

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



333
JOHN CARLYLE
CARLYLE GATEWAY I



ARRIVAL



1900
DUKE STREET
CARLYLE GATEWAY II



ARRIVAL

NOW
FULLY LEASED

3RD FLOOR:

4,743 SF
(Spec Suite)

5th FLOOR:

9,620 SF
(2nd gen, View of
Masonic Temple)



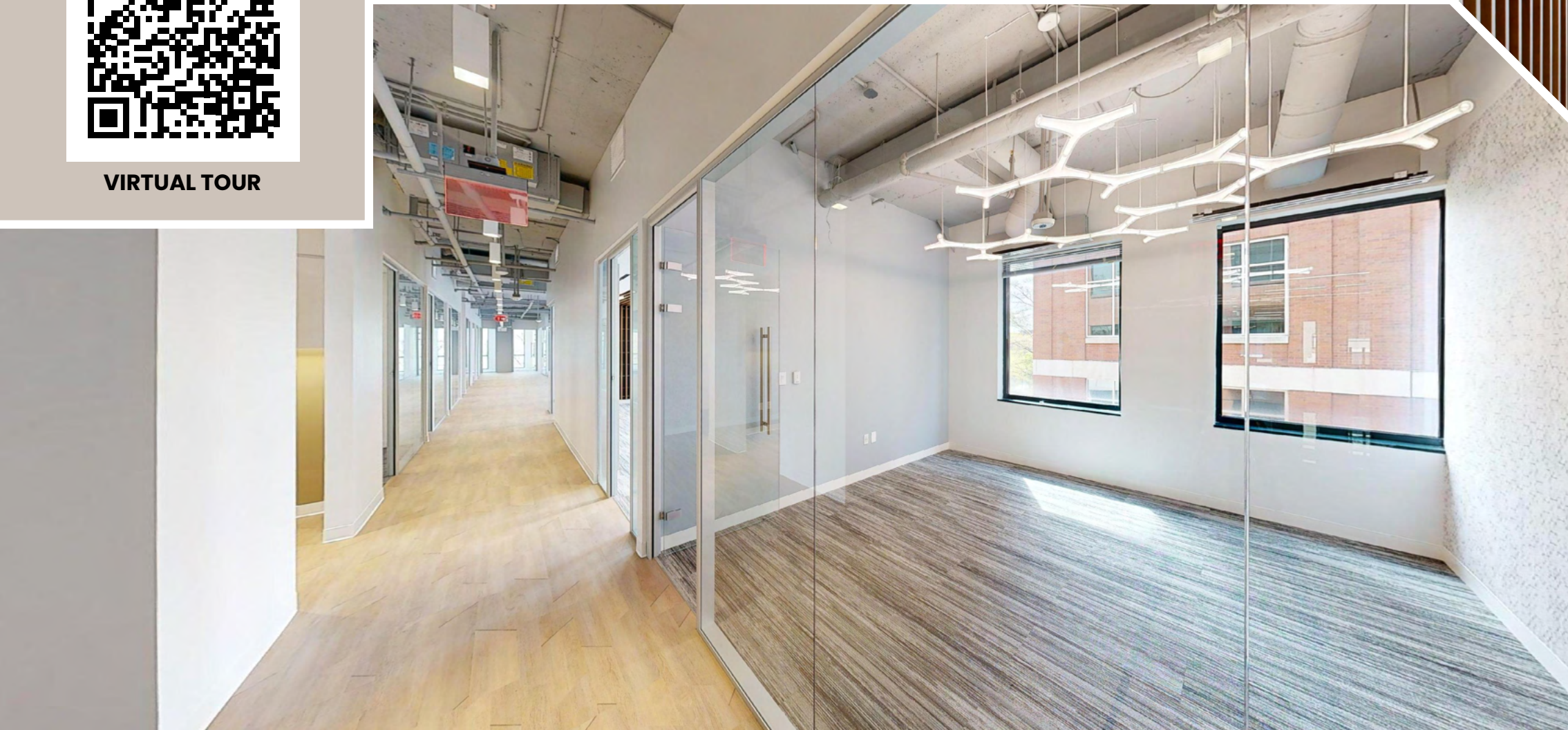
1900
DUKE STREET
CARLYLE GATEWAY II



VIRTUAL TOUR



