial	Scott A. Hinkle 703-537-3342	12 Days

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Leasing Company	Contact	Listed	Divisible
	103 Oronoco St, Alexandria, VA 22314				Union Realty Advisors, LLC			Eddie Echard 202-783-1806		
	Dalton Wharf, Dalton Wharf									
	45,000 SF Class B Office Building Renovated in 1998 Built in 1981									
	-									
	<p><b>Building Notes:</b> Entire building was totally renovated by Helix Construction Services in 1999. Renovations included a new HVAC system and new roof.</p> <p>5/2/97: Building was sold to Plumbers &amp; Pipefitters National Pension Fund. Grubb &amp; Ellis represented the seller, HDR, Inc. and West, Echard &amp; Associates represented the buyer.</p> <p>Free-standing, reinforced concrete, brick on block office building used for national headquarters of pension fund. Located in the heart of Old Town Alexandria with unobstructed views of monuments and Potomac River. Property is only 5 minutes from National Airport. It has immediate access to shops and restaurants, a great window ratio and 107 surface parking spaces.</p>									
P 2nd	2,142	\$24.00-\$27.00/fs	Negotiable	Vacant		Office/D	Union Realty Advisors, LLC	Eddie Echard 202-783-1806	27 Mths	Y
Potomac River views! Extremely long windowline. Both Floor plan images comprise the total available RSF										



Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Leasing Company	Contact	Listed	Divisible
	<b>119 Oronoco St, Alexandria, VA 22314</b>				<b>Woodmark Commercial Services, a J Street Company</b>			<b>Thomas M. McHugh 703-592-0625</b>		
	5,460 SF Class B Office Building Built in 1981									
	Woodmark Commercial Services, a J Street Company; Thomas M. McHugh (703) 592-0625, A.J. Wood (703) 592-0626									
	<b>Building Notes:</b> Property Description: Office Condominium									
Property Use Description: Office Condominium										
E 1st	1,950	\$29.00/+elec	5-10 yrs	Vacant	Some Work	Office/D	Woodmark Commercial Services, a J Street Company	Thomas M. McHugh 703-592-0625 A.J. Wood 703-592-0626	17 Mths	N
Sales Company(Condo): Woodmark Commercial Services, a J Street Company; Thomas M. McHugh, 703-592-0625; A.J. Wood, 703-592-0626										
E 2nd	1,950	\$29.00/+elec	5-10 yrs	Vacant	Some Work	Office/D	Woodmark Commercial Services, a J Street Company	Thomas M. McHugh 703-592-0625 A.J. Wood 703-592-0626	16 Mths	N
Sales Company(Condo): Woodmark Commercial Services, a J Street Company; Thomas M. McHugh, 703-592-0625; A.J. Wood, 703-592-0626										
E 3rd	1,560	\$29.00/+elec	5-10 yrs	Vacant	Some Work	Office/D	Woodmark Commercial Services, a J Street Company	Thomas M. McHugh 703-592-0625 A.J. Wood 703-592-0626	16 Mths	N
Sales Company(Condo): Woodmark Commercial Services, a J Street Company; Thomas M. McHugh, 703-592-0625; A.J. Wood, 703-592-0626										
	<b>127 S Peyton St, Alexandria, VA 22314</b>				<b>Cushman &amp; Wakefield, Inc.</b>			<b>Eric Berlin 703-847-2726</b>		
	36,100 SF Class B Office Building Built in 1990									
	<b>Building Notes:</b> Walking distance to King Street Metro.  Building is first class brick headquarters. Features new buildout.									
P 2nd/ Suite 220	1,297	\$29.00/fs	3-5 yrs	60 Days	Some Work	Office/D	Cushman & Wakefield, Inc.	Eric Berlin 703-847-2726 Jessica Miller 703-847-2724	10 Mths	N

