

OFFICE SPACE FOR LEASE CARLYLE CORNER

2034 EISENHOWER AVENUE - ALEXANDRIA, VIRGINIA

TARTAN
PROPERTIES



PROPERTY SUMMARY

Available SF:	422 SF - 5,422 SF
Lease Rate:	\$26.75/ SF (Full Service)
Lease Term:	2 - 4 years
Parking:	3 spaces per 1,000 SF
Sub Market:	Eisenhower East/ Carlyle
Quick Access:	Capital Beltway/ I-495 Duke St, King St, Route 1
PTO Connections:	Direct connect for PTO contractors

PROPERTY OVERVIEW

Carlyle Corner is conveniently located two blocks from the Metro's Yellow Line/Eisenhower Avenue Station, Federal Courthouse, and National Science Foundation (NSF), and is across the street from the U.S. Patent & Trademark Office (PTO). The location and economics cannot be beat in the John Carlyle/ Eisenhower East market.

PROPERTY HIGHLIGHTS

- Located in the Eisenhower Ave corridor of Alexandria, the property provides quick access to the PTO, Federal Courthouse, and NSF, as well as the Hoffman Town Center
- Rare secure and direct connection to PTO servers through MDF (Main Distribution Frame)
- Kitchen/vending facilities and TV lounge in common area for tenants' use
- Tenant-only fitness center with locker room & showers
- Onsite parking available at \$125/mo. for covered and \$110/mo. for surface; 3 per 1,000 sf
- Eisenhower Ave Metro station and ZipCar .3 miles away; DASH bus line to King Street Metro
- Holiday Inn, Westin Hotel, & Residence Inn Marriott within walking distance
- Neighborhood amenities include Starbucks, CVS, Dunkin Donuts, Einstein Bagels, Potbelly, Panera, 7-Eleven, Cold Stone Creamery, FedEx Kinko's, HSBC Bank, Burke & Herbert Bank, OneLife Fitness, Alexandria run/ bike trail (Eisenhower Ave Trail)
- Walkable restaurants include Ted's Montana Grill, Subway, Delia's Brick Oven Pizza, Hunan Café, Zikrayet Lebanese, San Antonio Bar and Grill, Galae Thai, California Tortilla, Foster's Grille, Sumo Hibachi & Sushi

Leasing by:

MIKE PORTERFIELD

703.836.6555 x101 | mike@tartanproperties.com



www.tartanproperties.com

OFFICE SPACE FOR LEASE CARLYLE CORNER

2034 EISENHOWER AVENUE - ALEXANDRIA, VIRGINIA

TARTAN
PROPERTIES



Leasing by:

MIKE PORTERFIELD

703.836.6555 x101 | mike@tartanproperties.com



www.tartanproperties.com

CURRENTLY AVAILABLE

CARLYLE CORNER

2034 EISENHOWER AVENUE - ALEXANDRIA, VIRGINIA



Total Available Space: 33,627 SF

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	AVAILABLE
Suite 115B	Office	\$26.75/SF	Full Service	3,984 SF	Negotiable	Available Immediately
Suite 170	Office	\$26.75 SF	Full Service	3,033 SF	Negotiable	Available 8/1/20
Suite 200	Office	\$26.75/SF	Full Service	11,597 SF	Negotiable	Available in 90 Days
Suite 201	Office	\$26.75/SF	Full Service	422 SF	Negotiable	Available Immediately
Suite 240	Office	\$26.75/SF	Full Service	5,597 SF	Negotiable	Available Immediately
Suite 244	Office	\$26.75/SF	Full Service	4,899 SF	Negotiable	Available Immediately
Suite 246	Office	\$26.75/SF	Full Service	5,422 SF	Negotiable	Available Immediately

Leasing by:

MIKE PORTERFIELD

703.836.6555 x101 | mike@tartanproperties.com



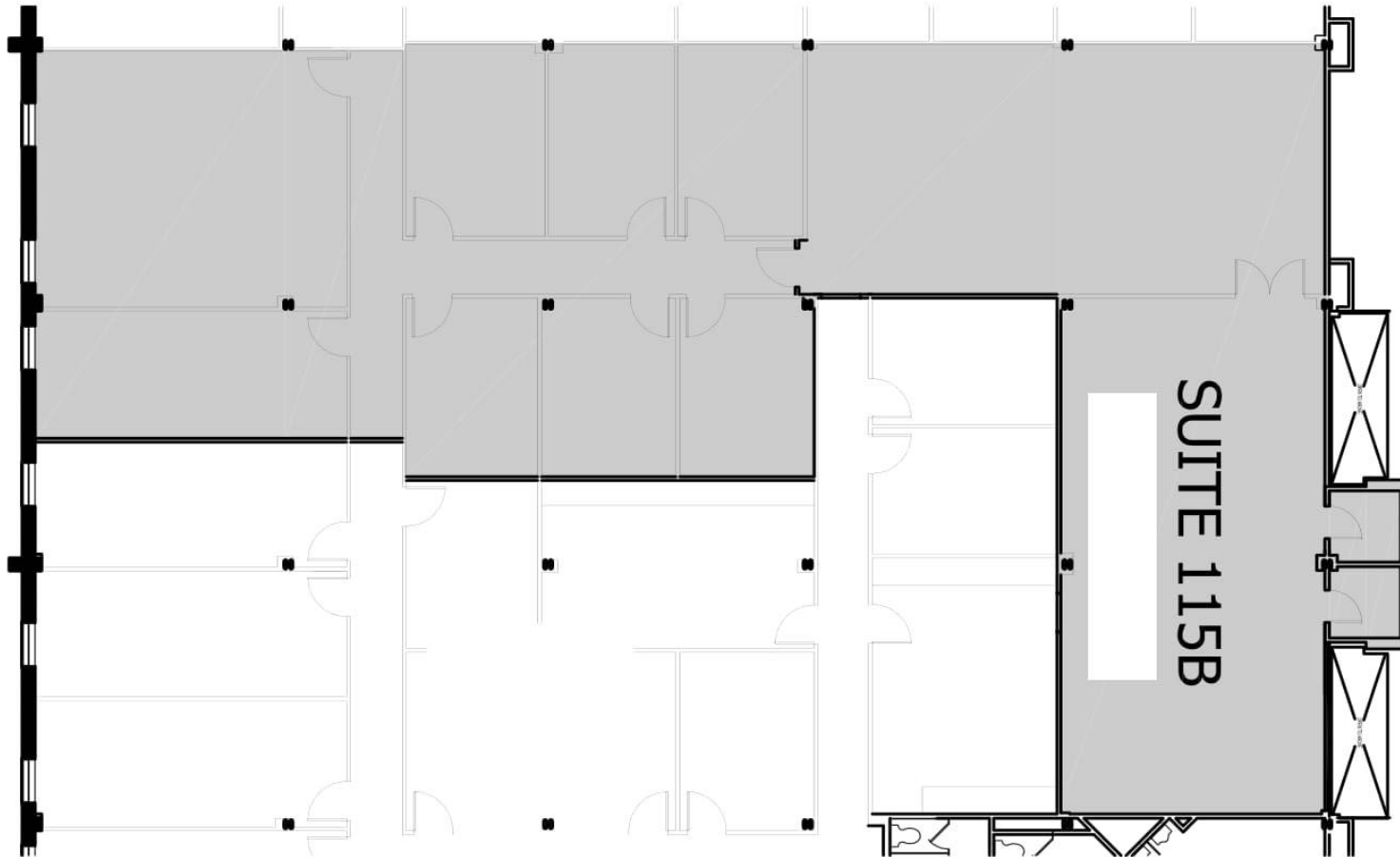
www.tartanproperties.com

OFFICE SPACE FOR LEASE CARLYLE CORNER

2034 EISENHOWER AVENUE - ALEXANDRIA, VIRGINIA

TARTAN
PROPERTIES

2034 Eisenhower Avenue
Alexandria, Virginia



○ SUITE 115B

Leasing by:

MIKE PORTERFIELD

703.836.6555 x101 | mike@tartanproperties.com

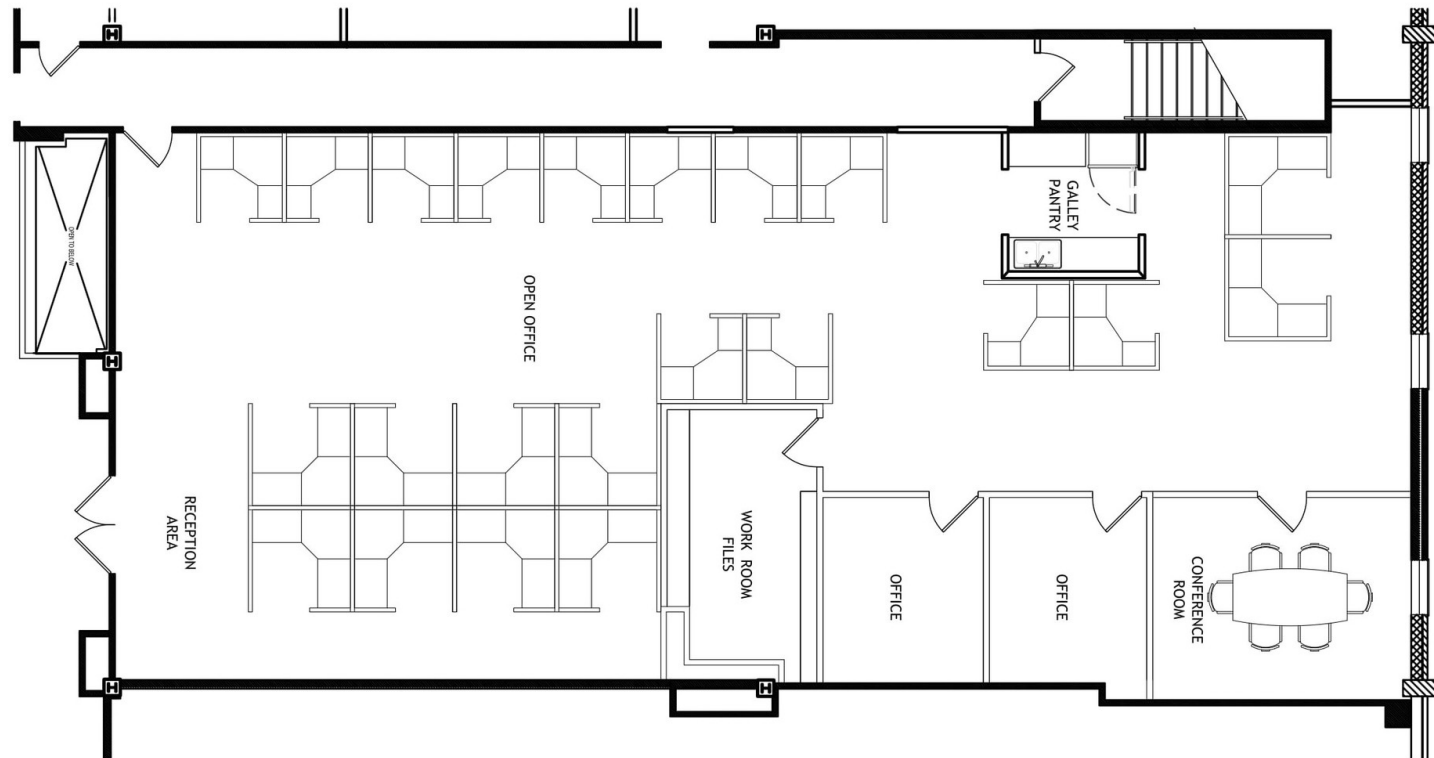


www.tartanproperties.com

OFFICE SPACE FOR LEASE CARLYLE CORNER

2034 EISENHOWER AVENUE - ALEXANDRIA, VIRGINIA

TARTAN
PROPERTIES



○ SUITE 200

Leasing by:
