



THIS WAY
FORWARD

CARLYLE
CROSSING

COMING SOON!
 CLUB STUDIO

EISENHOWER AVENUE & TELEGRAPH ROAD, ALEXANDRIA, VA

klnb****

DIMITRI GEORGELAKOS
dimitri@kl**nb**.com | 703.268.2710

JAKE LEVIN
jlevin@kl**nb**.com | 202.909.6102

BETH SARGENT
bsargent@kl**nb**.com | 703.268.2716

DEVELOPED BY:
STONEBRIDGE



THIS WAY FOR RETAIL OPPORTUNITIES

CLICK TO PLAY VIDEO

Steps from the **Eisenhower Metro** and two minutes from the Beltway, Alexandria's most **forward-thinking destination** is taking shape. Anchored by a **Wegmans** and featuring three apartment towers, Carlyle Crossing is a **1.7 million SF development** that's transforming Alexandria for the future.

DIRECT ACCESS
to I-495 with
over 289,000
cars per day

210,000 sf of
**RETAIL &
RESTAURANT**

84,000 sf
Wegmans
NOW OPEN!

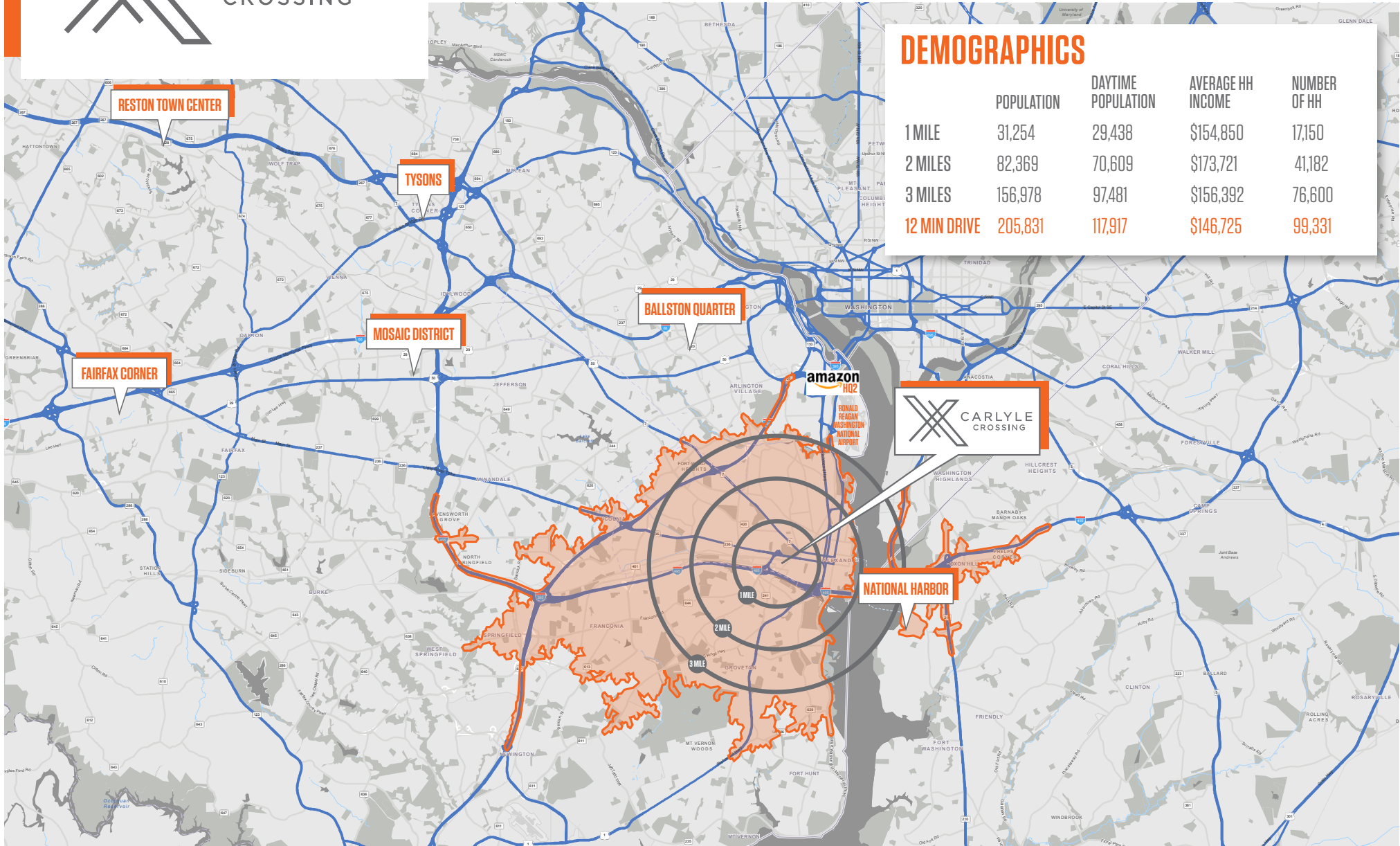
700+ luxury
RESIDENCES
Available for
move-in

3 acres of
GREEN SPACE

ON-SITE PARKING
for over
1550 cars



Carlyle Crossing benefits from affluent demographics, essential demand drivers, direct connections to mass transit nodes, unparalleled access to the Capital Beltway, and existing high-quality amenities.





