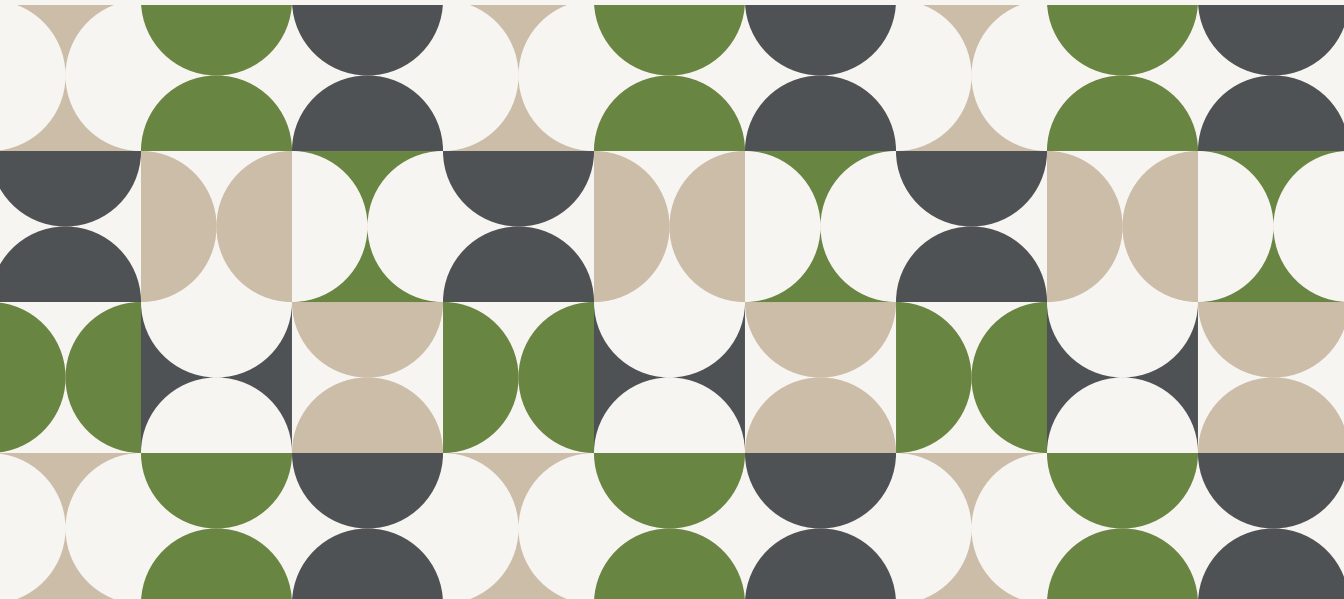


515
King





“Our acquisition of 515 King Street will allow us to continue to work with great companies that are looking to grow and further expand their portfolio in the region, while also offering them repurposed spaces and the best amenities available to make their experience the best possible.”

MATTHEW JEMAL

Vice President, Douglas Development

The dawn of a brand new workspace.

515 King Street is a five-story office building originally built in 1966 on Old Town's historic King Street, just five blocks from the Alexandria Waterfront. Purchased and reimagined by Douglas Development in 2022, recent renovations include façade upgrades, new ground floor retail, a redesigned lobby, two floors of brand new spec suites and the addition of brand new tenant amenities.