MIKE PORTERFIELD

703.836.6555 x101 | mike@tartanproperties.com

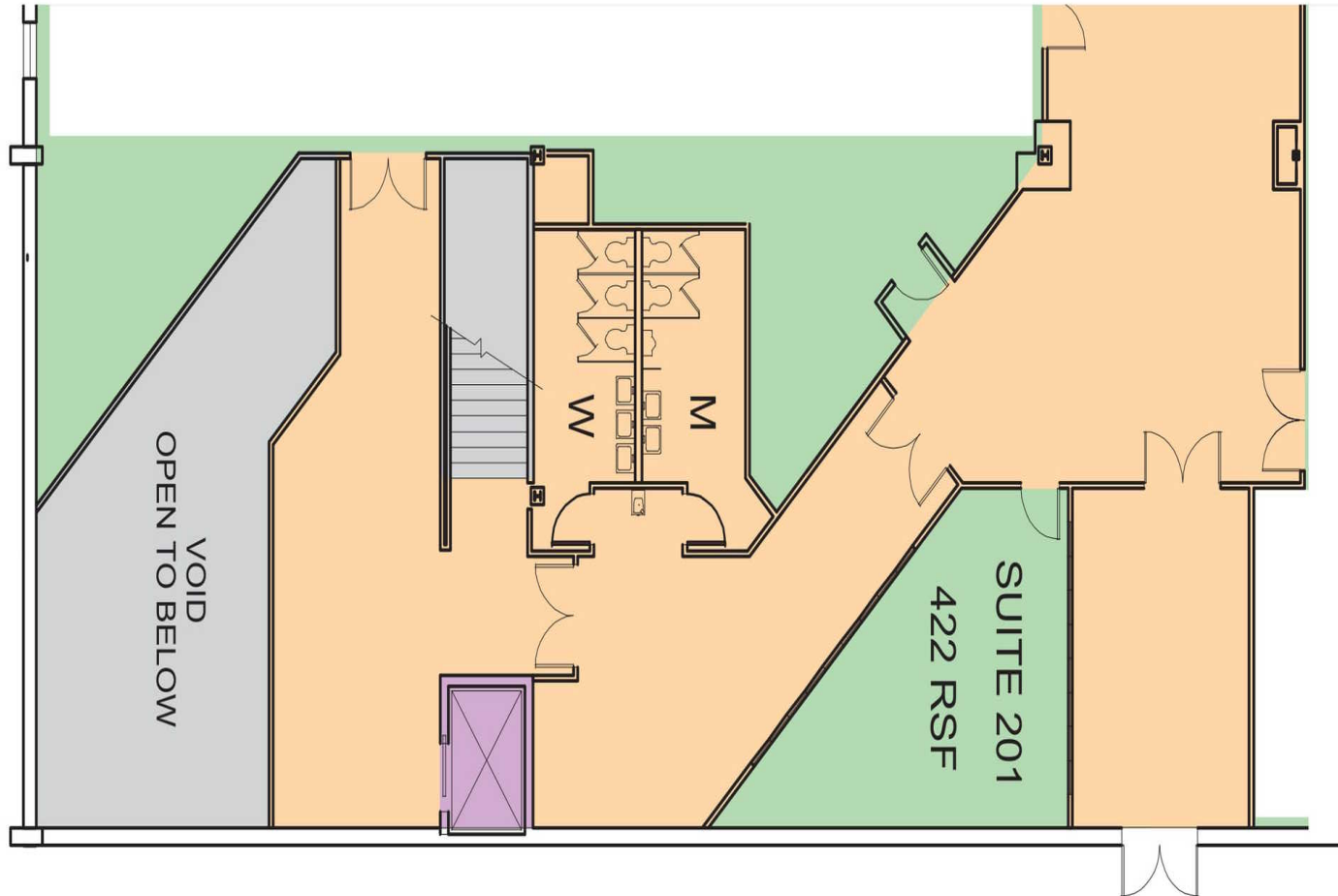


www.tartanproperties.com

OFFICE SPACE FOR LEASE CARLYLE CORNER

2034 EISENHOWER AVENUE - ALEXANDRIA, VIRGINIA

TARTAN
PROPERTIES



○ SUITE 201