CARLYLE
CROSSING

CARLYLE DEVELOPMENT SUMMARY

OFFICE	5,935,396 SF EXISTING 2,545,013 SF PLANNED
RETAIL	436,882 SF EXISTING 340,000 SF PLANNED
RESIDENTIAL	3,499 UNITS EXISTING 3,281 UNITS PLANNED

*Source: costar.com



CARLYLE CROSSING | 2501 MANDEVILLE LANE | ALEXANDRIA, VA 22332

DEVELOPMENT



CARLYLE CROSSING | 2501 MANDEVILLE LANE | ALEXANDRIA, VA 22332

CLOSE-UP





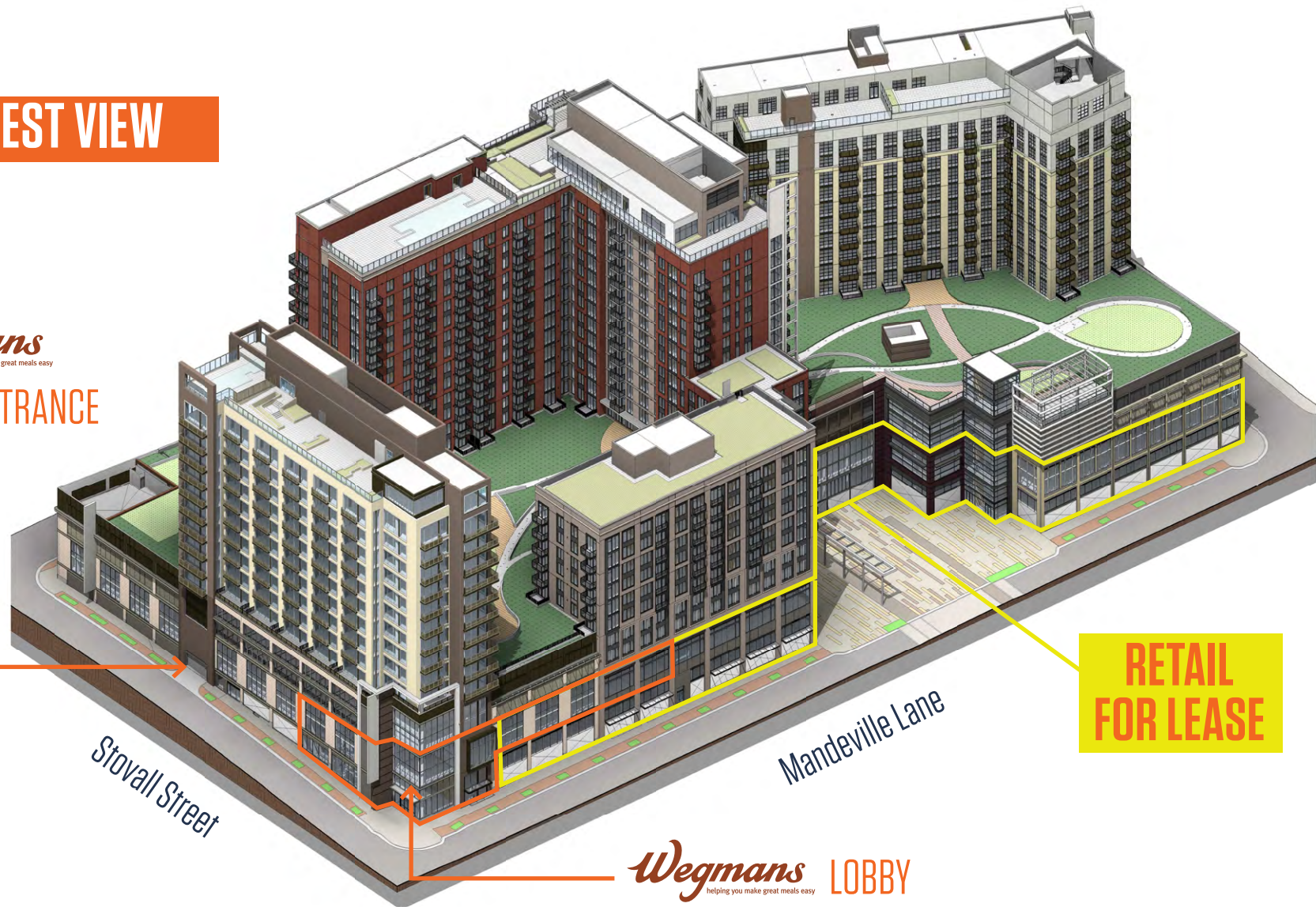
CARLYLE
CROSSING

ELEVATION

