

Tavern Square

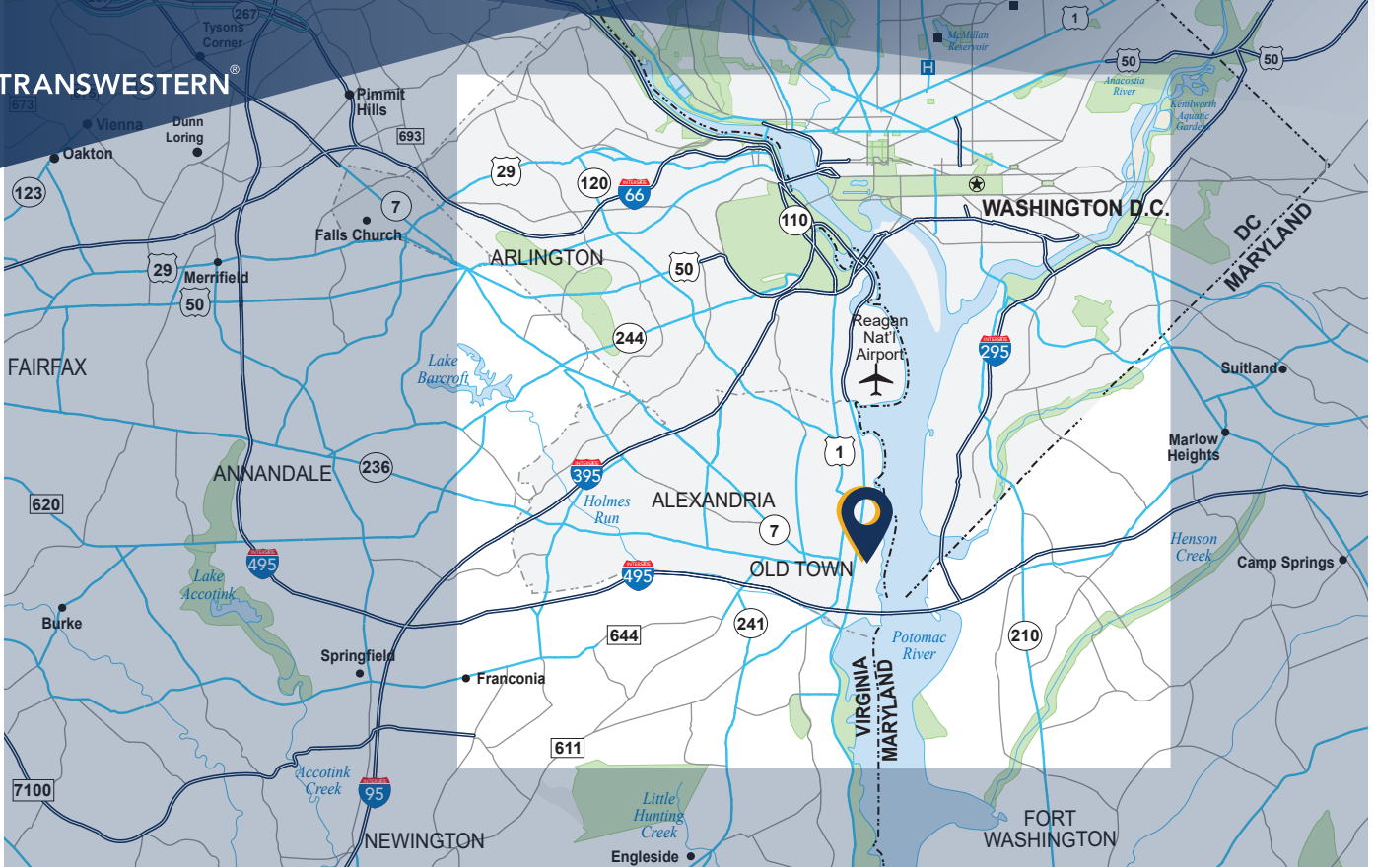
IN THE HEART OF OLD TOWN ALEXANDRIA



Multiple Full Floors Available - 6,100 SF, 6,800 SF & 9,400 SF

4th Floor Spec Suite
Abundance of Walkable Amenities





AVAILABILITIES

421 KING STREET

- 2nd Floor: 3,096 SF
 - 3rd Floor: 6,232 SF
 - 4th Floor: 6,232 SF
 - 5th Floor: 6,098 SF
- 21,658 SF
CONTIGUOUS

110 N. ROYAL STREET

- 3rd Floor: 9,460 SF
 - 4th Floor: 9,460 SF
 - 5th Floor:
 - Suite A - 3,850 SF
 - Suite B - 2,079 SF
- 24,849 SF
CONTIGUOUS

