

# OFFICE SPACE FOR LEASE

**525 WYTHE STREET**

**ALEXANDRIA, VA 20014**



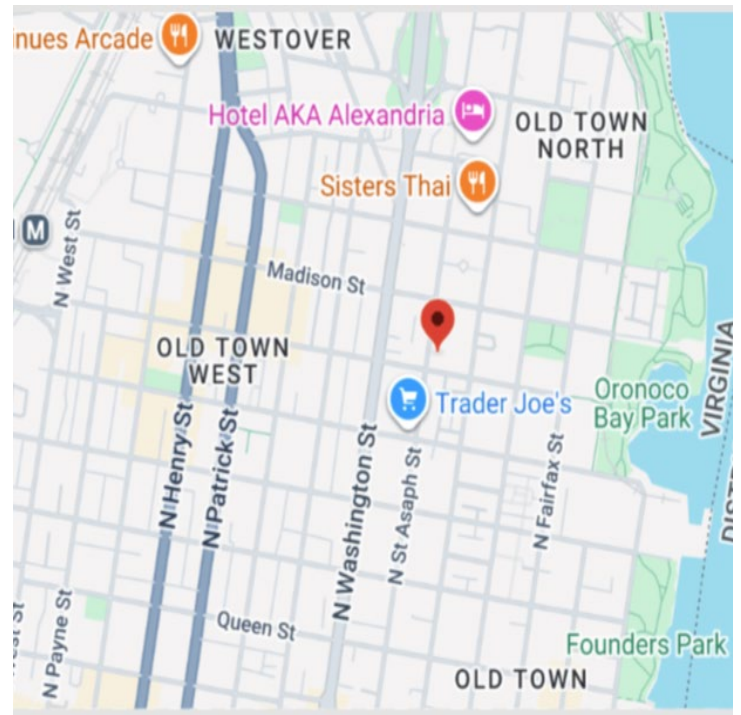
Presented by:

**Tri Phan** | 703.585.1494 | [tphan1494@gmail.com](mailto:tphan1494@gmail.com)

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PHAN & ASSOCIATES



## OFFERING SUMMARY

Lease Rate:	\$28.00/ sf (NN)
Building Size:	3,083 SF
Parking:	2 Reserved Spaces
Tenant Pays:	Utilities and Condo Fee
Landlord Pays:	Real Estate Tax

## PROPERTY OVERVIEW

Office space in Old Town North neighborhood. In the epicenter of new developments, one block from the redevelopment of the WMATA bus barn, and walking distance to two more brand new residential developments scheduled for completion later this year, including the MetroStage relocation project. In a highly amenitized area including FedEx, Trader Joe's, Harris Teeter, coffee/pastry shops, and more. Walking distance to both Braddock Road Metro and the Potomac River waterfront.

## PROPERTY HIGHLIGHTS

- New paint & Move-in ready
- 2 updated bathrooms
- New HVAC system installed Sept 2025
- 2 reserved parking spaces
- Corner location with building signage opportunity
- Landlord pays the real estate taxes, Comcast internet, Ring security cameras and Rhombus access control system
- Cryptocurrencies accepted

