

# FULL BUILDING FOR SALE - 7,220 SF

 **111**  
FRANKLIN  
STREET  
ALEXANDRIA, VA 22314

IN THE **HEART**  
OF OLD TOWN  
ALEXANDRIA



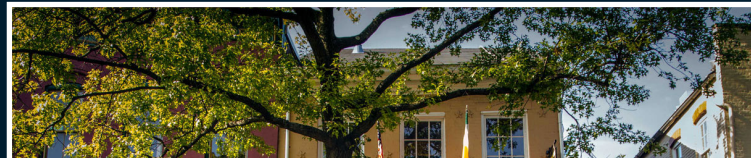
# OVERVIEW

## THE BUILDING

111 Franklin Street provides an investor/user the unique opportunity to own a stand-alone building in the heart of Old Town Alexandria only a block from the Potomac River. The former 1950's warehouse was converted and built-out to three floors of high-end office in 2000. The adaptive re-use was meticulously managed in order to maintain the original character of the building, while providing modern-day elements to an efficient office layout. The 7,500 square foot building comes equipped with a three-car garage, and full-sized rooftop with panoramic views of the Potomac River, Woodrow Wilson Bridge and Washington, D.C. skyline.

## THE AREA

Located in the Ford's Landing community, 111 Franklin Street is just a short walk from all Old Town amenities, Lee Street Park and the waterfront. A truly unique environment, the nationally designated historic district provides patrons with numerous restaurants, boutiques, historic museums, parks and waterfront activities. On top of the robust set of amenities, Old Town is conveniently located just minutes off the Capital Beltway (495), providing convenient access to the neighboring Washington, D.C. area communities.



# BUILDING SPECIFICATIONS

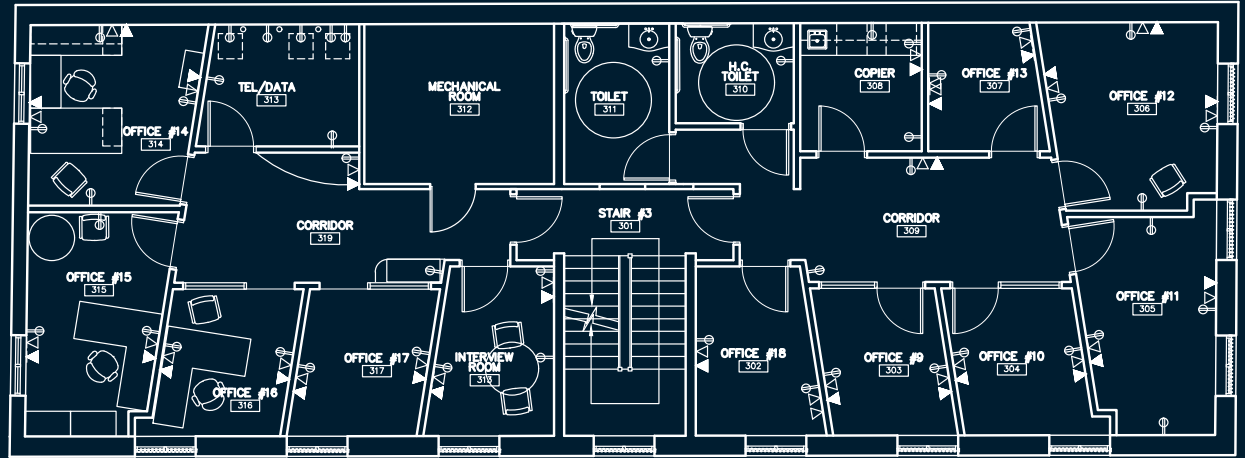
<b>YEAR BUILT</b>	Built in 1959
<b>RENTABLE BUILDING AREA</b>	7,220 SF
<b>STORIES</b>	Three (3) stories
<b>ROOFTOP DECK</b>	1,139 SF
<b>LAND AREA</b>	0.07 Acres (3,098 SF)
<b>CURRENT ZONING</b>	Residential Medium (RM), City of Alexandria Special Use Permit: Business and Professional Office
<b>FLOOR PLATE</b>	2,400 +/- SF
<b>STRUCTURE</b>	Masonry
<b>CEILING HEIGHT</b>	1st: 9' 6", 2nd: 12' 3", 3rd: 9' 6"
<b>ROOF</b>	TPO, Rubber Membrane
<b>EXTERIOR DESIGN</b>	Brick
<b>ELECTRICAL</b>	400 Amps
<b>HVAC</b>	Gas Heat, HVAC Systems installed in 2001 (Nest thermostats installed throughout the building)
<b>UTILITIES</b>	Electric: Dominion Energy Water & Sewer: Virginia American Water Gas: Washington Gas
<b>PARKING</b>	3 spaces in garage, 2 uncovered spaces in driveway. (See parking site plan on page 10, for additional parking on Franklin Street and nearby)



