

OFFICE SPACE FOR LEASE CARLYLE CORNER

2034 EISENHOWER AVENUE - ALEXANDRIA, VIRGINIA

TARTAN
PROPERTIES



PROPERTY SUMMARY

Available SF: Suite 230 3,276 SF
Suite 285 4,270 SF

Parking: 3 spaces per 1,000 SF

Sub Market: Eisenhower East/ Carlyle

PROPERTY OVERVIEW

Under new ownership and management. Carlyle Corner is located two blocks from the Yellow Line/Eisenhower Avenue Metro Station, Federal Courthouse, National Science Foundation and is across the street from the Patent & Trademark Office. The location and economics cannot be beat in the John Carlyle/ Eisenhower East market.

PROPERTY HIGHLIGHTS

- Located across the street from Patent & Trademark Office and future National Science Foundation
- Suite 285 is divisible. It is an interior space and has no windows.
- Onsite parking available at \$125/mo. for covered and \$110/mo. for surface; 3 per 1,000 sf
- TV lounge and kitchen/vending facilities in common area for all tenants
- Tenant-only fitness center with locker room & showers
- Holiday Inn, Westin Hotel, & Residence Inn Marriott within walking distance
- Walk to Starbucks, bank, Onelife Fitness, Alexandria Run/Bike trail, 7-Eleven, Sola Salon
- Neighborhood restaurants include: Ted's Montana Grill, Ruby Tuesday, Cold Stone Creamery, Hunan Café, Zikrayet, San Antonio Bar and Grill, Galae Thai, California Tortilla, Foster's Grille, Sumo Japanese Restaurant, Paisano's Pizza, and Delia's Brick Oven Pizza
- Onsite warehouse storage space also available

Leasing by:

MIKE PORTERFIELD

703.836.6555 x101 | mike@tartanproperties.com



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CURRENTLY AVAILABLE

CARLYLE CORNER

2034 EISENHOWER AVENUE - ALEXANDRIA, VIRGINIA



Total Available Space: 15,122 SF

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite 230	Office	\$26.75/SF	Full Service	3,276 SF	36 to 60 months	
Suite 285	Office	\$26.75/SF	Full Service	4,277 SF	36 to 60 months	Suite can be divided.
Storage Suite C	Storage	\$13.50/SF	Modified Gross	4,546 SF	Negotiable	Storage space with shared loading dock Utilities included in monthly rent Dead storage use only No restrooms onsite No parking for vehicles
Storage Suite D	Storage	\$13.50/SF	Modified Gross	3,023 SF	Negotiable	Storage space with shared loading dock Utilities included in monthly rent dead storage use only No restrooms onsite No parking for vehicles

