

IN THE HEART OF EVERYTHING



King Street Office Portfolio

OLD TOWN ALEXANDRIA, VA

**AVISON
YOUNG**



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KING STREET OFFICE PORTFOLIO



Located in Washington, D.C.'s
“MOST DESIRED NEIGHBORHOOD”
CHARLES SCHWAB
Survey of 1,000 D.C. Metro Residents | May 2016

SPACE WITH...



Boutique character



Walkable amenities



Proximity to transit

- Metro
- DCA
- I-395
- George Washington Memorial Parkway
- Route 1



Proximity to major office employers

- PTO
- Nsf
- Department of Defense



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KING STREET OFFICE PORTFOLIO



The King Street Office Portfolio is part of a 15-building portfolio comprised of dynamic retail, residential and office space in historic Old Town Alexandria.

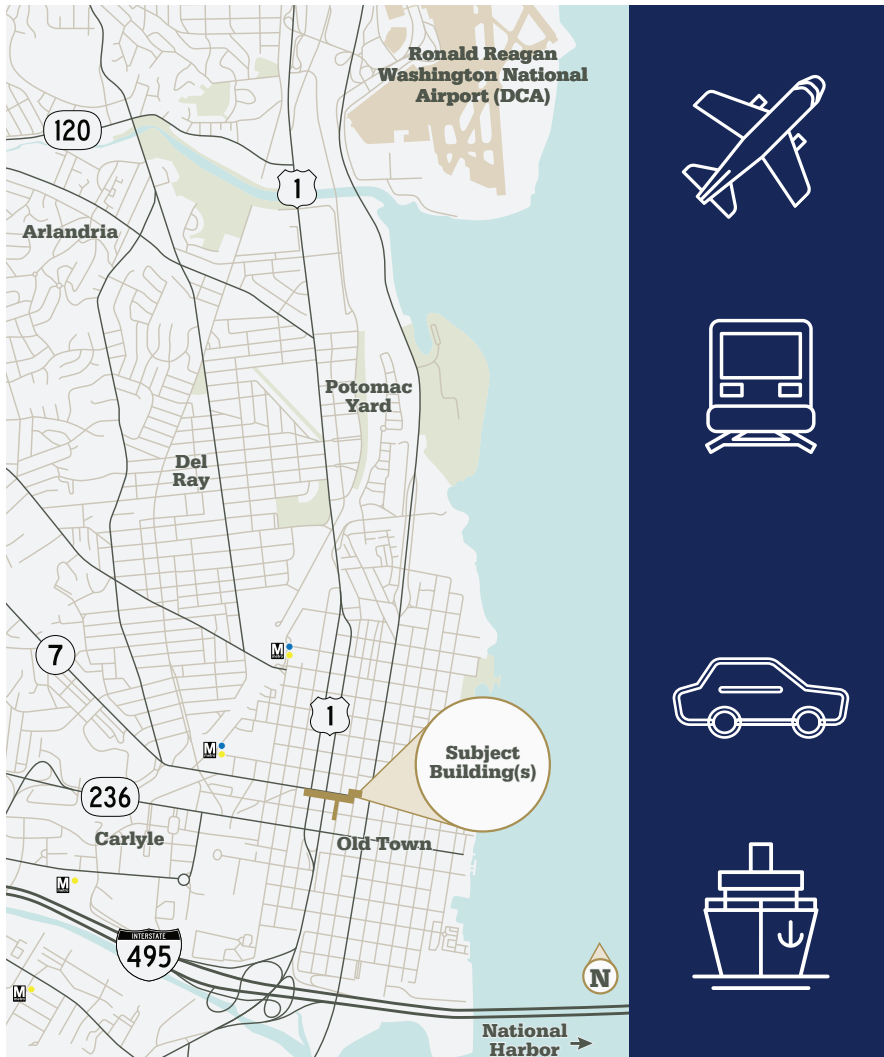
The King Street Office Portfolio totals 11 office buildings, made up of 94,942 sf of space. The buildings share charming features, including high ceilings, exposed brick, floor-to-ceiling windows, sky lights, French doors and private courtyards, a tenant-only rooftop terrace and wood board ceilings; spaces are ideal for a variety of users.



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WORK IN THE HEART OF EVERYTHING



EASY COMMUTING BY CAR, TRAIN, BOAT OR PLANE

Ronald Reagan National Airport - **3.2 miles**

Nearby Metro Stations (*Blue and Yellow Lines*)

- ● - King Street-Old Town Metro - **0.7 miles**
- ● - Braddock Road Metro - **1.2 miles**
- ● - Eisenhower Avenue Metro - **1.3 miles**
- - Potomac Yard Metro - **2.0 miles** (*arriving 2020*)
-  - VRE/Amtrak Train Stations - **0.7 miles**

Convenient access to I-395/I-495/I-66/Route 1
15 minute drive to downtown DC

Water Taxi Service from National Harbor, MGM Grand Casino Resort, Maryland and the National Mall in Washington, D.C.

