

# 1199 NORTH FAIRFAX

ALEXANDRIA, VA



**Competitive Rates + Flexible Terms**



## Newly Renovated Spaces + Added Amenities

### Property Highlights



Newly renovated lobby and expanded bike room, showers + lockers, and common area restrooms



New outdoor plaza with soft seating + bar area with WiFi and surround sound



On-site property management/concierge



Directly located on Mount Vernon Trail and adjacent to Tide Lock Park



Quick access to major thoroughfares George Washington Memorial Parkway and Route 1



Body Shop Fitness by Design located in the building



Abundant parking available



Well Health and Safety Certified



Ample tenant storage available upon request

The building is strategically located in Old Town North offering a convenient work-life balance for tenants to enjoy ample walkable amenities and outdoor space adjacent to TideLock park and the Mt. Vernon walking and biking trail.



## Dining & Retail

- 1 Asian Wok Cafe
- 2 Haute Dogs & Fries
- 3 T.J. Stone's
- 4 Hank's Oyster Bar
- 5 The Shade Store
- 6 West Elm
- 7 Hinata Sushi Bar & Grill

- 8 Oak Steakhouse
- 9 Whooboi Hot
- 10 Sisters Thai
- 11 Royal Restaurant
- 12 The Italian Place
- 13 Zento Japanese Restaurant
- 14 FedEx Office Print & Ship
- 15 A La Lucia

- 16 Yunnan By Potomac Noodle
- 17 Extra Perks Coffee Shop
- 18 Tokyo Japanese Steakhouse
- 19 Jula's on the Potomac
- 20 The Perfect Pita
- 21 AlphaGraphics
- 22 Woodstock Cafe

## Fitness

- 23 Zweet Spot Total Fitness
- 24 F45 Training
- 25 Row House Fitness
- 26 Onelife Fitness
- 27 [solidcore]

