



## OFFERING SUMMARY

Lease Rate:	Cost per desk \$625
Building Size:	8,964 SF
Available	9 Desks
Year Built:	1983
Renovated:	2016
Zoning:	CDX
Market:	Northern Virginia
Submarket:	Old Town Alexandria

## PROPERTY OVERVIEW

Total building renovation, includes new bathrooms, shower, remodeled lobby, front entrance with on-site bike share and bus stop. Renovated offices feature exposed ceilings, polished exposed floors, new LED lighting, energy efficient NEST controlled HVAC system and state of the art IT infrastructure. Furnished, internet ready offices with no long term lease required.

## PROPERTY HIGHLIGHTS

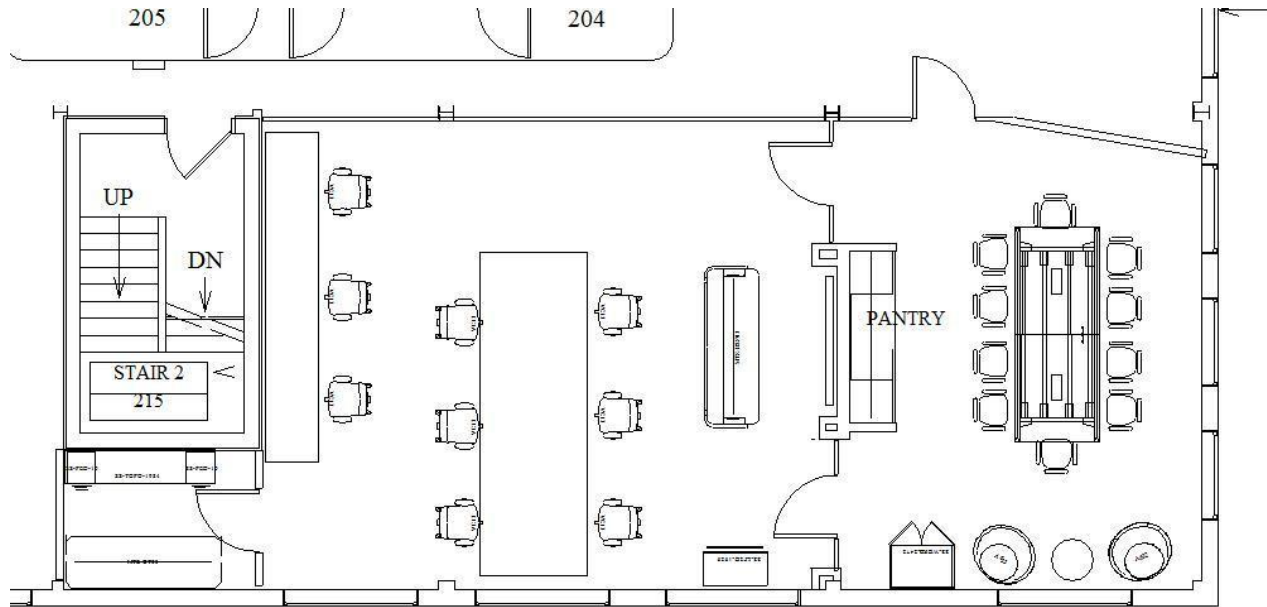
- Fully renovated open plan office
- Climate controlled WiFi enabled roof terrace
- Dedicated tenant only parking
- Exterior and interior building signage available
- Building features include: New HVAC system, upgraded ADA compliant building access and bathrooms, en suite bike storage, loaner bikes for tenant use, electric vehicle charging station, upgraded IT infrastructure, new energy efficient lighting system, and smart phone 24/7 building access.
- Direct access to mass transit & short walk to Braddock Metro

**LEASE TYPE** | Per Desk

**TOTAL SPACE** | 9 Desks

**TERM** | 9 to 60 months

**LEASE RATE** | Cost per desk \$625



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2nd Floor	Available	9 - 1,870 SF	Per Desk	Cost per desk \$625	Fully renovated loft office, new bathrooms, kitchen, open floor plan, exposed ceilings, loft style office space. Minimum membership term is 9 months. Furnished internet ready space.
2nd Floor	-	2,612 SF	Full Service	\$7,400 per month	Newly renovated loft office, new bathrooms, kitchen, open floor plan, exposed ceilings, loft style office space.
3rd Floor	-	4,482 SF	Full Service	\$12,700.00 SF/month	Newly renovated loft office, new bathrooms, kitchen, open floor plan, exposed ceilings, loft style office space.