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VIDEO



MARK I

4825 MARK CENTER DRIVE

MAKE YOUR MARK

PIRP

Real Estate Investment
Management

CBRE

Welcome to **MARK CENTER**

4825 Mark Center Drive, Alexandria, VA

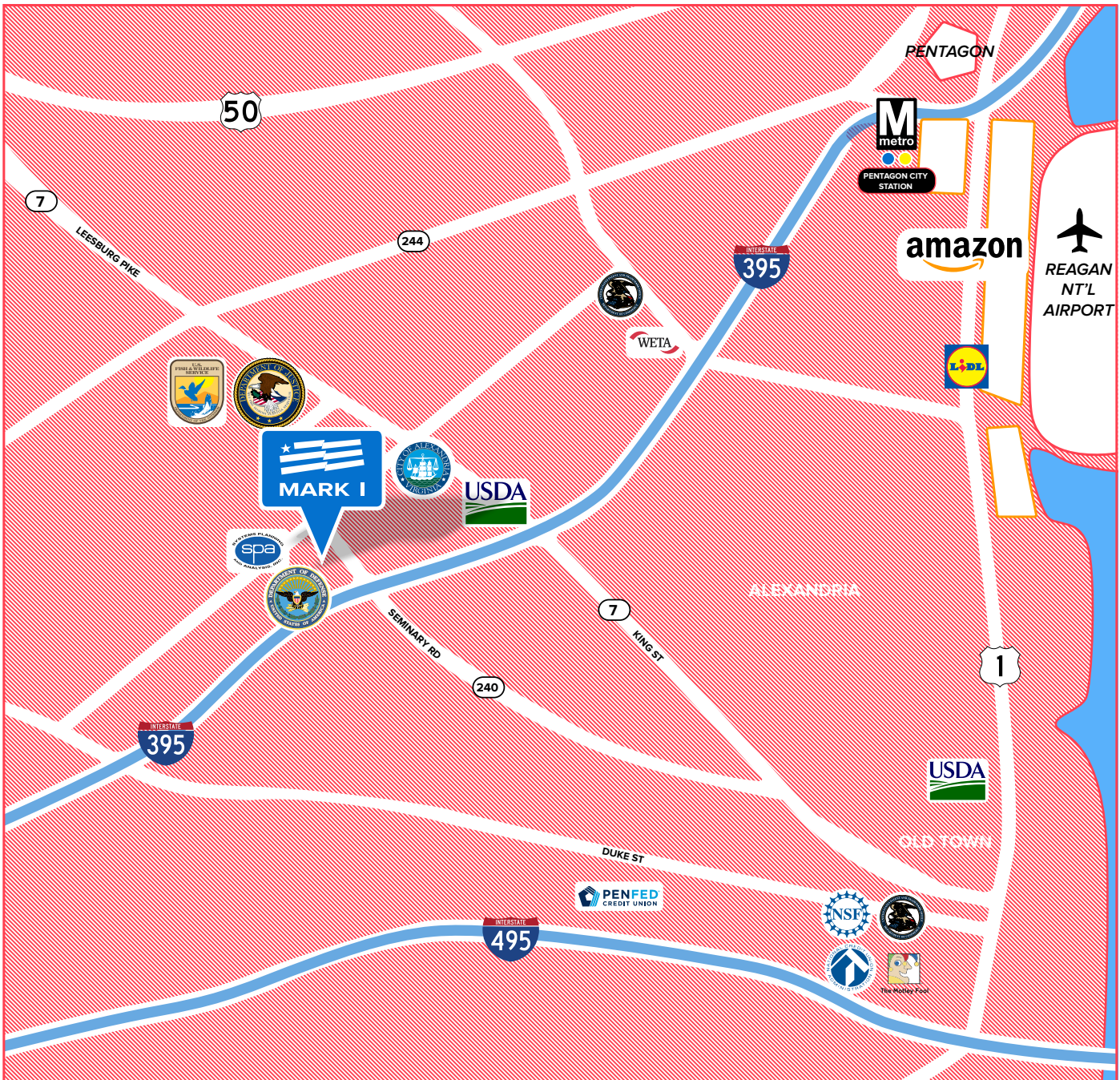




~~Best value~~

- Large block available
- High quality institutional asset
- Close proximity to countless restaurants and hotels
- Strategically located next to I-395, I-395 Express Lanes & Route 7
- 10 minutes away from Amazon's new headquarters
- Network: abundant dark fiber available
- Power: up to 30 MVA available
- Free Metro shuttle to the Pentagon City Station
- Excellent views
- Highly efficient floors
- Massive signage opportunities with prominent visibility on I-395
- Across from Transportation Center served by Metrobus, DASH, PRTC
- Adjacent to DOD-Washington Headquarters Site
- Abundant parking at 3.0/1000
- Opportunity for fully secured building
- Located inside an Opportunity Zone

