

1 Shawnee Executive Center



5350 Shawnee Rd, Alexandria, VA 22312

Rental Rate	\$28.00 /SF/Yr
Property Type	Office
Building Class	B
Rentable Building Area	32,657 SF
Year Built	1985
Walk Score ®	32 (Car-Dependent)
Transit Score ®	33 (Some Transit)
Rental Rate Mo	\$2.33 USD/SF/Mo

2 Shawnee Executive Center



5350 Shawnee Rd, Alexandria, VA 22312

Price	\$833,333
Unit Size	2,900 SF
No. Units	3
Total Building Size	32,657 SF
Property Type	Office
Sale Type	Owner User
Building Class	B
Floors	3
Typical Floor Size	10,886 SF
Year Built	1985
Lot Size	1.65 AC
Parking Ratio	3.4/1,000 SF
Walk Score ®	32 (Car-Dependent)
Transit Score ®	33 (Some Transit)

3 Portfolio of 3 Properties for Sale



Portfolio of 3 Properties for Sale

Price	\$2,499,999
Price / SF	\$287.36 / SF
Sale Type	Investment or Owner User
Status	Active
Number of Properties	3
Total Building Size	8,700 SF

Renovated 2007, new roof, new rooftop HVAC unitsThe 2008 interior build-out used USGBC guidelines for LEED Certified Interiors. Features included low VOC paint, carpet w/recycled content, bamboo flooring, Evolve system furniture made from 100% recycled materials, auto-dimmers for all switches, ceiling fans, passive lighting for maximum efficiency, ENERGY STAR rated equipment and more...The result is a warm, organic look and feel.

Situated at the intersection of Edsall Rd and I-395, only ½ mile from I-495, the building is inside the Beltway and only five miles South of the Pentagon. Kiddie Academy day care is located at 5290 Shawnee. Both Landmark and Springfield Malls are a short 10-minute drive. The building is also within walking distance to a Fairfax Connector bus stop on Edsall Road travelling to the Varn Dorn Metro Station every 30 minutes circulating the Greater Springfield area.

Property Name / Address, City, State	Property Type	Size	Year Built	Individual Price
Shawnee Executive Center, Alexandria, VA	Office Condo	2,900 SF		
Shawnee Executive Center, Alexandria, VA	Office Condo	2,900 SF		
Shawnee Executive Center, Alexandria, VA	Office Condo	2,900 SF		

4

3135-3145 Mount Vernon Ave



3135-3145 Mount Vernon Ave, Alexandria, VA 22305

Rental Rate	\$28.00 /SF/Yr
Property Type	Office
Property Sub-type	Medical
Building Class	B
Rentable Building Area	1,957 SF
Year Built	1987
Walk Score ®	81 (Very Walkable)
Transit Score ®	49 (Some Transit)
Rental Rate Mo	\$2.33 USD/SF/Mo

- Del Ray Neighborhood
  - Lot of natural light
- Fronts Mt Vernon Avenue with Signage

Located in the ever poplar Del Ray section of Alexandria. Situated at the intersection of Mt. Vernon Avenue and Herbert Street, just North of Commonwealth Avenue this property is across from Del Ray Towers with retailers including Streets Market & Cafe, Dental Offices and Dry Cleaners. Hops & Shine Restaurant, Bar and Beer Garden opening soon just to the North. Active Business Association ([www.visitdelray.com](http://www.visitdelray.com)) ensure community involvement all year long with various events and monthly meeting. Popular eateries include Del Ray Pizzeria, Stomping Ground, Taqueria Poblano, Cheesetique, Holy Cow and Shark Tanks Pork Barrel BBQ.

5

109 N Fairfax St



109 N Fairfax St, Alexandria, VA 22314

Rental Rate	Rent Not Disclosed
Property Type	Retail
Property Sub-type	Storefront Retail/Office
Gross Leasable Area	3,600 SF
Walk Score ®	94 (Walker's Paradise)
Transit Score ®	58 (Good Transit)
Rental Rate Mo	Negotiable

6

Building 1



1423 Powhatan St, Alexandria, VA 22314

Rental Rate	\$22.00 /SF/Yr
Property Type	Office
Building Class	B
Rentable Building Area	3,342 SF
Year Built	1980
Walk Score ®	65 (Somewhat Walkable)
Transit Score ®	65 (Good Transit)
Rental Rate Mo	\$1.83 USD/SF/Mo

7

Port Royal



801 N Pitt St, Alexandria, VA 22314

Rental Rate	\$21.40 /SF/Yr
Property Type	Multifamily
Property Sub-type	Apartments
Apartment Style	High Rise
Year Built	1965
Walk Score ®	89 (Very Walkable)
Transit Score ®	66 (Good Transit)
Rental Rate Mo	\$1.78 USD/SF/Mo

8

406 E Glebe Rd



406 E Glebe Rd, Alexandria, VA 22305

Rental Rate	\$7.10 /SF/Yr
Property Type	Land
Property Sub-type	Commercial
Proposed Use	Parking Lot
Rental Rate Mo	\$0.59 USD/SF/Mo

Just off Richmond Hwy on E Glebe.  
1.7 miles to DCA, Reagan National Airport  
5,973 square feet of land, mostly fenced.

