

FREE STANDING OFFICE BUILDING

AVAILABLE FOR SALE

607 S. WASHINGTON STREET | ALEXANDRIA, VIRGINIA



Presented by:

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TARTAN
PROPERTIES

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$2,975,000
Building Size:	8,000 SF
Parking	13 private spaces
Lot Size:	10,496 SF
Price/ SF:	\$371.88
Year Built:	1870
Renovated:	1999
Zoning:	CL (Commercial Low)

PROPERTY OVERVIEW

Available for sale for the first time in twenty years! This high visibility, statuesque building could now be your corporate headquarters office building. The property being offered includes three separate parcels and private parking lot for 13 cars. Historic charm with modern buildout. You have the opportunity to re-imagine the layout of the space to meet the modern office workspace. High ceilings, exposed brick walls, hardwood floors and windows all around will help recruit top talent for your company.

LOCATION OVERVIEW

Located in south Old Town Alexandria, 6 blocks south of the intersection of Washington and King Streets; 6 blocks west of the Potomac River. You will be minutes from the Capital Beltway and located on the George Washington Parkway for easy commuting in & out of Alexandria. Metro/DASH bus routes 10BE/11E/AT3 stop directly in front of the building with Bikeshare in the next block.

PROPERTY HIGHLIGHTS



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- Current buildout is office intensive with a mix of larger conference, team and training spaces
- Building also includes a spacious reception area, sizeable training room, kitchen, 4 restrooms, utility closet, server room
- Prominent lit building signage on S. Washington & Gibbon St. entrance
- East wing (facing Washington Street) features exposed brick and hardwood floors on two floors, gas fireplace, and exposure on three sides (south, north and east)
- Both floors of the east wing (measuring 18'x50') can be redone for open design work space
- 10' ceilings and tall windows provide an abundance of natural light and creativity
- Private and secured courtyard with fountain for relaxing and entertaining
- Private enclosed parking lot holds 13 cars and offers a welcoming entry into the reception area
- Mature plantings around building front-magnolia, dogwood, and oak trees
- 2nd level accessible by two staircases; multiple egress points
- Multiple HVAC zones within building for maximum temp control
- Property is on 5 Metro and Dash bus lines; direct connection to King Street Metro
- Capital Bikeshare 2 blocks away
- Nearby amenities include Firehook Bakery, CVS, District Taco, Balducci's, Faccia Luna, Southside 815, Old Town Hardware, and several banks and gas stations
- Direct path via Washington Street/Geo Washington Parkway to National Airport (3.5 miles) and the 14th Street Bridge/Washington DC (5.5 miles)
- South To Mount Vernon via Geo Washington Parkway (9 miles)
- Quick access to the Capital Beltway at Route 1 (.5 miles)
- Seller is a licensed real estate broker in Virginia

PROPERTY DETAILS

SALE PRICE

\$2,975,000

LOCATION INFORMATION

Street Address	607 S. Washington Street
City, State, Zip	Alexandria, VA 22314
Neighborhood	South Old Town

BUILDING INFORMATION

Building Construction	Brick on Concrete Slab with a walkout cellar for furnace
Number Of Floors	2
Year Built	1870
Year Last Renovated	1999
Free Standing	Yes
Roof Construction	Flat and pitched roof

PROPERTY INFORMATION

Property Use	Office Building
Main Address	607 Washington Street
Additional Parcels	609 S. Washington St. (parking lot) 710 Gibbon Street (entrance to building)
Tax Map #	080.02-01-12 080.02-01-13 080.02-01-10
2019 Taxes (Total)	\$29,940

UTILITIES & MECHANICAL

PARKING & TRANSPORTATION

Reserved. Off-street	13 private spaces
Dash & METRO Bus	Stop in front of building
Capital Bikeshare	1 block from bldg

