

DEBT-FREE OWNERSHIP



1737
KING
OLD TOWN ALEXANDRIA

OLD TOWN
PRESTIGE &
MODERN WORKLIFE

OFFICE LEASING

Lincoln Property Company
www.lpc.com | 703.522.4600

VIBRANT OFFICE SPACE

ANCHORING OLD
TOWN ALEXANDRIA'S
HISTORIC DISTRICT

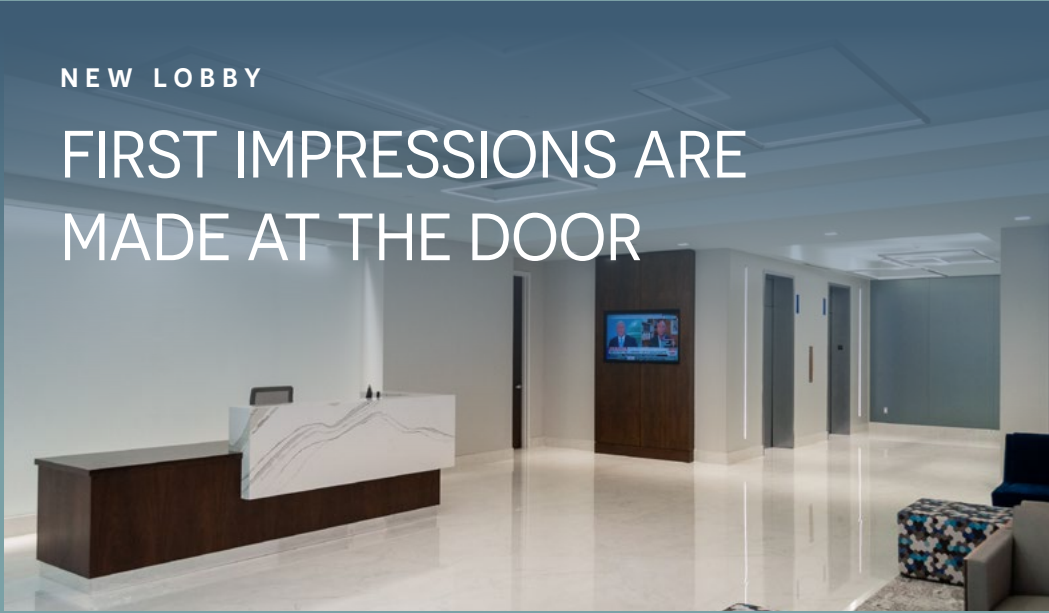
Positioned at the historic crossroads of King Street and Cameron Street, this prestigious property stands as a gateway to both Old Town's colonial charm and the modern business landscape of the DC metro area.

Step into a workspace where historic charm meets modern convenience. This ideally located building offers unmatched connectivity to the very best of Old Town Alexandria. Just steps from the King Street Metro, and minutes from everyday essentials like coffee shops, lunch spots, and happy hour favorites, it places employees at the heart of it all. Surrounded by tree-lined streets, boutique storefronts, and top-tier dining, 1737 King Street offers the kind of walkable, amenity-rich environment that inspires productivity and elevates the workday experience.