## Grocery

- 28 Harris Teeter
- 29 Trader Joe's

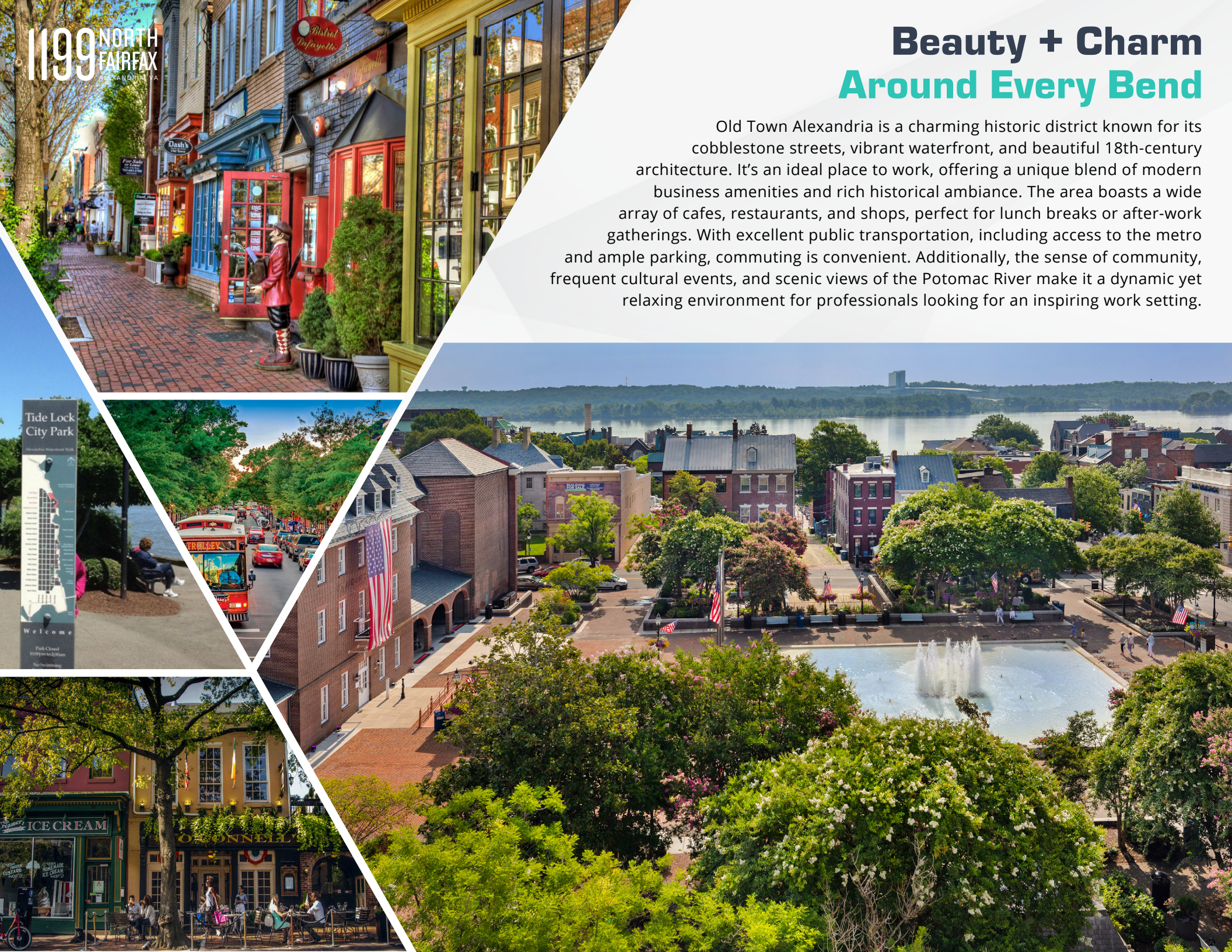
## Hospitality

- 30 Hotel AKA
- 31 Sheraton Suites

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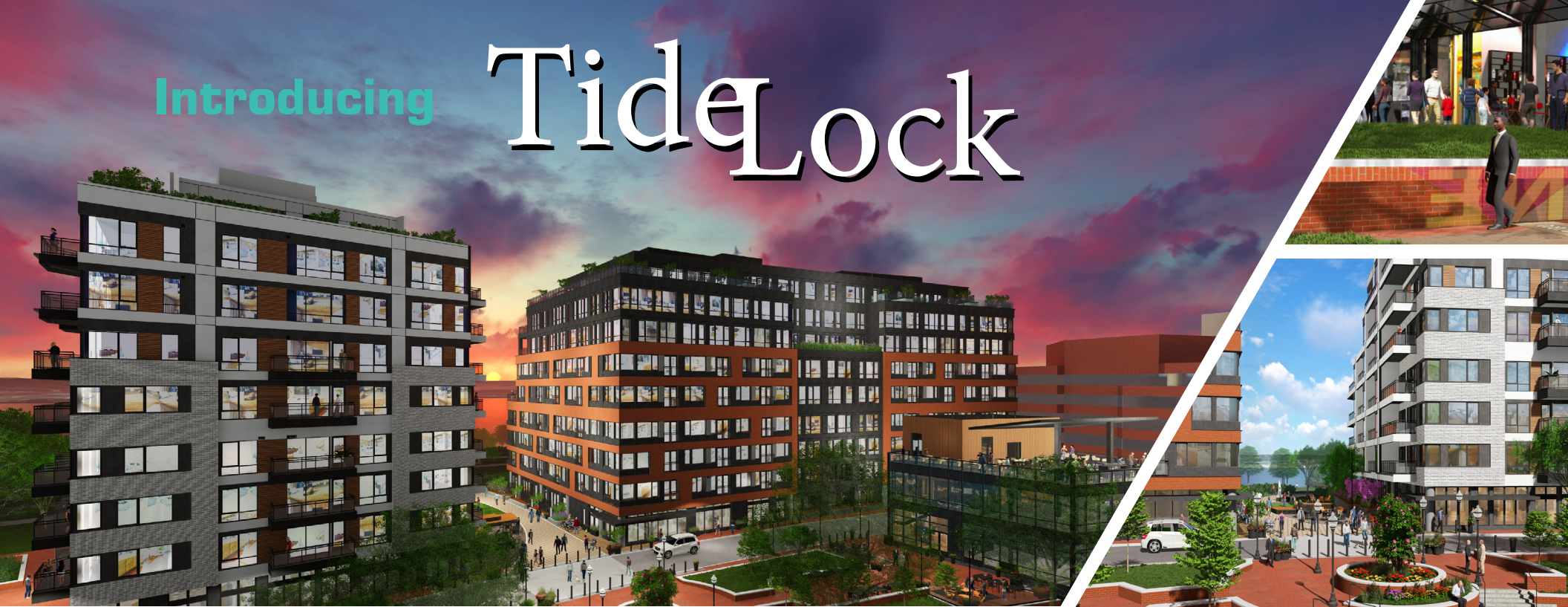
# Beauty + Charm Around Every Bend

