

# FOR LEASE

# THE MONTGOMERY CENTER

314 MONTGOMERY STREET, ALEXANDRIA, VIRGINIA

TARTAN  
PROPERTIES



## PROPERTY SUMMARY

|                |  |
|----------------|--|
| Available SF:  | 2,500 SF   |
| Lease Rate:    | Negotiable   |
| Parking:       | Ample free street Parking                                    |
| Building Size: | 6,400 SF   |
| Cross Street:  | Montgomery Street between<br>N. Royal and N. Fairfax streets |
| Availability:  | Immediate  |

## PROPERTY OVERVIEW

This street retail space is located in the quickly developing Old Town North neighborhood and sits just two blocks from the Potomac River. It can be used easily for an office or retail user. It provides quick access to all the amenities of the King Street shopping and dining district and is only three stoplights from National Airport, the 14th Street Bridge, and Capitol Hill. The nearby Edens development will bring retail, restaurants, and residential units in early 2019. This unit is part of the Montgomery Center, a complex of shops, eateries, studios, and offices.

## PROPERTY HIGHLIGHTS

- Street retail unit can be used for retail showroom or office space
- Current buildout has mix of open space, 2 private offices, kitchenette
- One in-suite ADA bathroom
- Opportunity to repaint and brand the building front to corporate design
- Frontage on Montgomery Street; illuminated signage available
- Tenant responsible for utilities, in-suite cleaning, and increases in real estate taxes
- Ample street parking; covered parking available across the street for \$100/month
- 24/7 access to the building Local ownership and professional onsite property management
- Walk to FedEx/Kinko's, Starbucks, Trader Joe's, Harris Teeter, and the Royal Restaurant Local amenities include Perks Coffee shop, A la Lucia restaurant, Perfect Pita, dry cleaners, bike shop, among others
- Walking distance to Braddock Metro; Dash bus to Braddock Metro Multiple Capital Bikeshare stations within blocks; bike lanes on both sides of the block
- Local fitness opportunities include Sport & Health, Old Town Crossfit, River's Edge Yoga, Alexandria Pilates, Seichu Karate, and the city's rowing center

Leasing by:

**MIKE PORTERFIELD**

703.836.6555 x101 | [mike@tartanproperties.com](mailto:mike@tartanproperties.com)



[www.tartanproperties.com](http://www.tartanproperties.com)

# RETAIL-OFFICE SPACE FOR LEASE THE MONTGOMERY CENTER

318 MONTGOMERY STREET | NORTH OLD TOWN | ALEXANDRIA

TARTAN  
PROPERTIES



Leasing by:

**MIKE PORTERFIELD**

703.836.6555 x101 | [mike@tartanproperties.com](mailto:mike@tartanproperties.com)

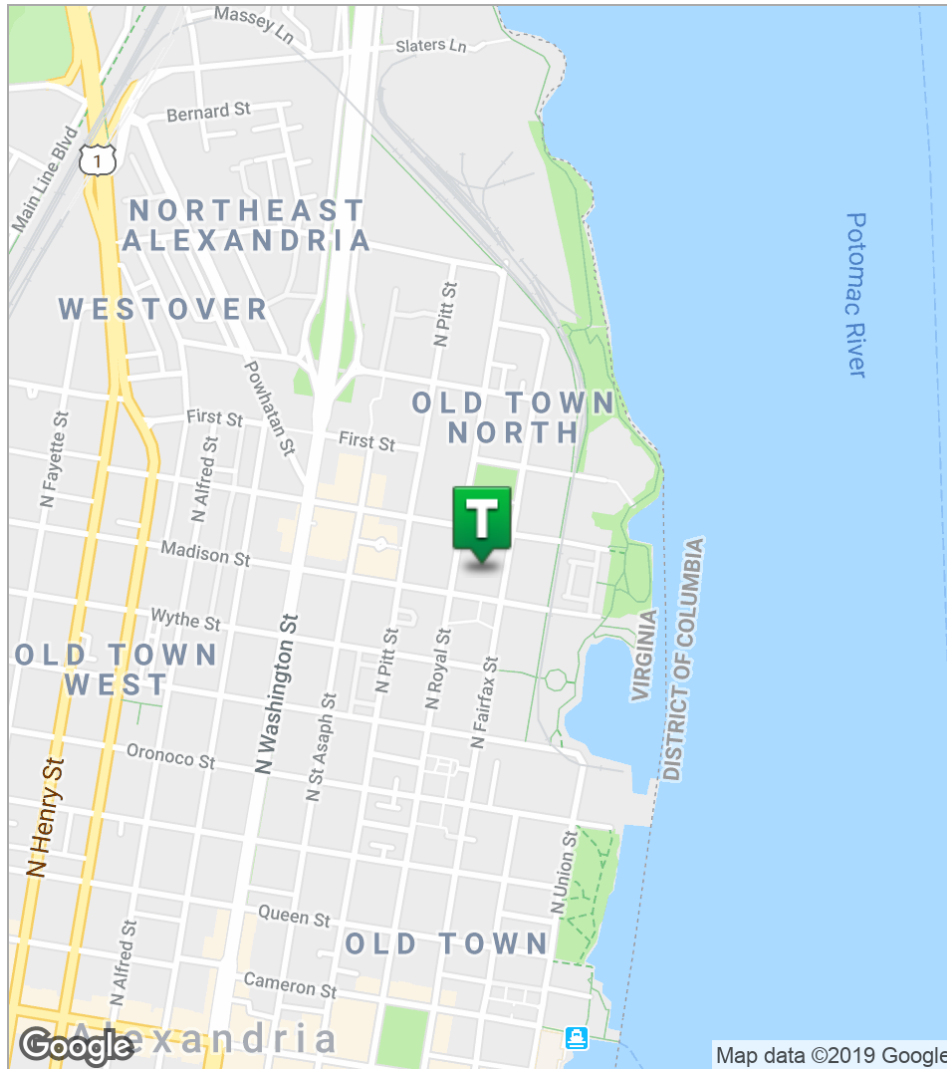


[www.tartanproperties.com](http://www.tartanproperties.com)

# RETAIL-OFFICE SPACE FOR LEASE THE MONTGOMERY CENTER

314 MONTGOMERY STREET, ALEXANDRIA, VIRGINIA

TARTAN  
PROPERTIES



Leasing by:

**MIKE PORTERFIELD**

703.836.6555 x101 | mike@tartanproperties.com



www.tartanproperties.com

# RETAIL-OFFICE SPACE FOR LEASE THE MONTGOMERY CENTER

NORTH OLD TOWN - ALEXANDRIA, VIRGINIA

TARTAN  
PROPERTIES



Leasing by:

**MIKE PORTERFIELD**

703.836.6555 x101 | mike@tartanproperties.com



www.tartanproperties.com

# RETAIL-OFFICE SPACE FOR LEASE THE MONTGOMERY CENTER

314 MONTGOMERY STREET, ALEXANDRIA, VIRGINIA

TARTAN  
PROPERTIES

## DISCLAIMER

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. Photos herein are the property of their respective owners and use of these images without the express written content of the owner is prohibited.

All materials and information received or derived from Tartan Properties Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Tartan Properties Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Tartan Properties Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

## EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Tartan Properties Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Tartan Properties Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Leasing by:

**MIKE PORTERFIELD**

703.836.6555 x101 | [mike@tartanproperties.com](mailto:mike@tartanproperties.com)



[www.tartanproperties.com](http://www.tartanproperties.com)