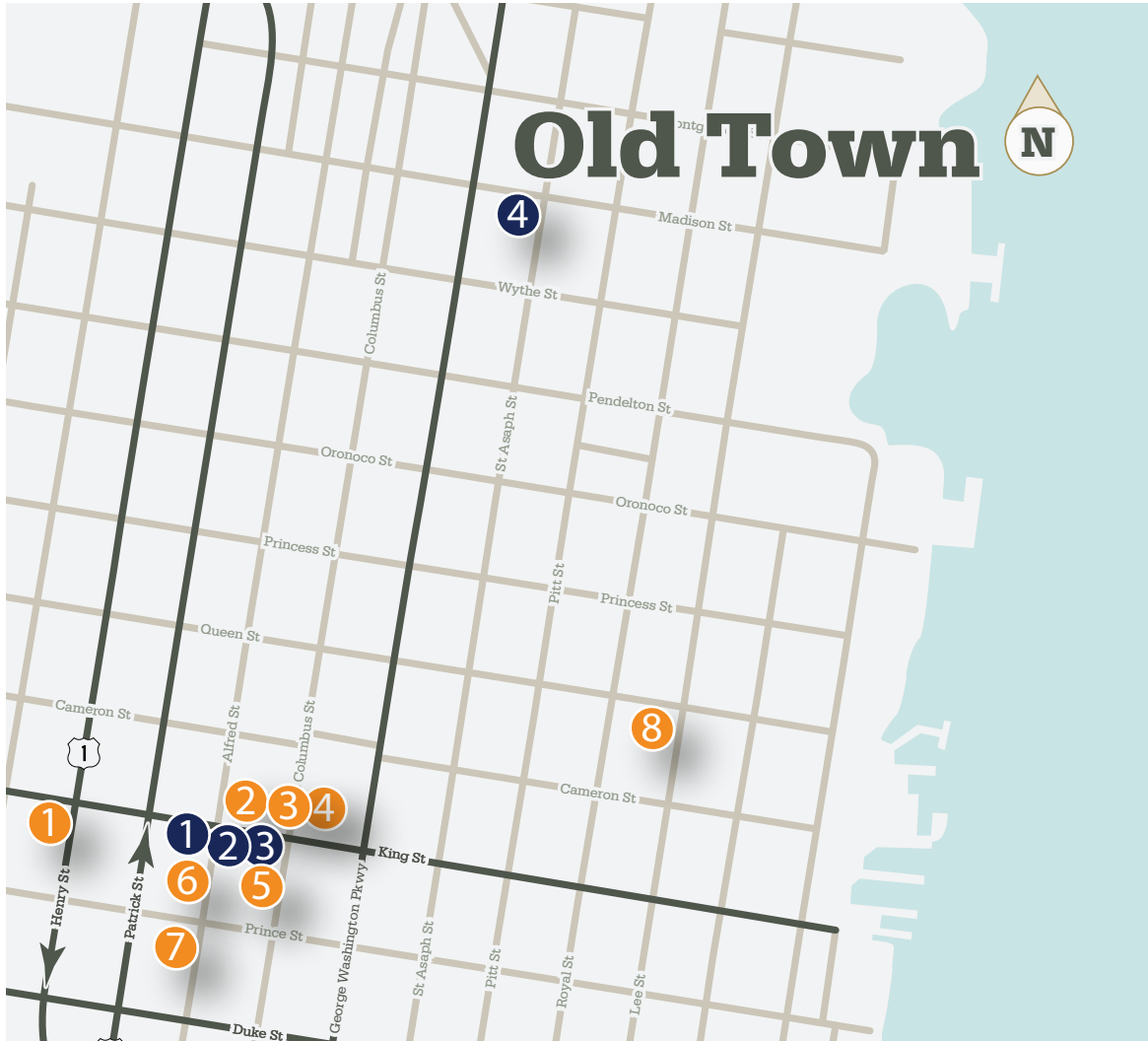
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OFFICE BUILDING PORTFOLIO



AVAILABLE

1. 1100 KING STREET
2. 815 KING STREET
3. 805 KING STREET
4. 101 N COLUMBUS STREET
5. 113 S COLUMBUS STREET
6. 111 S ALFRED STREET
7. 900 PRINCE STREET
8. 210 N LEE STREET