The *GATEWAY* to
spec suite style



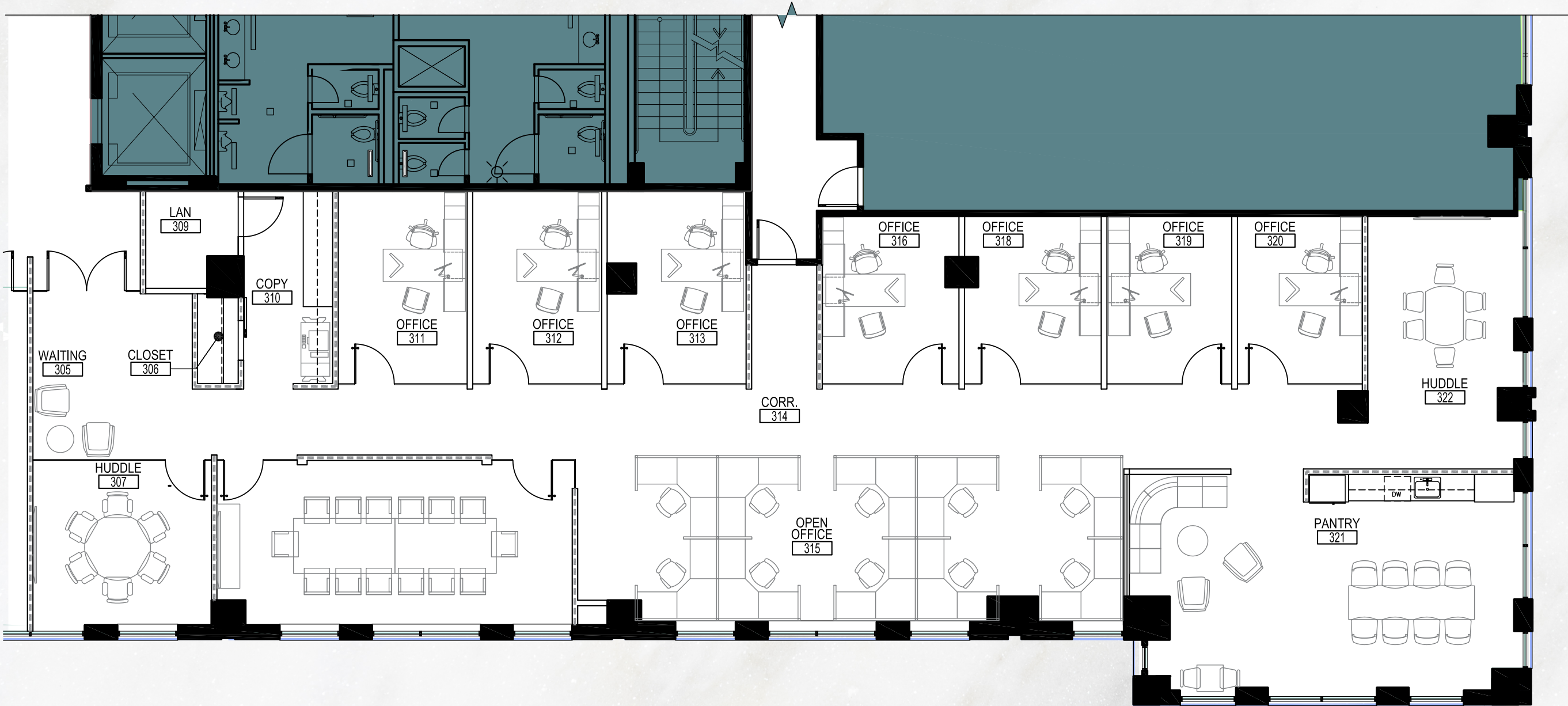
3RD FLOOR
4,743 SF

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

The *GATEWAY*
to a robust spec
suite program

1900
DUKE STREET
CARLYLE GATEWAY II

3RD FLOOR: 4,743 RSF



The *GATEWAY* to an already curated canvas

1900
DUKE STREET
CARLYLE GATEWAY II

PARTIAL 5TH FLOOR: 9,620 RSF