123 N. PITT STREET

- 3rd Floor:
 - Suite A - 3,704 SF
 - Suite B - 2,870 SF
- 4th Floor: 2,870 SF (**SPEC SUITE**)
- 5th Floor:
 - Suite A - 3,282 SF
 - Suite B - 2,653 SF

RATE

\$29.50, FULL SERVICE

SPEC SUITE DESIGN



FEATURES

- Located in the heart of historic Old Town Alexandria
- Steps from City Hall, the Alexandria Courthouse & the Waterfront
- Unbeatable walkable amenities including the shops & restaurants of King Street
- Less than one mile to King Street Metro
- Operable windows
- Major capital improvements recently completed
- On-site garage parking
- On-site conference center & fitness center forthcoming



THE LIVELY OLD TOWN ALEXANDRIA



2ND FLOOR

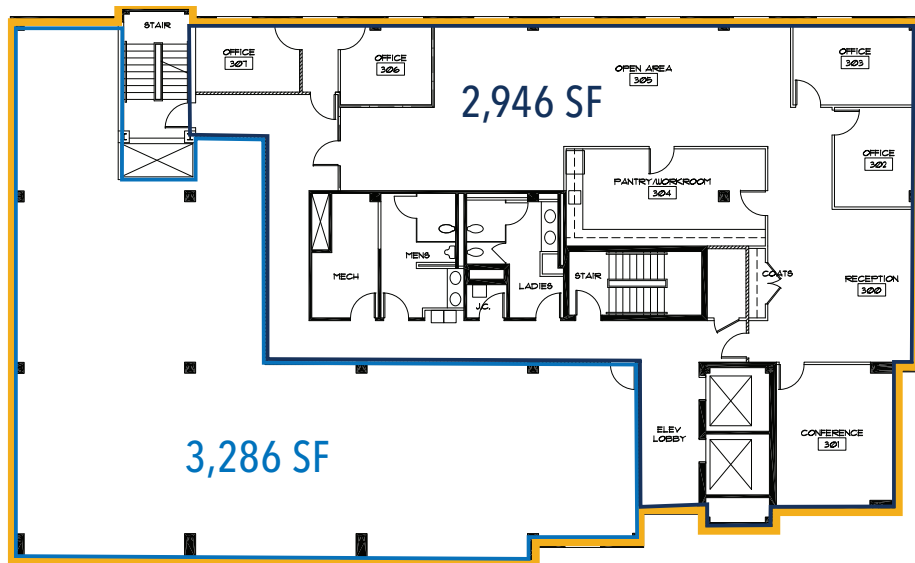
3,096 SF



- Elevator lobby exposure
- Mix of open & closed office

3RD FLOOR

6,232 SF TOTAL



3,286 SF

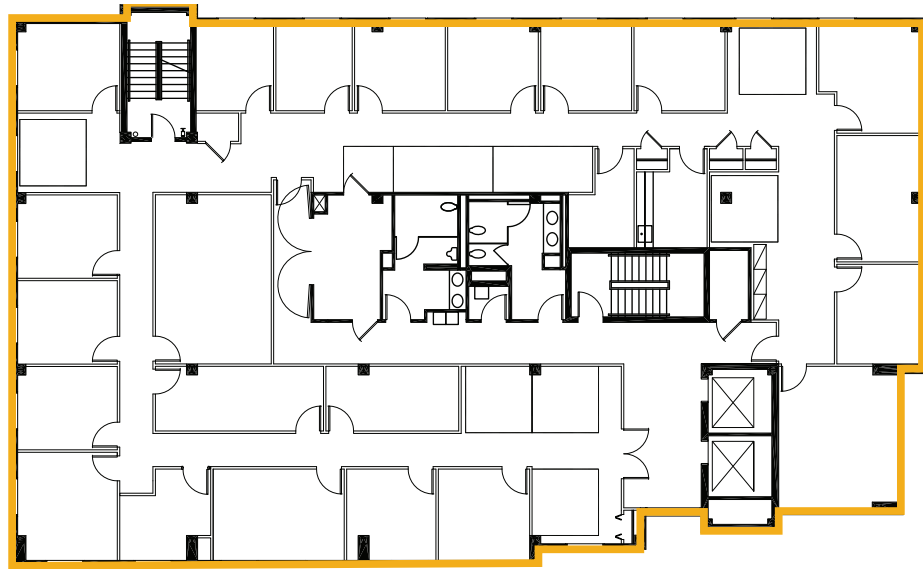
- Elevator lobby exposure
- Plug & Play
- Supplemental AC in server room