Strategic location





Easy access to



Time to (Minutes)

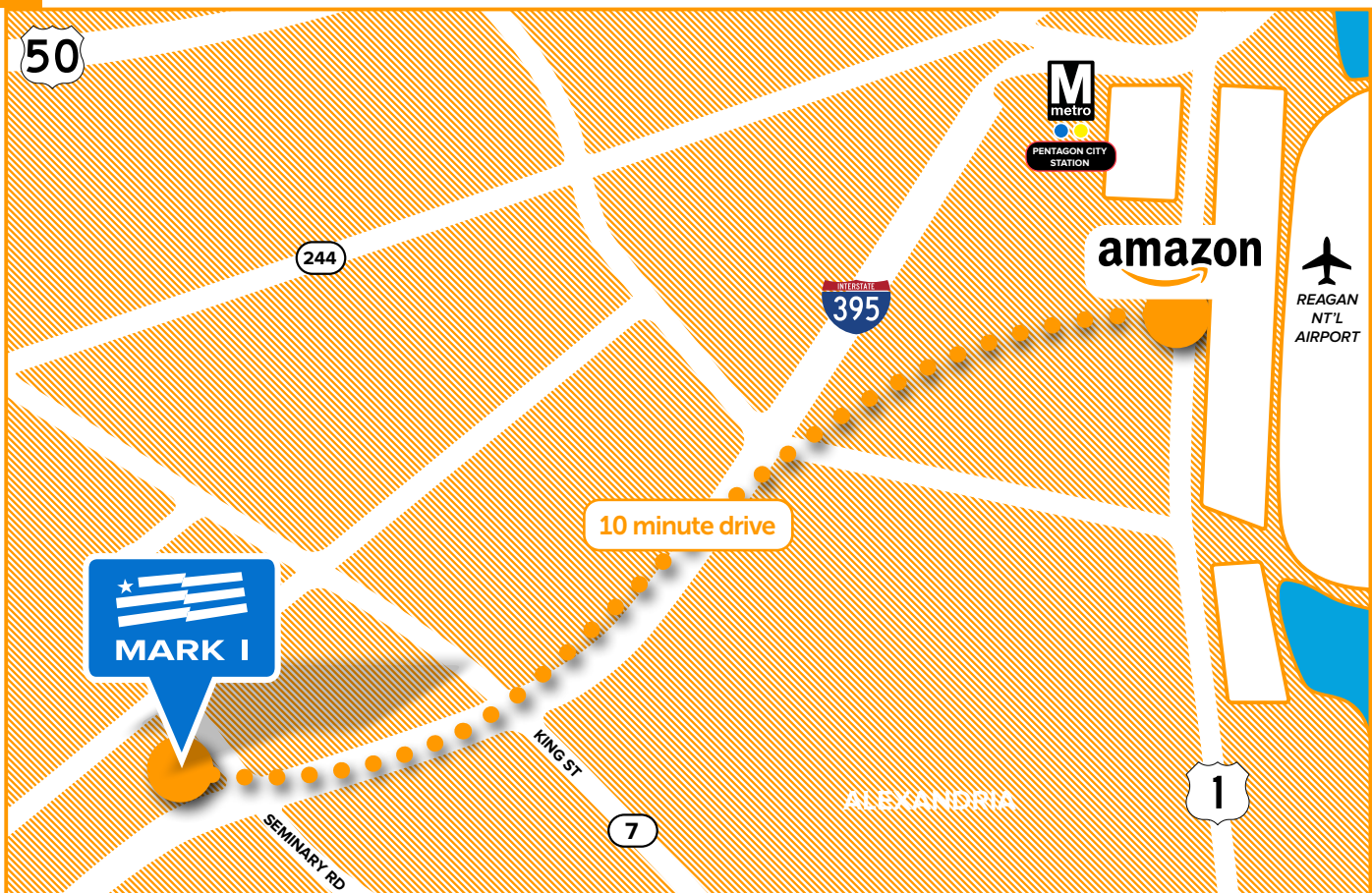
I-495/I-95 **5**

REAGAN NT'L AIRPORT **12**

WASHINGTON DC **12**

Prime Now

Be 10 minutes away
from the biggest tech
hub of the East Coast





Mark I is a prime opportunity to place your company near Amazon's new HQ

Subscribe & Save

Save over \$20 Million

by leasing space in Mark Center vs Crystal City





Neighborhood Amenities

Mark I is conveniently located on I-395 and at the center of multiple shopping and retail hubs with dining, fitness and entertainment, all at your fingertips



