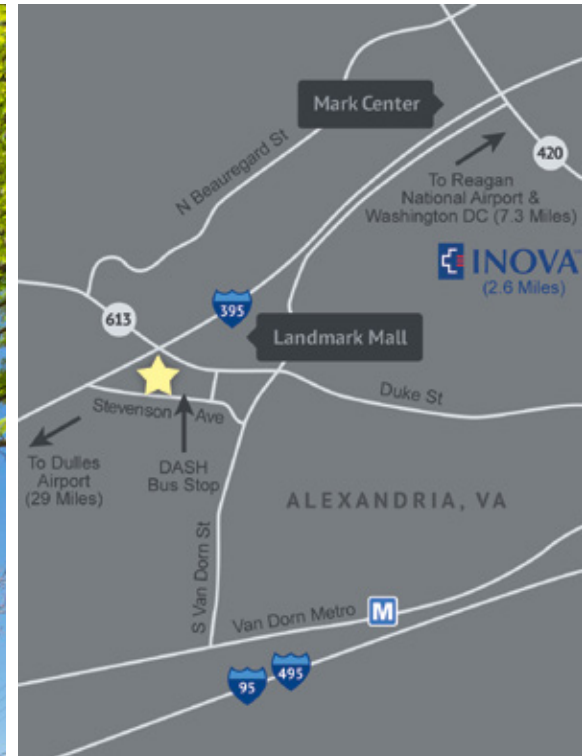


6101

STEVENSON AVENUE
ALEXANDRIA



- 2 FULL FLOORS AVAILABLE
- 62 SEAT CONFERENCING FACILITY
- STRUCTURED PARKING

31,000 SF OF RENOVATED OFFICE SPACE AVAILABLE IN HEART OF ALEXANDRIA

6101

STEVENSON AVENUE
ALEXANDRIA

OVERVIEW

- 75,023 SF seven story Office Building located in the heart of Alexandria's West End
- Strategic location primed for major redevelopment which includes Landmark Mall and the Van Dorn submarkets
- I-395 visibility and ease of access via Duke Street exit. DASH stop located in front of property connects visitors to public transportation
- Major capital improvements and building upgrades include new common area finishes throughout, exterior facade enhancements and site upgrades
- A 62 seat shared conference facility located prominently off new building lobby
- 260,000 average estimated daily trips past Stevenson on I-395

BUILDING IMPROVEMENTS

- New ADA compliant push button doors at building entrance
- Main lobby appointed with modern and sleek finishes throughout
- Flat screen tenant directory boards efficiently guide visitors to their destination
- New finishes to elevator cabs
- New restroom fixtures and finishes
- New finishes throughout upper floor common areas