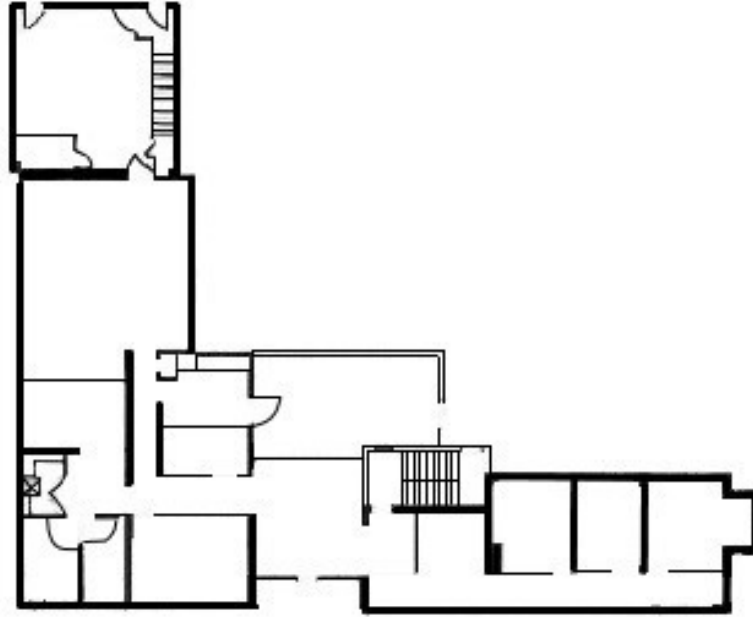
PHOTOS



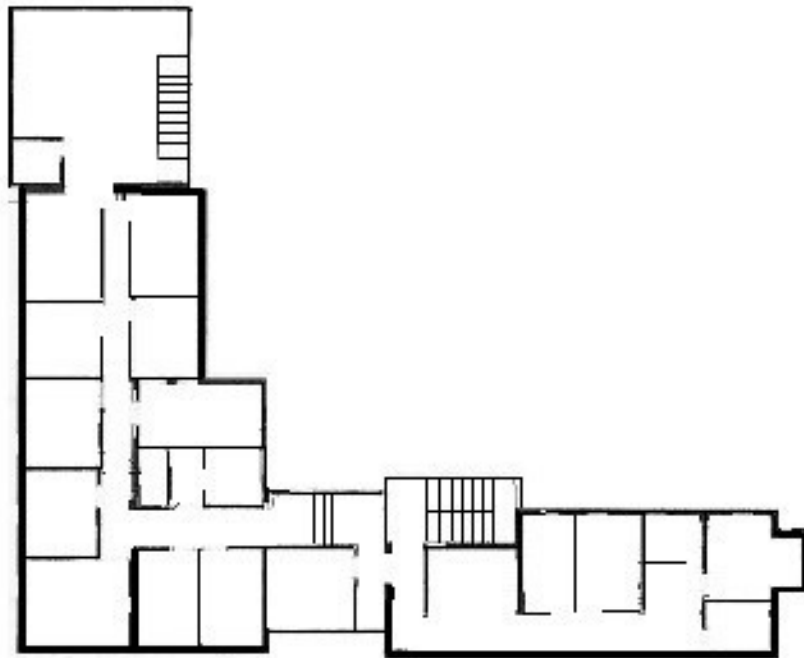
ADDITIONAL PHOTOS



FLOOR PLANS



First Floor

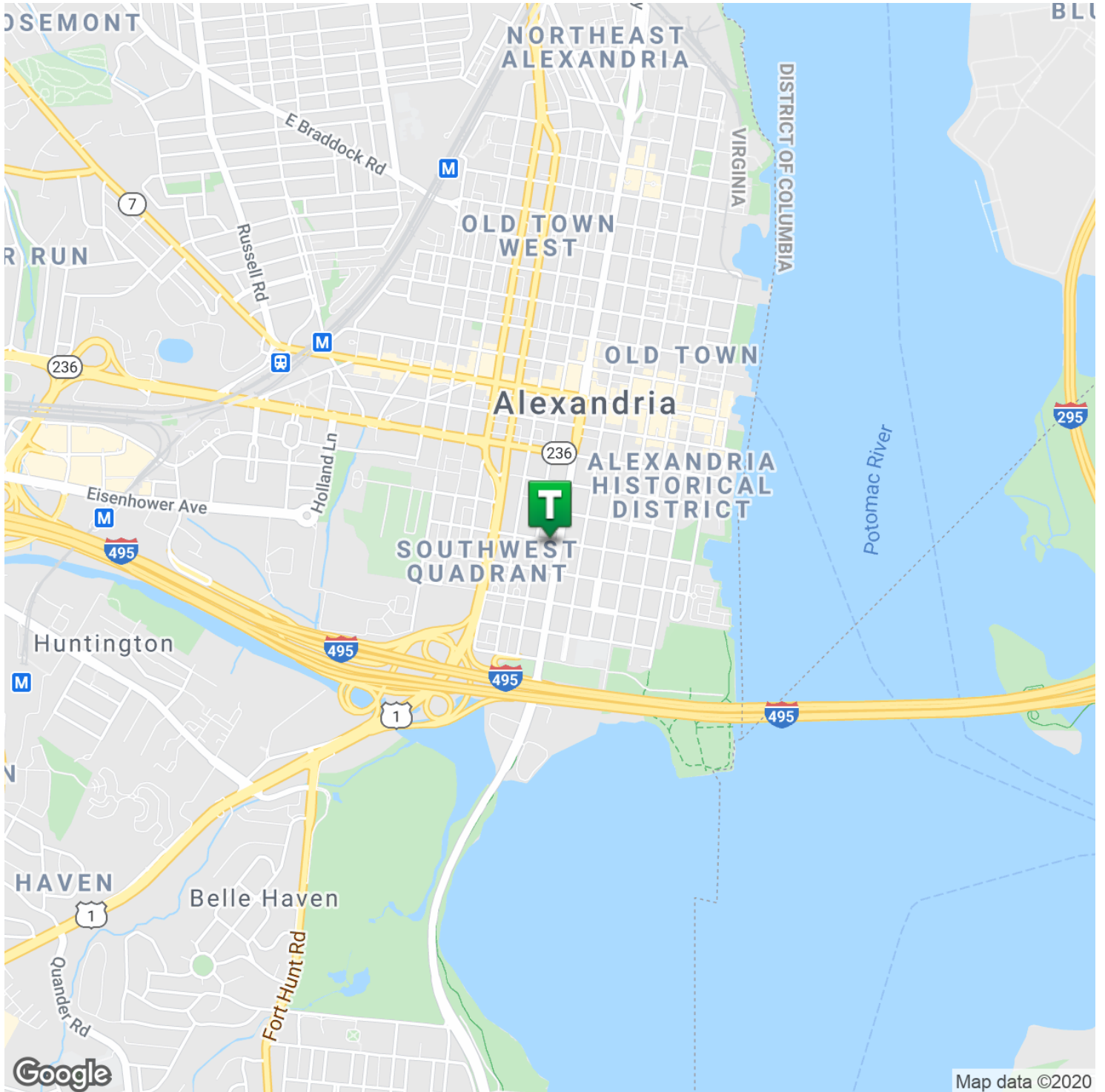


Second Floor

LOCAL AMENITIES



REGIONAL MAP



DEMOGRAPHIC DETAILS



POPULATION	1 MILE	2 MILES	3 MILES
Total population	20,237	59,111	115,428
Median age	39.4	38.6	37.2
Median age (Male)	40.9	38.4	37.0
Median age (Female)	39.4	39.7	38.2
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	10,825	29,931	53,032
# of persons per HH	1.9	2.0	2.2
Average HH income	\$147,743	\$129,884	\$125,058
Average house value	\$673,444	\$610,461	\$584,768

* Demographic data derived from 2010 US Census



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Tartan Properties Commercial in compliance with all applicable fair housing and equal opportunity laws.