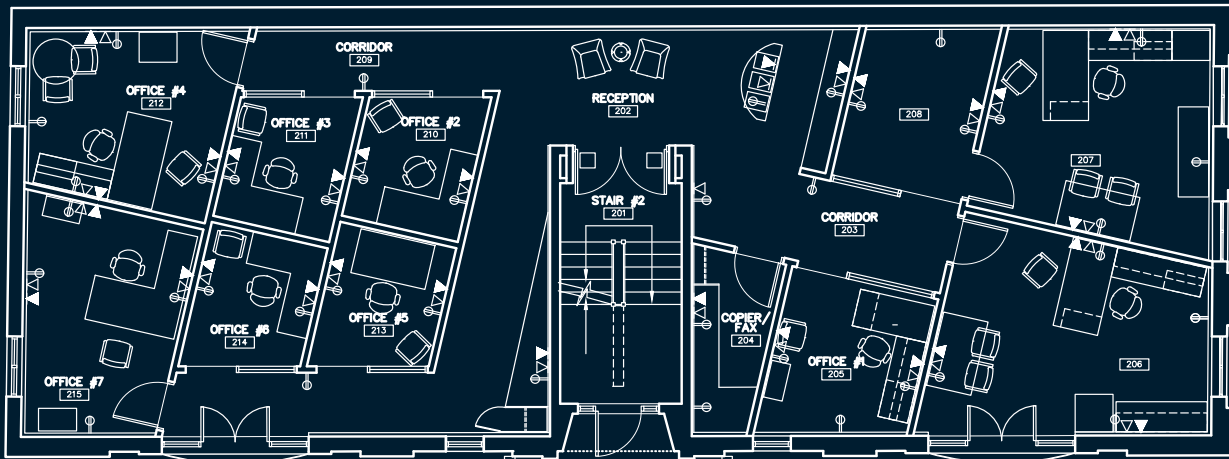
# BUILDING PLANS

## FLOORS 1, 2 & 3

FLOOR  
THREE

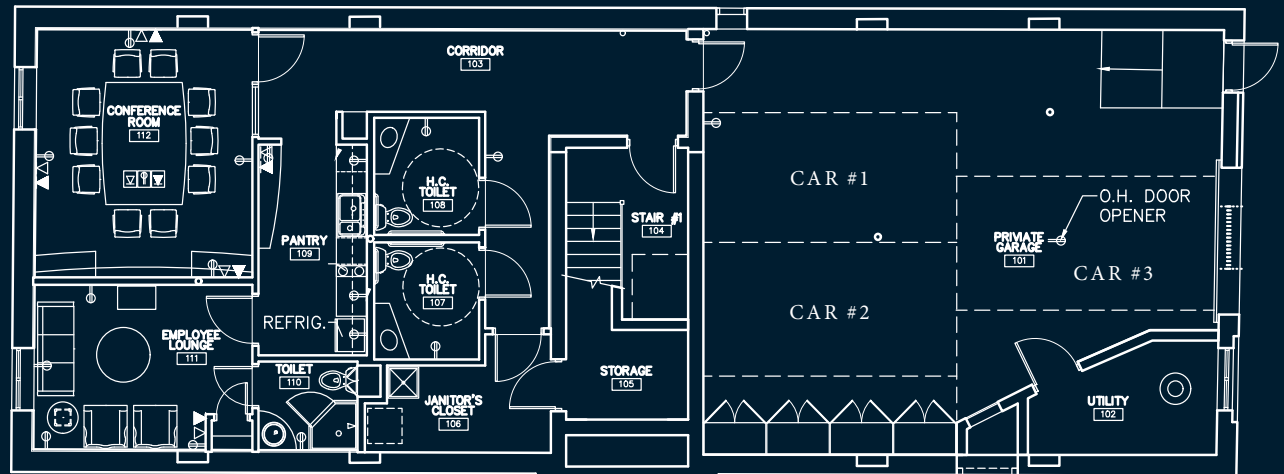


FLOOR  
TWO



MAIN ENTRANCE

FLOOR  
ONE





MAIN LOBBY



CONFERENCE ROOM



MAIN ENTRANCE



3RD FLOOR KITCHEN



1ST FLOOR KITCHEN



3RD FLOOR OFFICE



2ND FLOOR HALLWAY



2ND FLOOR OFFICE



1ST FLOOR HALLWAY



2ND FLOOR HALLWAY

# ESTIMATED OPERATING BUDGET

## ANNUAL REPRESENTATION

REPAIRS AND MAINTENANCE	ANNUAL	P.S.F.
REPAIR AND MAINTENANCE	\$9,285	\$1.24
<b>TOTAL R&amp;M</b>	<b>\$9,285</b>	<b>\$1.24</b>
SERVICES	ANNUAL	P.S.F.
CLEANING / TRASH	\$20,569	\$2.74
LANDSCAPING	\$6,664	\$0.89
<b>TOTAL SERVICES</b>	<b>\$27,233</b>	<b>\$3.63</b>
