

IN THE
HEART
OF IT ALL



1 BLOCK TO
King Street Metro
(Blue & Yellow)



2 MILES TO
Interstate 495
(Capital Beltway)



STEPS AWAY TO
Nearby
Restaurants

1725 DUKE
AT KING STREET STATION



PROPERTY HIGHLIGHTS

**IMMEDIATE
PROXIMITY TO KING
STREET METRO
STATION**

**PRIVATE EXTERIOR
TERRACE FOR 3RD
FLOOR TENANT**

**PROMINENT
SIGNAGE
OPPORTUNITY ON
DUKE STREET**

**NEW LOBBY
AND CONFERENCE
CENTER
RENOVATIONS
SOON TO BE
UNDERWAY**





- Total building: 156,903 RSF
- Typical floor size of 24,183
- 7 stories of Class-A office space
- Structured parking: 2 per 1,000 RSF
- Adjacent to the Embassy Suites Hotel
- Courtyard area with benches and fountain
- On-site restaurants
- Average daily traffic count: 25,000
- Sancerre Wine Bar & Bistro now open
- Locker rooms and showers

1725 DUKE
AT KING STREET STATION



PERFECTLY POSITIONED *in* OLD TOWN



EMBASSY
SUITES

Crate&Barrel

WESTIN

PNC



Hilton

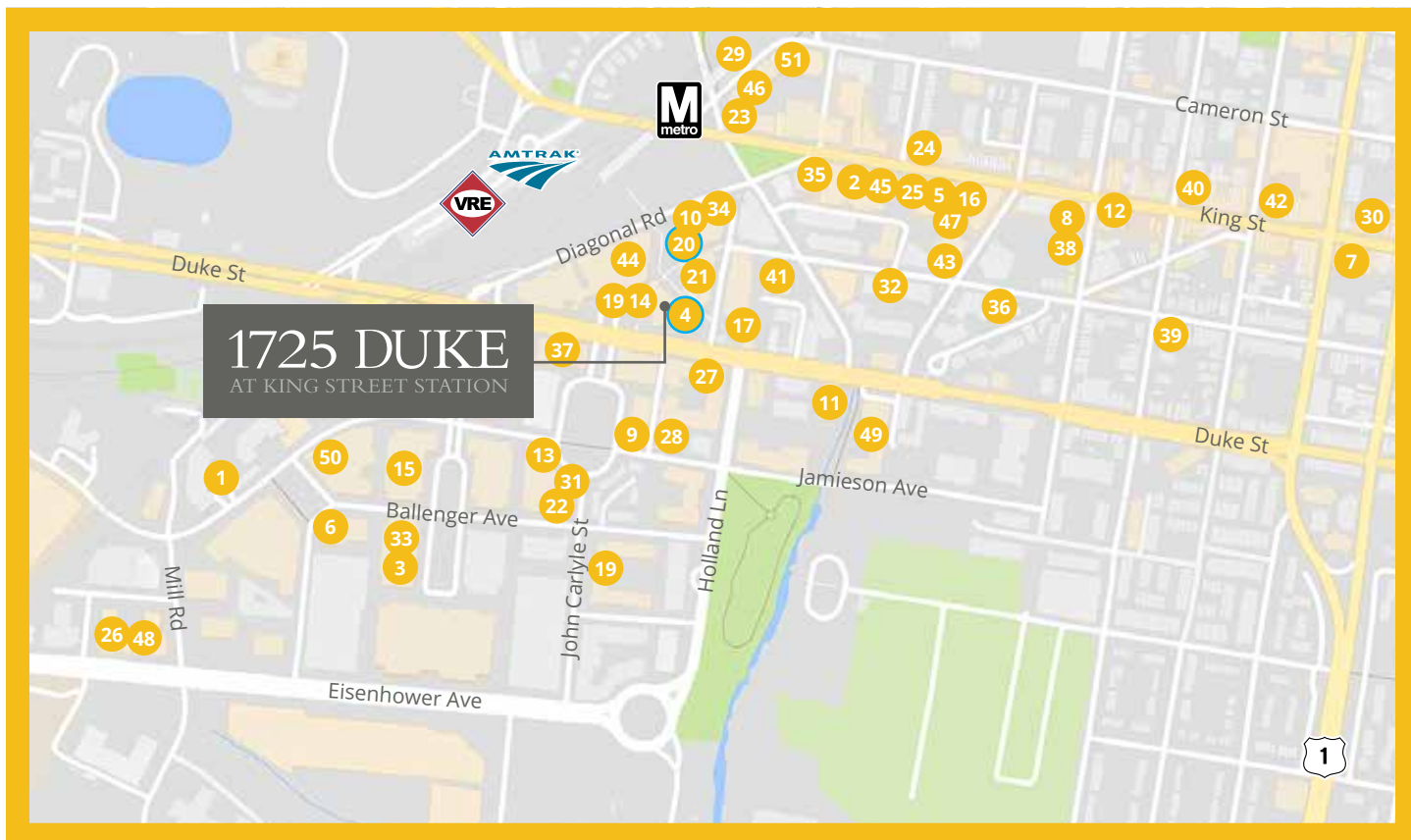


Marriott

Sweet Fire Donna's
BARBECUE AND HOPS

SUNTRUST





FITNESS

1. Carlyle Exercise Room
2. Dahn Yoga
3. PTO Fitness Co

RESTAURANT & BARS

4. Sancerre Wine Bistro (on-site)
5. BRABO
6. Carlyle Club
7. Hank's Oyster Bar
8. Hard Time Café
9. Jimmy John's
10. Theismann's Restaurant and Bar
11. Laporta's Restaurant
12. O'Shaughnessy's Pub
13. Potbelly Sandwich Shop
14. Quattro Formaggi Italian
15. Quiznos Sandwich Restaurant
16. Subway Sandwiches
17. Table Talk Restaurant
18. Sancerre Wine Bar & Bistro
19. Sweet Fire Donna's

