

# *CARLYLE* GATEWAY

A 250,000 RSF CLASS A PROJECT  
IN ALEXANDRIA, VA

**333**  
**JOHN CARLYLE**  
CARLYLE GATEWAY I

**1900**  
**DUKE STREET**  
CARLYLE GATEWAY II

Proudly owned by



Office leasing by





The *GATEWAY*  
to your tenant's  
next home



4<sup>TH</sup> FLOOR  
**2,411 RSF**  
(Spec Suite)

**333**  
**JOHN CARLYLE**  
CARLYLE GATEWAY I

ARRIVAL



**1900**  
**DUKE STREET**  
CARLYLE GATEWAY II

ARRIVAL

3<sup>RD</sup> FLOOR:  
**6,820 RSF**  
(Shell Condition)  
**4,743 SF**  
(Spec Suite)

2<sup>ND</sup> FLOOR:  
**11,574 SF**  
(High End, 2nd Gen)



The *GATEWAY* to  
spec suite style



333  
JOHN CARLYLE  
CARLYLE GATEWAY I

VIRTUAL TOUR

4<sup>TH</sup> FLOOR

2,411 RSF

Design is in the **detail**

Light & airy space with just the right  
amount of signature statement







1900  
DUKE STREET  
CARLYLE GATEWAY II

VIRTUAL TOUR



The *GATEWAY* to  
spec suite style

3<sup>RD</sup> FLOOR  
*4,743 SF*

Shape your perspective in this new suite,  
curated with linear lined lighting + shape  
elements throughout.

