

carlyle tower

powered by **cove**

2461 EISENHOWER AVE ALEXANDRIA, VA

Not just an office building,
but a mixed-use experience



Lincoln

 RUBENSTEIN
PARTNERS

Next
REALTY
MID-ATLANTIC

SHOPS 
carlyle tower

carlyletower.com

WELCOME TO YOUR NEW
**DESTINATION FOR
PRODUCTIVITY**





YOUR ONE-STOP-SHOP WORKPLACE

Surrounded by luxury residential towers and a diverse collection of restaurants, Carlyle Tower is a mixed-use trophy project with fully renovated, innovative space to work, play, and relax. The Shops at Carlyle, featuring multiple restaurants, is located on the ground level, and the on-site amenities include a welcoming lobby, state-of-the-art conference center, tenant lounge and fitness facility.



14 floors



Outdoor plaza with seating and WiFi



335,000 SF
Class A Office Space



Secure bike storage



24,000 SF
Typical Floor



Onsite Experience Manager and mobile app by Cove



25,000 SF
On-site Retail Space



New HVAC and VAV systems



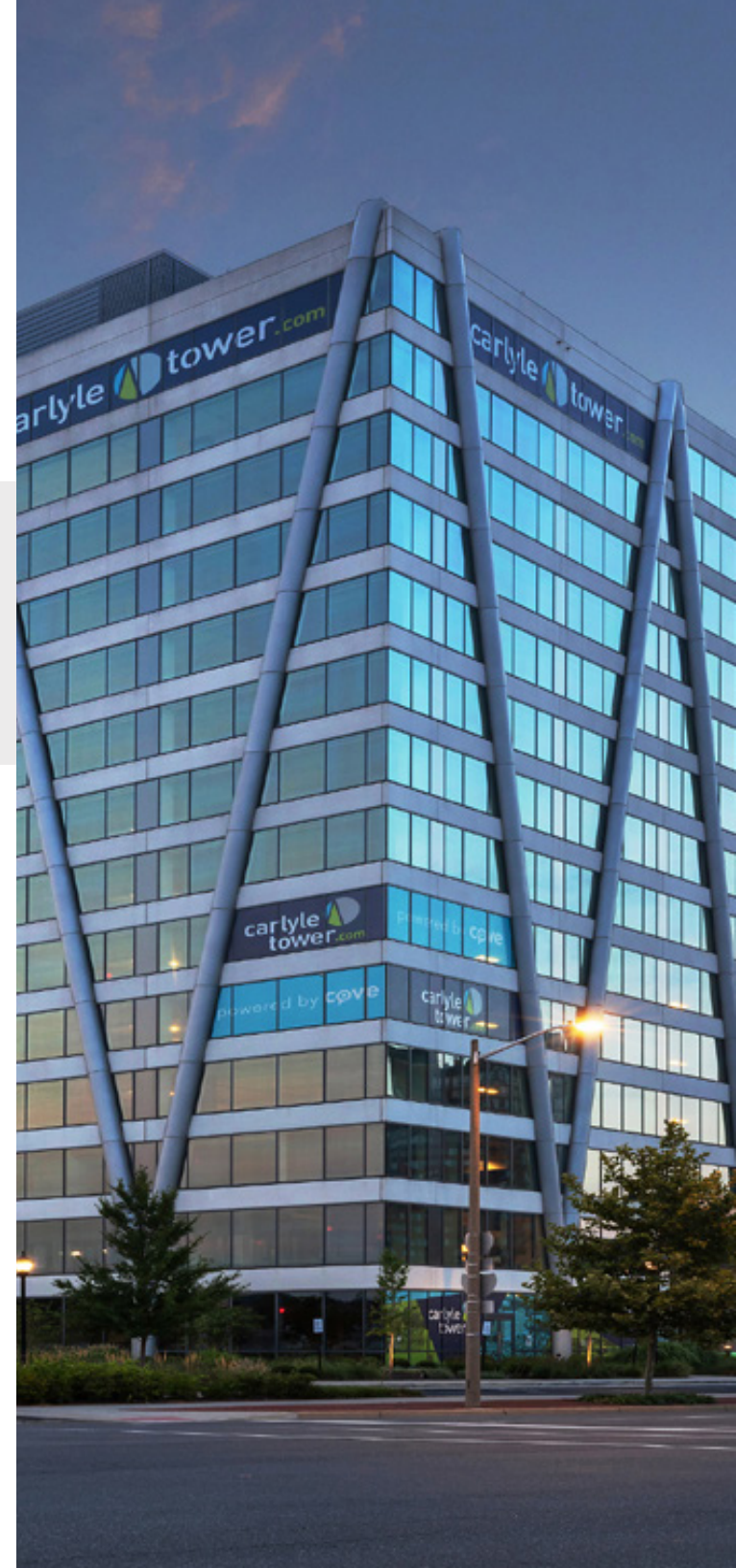
1.75/1,000 SF
Parking Ratio



Immediate access to I-495, I-95 and Metro



LEED® Gold certified



FLEX COWORKING IN THE PALM OF YOUR HAND

powered by **cove**

CARLYLE TOWER FLEX COWORKING & MOBILE APP

Cove, an industry-leading technology platform, powers our exclusive mobile app and seamlessly connects tenants to on-site amenities, operational services, building events & more.



Reserve a room in our tech-equipped conference center



Request AV support or catering assistance



Sign up for a yoga class hosted in our fitness center



Order food from local restaurants



Secure a seat on our electric shuttle

SHOPS AT

carlyle tower