FULLY LEASED

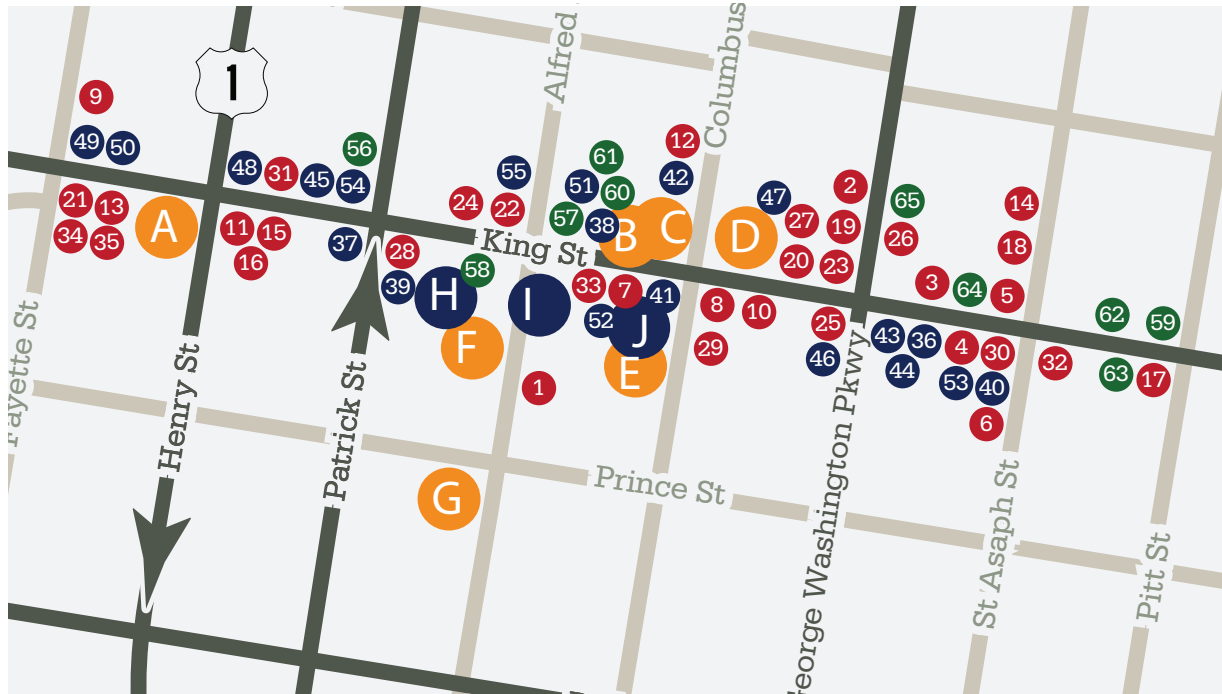
1. 109 S ALFRED
2. 814 KING STREET
3. 810 KING STREET
4. 816 N SAINT ASAPH STREET



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D.C.'S MOST DESIRED NEIGHBORHOOD



AVAILABLE

- A. 1100 KING STREET
- B. 815 KING STREET
- C. 805 KING STREET
- D. 101 N COLUMBUS STREET
- E. 113 S COLUMBUS STREET
- F. 111 S ALFRED STREET
- G. 900 PRINCE STREET

FULLY LEASED

- H. 109 S ALFRED
- I. 814 KING STREET
- J. 810 KING STREET

NOT SHOWN: 816 N SAINT ASAPH STREET AND 210 N LEE STREET

RESTAURANTS

1. Ashlar
2. BGR
3. Bread & Chocolate
4. Bruegger's Bagels
5. Chipotle
6. Columbia Firehouse
7. Don Taco
8. Eamonn's Dublin
9. Five Guys
10. Geranio Ristorante
11. Hank's Oyster Bar
12. Hen Quarter
13. Hunting Creek
14. King Street Blues
15. Killer ESP
16. King Street Cafe
17. La Madeleine Cafe
18. La Tasca
19. Le Pain
20. The Light Horse
21. Los Cuates
22. Mackie's Bar & Grill
23. Magnolia's
24. The Majestic
25. Nando's Peri Peri
26. Old Town Deli
27. Pita House
28. Point 29
29. PX
30. Red Mei
31. Sam Phao Thai Cuisine
32. Starbucks
33. Taverna Cretekou
34. Vaso's Mediterranean Cafe
35. Vermillion