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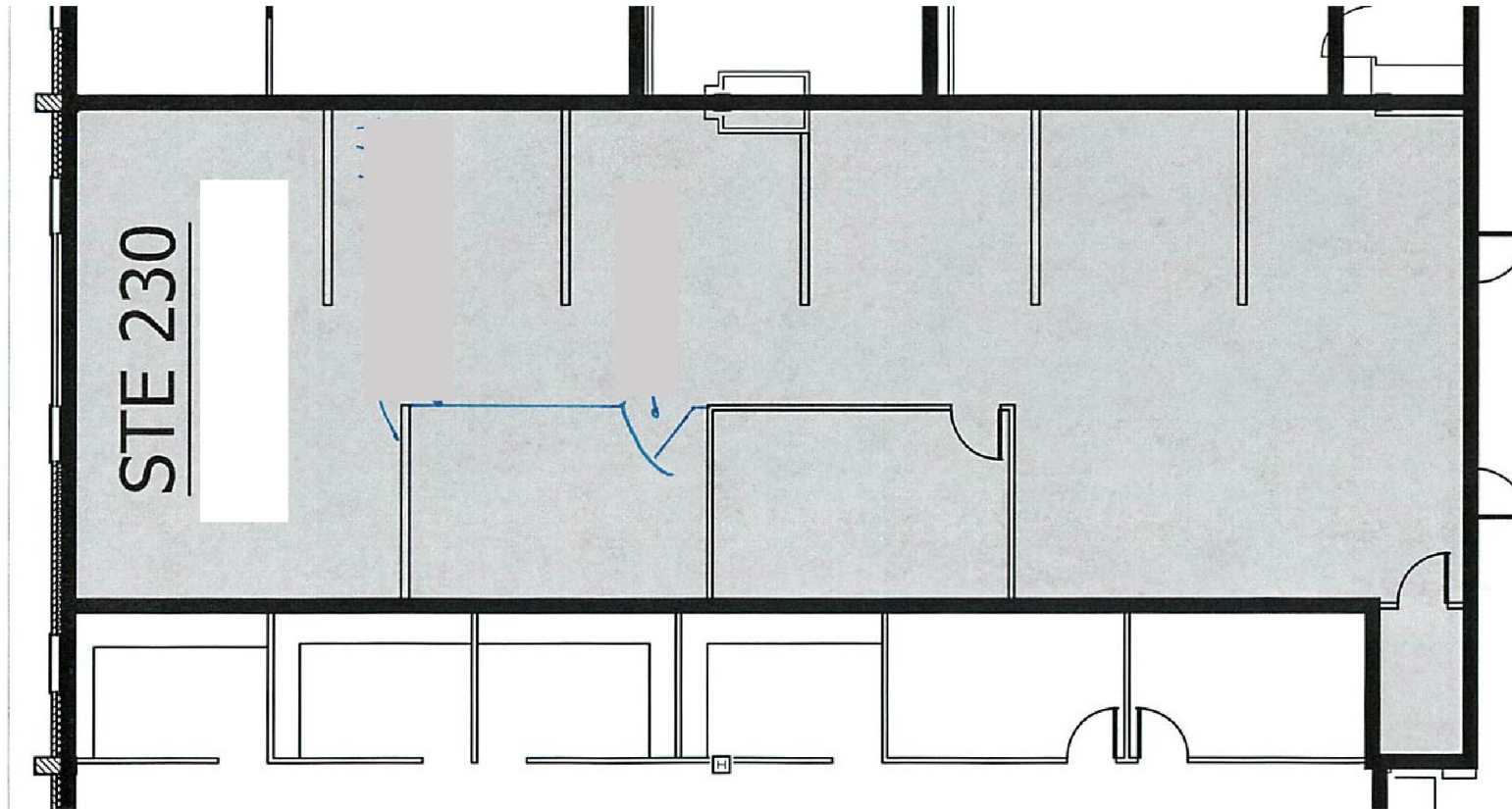


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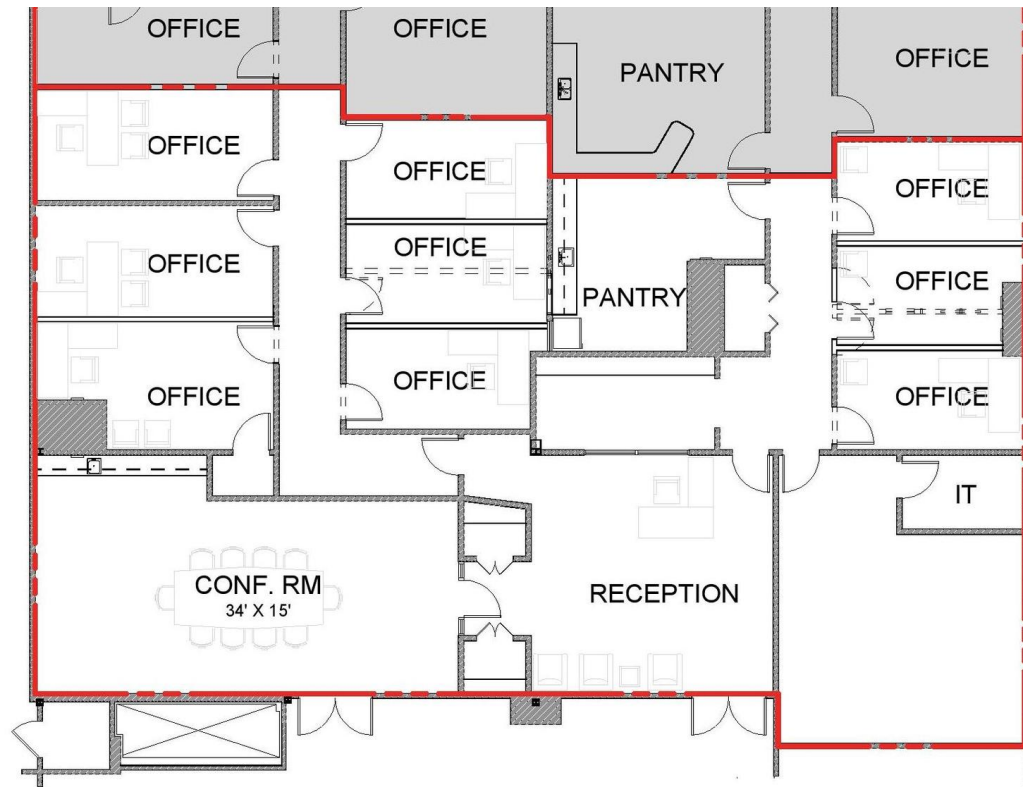