Pet-friendly building



Renovated in 2023



*Attached garage with
90 parking spaces*



*Private terrace options
for 4th & 5th floor suites*



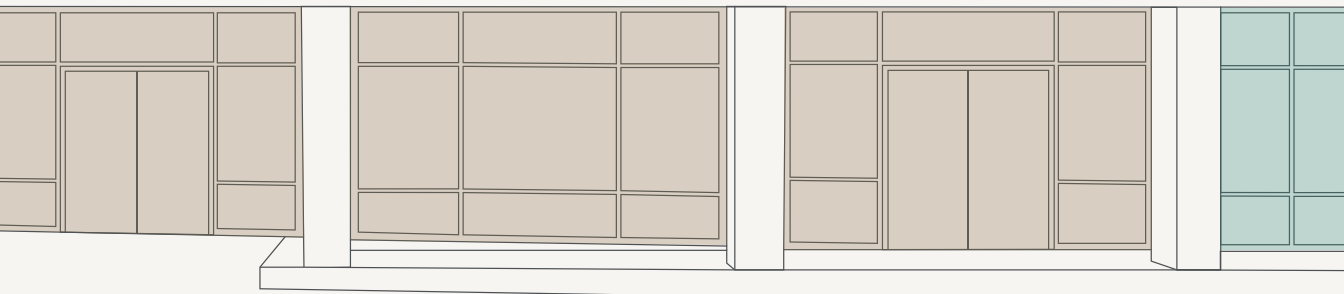
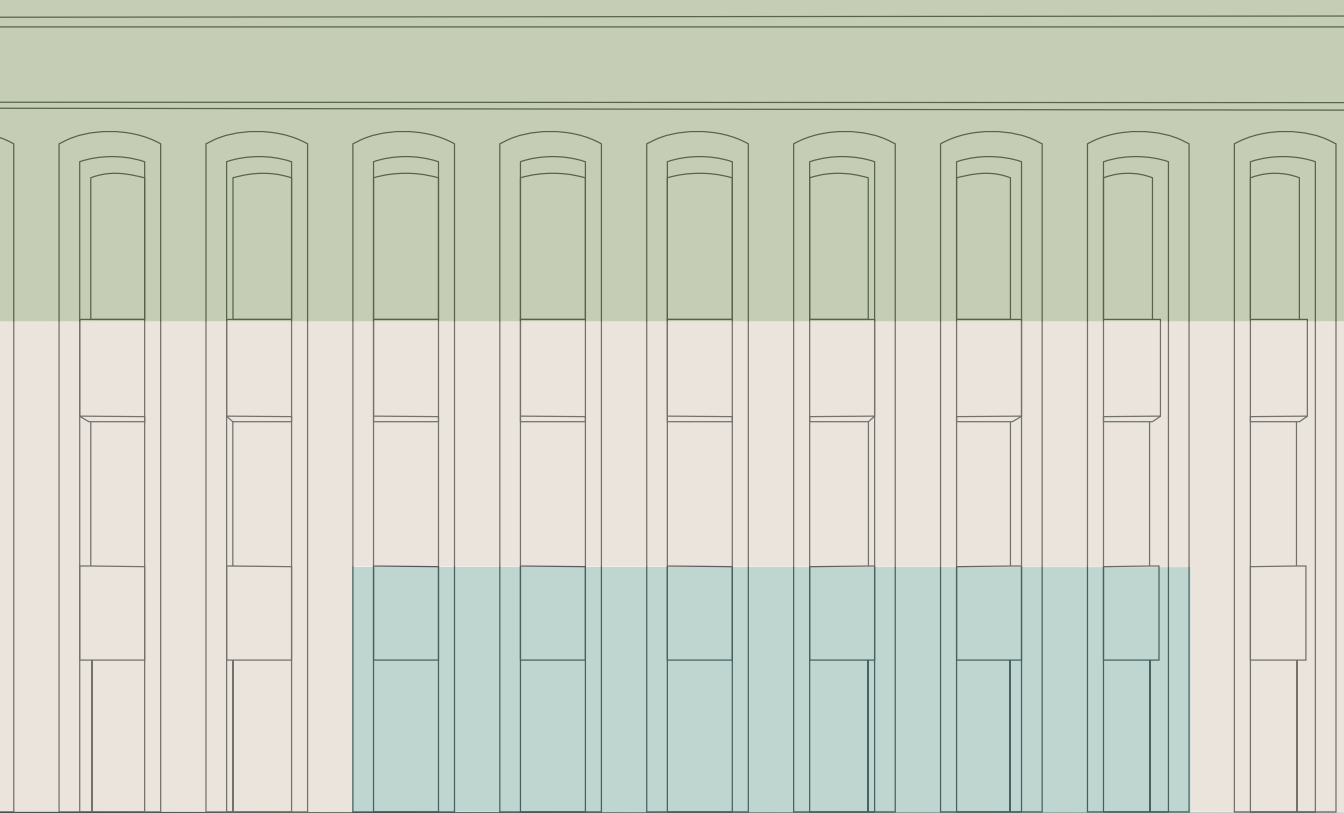
*All new amenities - fitness,
conferencing + more*

