

FOR LEASE

± 5600 SF Available Second Floor + Mezzanine

11 On-Site Parking Spaces Available



SUMMARY

Flexible Lease Opportunity in Old Town Alexandria

728 S Washington Street
Alexandria, VA 22314
± 5,600 SF contiguous

Highlights

- Premier submarket
- Excellent proximity to Washington, D.C., Amazon HQ2, and National Landing
- Strong demographic and traffic characteristics
- Flexible zoning (CL) supporting diverse uses
- On-site 16 space parking lot (11 spaces available to second and third-floor mezzanine tenant)
- High-visibility signage opportunity along S Washington Street
- 9'5" ceiling height on the second floor
- 8'6" ceiling height on the mezzanine
- Abundant natural light from windows on all four sides of the second floor
- Additional natural light from east-facing mezzanine windows

The combined second floor and mezzanine offer approximately ±5,600 SF and can accommodate a variety of layouts, including collaborative office environments, studio or creative workspace, and medical or service-based uses. The second floor features a ceiling height of approximately 9'5" and abundant natural light from windows on all four sides. The mezzanine offers an approximately 8'6" ceiling height, additional east-facing windows, flexible configurations, and direct connectivity between the two levels.

Demographic Snapshot

- Population (City of Alexandria): approx. 157,000 residents
- Median Age: 37.5 years
- Median Household Income: approx. \$113,600
- Per Capita Income: approx. \$ 78,000
- Educational Attainment (≥ bachelor's degree): 66% of residents
- Median Home Value: \$ 697,000

[CLICK TO VIEW A VIRTUAL TOUR OF THIS LOCATION](#)

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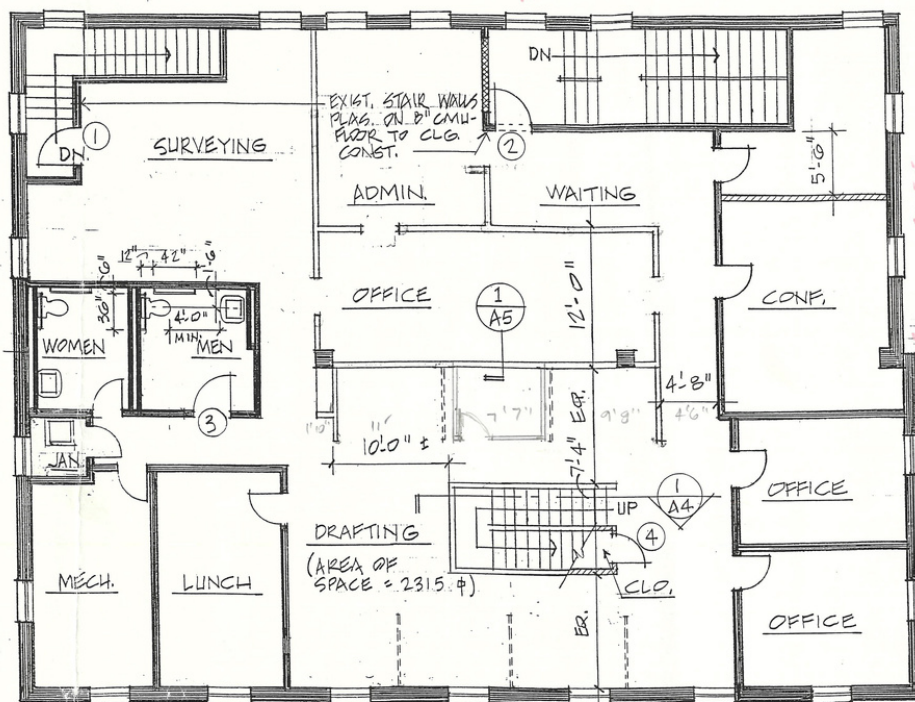
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SECOND FLOOR PLAN

Approximately 9'5" ceiling height
Windows on all four sides



SECOND FLOOR PLAN

1/8" = 1'-0"

WALL LEGEND

EXIST. FULL HT. WALLS & PARTNS
NEW FULL HT. PART.
NEW 1 HR. PART.
NEW 6'-0" HIGH PART. - SEE



8'00" x 12' = 96,000
- parking 5' x 10' = 6000
90,000
2nd Floor 1000 5' x 10' = 5000
42' x 6' = 252' x 24' = 3500
+ parking



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Architecture
Planning
Interior Design

Project
OFFICES OF R.C. FIELDS JR.
730 S. WASHINGTON ST.
ALEXANDRIA, VIRGINIA

Date: OCT. 30, 2003
Project No.
Sheet No. A1

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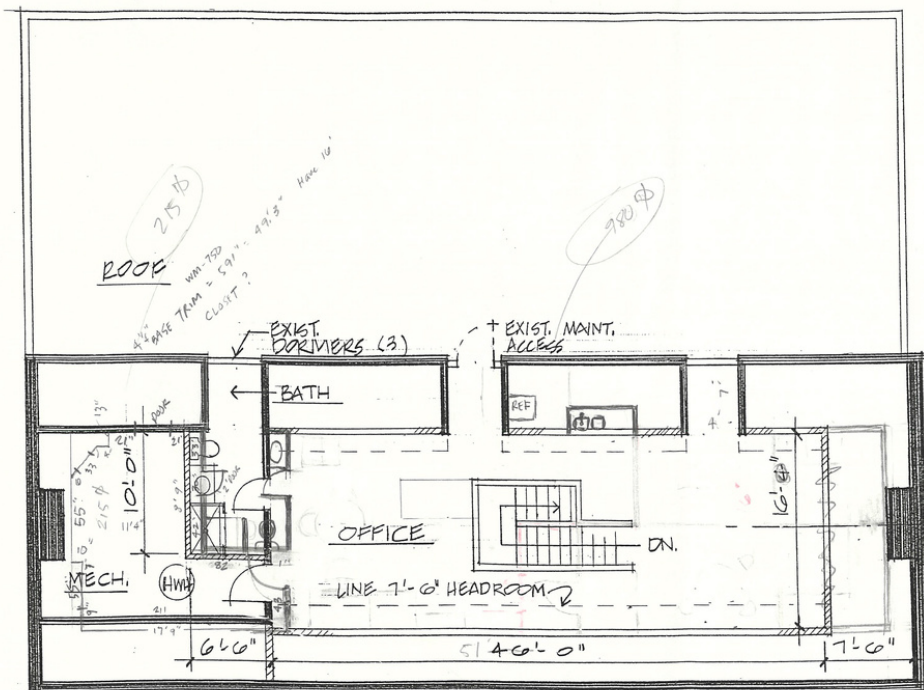
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SECOND FLOOR PLAN

Approximately 8'6" ceiling height
East-facing windows



MEZZANINE PLAN
1/8"=1'-0"

USABLE AREA = 767 Φ



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