Leasing by:
MIKE PORTERFIELD

703.836.6555 x101 | mike@tartanproperties.com

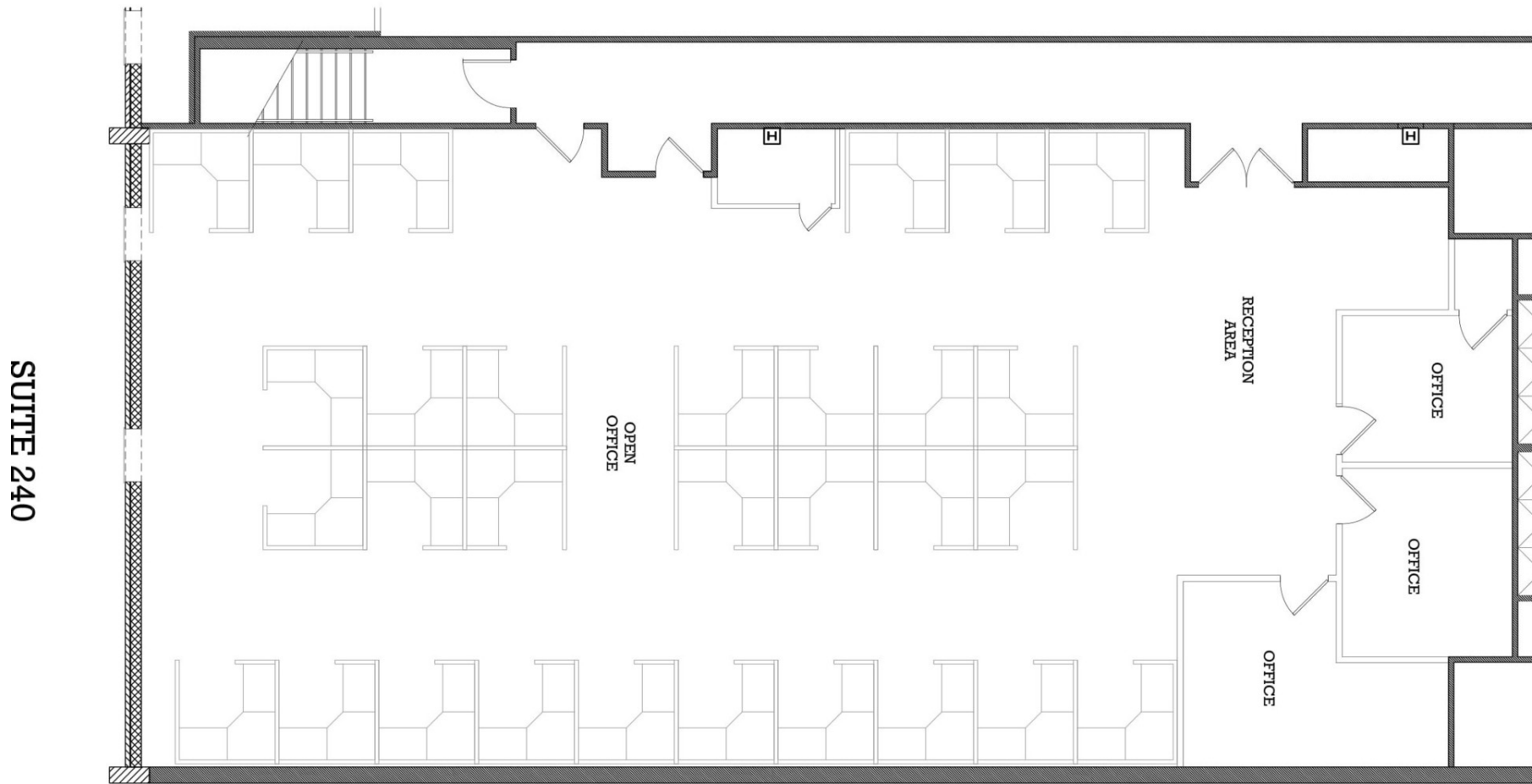


www.tartanproperties.com

OFFICE SPACE FOR LEASE CARLYLE CORNER

2034 EISENHOWER AVENUE - ALEXANDRIA, VIRGINIA

TARTAN
PROPERTIES



Leasing by:

MIKE PORTERFIELD

703.836.6555 x101 | mike@tartanproperties.com

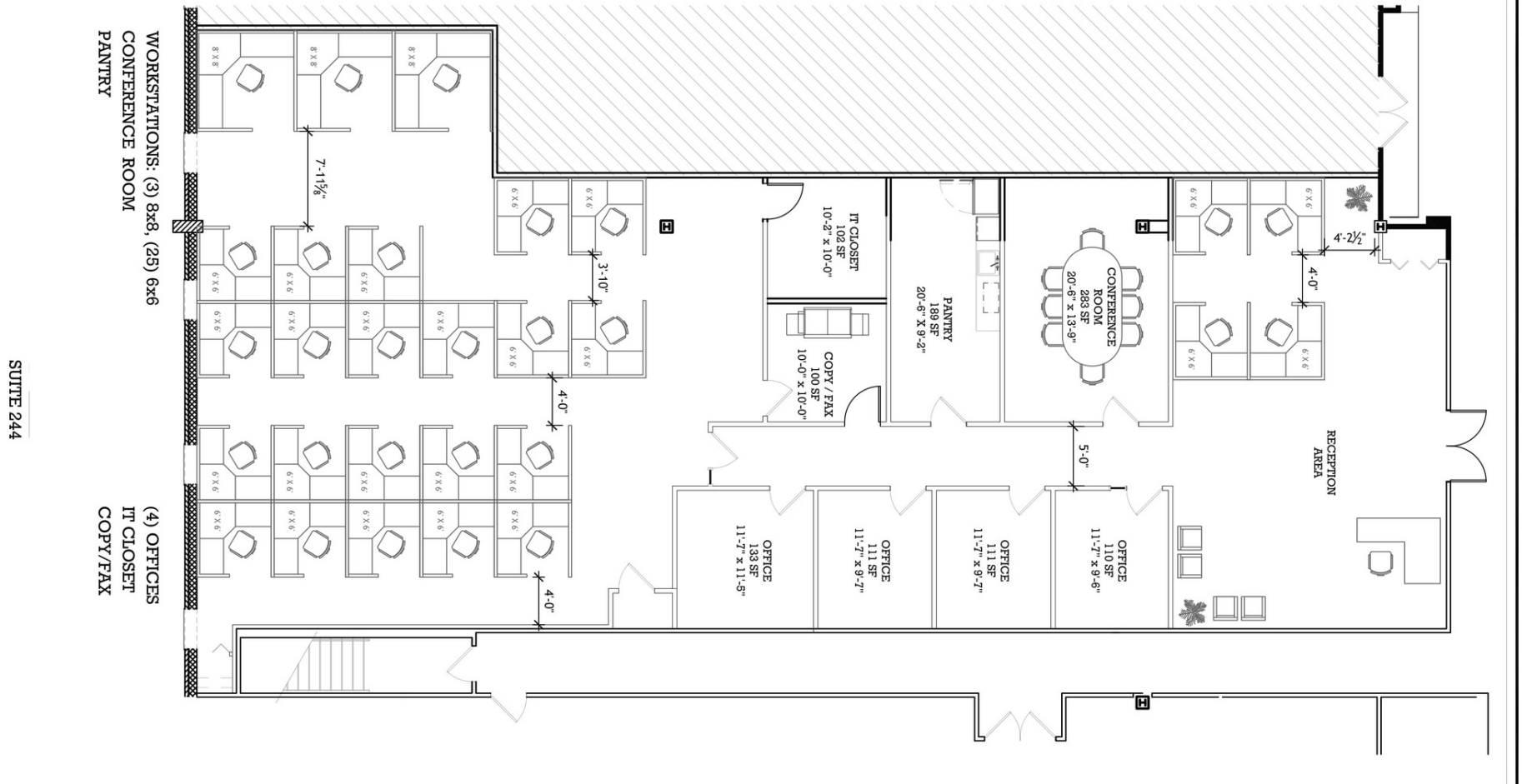


www.tartanproperties.com

OFFICE SPACE FOR LEASE CARLYLE CORNER

2034 EISENHOWER AVENUE - ALEXANDRIA, VIRGINIA

TARTAN
PROPERTIES



SUITE 244

SUITE 244

Leasing by:
MIKE PORTERFIELD