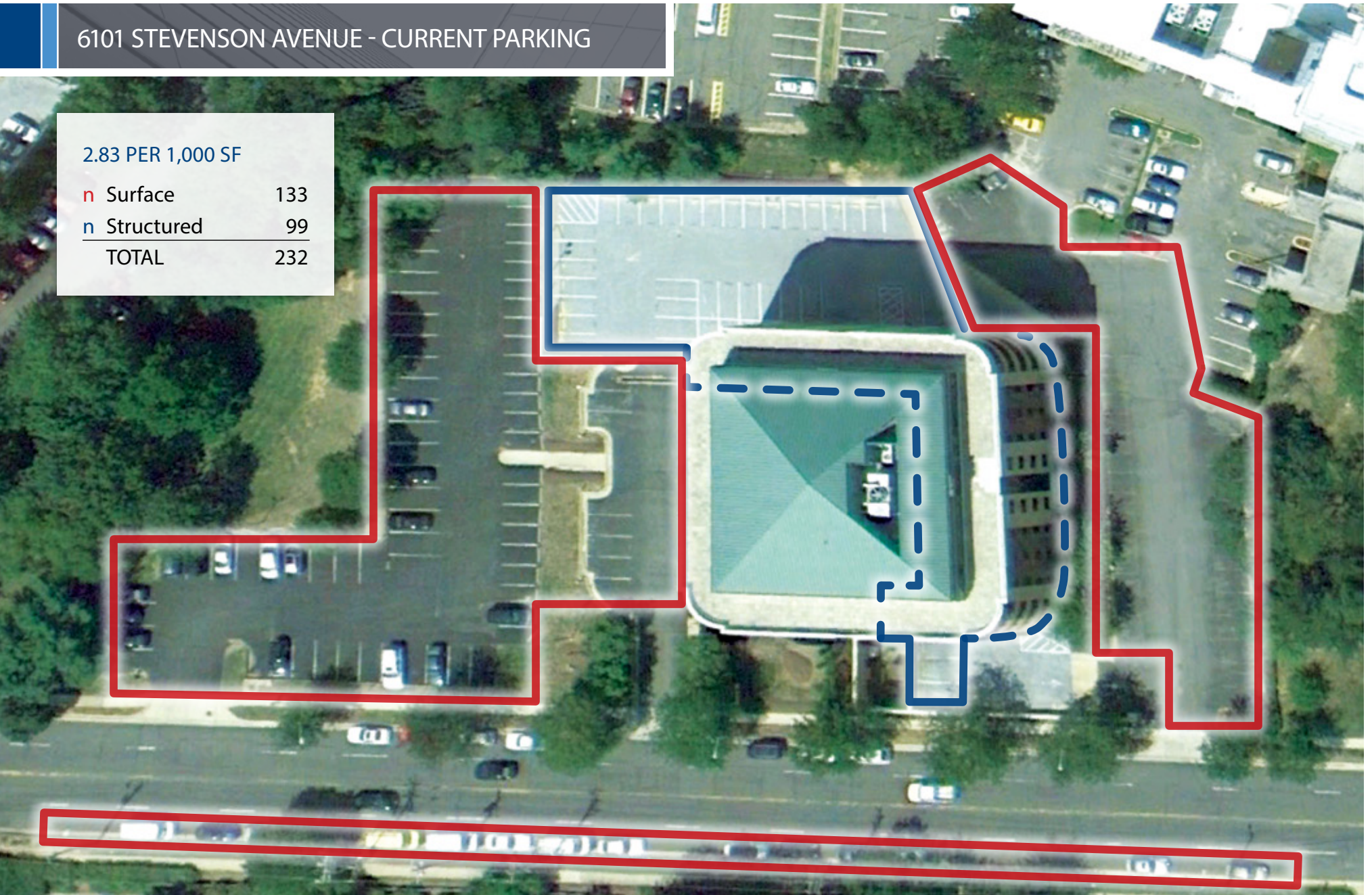


7 STORY CLASS A OFFICE BUILDING

6101 STEVENSON AVENUE - CURRENT PARKING

2.83 PER 1,000 SF

n Surface	133
n Structured	99
TOTAL	232

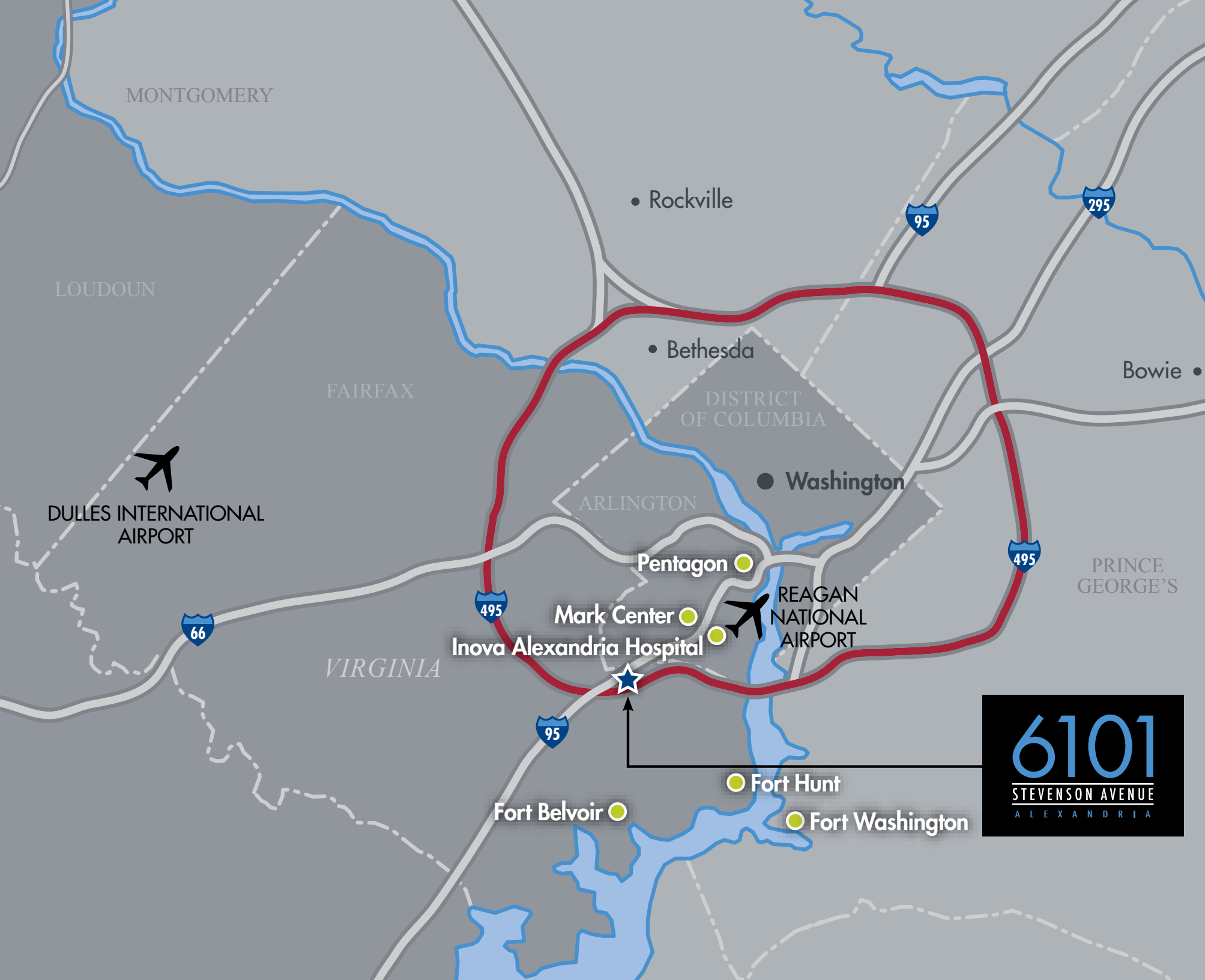


6101 STEVENSON AVENUE - BUILDING SUMMARY

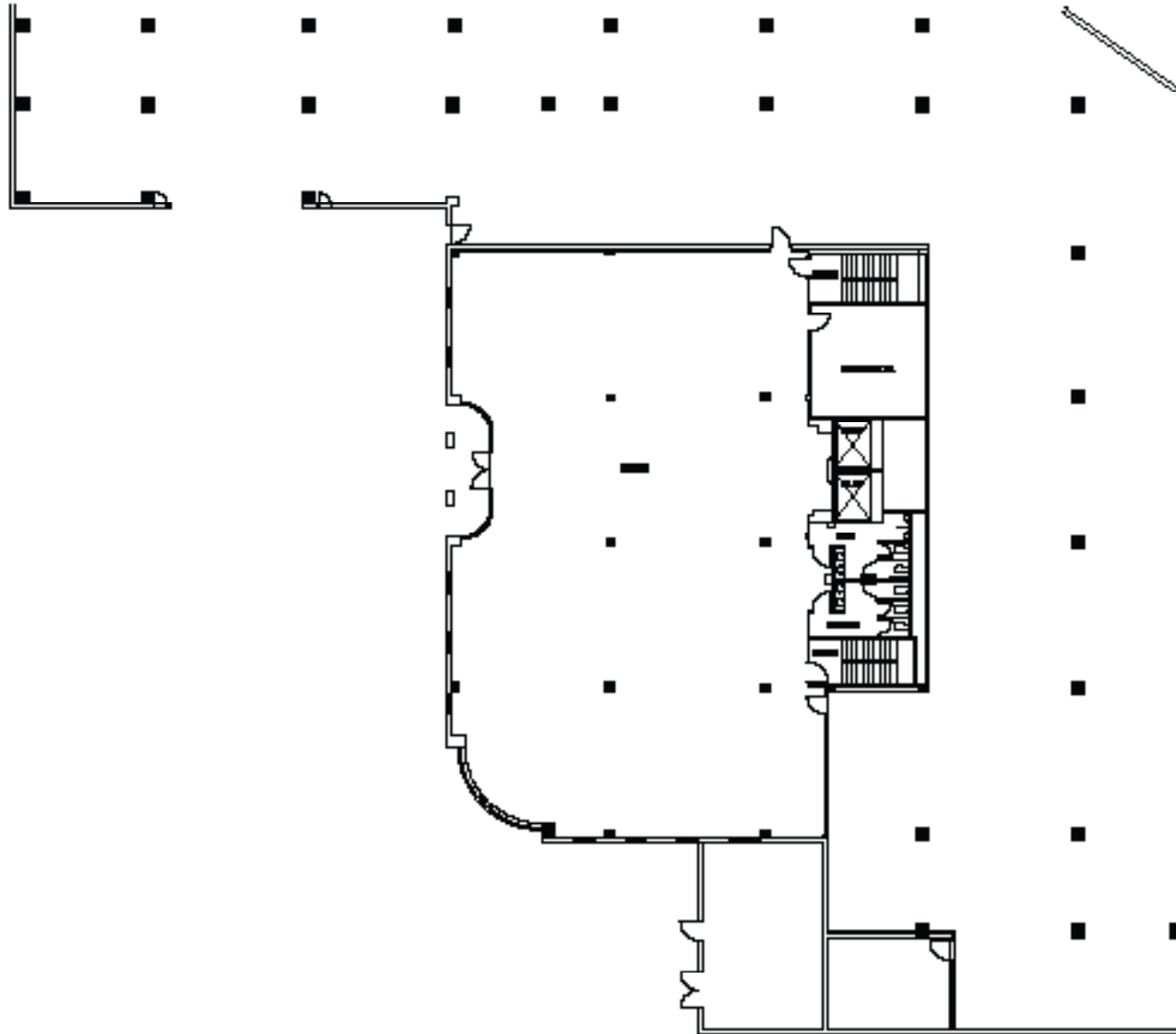
Building	6101 Stevenson Avenue, Alexandria, VA 22304
Year Built/Renovated	1985/2014
Rentable Building Area	75,023 RSF
Stories	7
Acres	1.97
Zoning	OCM (50)
Parking	2.83 per 1,000 SF
Occupancy Summary	Floors four (14,577 rsf) and five (14,629 rsf) available
Building Location	Located in the heart of the I-395 submarket and within the Van Dorn Small Area Plan which is spurring neighboring redevelopment efforts, 6101 offers proximity to Washington DC's most coveted Federal and private assets including Washington Headquarter Services at the Mark Center (2.8 miles), INOVA's Alexandria Hospital (2.6 miles) and the Pentagon (7 miles)
Transportation	Access to public transportation includes a DASH stop at property with service to Metro's Van Dorn Blue Line Station (1.5 miles) which is 3 stops from Reagan National Airport (7.3 miles)
Building Improvements	Lobby and floor common areas finishes Refinished elevator cabs Refinished restrooms New building entrance Exterior renovations include refinishing of building facade Large 62 seat state-of-the-art conference center

