



1650 KING STREET

1650 KING STREET, ALEXANDRIA, VA 22314

**UP TO 3,581 SF AVAILABLE
OVER 70' OF FRONTAGE**

YOUR SIGNAGE HERE



MATT SKALET

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LOCATION

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DEMOGRAPHICS | 2025

WALK TIME

| | 5-MIN | 10-MIN | 1-MILE | 2-MILE | 3-MILE |
|---------------|-----------|-----------|-----------|-----------|-----------|
| POPULATION | 1,096 | 7,306 | 38,770 | 88,066 | 159,605 |
| DAYTIME POP | 9,157 | 23,023 | 61,517 | 108,902 | 195,322 |
| HOUSEHOLDS | 564 | 3,918 | 20,251 | 42,389 | 73,382 |
| AVG HH INCOME | \$203,014 | \$192,425 | \$190,009 | \$195,436 | \$177,938 |

- UP TO 3,581 SF (DIVISIBLE)
- STREET LEVEL OF 100% LEASED 51,000 SF OFFICE BUILDING
- 2ND GENERATION BANK BRANCH
- ASKING RENT: \$60.00 PSF GROSS
- PRIME VISIBILITY TO KING STREET'S 15,000 ADT

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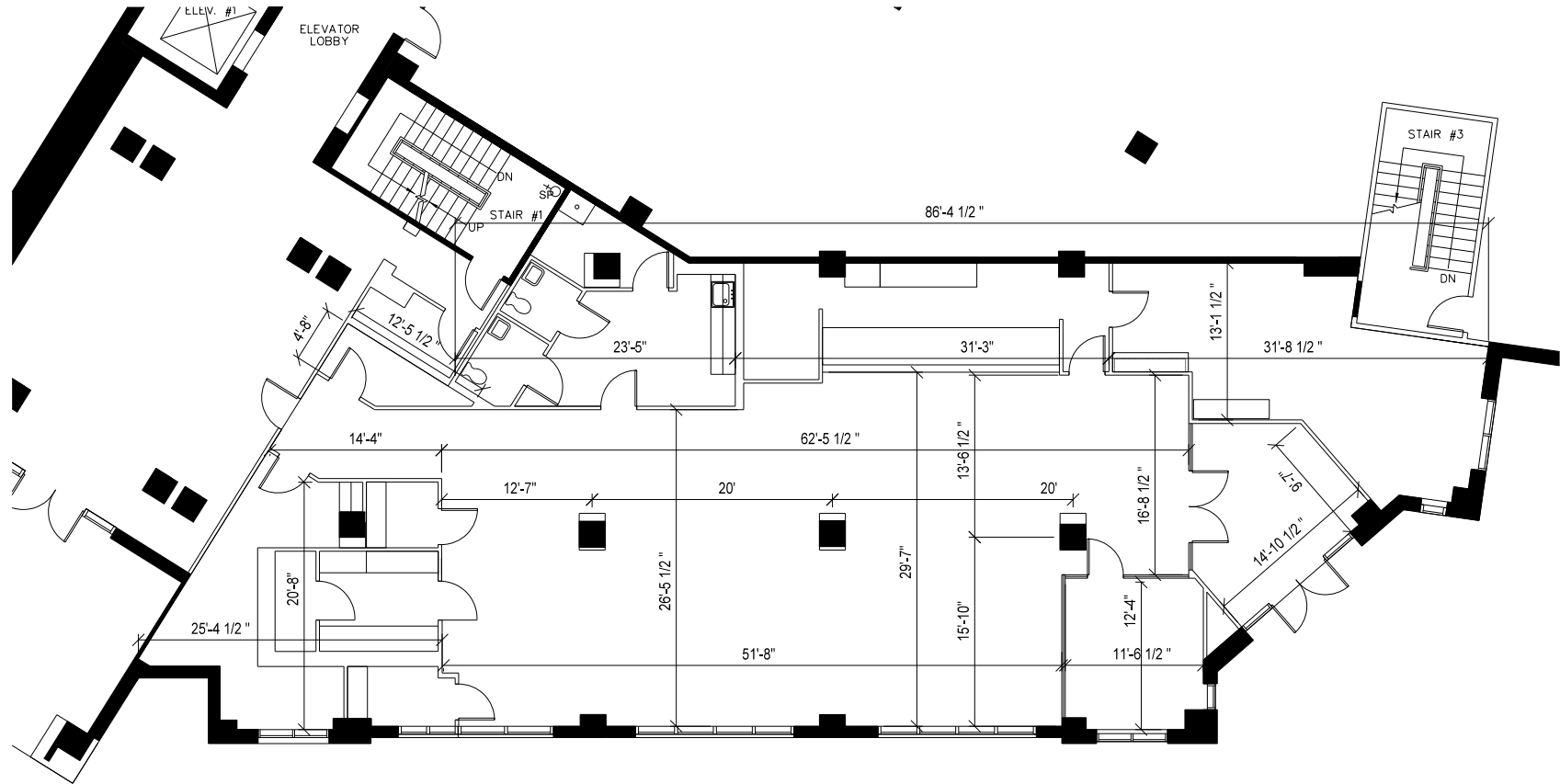
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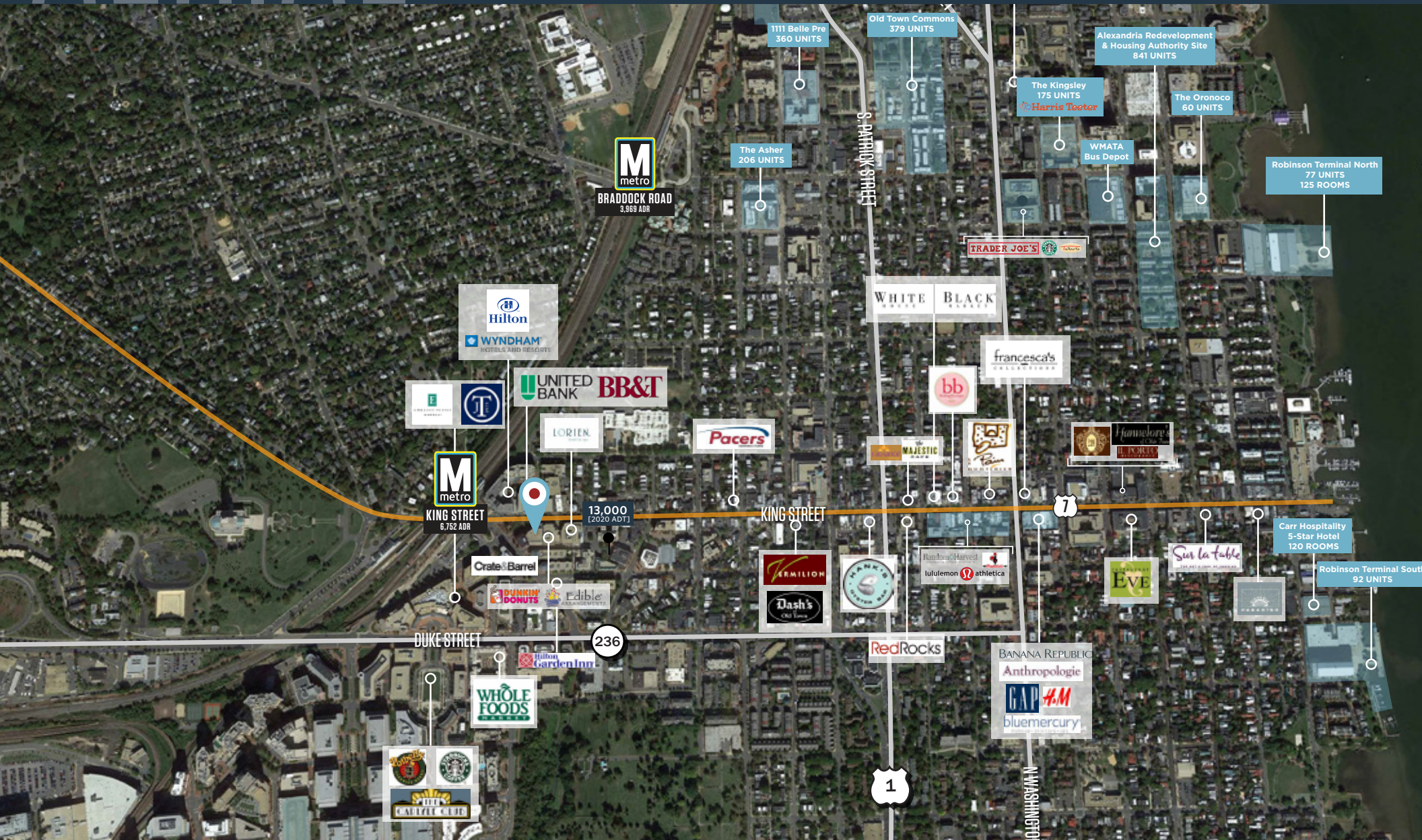
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AERIAL

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OFFICE SPACE FOR LEASE
3,327 - 12,409 SQ FT AVAILABLE

202.363.6301
BMC PROPERTIES.COM
BERNSTEIN

OFFICE SPACE FOR LEASE
BMC PROPERTIES.COM 202.363.6301

UP TO 3,581 SF AVAILABLE

DIRECT ACCESS TO SPACE THROUGH LOBBY



KING STREET



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