

STREET-LEVEL OFFICE SPACE FOR LEASE

301 S. WASHINGTON STREET

OLD TOWN - ALEXANDRIA, VIRGINIA

TARTAN
PROPERTIES



PROPERTY SUMMARY

Available SF:	2,424 SF
Lease Rate:	\$25.00/ SF, triple net
Renovated	Fully Renovated Fall 2017
Zoning:	CD
Cross Streets:	Washington Street & Duke Street

PROPERTY OVERVIEW

Classically Old Town, historic building, built in 1789, provides high visibility, street-level office space in the heart of Old Town. Have your company's sign be seen by 35,000 cars per day. Location at the corner of Washington and Duke streets provides easy walking access from King Street and the local residential neighborhoods as well as quick car access to I-495.

PROPERTY HIGHLIGHTS

- Located on prominent Alexandria intersection of Washington & Duke Street
- Building signage available
- Unit is on two levels with combination of open space and closed offices
- Unit will have reception area, 2 ADA restrooms, generous file/storage area
- 5 reserved off-street parking spaces available (\$150/mo/space)
- Tenant pays for its gas, water & electric usage
- Tenant pays its proportionate share of real estate taxes
- Landlord will provide on-site dumpster for trash and snow plowing
- Tenant responsible for suite cleaning
- AVAILABLE IMMEDIATELY

Leasing by:
MIKE PORTERFIELD

703.836.6558 | mike@tartanproperties.com



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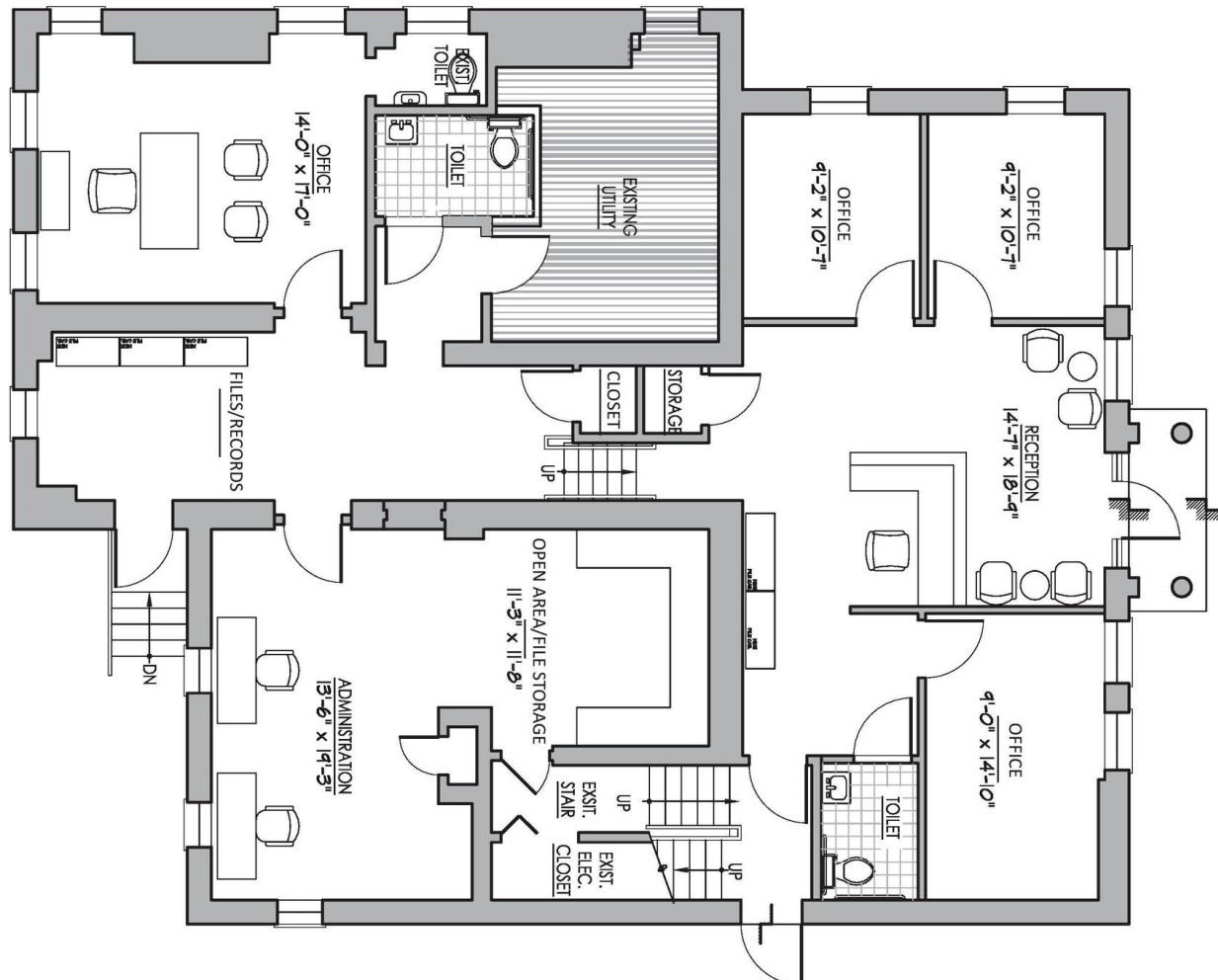
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FIRST FLOOR SAMPLE LAYOUT

