



## RIVER VIEWS - RARELY AVAILABLE - OLD TOWN ALEXANDRIA



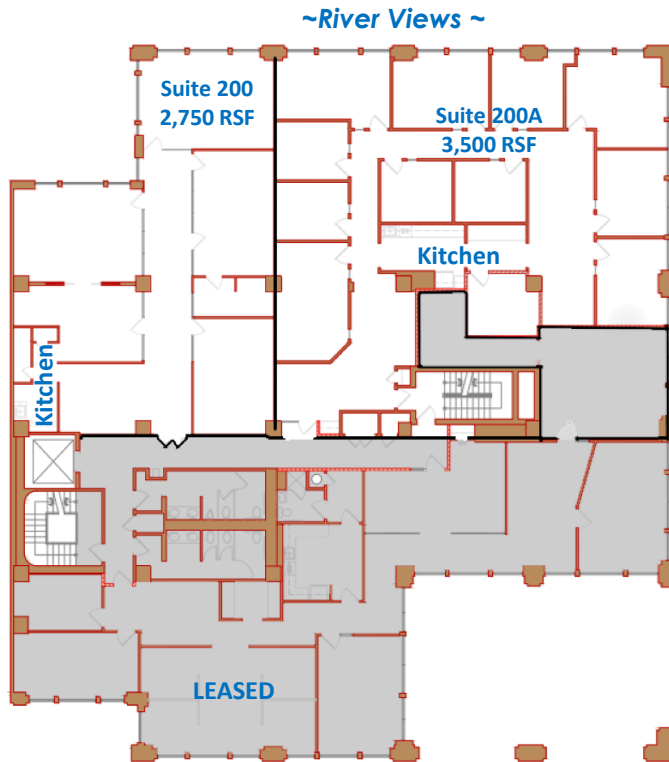
SUITE	RSF	OCCUPANCY	RATE
Suite 200	2,750	Immediately	\$39.00 - \$42.00
Suite 200A	3,500	Immediately	\$39.00 - \$42.00

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



# McBride Real Estate Services, Inc.

101 N. Union Street - Suite 200/200A - Old Town Alexandria, VA



## BUILDING:

- Boutique Building
- Building Size - 47,000 SF
- 3 Stories
- Typical Floor – 10,000 SF
- Iconic Art Deco Design
- Hidden Gem in Old Town
- Low Vacancy
- Heart of New Waterfront!

## AMENITIES:

- Onsite Management
- Amazing River Views
- Floor-to-Ceiling Windows
- Parking Ratio 2:1,000SF
- Water Taxi to DC & MD
- King Street Trolley
- Boat Marina
- Chart House
- Blackwall Hitch
- Vola's Dockside Grill
- Hi-Tide Lounge
- Torpedo Factory Art Gallery
- Adjacent Boardwalk & Park
- Running Trails on Potomac
- Abundant Retail & Shops

## NEARBY:

- Starbucks
- Mia's
- Virtue Feed & Grain
- Hummingbird Grill
- Landini Brothers
- Mai Thai
- Union Street Public House
- Fish Market
- Pizzeria Paradiso

## Kay Chewing

Managing Director

(703) 217.0074

[Kay@mcbrideres.com](mailto:Kay@mcbrideres.com)



This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.





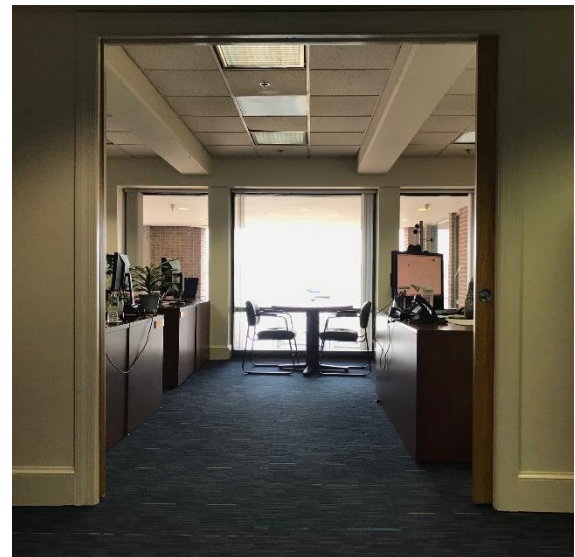
# McBride Real Estate Services, Inc.