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Leasing Company	Contact	Listed	Divisible
	<b>100 N Pitt St, Alexandria, VA 22314</b> <b>Bankers Square Office &amp; Commercial Center</b> 73,000 SF Class B Office Building Renovated in 1998 Built in 1970 -						<b>Simpson Properties Limited</b>	<b>Fred Zamer 703-299-0029x13</b>		
	<p><b>Building Notes:</b> Alexandria City tax records show this building as 501 King St (Map ID 074.02-04-02).            Legal description: LOT 601 BLK 1 GADSBYS COM URBAN RENEWAL &amp; OUTLOT A R/S LOT 602 FIRST &amp; CITIZENS NATL BANK</p> <p>10/98: Banker Square Associates purchased the building from Simpson Properties.</p> <p>A prime location in Old Town, Alexandria, ideally located just five blocks from the historic waterfront, in the heart of the downtown commercial district. Served by Metrobus and Dash bus service to King Street &amp; Braddock Road Metro Stations. Quick access ( 10 minutes or less) to National Airport, Crystal City, the Pentagon, I-95/495 Beltway Interchange #1, and Maryland. Only 15 minutes to downtown Washington, D.C. Banking/ Restaurant</p>									
P 3rd/ Suite 310	2,500	\$25.00/fs	3-5 yrs	30 Days	As-Is	Office/D	Simpson Properties Limited	Fred Zamer 703-299-0029x13	5 Mths	N
Located in heart of Old Town Alexandria close to shops, restaurants and sights. Tenant pays parking.										
P 3rd/ Suite 307	2,844	\$25.00/fs	3-5 yrs	30 Days	As-Is	Office/D	Simpson Properties Limited	Fred Zamer 703-299-0029x13	5 Mths	N
Located in heart of Old Town Alexandria close to shops, restaurants and sights. Tenant pays parking.										



**123 N Pitt St, Alexandria, VA 22314**

**Grubb & Ellis**

**Gregg A. Brown 202-312-5757**

**Tavern Square, Tavern Square**

77,748 SF Class B Office Building Built in 1967


**Building Notes:** Tavern Square is an urban office and retail development complex located in the center of Old Town Alexandria, Virginia. Prominent neighbors include the landmark Alexandria City Hall, Gatsby's Tavern, the City Court House and the newly opened Hotel Monaco. Tavern square is comprised of approximately 130,000 +/- office space, 40,000 +/- prominent street level retail space, a 109,000 square foot two level 330 car garage and a spacious interior courtyard.


**Amenities**



- Large parking garage
- Operable windows
- New VAV HVAC system
- Renovated restrooms
- Courtyard and retail amenities
- Located in the heart of Old Town Alexandria near numerous hotels, banks, restaurants and shops.
- Storage space available



**Building signage available to 2 floor Tenant**


E 1st	1,716-8,811	\$27.75/fs	5-10 yrs	Vacant	Some Work	Retail/D	Grubb & Ellis	Gregg A. Brown 202-312-5757 Josh G. Hartman 202-312-5772	20 Mths	to 1,716
• 5 – 10 Year Term • 4 dedicated street entrances onto North Pitt Street, Cameron Street and Courtyard • Building signage available for 2 floor user • 14 foot ceilings • Handicap restrooms and lift • Great for medical users **PLEASE NOTE THE FOLLOWING** For retail inquiries including retail rental rate and pass thrus contact Jeffrey Handler of Asadoorian Retail Solutions at (703) 425-0605 For office inquiries contact Gregg Brown or Josh Hartman of Grubb & Ellis at (202) 312-5400 Building signage available to 2 floor Tenant										
E 3rd	4,000-9,143	\$27.75/fs	5-10 yrs	Vacant	Some Work	Office/D	Grubb & Ellis	Gregg A. Brown 202-312-5757 Josh G. Hartman 202-312-5772	27 Mths	to 4,000
Multi - Tenant Plan - 2,750 SF - 6,393 SF • 5 – 10 Year Term • Open plan, exposed ceilings • Large conference center Full floor available with mix of open plan, private offices, and conference rooms. Building signage available to 2 floor Tenant										
E 4th	4,000-8,875	\$27.75/fs	5-10 yrs	Vacant	Some Work	Office/D	Grubb & Ellis	Gregg A. Brown 202-312-5757 Josh G. Hartman 202-312-5772	29 Mths	to 4,000
• Full Floor - 8,875 SF • Multi - Tenant Plan: - 2,676 SF - 2,750 SF - 3,448 SF - 6,124 SF • 5 – 10 Year Term • Potomac River views Building signage available to 2 floor Tenant										
P 5th/ Suite C	1,000-2,520	\$27.75/fs	3-10 yrs	Vacant		Office/D	Grubb & Ellis	Gregg A. Brown 202-312-5757 Josh G. Hartman 202-312-5772	9 Mths	to 1,000
- Five (5) windowed offices - Conference room - Pantry & reception area • 3 – 10 Year Term • Potomac River views										
P 5th/ Suite B	1,325-3,195	\$27.75/fs	3-10 yrs	Vacant		Office/D	Grubb & Ellis	Gregg A. Brown 202-312-5757 Josh G. Hartman 202-312-5772	9 Mths	to 1,325
- Four (4) windowed offices - Four (4) workstations - Conference room - Pantry & reception area • 3 – 10 Year Term • Potomac River views										


Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Leasing Company	Contact	Listed	Divisible
P 5th/ Suite A	2,300	\$27.75/fs	3-10 yrs	Vacant	Some Work	Office/D	Grubb & Ellis	Gregg A. Brown 202-312-5757 Josh G. Hartman 202-312-5772	29 Mths	N
- Five (5) windowed offices - Conference room - Pantry & reception area • 3 – 10 Year Term • Potomac River views										
		<b>128 N Pitt St, Alexandria, VA 22314</b>					<b>McEneaney Commercial</b>		<b>Tom Hulfish 703-683-2700x114</b>	
4,300 SF Class B Office Building Built in 1948										
-										
<b>Building Notes:</b> -										
E 1st	2,100	\$28.00/hn	3-5 yrs	Vacant	As-Is	Off/Ret/D	McEneaney Commercial	Tom Hulfish 703-683-2700x114	7 Mths	N


		<b>901 N Pitt St, Alexandria, VA 22314</b>					<b>Cassidy &amp; Pinkard Colliers</b>			
<b>Waterman Place</b>										
67,500 SF Class B Office Building Built in 1982										
-										
<b>Building Notes:</b> Large glass atrium, glass elevator, operable windows, after hours HVAC at no additional charge, men's and women's changing rooms with showers, reserved garage and surface parking on site management along with easy access to downtown DC makes this an attractive building.										
August 1994: Building purchased by Timothy D. Seldin from VVKR Associates LP for \$6.8 million.										
* Numerous amenities (restaurants, hotels, etc.)										
* Shower facilities										
This building is registered with the U.S. Green Building Council and is seeking LEED certification.										
P 1st/ Suite 150	4,774	\$29.50/fs	5 yrs	Vacant	Some Work	Office/D	Cassidy & Pinkard Colliers	Krysta L. Hardiman 703-770-3406 Christopher A. Sowick 703-770-3428	15 Mths	Y
Windowed offices with high ceilings, glass entry, kitchen", also change divisible to "Y".										

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Leasing Company	Contact	Listed	Divisible
<div>  <div> <b>900 Prince St, Alexandria, VA 22314</b>            7,467 SF Class C Office Building Built in 1915            For Sale at \$3,350,000 (\$448.64/SF) - Active            PMA Properties: Robert J. Kaufman (703) 548-1810 x11         </div> <div> <b>PMA Properties</b> </div> <div> <b>Robert J. Kaufman 703-548-1810x11</b> </div> </div>										
<b>Building Notes:</b> One block of King Street with casual on street parking. Walk to all the shops and restaurants. Great visibility.										
P 2nd/ Suite 902A	822	\$33.58/nnn	5 yrs	Vacant	Some Work	Office/D	PMA Properties	Robert J. Kaufman 703-548-1810x11	14 Days	N
This space is known as 902 Prince St. Monthly rent of \$2300 a month.										
P 2nd/ Suite 902	1,556	\$30.00/nnn	5 yrs	Vacant	Some Work	Office/D	PMA Properties	Robert J. Kaufman 703-548-1810x11	23 Mths	N
This space is known as 902 Prince St.										
<div>  <div> <b>1420 Prince St, Alexandria, VA 22314</b>            6,480 SF Class C Office Building Built in 1972            -         </div> <div> <b>William J. Reap Co, Inc.</b> </div> <div> <b>William J. Reap 703-892-4966</b> </div> </div>										
<b>Building Notes:</b> 2/3/00: Building sold from Robert Van Fossan to Cloverdale Associates for \$915,000. Thomas Boguess Realty represented the seller. William J. Reap Co. represented the buyer.										
* Four off-street parking spaces  * Building has front and rear entrances  2007 Assessed Values: Improvements - 1,276,695 Land - \$396,480 Total - \$1,673,175										
P 1st	1,200	\$30.00/fs	Thru Apr 2010	Vacant	Some Work	Office/S	Cassidy & Pinkard Colliers	Emily Smith 703-770-3416	5 Mths	N
Excellent Alexandria location .25 mile from King Street Metro. Three unreserved surface parking spaces. Modern, furnished boutique-style suite. Surface parking lot behind building. Private bathrooms on each floor (first floor has shower). Skylights. Longer term available through landlord.										
P 2nd	1,490	\$30.00/fs	Thru Apr 2010	30 Days	Some Work	Office/S	Cassidy & Pinkard Colliers	Emily Smith 703-770-3416	7 Mths	N
Excellent Alexandria location .25 mile from King Street Metro. Three unreserved surface parking spaces.										


Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Leasing Company	Contact	Listed	Divisible
	1421 Prince St, Alexandria, VA 22314				Jones Lang LaSalle			Amy Bowser 202-719-5600		
	Prince Street Plaza									
	52,809 SF Class A Office Building Built in 1988									
-										
Building Notes: Free-standing, brick office building. Marble and mahogany lobby finishes. Balconies on all upper levels. Located in Old Town Alexandria. Two blocks from the King Street Metro Station and 4 minutes to National Airport. Close proximity to many restaurants, hotels and stores. Secure off street parking at \$80 per month.										
P 3rd	1,500-4,325	\$38.50-\$40.50/fs	5-10 yrs	Vacant	Some Work	Office/D	Jones Lang LaSalle	Amy Bowser 202-719-5600	16 Mths	to 1,500
	1101-1103 Queen St, Alexandria, VA 22314				Northern Virginia Commercial			Rosamunda Neuharth-Ozgo 703-472-3585		
	6,800 SF Class B Office Building Renovated in 2007 Built in 1939									
	-									
Building Notes: The former Lincoln Theater in Old Town Alexandria Historic art deco building built in 1939 Newly renovated and ready for custom build-out. Highly visible corner location with prominent frontage on 2 streets. High ceiling and 22 windows offer ample natural daylight New HVAC, electrical panel and wiring for today's technology needs Ideal for associations, law practices, architectural firms, consulting groups and creative concerns. 2 blocks to King Street. Walk to Braddock & King Street Metros. Close proximity to two Beltway access points. A rare opportunity in the heart of historic Old Town										
E 2nd/ Suite 1103	1,500-3,500	\$22.00/mg	3-5 yrs	Vacant	NBI	Office/N	Northern Virginia Commercial	Rosamunda Neuharth-Ozgo 703-472-3585	4 Mths	to 1,500
Free off street parking for 2-3 cars. Up to 8 additional parking spaces available with paid contract.										


Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Leasing Company	Contact	Listed	Divisible
<div><div></div><div><div><div>225 Reinekers Ln, Alexandria, VA 22314</div><div>Jones Lang LaSalle</div><div>Matt Gallagher 703-485-8741</div></div><div><div>King Street Station Ph 2</div><div>131,328 SF Class A Office Building Built in 1988</div><div>-</div></div></div></div>										
<p><b>Building Notes:</b> 10/2001: Glenborough Realty Trust bought this building from Westbrook Partners LLC for \$28,000,000.</p> <p>The building is conveniently located at the King Street Metro Station which services Yellow and Blue Metro Lines and the Virginia Railway Express. Building is within walking distance of The Patent and Trademark Office, Federal Courthouse and extensive area amenities. Area Restaurants include: Stella's, Joe Theisman's, Thai Peppers. Hotels within walking distance include: Embassy Suites, Hilton, Hyatt, Courtyard Marriot and New Westin Hotel currently under construction.</p> <p>Building features include electronic access system, rooftop terrace, landscaped plaza and walkways, including pedestrian arcade.</p> <p>Add Amenities: Metro, VRE, Rooftop Terrace, Coffee Shop</p>										
P 1st	2,547	Negotiable	Negotiable	Vacant		Retail/D	Jones Lang LaSalle	Matt Gallagher 703-485-8741	4 Mths	N
	Signage on Reinkers Lane									
P 2nd	2,500-16,277	\$36.00-\$38.00/fs	5-10 yrs	Vacant	Some Work	Office/D	Jones Lang LaSalle	Matt Gallagher 703-485-8741	18 Mths	to 2,500



Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Leasing Company	Contact	Listed	Divisible
	211 N Union St, Alexandria, VA 22314						Grubb & Ellis Tyson's Corner	Larry FitzGerald 703-918-0221x221		
	Harbor Center Office Bldg 50,524 SF Class A Office Building Built in 1987 -									
Building Notes: Located on waterfront in the heart of Old Town Alexandria. Walk through history and charm of shops and restaurants of your choosing.  Minutes to National Airport, the Pentagon, Rosslyn and Washington, D.C. Quick access to the George Washington Parkway, I-95 and City Marina boatdocks.  Three floors of office space:  1st floor - 19,294sf 2nd floor - 15,281sf 3rd floor - 15,949sf  Garage located on first level.										
P 1st/ Suite 100	100-4,000	Negotiable	1-36 mnths	30 Days	As-Is	Office/S	HQ Global Workplaces, Inc.	Bernadette Gaskill 703-684-4899x4825	51 Mths	to 100
Get 10% commission by referring your clients to this location. Earn up to \$1,000 in American Express Gift Cards with our current promotion. Turn-key office space/spec suites with furniture available. Pre-wired, phone and T1. Office equipment and meeting rooms. Immediate availability, flexible terms.										
P 2nd/ Suite 200	5,228	\$34.00/fs	5-10 yrs	Vacant	Some Work	Office/D	Grubb & Ellis Tyson's Corner	Larry FitzGerald 703-918-0221x221 Josh Simon 703-918-0230	2 Mths	Y

	101 1/2 S Union St, Alexandria, VA 22314						NAI KLNB	Dini Marshall 202-420-7761		
	6,165 SF Class B Office Building Built in 1871 -									
Building Notes: -										
E 3rd	2,055	\$33.00/+u&ch	Thru Dec 2011	Negotiable	As-Is	Office/S	NAI KLNB	Dini Marshall 202-420-7761 Andy Georgelakos 202-420-7760	8 Mths	N
Spaces can be subleased together or separately.										






Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Leasing Company	Contact	Listed	Divisible
	<b>115 S Union St, Alexandria, VA 22314</b>				<b>Weichert Commercial/Elkins Lane Realty Advisors</b>			<b>Richard F. Lane 703-519-8923</b>		
32,000 SF Class B Office Building Built in 1990										
-										
<b>Building Notes:</b>										
* Located in the heart of the historic waterfront district of Old Town Alexandria, the 32,000-sf, brick office building is only a short walk from 5-star restaurants, historic sites and fine hotels.										
* The building has a 100-car parking facility with elevator service to the main levels of the building. The interior three-story glass lined atrium and rear courtyard overlook the 18th century homes built in the area.										
* Tenants in the building include Department of Justice, Gallagher & Associates, Old Town Coin and Jewelry Exchange.										
Hours of operation are 6 am to 6 pm weekdays and 8 am to 4 pm Saturday.										
P 2nd	2,100	\$30.00/nnn	5 yrs	Vacant	Some Work	Office/D	Twinbrooke Associates LLP	Alan Nash 703-609-3264	10 Mths	N


	<b>119-125 N Washington St, Alexandria, VA 22314</b>				<b>Douglas Development Corporation</b>			<b>Norman Jemal 202-638-6300</b>		
23,000 SF Class B Office Building Renovated in 1998 Built in 1950										
-										
<b>Building Notes: -</b>										
P 1st/ Suite 101	2,730	\$55.00/nnn	5-10 yrs	Vacant	Some Work	Retail/D	Douglas Development Corporation	Norman Jemal 202-638-6300 Matthew Jemal 202-638-6300	184 Mths	N
P 2nd	2,362	\$26.00/+u&ch	5-10 yrs	30 Days		Office/D	McEneaney Commercial	Charles Langdon 703-683-2700x115	5 Mths	N
Will Renovate to Suit Tenant ZONED CD FRONTS ON HIGH TRAFFIC STREET EXCELLENT SIGNAGE OPPORTUNITY										
P 4th/ Suite 400-A	2,268	\$26.00/+u&ch	5-10 yrs	Vacant	Some Work	Office/D	McEneaney Commercial	Charles Langdon 703-683-2700x115	31 Mths	N
Historic Offie Space located in the heart of Old Town Alexandria. Close to restaurants and retailers. Entire third floor available in brick & stone building.										