ON-DEMAND ELECTRIC SHUTTLE TO RETAIL, PARKING & METRO



LIVE THE LIFESTYLE OF CONVENIENCE

Part of a 56-acre, seven-million-square-foot, master-planned community, Carlyle Tower and the Shops at Carlyle Tower have helped establish the Carlyle District as a 24/7, urbanized, live-work-play community sought-after by tenants, visitors and residents alike.

A diverse roster of restaurants at the Shops at Carlyle Tower are just an elevator ride away, plus more restaurants surrounding Carlyle Tower, there is new meaning to the word convenience.

- On-site retail includes Starbucks, ColdStone Creamery, Ted's Montana Grill, Galae Thai and Delia's Mediterranean Grill & Brick Oven Pizza
- Steps away from the 84,000 SF Wegman's, & pizza, Ted's Montana Grill, Sidekick Bakery and a 22-screen AMC Theatre
- Future 7,780 SF retail pad site to feature restaurant with outdoor seating



CONVENE YOUR TEAM

TENANT LOUNGE

Our WiFi-equipped, 3,000 SF tenant lounge features breakout and collaborative areas, various games and coffee.



CONFERENCE CENTER

Our fully AV-equipped, 4,000 SF conference center has seating for up to 64 people (classroom), 28 people (boardroom), and 8-12 people (small conference).



FLEXIBLE COWORKING

Coworking at Carlyle Tower comes with everything you need to be productive. Private offices with fast & dedicated wifi, free snacks, and fresh drip coffee are all included. Perfect for smaller teams and entrepreneurs.

BOOST YOUR HEALTH AND WELLNESS

Our expansive 3,500 SF fitness center features a studio for kickboxing, yoga and fitness classes as well as a cardio room and spa-quality locker rooms with showers, lockers and towel service.



