



**TORPEDO
FACTORY**
OFFICE BUILDING



**ENLIVENING
EMBOLDENING**

201 N UNION STREET - ALEXANDRIA, VA

MAKE MOVES

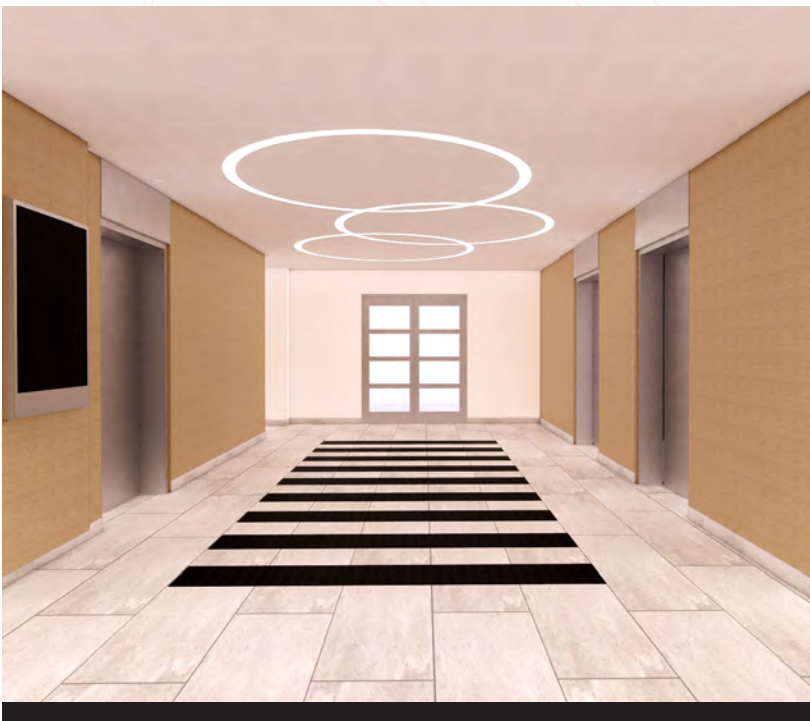
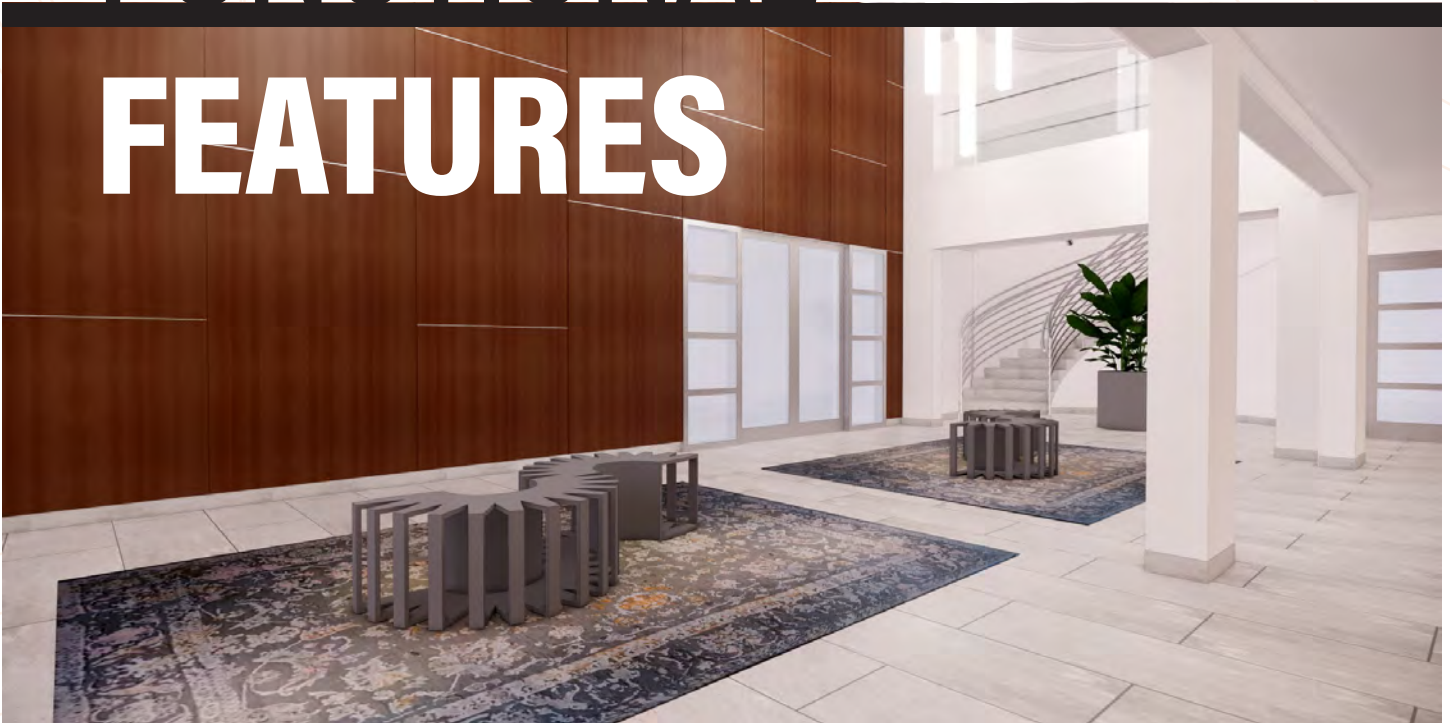




The Torpedo Factory Office is a cutting-edge icon of Alexandria, strikingly offset by the Old Town architecture of another time. With the Potomac River as its backdrop, this trophy office building tempts bold go-getters and inspiring innovators with its contemporary yet timeless appeal.