Old Town Alexandria is a charming historic district known for its cobblestone streets, vibrant waterfront, and beautiful 18th-century architecture. It's an ideal place to work, offering a unique blend of modern business amenities and rich historical ambiance. The area boasts a wide array of cafes, restaurants, and shops, perfect for lunch breaks or after-work gatherings. With excellent public transportation, including access to the metro and ample parking, commuting is convenient. Additionally, the sense of community, frequent cultural events, and scenic views of the Potomac River make it a dynamic yet relaxing environment for professionals looking for an inspiring work setting.



Introducing

# TideLock



TideLock will be the premier residential riverfront mixed-use community at the heart of the Old Town North Arts & Culture District. When complete in Spring 2026, the project will have transformed three obsolete, 1980s-era office buildings into 169 stylish apartments, 65 luxury condominiums, restaurants and a new home for Levine Music, a regional non-profit leader in music education. Re-developed to qualify for a LEED Silver certification, upscale living at TideLock is also sustainable living.

**Now Offering Special Incentives to New Tenants at 1199 Fairfax Drive**



Prime Restaurant Space



LEED Silver Rating



Luxury Condominium Homes



5,000 SF Performance Space



State-of-the-Art Apartment Homes

# A Thriving Community

Old Town North is bustling with restaurants, retail, and residences along with exciting new developments to the neighborhood.

## New Residential Developments



### Gables Old Town North

Brand new luxury apartment building with neighborhood retail amenities



### Venue

A 132-unit / 13-story condominium tower



### The Muse

A condominium redevelopment featuring a 90-unit residential tower with 5,000+ SF arts dedicated retail



### Meridian

Luxury apartment building with a large range of amenities



### Alexan Florence

Upscale apartments with ideal location and modern finishes

## Restaurant, Retail, & Hotel Highlights



west elm



MORRISON HOUSE



YUNNAN BY POTOMAC NOODLE HOUSE



VENUE



THE MUSE



HANK'S OYSTER BAR



ROW HOUSE



OAK STEAKHOUSE

# Commuting Made Easy

1199 North Fairfax offers commuters quick access to major thoroughfares George Washington Memorial Parkway and Route 1 making it easy to get around Alexandria and the greater DC region.

