



ALEXANDRIA WEST
— MEDICAL BUILDING —

**PREMIUM MEDICAL
SPACE AVAILABLE**

**FULL FLOOR
OPPORTUNITIES**

**REDESIGNED
PARKING ACCESS**



GRUBB PROPERTIES
People who care. Places that matter.

CBRE

1901 N BEAUREGARD STREET | ALEXANDRIA | VA 22311

Location & Access



Your Neighborhood

Nearby amenities include:



Easy access to



Time to (Minutes)

I-495/I-95 **5** REAGAN NT'L AIRPORT **12** WASHINGTON DC **12**



BUILDING UPGRADES



Elevator Lobbies



Main Lobby



Restrooms



Brand new parking elevator



BUILDING FEATURES



Premium medical space



Recently renovated for medical users



Top of building and monument signage available



Medical focused tenant base



1.4 Miles from Inova Alexandria Hospital



Open park-like setting for patients



Abundant 3 per 1,000 SF parking ratio



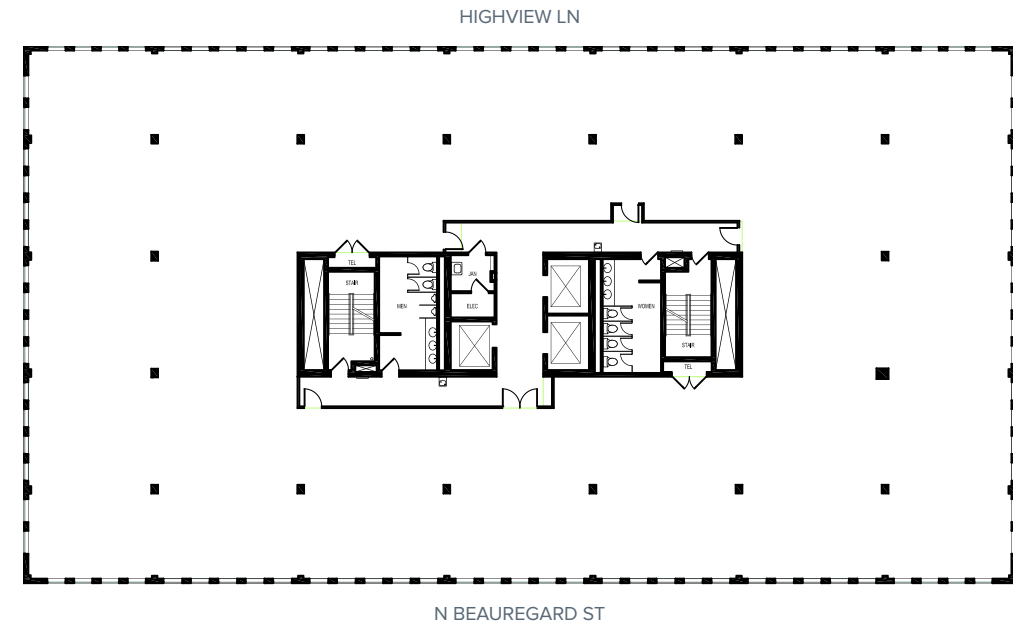
Full allowance provided for custom buildouts



Space available from 1,500 to 50,000 sq. ft.