From avantgarde amenities to celebrated surroundings to an eclectic social scene, nothing is left on the table. Its location can't be beat – King Street and the Potomac River waterfront are just a couple of the nearby attractions to explore while downtown DC is just 15-minutes away. Shop at the many boutiques, dine at the artisanal eateries or simply stroll along the Potomac. Make moves at Torpedo Factory Office.

FUNCTIONAL FEATURES



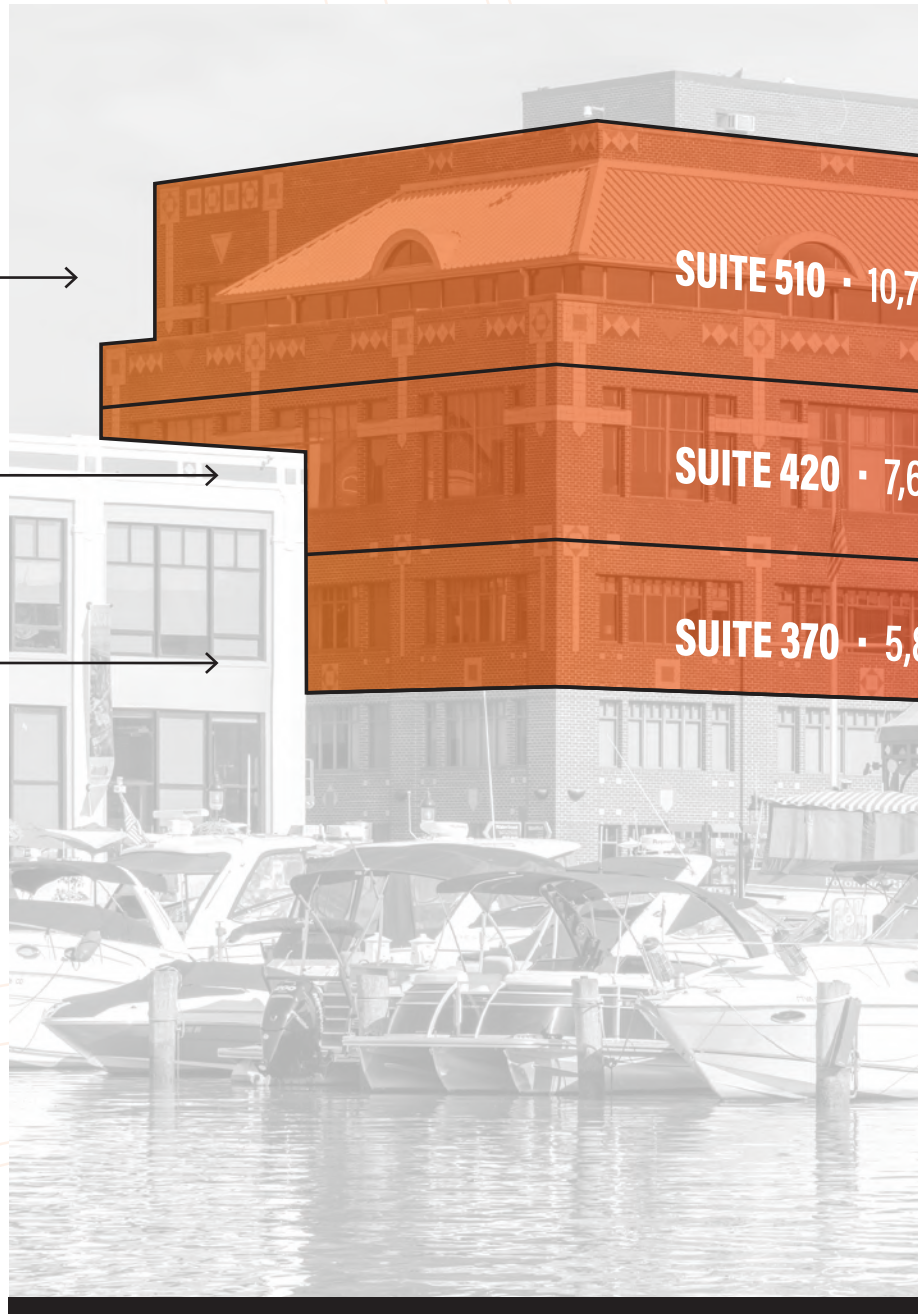
- Vibrant and renovated building lobby
- Showstopping ALX conference center and lounge access for tenants
- Flexibility with demisable office spaces, towering ceilings and exclusive balconies on top levels
- Stunning water views as one of the few office buildings in Old Town Alexandria overlooking the river

