

FOR LEASE INDUSTRIAL/RESTAURANT SPACE

**405 FANNON STREET
ALEXANDRIA, VA 22301**



PROPERTY OVERVIEW

One of the few industrial properties in the rapidly developing Route 1 corridor, across the street from the Inova Oakville at Potomac Yard and across Richmond Highway from the Potomac Yard retail center. Convenient access to Washington National Airport (2 mi), downtown Washington DC, G.W. Parkway, I-395, and I-95. Located one mile from the Virginia Tech Innovation Campus, which will bring 300K SF of campus development in Spring 2025. Additionally, Monumental Sports recently announced a \$1B investment plan to relocate the Washington Capitals and Wizards to a new arena scheduled for completion in late 2028.

PROPERTY HIGHLIGHTS

- 1 city dock (10'x10'); possible to ramp
- 2 drive-in bay doors (10'x10' + 10'x14')
- Clear height 16'
- 4,300 SF of outdoor green space behind the building
- Tenant pays electric, water, and gas directly to providers
- Quick access to National Airport (2 mi), I-395 (3 mi), and I-495 (3.5 mi)
- Closest warehouse space to The District

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	17,714 SF
Lot Size:	22,443 SF
Operating Expenses:	\$2.31 /SF
Zoning:	I (Industrial)
Market:	Inova Oakville at Potomac Yard
Parking: (Available in Oakville Triangle)	Special Use Permit in place for parking reduction
Lease Term:	5-10 Years
Available:	2024

CONTACT

Mike Porterfield
703.836.6555 x101
mike@tartanproperties.com

TARTAN
PROPERTIES

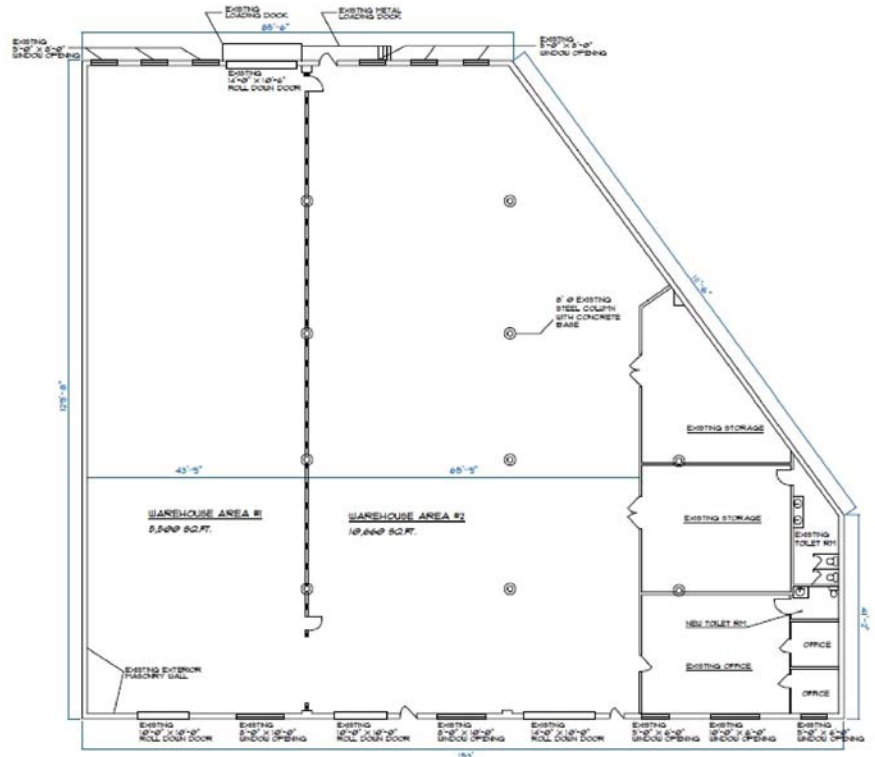
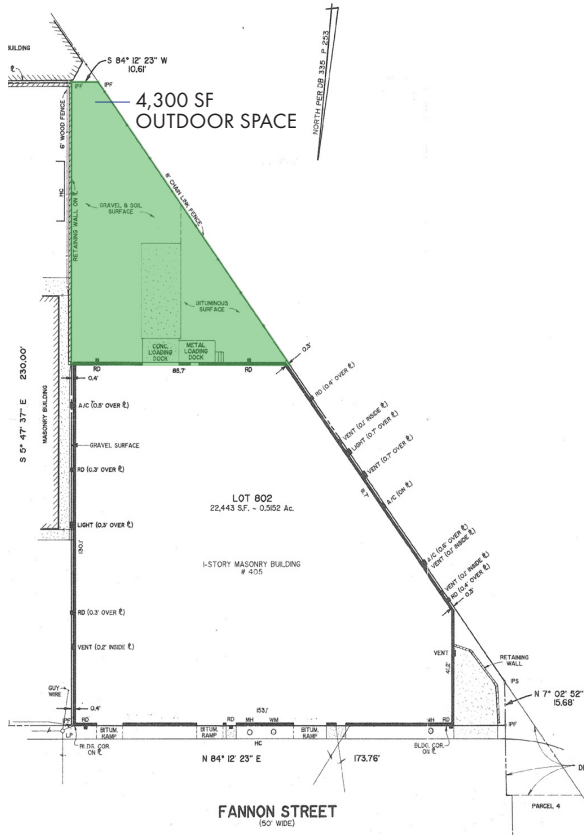
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FOR LEASE