NEW LOBBY

FIRST IMPRESSIONS ARE
MADE AT THE DOOR



1737 KING STREET | OLD TOWN ALEXANDRIA

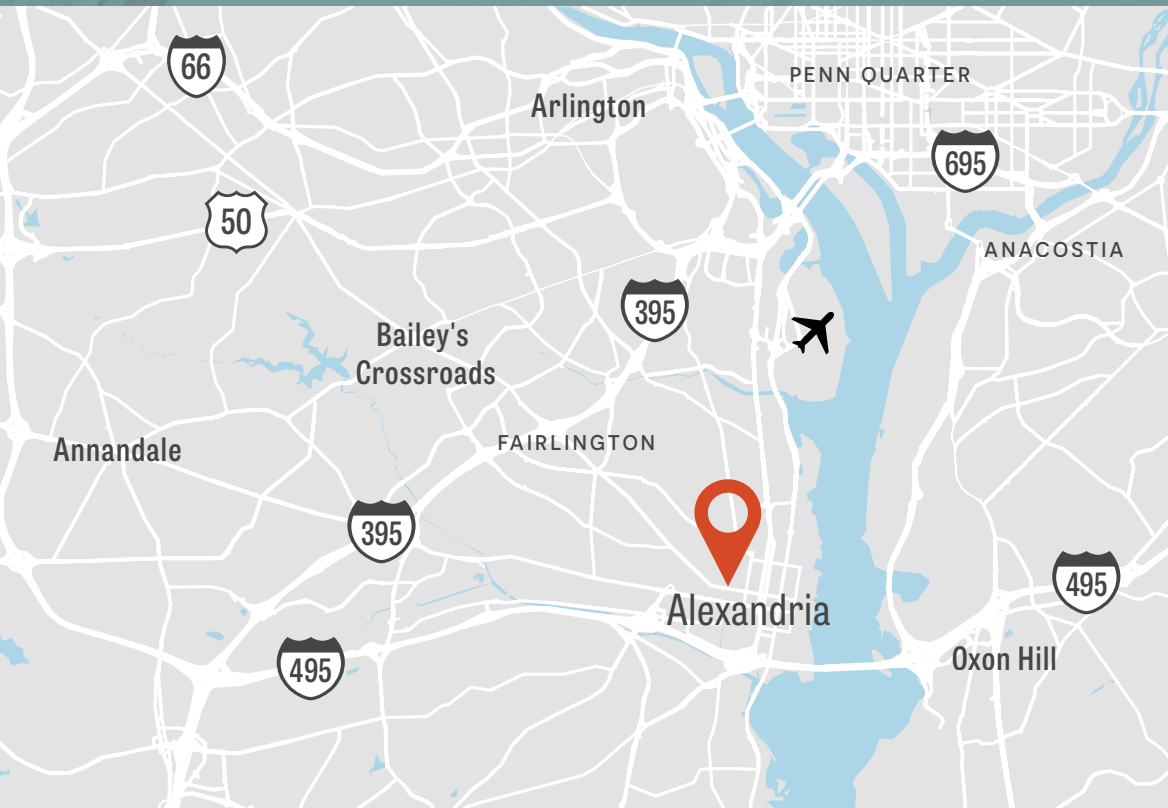
KING STREET DISTRICT

IMMEDIATE ACCESSIBILITY

The vibrant King Street district surrounds you with essential amenities: refined accommodations at Embassy Suites, financial institutions, travel services, business support centers, and an eclectic array of dining experiences—all within a pleasant stroll along Alexandria's historic cobblestone streets. In addition, adjacent and nearby neighborhoods are popular residential choices for C-suite executives, making 1737 King Street a highly convenient and desirable workplace location.

Strategic positioning provides seamless access to the entire metropolitan region via Route 1 and the scenic George Washington Parkway. Both Reagan National and Dulles International airports are effortlessly accessible, keeping your business connected globally while remaining firmly rooted in Old Town's distinctive heritage.

This distinguished property stands as a testament to both historical significance and forward-thinking operation, having earned the prestigious Energy Star label multiple times for its exceptional efficiency—a rare blend of Old Town character with modern sustainability.



