

LOFT OFFICE FOR LEASE

OPEN PLAN | CREATIVE SPACE

120 N. ALFRED STREET | OLD TOWN, ALEXANDRIA

TARTAN
PROPERTIES



PROPERTY SUMMARY

Available Suite:	1,936 SF
Lease Rate:	\$28.50/SF, MG
Renovation Completed:	2019
Suite Location:	2nd and 3rd floors, walk-up
Cross Street:	Just steps from King Street

PROPERTY OVERVIEW

Newly redesigned industrial-look office space is now available for immediate occupancy! This space is turnkey for any small, creative firm wanting to be in the heart of historic Alexandria with all its charm and amenities. Tenants enjoy 24-hour building security access, less than a block off of King Street, and a short walk to the King Street Metro. With easy access to the Beltway, Capitol Hill and National Airport—as well as the coming Virginia Tech Innovation Campus—the location is hard to beat.

PROPERTY HIGHLIGHTS

- Recently completed modern industrial design features open ceilings, glass-walled conference room, glass doors, polished concrete floors, and open work spaces
- Suite 200 is a 2nd and 3rd-floor walk-up space which includes a conference room, team space, private office, new kitchenette, new bathroom
- Operable windows for Washington's best weather days in the Fall and Spring
- New key fob building security system, sprinkler system and fire stairwell in rear
- Tenant pays monthly utilities (\$306 avg), suite cleaning, and real estate tax increases over base year
- Located in the heart of historic Old Town within walking distance to numerous services and amenities including shopping, banking, post office, gyms
- Local restaurants include Sweetgreen, Asian Bistro, Hen Quarter, Misha's Coffee, Five Guys, Nando's, Le Pain Quotidien

Presented by:

MIKE PORTERFIELD

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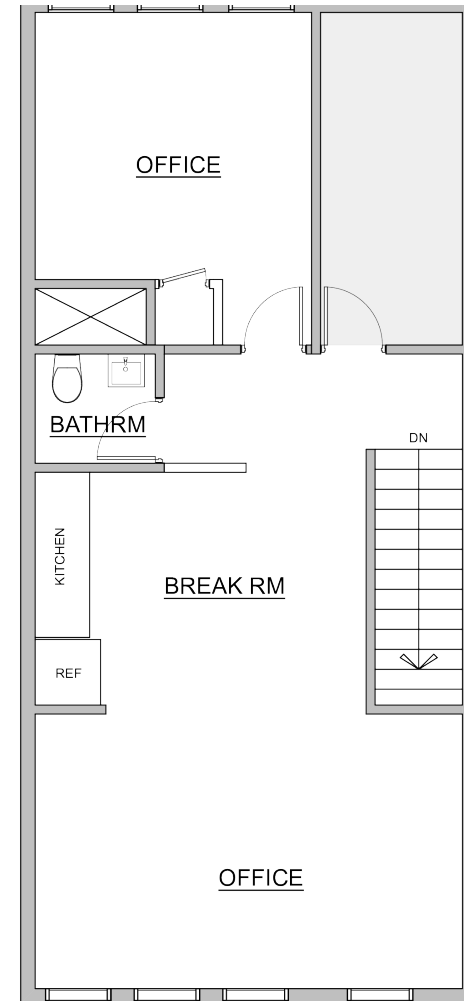
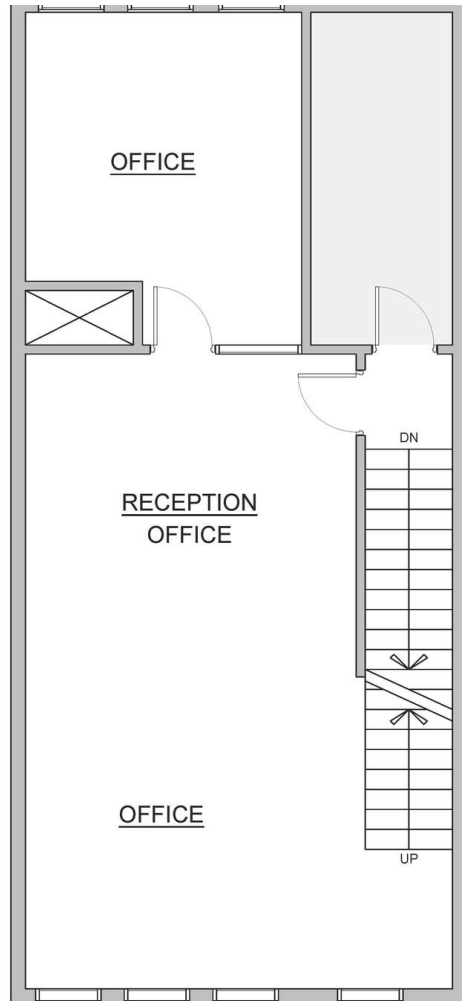
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LOCAL AMENITIES