## Major Roadways

**George Washington Memorial Parkway** — 0.2 miles

**Route 1** — 0.7 miles

**Interstate 495** — 2 miles

**Interstate 395** — 4 miles

**14th Street Bridge** — 4.9 miles

**Memorial Bridge** — 6.4 miles

## Transportation

**Braddock Road Metro Station** — 1 mile

**King Street Trolley** — 1.3 miles

## Points of Interest

**Old Town Alexandria Harbor** — 0.9 miles

**Virginia Tech** — 2 miles

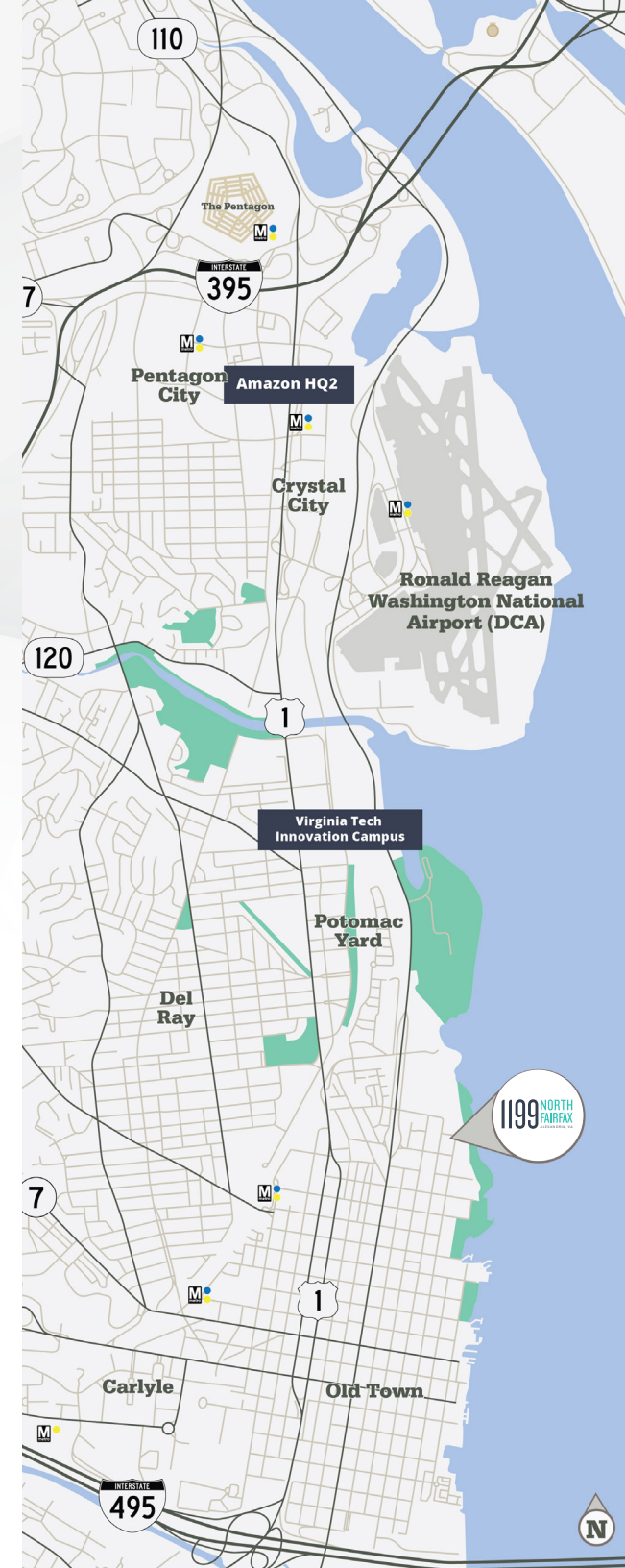