SOUTHWEST VIEW

Wegmans
helping you make great meals easy

PARKING ENTRANCE



Stovall Street

Mandeville Lane

RETAIL
FOR LEASE

Wegmans
helping you make great meals easy

LOBBY



CARLYLE CROSSING | 2501 MANDEVILLE LANE | ALEXANDRIA, VA 22332



FIRST LEVEL RETAIL & PLAZA

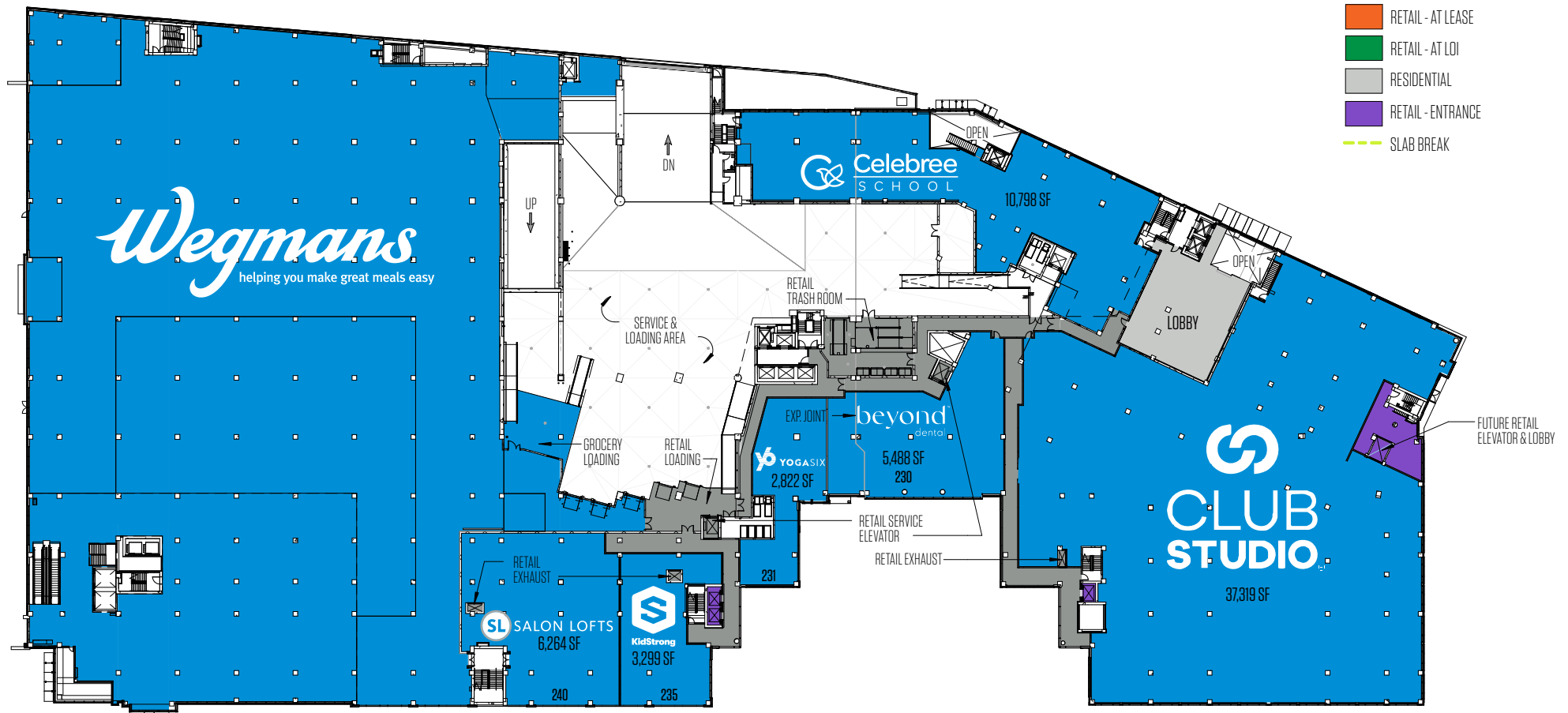
 RETAIL - AVAILABLE
 RETAIL - LEASED
 RETAIL - AT LEASE
 RETAIL - AT LOI
 RESIDENTIAL
 RETAIL - ENTRANCE
 SLAB BREAK