Activated work life

Restaurants, coffee shops and fast casual



FIVE GUYS



KFC



DUNKIN'



Convenience



CVS

Fitness



ENCORE FITNESS



Hotels





Prominent visibility



More than 90 million
views per year
from I-395 &
Seminary Road





Connected & Supercharged

Abundant fiber & dark fiber available

Regular fiber providers available:

- AiNet
- Atlantech Online
- Crown Castle
- LIT Networks
- Metropolitan Network Services
- Unifi Fiber

Dark fiber providers available:

- Zayo
- Fiber Light
- Century Link
- Summit



Up to
30 MVA
available

allowing for data center use





Large block available

174,680 SF



MARK I

4825 MARK CENTER DRIVE

8

27,279 SF AVAILABLE

7

27,279 SF AVAILABLE

6

27,279 SF AVAILABLE

5

27,279 SF AVAILABLE

4

27,279 SF AVAILABLE

3

LEASED

13,397 SF AVAILABLE

2

LEASED

1

24,888 SF AVAILABLE

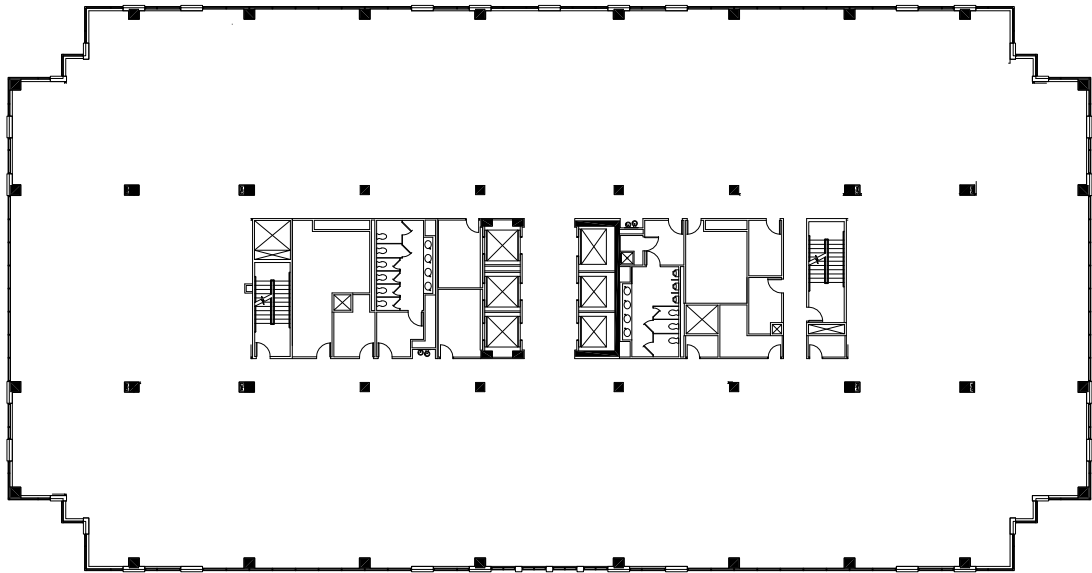
Institutional quality asset





Highly efficient floors

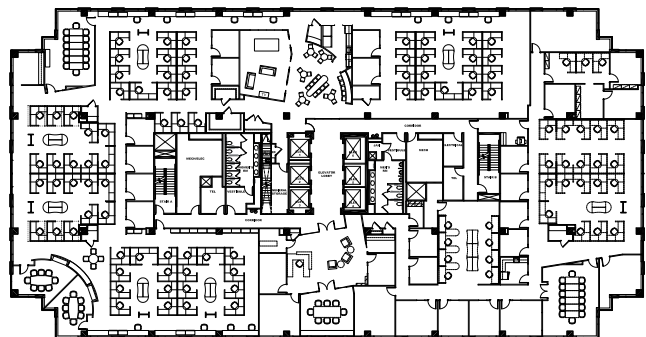
Typical floor plan
27,279 SF



Column spacing	25' x 40'
Core factor	12%

POTENTIAL FLOOR PLAN

- 110 work stations
- 25 offices
- 5 conference rooms
- 1 kitchen



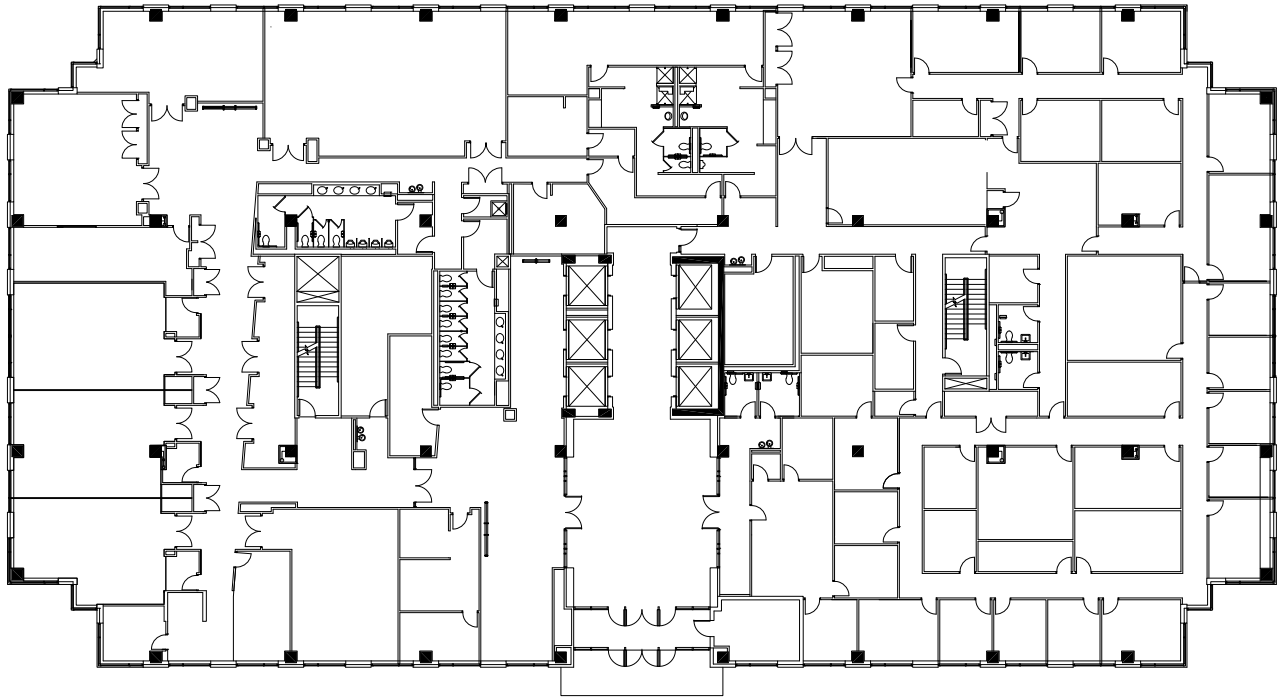




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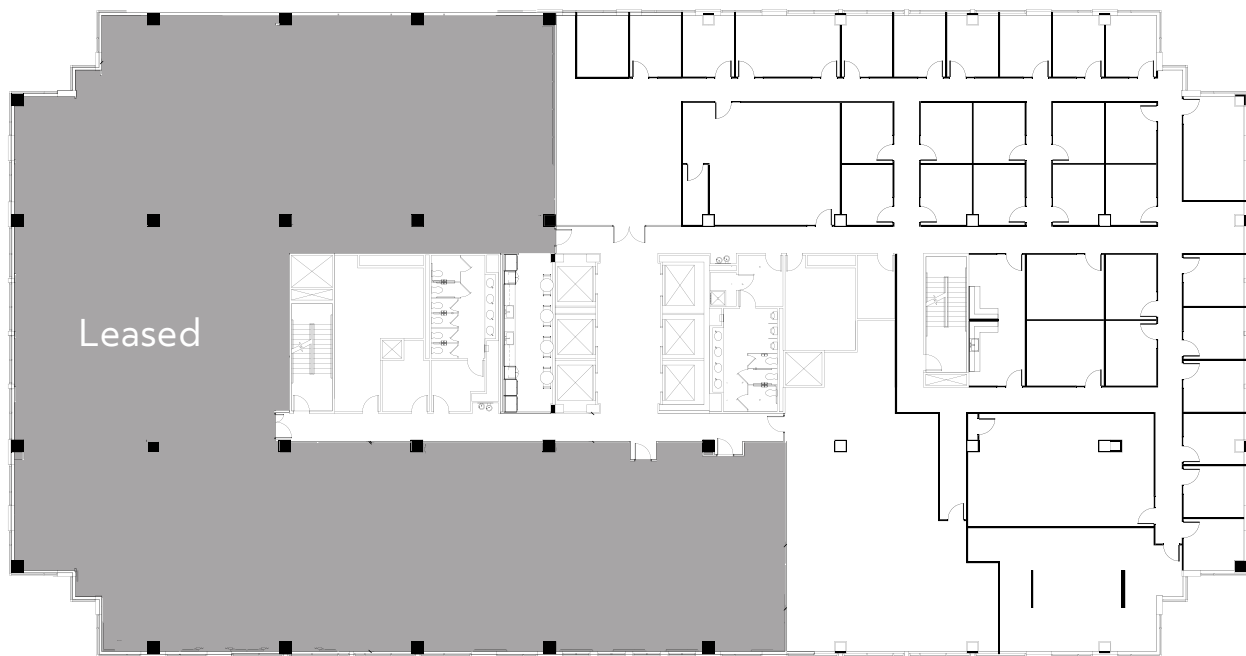
1st floor
24,888 SF Available