2,946 SF

- Elevator lobby exposure
- Mostly open plan

4TH FLOOR

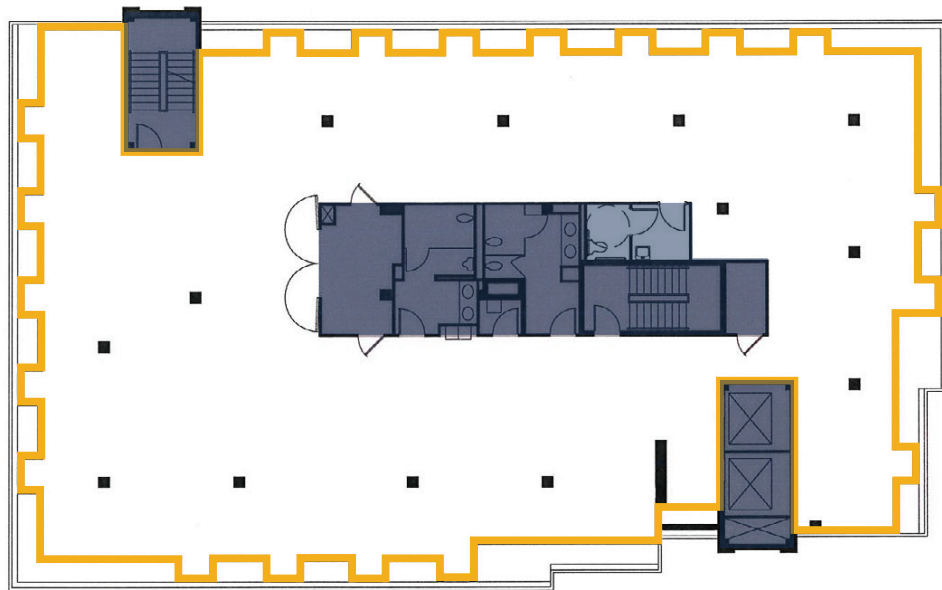
6,232 SF



- Full floor
- Office intensive

5TH FLOOR

6,098 SF



- Full floor
- White boxed
- Open/exposed ceiling

3RD FLOOR

9,460 SF

- Full floor
- Office intensive



4TH FLOOR

9,460 SF

- Full floor
- Demoed interior
- Great views of river



5TH FLOOR

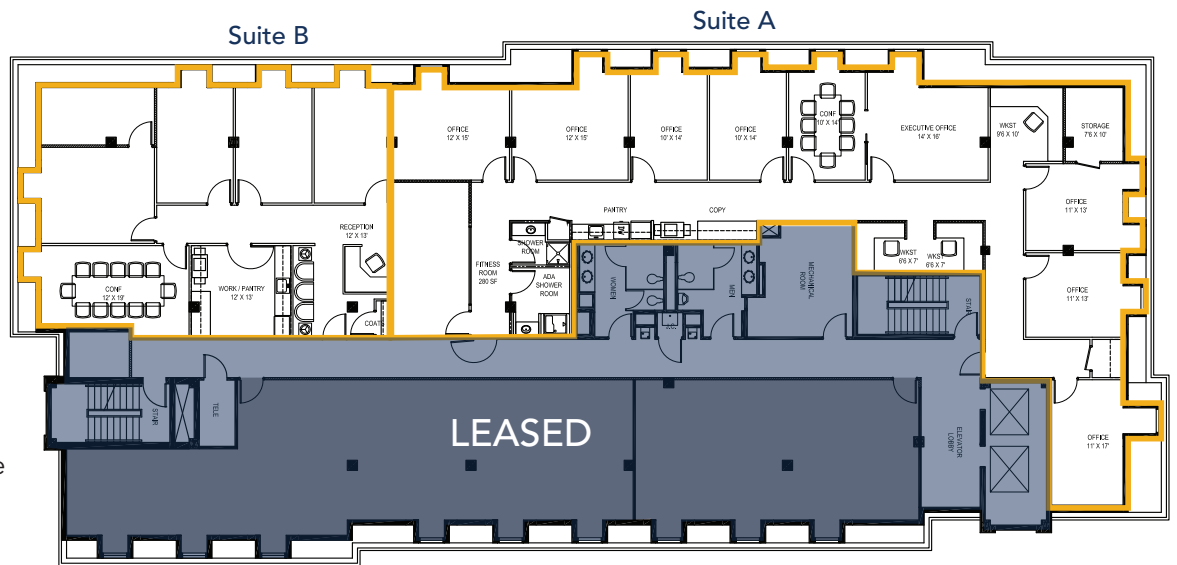
5,929 SF

SUITE A - 3,850 SF

- Office intensive
- Showers in suite

SUITE B - 2,079 SF

- Move-in ready
- Some furniture in place



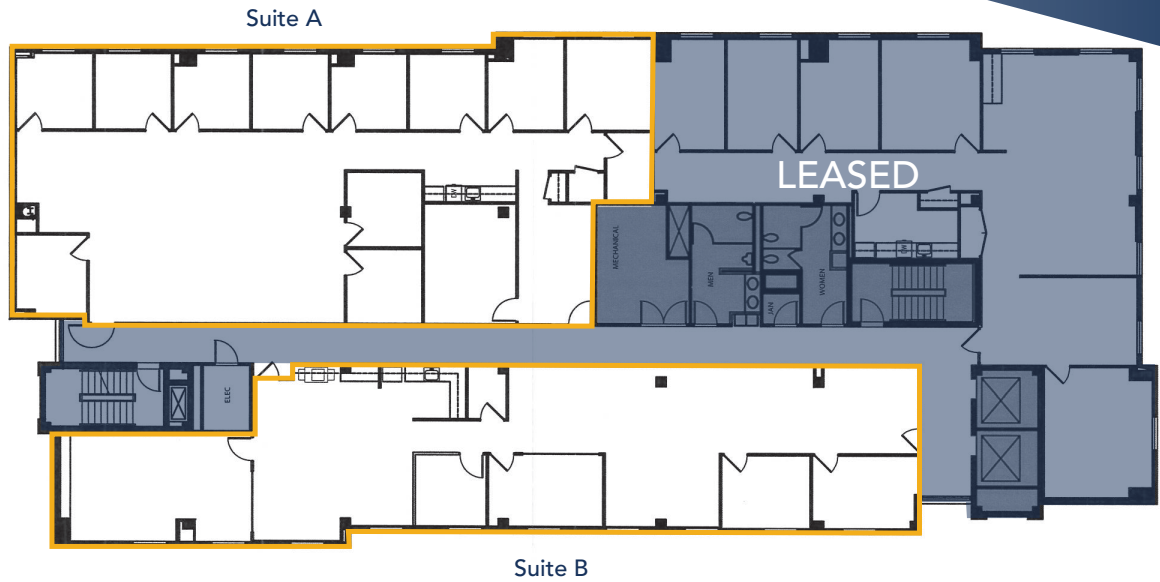
3RD FLOOR

SUITE A - 3,704 SF