YOGA ROOM



FITNESS CENTER



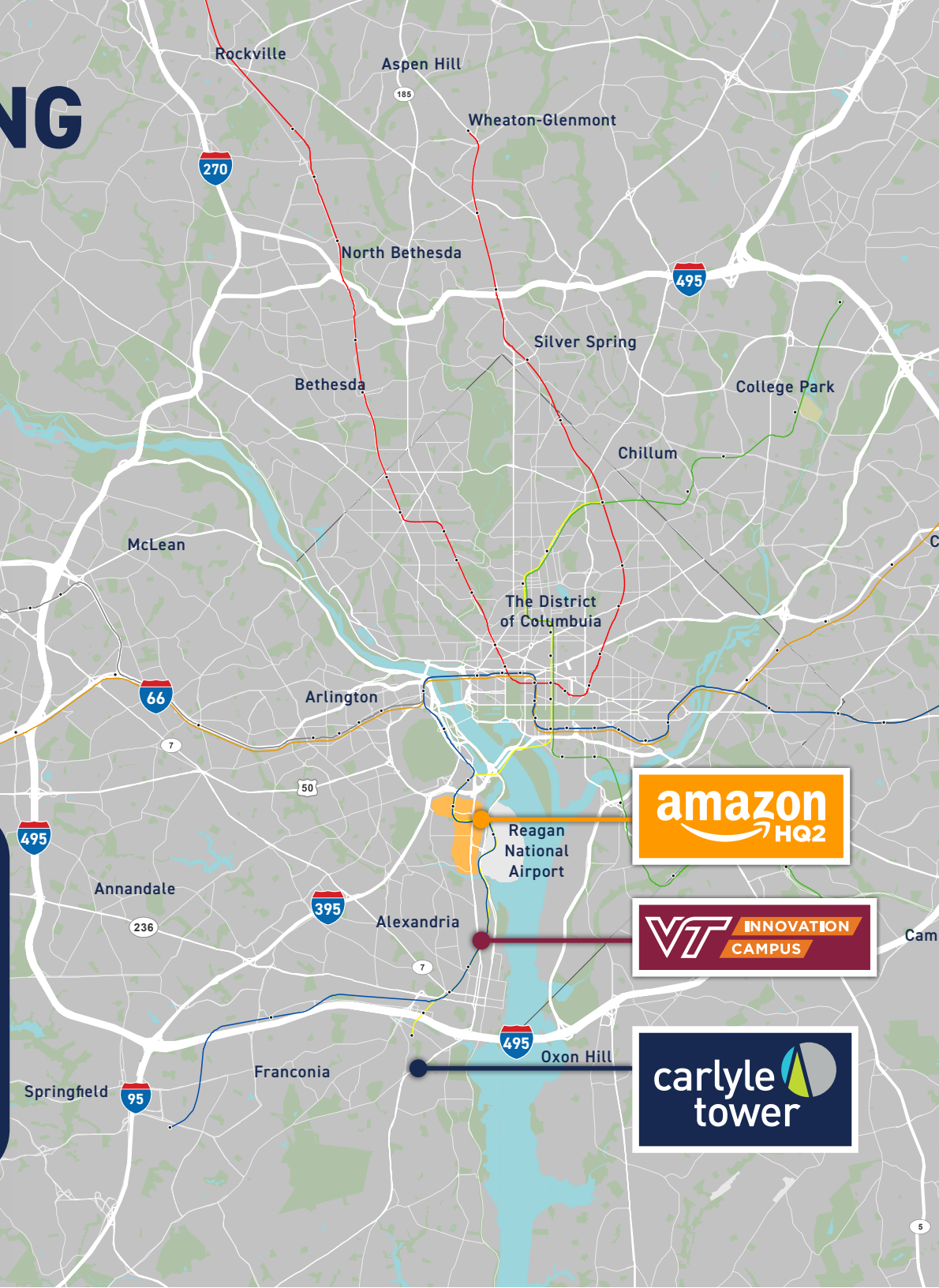
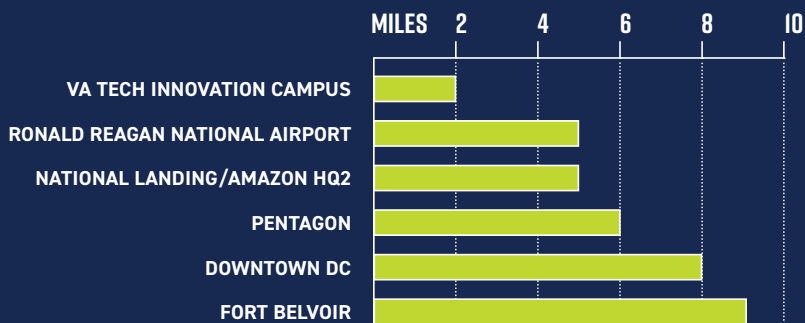
LOCKER ROOM

JOIN FLOURISHING ALEXANDRIA

Our Alexandria location, just 9 miles south of Washington, D. C., puts Carlyle Tower in the epicenter of two major new developments in the area.