9

1123 King St



1123 King St, Alexandria, VA 22314

Rental Rate	\$25.00 /SF/Yr
Property Type	Office
Building Class	C
Rentable Building Area	8,350 SF
Year Built	1995
Walk Score ®	96 (Walker's Paradise)
Transit Score ®	73 (Excellent Transit)
Rental Rate Mo	\$2.08 USD/SF/Mo

10 1112 King St



1112 King St, Alexandria, VA 22314

Rental Rate	\$35.00 /SF/Yr
Property Type	Retail
Property Sub-type	Storefront Retail/Office
Gross Leasable Area	2,072 SF
Year Built	1890
Walk Score ®	96 (Walker's Paradise)
Transit Score ®	72 (Excellent Transit)
Rental Rate Mo	\$2.92 USD/SF/Mo

11 Lloyds Row



228 S Washington St, Alexandria, VA 22314

Price	\$220,000
Unit Size	1,071 SF
No. Units	1
Total Building Size	21,267 SF
Property Type	Office
Sale Type	Owner User
Building Class	B
Floors	3
Typical Floor Size	6,667 SF
Year Built	1984
Lot Size	0.22 AC
Parking Ratio	0.59/1,000 SF
Walk Score ®	96 (Walker's Paradise)
Transit Score ®	64 (Good Transit)

12 S Royal Street 123



123 S Royal St, Alexandria, VA 22314

Price	\$1,880,000
Property Type	Office
Building Class	B
Sale Type	Owner User
Lot Size	0.06 AC
Rentable Building Area	4,940 SF
Rentable Building Area	4,940 SF
No. Stories	2
Year Built	1870
Tenancy	Multiple
Zoning Description	CD, Alexandria
APN / Parcel ID	074.02-07-04
Walk Score ®	96 (Walker's Paradise)
Transit Score ®	57 (Good Transit)

13 817 King St



817 King St, Alexandria, VA 22314

Rental Rate	\$28.50 - \$48.00 /SF/Yr
Property Type	Office
Building Class	B
Rentable Building Area	9,300 SF
Year Built	1968
Walk Score ®	97 (Walker's Paradise)
Transit Score ®	68 (Good Transit)
Rental Rate Mo	\$4.00 USD/SF/Mo

- Old Town ALX
- 800 Block of King St
- Next door to Sweetgreen

Calico Corner Opening 2018 in the Retail Space on the 1st Floor.

14 203 S Union St



203 S Union St, Alexandria, VA 22314

Rental Rate	\$37.50 /SF/Yr
Min. Divisible	292 SF
Property Type	Office
Building Class	B
Rentable Building Area	6,750 SF
Year Built	1850
Walk Score ®	88 (Very Walkable)
Transit Score ®	52 (Good Transit)
Rental Rate Mo	\$3.13 USD/SF/Mo

15 Lloyds Row



228 S Washington St, Alexandria, VA 22314

Rental Rate	\$49.71 /SF/Yr
Property Type	Office
Building Class	B
Rentable Building Area	21,267 SF
Year Built	1984
Walk Score ®	96 (Walker's Paradise)
Transit Score ®	64 (Good Transit)
Rental Rate Mo	\$4.14 USD/SF/Mo

- Located at corner of Duke and S Washington
- Boutique building



16 1224 Princess St



1224 Princess St, Alexandria, VA 22314

Price	\$1,700,000
Property Type	Specialty
Property Sub-type	Schools
Sale Type	Investment or Owner User
Lot Size	5,123 SF
Building Size	5,890 SF
No. Stories	2
Year Built	1974
Zoning Description	RB
APN / Parcel ID	064.01-12-01
Walk Score ®	92 (Walker's Paradise)
Transit Score ®	75 (Excellent Transit)

- Currently operating nationally accredited preschool
- Close proximity to King St and Braddock Metro stations
- Quite neighborhood location

Located in Old Town Alexandria at the corner of Princess St and N. Payne this 5,124 square foot property with a 5,890 square foot building is an operating preschool. The property is within Parker-Gray Historic District and Braddock Metro Neighborhood Plan.  
King St Metro is .04 miles  
Braddock Metro is .05 miles.