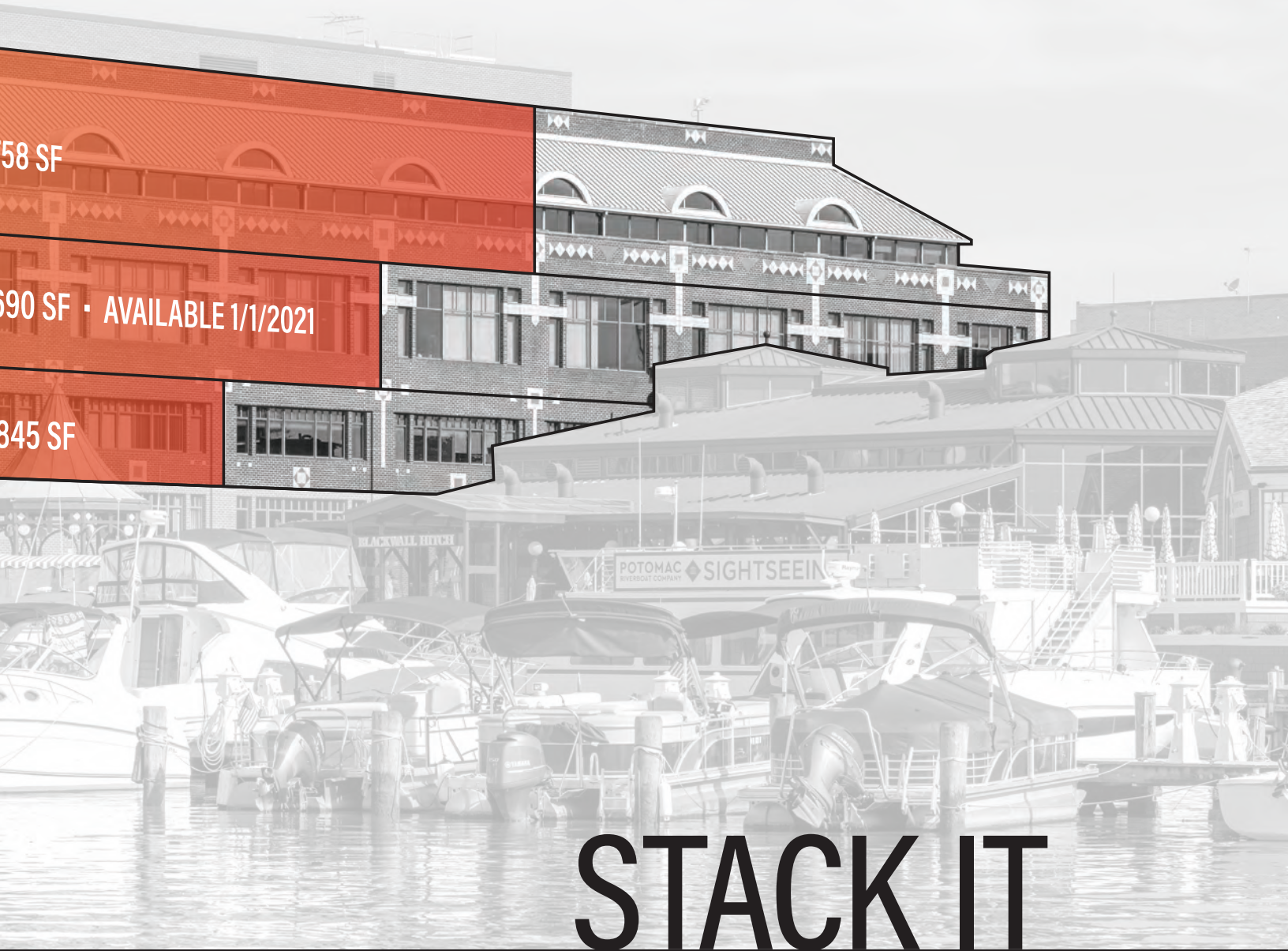


5TH FLOOR

4TH FLOOR

3RD FLOOR

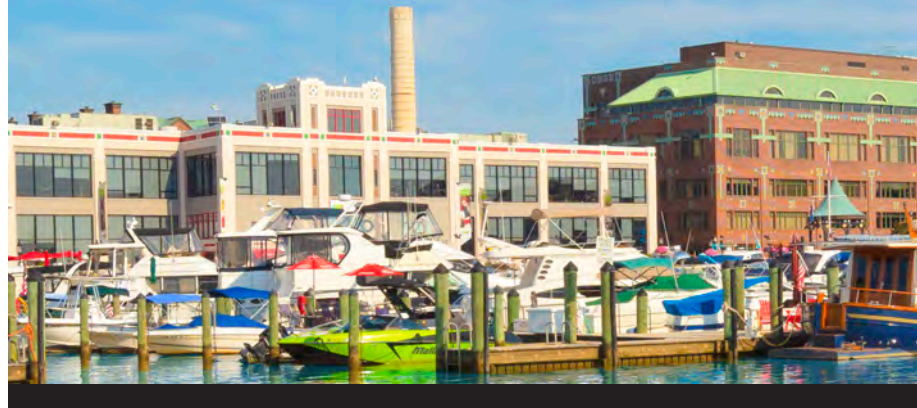




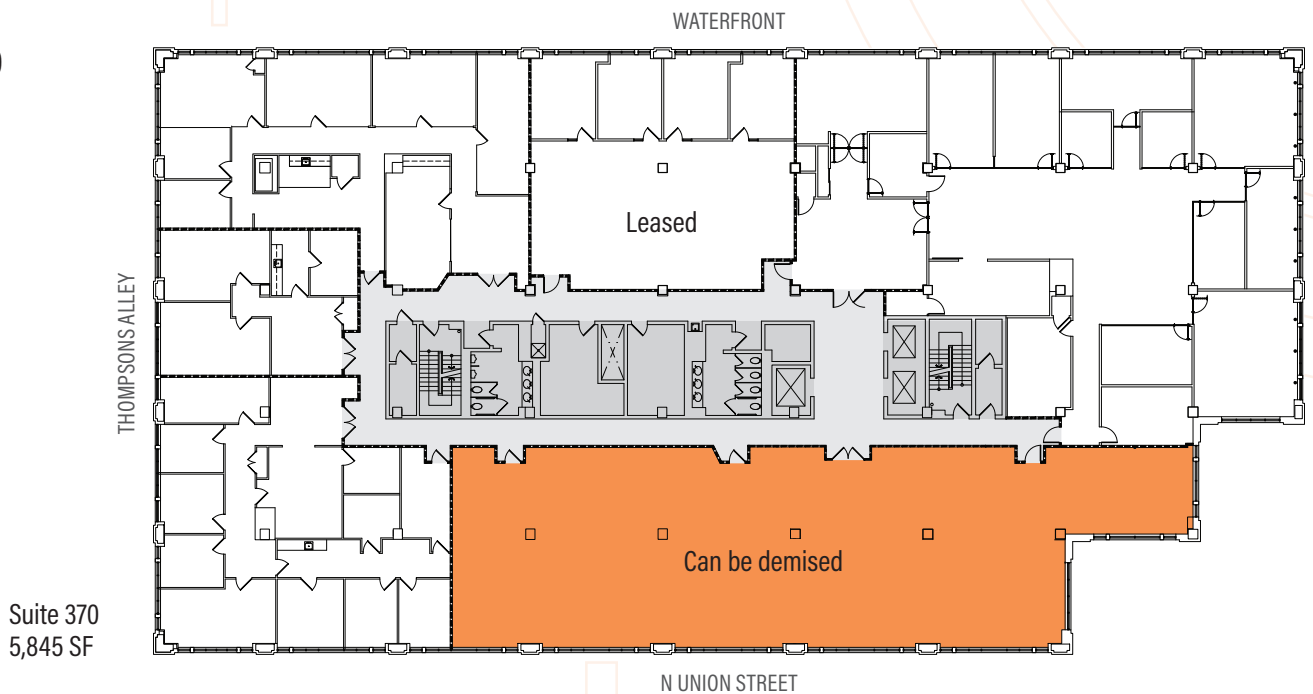
STACK IT

UP

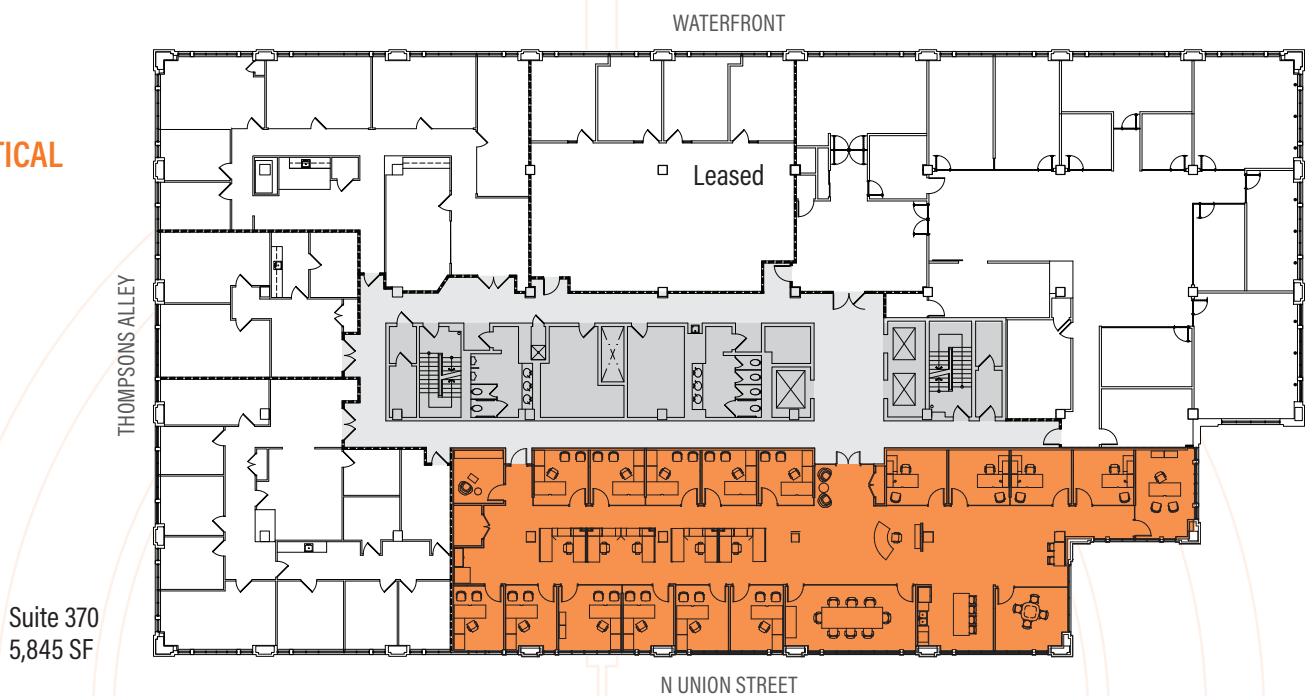
3RD FLOOR

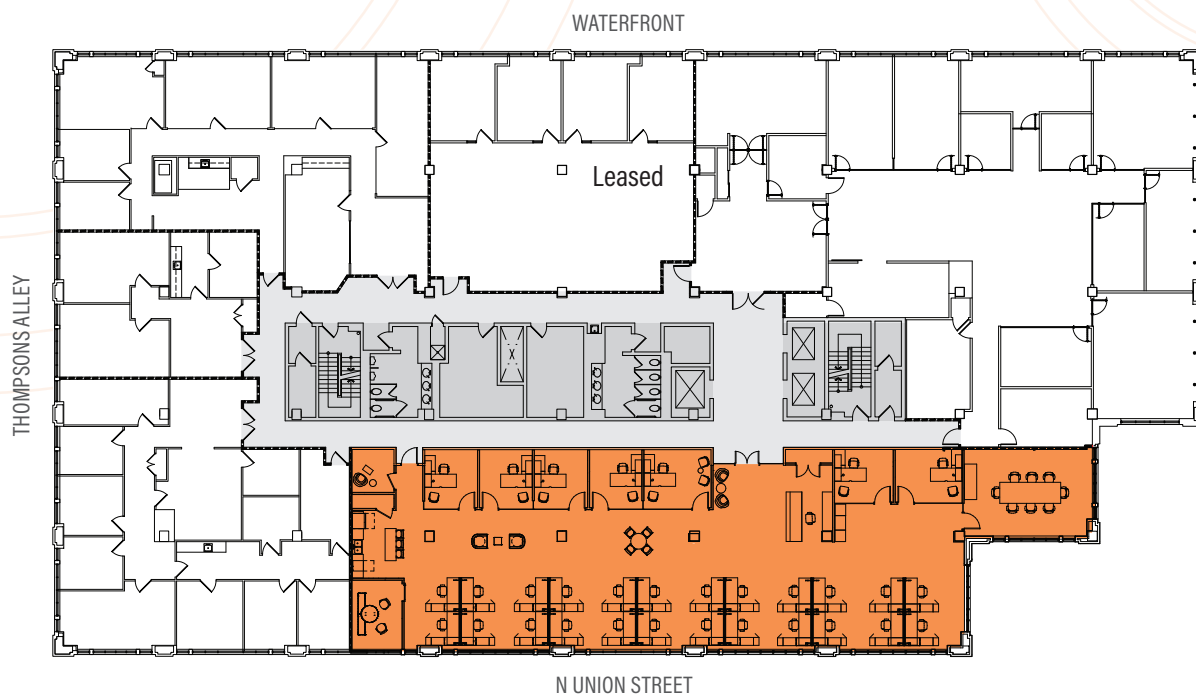


SUITE 370 5,845 SF



CLOSED OFFICE HYPOTHETICAL PLAN





**OPEN
OFFICE
HYPOTHETICAL
PLAN**

Suite 370
5,845 SF