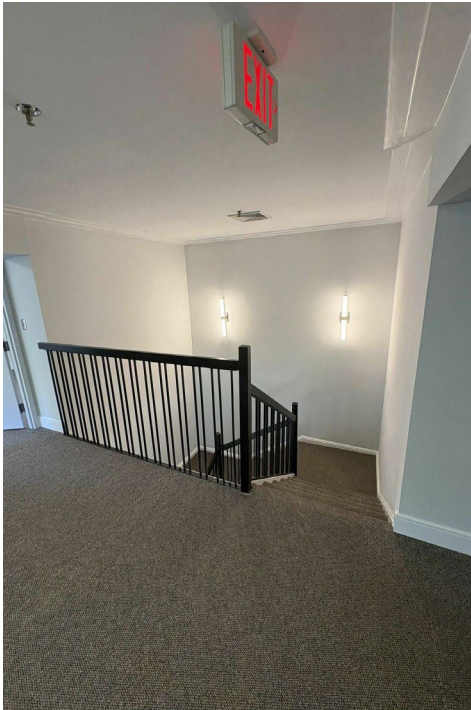
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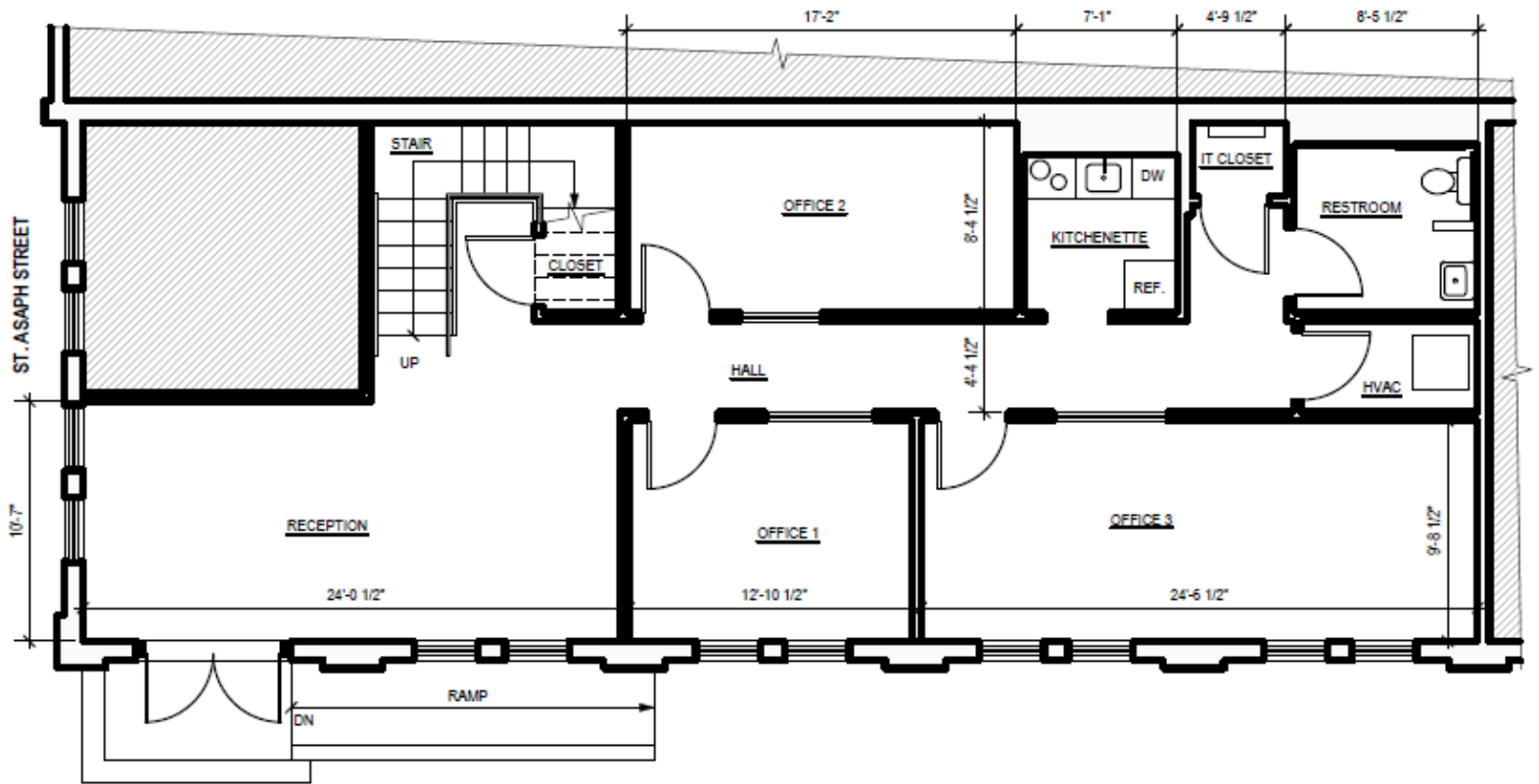
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1 **FIRST FLOOR PLAN**  
Scale: 3/16" = 1'-0"