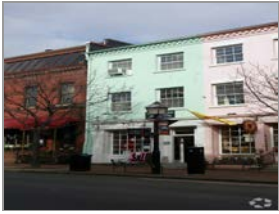
17 310-320 S Henry St



310-320 S Henry St, Alexandria, VA 22314

Rental Rate	\$22.86 /SF/Yr
Property Type	Office
Building Class	B
Rentable Building Area	22,747 SF
Year Built	1989
Walk Score ®	96 (Walker's Paradise)
Transit Score ®	71 (Excellent Transit)
Rental Rate Mo	\$1.91 USD/SF/Mo

18 217 King St



217 King St, Alexandria, VA 22314

Price	\$1,750,000
Property Type	Retail
Property Sub-type	Storefront Retail/Office
Building Class	B
Sale Type	Owner User
Lot Size	0.03 AC
Gross Leasable Area	4,131 SF
No. Stories	3
Year Built	1850
Tenancy	Multiple
Zoning Description	KR
APN / Parcel ID	075.01-02-16
Walk Score ®	90 (Walker's Paradise)
Transit Score ®	56 (Good Transit)

19 2nd Floor Retail/Office



1110 King St, Alexandria, VA 22314

Rental Rate	\$35.00 /SF/Yr
Property Type	Retail
Property Sub-type	Storefront Retail/Office
Gross Leasable Area	1,732 SF
Year Built	1890
Walk Score ®	94 (Walker's Paradise)
Transit Score ®	52 (Good Transit)
Rental Rate Mo	\$2.92 USD/SF/Mo

- Heavy daytime foot traffic
- Quaint historic building with lots of greenery
- Heavily driven King Street

This is a beautiful 19th Century Retail/Office Building in a most sought after location: King Street, Old Town, Alexandria.

20 Lloyds Row



228 S Washington St, Alexandria, VA 22314

Rental Rate	\$21.00 /SF/Yr
Property Type	Office
Building Class	B
Rentable Building Area	21,267 SF
Year Built	1984
Walk Score ®	96 (Walker's Paradise)
Transit Score ®	64 (Good Transit)
Rental Rate Mo	\$1.75 USD/SF/Mo

21 100 Daingerfield Rd



100 Daingerfield Rd, Alexandria, VA 22314

Rental Rate	\$30.00 /SF/Yr
Min. Divisible	1,635 SF
Property Type	Office
Building Class	B
Rentable Building Area	32,038 SF
Year Built	1991
Walk Score ®	93 (Walker's Paradise)
Transit Score ®	77 (Excellent Transit)
Rental Rate Mo	\$2.50 USD/SF/Mo

22 Hunting Creek Club



2059 Huntington Ave, Alexandria, VA 22303

Price	\$250,000
Unit Size	1,696 SF
No. Units	1
Property Type	Multifamily
Property Sub-type	Apartments
Sale Type	Owner User
Building Class	B
Floors	12
Typical Floor Size	15,443 SF
Year Built	1972
Lot Size	0.36 AC
Parking Ratio	0.88/1,000 SF
Walk Score ®	39 (Car-Dependent)
Transit Score ®	60 (Good Transit)

- 11 min. drive to Old Town, Alexandria
  - 30 min. drive to Washington, DC
- 18 min. drive to Arlington, VA
  - Easy access to Route 1 and 495

Spacious 1696SF professional condo on lower level of residential hi-rise with 24 hr front desk, abundant parking and just 5 blocks to the Huntington Metro. Conveniently located just south of Old Town Alexandria with easy access to 495 and the Woodrow Wilson bridge to MD. Offers reception area,conference room,three large offices plus copy room, coffee room and two powder rooms.

23 315 S Patrick St



315 S Patrick St, Alexandria, VA 22314

Rental Rate	\$24.00 /SF/Yr
Property Type	Office
Building Class	B
Rentable Building Area	8,967 SF
Year Built	2000
Walk Score ®	94 (Walker's Paradise)
Transit Score ®	67 (Good Transit)
Rental Rate Mo	\$2.00 USD/SF/Mo

24 217 King St



217 King St, Alexandria, VA 22314

Rental Rate	\$20.00 /SF/Yr
Property Type	Retail
Property Sub-type	Storefront Retail/Office
Gross Leasable Area	4,131 SF
Year Built	1850
Walk Score ®	90 (Walker's Paradise)
Transit Score ®	56 (Good Transit)
Rental Rate Mo	\$1.67 USD/SF/Mo



25 3327-3329 Duke St



Portfolio of 2 Properties for Sale

Price	\$715,000
Price / SF	\$310.87 / SF
Sale Type	Investment
Status	Active
Number of Properties	2
Total Building Size	2,300 SF

Property Name / Address, City, State	Property Type	Size	Year Built	Individual Price
Quaker Professional Square Bldg 2, Alexandria, VA	Office Condo	1,150 SF		
Quaker Professional Square Bldg 2, Alexandria, VA	Office Condo	1,150 SF		