RETAIL SURROUNDED

NEARBY AMENITIES

LOCAL EATS



UPTOWNER CAFE



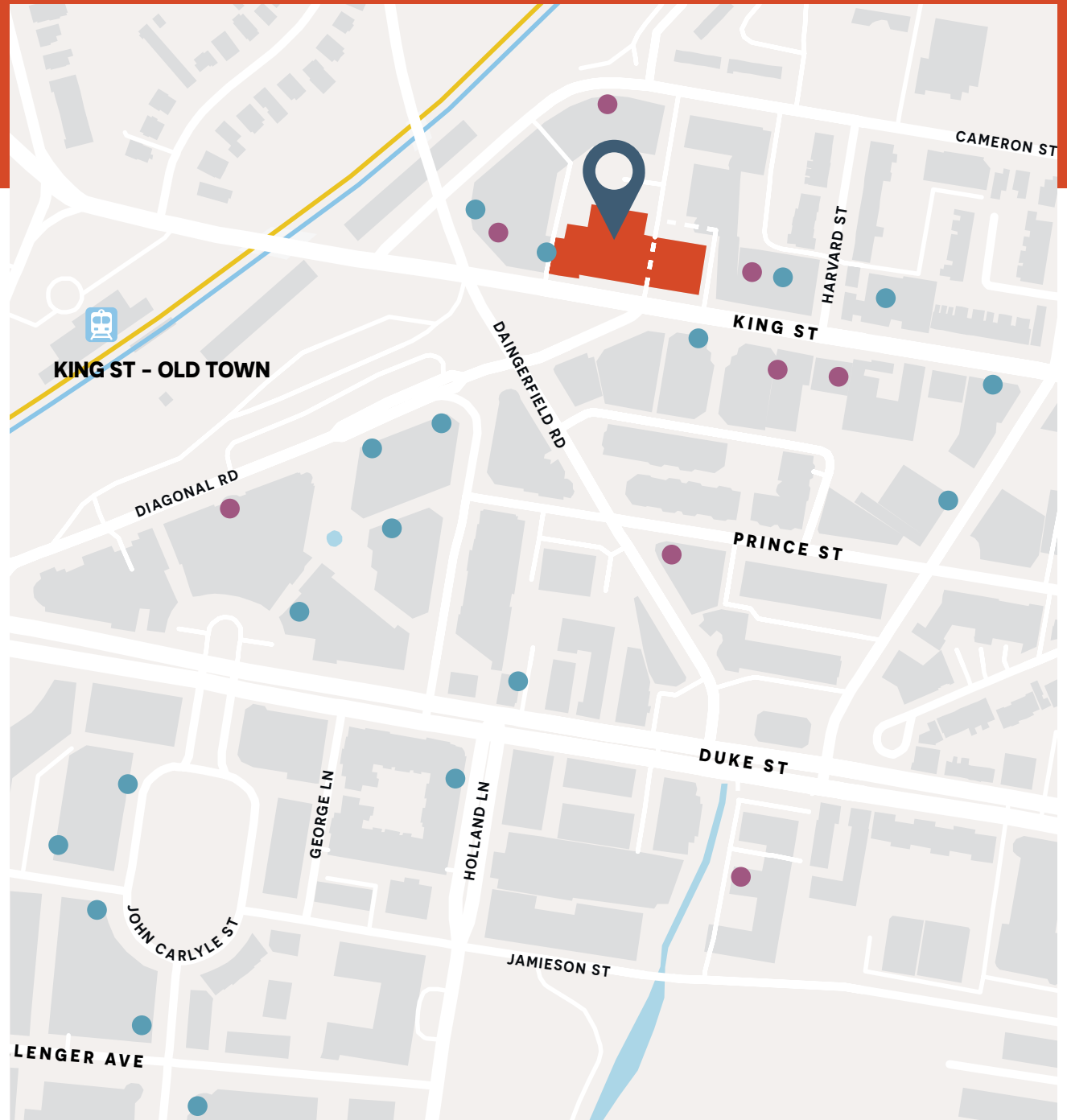
DUNKIN'

Andy's PIZZA

HARD TIMES CAFE

WHISKY & OYSTER

HOSPITALITY



UPSCALE OFFICE WITH FULL AMENITY PACKAGE

- + TENANT LOUNGE WITH TWO LARGE CONFERENCE ROOMS
- + KITCHENETTE WITH LARGE ENTERTAINING AREA
- + ADAPTABLE SPACE OPTIONS PERFECTLY SUITED FOR MEETINGS, TEAM TRAININGS, COLLABORATIVE SESSIONS AND CORPORATE EVENTS
- + FITNESS CENTER & LUXURY LOCKER ROOMS





KITCHENETTE
With Entertainment Area



**LARGE & PRIVATE
CONFERENCE ROOMS**



FITNESS CENTER
With Peloton & Strength Training

1737 KING

OLD TOWN ALEXANDRIA

STACKING PLAN

OFFICE LEASING

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Eamon McCrann
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Ashley Superville
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FLOOR 6	VACANT SUITE 600 20,802 SF			LEASED	LEASED		
FLOOR 5	LEASED						
FLOOR 4	VACANT SUITE 400 28,935 SF						
FLOOR 3	LEASED		LEASED	LEASED	LEASED	VACANT SUITE 370 3,781 SF	
FLOOR 2	VACANT SUITE 200 2,889 SF	LEASED		LEASED	VACANT SUITE 220 3,832 SF	VACANT SUITE 250 3,030 SF	FITNESS CENTER/ TENANT LOUNGE
FLOOR 1	LEASED	LEASED		LEASED			
B-1 STORAGE	SUITE LL 1,660 SF			LEASED			