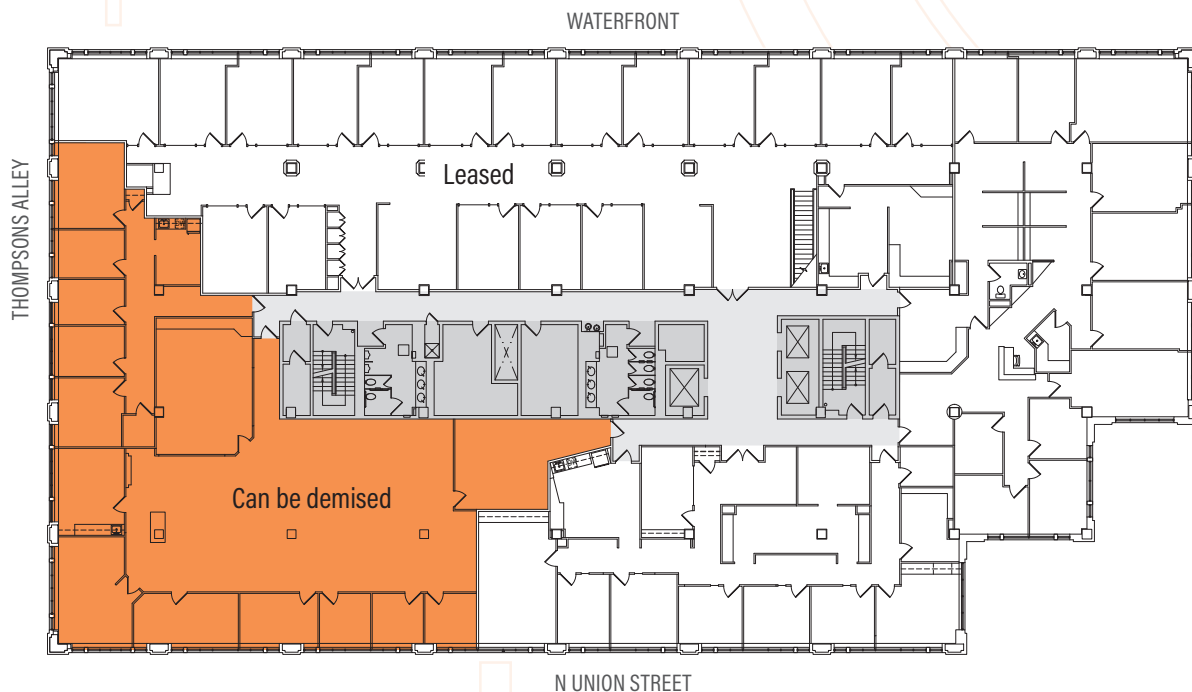
**TWO TENANT
OFFICE
HYPOTHETICAL
PLAN**

Tenant 1 • 3,480 SF

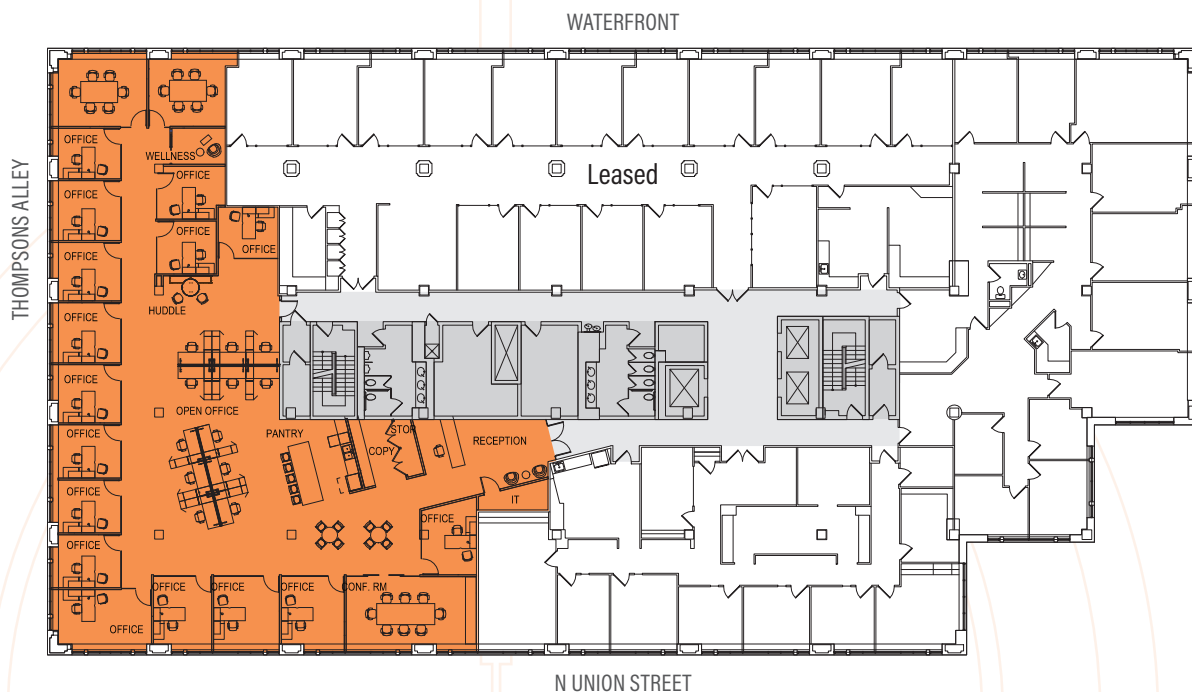
Tenant 2 • 2,390 SF



SUITE 420
7,690 SF
AVAILABLE
1/1/2021

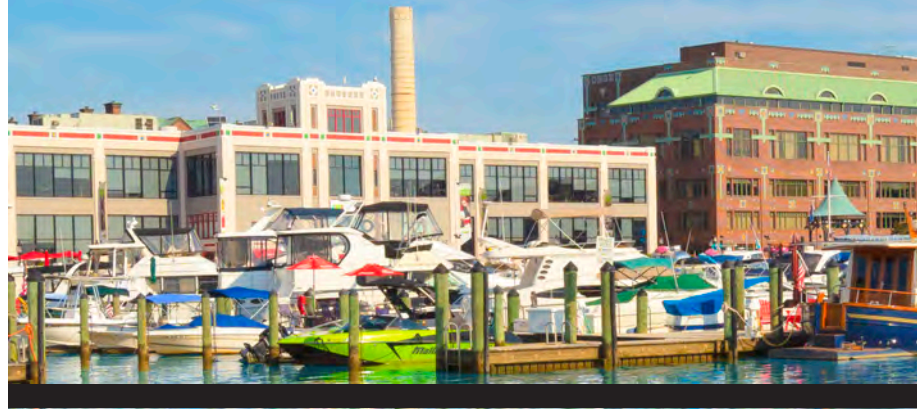


CLOSED
OFFICE
HYPOTHETICAL
PLAN





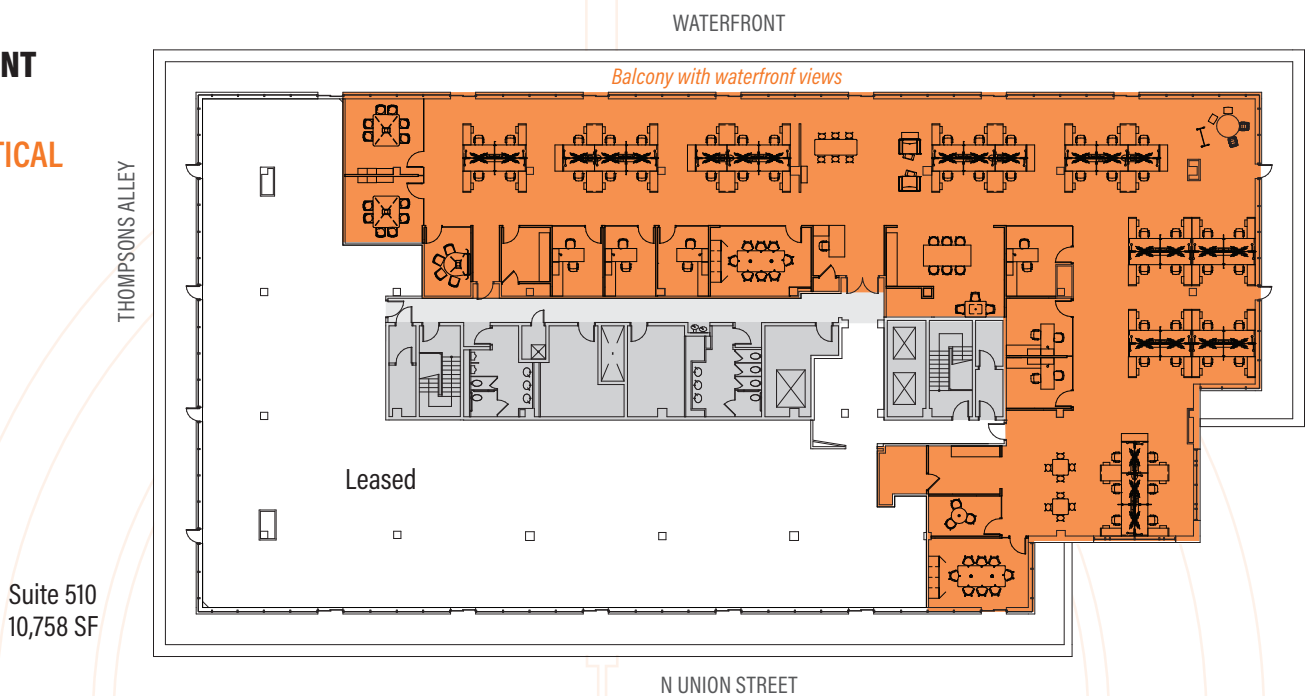
5TH FLOOR

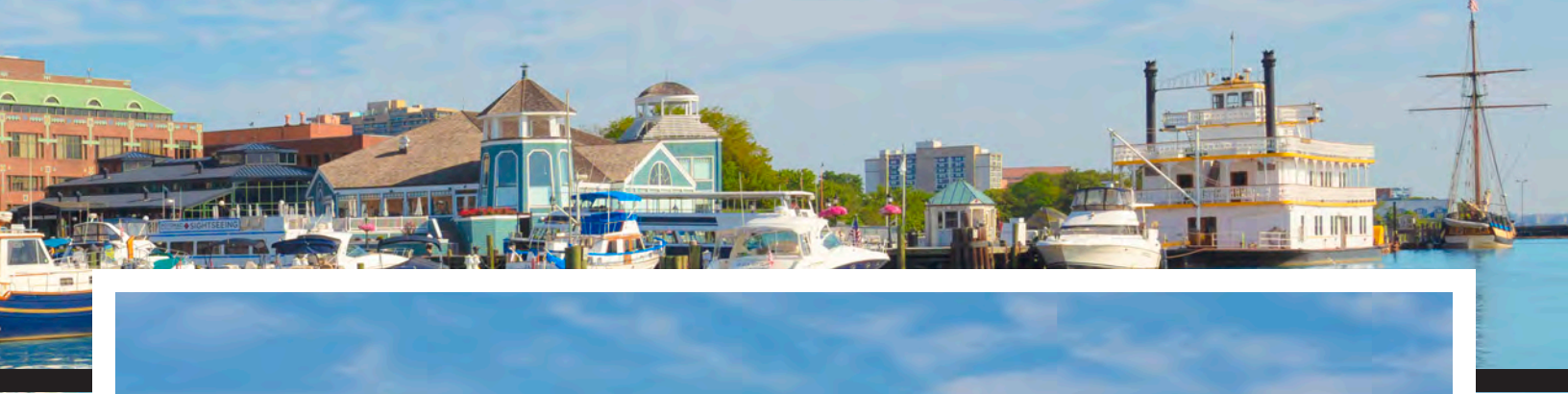


SUITE 510 10,758 SF



