

# COURTHOUSE SQUARE

510 & 526 KING STREET  
ALEXANDRIA, VA

Up to 5,362 SF Available



Knowledge  
Perseverance  
Integrity

**Cambridge**  
Property Group LLC

# PROPERTY HIGHLIGHTS



- > A charming 5-story office and retail property with prominent frontage along King Street, Pitt Street, and St. Asaph Street in the booming heart of Old Town Alexandria.
- > 2 office towers adjoined to the iconic Alexandria Courthouse with direct access to the circuit court.
- > Convenient on-site retail and dining options including Starbucks, La Madeline, and United Bank.
- > Steps away from the vibrant Waterfront and an abundant array of specialty shops, restaurants, museums, and attractions.
- > A walker's paradise with an impressive walk score of 99 and outstanding multi-modal accessibility.

- > Free King Street trolley service plus water taxi service at the Waterfront.
- > A 14-minute stroll to the King Street Metro (yellow and blue lines), a 5-minute drive to I-495/I-95, and an 8-minute drive to Reagan-Washington National Airport.
- > Newly built tenant amenity center, 20-person conference center, and recent common area improvements.
- > On-site building engineer.
- > On-site parking: 1.16 / 1,000 BSRF.
  - Monthly rate: \$190.00
  - Daily rate: \$2.00/hr. \$10.00 max.
  - Weekends, evenings after 5 pm and holidays: \$1.00/hr. \$5.00 max.



Full-Block Frontage



Landmark Location



New Amenity and Conference Center



On-Site Building Engineer



Common Area Upgrades



On-Site Restaurants



On-Site Parking



Exceptional Walkability Score



Convenient Metro Access



Free Trolley Service



Water Taxi Service



3-Blocks From The Waterfront



Museums & Attractions



Bountiful Dining Options



A Plethora of Shops & Retail

REFRESH.  
RELAX.  
REFOCUS.



NEW TENANT AMENITY CENTER

COLLABORATE.  
INNOVATE.