26 Quaker Professional Square Bldg 2



3319-3333 Duke St, Alexandria, VA 22314

Rental Rate	\$25.00 /SF/Yr
Property Type	Office
Building Class	B
Rentable Building Area	9,440 SF
Year Built	1983
Walk Score ®	62 (Somewhat Walkable)
Transit Score ®	43 (Some Transit)
Rental Rate Mo	\$2.08 USD/SF/Mo

27 1901 Mount Vernon Ave



1901 Mount Vernon Ave, Alexandria, VA 22301

Rental Rate	\$40.00 /SF/Yr
Property Type	Retail
Property Sub-type	Storefront
Gross Leasable Area	5,207 SF
Walk Score ®	86 (Very Walkable)
Transit Score ®	52 (Good Transit)
Rental Rate Mo	\$3.33 USD/SF/Mo

Freestanding Retail Building in the heart of Del Ray.  
Great frontage on Mount Vernon Avenue.  
Median Household Income of \$127,504 within 1 mile.  
4 min to Braddock Rd Transit Stop.  
7 min to Alexandria Commuter Rail.  
9 min to Crystal City Commuter Rail.  
10 min to Ronald Reagan Washington National Airport.  
Near Potomac Yard Shopping Center

28 6408 Highland Dr



6408 Highland Dr, Alexandria, VA 22310

Price	\$900,000
Property Type	Land
Property Sub-type	Commercial
Proposed Use	Commercial
Sale Type	Investment or Owner User
Total Lot Size	0.94 AC
No. Lots	1
Zoning Description	C-5
APN / Parcel ID	0823-04-0001B

29 1020 Duke St



1020 Duke St, Alexandria, VA 22314

Price	\$1,190,000
Property Type	Office
Building Class	C
Sale Type	Investment or Owner User
Lot Size	0.10 AC
Rentable Building Area	6,027 SF
Rentable Building Area	5,292 SF
No. Stories	3
Year Built	1984
Tenancy	Multiple
Parking Ratio	1.89/1,000 SF
Zoning Description	CD, Alexandria
APN / Parcel ID	074.01-14-02
Walk Score ®	96 (Walker's Paradise)
Transit Score ®	71 (Excellent Transit)

- Primelocation close to downtown, National Airport and Metro.

Building consists of three main floors, each @1656 sq ft plus basement. Very flexible space with dual entries from both Duke Street and Patrick Street. Parking area behind building. Could be separated into several independent offices. Top floor offers rooftop deck and fireplace.

There are 10 offices, conference and reception rooms, kitchen, two full and one half baths.

Note: Building Comprises both brick building at 1020, plus adjacent white building. TEN parking spaces in rear of building. 1031 Exchange.

For Sale: \$1,250,000.00

5,304 Sq. Ft. On 4 levels

Lower Level, First & Second Floors have 1656 sq ft.

Top floor has an open office with wet bar, fireplace and roof deck - it's 336 sq Ft.

30 Wise Tavern Bldg



201 N Fairfax St, Alexandria, VA 22314

Rental Rate	\$29.00 /SF/Yr
Property Type	Office
Building Class	C
Rentable Building Area	12,000 SF
Year Built	1900
Walk Score ®	94 (Walker's Paradise)
Transit Score ®	58 (Good Transit)
Rental Rate Mo	\$2.42 USD/SF/Mo

- Historic Wise's Tavern Building in the heart of Old Town's shopping and restaurant district.

31 614 N Washington St



614 N Washington St, Alexandria, VA 22314

Price	\$1,200,000
Property Type	Office
Building Class	C
Sale Type	Investment or Owner User
Lot Size	0.04 AC
Rentable Building Area	3,300 SF
Rentable Building Area	3,300 SF
No. Stories	3
Year Built	1900
Tenancy	Multiple
Parking Ratio	2.55/1,000 SF
Zoning Description	OC, Alexandria
APN / Parcel ID	054.04-14-12
Walk Score ®	92 (Walker's Paradise)
Transit Score ®	68 (Good Transit)

32 Rose Hill Plaza



5115 Franconia Rd, Alexandria, VA 22310

Rental Rate	\$26.00 /SF/Yr
Property Type	Retail
Property Sub-type	Freestanding
Gross Leasable Area	150,000 SF
Year Built	1968
Walk Score ®	59 (Somewhat Walkable)
Transit Score ®	36 (Some Transit)
Rental Rate Mo	\$2.17 USD/SF/Mo

33 0 Richmond Highway



Richmond Hwy, Alexandria, VA 22309

Price	Price Not Disclosed
Property Type	Land
Property Sub-type	Commercial
Proposed Use	Convenience Store
Sale Type	Investment or Owner User
Total Lot Size	2.05 AC
Sale Conditions	Redevelopment Project
No. Lots	1
Zoning Description	C-8
APN / Parcel ID	101-4-01-0005-B

- Premier location at a signalized intersection

McEneaney Commercial Inc., as exclusive agent, is pleased to offer the opportunity to acquire 2.05 acres on the Richmond Highway Corridor in Alexandria, Virginia. The Project located at the signalized intersection of Richmond Highway and Russell Road, offers a combined land area of 89,285 square feet with an approximately 2,679 square foot Seven Eleven store currently occupied. An additional structure of approximately 5,151 square foot bank building with drive through which is currently vacant.