ONE TENANT OFFICE HYPOTHETICAL PLAN





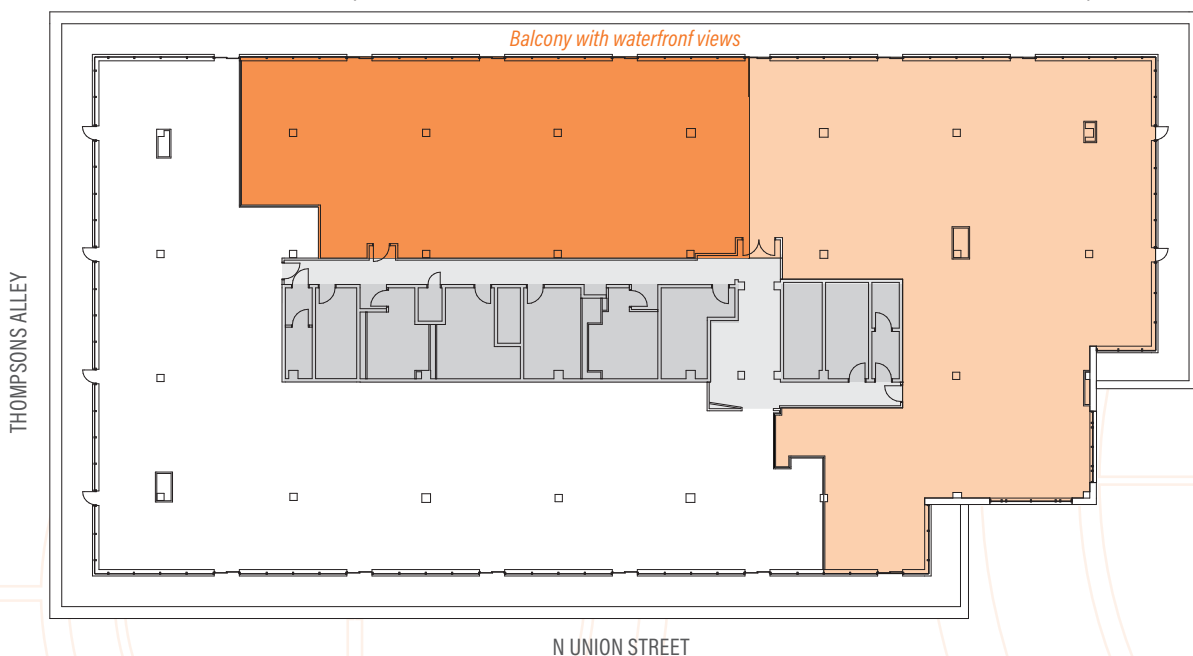
**BALCONY WITH
WATERFRONT
VIEWS**

Tenant 1 • 4,217 SF

WATERFRONT

Tenant 2 • 6,541 SF

**TWO TENANT
OFFICE
HYPOTHETICAL
PLAN**



LEADING- EDGE



VENTURE TO DC'S HOTSPOTS BY SEA:
THE WHARF, GEORGETOWN, THE NATIONAL MALL,
NATIONALS PARK, AUDI FIELD AND NATIONAL HARBOR ALL
ENJOY WATER TAXI SERVICES FROM ALEXANDRIA



