



CREATIVE OFFICE/MEDICAL SPACE FOR LEASE

# 3000 DUKE STREET

ALEXANDRIA, VIRGINIA

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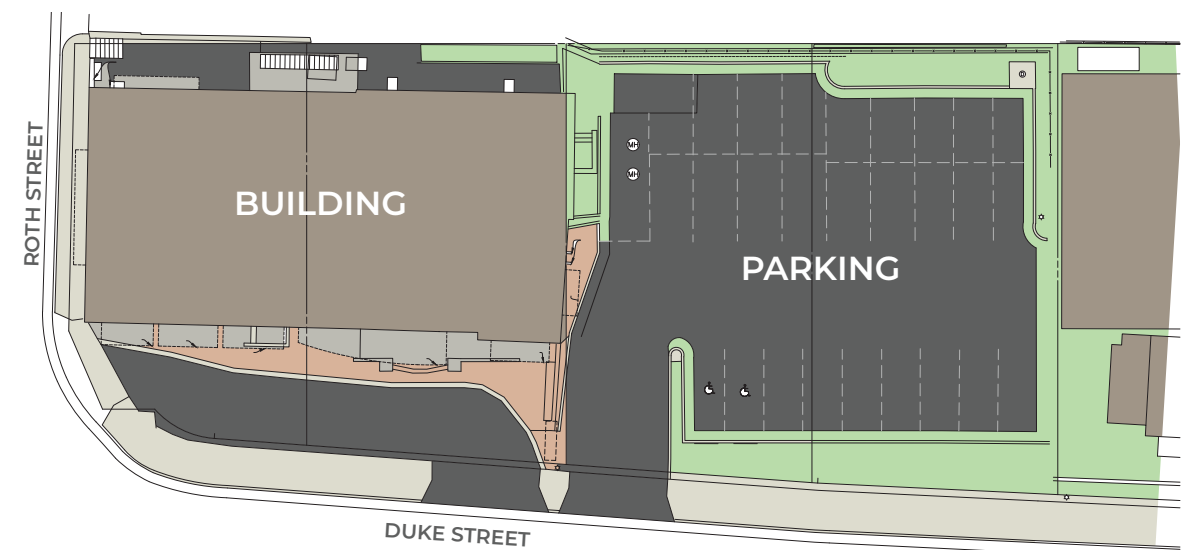




# PROPERTY Overview

3000 Duke Street | Washington, DC | Alexandria, VA 22314

Immerse yourself in the vibrant energy of Alexandria's commercial and retail district with this renovated 3-level building. Prominently situated at the intersection of Duke Street and Roth Street, this remarkable property commands attention from a daily influx of over 32,000 passing vehicles. Beyond its exceptional visibility, the site offers effortless accessibility for commuters utilizing multiple modes of transportation, be it car, Metro, or Amtrak. Step inside to witness a thoughtfully executed renovation that brings contemporary elegance to every corner. This space holds immense potential for a variety of uses including office, medical and creative entrepreneurs. This versatile setting provides the perfect backdrop for a range of businesses seeking to thrive in the heart of Alexandria's commercial hub.