101 N. Union Street - Suite 200/200A - Old Town Alexandria, VA



## FEATURES:

- Two Suites Can Be Combined
- Abundant Light
- Large Windows
- Wood Flooring
- Amazing River Views
- Glass Suite Entry
- Kitchen in Each Suite
- Conference Rooms
- Training Rooms
- Offices & Workstations
- File/Storage Room
- Elevator Exposure
- Furniture Negotiable
- Art Studios / Galleries Adjacent
- 4 Restaurants in Complex



**Kay Chewning**  
**Managing Director**  
(703) 217.0074  
Kay@mcbrideres.com

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.





**McBride Real Estate Services, Inc.**

**101 N. Union Street - Suite 200/200A - Old Town Alexandria, VA**



This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

21 Dupont Circle, NW | Suite 700 | Washington, DC 20036 | 202.463.6600 | [www.mcbrideres.com](http://www.mcbrideres.com)





## McBride Real Estate Services, Inc.

101 N. Union Street - Suite 200/200A - Old Town Alexandria, VA



### CONTACT:

**Kay Chewning**  
**Managing Director**  
(703) 217.0074  
[Kay@mcbrideres.com](mailto:Kay@mcbrideres.com)

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

21 Dupont Circle, NW | Suite 700 | Washington, DC 20036 | 202.463.6600 | [www.mcbrideres.com](http://www.mcbrideres.com)





**McBride Real Estate Services, Inc.**

**101 N. Union Street - Suite 200/200A - Old Town Alexandria, VA**



**Celebrate "First Night"**

**Watch the Holiday  
Parade of Boats**



**Take in Alexandria's  
Summer Birthday  
Fireworks**

**CONTACT:**

**Kay Chewning**  
**Managing Director**  
(703) 217.0074  
Kay@mcbrideres.com

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

21 Dupont Circle, NW | Suite 700 | Washington, DC 20036 | 202.463.6600 | [www.mcbrideres.com](http://www.mcbrideres.com)



**McBride Real Estate Services, Inc.**

**101 N. Union Street - Suite 200/200A - Old Town Alexandria, VA**



**New Waterfront Park just outside your window**



***Your offices here***

**CONTACT:**

**Kay Chewning**  
**Managing Director**  
(703) 217.0074  
[Kay@mcbrideres.com](mailto:Kay@mcbrideres.com)

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

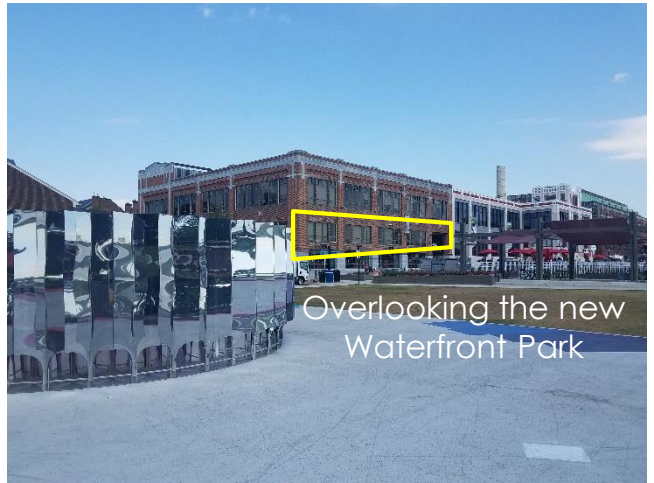
21 Dupont Circle, NW | Suite 700 | Washington, DC 20036 | 202.463.6600 | [www.mcbrideres.com](http://www.mcbrideres.com)





# McBride Real Estate Services, Inc.

101 N. Union Street - Suite 200/200A - Old Town Alexandria, VA



Overlooking the new  
Waterfront Park



## CONTACT:

**Kay Chewing**  
Managing Director  
(703) 217.0074  
[Kay@mcbrideres.com](mailto:Kay@mcbrideres.com)

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.