- **Amazon HQ2** is currently being constructed in National Landing
- **Virginia Tech Innovation Campus** is slated to open in 2024

DISTANCE TO MAJOR AREA DESTINATIONS



OUR NEIGHBORHOOD IS GROWING



| | |
|---|--------------------|
| 1. Carlyle Mill (Residential) | UNDER CONSTRUCTION |
| 2. The Park Meridian (Residential) | UNDER CONSTRUCTION |
| 3. Paradigm (Residential & Hotel) | PLANNED |
| 4. Carlyle Plaza | PLANNED |
| 5. Hoffman Block 2-3 | EXISTING |
| 6. Hoffman Block 2-3 | |
| 7. Hoffman Towerws | |
| 8. WMATA Offices | |
| 9. Holiday Inn | |
| 10. Hoffman Town Center | |
| 11. Mill Race (Apartments/Office) | |
| 12. Marriot | |
| 13. Whole Foods | |
| 14. Burke & Herbert Bank | EXISTING |
| 15. US Patent & Trade Office | |
| 16. Eisenhower Center III | |
| 17. Alexandria Renew Environmental Center | |
| 18. Paradigm | EXISTING |
| 19. The Foundry | |
| C. Carlyle Blocks A-0 | |



AMTRAK VRE M KING STREET METRO, AM & VRE STATION



ACCESS YOUR WORKPLACE WITH EASE

ONE MILE TO



KING STREET
METRO, AMTRAK
& VRE STATIONS

U.S. PATENT &
TRADEMARK OFFICE

U.S. DISTRICT
COURT

INTERSTATE
495
SUPERIOR
VISIBILITY
200,000 VPD
(VEHICLES PER DAY)