3rd floor

13,397 SF Available

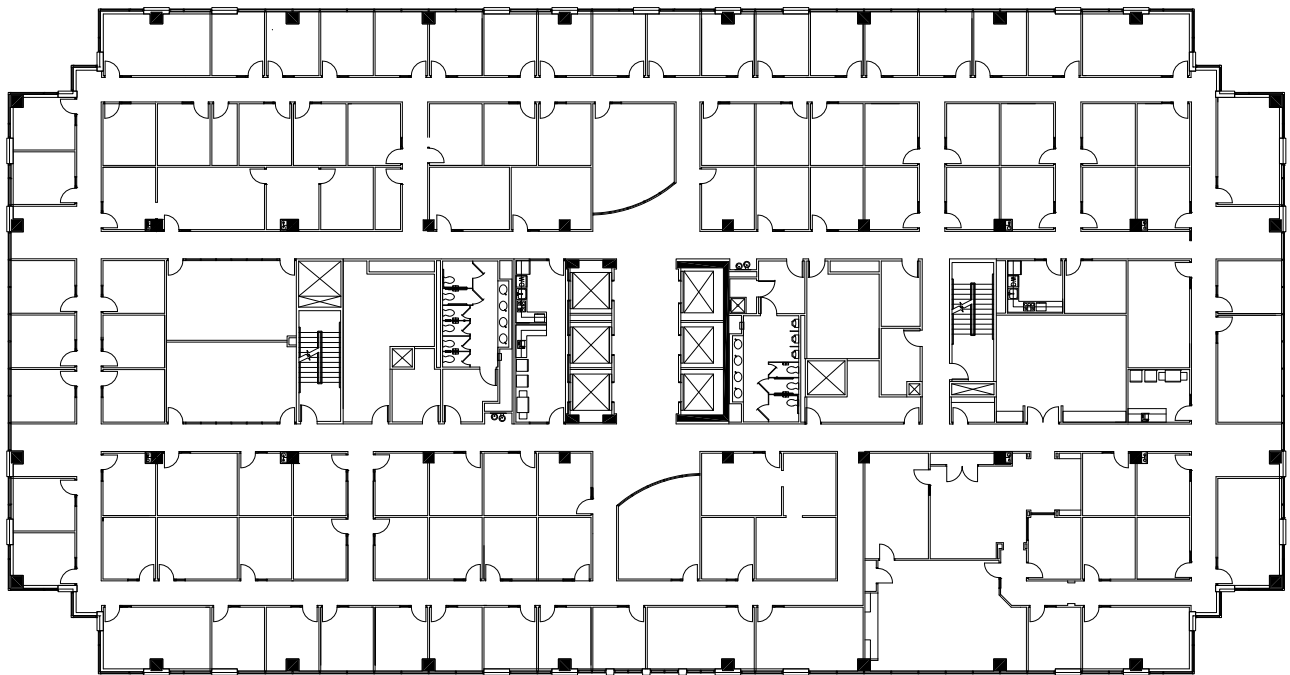




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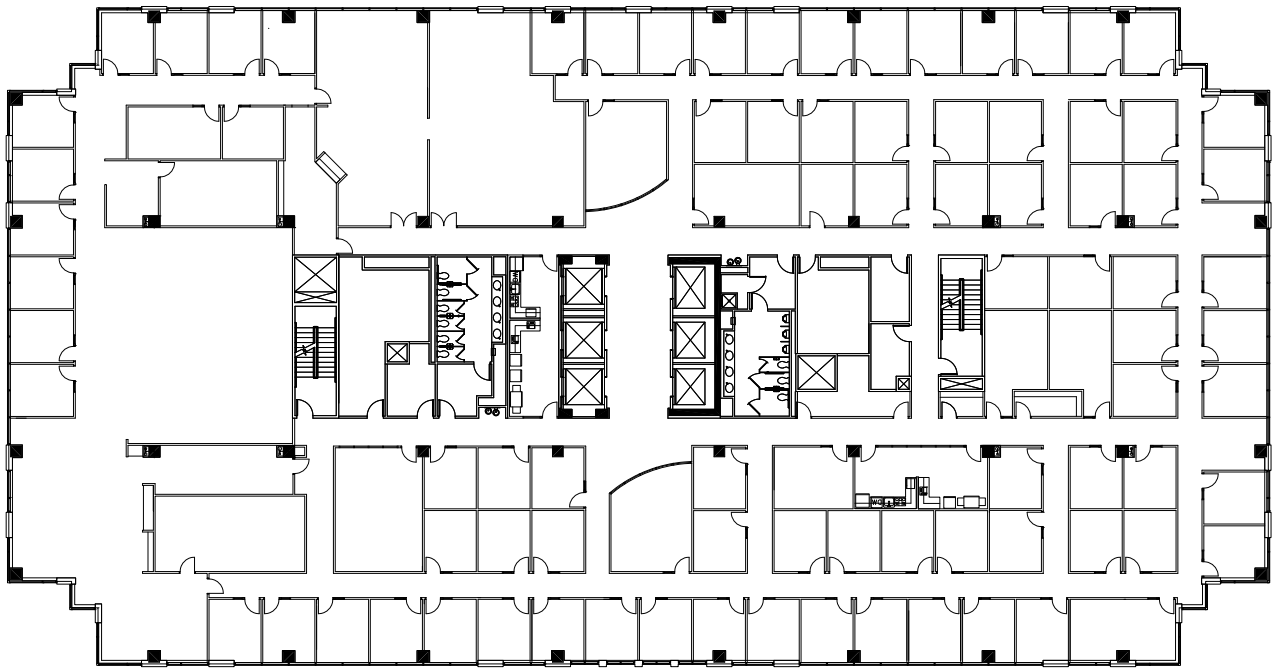
4825 MARK CENTER DRIVE

