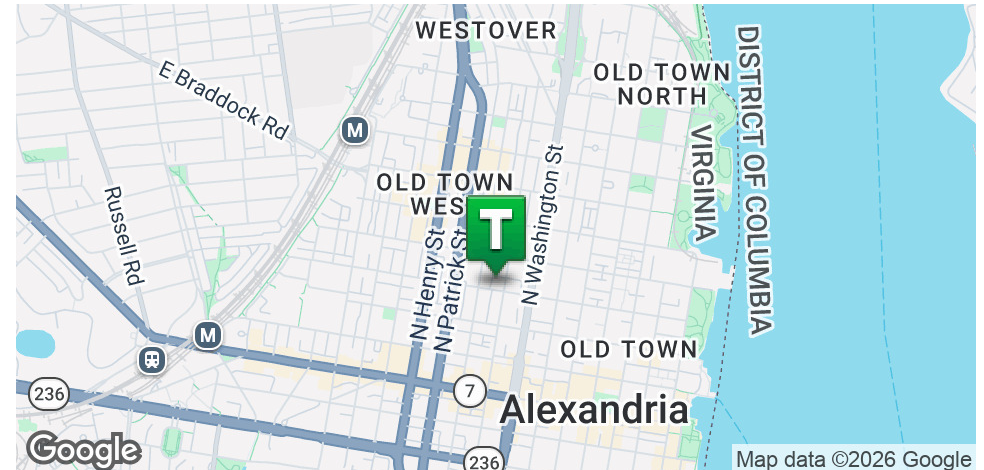


OFFICE SUITES FOR LEASE

400 N. COLUMBUS STREET

OLD TOWN, ALEXANDRIA

TARTAN
PROPERTIES



OFFERING SUMMARY

Lease Rate:	\$21 SF/yr (Full Service)
Building Size:	25,890 SF
Available SF:	4,066 SF
Number of Units:	0
Zoning:	CL (Commercial Low)
Market:	Old Town Alexandria

[TAKE VIRTUAL TOUR](#)

PROPERTY OVERVIEW

Professional Old Town office suite available in association building overlooking the tree-lined Columbus and Princess Streets. Suite is move-in ready and an affordable choice in the neighborhood.

PROPERTY HIGHLIGHTS

- Suite includes 12 offices/work rooms, conference room, full kitchen, 3 storage closets, and space for servers
- Landlord will repaint and replace carpets for new tenant
- Reserved parking for 10 cars within building's covered, ground-level lot for \$120/car/month
- UPS Self-Service Box on site
- Services within blocks: US Post Office, FedEx/Kinko's, library, banks, gas stations
- All of Old Town shopping and dining nearby. Closest restaurants include Sweetgreen, Le Pain Quotidien, Nando's Peri Peri, Asian Bistro, Chipotle, and Hen Quarter

Presented by:

Mike Porterfield 703.836.6558 | mike@tartanproperties.com

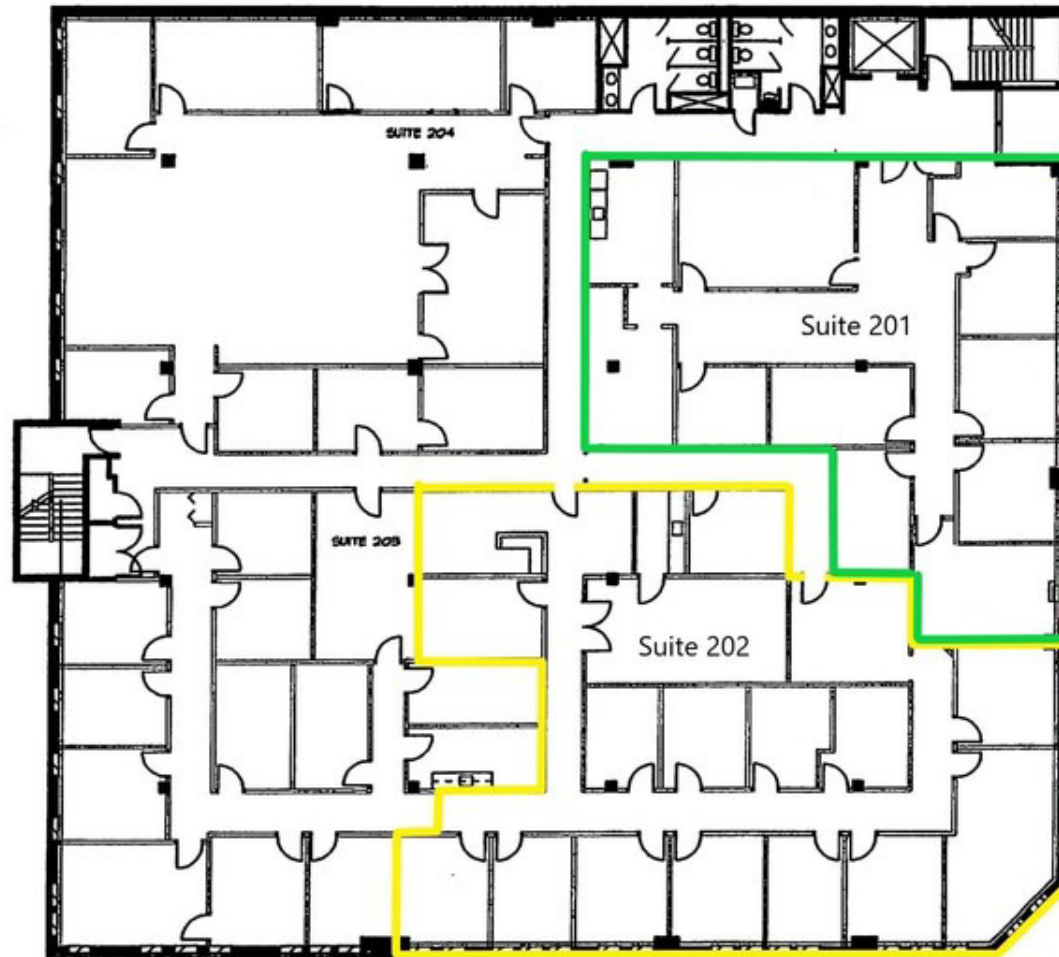


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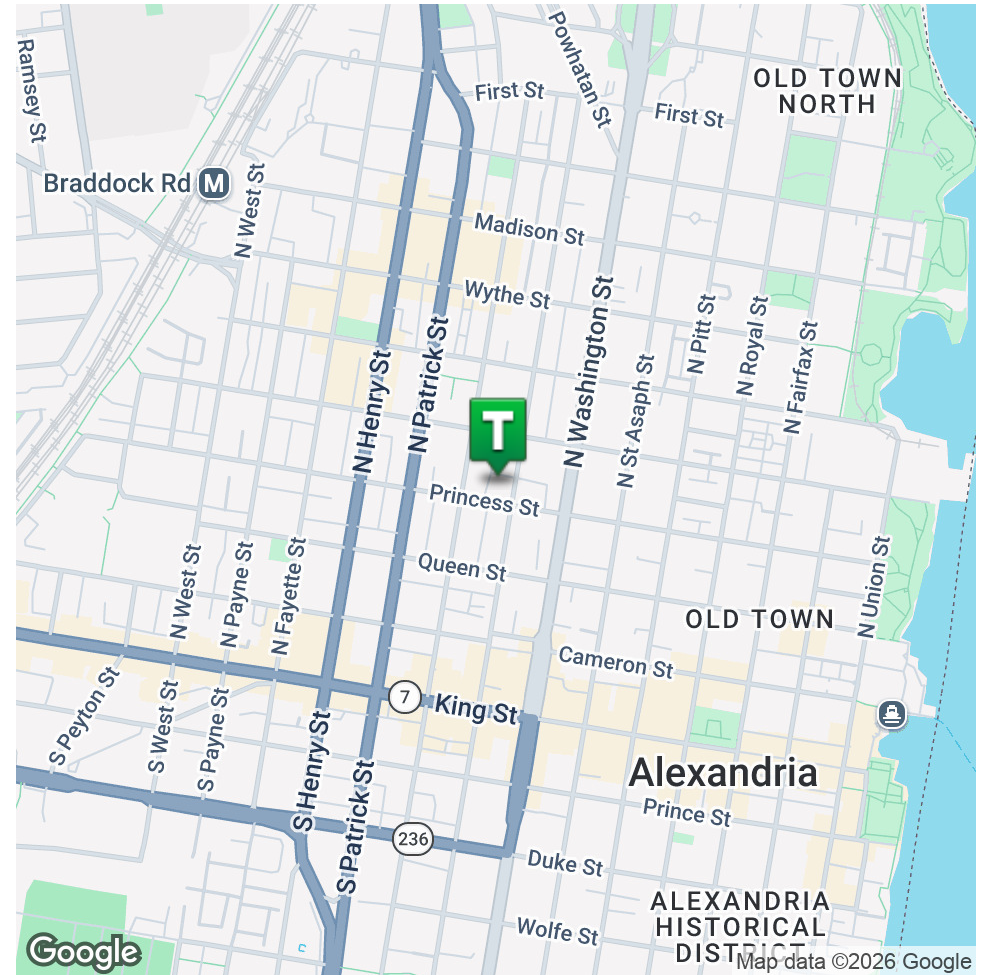
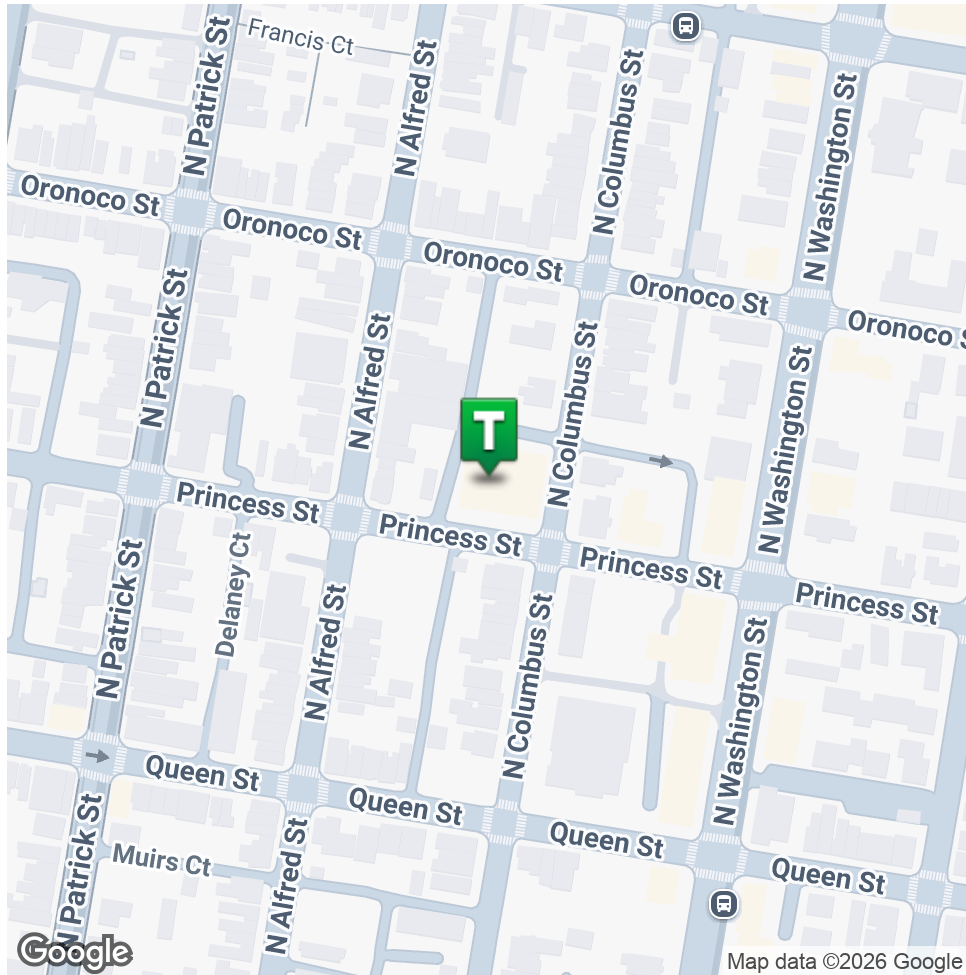