UTILITIES	ANNUAL	P.S.F.
ELECTRIC	\$5,831	\$0.78
GAS	\$910	\$0.12
WATER	\$1,909	\$0.25
<b>TOTAL UTILITIES</b>	<b>\$8,650</b>	<b>\$1.15</b>
TAXES	ANNUAL	P.S.F.
REAL ESTATE TAXES	\$21,147	\$2.82
<b>TOTAL REAL ESTATE TAXES</b>	<b>\$21,147</b>	<b>\$2.82</b>
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<b>TOTAL OP. EXPENSE</b>	<b>ANNUAL</b>	<b>P.S.F.</b>
	<b>\$66,315</b>	<b>\$8.84</b>



# AREA MAP

## DEMOGRAPHIC & LOCATION

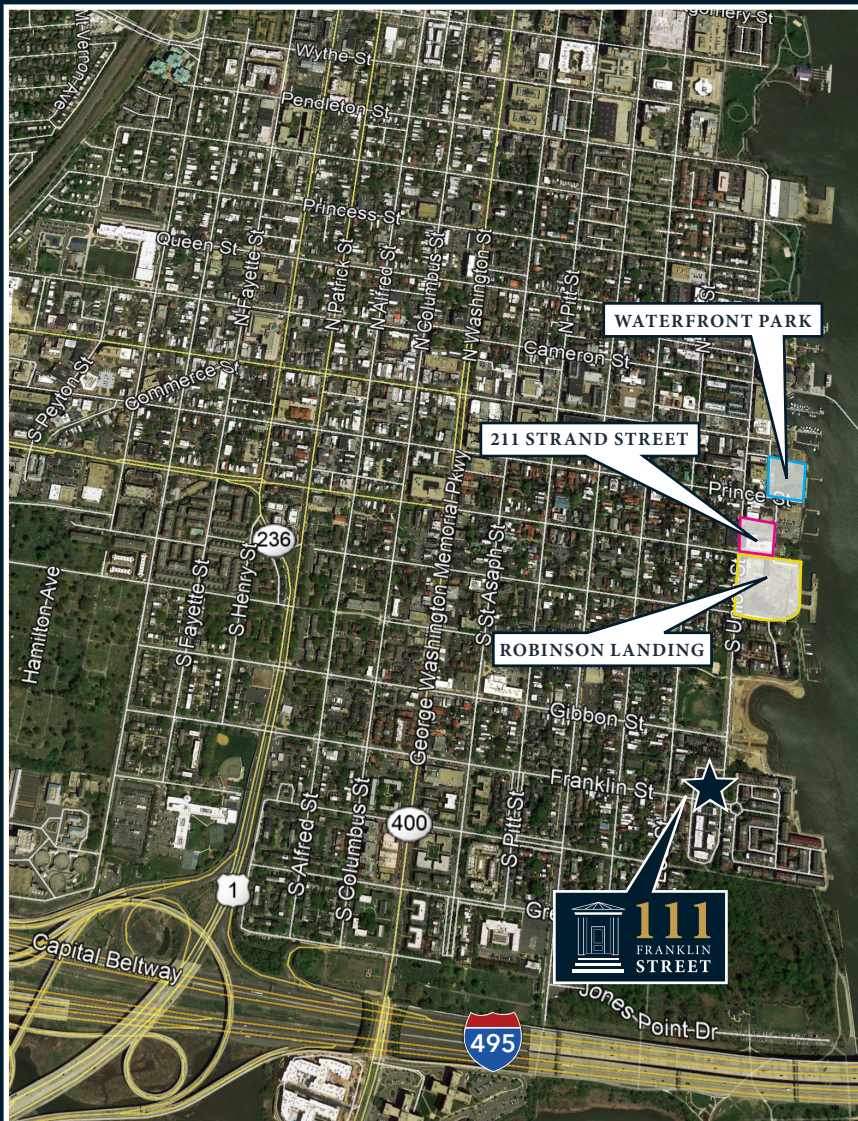


LOCATION	DISTANCE
RONALD REAGAN WASHINGTON NATIONAL AIRPORT	5 MILES
CRYSTAL AND PENTAGON CITY	5.5 MILES
PENTAGON	7 MILES
AMAZON HQ2	7 MILES
THE WHITE HOUSE	10 MILES
DULLES INTERNATIONAL AIRPORT	32 MILES