GEORGE WASHINGTON
MASONIC NATIONAL
MEMORIAL

NATIONAL
SCIENCE
FOUNDATION

ADJACENT TO
M EISENHOWER
AVENUE METRO

DUKE STREET

WMATA
HQ

CARLYLE
CROSSING



carlyle
tower

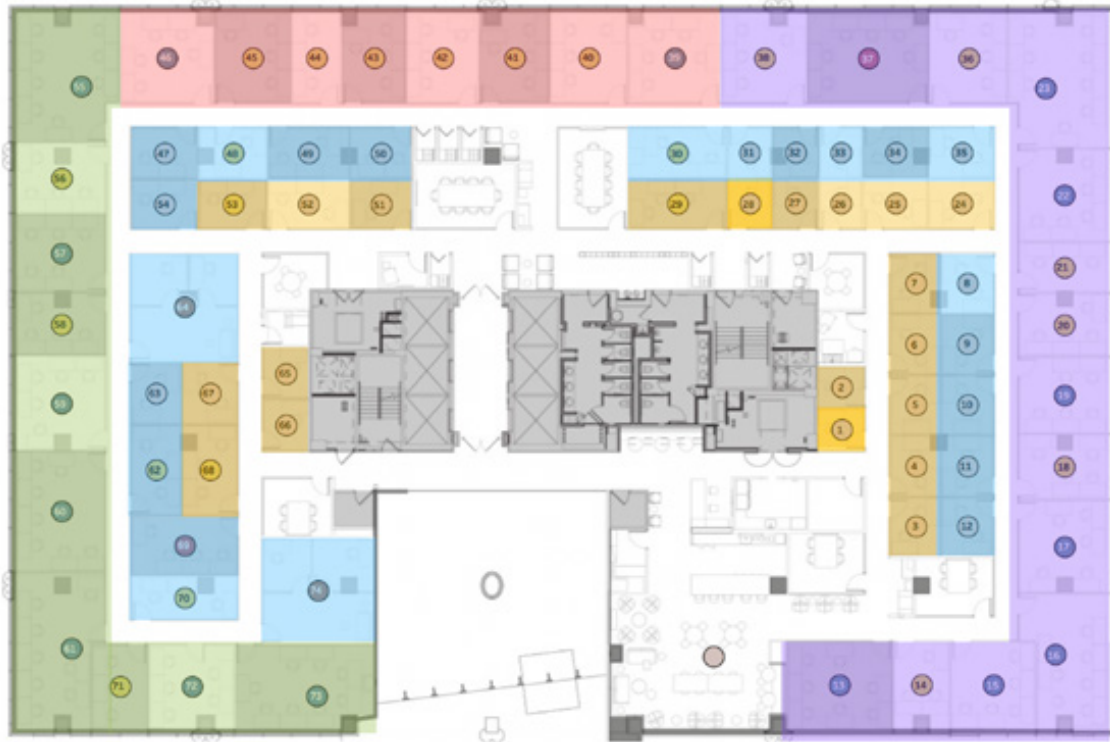
TELEGRAPH ROAD

EISENHOWER AVE

FLEX COWORKING

powered by **COVE**

SECOND FLOOR



Exterior Premium + View Exterior Premium Exterior Interior Premium Interior

OFFICE LEASING

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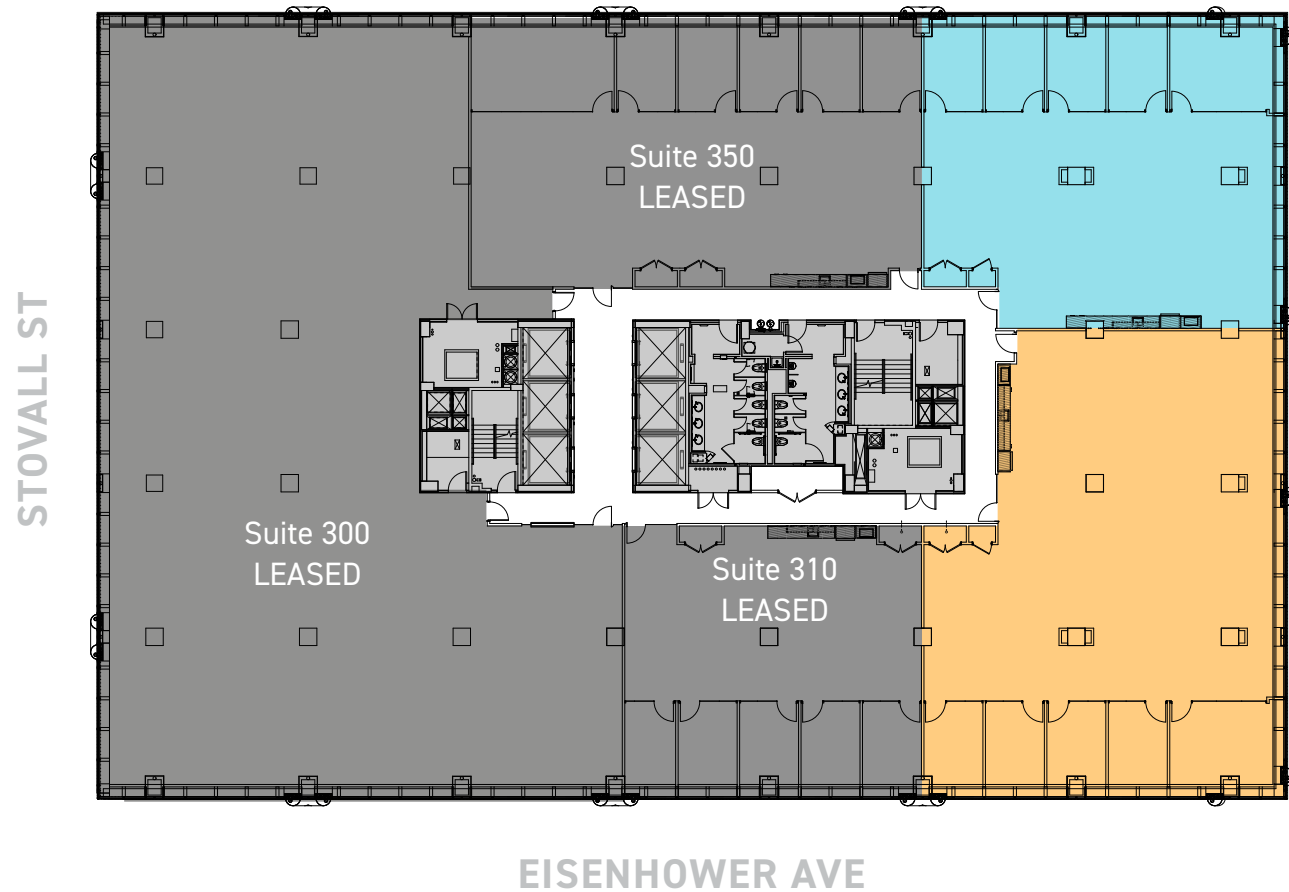
SPEC SUITES