OPTION ONE: INDUSTRIAL SPACE

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SITE/FLOOR PLANS



CURRENT WAREHOUSE CONDITION

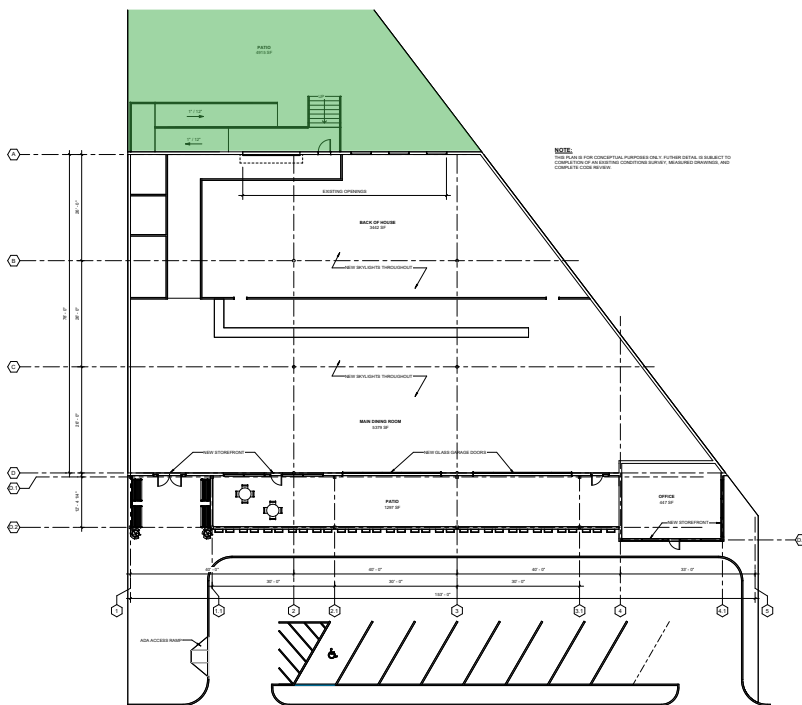
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OPTION TWO: RESTAURANT SPACE

405 FANNON STREET
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RESTAURANT SPACE SUMMARY

Lease Rate:	Negotiable
Available SF:	10,000 SF
Lot Size:	22,443 SF
Parking:	7 Spaces + 1 Handicapped; additional parking available

CONCEPTUAL PLAN

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OAKVILLE TRIANGLE AREA OVERVIEW

Block A1:	Residential 300,000 SF; Retail 40,000 SF
Block A2:	Healthplex 115,000 SF
Block B:	Residential 280,000 SF; Retail 25,000 SF
Block C:	Self Storage 102,000 SF
Parking:	Residential; 78 Townhomes



INOVA HEALTHPLEX
SCHEDULED FOR COMPLETION SEPTEMBER 2024



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RENDERING OF INOVA OAKVILLE HEALTHPLEX

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LOCATION HIGHLIGHTS



VA TECH INNOVATION
CAMPUS RENDERING (2025)



MONUMENTAL SPORTS
DISTRICT RENDERING (2028)



OAKVILLE TRIANGLE
RENDERING (2024)

MONUMENTAL SPORTS

- Phase I:
- Delivering 2028
 - Office: 840K SF
 - Residential: 380K SF
 - Retail: 100K SF
- Phase II:
- Office: 60K SF
 - Residential: 620K SF
 - Retail: 115K SF
 - Community Facility: 150K SF

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