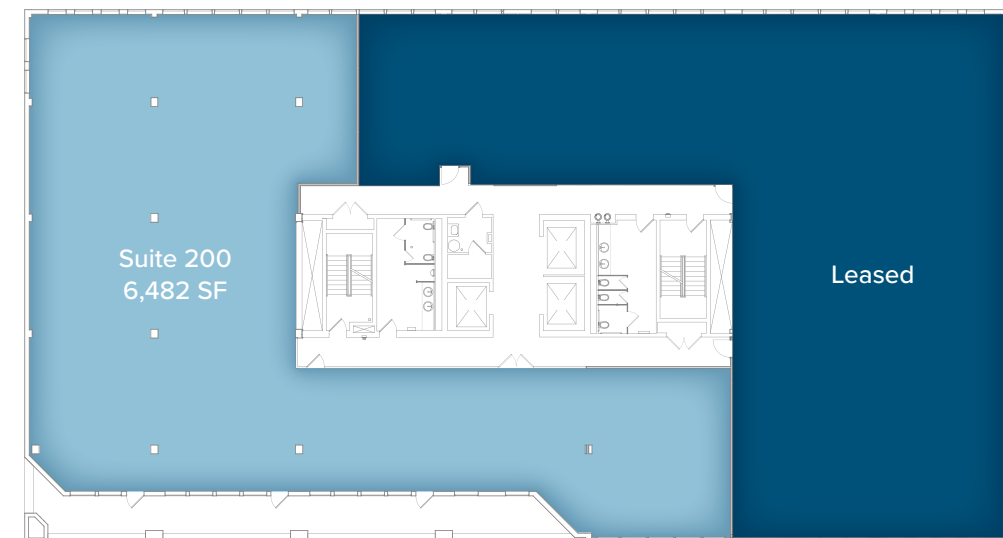
Available Space

Typical Floor 15,563 SF

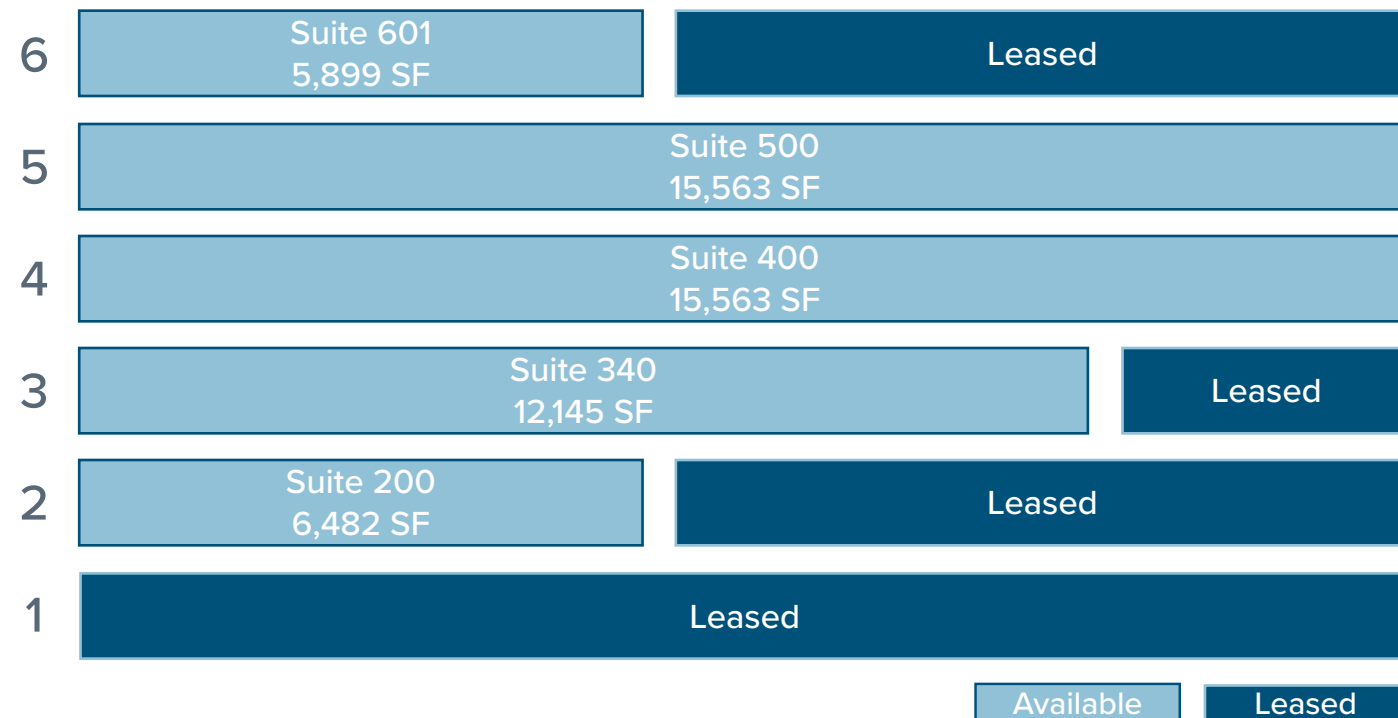


Suite 200 6,482 SF

- Shell condition
- Lobby exposure



Stacking Plan





Leasing Information:

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