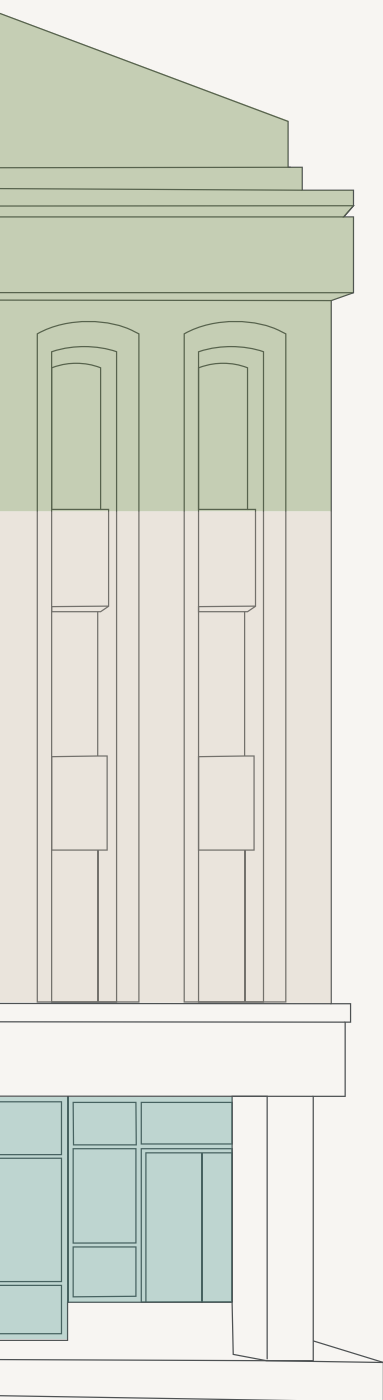


*Access to The Mark's
flex office spaces in DC*









FLOORS 4 & 5

Brand-new, pre-built spec suites
+ private terrace options



FLOORS 2 & 3

Brand-new, pre-built spec suites



AMENITIES

Renovated lobby

Fitness center

Shower facilities & locker rooms

Conference facilities & meeting rooms



RETAIL

Tatte Bakery & Café

+ more



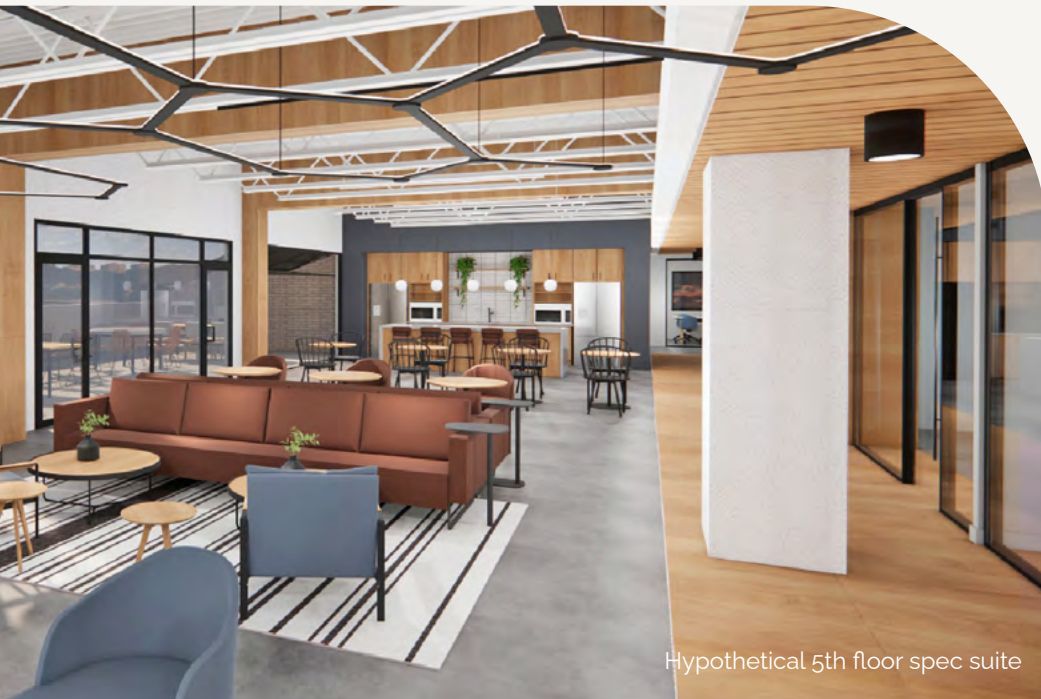
Typical spec suite

**Brand new
spec suites
& amenities
designed to
impress.**