- Exterior signage visible from Duke Street available
- View of Masonic Temple



Highly Visible Signage on Duke Street Available



The *GATEWAY* to work life balance



Up Top Acres
Farms & Gardens



WiredScore
Gold



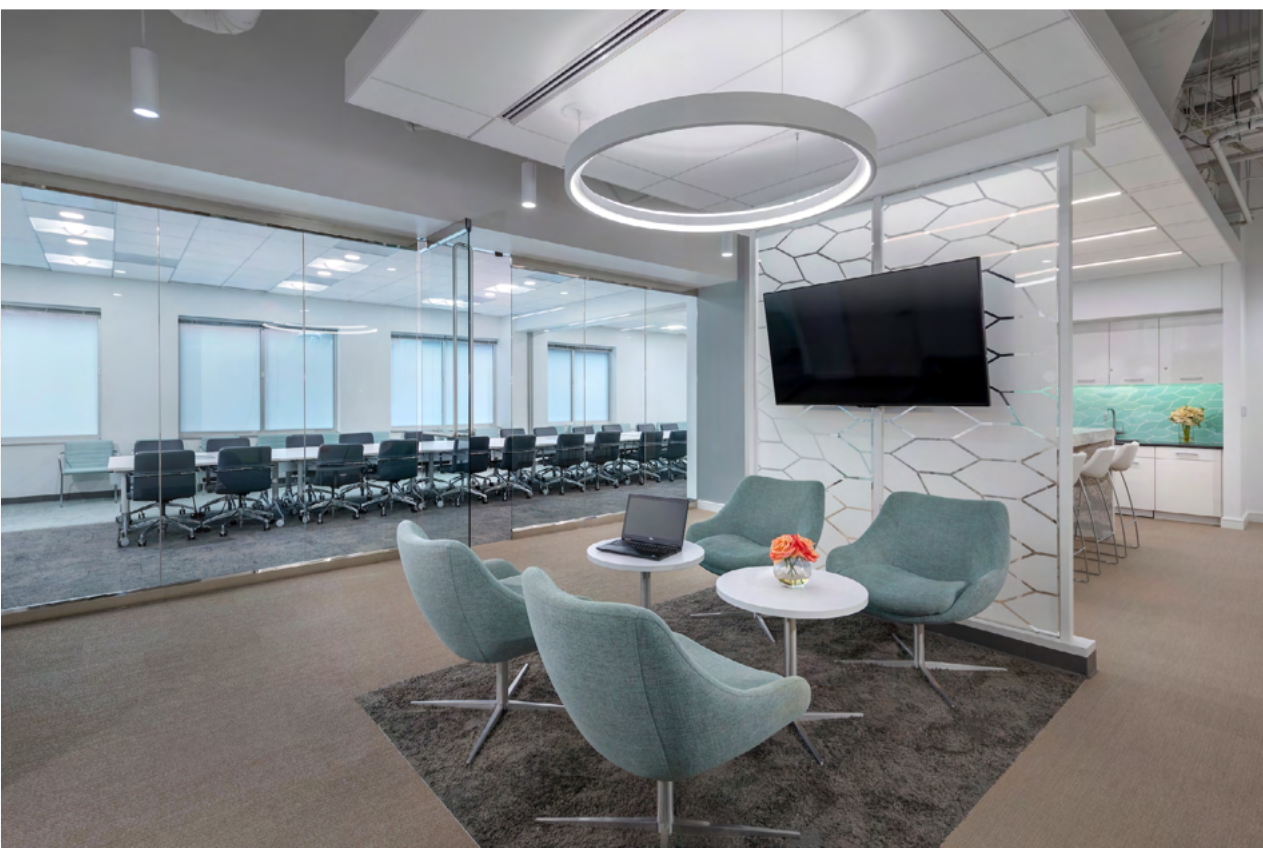
Well Health-Safety
Rated Building



LEED Gold
Certified Building



Energy Star