RETAIL SHOPPING

36. Anthropologie
37. Bellacara
38. Bishop Boutique
39. Bloomers
40. Blue Mercury
41. Chico's
42. Duchess M
43. Gap Outlet
44. H&M
45. Lotus Blooms
46. Lululemon Athletica
47. Papyrus
48. Pauline Books & Media
49. Pink & Brown Boutique
50. The Pink Palm
51. PPI
52. Random Harvest
53. Raul Menswear
54. Red Barn Mercantile
55. White House Black Market

GROCERY & CONVENIENCE

56. Altura Wine & Gourmet
57. ATM
58. ATM
59. CVS
60. King Dry Cleaning
61. Gourmet Delicatessen
62. SunTrust
63. United Bank
64. Walgreens
65. Washington First Bank



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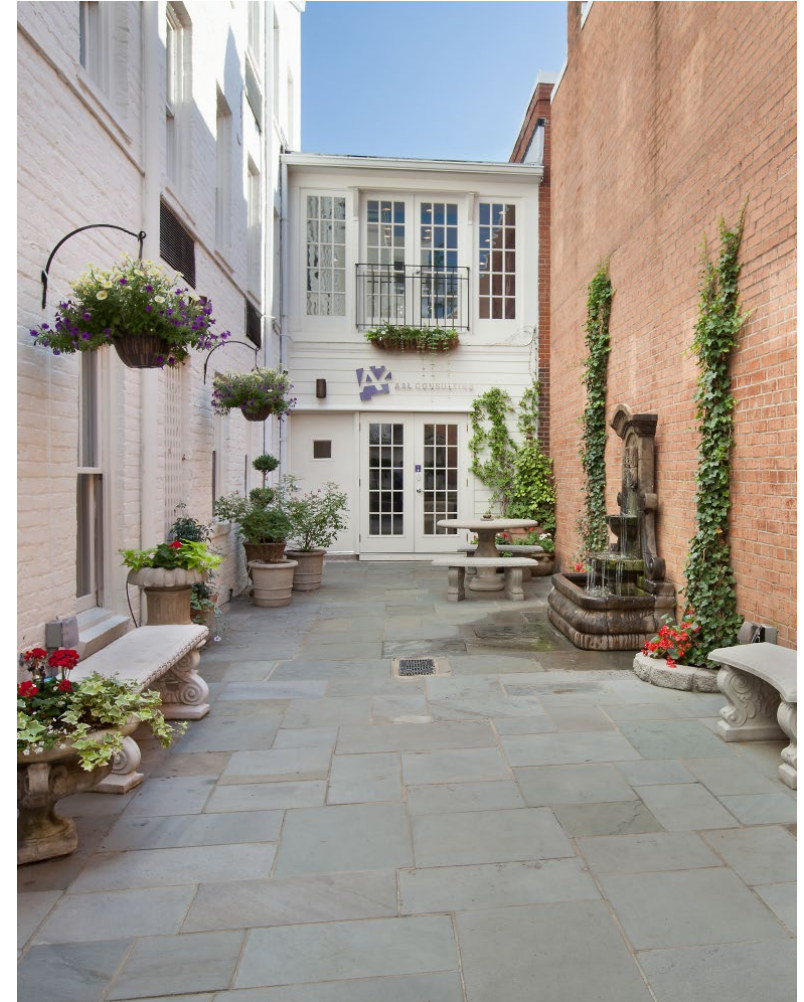
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805 KING STREET

Available Spaces:

Suite 200 - 2,107 sf | Suite 300 - 2,107 sf | Suite 400 - 2,107 sf

The property underwent major renovations in 2014, and features a mix of ground level retail and three levels of creative office space above. An interior courtyard is accessible through the lobby for tenant use.