4th floor
27,279 SF Available





5th floor
27,279 SF Available

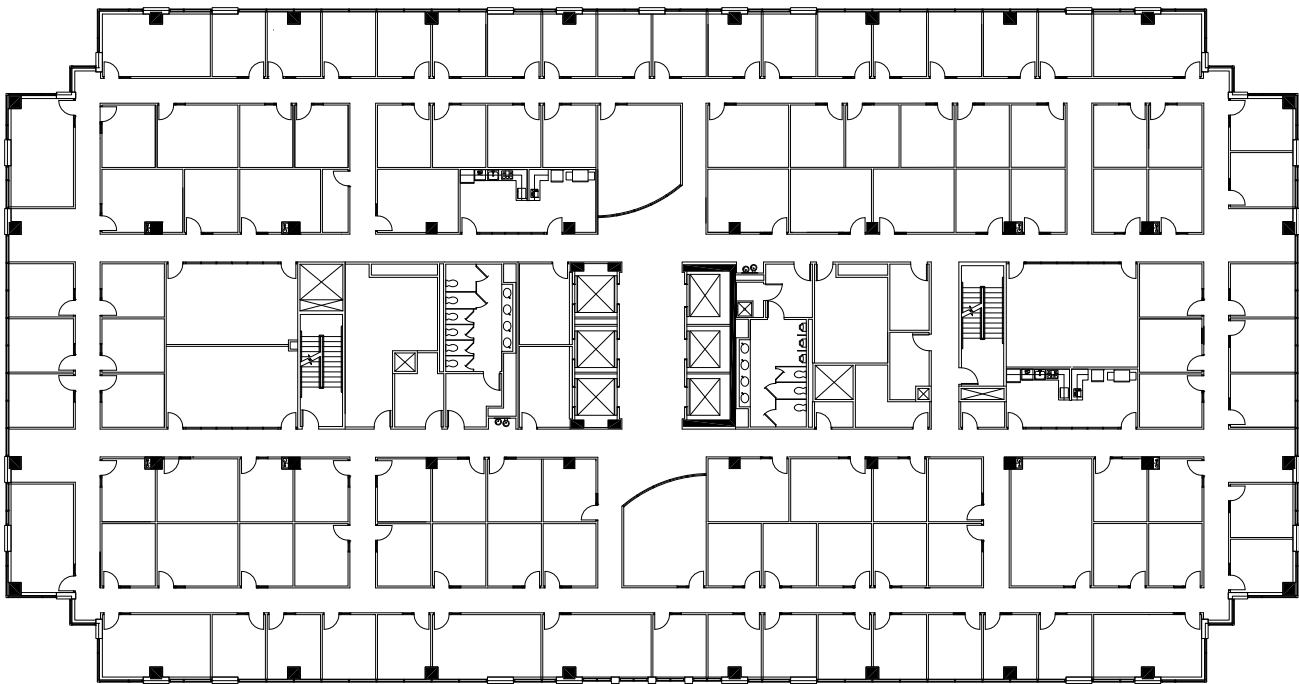