**Potomac Yards** — 2 miles

**Ronald Reagan Washington National Airport** — 2.6 miles

**Amazon HQ2** — 3.4 miles

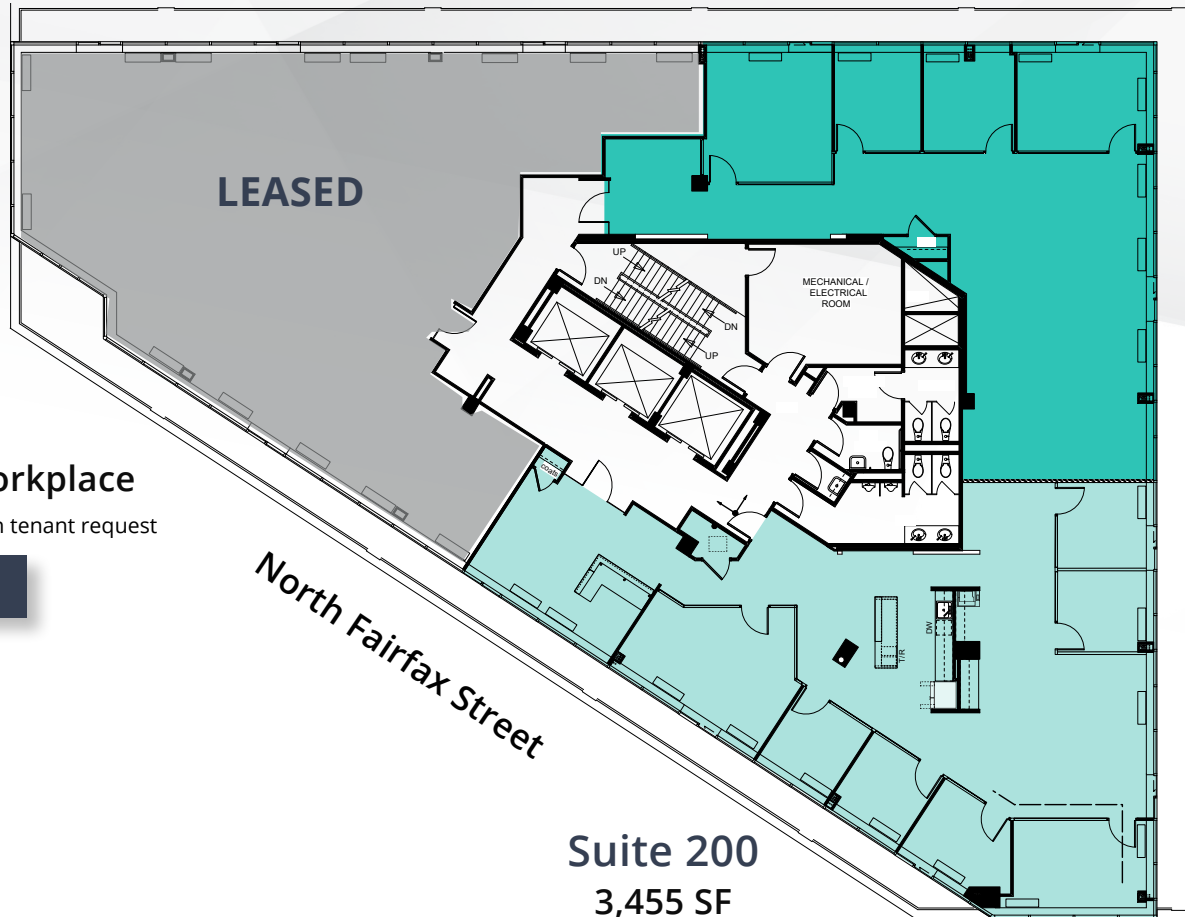
**National Harbor** — 5.5 miles

**Washington, DC** — 6 miles



# Second Floor

Mt. Vernon Trail + Potomac River



Suite 210  
2,820 SF

Suite 200  
3,455 SF

Furnished\* by Washington Workplace

\*partially furnished - Landlord to fully furnish upon tenant request

[View Furniture Package](#)



[CLICK FOR  
VIRTUAL TOUR](#)

