

1725

DUKE

at King Street Station

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1 56,000 RSF TOTAL BUILDING

24,183 RSF TYPICAL FLOOR SIZE

7 STORIES CLASS-A OFFICE SPACE

2 / 1,000 RSF STRUCTURED PARKING

25,000 AVERAGE DAILY TRAFFIC COUNT



- Immediate proximity to King Street Metro Station
- Adjacent to the Embassy Suites Hotel
- Courtyard Area with benches and fountain
- Starbucks, Whole Foods and many retail options across the street
- New onsite retail coming soon
- Prominent signage opportunity on Duke Street
- Onsite showers + lockers

Perfectly
POSITIONED
IN OLD TOWN



A M A Z I N G

DUKE CONFERENCE PANTRY

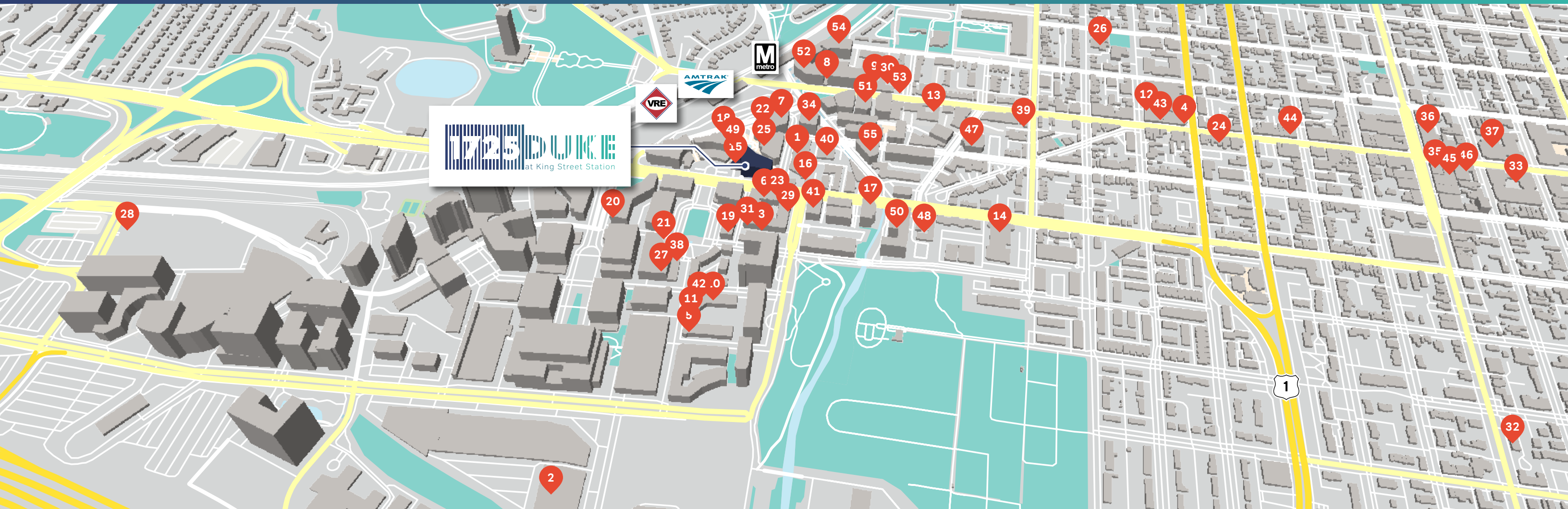
A modern lounge area with a white countertop, a sink, and a water dispenser. The background features a glass partition and a wooden door. The word "LOUNGE" is written vertically on the right side.

A large, modern conference room with a long white table, black leather chairs, and a large blue wall with a grid pattern. A laptop is open on the table. The room has a patterned carpet and a large window. The word "CONFERENCE" is written in large, white, capital letters at the bottom right of the image.