1737 KING

OLD TOWN ALEXANDRIA

2ND FLOOR

SPEC SUITE 200
2,889 SF

SPEC SUITE 220
3,832 SF

SPEC SUITE 250
3,030 SF

OFFICE LEASING

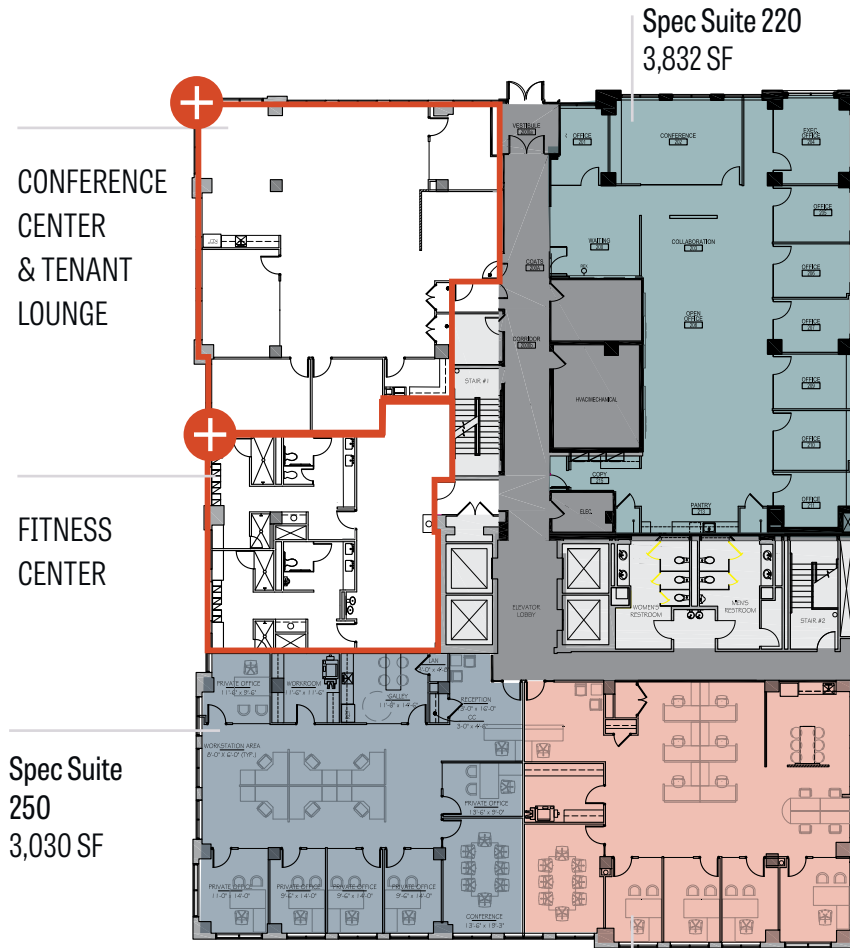
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Lincoln



Spec Suite 220
3,832 SF

CONFERENCE
CENTER
& TENANT
LOUNGE

FITNESS
CENTER

Spec Suite
250
3,030 SF

Spec Suite 200
2,889 SF



Spec Suite 250
3,030 SF

360° [CLICK TO VIEW
VIRTUAL TOUR](#)



Spec Suite 200
2,889 SF

360° [CLICK TO VIEW
VIRTUAL TOUR](#)



Spec Suite 220
3,832 SF

360° [CLICK TO VIEW
VIRTUAL TOUR](#)