111 FRANKLIN STREET	1 MILE	3 MILES	5 MILES
POPULATION	13,220	133,028	403,747
HOUSEHOLDS	7,327	59,305	177,257
MEDIAN AGE	44.1	38.8	36.9
MEDIAN HOUSEHOLD INCOME	\$129,181	\$102,142	\$86,459
AVERAGE HOUSEHOLD INCOME	\$185,017	\$140,251	\$118,133
BACHELOR'S DEGREE	31.7%	27.9%	25.6%
GRADUATE DEGREE	49.9%	33.9%	28.0%

# NEARBY DEVELOPMENTS

## DEVELOPMENTS ON THE RISE



### 📍 ROBINSON LANDING

- ▶ The Residences at Robinson Landing, a 3 acre mixed-used development with the panoramic views of the Potomac River
- ▶ 26 Townhomes and 96 Condominiums (spanning in size from 1,250 to 3,125 SF)
- ▶ 10,971 SF of street level retail
- ▶ Amenities include: fitness center, yoga studio, bicycle shop, pet grooming, waterfront promenade, waterfront pier and landscaped park areas
- ▶ Lot: 3 acres ▶ Delivering in November 2019 ▶ Developer: The Neighborhoods of EYA
- ▶ Distance from 111 Franklin Street: .3 mile (6 minute walk)

### 📍 211 STRAND STREET - WATERMARK

- ▶ Watermark at 211 Strand Street, a five-story boutique condominium project with Potomac River views
- ▶ 20,000 SF building, 18 waterfront condominiums (spanning in size from 900 to 2,900 SF)
- ▶ 4,127 SF of street level retail
- ▶ Lot: .43 acres ▶ Starting construction in June 2019 ▶ Developer: IDI Group Companies
- ▶ Distance from 111 Franklin Street: .4 mile (8 minute walk)

### 📍 WATERFRONT PARK

- ▶ Alexandria City Council has voted to combine the former Old Dominion Boat Club building and parking lot with the original Waterfront Park. The work will be completed in early 2019 and will include an open plaza, waterfront promenade, shade structures and a modular space that can be adjusted to fit different uses
- ▶ Lot: 1.83 acres ▶ Delivering Q1 2019 ▶ Developer: City of Alexandria
- ▶ Distance from 111 Franklin Street: .5 mile (9 minute walk)



# AMENITIES



## RESTAURANTS

- |                       |                                |                               |
|-----------------------|--------------------------------|-------------------------------|
| 1 District Taco       | 14 Gadsby's Tavern             | 26 Virtue Feed and Grain      |
| 2 Southside 815       | 15 Grape + Bean                | 27 Vol'a's Dockside Grill     |
| 3 Firehook Bakery     | 16 Landini Brothers Restaurant | 28 Sugar Shack Donuts         |
| 4 A La Lucia          | 17 Le Pain Quotidien           | 29 Dunkin' Donuts             |
| 5 Ben & Jerry's       | 18 Mai Thai Restaurant         | 30 Chart House                |
| 6 Brabo's             | 19 Momo Sushi & Café           | 31 Chipotle                   |
| 7 Caphe Banh Mi       | 20 Pizzeria Paradiso           | 32 Murphy's Grand Irish Pub   |
| 8 Chadwicks           | 21 PX                          | 33 The Perfect Pita           |
| 9 Columbia Firehouse  | 22 Starbucks                   | 34 Tokyo Japanese Steak House |
| 10 Daniel O'Connell's | 23 Sweetgreen                  | 35 Extra Perks Coffee Shop    |
| 11 Dolci Gelati       | 24 Union Street Public House   |                               |
| 12 Hank's Oyster Bar  | 25 Vermillion                  |                               |
| 13 Hen Quarter        |                                |                               |



## SHOPPING

- |                         |                       |
|-------------------------|-----------------------|
| 1 A Galerie (Antiques)  | 9 The Lucky Knot      |
| 2 Balducci's            | 10 The Show Hive      |
| 3 Anthropologie         | 11 Harris Teeter      |
| 4 Bellacora             | 12 Trader Joe's       |
| 5 Donna Lewis           | 13 Walgreens          |
| 6 Duchess M             | 14 CVS                |
| 7 Luluemon              | 15 Whole Foods Market |
| 8 The Enchanted Florist |                       |



## LANDMARKS

- 1 Alexandria City Hall
- 2 Carlyle House Historic Park
- 3 Hotel Indigo
- 4 Little Theatre of Alexandria
- 5 Market Square (Farmer's Market)
- 6 Old Dominion Boat Club
- 7 Torpedo Factory
- 8 Alexandria Black History Museum
- 9 Lee-Fendall House Museum



# ADDITIONAL PARKING

111 FRANKLIN STREET

-  NO PARKING
-  UNRESTRICTED PARKING
-  3 HOUR PARKING  
MON-FRI 8AM-5PM







ALEXANDRIA, VA 22314



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