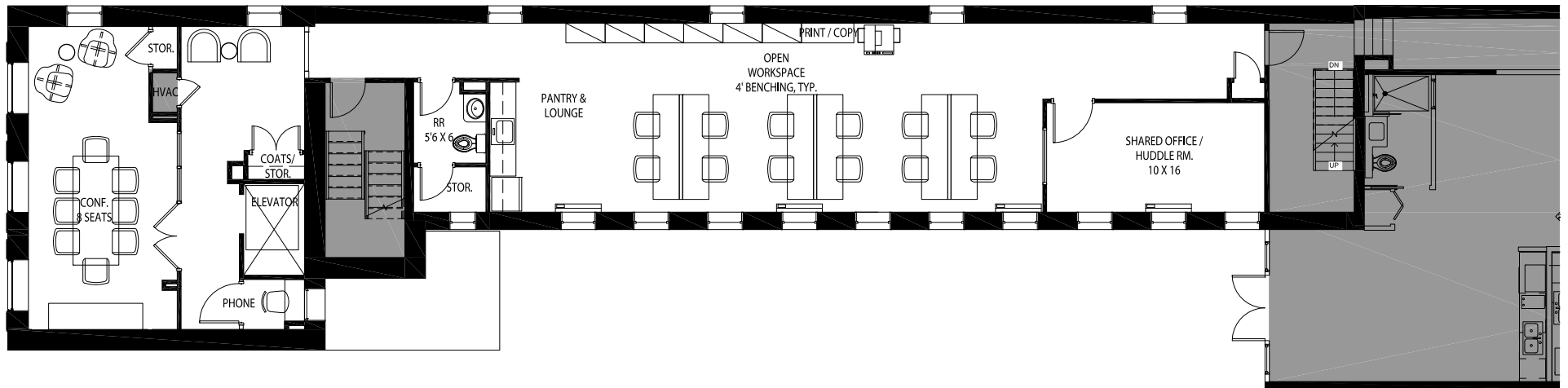
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805 KING STREET

SUITE 200 - 2,107 SF

SPEC SUITE MOVE-IN READY NOW!

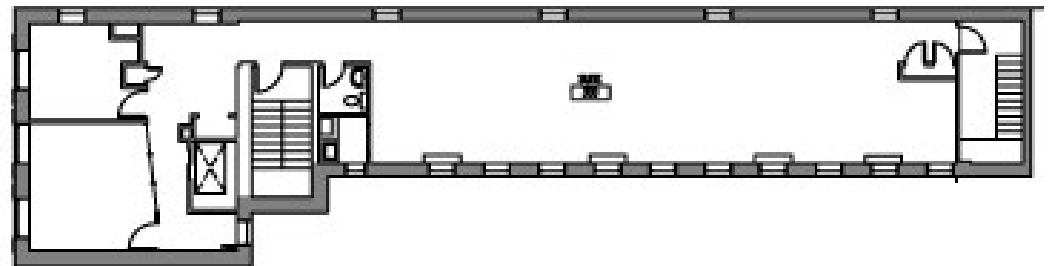


1 OFFICE

12 WORKSTATIONS

TOTAL SEATS: 13

SUITE 300 - 2,107 SF



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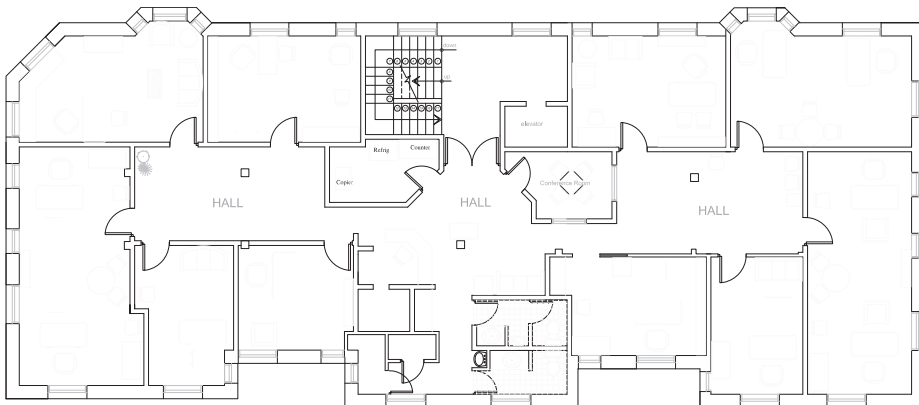
101 NORTH COLUMBUS STREET

Available Spaces:

Full Floor Available:
Suite 400 - 4,000 sf

101 N. Columbus is a four-story building, with prime corner location and abundant frontage along King and N. Columbus Street. Office space is on the upper floors, with the second and third levels designed as traditional multi-tenant suites, and the fourth floor as shared executive office suites.

