

OFFICE BUILDING FOR LEASE

109 N. HENRY STREET

OLD TOWN | ALEXANDRIA, VIRGINIA



PROPERTY SUMMARY

Lease Rate:	\$23.50/SF (NNN)
Building Size:	3,366 SF
Year Built/Year Renovated:	1982 / 2016
Zoning:	CD (Commercial Downtown)
Parking:	5 off-street spaces

PROPERTY OVERVIEW

Contemporary small office townhouse is located one block off King Street. Property has 5 off-street parking spaces behind the building. Walk to all of the best amenities that King Street has to offer including the free trolley from King Street Metro to the Old Town Waterfront.

PROPERTY HIGHLIGHTS

- This Fee Simple property includes two legal addresses: 109 & 111 North Henry Street (Not a condo.)
- 1st floor suite (1,122 sf) and 2nd-3rd floor suite (2,244 sf) both have new kitchen and baths
- Layout is mix of private offices and larger team spaces
- 2 kitchens and 3 bathrooms were renovated in 2016. Wood floors throughout, also redone in 2016
- Property has off-street parking for 5 cars. Additional monthly parking rental across street
- 1 block to King Street shopping and dining amenities, DASH buses and King Street Trolley
- Zipcar and two Capital Bikeshare stations within 2 blocks
- Neighborhood amenities include fitness, hotels, banks, salons, massage/bodywork and abundant shopping
- Casual restaurants (Five Guys, Nando's, sweetgreen) and more refined dining including Brabo, Vermilion
- 9 blocks to King Street Metro station; 8 blocks to Braddock Road Metro station
- Annual association dues of \$2,000 include all exterior landscaping and parking lot maintenance
- 2018 Real Estate Tax: \$12,708
- Two separate HVAC systems serve individual suites; AC compressors replaced in 2017 & 2010
- Sprinkler and security systems in place
- High-visibility building signage opportunity on Route 1: Daily traffic count of 20,000+

Presented by:

MIKE PORTERFIELD

703.836.6555 x101 | mike@tartanproperties.com



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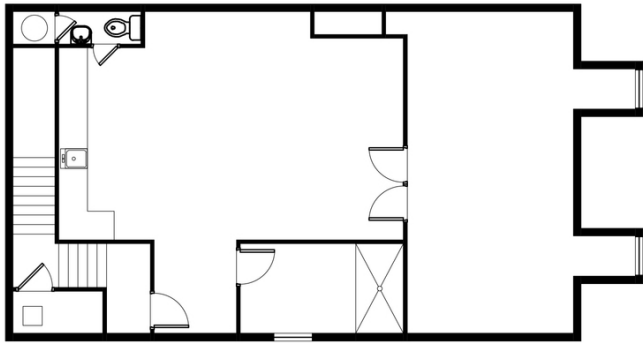
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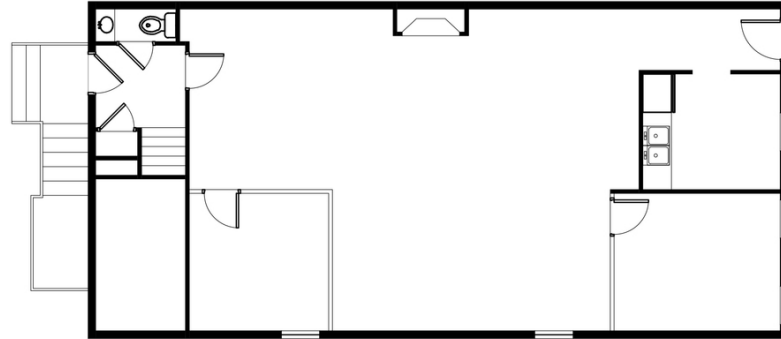
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109-111 N. Henry Street, Alexandria, VA 22314

