

SMALL OFFICE SUITE FOR LEASE

118 E. DEL RAY AVENUE

AKA 2300 MT. VERNON AVE | ALEXANDRIA, VIRGINIA

TARTAN
PROPERTIES



PROPERTY SUMMARY

Available SF: 391 SF

Lease Rate: \$1,300/month (Full Service)

Neighborhood: Del Ray

Cross Streets: Mt. Vernon Avenue

PROPERTY OVERVIEW

Spacious office on second floor overlooking E. Del Ray Ave, just off the intersection with Mt. Vernon Ave. Perfect space for a neighborhood-focused business.

PROPERTY HIGHLIGHTS

- Second-floor, corner office (17' x 23') above St. Elmo's Cafe, Del Ray's favorite coffee shop
- New paint and flooring
- 24-hour access and HVAC
- Off-street, unreserved parking spaces adjacent to entrance
- Quick access to Route 1 (.4 miles), National Airport (3 miles)
- Potomac Yard shopping center less than 5-minute drive
- Braddock Road Metro station .8 miles; two blocks to Capital Bikeshare; DASH bus to King Street Metro, Potomac Yard; Metro Bus to Pentagon, Ballston, and Rosslyn Metro stations
- Local dining: Pork Barrel BBQ, Dairy Godmother, Streets Deli, Del Ray Pizzeria, Stomping Ground, Taqueria del Poblano, Junction Bakery & Bistro, Cheestique, Del Ray Pizzeria, Evening Star, and Bon Vivant Cafe
- Fitness amenities: MV Crossfit, Core Wellness & PT, Foundation Fitness, Mind the Mat, Yoga in Daily Life, and Ease Yoga, and YMCA
- Within blocks: US post office, CVS, Walgreens, gas stations, banks, as well as local favorites including Kiskadee, Purple Goose, VéloCity Bicycle Cooperative, among others

Leasing by:

MIKE PORTERFIELD

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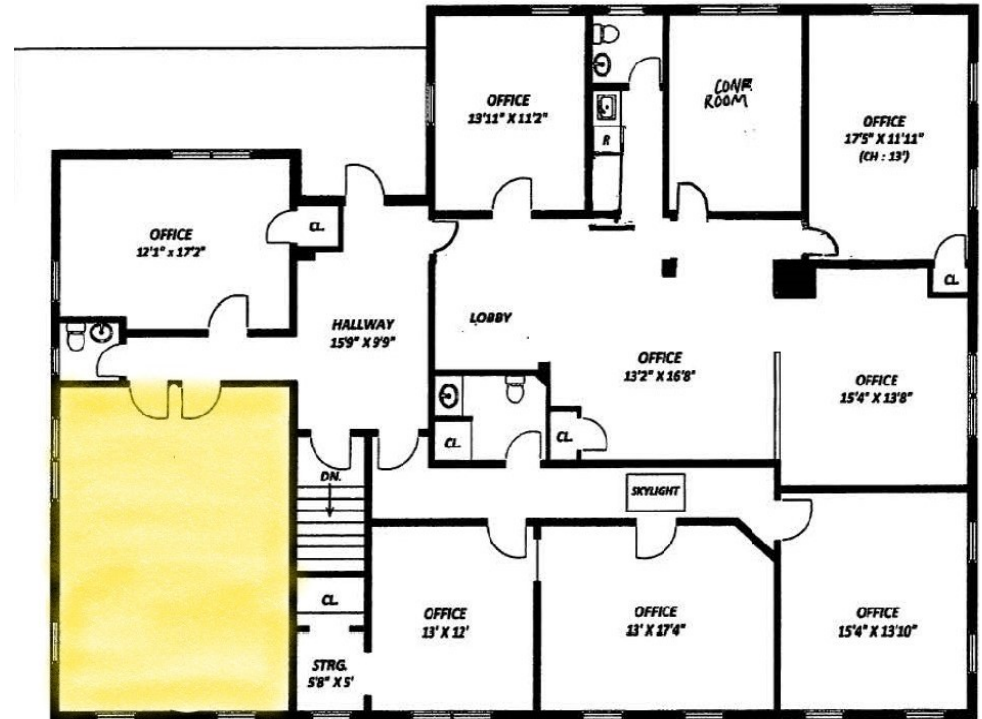
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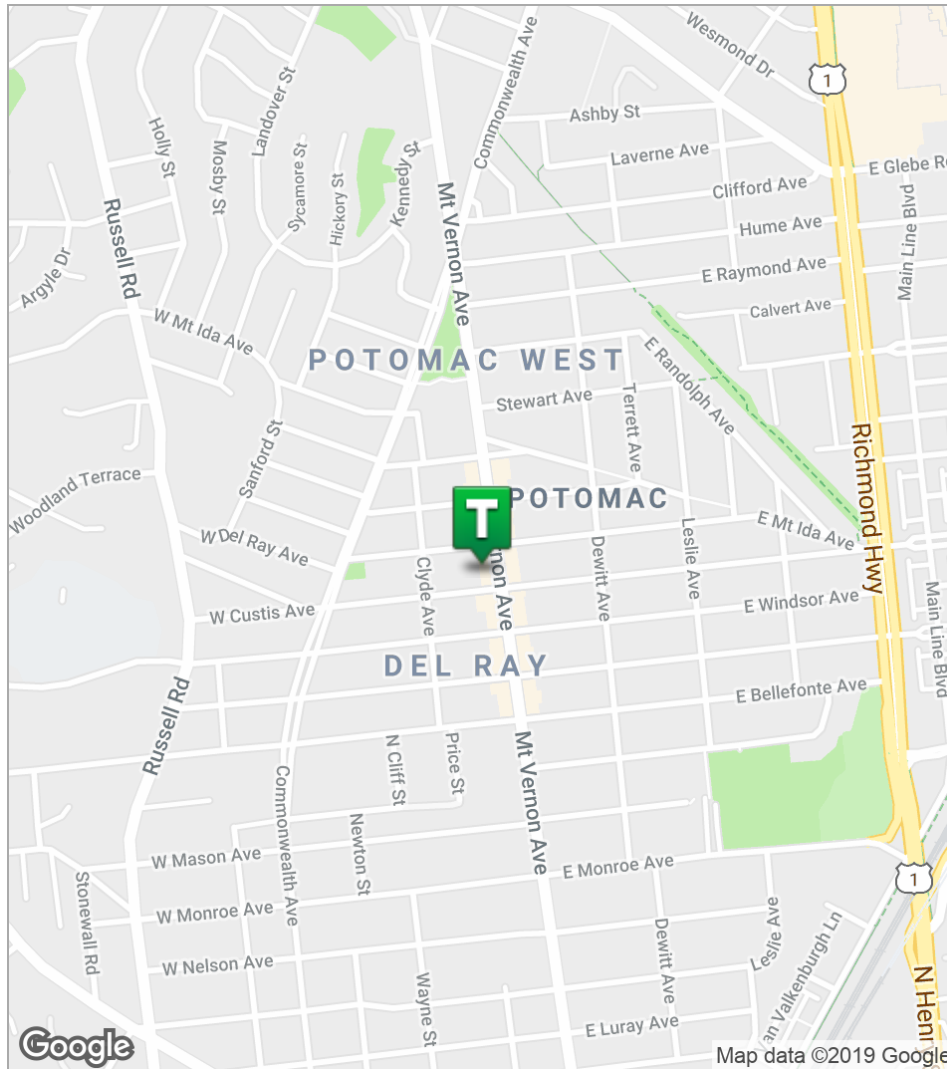
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