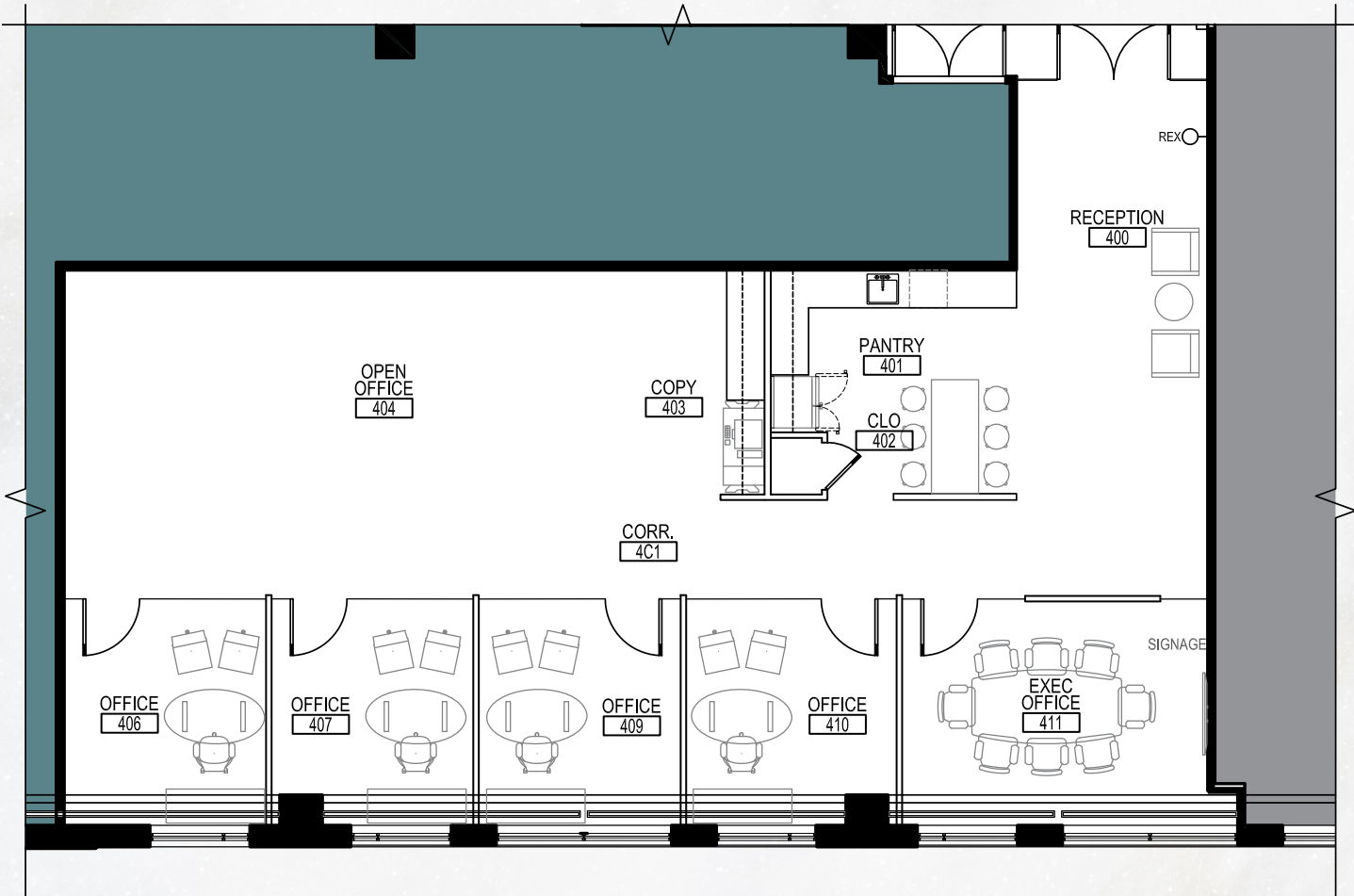




The *GATEWAY*  
to a robust spec  
suite program

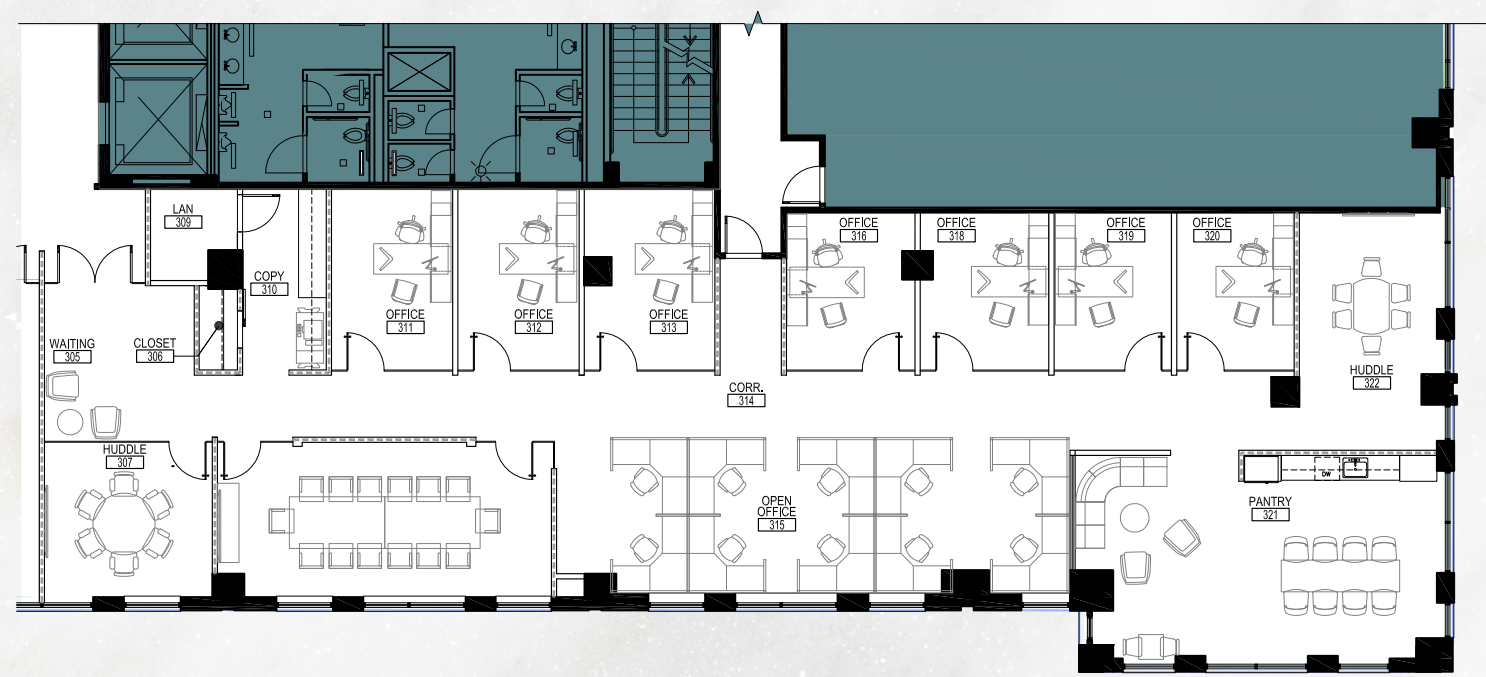
333  
JOHN CARLYLE  
CARLYLE GATEWAY I

4TH FLOOR: 2,411 RSF



1900  
DUKE STREET  
CARLYLE GATEWAY II

3RD FLOOR: 4,743 RSF



Highly Visible Signage on Duke Street Available

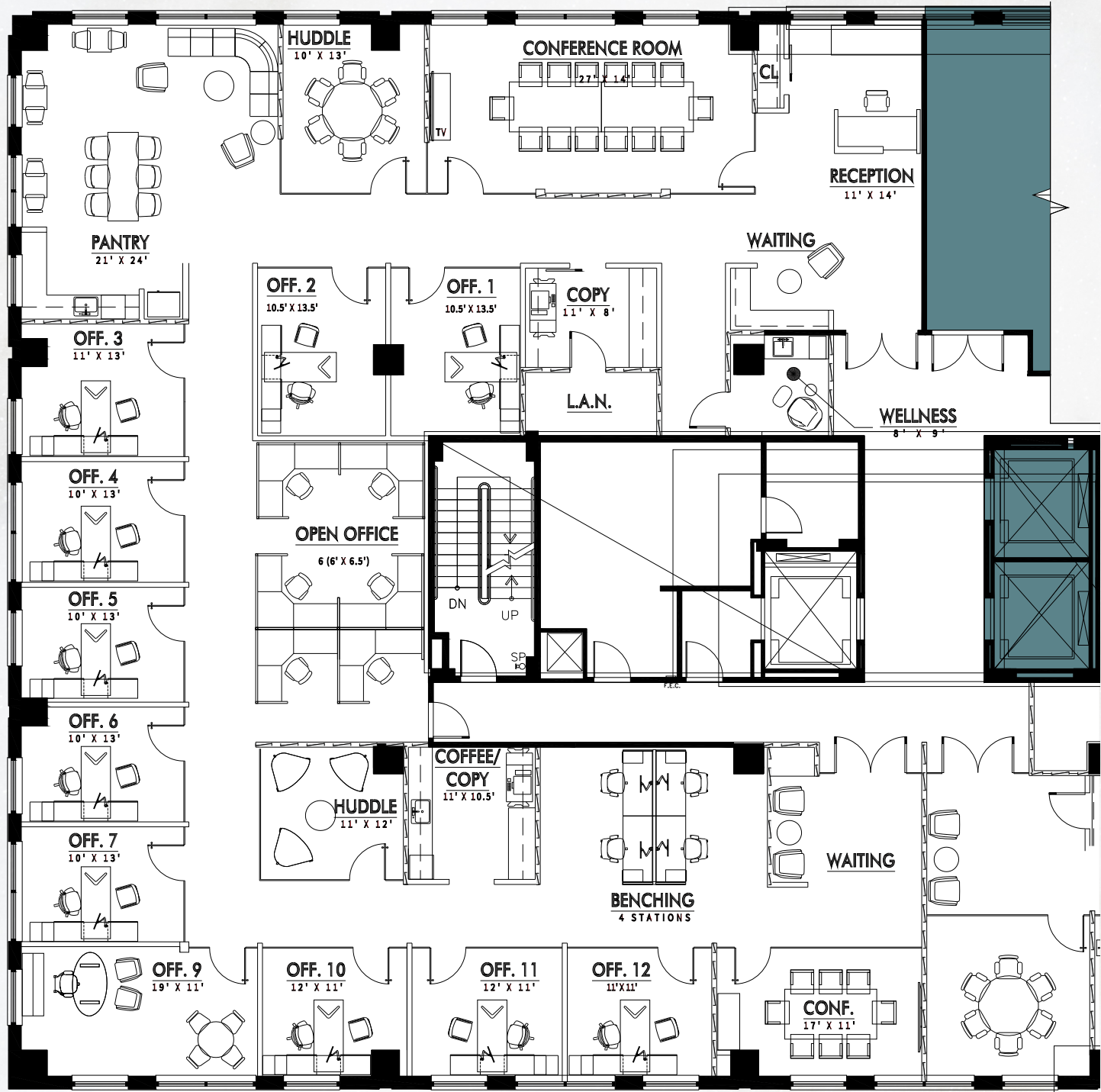




# The *GATEWAY* to your blank canvas

1900  
DUKE STREET  
CARLYLE GATEWAY II