THIRD FLOOR

25,658 Total RSF

 **Suite 320**
4,990 RSF

 **Suite 330**
3,570 RSF



OFFICE LEASING

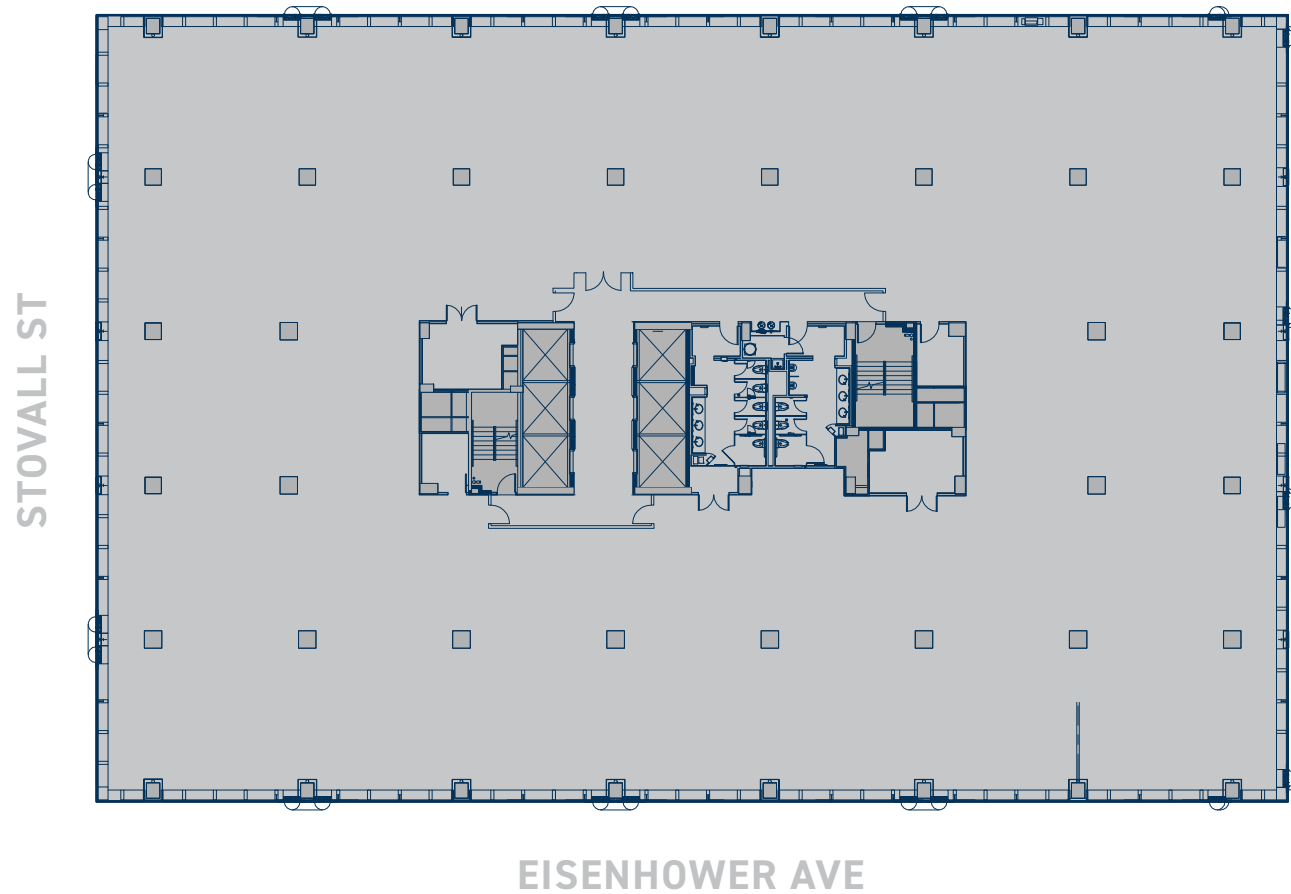
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FULL FLOOR