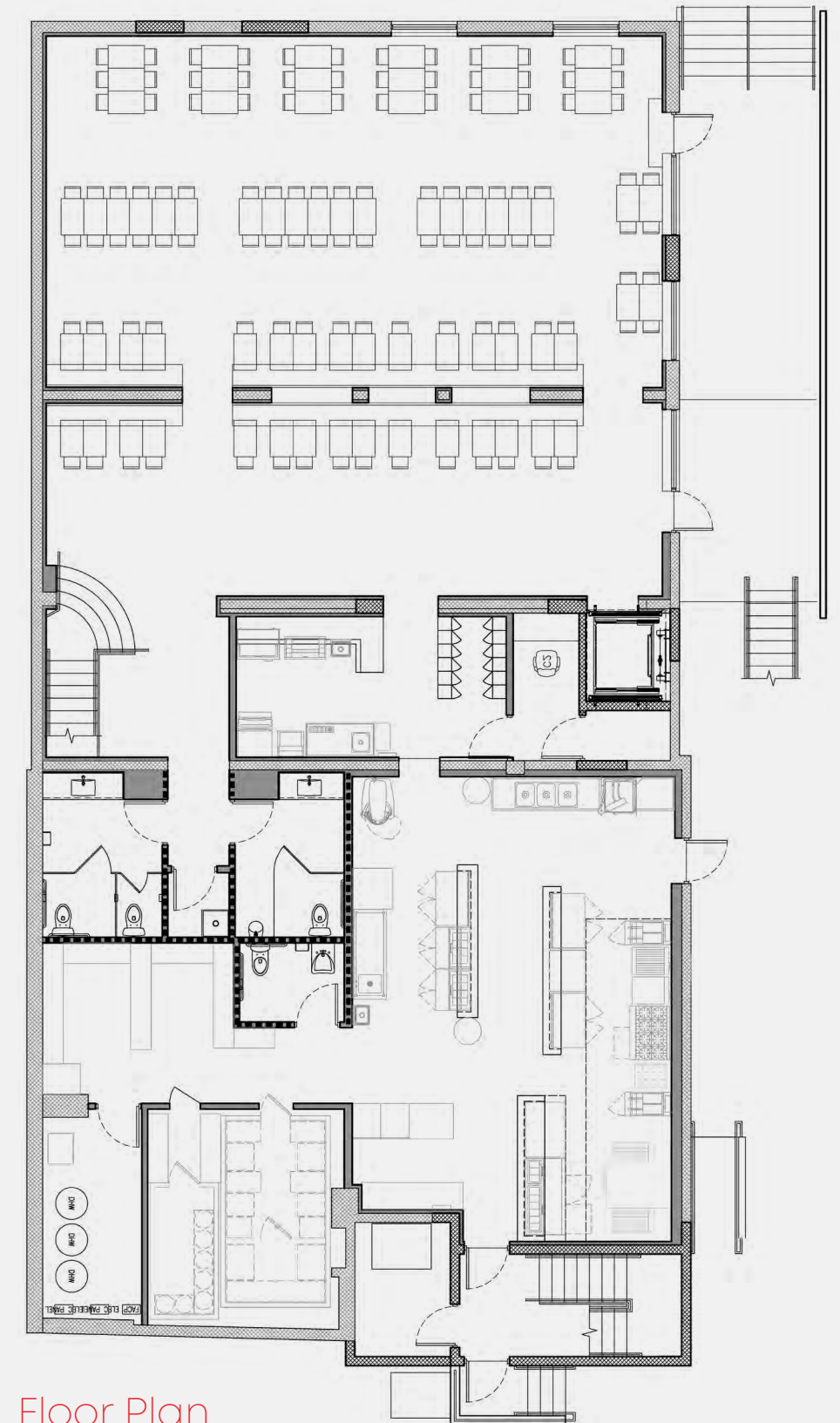
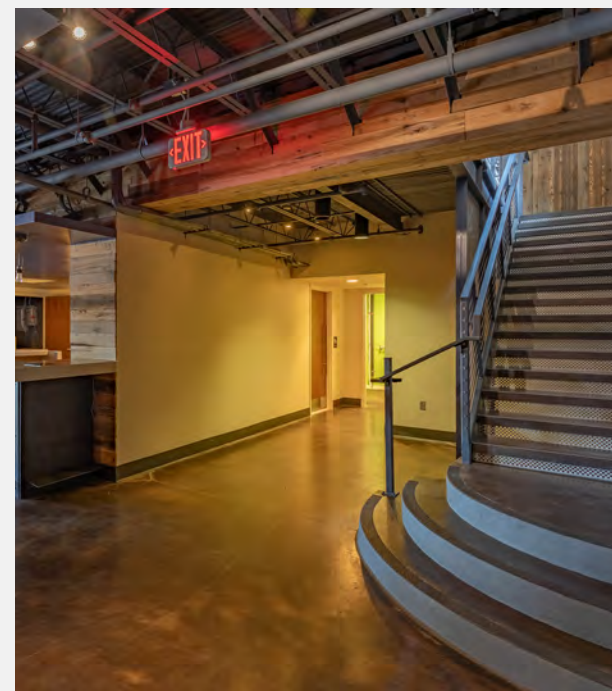
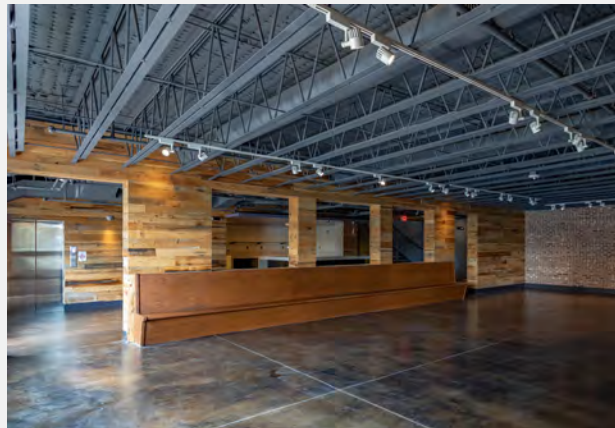
# FEATURES & **Highlights**