703.836.6555 x101 | mike@tartanproperties.com

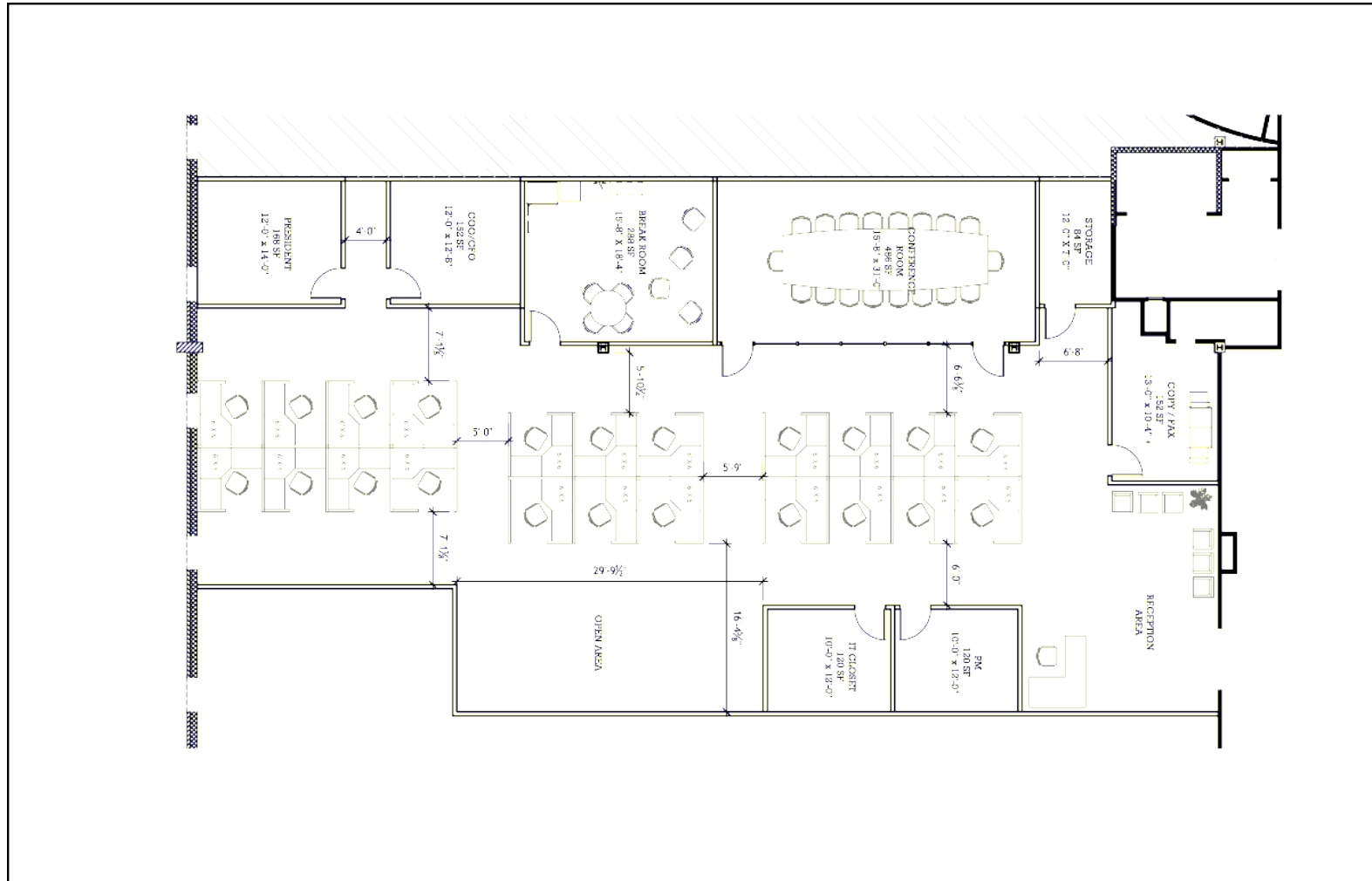


www.tartanproperties.com

OFFICE SPACE FOR LEASE CARLYLE CORNER

2034 EISENHOWER AVENUE - ALEXANDRIA, VIRGINIA

TARTAN
PROPERTIES



SUITE 246

Leasing by:
MIKE PORTERFIELD

703.836.6555 x101 | mike@tartanproperties.com