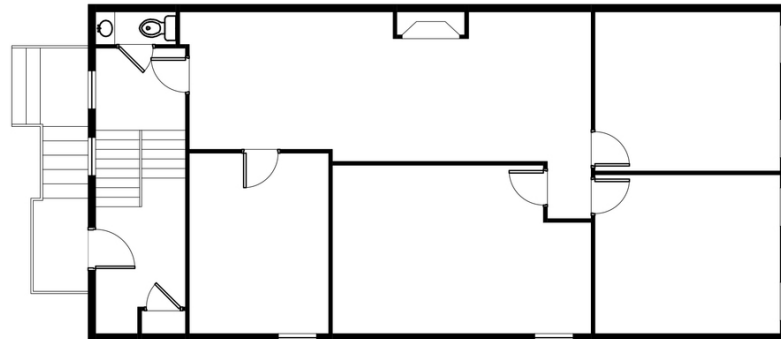
THIRD LEVEL



GROUND LEVEL



SECOND LEVEL



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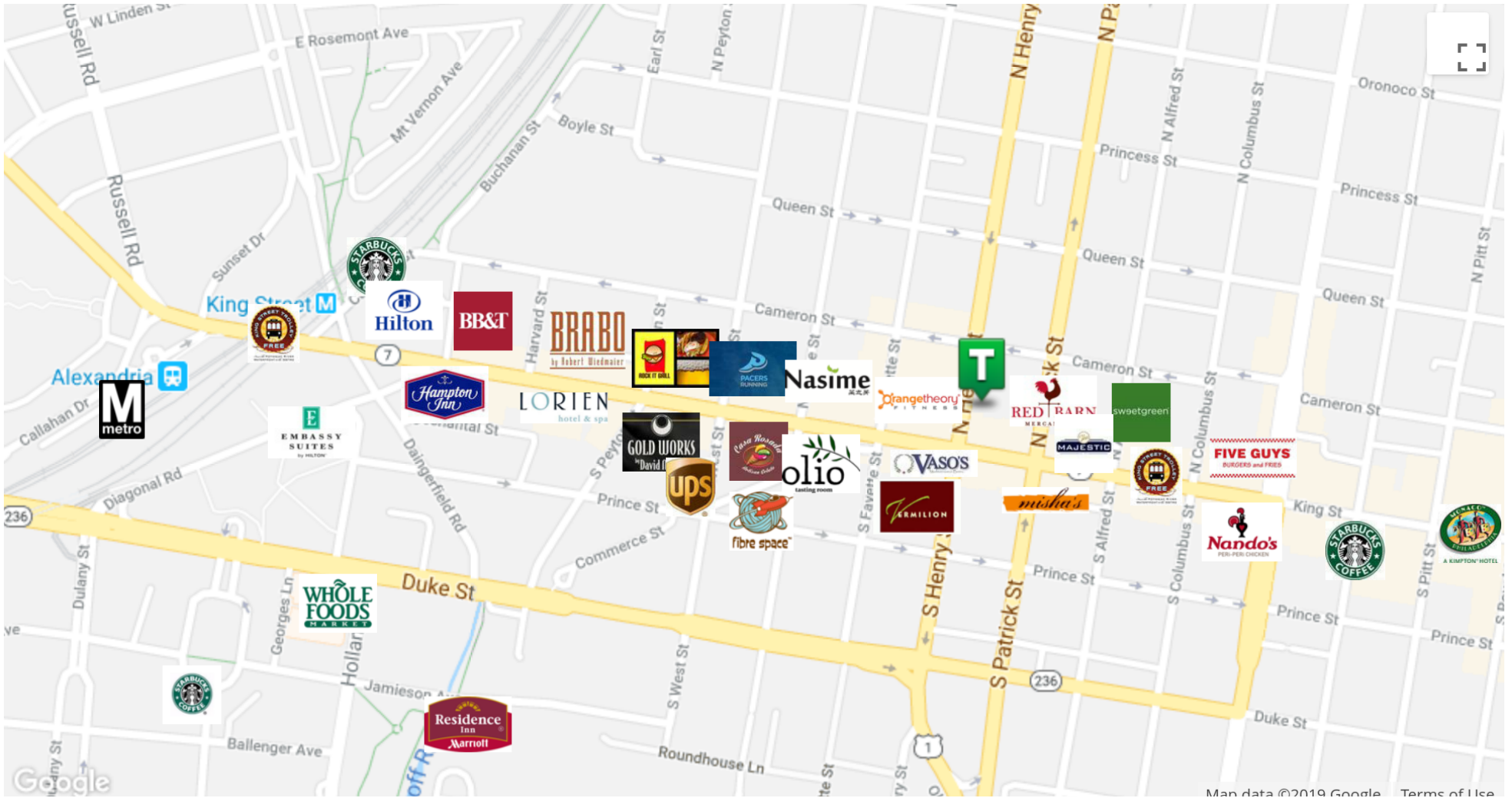