The Project, located in the Mount Vernon Planning District, Area IV of the Fairfax County Comprehensive Plan are recommended as Alternative Uses and currently zoned C-8/Highway Commercial District.

The Fairfax County Comprehensive Plan envisions transportation improvements to include easy access by bus, Metrorail, pedestrian/bicyclist services to the City of Alexandria. The Mount Vernon District known for its recent and dramatic growth of commercial businesses is also the historic heart of Fairfax County which includes Fort Hunt Park, Huntley Meadows Park, George Washington's Mount Vernon Estate and Gardens, the Frank Lloyd Wright designed Pope-Leighey House, River Farm and Woodlawn Plantation.

Portions of the Richmond Highway corridor have been designated as one of the six Community Business Centers (CBC). The corridor Business Center areas are: Beacon/ Groveton, Hybla Valley, North Gateway, Penn Daw, South County and Woodlawn.

The dramatic growth along the Richmond Highway Corridor in development of multi-family, hotel, retail and pharmacy projects make this site a prime location for development of convenience with gas, pharmacy store, major restaurant or retailer, child care or hotel.

34 550 S Pickett St



550 S Pickett St, Alexandria, VA 22304

Price	\$1,800,000
Property Type	Land
Property Sub-type	Industrial
Proposed Use	Not Available
Sale Type	Investment
Total Lot Size	0.76 AC
No. Lots	1
Zoning Description	I
APN / Parcel ID	067.02-02-02

35 Duke Street 3319-3333



3319-3333 Duke St, Alexandria, VA 22314

Price	\$357,500
Unit Size	1,150 SF
No. Units	2
Total Building Size	9,440 SF
Property Type	Office
Sale Type	Owner User
Building Class	B
Floors	2
Typical Floor Size	4,700 SF
Year Built	1983
Lot Size	0.11 AC
Parking Ratio	3.33/1,000 SF
Walk Score ®	62 (Somewhat Walkable)
Transit Score ®	43 (Some Transit)

36 Duke St. 3335-3349



3335-3349 Duke St, Alexandria, VA 22314

Price	\$770,000
Unit Size	2,520 SF
No. Units	1
Total Building Size	9,440 SF
Property Type	Office
Property Sub-type	Medical
Sale Type	Owner User
Building Class	B
Floors	2
Typical Floor Size	2,520 SF
Year Built	1983
Lot Size	0.06 AC
Parking Ratio	1.59/1,000 SF
Walk Score ®	62 (Somewhat Walkable)
Transit Score ®	43 (Some Transit)



37 Duke 3335-3349



3335-3349 Duke St, Alexandria, VA 22314

Rental Rate	\$20.00 /SF/Yr
Property Type	Office
Property Sub-type	Medical
Building Class	B
Rentable Building Area	2,520 SF
Year Built	1983
Walk Score ®	62 (Somewhat Walkable)
Transit Score ®	43 (Some Transit)
Rental Rate Mo	\$1.67 USD/SF/Mo

38 Powhatan 1423 units 8-9



1423 Powhatan St, Alexandria, VA 22314

Rental Rate	\$19.50 /SF/Yr
Min. Divisible	1,645 SF
Property Type	Office
Building Class	B
Rentable Building Area	21,636 SF
Year Built	1980
Walk Score ®	65 (Somewhat Walkable)
Transit Score ®	65 (Good Transit)
Rental Rate Mo	\$1.63 USD/SF/Mo

Two story walk-up office condominium with Class B finishes. Multiple private offices with separate conference room and kitchenette. Free, reserved, off-street parking included.

Ideally situated in Old Town Alexandria's north end. Close proximity to restaurants/coffee shops, George Washington Parkway, Route 1 and 495. Abundant street parking available.

Close proximity to restaurants/coffee shops, George Washington Parkway, Route 1 and 495.

39 King St 913



913 King St, Alexandria, VA 22314

Rental Rate	Rent Not Disclosed
Property Type	Retail
Property Sub-type	Storefront Retail/Office
Gross Leasable Area	2,273 SF
Year Built	1888
Walk Score ®	97 (Walker's Paradise)
Transit Score ®	68 (Good Transit)
Rental Rate Mo	Negotiable

- High Victorian Row House and the only example surviving on King Street.
- 10' ceilings
- Original hardwoods

This 2,273 square foot property is a High Victorian Row House and the only example surviving on King Street. Now zoned King Street Retail (KR) the property interior features include 10' ceilings, original hardwood floors and marble fireplace. A large basement, central heat and air and two parking spaces (tandem) provided at the rear of the building make this a space ideal for retail or personal service businesses.