6101
STEVENSON AVENUE
ALEXANDRIA



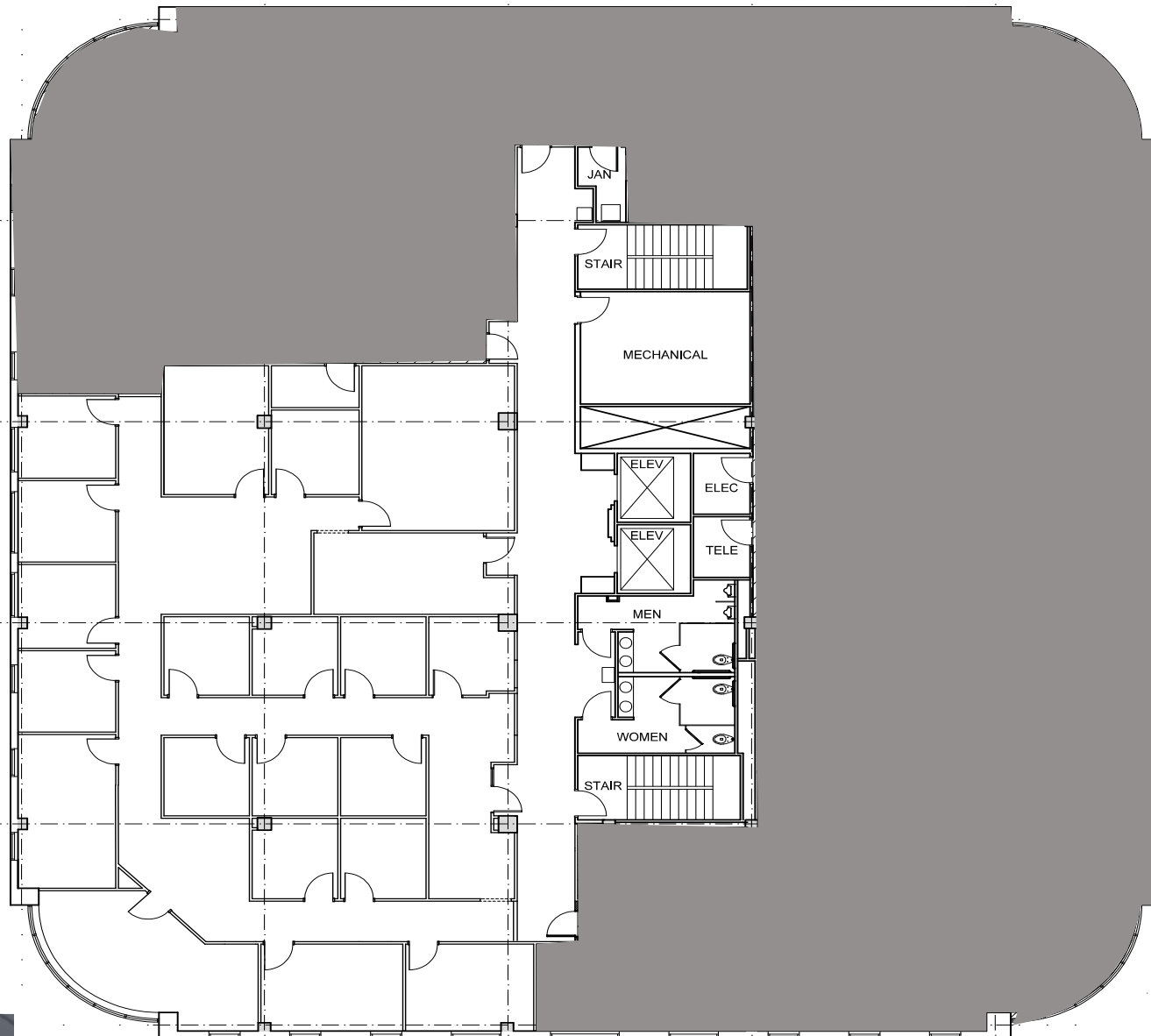


6101
STEVENSON AVENUE
