

# FOR SALE

**\$8,400,000**

**Office Building / Development Site  
85 S Bragg Street, Alexandria, VA 22312**



## Building Highlights

44,500 rentable square feet, 6 stories

Built 1985

1.15 acres (50,196 square feet)

137 garage and surface level parking spaces

*For Information and Tours, Please Contact:*

Glen Peacock

(703) 850-4445

[gpeacock@tenantrfp.com](mailto:gpeacock@tenantrfp.com)

All information furnished is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

## Investment Notes

Stand-alone building

Ideal for owner occupier, investor or developer

Fee simple sale (offered as-is, where-is)

80% leased, 8,800 available square feet

**2025 NOI \$550,000**

## Location Advantages

Less than 1/2 mile (as the crow flies) from new **1M SF Inova Alexandria Hospital** and **4M SF WestEnd Alexandria Mixed-Use Project** (both under construction)

High visibility and direct access from I-395

Minutes from Washington DC, Pentagon and Reagan National Airport

Easy access to I-95 and Capital Beltway (I-495)

Walking distance to dining, shopping and lodging

2 mile Average Household Income - \$125,497

## Land Use

OCM (100) zoning

Future residential development up to 2.5 FAR, no ground floor retail required

To include affordable housing, up to 3.25 FAR, no ground floor retail required

Maximum building height 100 feet

*For Information and Tours, Please Contact:*  
Glen Peacock  
(703) 850-4445  
gpeacock@tenantrfp.com

All information furnished is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.