SERVICES

- U.S. Post Office
- Burke & Herbert Bank
- TD Bank
- The UPS Store
- Metro Currency Exchange

RETAIL

- Walgreen's
- Papyrus
- Ten Thousand Villages
- Random Harvest
- Anthropologie
- Periwinkle

DINING/FOOD

- Sweetgreen
- Nando's Peri Peri
- Hen Quarter
- Misha's
- The Majestic
- Taverna Cretekou

RECREATION AND FITNESS

- Sand and Steel Fitness
- Orangetheory Fitness
- Pure Prana Yoga
- Fitness Together
- Georgie's Pilates

PERSONAL SERVICES

- Sugar House Day Spa & Salon
- Bare Skin Waxing
- Glyn Jones Salon
- Old Town Shoe & Luggage Repair
- King Dry Cleaners and Tailor Shop

HOTELS

- Kimpton Lorien Hotel
- Morrison House
- Hilton Garden Inn
- Embassy Suites by Hilton
- Residence Inn by Marriott

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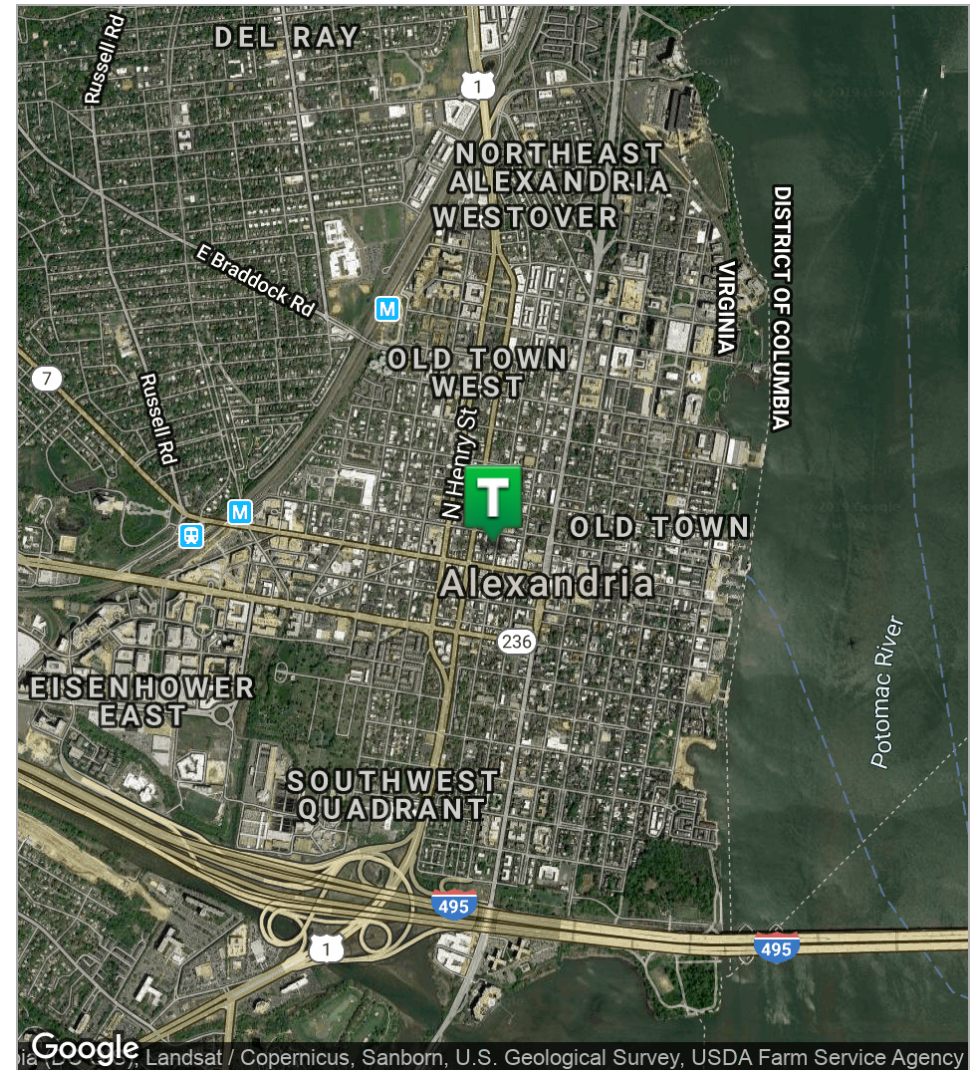
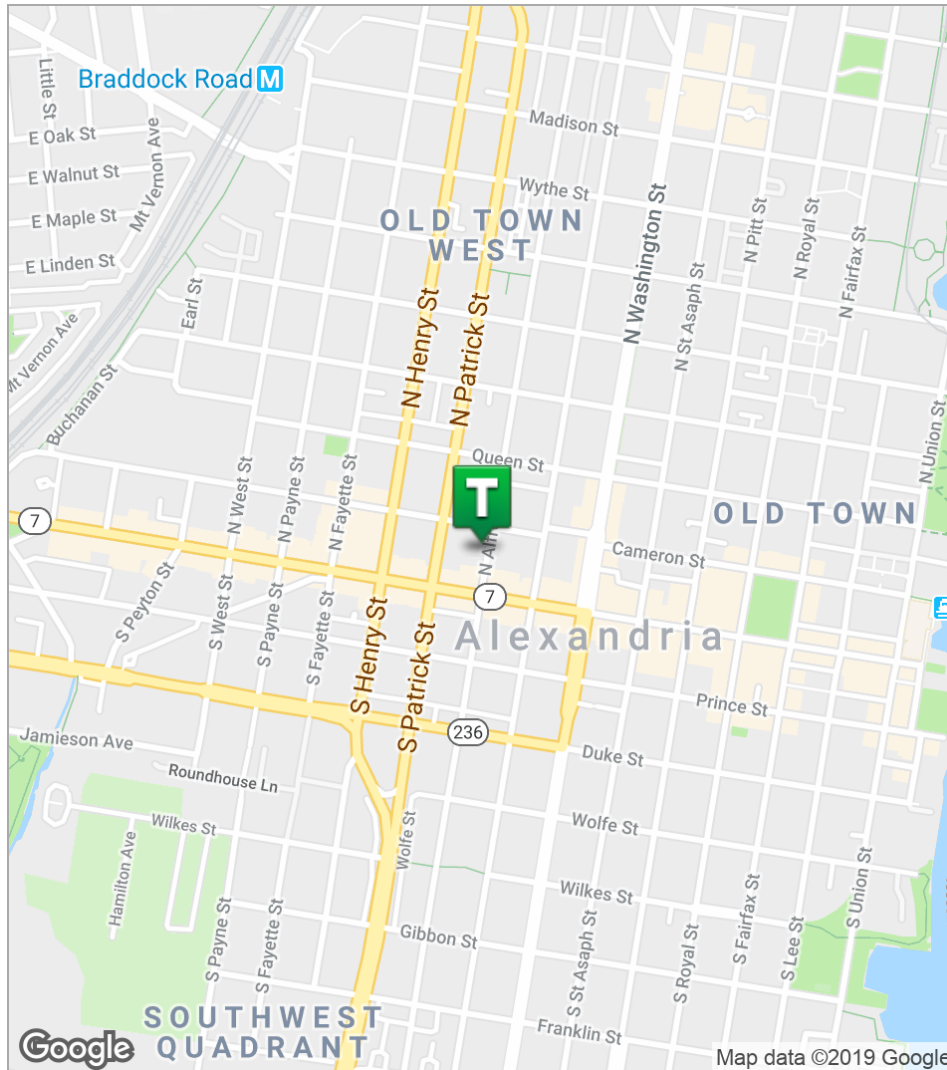
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