ALEXANDRIA



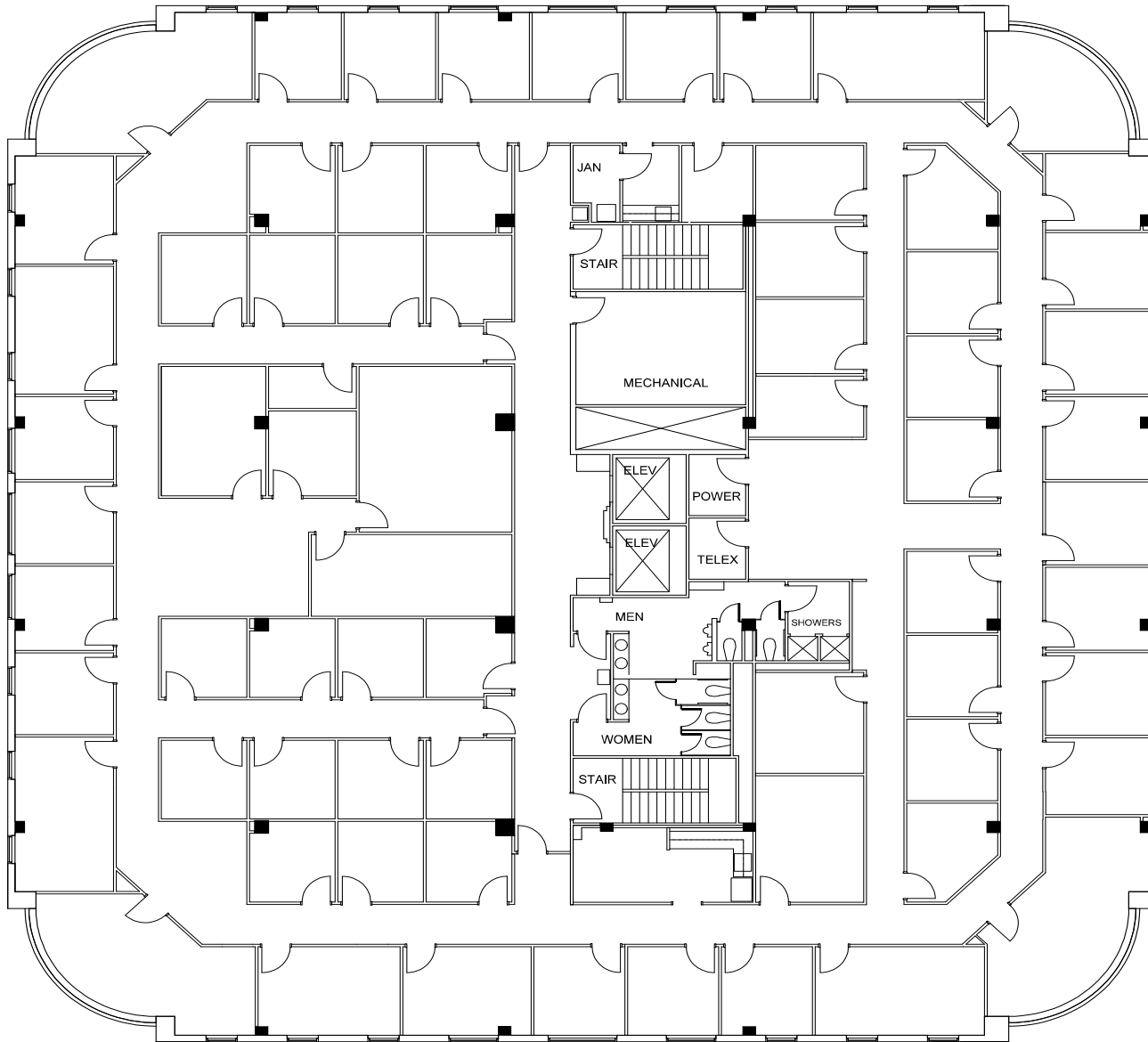
FLOOR ONE

3,469 SF