Built in 1888 on land formerly owned by Anthony Charles Cazenove, United States Secretary of Treasury from 1801 1814 and a prominent local merchant. Exterior detail includes crested hip roof, corbelled cornice, one over one wood windows, articulated façade, decorative brickwork, carved door with hood and marble steps. The facade was stripped of numerous coatings of paint, the bricks then cleaned and repointed with custom black mortar to match the original found in the joints.

Historic Old Town Alexandria.

All 2,273 square feet must be leased to one tenant. Large bonus basement.



40 Hinson Farm Road 8109



8109 Hinson Farm Rd, Alexandria, VA 22306

Price	\$674,000
Unit Size	3,279 SF
No. Units	1
Total Building Size	13,680 SF
Property Type	Office
Property Sub-type	Medical
Sale Type	Investment or Owner User
Building Class	B
Floors	2
Typical Floor Size	6,840 SF
Year Built	1990
Lot Size	1.22 AC
Parking Ratio	2.07/1,000 SF
Walk Score ®	27 (Car-Dependent)
Transit Score ®	41 (Some Transit)

Mt. Vernon Professional Condominiums, 3,279 sq ft building with open unreserved parking. Adjacent to INOVA Mt Vernon Hospital

1021 39 0515

41 Powhatan Street 1423 Building 1



1423 Powhatan St, Alexandria, VA 22314

Price	\$749,000
Unit Size	3,342 SF
No. Units	1
Total Building Size	3,342 SF
Property Type	Office
Sale Type	Owner User
Building Class	B
Floors	2
Typical Floor Size	1,671 SF
Year Built	1980
Lot Size	0.24 AC
Parking Ratio	2.16/1,000 SF
Walk Score ®	65 (Somewhat Walkable)
Transit Score ®	65 (Good Transit)

3,277 sq ft, Free-standing Office Condo Building. Ideally suited for investor or user. Can accommodate one or two tenants. Seven off-street parking spaces.

044.02-0B-01

42 Belle Haven



1451 Belle Haven Rd, Alexandria, VA 22307

Price	\$195,000
Unit Size	1,096 SF
No. Units	1
Total Building Size	15,829 SF
Property Type	Office
Sale Type	Owner User
Building Class	B
Floors	4
Typical Floor Size	3,957 SF
Year Built	1972
Lot Size	1.08 AC
Parking Ratio	3/1,000 SF
Walk Score ®	58 (Somewhat Walkable)
Transit Score ®	36 (Some Transit)

1,096 sq ft Oral surgeon office, does not include equipment. Bright space with restrooms, kitchenette, elevator building ADA compatible.

0834 06 0310

43 Pitt Street 801 North Suite 115-



801 N Pitt St, Alexandria, VA 22314

Price	\$416,600
Unit Size	1,724 SF
No. Units	1
Property Type	Multifamily
Property Sub-type	Apartments
Sale Type	Owner User
Building Class	B
Floors	16
Typical Floor Size	14,968 SF
Year Built	1965
Lot Size	2.08 AC
Parking Ratio	0.99/1,000 SF
Walk Score ®	89 (Very Walkable)
Transit Score ®	66 (Good Transit)

Professional Office on first floor of centrally located Residential Building. Convenient to Old Town Alexandria, Reagan National Airport, Washington, DC.

055.03-0B-0115

44 Royal S 112



112 S Royal St, Alexandria, VA 22314

Rental Rate	\$78.00 /SF/Yr
Property Type	Office
Building Class	B
Rentable Building Area	2,619 SF
Year Built	1760
Walk Score ®	96 (Walker's Paradise)
Transit Score ®	56 (Good Transit)
Rental Rate Mo	\$6.50 USD/SF/Mo

FIRST FLOOR AVAILABLE  
Central Old Town Location a few steps from King Street,  
one block to City Hall & Courthouse  
Restored and Updated 1760 townhouse  
Built by George Washington's cabinet maker.  
Light an spacious adjoining offices with built in bookcases, pine floors and fireplaces.

112 S. Royal Street - Central Historic Old Town Location a few steps from King Street.

45 Union S 215



215 S Union St, Alexandria, VA 22314

Rental Rate	Rent Not Disclosed
Property Type	Retail
Property Sub-type	Storefront Retail/Office
Gross Leasable Area	4,000 SF
Year Built	1830
Walk Score ®	91 (Walker's Paradise)
Transit Score ®	52 (Good Transit)
Rental Rate Mo	Negotiable

Ideal for restaurant or retail  
Old Town Waterfront  
Parking garage adjacent  
Across from the new Hotel Indigo  
1/2 block to EYA condominium/retail development.