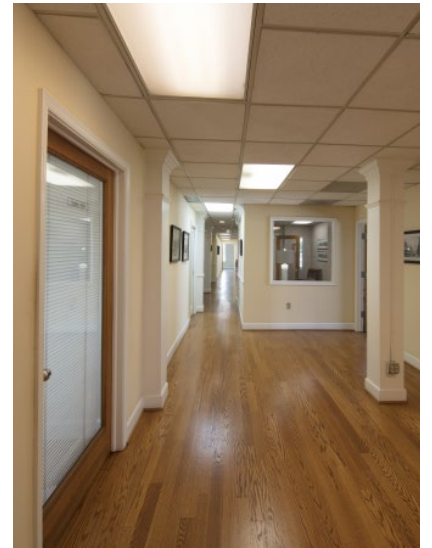
SUITE 400 - 4,000 SF



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101 NORTH COLUMBUS STREET



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113 SOUTH COLUMBUS STREET

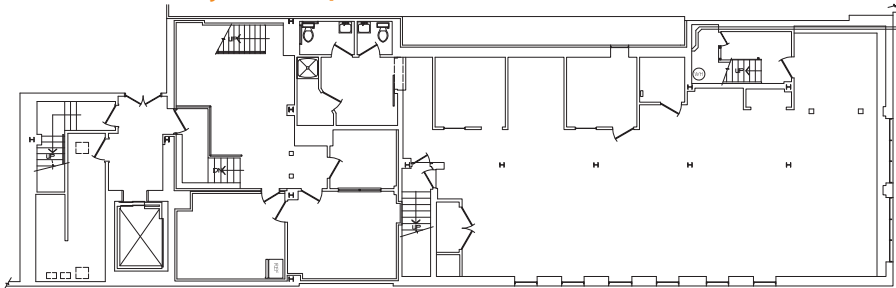
Available Spaces:

Suite 100 - 3,791 sf | Suite 200 - 2,355 sf

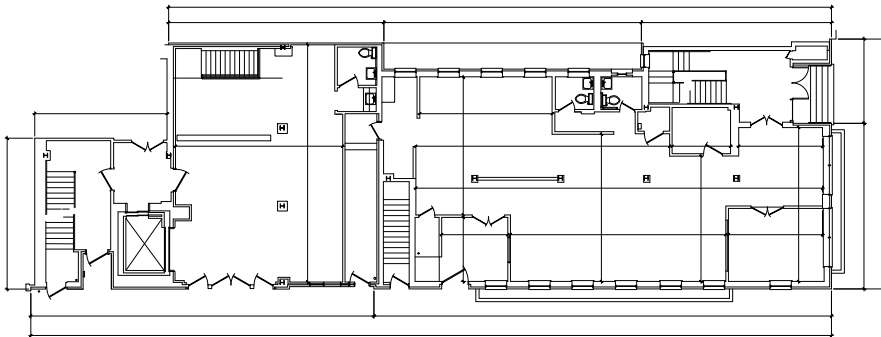
The building is located just off King Street and features large windows allowing for ample natural light. There is retail space along the alley area as well.

Awning signage opportunity available for Suite 100 & 200

SUITE 100 - 3,791 SF | FULLY FURNISHED



SUITE 200 - 2,355 SF | Available July 1st



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113 SOUTH COLUMBUS STREET



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900 PRINCE STREET

Available Spaces:

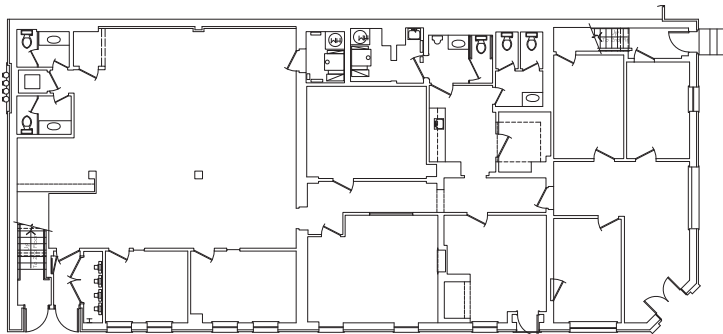
Full Building Opportunity!

First floor - 3,812 sf | Entire Second Floor - 3,673 sf

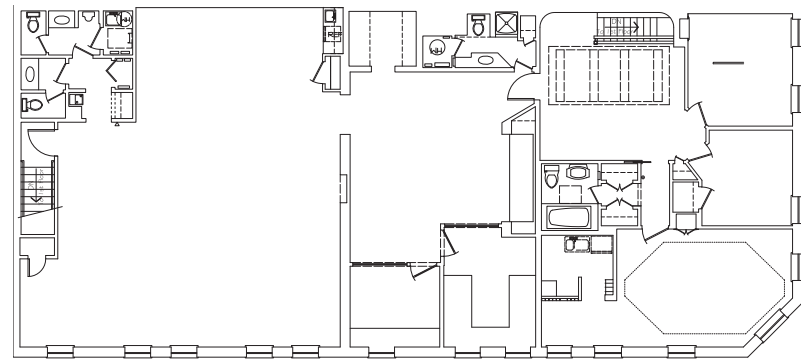
Well-positioned at the intersection of Prince Street and South Alfred Street, the upper stories are well-suited for open workspace and individual offices. The spaces feature high-end build-outs, sky lights and extensive millwork.