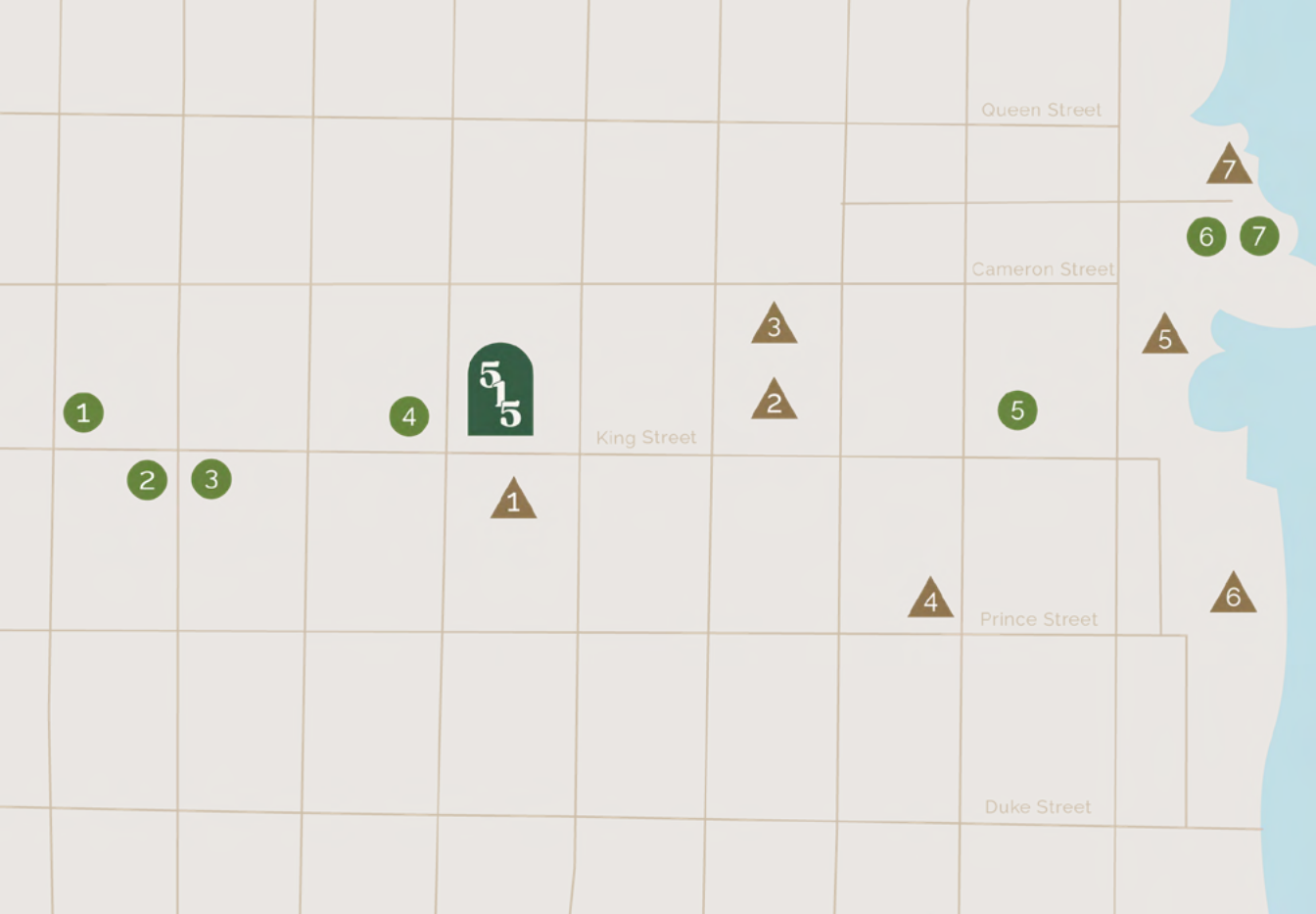




Fitness center, showers and locker rooms



Hypothetical 5th floor spec suite



RESTAURANTS

- ① Sweetgreen
- ② Don Taco
- ③ King's Ransom
- ④ Chipotle
- ⑤ Landini Brothers
- ⑥ Blackwall Hitch
- ⑦ Chart House

ATTRACTIONS

- ① Alexandria Circuit Court
- ② Old Town Farmers' Market
- ③ Alexandria City Hall
- ④ Athenaeum
- ⑤ Torpedo Factory Art Center
- ⑥ Old Town Alexandria Waterfront
- ⑦ Old Town Alexandria Harbor

Historic backdrop, new happenings.