1737 KING

OLD TOWN ALEXANDRIA

3RD FLOOR

SUITE 300
14,538 SF
AVAILABLE 10/01/25

SUITE 370
3,781 SF

DEMISING OPPORTUNITIES AVAILABLE

OFFICE LEASING

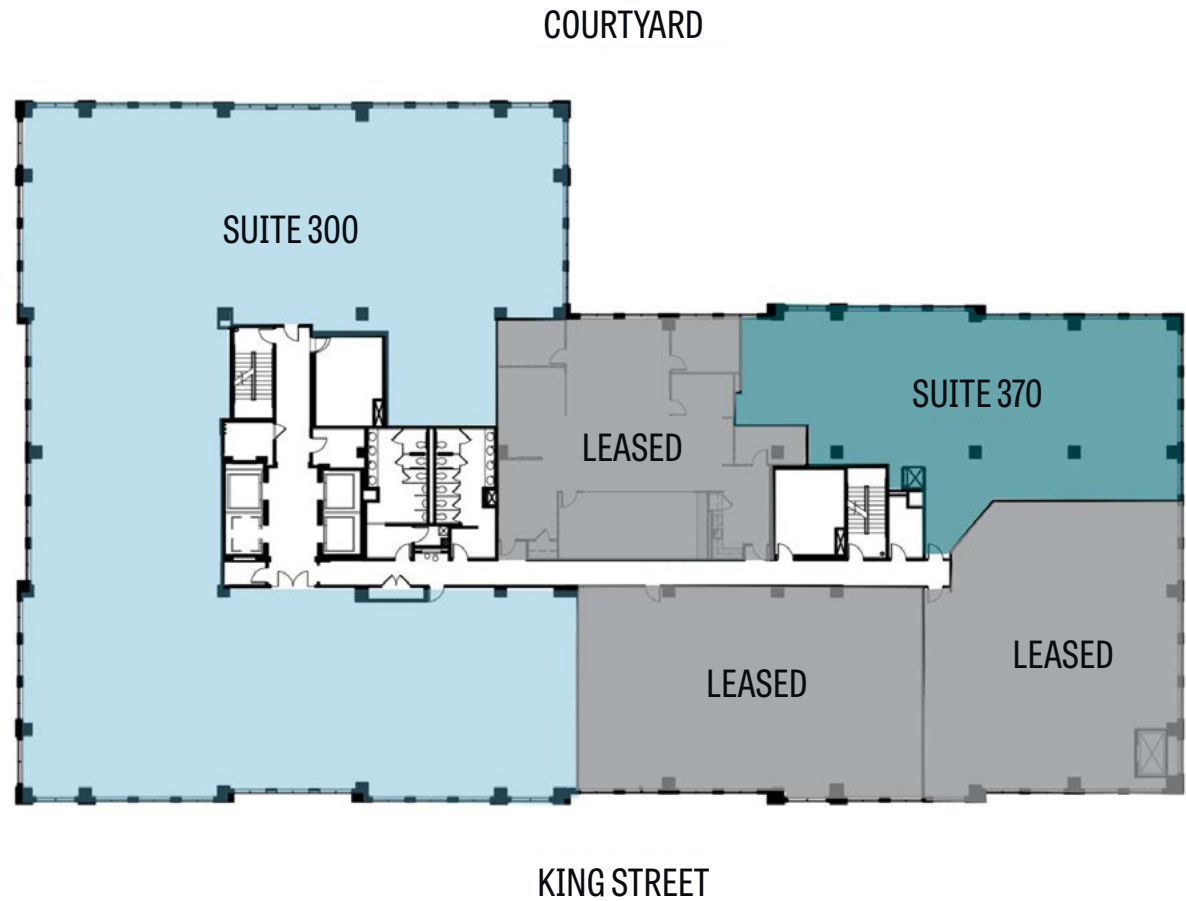
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1737 KING