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- ✘ 12,925 SF building on .39 acres available for lease
- ✘ Recent renovation includes modern finishing throughout, ample natural light, and a rooftop patio
- ✘ Pylon signage visible to over 32,000 VPD
- ✘ Onsite parking available in adjacent lot
- ✘ Accessible by Car, Amtrak and Metro commuters
- ✘ Average HH Income of \$216,585 (1 Mile Radius)
- ✘ 2 miles from I-495 (170,869 VPD)

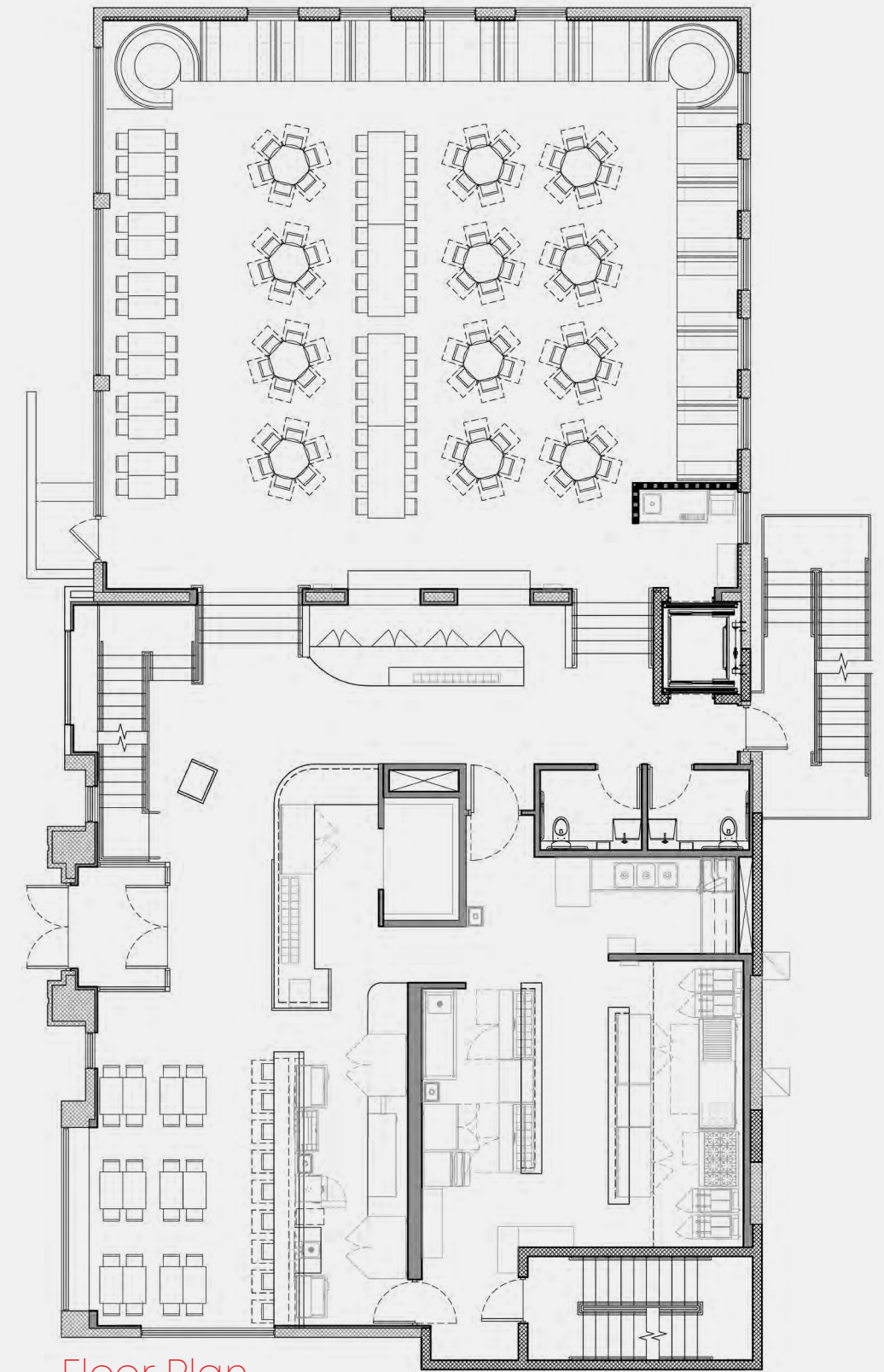
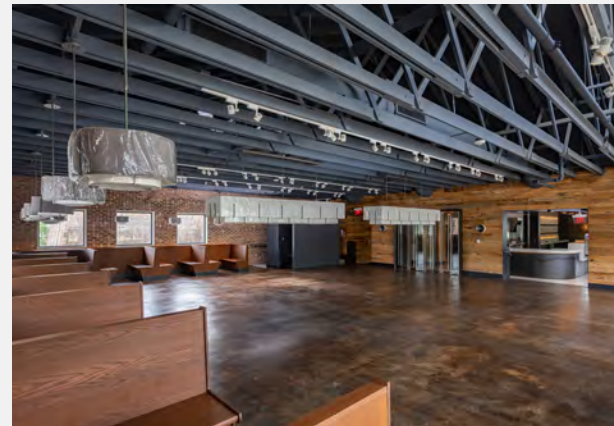