NEW TENANT CONFERENCE CENTER

# STEPS AWAY FROM THE WATERFRONT

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WATERFRONT  
PARK

TORPEDO FACTORY  
ART CENTER

*Ada's*  
ON THE RIVER

VIRTUE  
FEED & GRAIN

CH  
CHART  
HOUSE



FOUNDERS  
PARK

B  
BARCA  
PIER & WINE BAR



citycruises

# AMENITY RICH LOCATION

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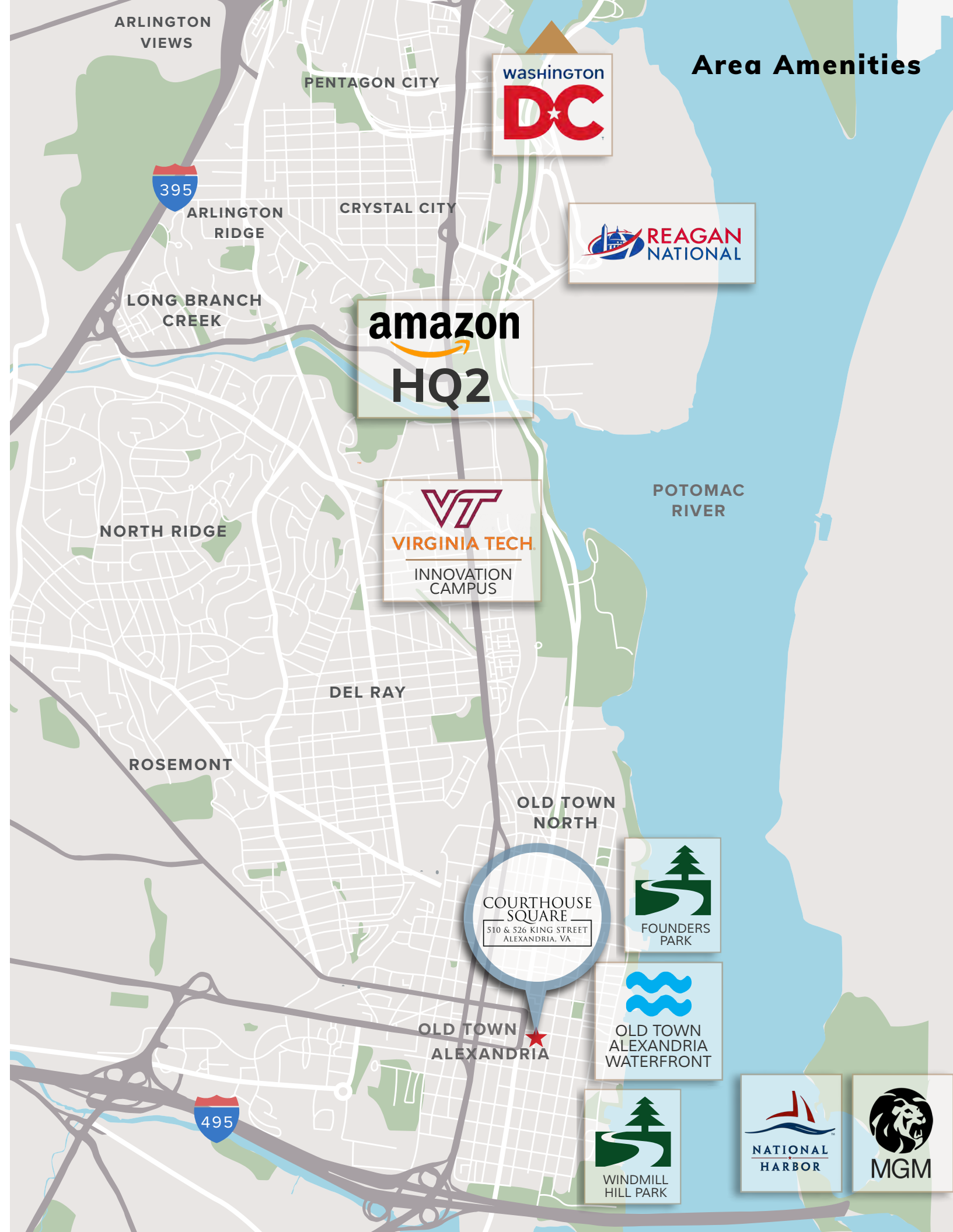
## Nearby Amenities

Old Town Alexandria



- |        |        |        |        |        |
|--------|--------|--------|--------|--------|
| 1<br>  | 2<br>  | 3<br>  | 4<br>  | 5<br>  |
| 6<br>  | 7<br>  | 8<br>  | 9<br>  | 10<br> |
| 11<br> | 12<br> | 13<br> | 14<br> | 15<br> |
| 16<br> | 17<br> | 18<br> | 19<br> | 20<br> |
| 21<br> | 22<br> | 23<br> |        |        |

## Area Amenities



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# A VIBRANT HISTORIC DISTRICT

- > Old Town Alexandria is renowned for its live-work-play environment with 500+ retail storefronts and 100+ restaurants to enjoy.
- > 2.2 million square feet of retail is just steps away from Courthouse Square.



- > The Alexandria Waterfront is a short 7-minute stroll from Courthouse Square where tenants indulge in fine dining: Chart House, Ada's On The River, Vola's Dockside Grill, Blackwall Hitch, BARCA Pier & Wine Bar, Cedar Knoll, Chadwick's, Jula's on the Potomac, and Virtue Feed & Grain.
- > Popular attractions include Gadsby's Tavern Museum, Carlyle House, Spite House, Alexandria Black History Museum, Alexandria Colonial Tours, Torpedo Art Factory, Tall Ship Providence, and Sightseeing Cruises at the Alexandria Harbor.
- > Top hotels include Hilton, Embassy Suites, Lorien Hotel & Spa, Hotel Indigo, and Morrison House.

# MULTIMODAL ACCESSIBILITY



- > 5-minute drive to I-495 and I-95.
- > 14-minute walk to King Street Metro: blue and yellow lines.



- > 6.5 miles to Washington DC.
- > 8-minute drive to Reagan Washington National Airport.



- > Free trolley service from 11 am to 11 pm every 15 minutes between the King Street Metrorail Station and City Hall/Market Square.



- > Water taxi service connecting Old Town Alexandria to National Harbor, Georgetown, and The Wharf.





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ALEXANDRIA COURTHOUSE

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FOR PROPERTY DETAILS

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