FUN FACTS

- a.** Founded in 1749, Alexandria's Old Town became a nationally designated historic district in 1946. It was only the third district to ever earn the title.
- b.** In 2019, Forbes' online magazine named the city the "Ice Cream Cone Capital of the United States."
- c.** Alexandria is one of the Top 10 Dog-Friendly Vacation destinations in the U.S.





A reputation of revitalization.

For three decades, Douglas Development Corporation has garnered redevelopment successes in the District of Columbia, as well as in suburban Virginia and Maryland. Douglas Development has earned a reputation for revitalizing underdeveloped, emerging areas and continues to win praise from local government authorities, community members, neighbors, and the real estate community at large. With a current portfolio of more than 10 million leasable square feet and more than 5 million square feet of developable real estate in the pipeline, Douglas Development is well-established as one of the most dominant and successful real estate developers in the Washington Metropolitan area.





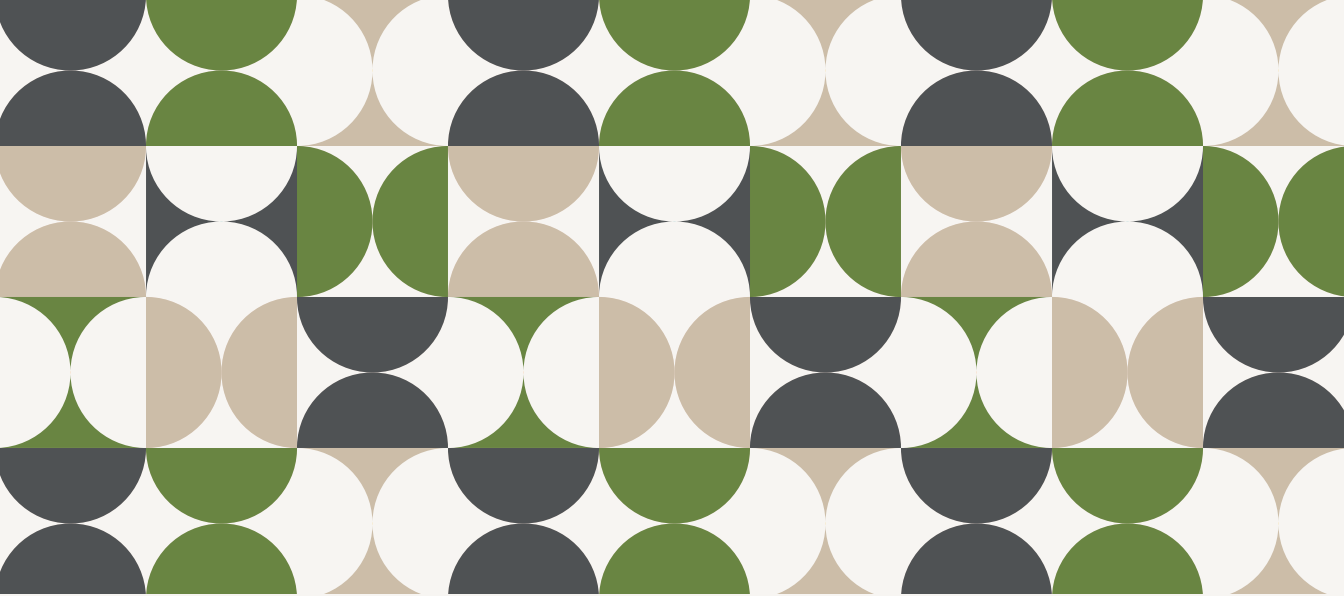
108 S Washington St



603 King St



628 King St




STREAM



 **Douglas
Development**