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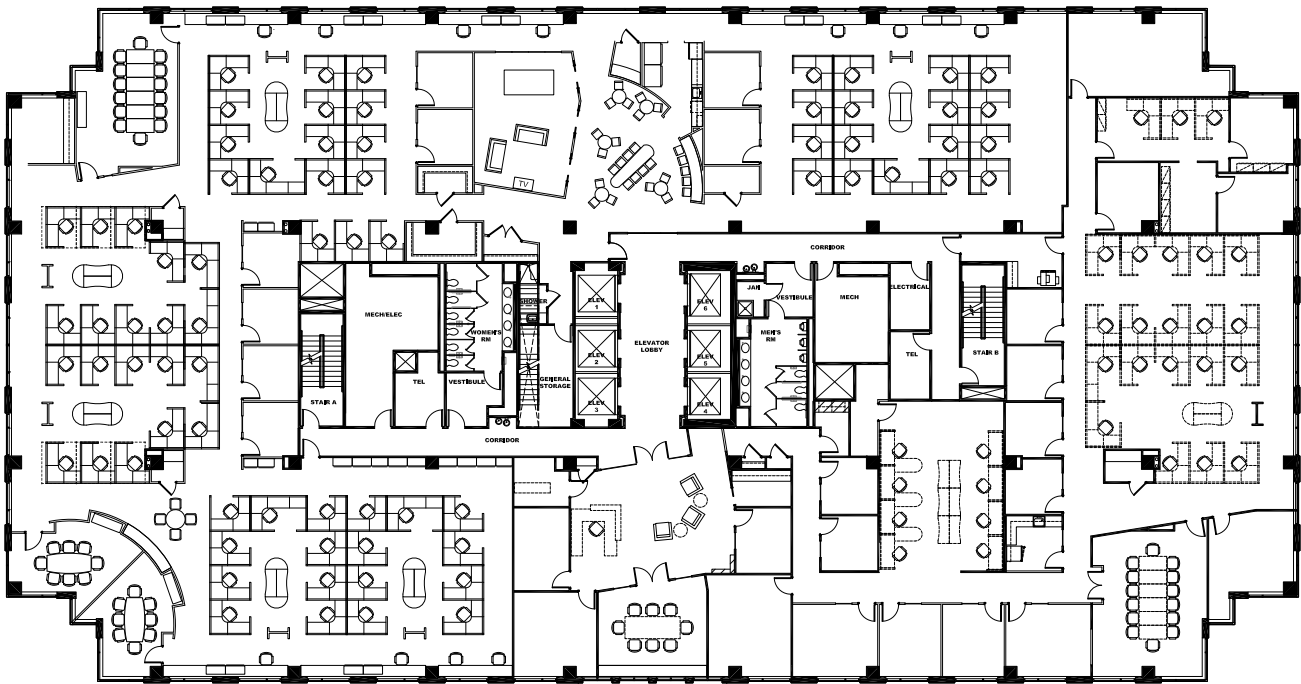
6th floor
27,279 SF Available