- Move-in ready
- Mix of open and closed office

SUITE B - 2,870 SF

- Elevator lobby entrance
- Mix of open and closed office



4TH FLOOR

2,870 SF

- Brand new spec suite
- Open/exposed ceiling
- High-end finishes

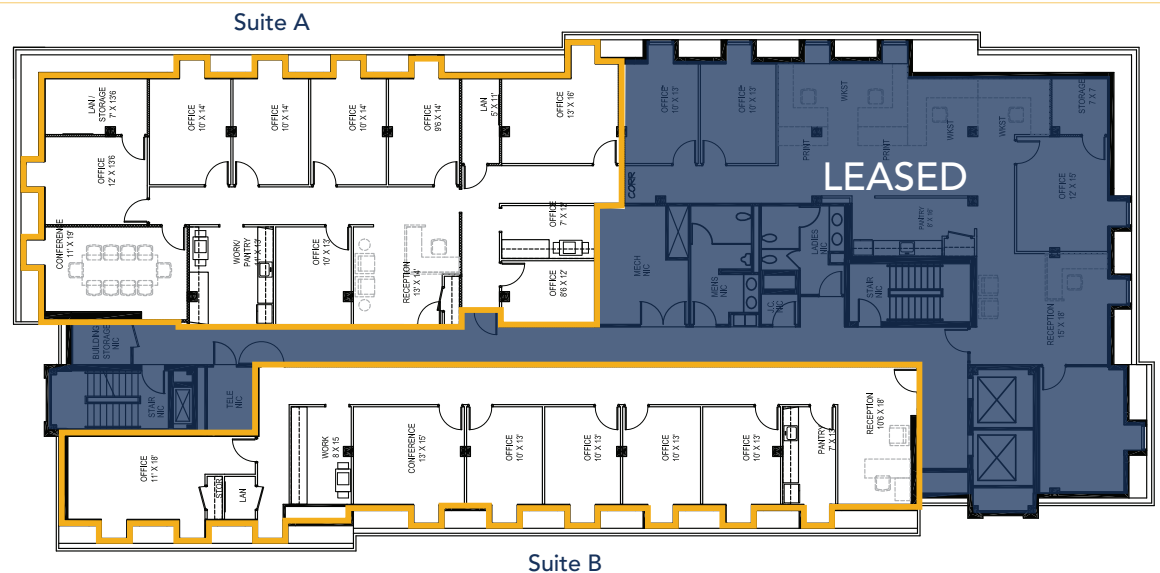


5TH FLOOR

SUITE A - 3,282 SF

SUITE B - 2,653 SF

- Move-in ready
- Office intensive



WALKABLE AMENITIES



BERNIE MCKEEVER
703.749.9483
bernie.mckeever@transwestern.com

BERNIE MCKEEVER, JR.
703.749.9462
bernard.mckeever@transwestern.com

ANDREW HASSETT
703.749.9467
andrew.hassett@transwestern.com

CHRIS FERGUSON
703.749.9449
chris.ferguson@transwestern.com