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SUITE 285:
4,277 RSF

2034 EISENHOWER AVE, ALEXANDRIA, VA SUITE 285

NOTE: SUITE IS DIVISIBLE

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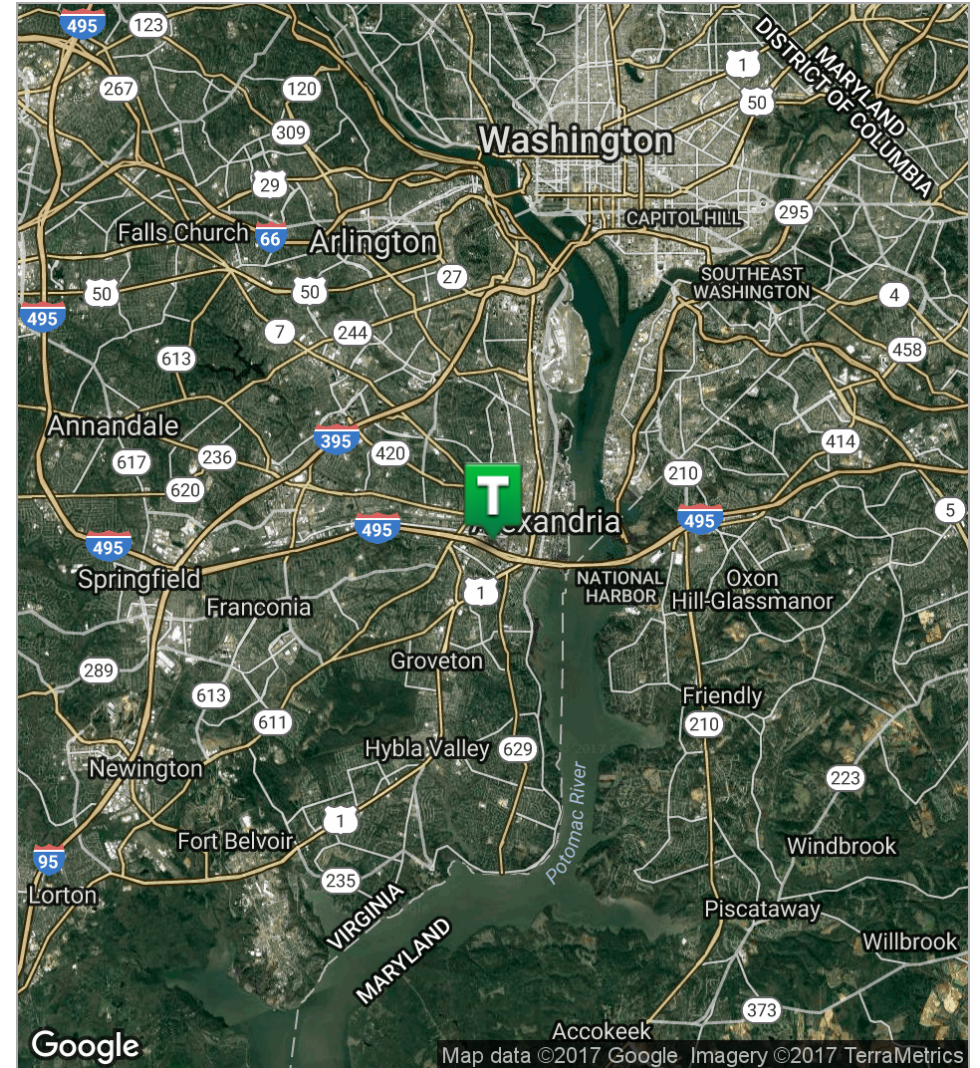
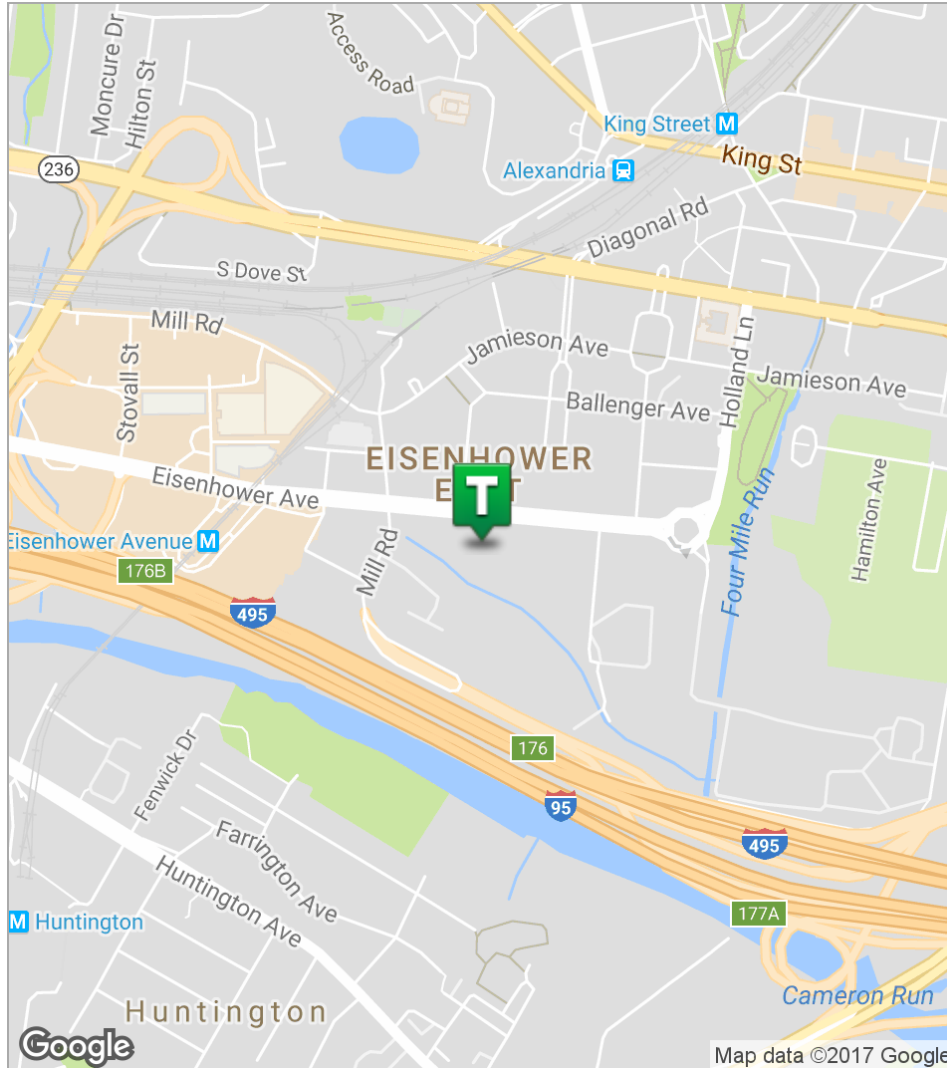


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