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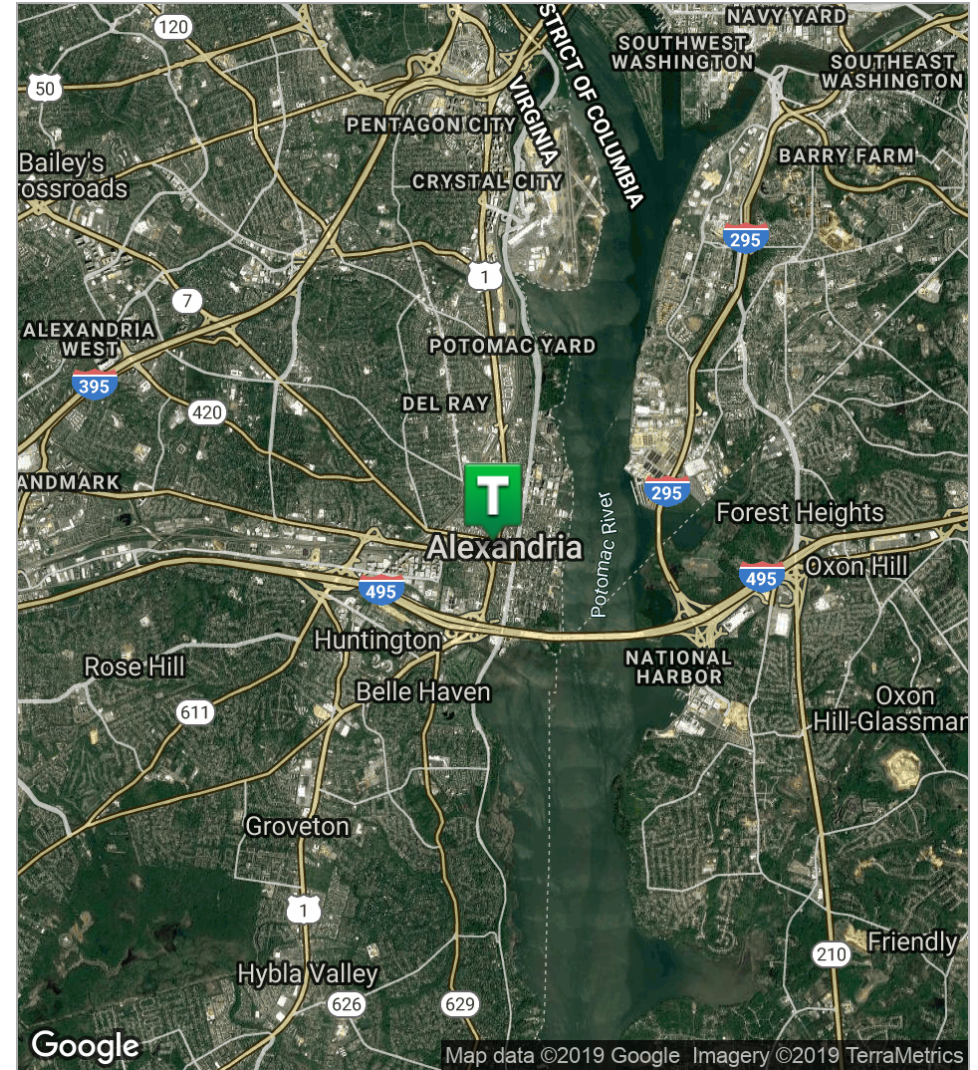
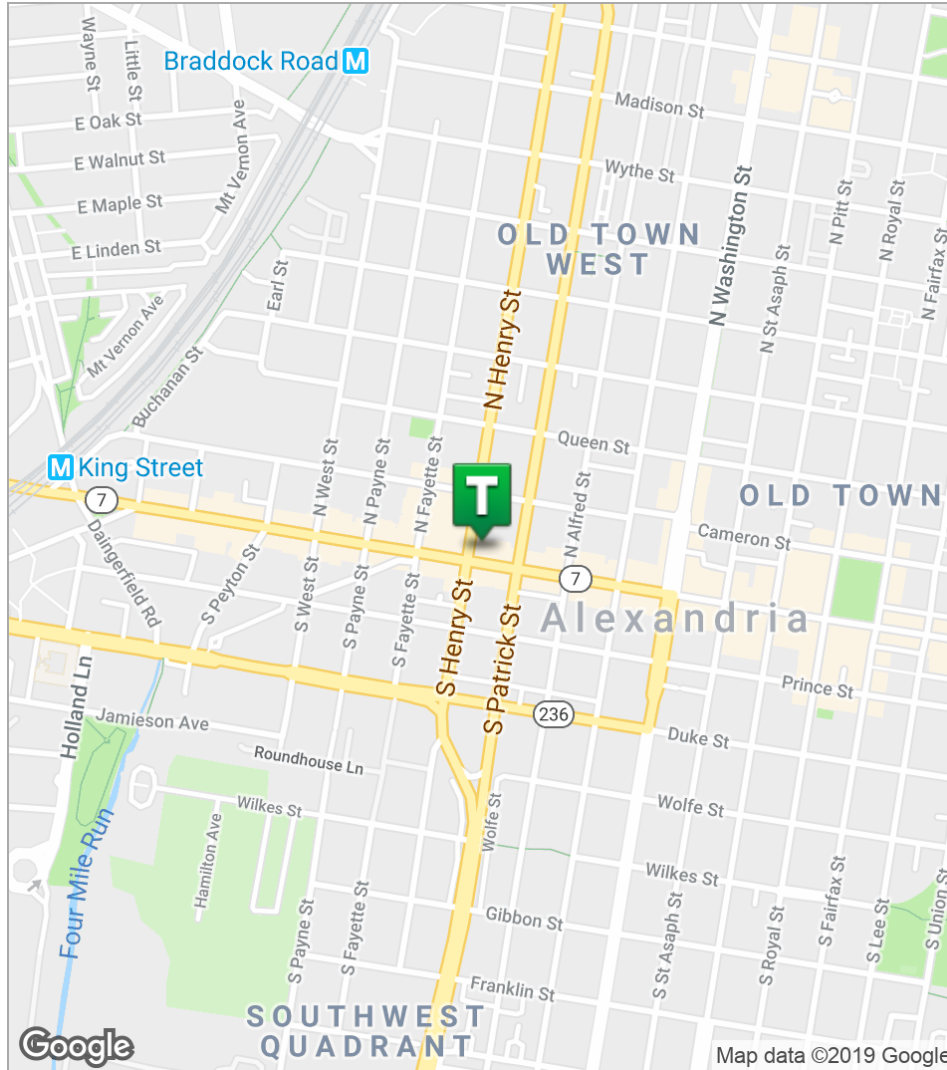
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OFFICE BUILDING FOR SALE

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TARTAN
PROPERTIES

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