SCALE = 1/8" = 1'-0"

9/15/16

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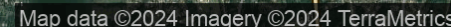
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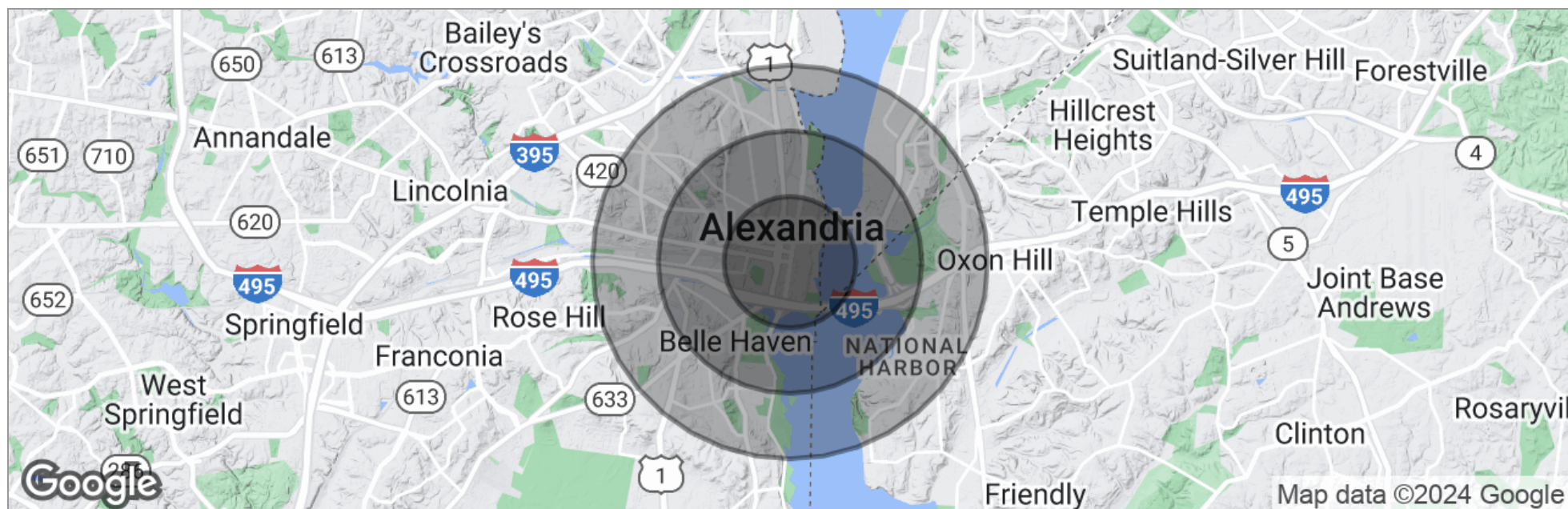
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	1 Mile	2 Miles	3 Miles
Total Population	21,895	60,367	116,361
Population Density	6,969	4,804	4,115
Median Age	39.2	38.6	37.2
Median Age (Male)	40.2	38.4	37.0
Median Age (Female)	39.4	39.7	38.1
Total Households	11,424	30,477	53,770
# of Persons Per HH	1.9	2.0	2.2
Average HH Income	\$149,541	\$131,145	\$125,180
Average House Value	\$664,134	\$618,797	\$592,226

* Demographic data derived from 2020 ACS - US Census

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