CONFERENCE

Newly
RENOVATED



Fitness

1. The MVMNT Society
2. Onelife Fitness - Alexandria
3. Wellbuilt Strength
4. Orangetheory Fitness

Restaurant & Bars

5. Tequila & Taco
6. PLNT Burger
7. Theismann's Restaurant & Bar
8. Bob & Edith's Diner
9. Indochien Old Town
10. Gin Ramen & Asian Tapas
11. Sweet Fire Donna's
12. Andy's Pizza Old Town
13. HomeGrown Kitchen - Alexandria
14. The Executive Diner
15. Quattro Formaggi
16. Table Talk Restaurant
17. Laporta's Restaurant
18. Caprese
19. Jimmy John's
20. Panera Bread
21. Potbelly

Coffee

22. For Five Coffee Alexandria
23. WFM Coffee Bar
24. ESP Tea & Coffee
25. June Coffee
26. Hypergoat Coffee Roasters
27. Starbucks Coffee Company

Groceries

28. Wegmans
29. Whole Foods Market

Banking

30. Truist
31. Burke & Herbert Bank
32. Capital One Bank
33. United Bank
34. Citizens
35. Chase Bank
36. Atlantic Union Bank
37. TD Bank
38. Bank of America Financial Center

Services & Retail

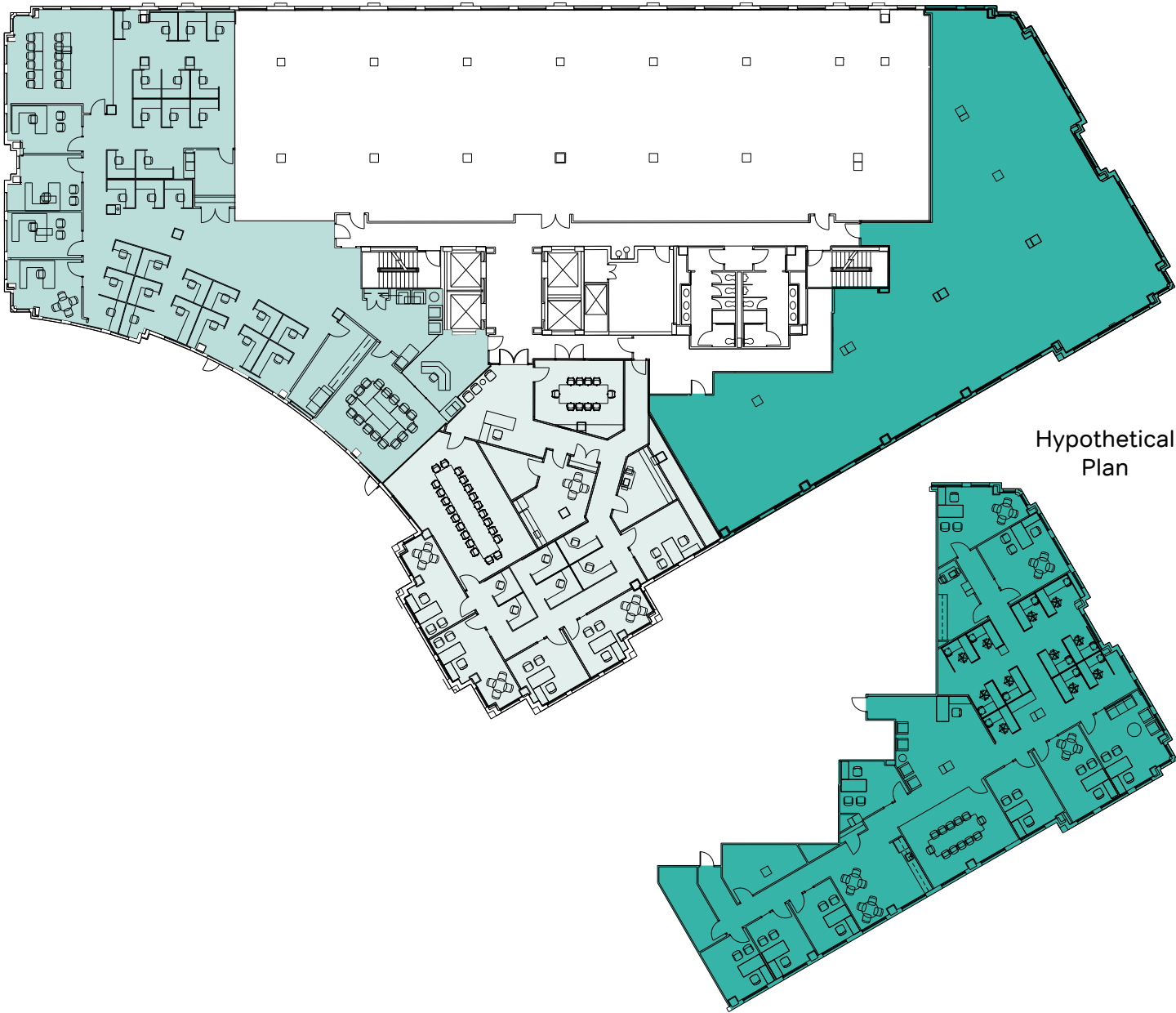
39. The UPS Store
40. Crate & Barrel Outlet
41. CVS
42. 7-Eleven
43. J.McLaughlin
44. White House Black Market
45. H&M
46. Anthropologie
47. Alexandria Old Town Dental
48. Origins Thai Spa Absolute