# LOWER LEVEL Plan & Images



Floor Plan

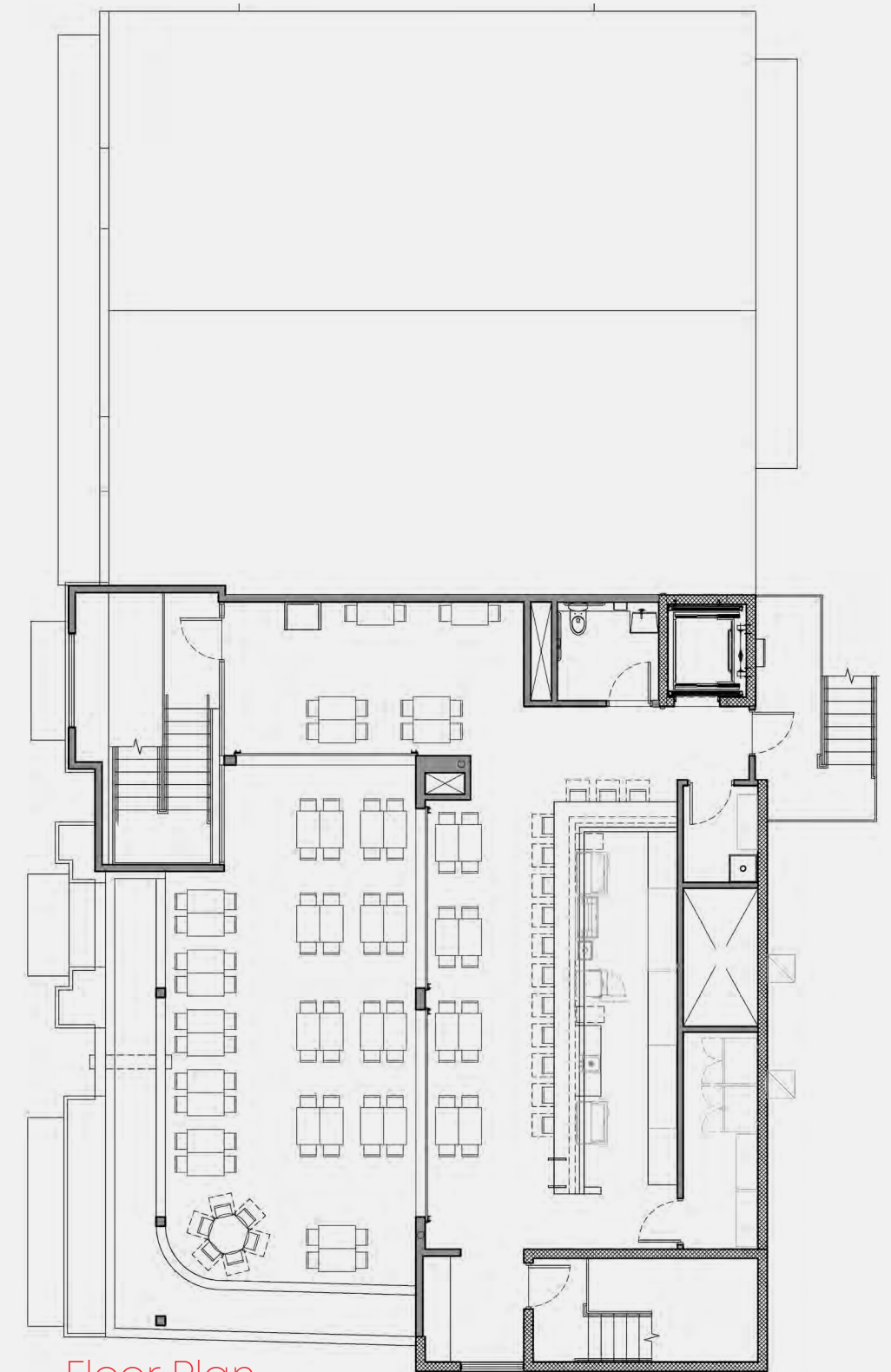
# FIRST FLOOR Plan & Images



Floor Plan

# SECOND LEVEL Plan & Images

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Floor Plan

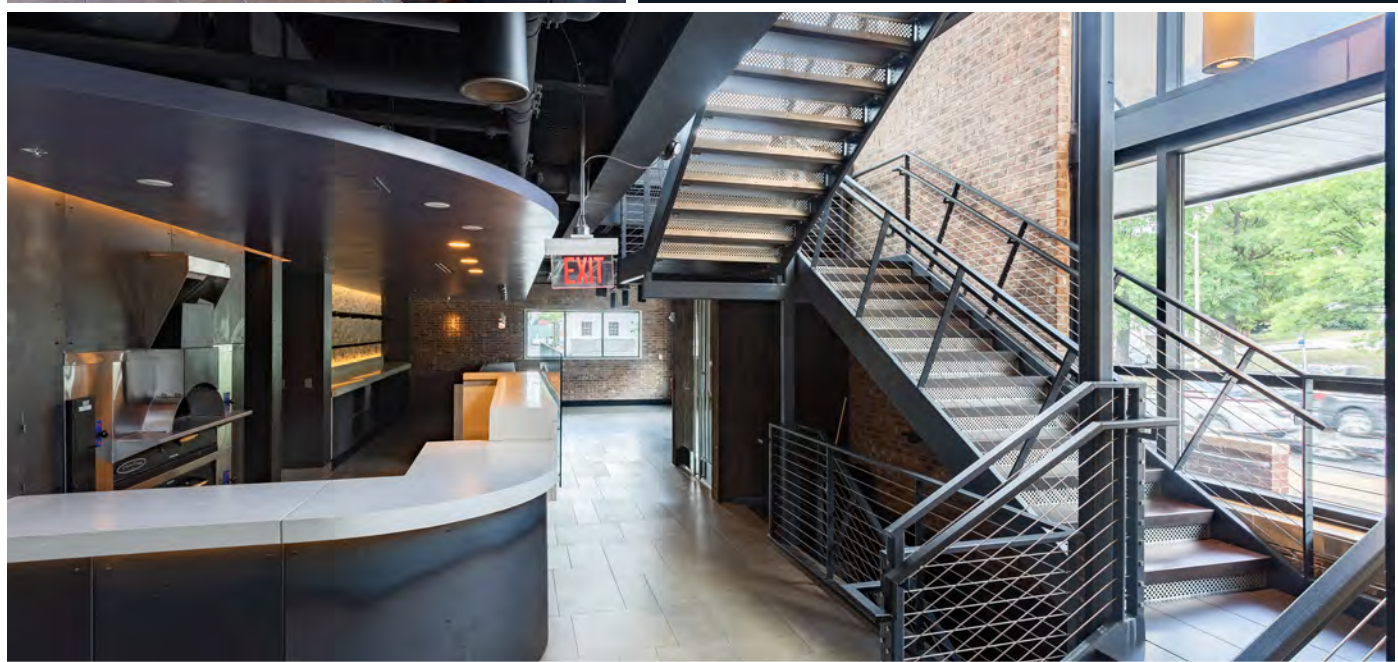


PRELIMINARY



ADDITIONAL  
**Pictures**

PRELIMINARY



# Demographics

0.5 MILES

1 MILE

2 MILES

4,465  
36.2  
\$114,414

Population

Median Age

Median Household Income

**BUSINESS**



319

Total Businesses



3,832

Total Employees

18,471  
40.0  
\$136,002

Population

Median Age

Median Household Income

**BUSINESS**



802

Total Businesses



16,086

Total Employees

91,260  
39.5  
\$130,894

Population

Median Age

Median Household Income

**BUSINESS**



4,257

Total Businesses



64,665

Total Employees

**ALEXANDRIA COMMONS**

noodles & ABC  
goldfish swimschool  
Giant  
STARBUCKS COFFEE  
UPS  
Panera BREAD  
THE MALLARDS