46 Cooper Road 8742



8736-8746 Cooper Rd, Alexandria, VA 22309

Rental Rate	\$18.00 /SF/Yr
Property Type	Retail
Property Sub-type	Freestanding
Gross Leasable Area	10,767 SF
Year Built	1977
Walk Score ®	65 (Somewhat Walkable)
Transit Score ®	42 (Some Transit)
Rental Rate Mo	\$1.50 USD/SF/Mo

Building for Lease

Building for lease

47 Alfred Street 108 North



108 N Alfred St, Alexandria, VA 22314

Rental Rate	\$35.00 /SF/Yr
Property Type	Office
Building Class	B
Rentable Building Area	11,925 SF
Year Built	1890
Walk Score ®	97 (Walker's Paradise)
Transit Score ®	70 (Excellent Transit)
Rental Rate Mo	\$2.92 USD/SF/Mo

Just behind 901 King Street  
Outdoor space available across front of building  
On-site parking available  
Across from Sweetgreen, Sugar House Day Spa and public parking garage

48 Hinson Road 8109



8109 Hinson Farm Rd, Alexandria, VA 22306

Rental Rate	\$20.00 /SF/Yr
Property Type	Office
Property Sub-type	Medical
Building Class	B
Rentable Building Area	13,680 SF
Year Built	1990
Walk Score ®	27 (Car-Dependent)
Transit Score ®	41 (Some Transit)
Rental Rate Mo	\$1.67 USD/SF/Mo

- Walking distance to Inova Mount Vernon Hospital

Mount Vernon Professional Condominiums.  
Previously a surgery center.  
Walking distance to Inova Mount Vernon Hospital.

49 Prince Street 803



803 Prince St, Alexandria, VA 22314

Price	\$1,799,000
Property Type	Office
Building Class	C
Sale Type	Investment or Owner User
Lot Size	0.07 AC
Rentable Building Area	4,023 SF
Rentable Building Area	3,969 SF
No. Stories	3
Year Built	1810
Tenancy	Multiple
Zoning Description	R-M
APN / Parcel ID	074.02-11-33
Walk Score ®	97 (Walker's Paradise)
Transit Score ®	68 (Good Transit)

50 2 spaces



901 King St, Alexandria, VA 22314

Rental Rate	\$26.00 - \$28.00 /SF/Yr
Property Type	Office
Building Class	B
Rentable Building Area	17,000 SF
Year Built	1930
Walk Score ®	97 (Walker's Paradise)
Transit Score ®	68 (Good Transit)
Rental Rate Mo	\$2.33 USD/SF/Mo

Mixed Retail with Office Units

Corner of King St and N Alfred

51 Duke Street - 3260 Lower and Upper Level



3260 Duke St, Alexandria, VA 22314

Rental Rate	Rent Not Disclosed
Min. Divisible	1,800 SF
Property Type	Retail
Property Sub-type	Freestanding
Gross Leasable Area	6,100 SF
Year Built	1965
Walk Score ®	68 (Somewhat Walkable)
Transit Score ®	47 (Some Transit)
Rental Rate Mo	Negotiable

Space is great for office or retail! Great Exposure. Glass Front. Ground Floor Retail. Heavy Traffic counts. On-site parking.

52 Washington Street 119 South



119 S Washington St, Alexandria, VA 22314

Rental Rate	\$15.00 /SF/Yr
Property Type	Office
Building Class	B
Rentable Building Area	20,000 SF
Year Built	1929
Walk Score ®	96 (Walker's Paradise)
Transit Score ®	64 (Good Transit)
Rental Rate Mo	\$1.25 USD/SF/Mo

Classroom, training facility, call center... Good access to public transportation, restaurants, hotels, shopping. As Is

Washington And Prince Streets

53 Washington Street 300 North



300 N Washington St, Alexandria, VA 22314

Rental Rate	\$25.00 - \$27.00 /SF/Yr
Total Space Available	14,241 SF
Max. Contiguous	3,294.00 SF
Property Type	Office
Building Class	B
Rentable Building Area	57,139 SF
Year Built	1962
Walk Score ®	95 (Walker's Paradise)
Transit Score ®	66 (Good Transit)
Rental Rate Mo	\$2.08 USD/SF/Mo

View of Potomac River & Old Town Alexandria, VA. Minutes to Ronald Reagan National Airport or Downtown DC. Ride-On bus Service to Metro