OLD TOWN ALEXANDRIA

4TH FLOOR

SUITE 400
FULL FLOOR AVAILABLE
28,935 SF

DEMISING OPPORTUNITIES AVAILABLE

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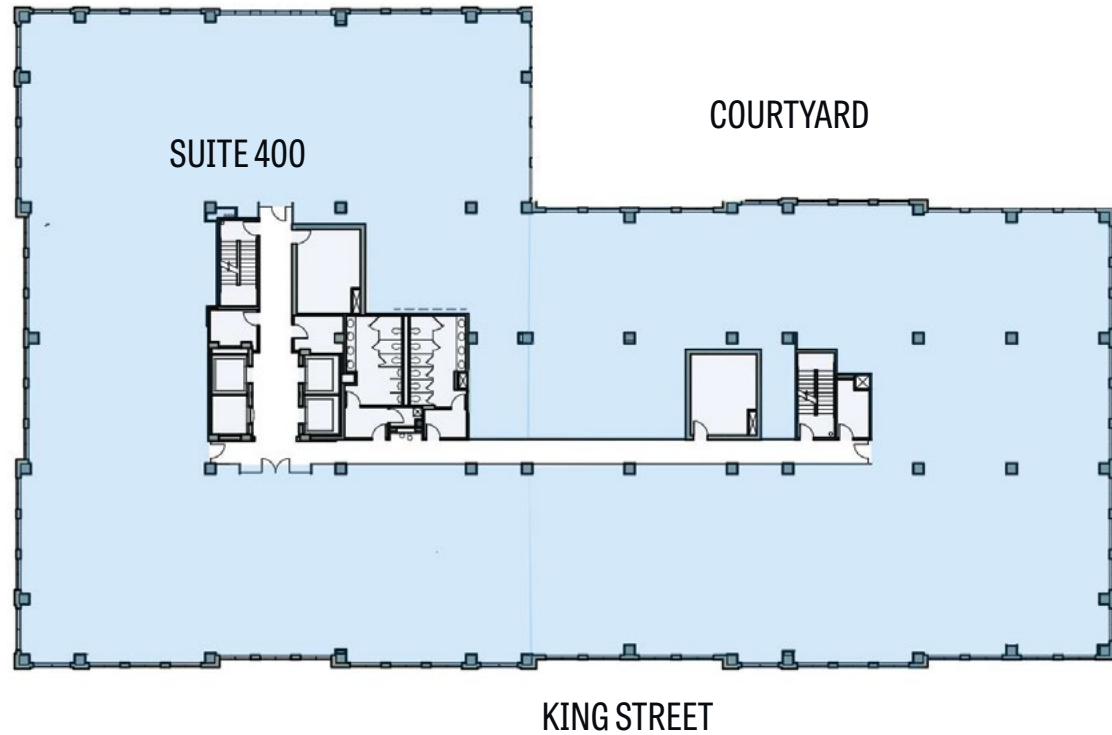
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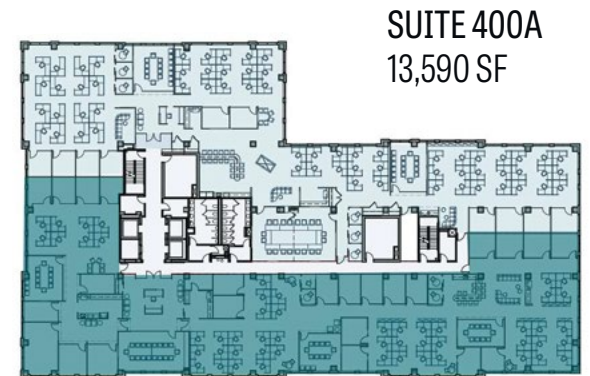
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FULL FLOOR OPPORTUNITY



HYPOTHETICAL TEST FITS



SUITE 400B | 15,314 SF

1737 KING

OLD TOWN ALEXANDRIA

5TH FLOOR

SUITE 500
28,935 SF

DEMISING OPPORTUNITIES AVAILABLE

OFFICE LEASING

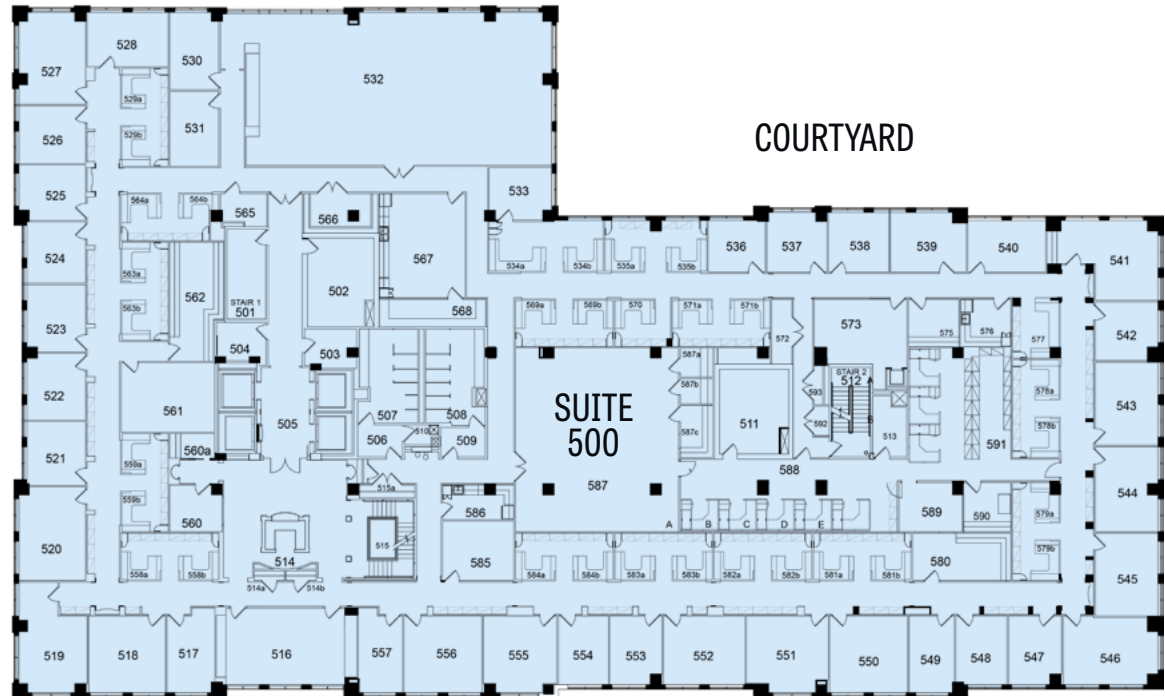
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KING STREET