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Leasing Company	Contact	Listed	Divisible
	200-206 N Washington St, Alexandria, VA 22314				Transwestern			Thomas X. Hilley 202-775-7008		
	206 N. WASH									
	46,926 SF Class B Office Building Built in 1965									
	-									
	<b>Building Notes:</b> Building is located in the heart of Old Town. Renovations include new roof, lobby, HVAC, elevators, restrooms and security system. New ceilings, carpet and paint in tenant spaces. Owner occupied building with on-site U.S. Post Office location. Metro Rail access via DASH shuttle. Easy access to Capital Beltway and National Airport.									
P 1st	1,300-3,100	\$18.00/nnn	3-10 yrs	Vacant	Some Work	Off/Ret/D	Transwestern	Thomas X. Hilley 202-775-7008 Jeff Gross 202-775-7018	29 Mths	to 1,300
New glass entrance on N Washington St to be added. Open floor plan with 11' finished ceilings. Divisible to 1300-3100 sf. 5% Co-op commission										
	300 N Washington St, Alexandria, VA 22314				McEneaney Commercial			John F. Quinn 703-683-2700x337		
	The 300 Bldg									
	57,139 SF Class B Office Building Renovated in 1998 Built in 1962									
	-									
	<b>Building Notes:</b> May 1996: N. Washington Realty purchased building from ITT Hartford. Brian Murphy and Malcolm Schweiker of CB Commercial represented the seller and Realty Investment Advisors represented the purchaser.									
The building has ample parking and is located within walking distance to restaurants, hotels and other amenities in Old Town.										
P 3rd	2,815	\$24.00/fs	5 yrs	Vacant	Some Work	Office/D	McEneaney Commercial	John F. Quinn 703-683-2700x337	25 Mths	N
4% commission to the listing agent.										

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Leasing Company	Contact	Listed	Divisible
	400 N Washington St, Alexandria, VA 22314				Tartan Properties Commercial			Michael B. Porterfield 703-836-6555x1		
	21,940 SF Class B Office Building Renovated in 1981 Built in 1960									
	-									
Building Notes: -										
P 1st/ Suite 100	1,987	\$22.50/fs	3-5 yrs	Vacant		Office/D	Tartan Properties Commercial	Michael B. Porterfield 703-836-6555x1 Christopher M. Campagna 703-836-6558x2	4 Mths	N
Zoning allows for Office, Medical Office, Personal Services, Retail High visibility location with proximity to many amenities, restaurants, shops, 3 hotels, National Airport Building signage available Two blocks from Starbucks, Fed Ex/Kinko's, and Trader Joes Suites to be delivered with new paint and carpet New "green" certified HVAC system with individual suite controls Lobby renovations planned for early 2010 Short walk to Braddock Road Metro 2 free off street parking spaces per 1,000 sf of leased space										
P 1st/ Suite 100	1,933	\$22.50/fs	3-5 yrs	Vacant		Off/Med/D	Tartan Properties Commercial	Michael B. Porterfield 703-836-6555x1 Christopher M. Campagna 703-836-6558x2	4 Wks	N
• Zoning allows for Office, Medical Office, Personal Services, Retail • High visibility location with proximity to many amenities, restaurants, shops, 3 hotels, National Airport • Building signage available for full suite tenant. • Two blocks from Starbucks, Fed Ex/Kinko's, and Trader Joes • Suites to be delivered with new paint and carpet • New Energy Star HVAC system with individual suite controls • Lobby renovations planned for early 2010 • Short walk to Braddock Road Metro • 2 free off street parking spaces per 1,000 sf of leased space										

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Leasing Company	Contact	Listed	Divisible
<div><div></div><div><div>909 N Washington St, Alexandria, VA 22314</div><div>EDGE Commercial, LLC</div><div>Tony Salah 703-334-5600</div></div></div>										
<div><div><div>The Charles C. Blanton Building</div><div>101,344 SF Class A Office Building Built in 1989</div><div>-</div></div><div><div>Building Notes:</div><div><div>* Building standard hours 8:00 - 6:00 M-F; 9:00 - 1:00 Sat</div><div>* After hours HVAC \$35.00 per hour</div><div>* Security: Electric card reader access</div><div>* Lobby attendant 7:30 - 7:30</div><div>* Single tenant core factor 7.1%</div><div>* Restaurants within walking distance.</div><div>* Hotels adjacent.</div></div></div></div>										
P 3rd	2,277	\$27.00/fs	3-10 yrs	Vacant	Some Work	Office/D	EDGE Commercial, LLC	Tony Salah 703-334-5600 Scott D. Rabin 703-334-5600 David A. Feldman 703-334-5600	3 Mths	N
On site management, lobby attendant, tenant only fitness center and direct access to GW Parkway.										
P 3rd	1,200-8,854	\$27.00/fs	3-10 yrs	Vacant	Some Work	Office/D	EDGE Commercial, LLC	Tony Salah 703-334-5600 Scott D. Rabin 703-334-5600 David A. Feldman 703-334-5600	29 Mths	to 1,200
Third floor office space with great window line. On site management, lobby attendant, tenant only fitness center and direct access to GW Parkway.										