7th floor

27,279 SF Available

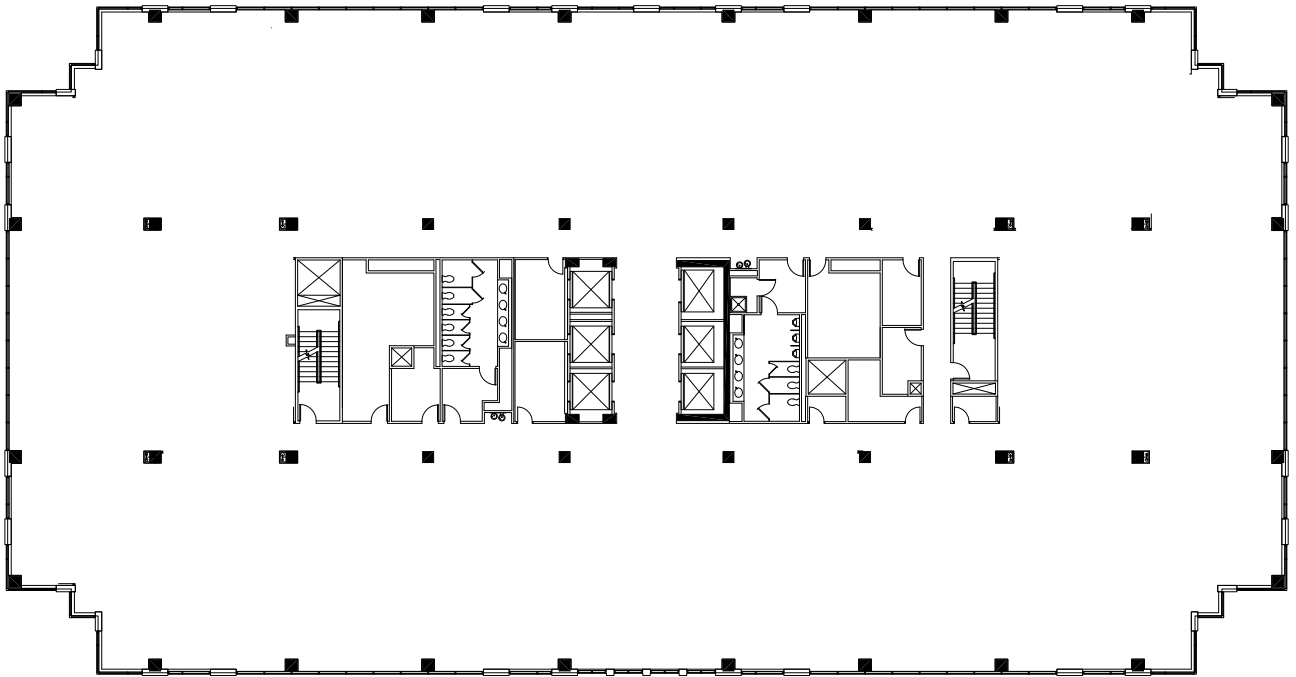




MARK I

4825 MARK CENTER DRIVE

8th floor
27,279 SF Available



Building Information

Address	4825 Mark Center Drive, Alexandria VA
Size	215,839 SF
Year built	2000
Number of stories	8 stories
Parking	3/1,000 SF
Land area	2.46 acres
Typical floor	27,279 SF
Foundation	Reinforced concrete slab
Floors 2-8	Metal deck with light-weight concrete cover
Exterior walls	Masonry construction
Roof	Flat, ballasted built-up roof
Floor coverings	Polished stone in the first floor lobby and commercial grade short loop carpeting and vinyl composite flooring over concrete on additional floors
Lighting	Standard T-8 commercial fluorescent
Interior walls	Textured and painted sheet rock
Ceilings	9 foot finished
Elevators	Six Schindler 3,500 pound capacity hydraulic elevators with standard quality cab finishes
Windows	Glass in aluminum frames
Doors	Glass in metal frames
HVAC	Two, 45-ton self-contained HVAC units per floor. One, 800-ton cooling tower with two cells and Variable Air Volume system with DDC controls
Fire protection	Sprinkler system; dry fire suppression system for parking garage
Plumbing	Standard
Landscaping	Asphalt paving, concrete sidewalks, concrete curbing, pole mounted lights, and landscaping
Zoning	CDD-4, Coordinated Development District

4825 Mark Center Drive | Alexandria, VA



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Leasing Team

Malcolm Schweiker
+1 703 734 4716
malcolm.schweiker@cbre.com

Carter Byrnes
+1 703 905 0204
carter.byrnes@cbre.com

Olivia Vietor
+1 703 905 0251
olivia.vietor@cbre.com

Chloe Zulick
+1 703 734 4738
chloe.zulick@bre.com

PRP

Real Estate Investment
Management

CBRE

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