Hotels

49. Embassy Suites by Hilton Alexandria Old Town
50. Residence Inn by Marriott Alexandria Old Town/Duke Street
51. Hampton Inn Alexandria-Old Town/King St. Metro
52. Hilton Alexandria Old Town
53. Hyatt Centric Old Town Alexandria
54. Club Wyndham Old Town Alexandria
55. Hilton Garden Inn Alexandria Old Town National Harbor

SECOND FLOOR

- Suite 225 | 6,091 RSF
- Suite 200 | 5,782 RSF
- Suite 240 | 4,324 RSF



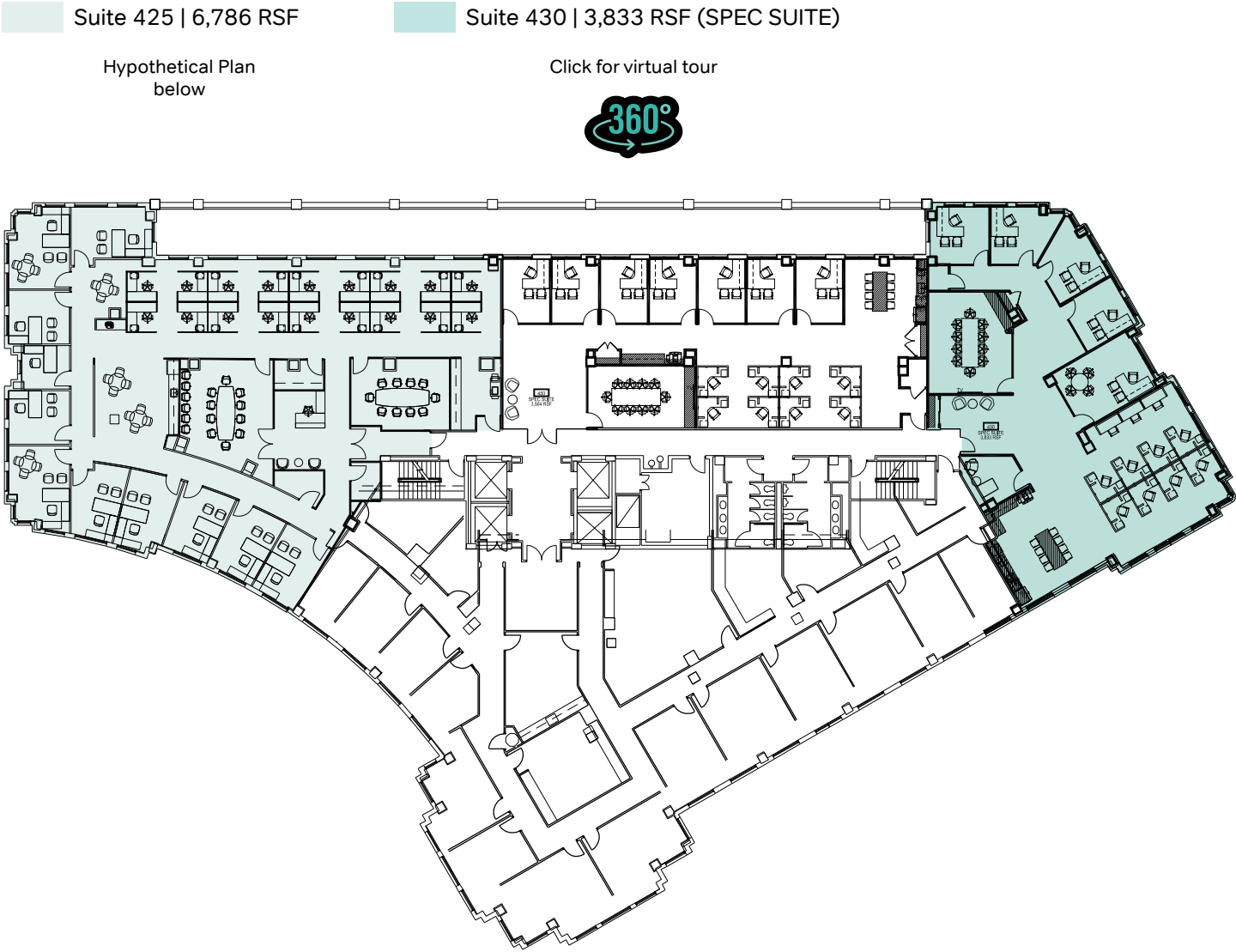
THIRD FLOOR

- Suite 310 | 6,783 RSF (SPEC SUITE)
- Suite 320 | 3,534 RSF (SPEC SUITE)
- Private exterior terrace for third floor tenants