3RD FLOOR: 6,820 RSF  
Hypothetical layout | Shell condition



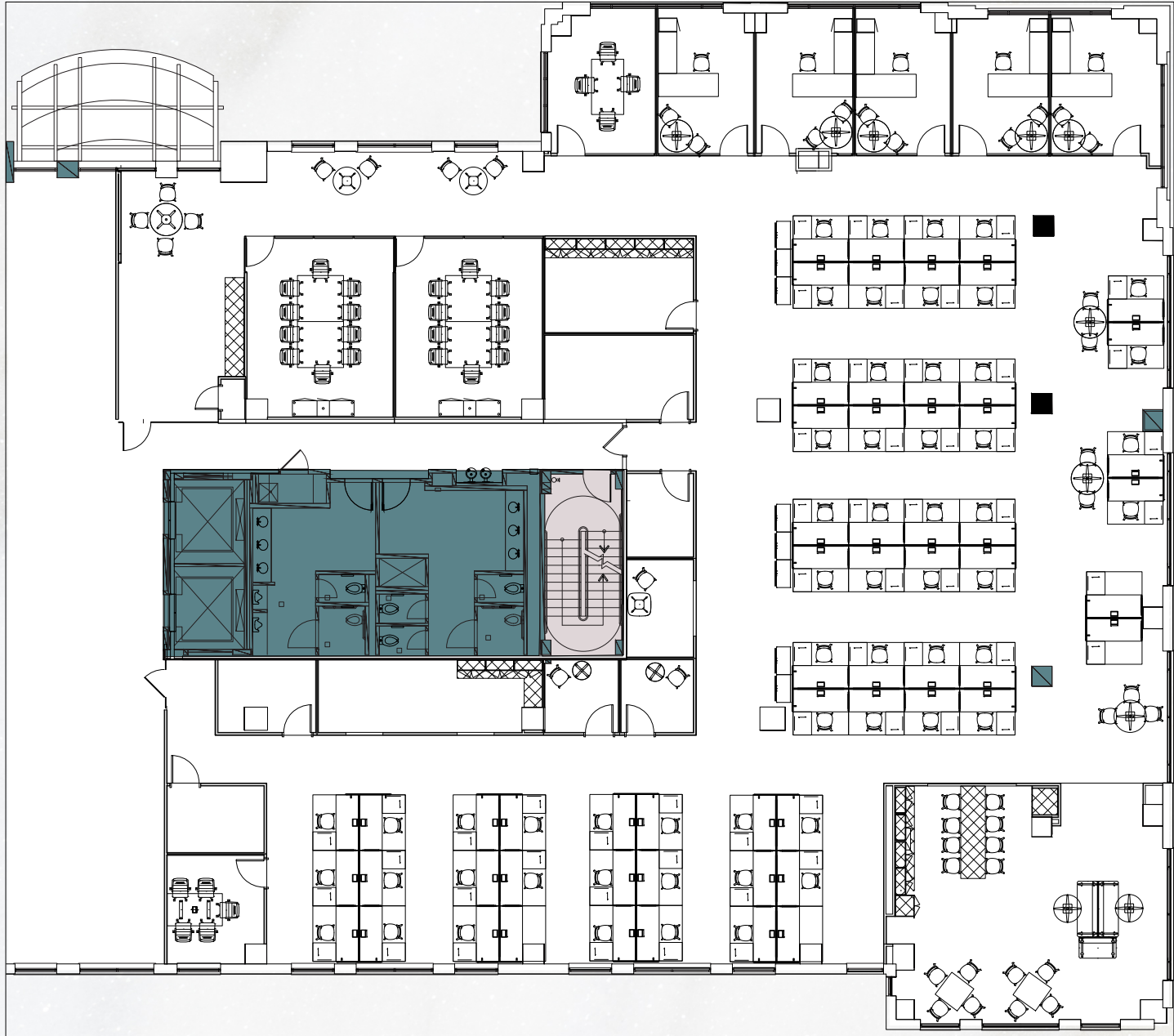
Virtual Tour



# The *GATEWAY* to an already curated canvas

1900  
DUKE STREET  
CARLYLE GATEWAY II

2ND FLOOR: 11,574 RSF  
Move-in ready



Virtual Tour



# The *GATEWAY* to work life balance



WiredScore  
Gold



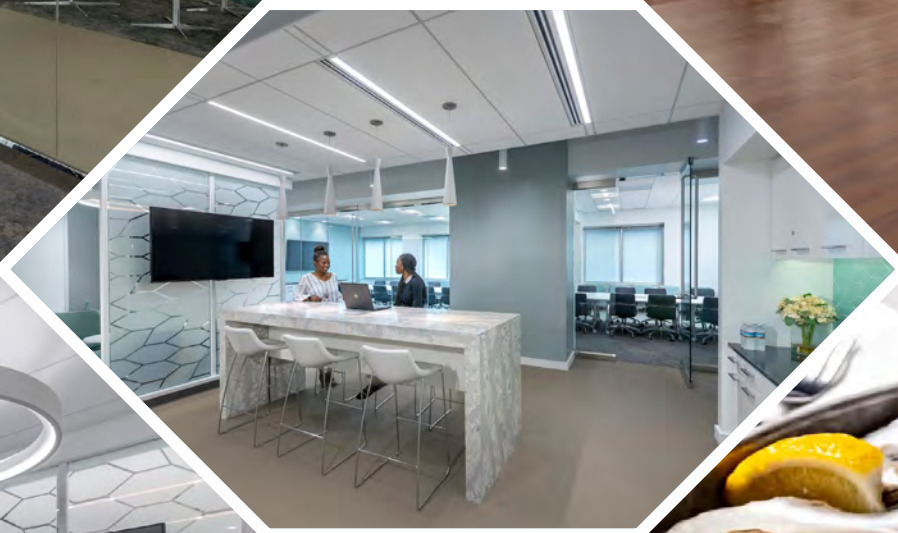
Well Health-Safety  
Rated Building



LEED Gold  