FLOORS 4-13

25,658 RSF



OFFICE LEASING

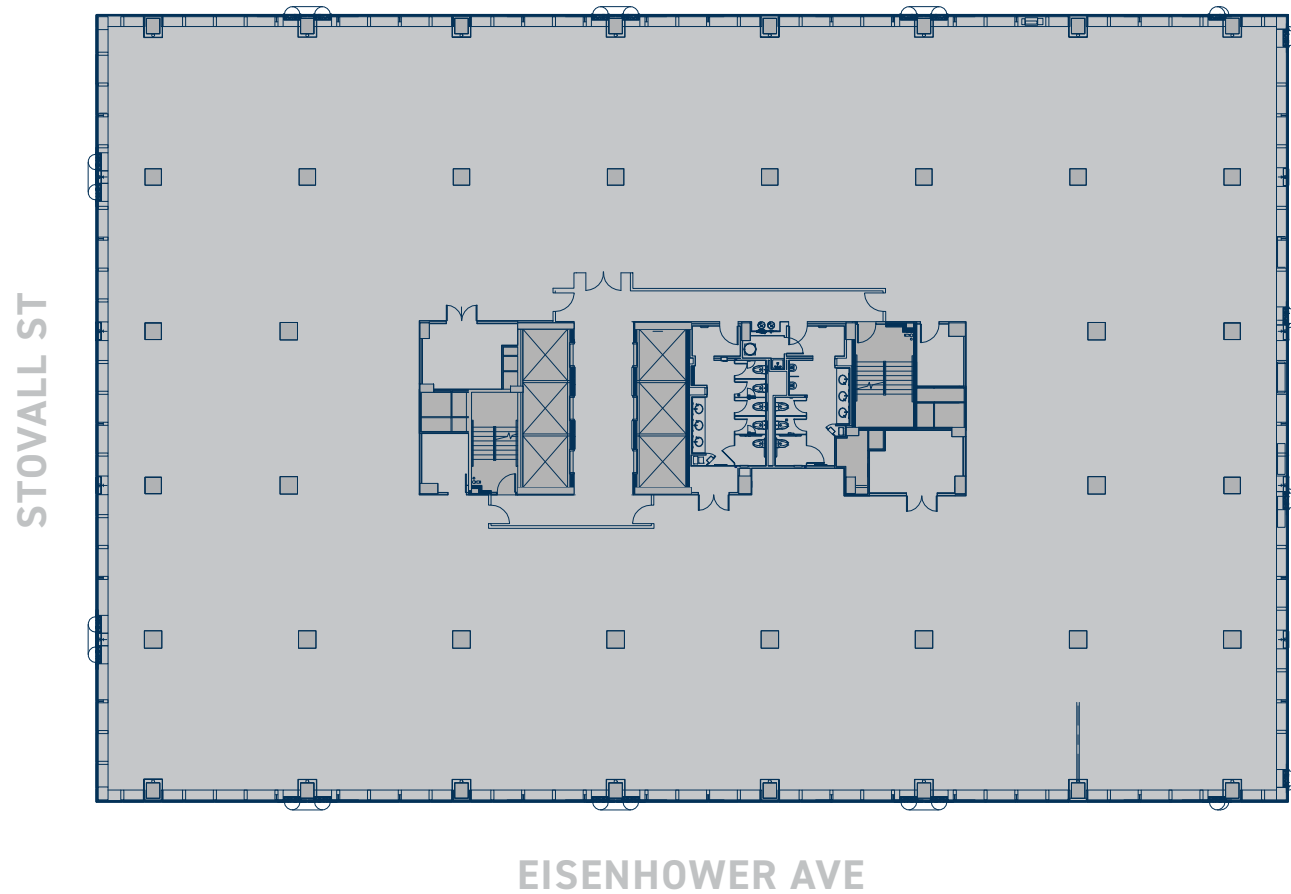
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FULL FLOOR

FLOOR 14

25,645 RSF



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HYPOTHETICAL OFFICE INTENSIVE