1737 KING

OLD TOWN ALEXANDRIA

6TH FLOOR

SUITE 600
20,802 SF

DEMISING OPPORTUNITIES AVAILABLE

OFFICE LEASING

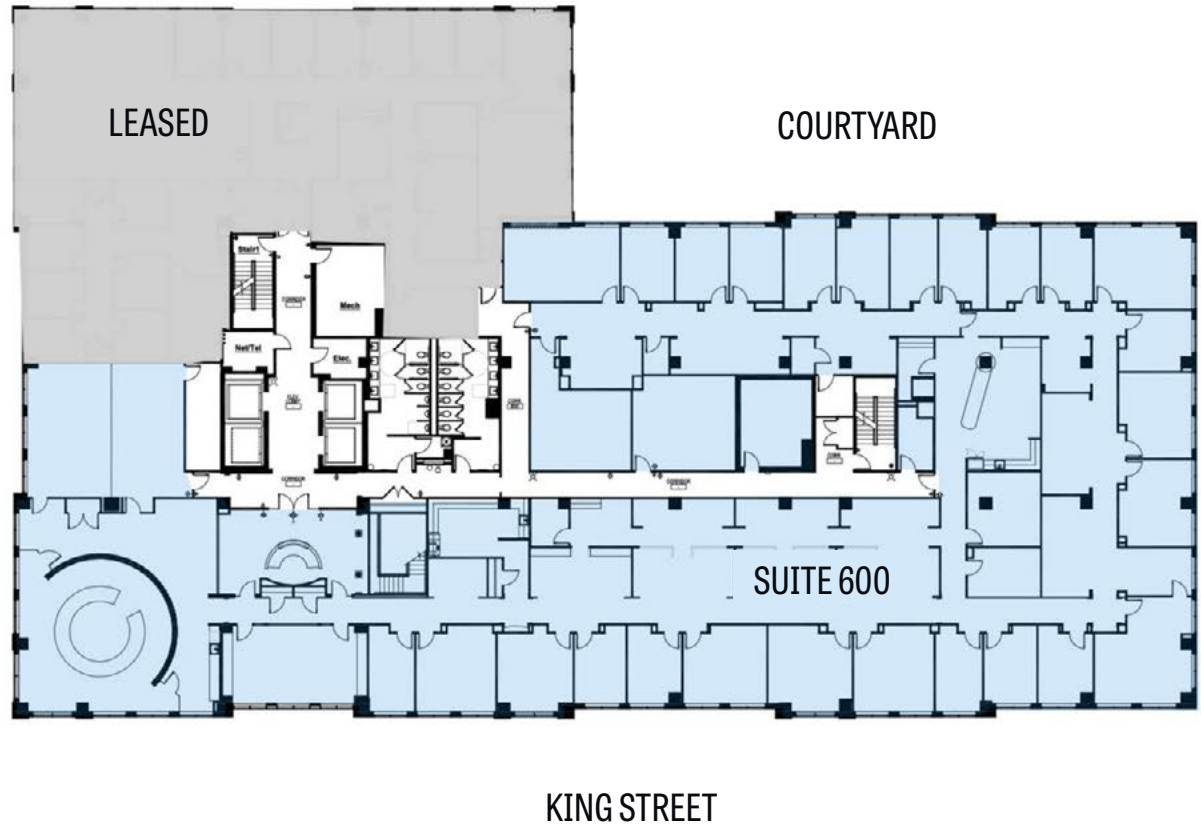
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