Onsite fitness &
golf simulator



Conference
Center & Lounge



DINING

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

RETAIL

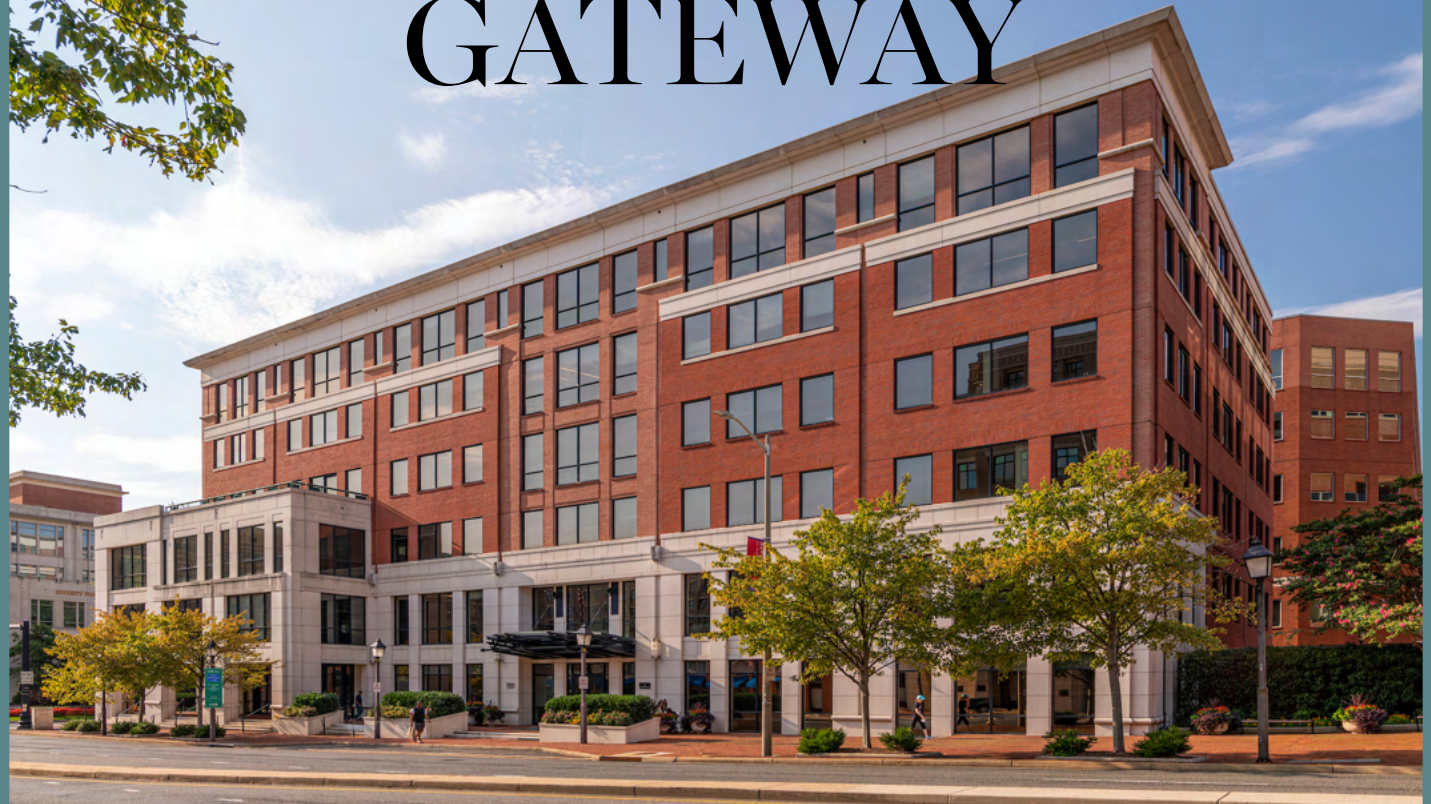
1. Crate & Barrel Outlet
2. Pacers Running
3. T-Mobile
4. UPS Shop
5. Whole Foods

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

Brent Mathis
703-891-8398
brent.mathis@jll.com