Princess & S Washington Streets





	Property Address	Price/Rental Rate	Property Type	Subtype
1	5350 Shawnee Rd, Alexandria, VA	\$28.00 /SF/Yr	Office	Office
2	5350 Shawnee Rd, Alexandria, VA	\$833,333	Office	Office
3	Portfolio of 3 Properties for Sale	\$2,499,999	Portfolio	
4	3135-3145 Mount Vernon Ave, Alexandria, VA	\$28.00 /SF/Yr	Office	Medical
5	109 N Fairfax St, Alexandria, VA	Rent Not Disclosed	Retail	Storefront Retail/Office
6	1423 Powhatan St, Alexandria, VA	\$22.00 /SF/Yr	Office	Office
7	801 N Pitt St, Alexandria, VA	\$21.40 /SF/Yr	Multifamily	Apartments
8	406 E Glebe Rd, Alexandria, VA	\$7.10 /SF/Yr	Land	Commercial
9	1123 King St, Alexandria, VA	\$25.00 /SF/Yr	Office	Office
10	1112 King St, Alexandria, VA	\$35.00 /SF/Yr	Retail	Storefront Retail/Office
11	228 S Washington St, Alexandria, VA	\$220,000	Office	Office
12	123 S Royal St, Alexandria, VA	\$1,880,000	Office	Office
13	817 King St, Alexandria, VA	\$28.50 - \$48.00 /SF/Yr	Office	Office
14	203 S Union St, Alexandria, VA	\$37.50 /SF/Yr	Office	Office
15	228 S Washington St, Alexandria, VA	\$49.71 /SF/Yr	Office	Office
16	1224 Princess St, Alexandria, VA	\$1,700,000	[object Object]	Schools
17	310-320 S Henry St, Alexandria, VA	\$22.86 /SF/Yr	Office	Office
18	217 King St, Alexandria, VA	\$1,750,000	Retail	Storefront Retail/Office
19	1110 King St, Alexandria, VA	\$35.00 /SF/Yr	Retail	Storefront Retail/Office
20	228 S Washington St, Alexandria, VA	\$21.00 /SF/Yr	Office	Office
21	100 Daingerfield Rd, Alexandria, VA	\$30.00 /SF/Yr	Office	Office
22	2059 Huntington Ave, Alexandria, VA	\$250,000	Multifamily	Apartments
23	315 S Patrick St, Alexandria, VA	\$24.00 /SF/Yr	Office	Office
24	217 King St, Alexandria, VA	\$20.00 /SF/Yr	Retail	Storefront Retail/Office
25	3327-3329 Duke St	\$715,000	Portfolio	
26	3319-3333 Duke St, Alexandria, VA	\$25.00 /SF/Yr	Office	Office
27	1901 Mount Vernon Ave, Alexandria, VA	\$40.00 /SF/Yr	Retail	Storefront
28	6408 Highland Dr, Alexandria, VA	\$900,000	Land	Commercial
29	1020 Duke St, Alexandria, VA	\$1,190,000	Office	Office

30	201 N Fairfax St, Alexandria, VA	\$29.00 /SF/Yr	Office	Office
31	614 N Washington St, Alexandria, VA	\$1,200,000	Office	Office
32	5115 Franconia Rd, Alexandria, VA	\$26.00 /SF/Yr	Retail	Freestanding
33	Richmond Hwy, Alexandria, VA	Price Not Disclosed	Land	Commercial
34	550 S Pickett St, Alexandria, VA	\$1,800,000	Land	Industrial
35	3319-3333 Duke St, Alexandria, VA	\$357,500	Office	Office
36	3335-3349 Duke St, Alexandria, VA	\$770,000	Office	Medical
37	3335-3349 Duke St, Alexandria, VA	\$20.00 /SF/Yr	Office	Medical
38	1423 Powhatan St, Alexandria, VA	\$19.50 /SF/Yr	Office	Office
39	913 King St, Alexandria, VA	Rent Not Disclosed	Retail	Storefront Retail/Office
40	8109 Hinson Farm Rd, Alexandria, VA	\$674,000	Office	Medical
41	1423 Powhatan St, Alexandria, VA	\$749,000	Office	Office
42	1451 Belle Haven Rd, Alexandria, VA	\$195,000	Office	Office
43	801 N Pitt St, Alexandria, VA	\$416,600	Multifamily	Apartments
44	112 S Royal St, Alexandria, VA	\$78.00 /SF/Yr	Office	Office
45	215 S Union St, Alexandria, VA	Rent Not Disclosed	Retail	Storefront Retail/Office
46	8736-8746 Cooper Rd, Alexandria, VA	\$18.00 /SF/Yr	Retail	Freestanding
47	108 N Alfred St, Alexandria, VA	\$35.00 /SF/Yr	Office	Office
48	8109 Hinson Farm Rd, Alexandria, VA	\$20.00 /SF/Yr	Office	Medical
49	803 Prince St, Alexandria, VA	\$1,799,000	Office	Office
50	901 King St, Alexandria, VA	\$26.00 - \$28.00 /SF/Yr	Office	Office
51	3260 Duke St, Alexandria, VA	Rent Not Disclosed	Retail	Freestanding
52	119 S Washington St, Alexandria, VA	\$15.00 /SF/Yr	Office	Office
53	300 N Washington St, Alexandria, VA	\$25.00 - \$27.00 /SF/Yr	Office	Office