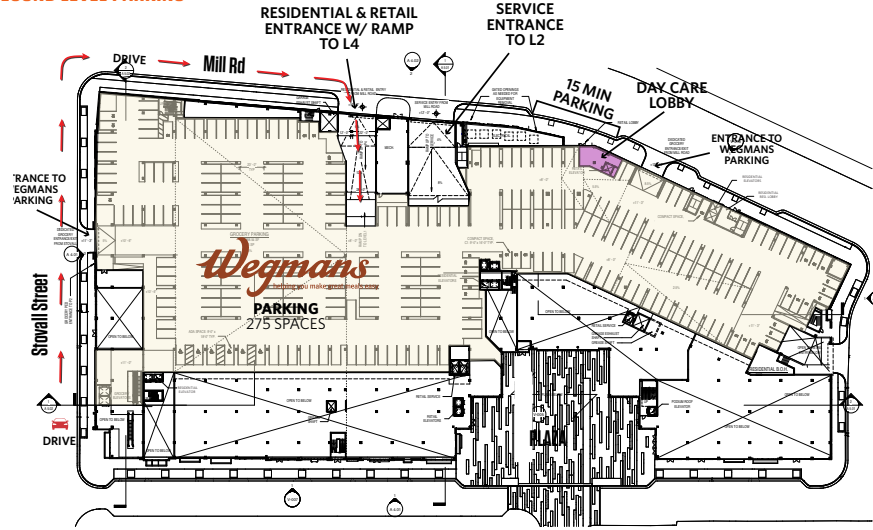
SECOND LEVEL RETAIL

LEGEND

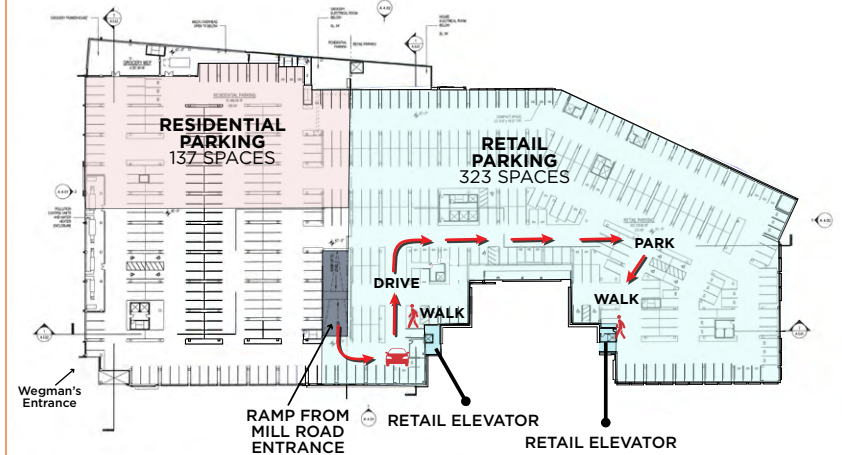
- RETAIL - AVAILABLE
- RETAIL - LEASED
- RETAIL - AT LEASE
- RETAIL - AT LOI
- RESIDENTIAL
- RETAIL - ENTRANCE
- SLAB BREAK



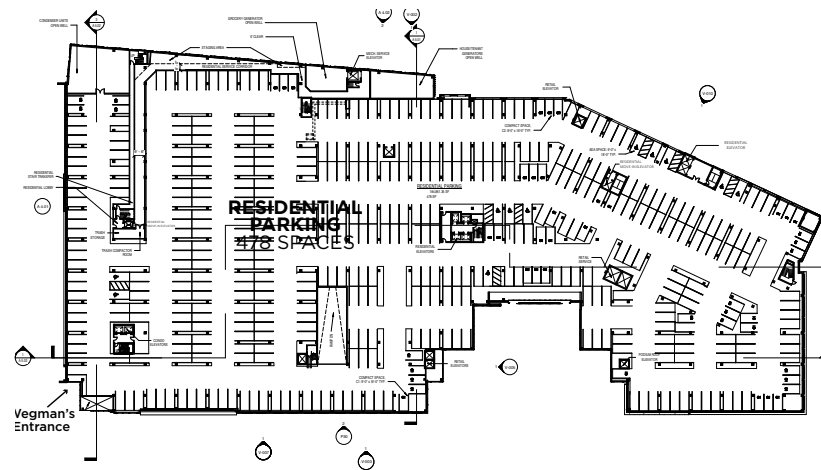
SECOND LEVEL PARKING



FOURTH LEVEL PARKING



FIFTH LEVEL PARKING





CARLYLE CROSSING



DIMITRI GEORGELAKOS
dimitri@klnb.com | 703.268.2710

JAKE LEVIN
jlevin@klnb.com | 202.909.6102

BETH SARGENT
bsargent@klnb.com | 703.268.2716

DEVELOPED BY:
STONEBRIDGE

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.