FIRST FLOOR - 3,812 SF



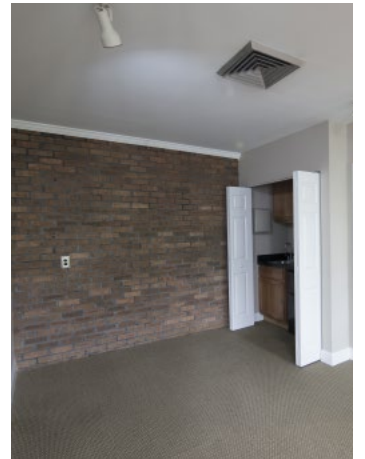
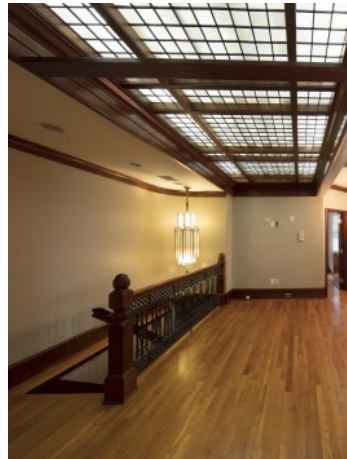
ENTIRE SECOND FLOOR 3,673 SF



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900 PRINCE STREET



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210 NORTH LEE STREET

Available Spaces:

Suite 100 - 2,107 sf | Suite 104 - 1,193 sf

210 North Lee is located just two blocks off of King Street. There are currently 2 ground-floor suites available, ranging 1,193 sf - 2,107 sf.

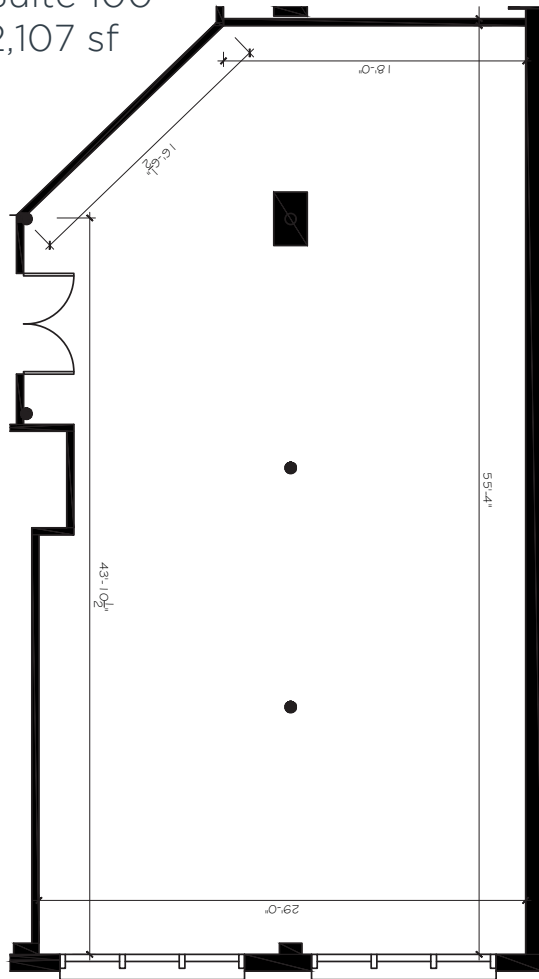


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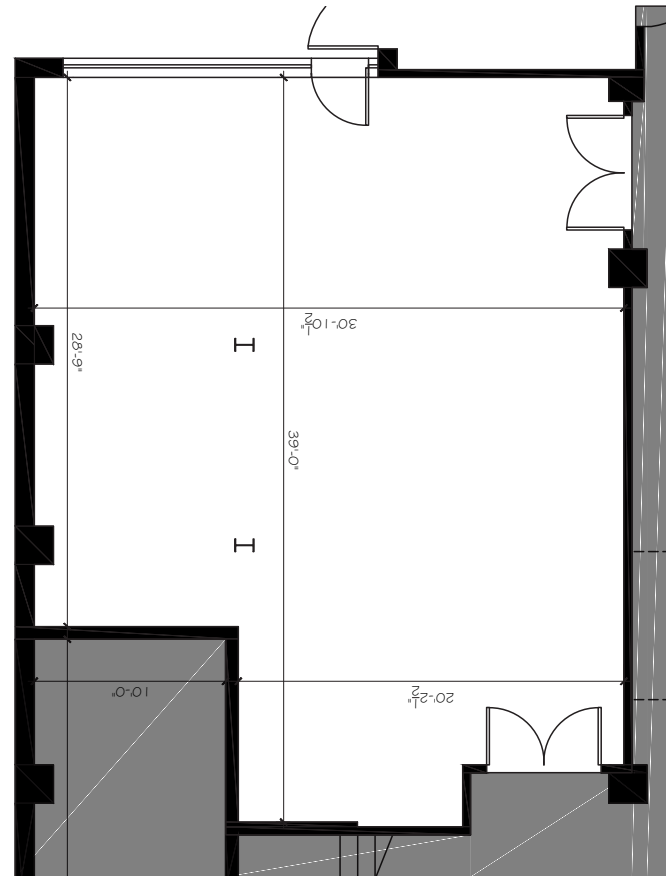
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210 NORTH LEE STREET