Certified Building



Energy Star



Conference  
Center & Lounge



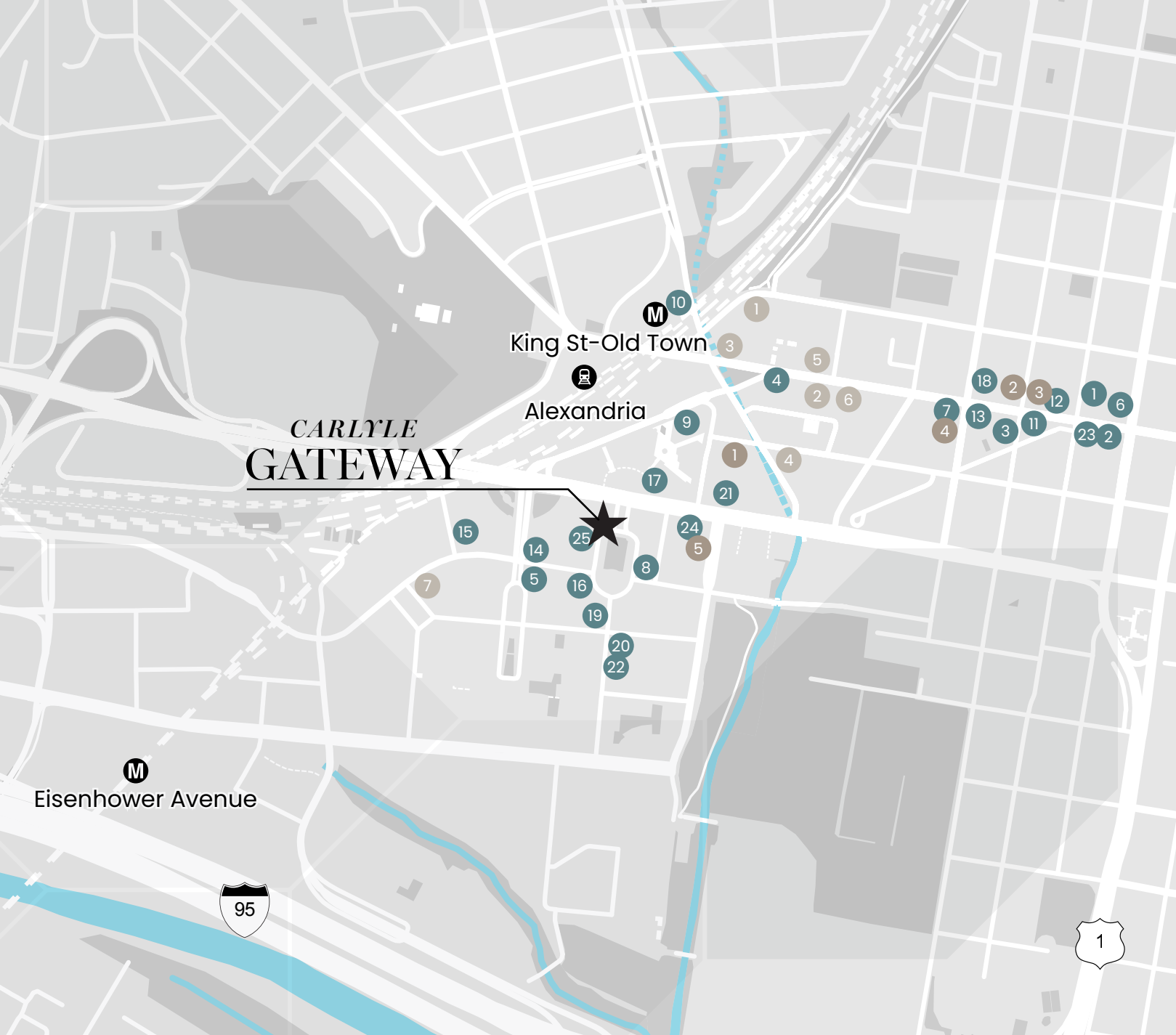
Onsite fitness &  
golf simulator

Onsite restaurant



WHISKEY & OYSTER





## DINING

1. Andy's Pizza Old Town
2. Augie's Mussel House and Beer Garden
3. Casa Rosada Artisan Gelato
4. The Chewish Deli
5. Dunkin'
6. French Baguette
7. Hard Times Cafe
8. Jimmy John's
9. Joe Theismann's
10. King Street Tavern
11. La Fromagerie Cheese and Wine Bistro
12. Nasmine Japanese
13. O'Shaughnessy's Pub
14. Panera
15. Pasara Thai
16. Potbelly Sandwich Shop
17. Quattro Formaggi
18. Rock It Grill
19. Starbucks
20. Sweet Fire Donna's
21. Table Talk
22. Tequila & Taco
23. Vermillion
24. WFM Coffee Bar
25. Whiskey & Oyster

## RETAIL

1. Crate & Barrel Outlet
2. Pacers Running
3. T-Mobile
4. UPS Shop
5. Whole Foods

## HOTELS

1. Club Wyndham Old Town Alexandria
2. Hampton Inn Alexandria Old Town
3. Hilton Alexandria Old Town
4. Hilton Garden Inn Alexandria Old Town
5. Hyatt Centric Old Town
6. Lorien Hotel & Spa
7. The Westin







# CARLYLE GATEWAY

## OFFICE LEASING

**Matt Owens**  
703-485-8764  
[matt.owens@jll.com](mailto:matt.owens@jll.com)

**David Stoudt**  
703-485-8769  
[david.stoudt@jll.com](mailto:david.stoudt@jll.com)

Proudly owned by



Office leasing by