Total Contiguous - 17,506 SF\*

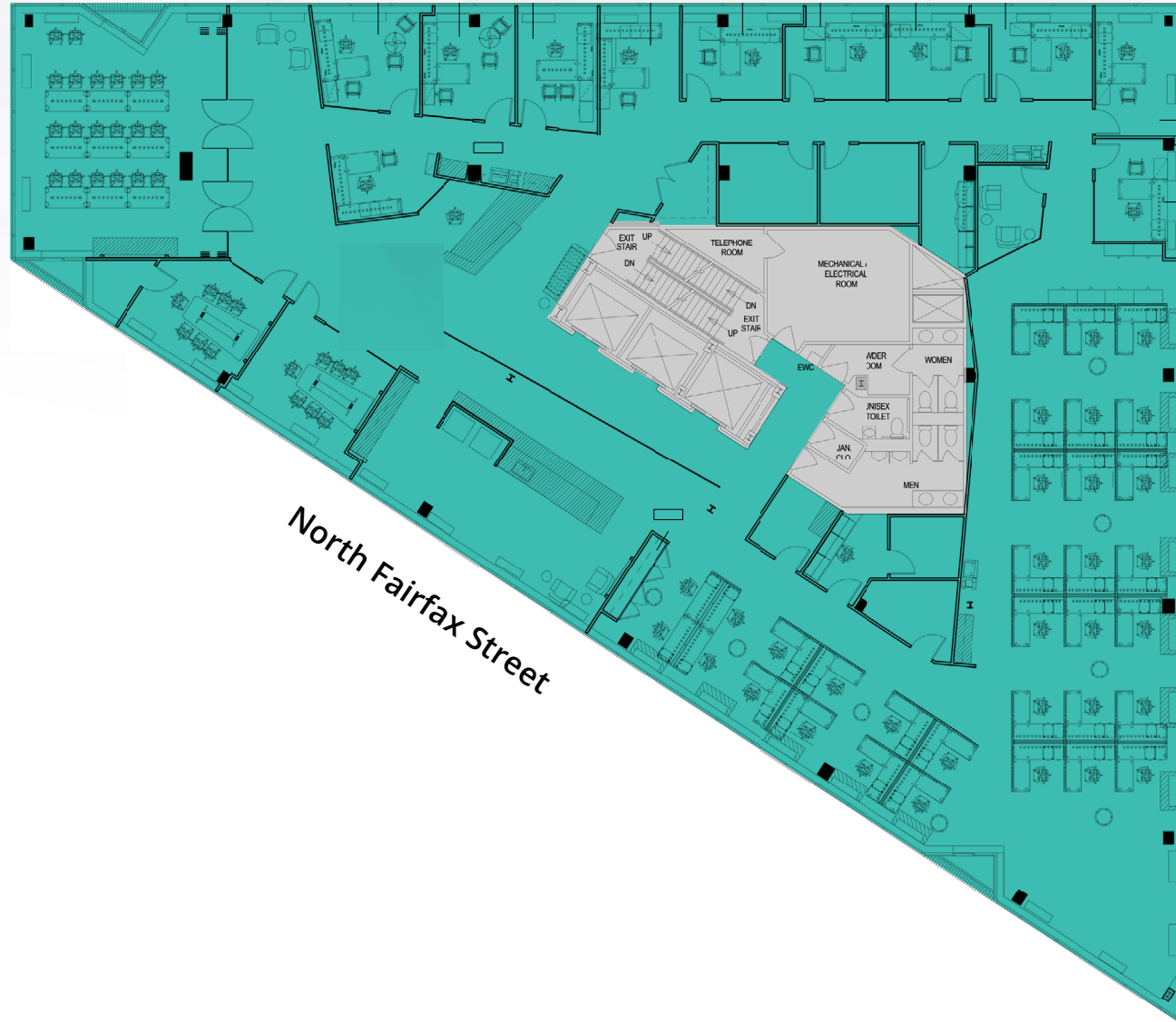
2nd Floor - 6,275 SF

\*2nd + 3rd Floor Availability

# Third Floor

Mt. Vernon Trail + Potomac River

Suite 300  
11,231 SF  
Available Now



Total Contiguous - 17,506 SF\*

3rd Floor - 11,231 SF

\*2nd + 3rd Floor Availability

# Fourth Floor



**Suite 401**  
4,257 SF

4th Floor - 4,257 SF Available

# Fifth Floor

## TWO SPEC SUITES

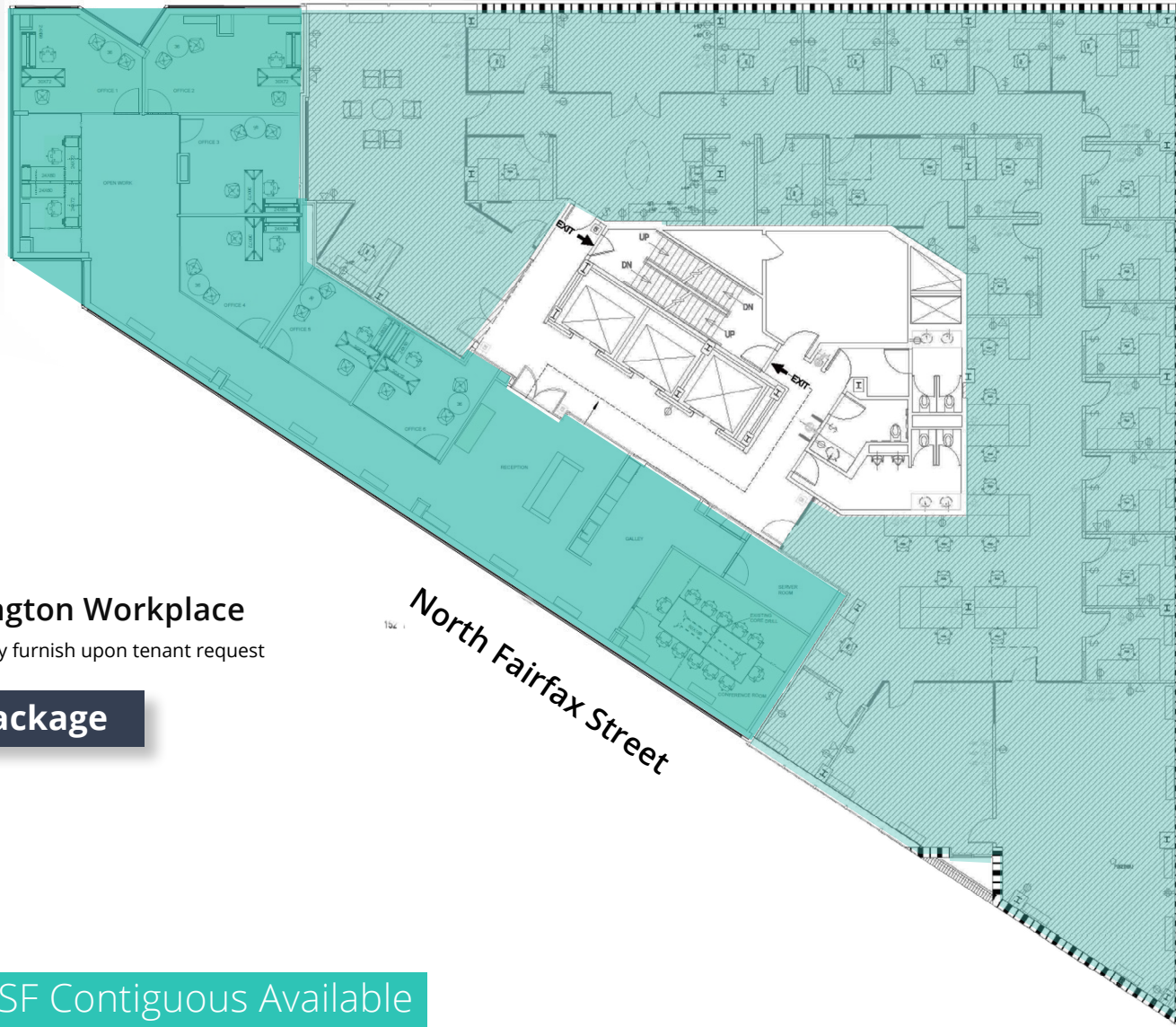
Suite 510  
3,700 SF