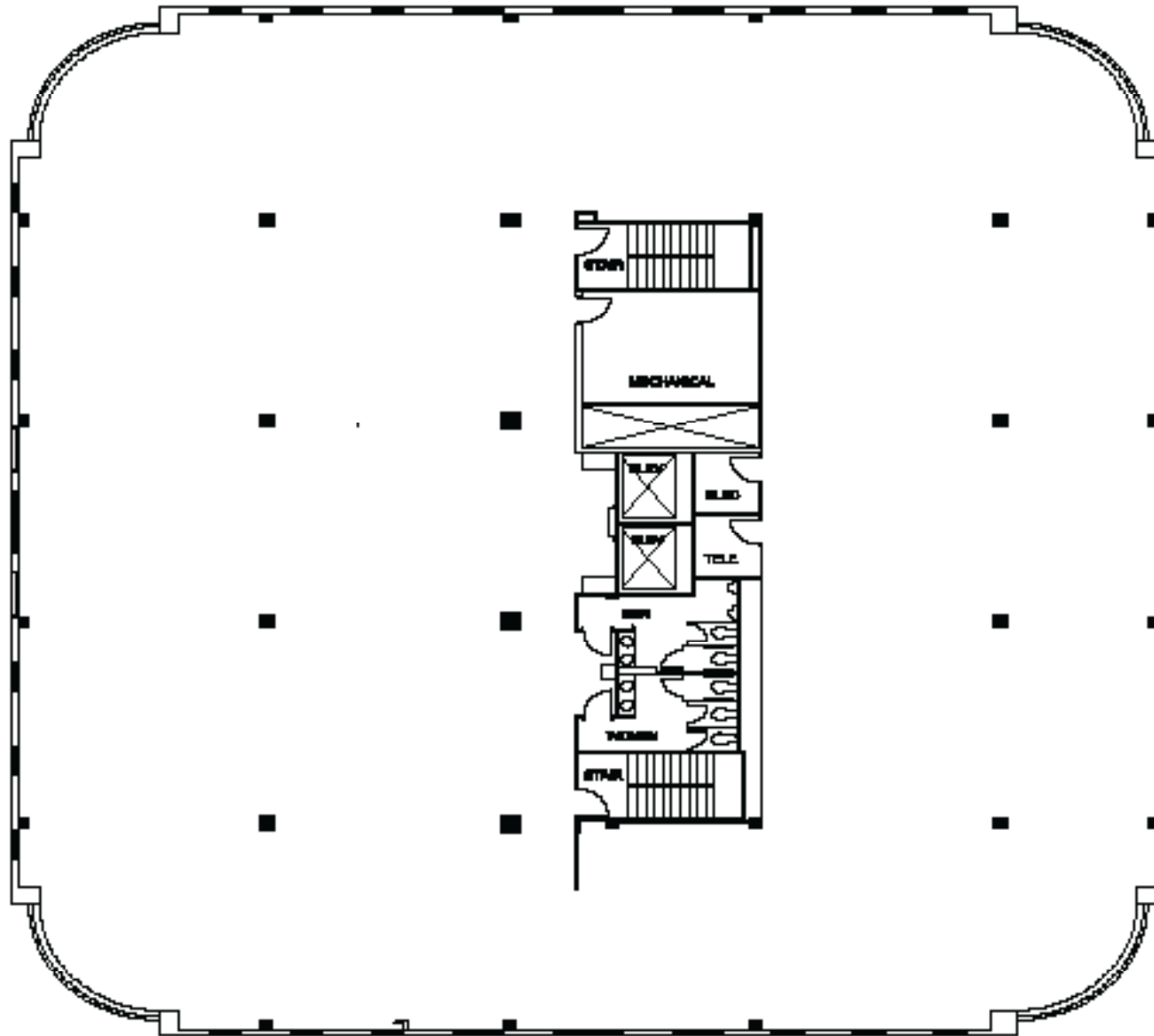
FLOOR FOUR

5,097 SF



FLOOR FOUR

14,557 SF



FLOOR FIVE

14,629 SF