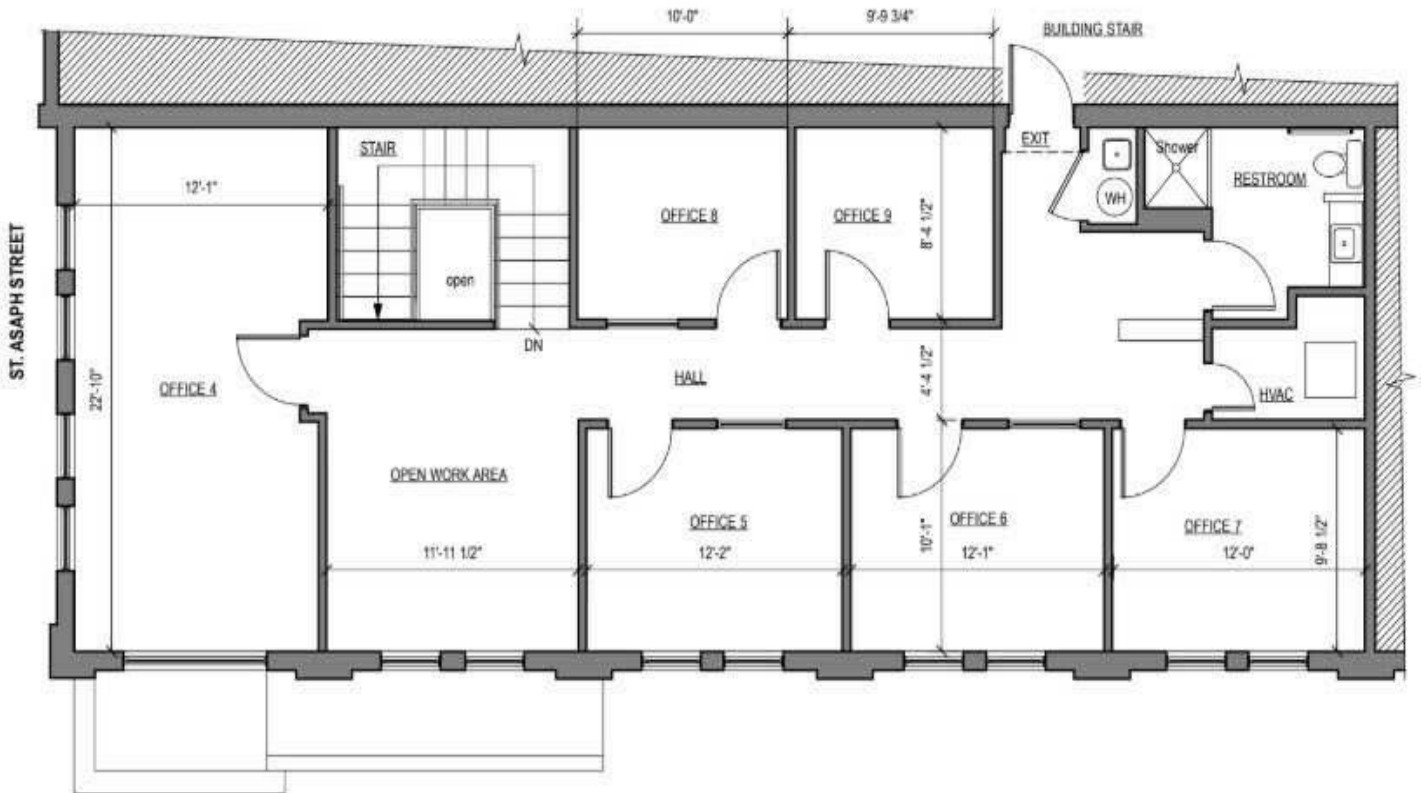
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2 SECOND FLOOR PLAN  
Scale: 3/16" = 1'-0"

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