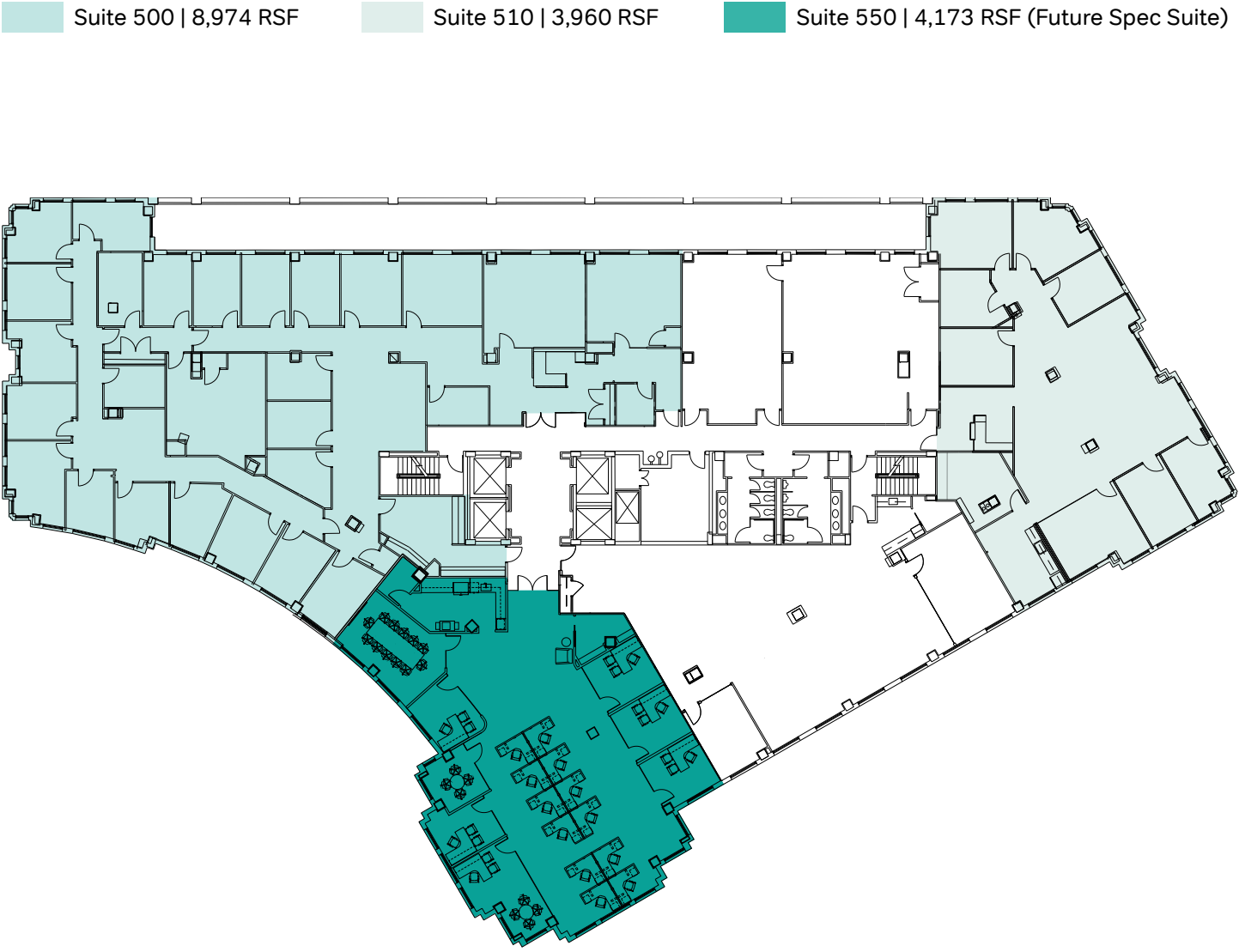


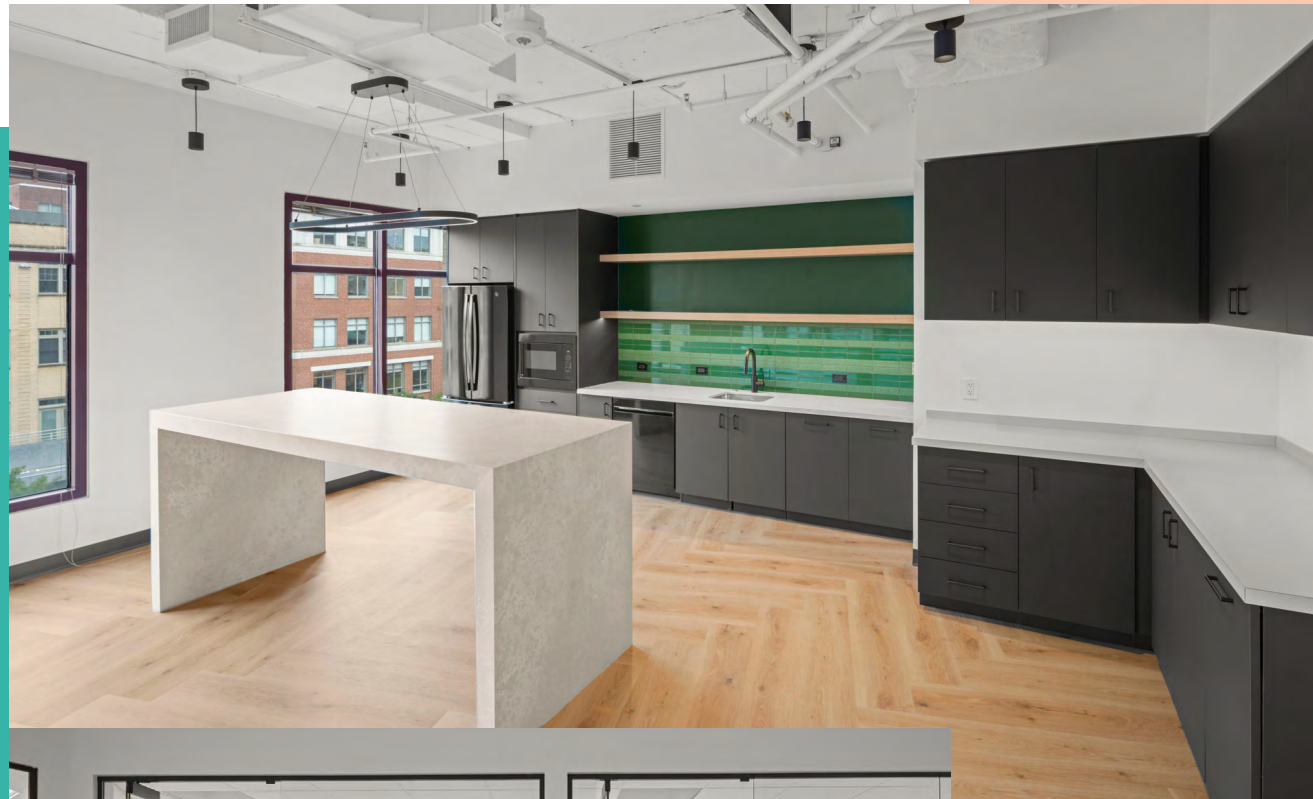
Click for virtual tour

FOURTH FLOOR



FIFTH FLOOR





SUITE 430