Suite 100
2,107 sf



Suite 104
1,193 sf



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1100 KING STREET

Available Spaces:

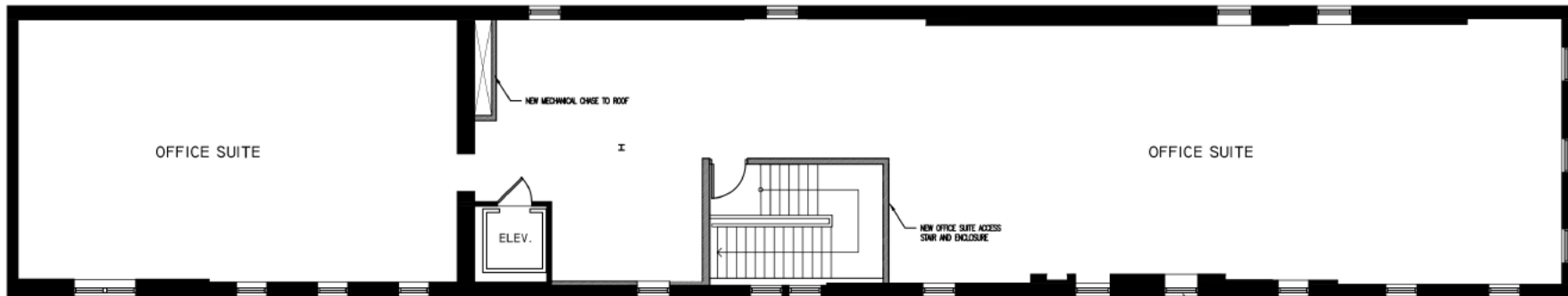
Second floor - 3,506 sf

Conte's Bike Shop recently moved into the ground floor. The building just under went a significant base building renovation and is ready for tenant fit out.

SECOND FLOOR - 3,506 SF



Renderings include proposed renovations and private side entrance to second story office suite.



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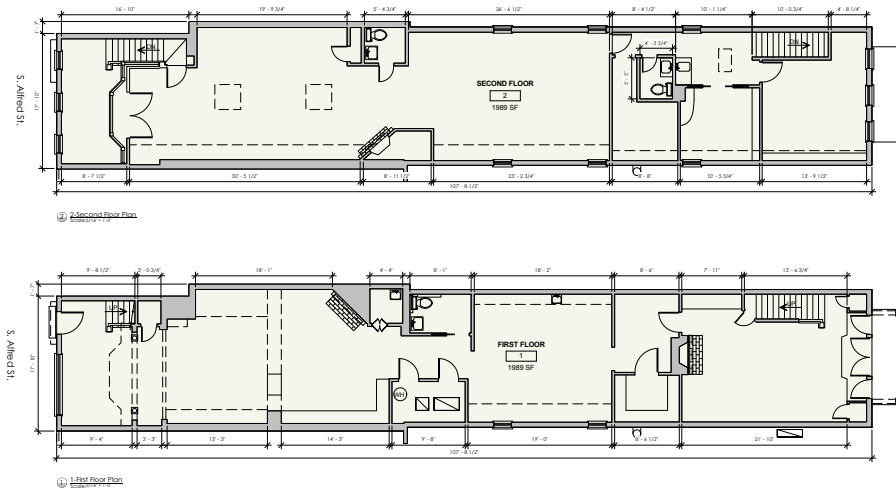
111 SOUTH ALFRED STREET

Available Space:

Entire building opportunity - 4,000 sf

Full building opportunity available. Building underwent recent renovations and includes a reception area, two working gas fireplaces and a full kitchen/break room area.

FULL BUILDING



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815 KING STREET

Executive Offices

Spaces range from 105 sf - 324 sf

Executive offices available on second and third floors. Shared common areas with high-end finishes including reception area, conference room and break room. Fully furnished suites available.



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