COFFEE

20. ForFives Coffee (1800 Diagonal Road)
21. June Coffee
22. Starbucks (Ballinger)
23. Starbucks (King Street)
24. Uptowner Cafe

GROCERIES

25. The Butcher's Block
26. Uptown Market & Cafe
27. Whole Foods Market

BANKING

28. Burke & Herbert Bank & Trust
29. Capital One Bank
30. United Bank
31. HSBC ATM
32. Lang & Co
33. Patent & Trademark Office Federal Credit
34. SouthTrust Bank
35. Suntrust Bank
36. Virginia Commerce Bank
37. Wells Fargo Advisors

POST OFFICES

38. The UPS Store

SERVICES & SHOPPING

39. Amara Fashions
40. American In Paris
41. Crate & Barrel Outlet
42. Pink & Brown
43. Sabatino Cleaners and Tailor Shop

HOTELS

44. Embassy Suites Alexandria
45. Hampton Inn Alexandria
46. Hilton Alexandria Old Town
47. Lorien Hotel & Spa
48. Marriot ExecuStay Carlyle Mill
49. Residence Inn Alexandria Old Town
50. Westin Alexandria
51. Wyndham Old Town Alexandria

AVAILABILITY

UP *to* 20,207 RSF *of* CONTIGUOUS SPACE

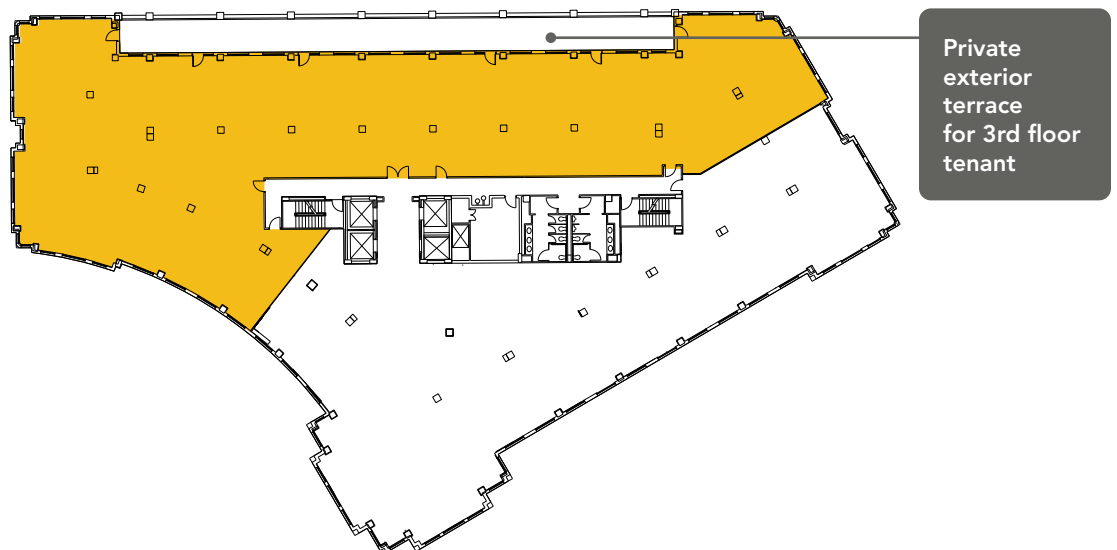
SECOND FLOOR

5,782 RSF
Available now



THIRD FLOOR

13,943 RSF
Available now



Hypothetical Multi-tenant Plan

7,723 RSF
Suite 1

3,737 RSF
Suite 2

2,483 RSF
Suite 3

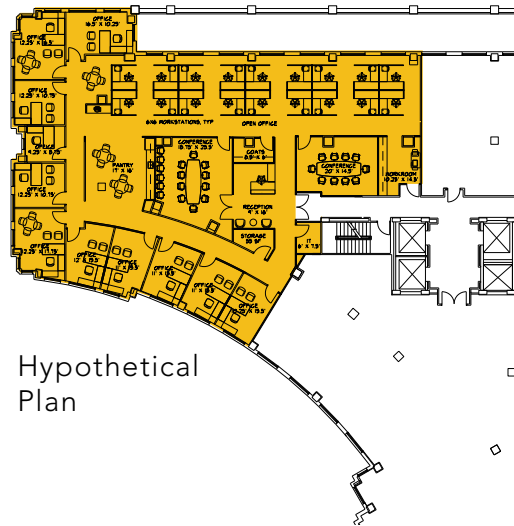


Private exterior terrace for 3rd floor tenant

FOURTH FLOOR

6,786 RSF
Available 9/1/2020

As-Is
Plan

Hypothetical
Plan

SEVENTH FLOOR

20,207 RSF
Available
11/1/2020



Private exterior terrace for 7th floor tenant

1725 DUKE

AT KING STREET STATION

LEASING *INFORMATION*

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