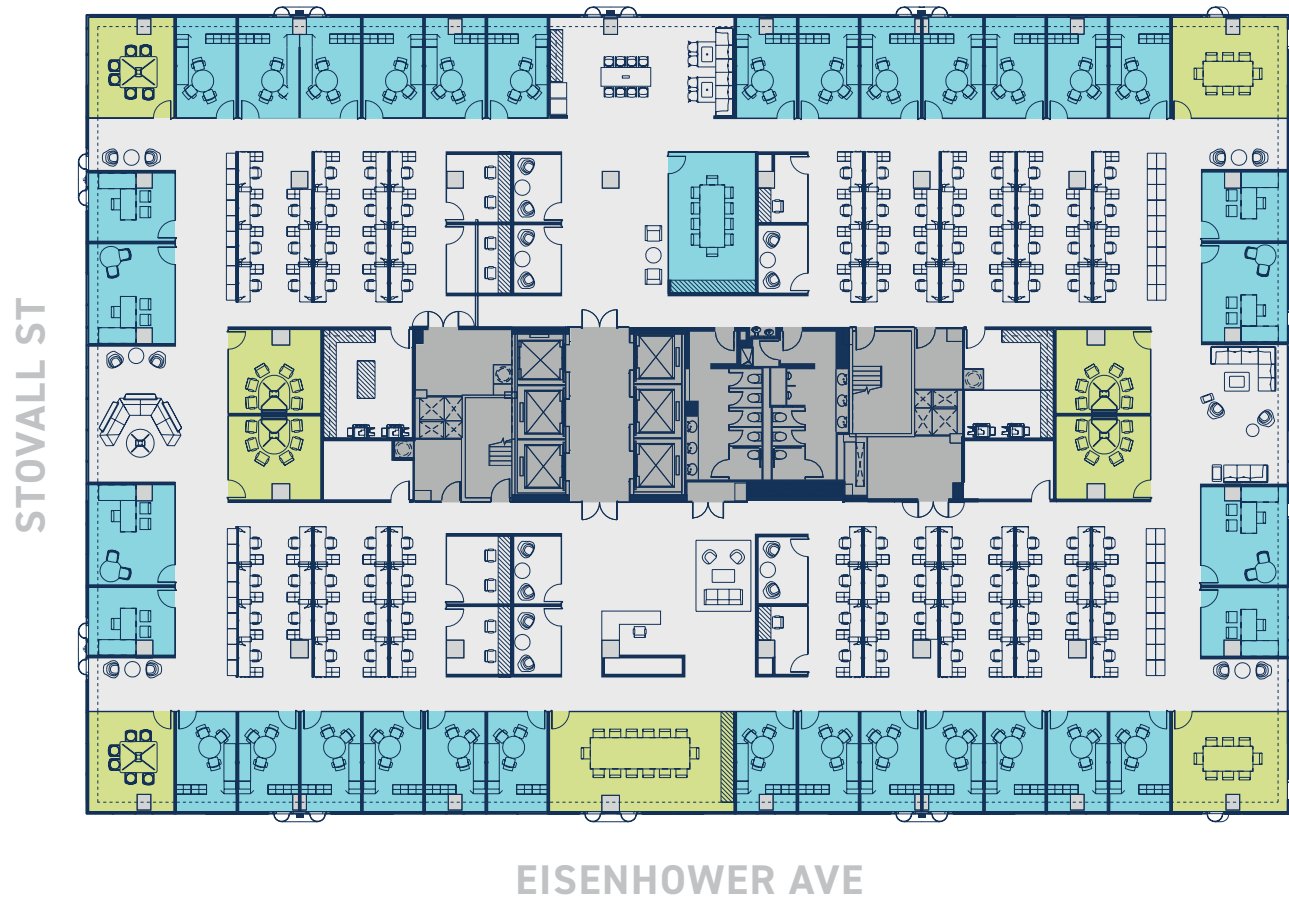
24,658 RSF

Office _____ 34
Workstations _____ 98
Total _____ 132

Reception _____ 1
Pantry _____ 1
Conference _____ 4
Team Room _____ 6
Privacy Booth _____ 12
Collaboration _____ 8
Copy/Print _____ 2
LAN _____ 2

Utilization Rate

194 RSF Per Employee



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HYPOTHETICAL OPEN LANDSCAPE

24,658 RSF

Office _____ 13
Workstations _____ 156
Total _____ 169

Reception _____ 1
Pantry _____ 1
Conference _____ 5
Team Room _____ 5
Privacy Booth _____ 18
Collaboration _____ 12
Copy/Print _____ 2
LAN _____ 2

Utilization Rate

152 RSF Per Employee



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