AVAILABLE AVAILABLE AVAILABLE AVAILABLE

SIXTH FLOOR

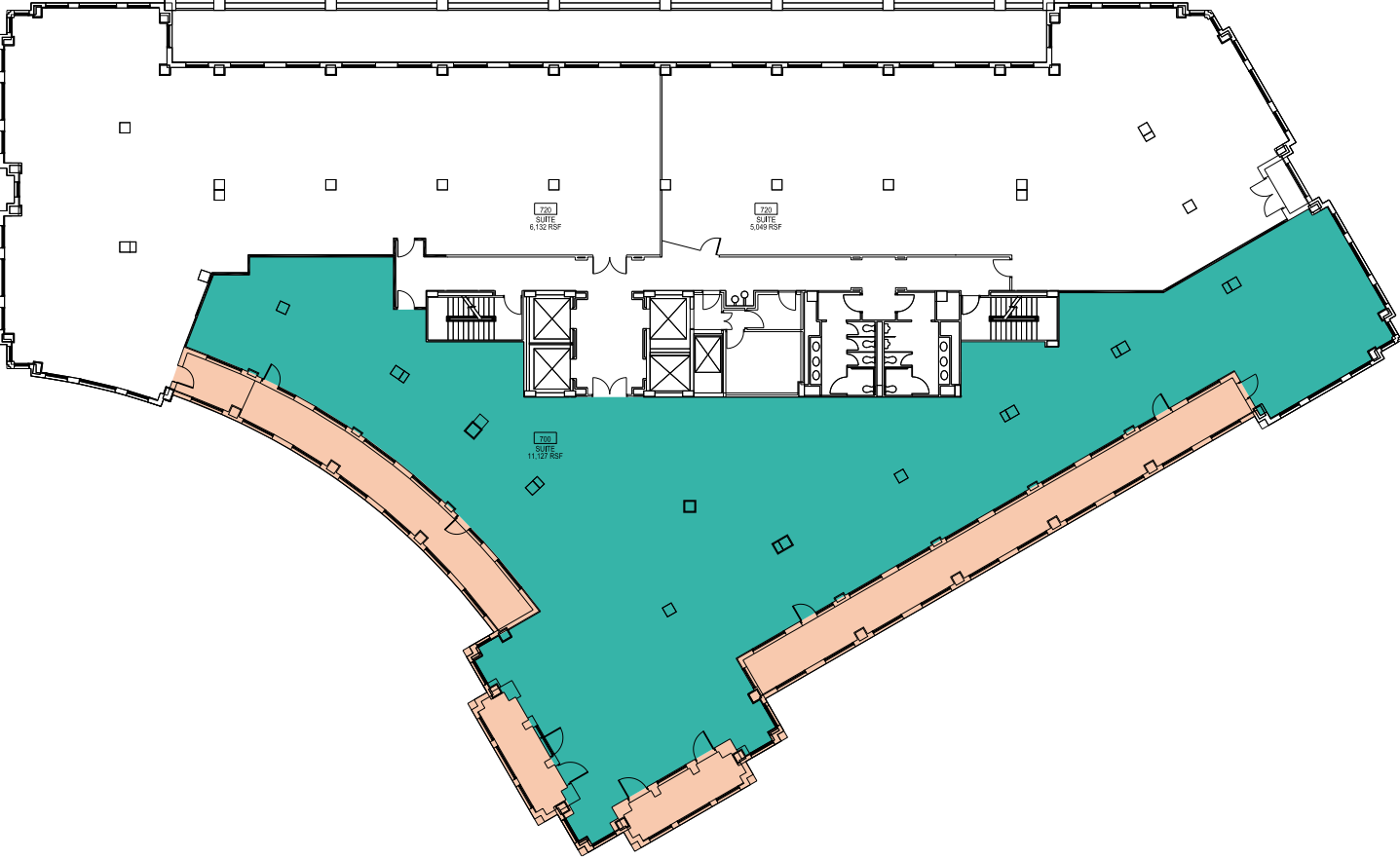
Suite 670 | 1,506 RSF



SEVENTH FLOOR

Suite 700 | 11,127 RSF

Private exterior terrace



1725 Duke Street, Alexandria, VA



LEASING INFORMATION

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