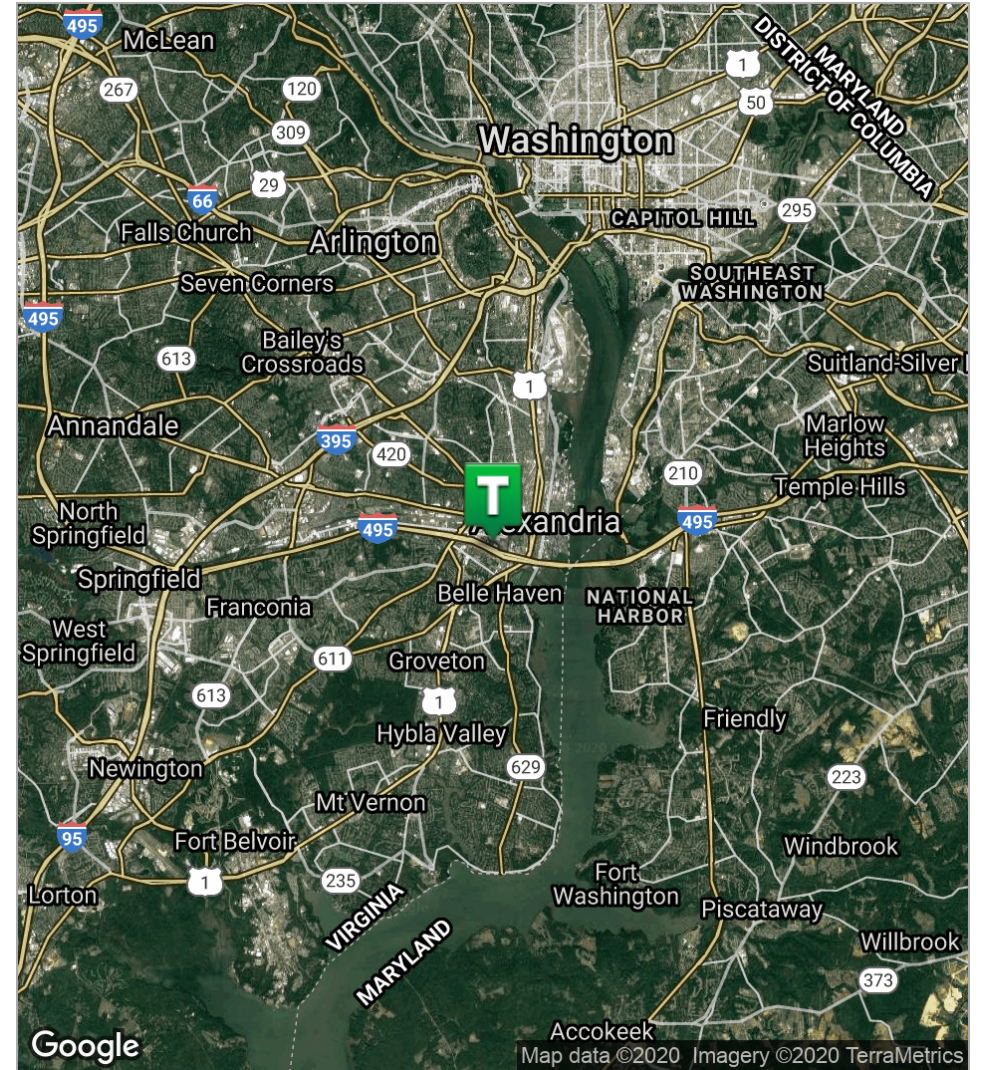
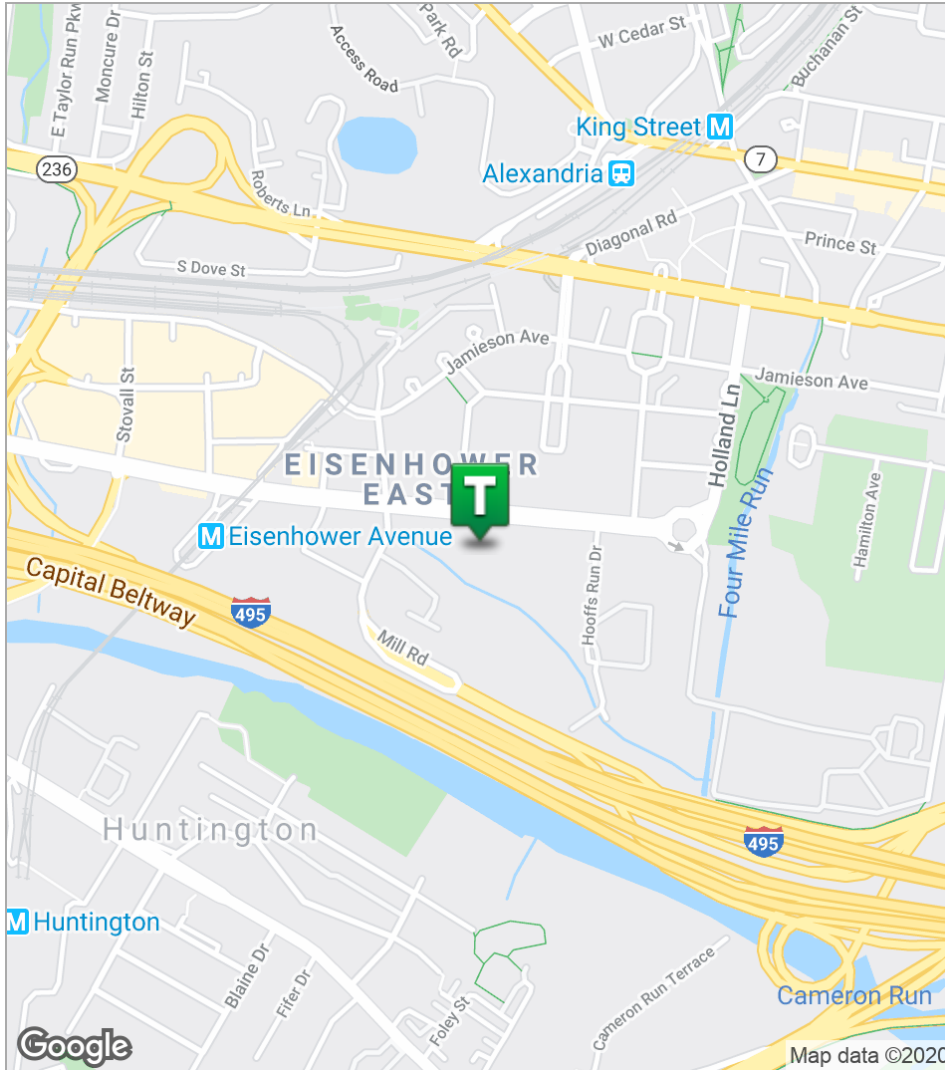


www.tartanproperties.com

OFFICE SPACE FOR LEASE CARLYLE CORNER

2034 EISENHOWER AVENUE - ALEXANDRIA, VIRGINIA

TARTAN
PROPERTIES



Leasing by:

MIKE PORTERFIELD

703.836.6555 x101 | mike@tartanproperties.com



www.tartanproperties.com