**BISHOP IRETON HIGH SCHOOL**

**3000 DUKE STREET**

**DUKE STREET - 31,694 VPD**

**HOFFMAN TOWN CENTER**

BAD BASS COFFEE HAWAII  
AMC THEATRES  
Wegmans  
& pizza  
DUNKIN' COLD STONE CREAMERY  
Nando's pharmacy  
CVS  
Celebree SCHOOL

**JOHN CARLYLE SQUARE**

Morgan Stanley  
WHOLE FOODS MARKET  
CLUB PILATES  
POTBELLY  
STARBUCKS COFFEE  
J&J

**NOVA DENTAL PARTNERS**

EMBASSY SUITES by Hilton  
Fidelity INVESTMENTS

CLUB WYNDHAM  
HYATT CENTRIC  
Hilton KING STREET TAVERN

**DULANY PARK**

Residence INN BY MARRIOTT  
THE WESTIN ALEXANDRIA  
Panera BREAD  
charles SCHWAB  
DUNKIN'

LORIAN  
Chewish DELI  
Hilton Garden Inn  
Hampton Inn & Suites

**Crate & Barrel**

Lily's FLORES & FRISK  
CVS pharmacy  
dogtopia

FedEx  
CPA GLOBAL  
Orangetheory FITNESS

COURTYARD BY MARRIOTT  
STRAYER UNIVERSITY

OMNI  
ALDO'S Italian Kitchen  
SPRINGHILL SUITES MARRIOTT

Onelife FITNESS  
LOSTBOY CIDER

LOCAL  
**Retail**



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