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Leasing Company	Contact	Listed	Divisible
<div>  <div> <b>277 S Washington St, Alexandria, VA 22314</b>  <b>Atrium Bldg</b>            138,507 SF Class A Office Building Renovated in 1999 Built in 1976            -         </div> <div> <b>Cassidy &amp; Pinkard Colliers</b>   <b>Christopher A. Sowick 703-770-3428</b> </div> </div>										
<b>Building Notes:</b> -Prime location in the heart of Old Town, 2 blocks from King Street. -Renovated lobby available for Tenant functions -Proximity to nearby restaurants and hotels										
P 1st	1,677	Negotiable	5-10 yrs	Vacant		Retail/D	The Rappaport Companies	Bill Dickinson 703-310-6983 Melissa Webb 571-382-1227 Michael Howard 571-382-1219	35 Mths	N
P 1st	2,500	Negotiable	5-10 yrs	Vacant	Some Work	Retail/D	The Rappaport Companies	Bill Dickinson 703-310-6983 Melissa Webb 571-382-1227 Michael Howard 571-382-1219	35 Mths	N
<div>  <div> <b>322 S Washington St, Alexandria, VA 22314</b>            2,800 SF Class C Office Building Renovated in 1973 Built in 1880            For Sale at \$1,100,000 (\$392.86/SF) - Active            McEneaney Commercial: Robert Swearingen (703) 683-2700 x342         </div> <div> <b>McEneaney Commercial</b>   <b>Robert Swearingen 703-683-2700x342</b> </div> </div>										
<b>Building Notes:</b> -										
E 1st	1,400	\$22.00-\$30.00/nnn	2-5 yrs	Vacant		Off/Ret/D	McEneaney Commercial	Robert Swearingen 703-683-2700x342	5 Mths	N
	2,800 SF Office/Retail space. Cannot be divided. Also for Sale.									
E 2nd	1,400	\$22.00-\$30.00/nnn	2-5 yrs	Vacant		Off/Ret/D	McEneaney Commercial	Robert Swearingen 703-683-2700x342	5 Mths	N
	2,800 SF Office/Retail space. Cannot be divided. Also for Sale.									



700 S Washington St, Alexandria, VA 22314

700 South Washington

59,652 SF Class A Office with street-level Retail Building Built in 1989

-

Jones Lang LaSalle

Matt Gallagher 703-485-8741

Building Notes:

\* Balducci's Gourmet Grocery

\* Great visibility and access. Excellent ingress - egress to I-495 & GW Parkway via Washington Street.

\* 1992 NAIOP Award Winner for Best Mid Rise Award of Excellence.

Amenities: Balducci's Gourmet Grocery

Expenses: 2007 Combines Tax/Ops @ \$9.20/sf

P 2nd/ Suite 200	2,500-17,428	\$32.00-\$34.00/fs	3-10 yrs	Vacant	Some Work	Office/D	Jones Lang LaSalle	Matt Gallagher 703-485-8741	29 Mths	to 2,500
Can be combined with suite 220 for full floor. Extensive window line, combination of open and office plan.										
P 2nd/ Suite 220	3,801	\$32.00-\$34.00/fs	3-10 yrs	Vacant	Some Work	Office/D	Jones Lang LaSalle	Matt Gallagher 703-485-8741 David J. Goldstein 703-485-8743	22 Mths	N
New buildout with combination of open and office plan. Furniture and phones in place. Corner suite with extensive windowline.										
E 3rd	15,446	\$32.00-\$34.00/fs	3-10 yrs	Vacant	Some Work	Office/D	Jones Lang LaSalle	Matt Gallagher 703-485-8741	22 Mths	N
Full floor opportunity for mid-sized tenant. Can be combined with 2nd floor for 36,675 SF of contiguous space.										