NEARBY AMENITIES

- | | | |
|------------------------|---|-------------------------------------|
| 1. Java Grill | 15. The Warehouse | 25. Mia's Kitchen |
| 2. Chipotle | 16. Ichiban | 26. Starbucks |
| 3. La Tasca | 17. Myron Mixon's Pitmaster Barbeque | 27. Union Street Public House |
| 4. Noodle Box | 18. South Block | 28. Chadwicks |
| 5. Columbia Firehouse | 19. Two-Nineteen Restaurant | 29. Virtue Feed & Grain |
| 6. Starbucks | 20. Il Porto | 30. Mai Thai |
| 7. La Madeleine | 21. Landini Brothers, Inc. | 31. Vola's Dockside Grill |
| 8. Taco Bell | 22. Fish Market | 32. Blackwall Hitch |
| 9. Jackson 20 | 23. Pizzeria Paradiso | 33. Charthouse |
| 10. Fontaine | 24. Daniel O'Connell's Restaurant and Bar | 34. FitOne Personal Training Studio |
| 11. The Alexandrian | | |
| 12. Subway | | |
| 13. Kisso Asian Bistro | | |
| 14. Dolci Gelati | | |

- A stone's throw from all Old Town has to offer – over 80 restaurants, coffee shops and shopping destinations within walking distance
- Many miles of biking, hiking and walking on Mount Vernon's scenic trail right outside



CREATE YOUR OWN PATH



**FOR LEASING
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