**Furnished\*** by Washington Workplace  
\*partially furnished - Landlord to fully furnish upon tenant request

**View Furniture Package**

5th Floor - 11,286 SF Contiguous Available



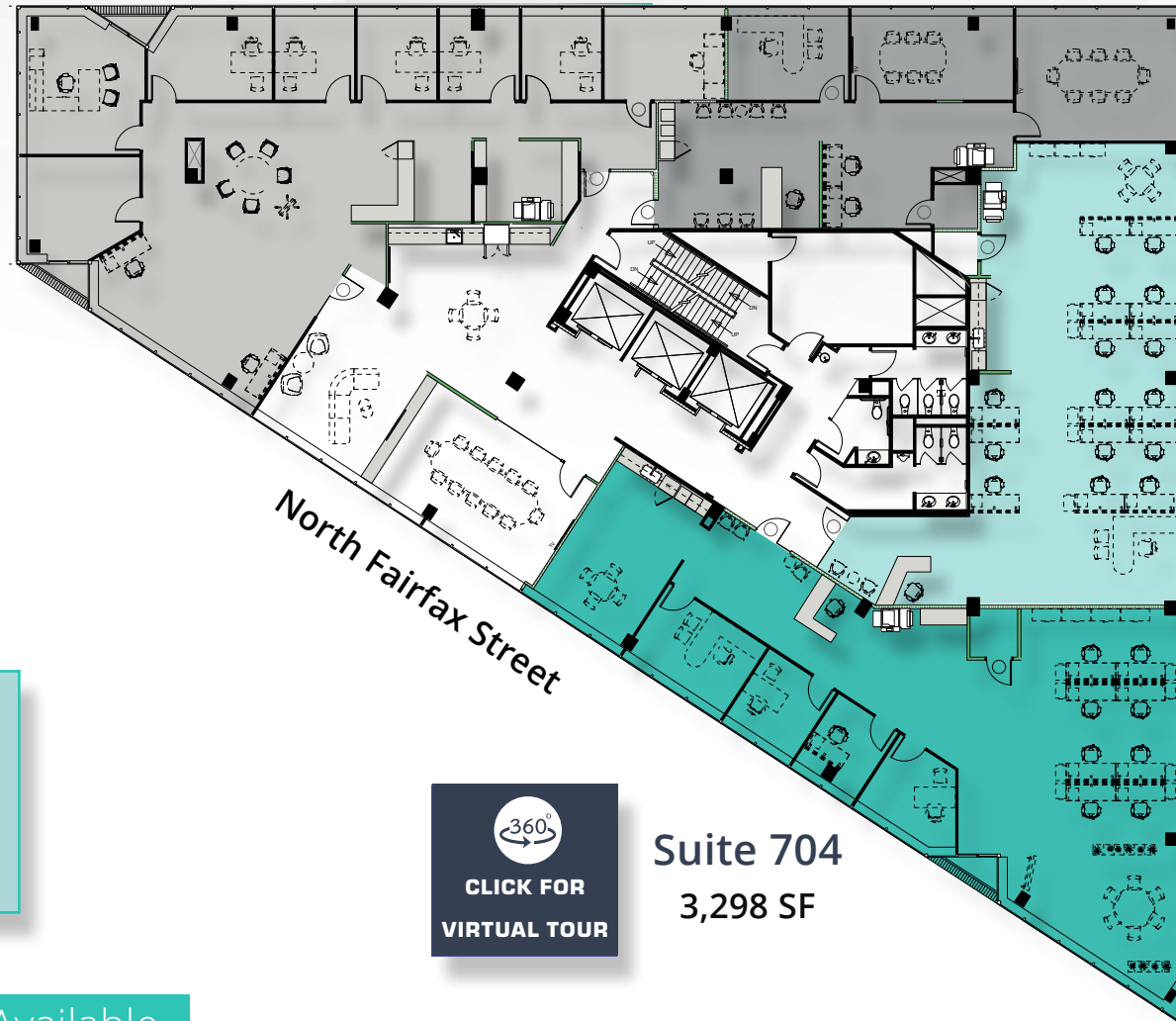
Suite 500  
7,586 SF

# Seventh Floor

**TWO SPEC SUITES + TOWN HALL**

LEASED

LEASED



**Suite 703**  
2,321 SF



**Suite 704**  
3,298 SF

7th Floor - 5,619 SF Available

# Penthouse

## STORAGE SPACE



Penthouse - 3,966 SF Available

# 1199 NORTH FAIRFAX

ALEXANDRIA, VA

Leasing:

**AVISON  
YOUNG**

Ownership:



Property  
Management:

**AKRIDGE**  
*Invested.*

For more information,  
please contact:

Mike Shuler, Principal  
703 760 9052  
mike.shuler@avisonyoung.com

Nick Gregorios, Principal  
703 752 4922  
nicholas.gregorios@avisonyoung.com

Olivia Vietor, Vice President  
703 382 1982  
olivia.vietor@avisonyoung.com

[avisonyoung.com](https://www.avisonyoung.com)

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