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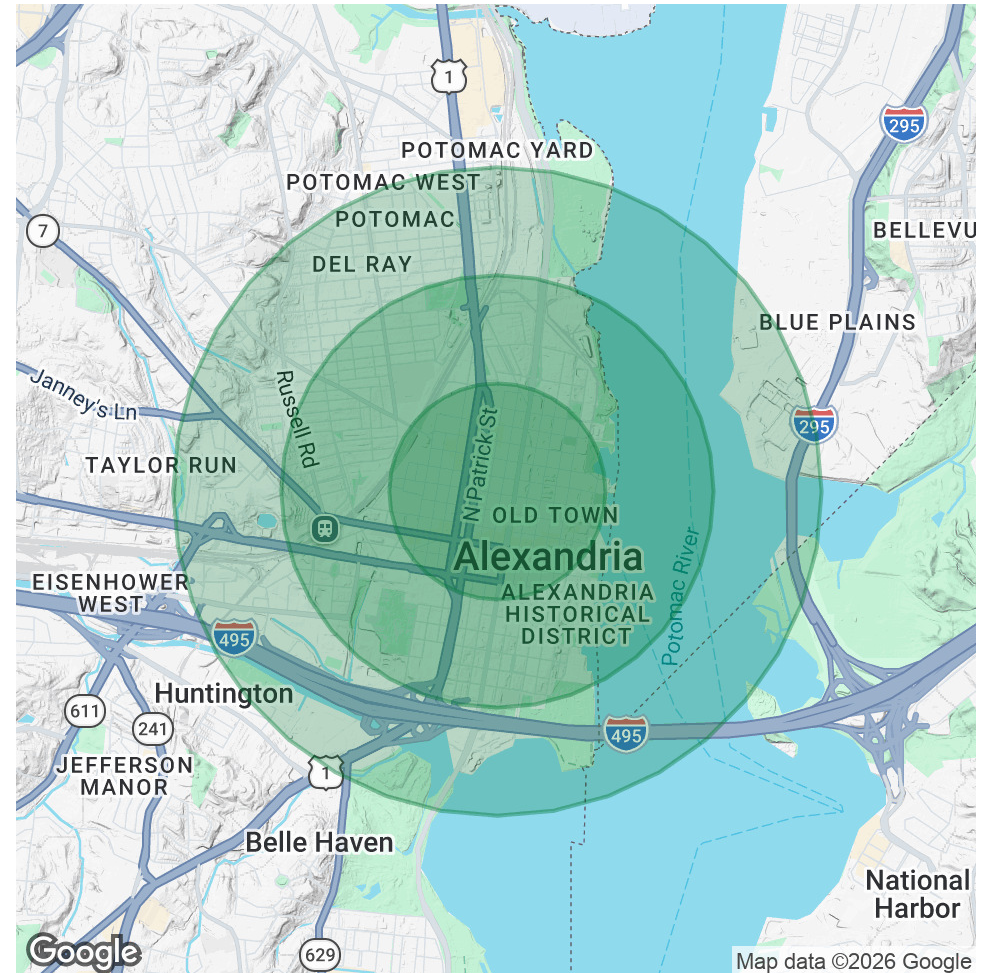
POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	7,850	22,746	41,302
Average Age	38.3	39.1	38.2
Average Age (Male)	39.0	39.5	38.3
Average Age (Female)	38.0	39.5	39.2

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	3,949	11,386	20,568
# of Persons per HH	2.0	2.0	2.0
Average HH Income	\$145,052	\$151,804	\$140,819
Average House Value	\$600,081	\$643,119	\$661,497

2020 American Community Survey (ACS)



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