

FOR SALE • 17,172 SF



WALK IT NOW • 3D VIRTUAL TOUR →

INSTITUTIONAL CAMPUS OPPORTUNITY / ALEXANDRIA, VIRGINIA

4220 King Street

A fully renovated, three-storey institutional building offered for sale — and the anchor of **King Street West**, a nine-building complex where up to **58,031 SF** can be assembled by a single user.

\$3,200,000

SALE PRICE • \$186/SF

42

DEDICATED SPACES

EXCLUSIVELY MARKETED BY

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TARTAN
PROPERTIES

THE OPPORTUNITY

Own a building now. Grow into a campus later — without moving.

4220 King Street is a 17,172 SF building on four floors, renovated in 2017–2018 and immediately operational. The floor plates — roughly 5,724 SF each — separate cleanly into classrooms, clinical suites, administration, training, or research, and the building carries ADA-accessible elevators and restrooms, upgraded electrical, efficient HVAC, and 42 dedicated parking spaces.

What sets it apart is what surrounds it. 4220 anchors **King Street West**, a complex of nine office buildings totalling 58,031 SF. A second building, 4232 King Street (10,148 SF), is also offered for sale through Tartan Properties, and additional buildings in the complex may be available. A school, university, health system, or association can therefore buy at its current size, occupy at once, and expand into adjacent buildings as programmes grow — no relocation, no second site search, no re-entitlement.

The building's own record supports the use: 33 years of continuous institutional occupancy by the American Geosciences Institute, in a corridor with more than 40,000 residents within one mile, a \$113,500 median household income, and 62% of adults holding a bachelor's degree or higher.

17,172

SF OFFERED TODAY

58,031

SF ASSEMBLABLE ACROSS THE COMPLEX

139

PARKING SPACES AVAILABLE COMPLEX-WIDE

200ft

TO I-395 ACCESS



OFFERING SUMMARY

The terms

SALE PRICE

\$3,200,000

PRICE PER SQUARE FOOT

\$186

TOTAL BUILDING AREA	17,172 SF	PARKING	42 spaces · 2.44/1,000 SF
STORIES	4 · approx. 4,93 SF each	ANNUAL RE TAXES	\$40,436
YEAR BUILT	1983	HOA FEE	\$2,172/mo
RENOVATED	2018	PRIOR OCCUPANCY	33 years, single occupant
TOTAL LOT AREA	5,080 SF	ZONING	OCM(100)

HOA fee covers common area maintenance, including: snow removal, landscaping and parking lot maintenance.

ALSO AVAILABLE

4232 King Street — 10,148 SF, 18 spaces — is offered for sale in the same complex by Tartan Properties. Acquired together, the two buildings deliver 27,320 SF and 60 spaces under one ownership.



TOUR 4220 IN 3D →

PROPERTY HIGHLIGHTS

Eight reasons a school or institution buys this building

01

Turnkey condition

Fully renovated 2017–2018 and operational on day one — no capital programme required to occupy.

03

Divisible floor plates

Three near-identical ~5,724 SF floors allow departmental, clinical, or grade-level separation.

05

Accessible throughout

ADA-compliant elevators and restrooms on every floor, suitable for public-facing programmes.

07

Regional access

Under 200 feet from I–395 ramp, with direct reach to National Airport (DCA), The Pentagon, Amazon HQ2, Washington D.C., Arlington, and Fairfax.

02

Room to grow

17,172 SF today with up to 58,031 SF assemblable in the same complex as programmes expand.

04

Parking that supports staff

42 dedicated spaces at 2.44/1,000 SF — and 139 spaces available across the complex.

06

Modern systems

Efficient HVAC replace in 2018, upgraded electrical service, and well-maintained core infrastructure.

08

Proven for the use

33 years of continuous institutional occupancy with low-maintenance, predictable operations.



4220 from the shared courtyard



Courtyard walk between buildings



Terrace and seating at the entry

One building is for sale. A campus is available.

Nine office buildings totalling 58,031 SF sit around a shared courtyard and parking field. 4220 and 4232 King Street are offered for sale now.

Additional buildings in the complex may be available — inquire.

9

BUILDINGS

58,031

TOTAL SF

139

PARKING SPACES

1

POINT OF CONTACT

THE COMPLEX

What a single user could control

Nine buildings share one courtyard, one parking field and one association — separate structures for separate functions, on one walkable site.



■ 4220 — FOR SALE
 ■ 4232 — FOR SALE
 ■ OPEN TO OFFERS
 ■ ADDITIONAL BUILDINGS MAY BE AVAILABLE — INQUIRE

BUILDING SCHEDULE

ADDRESS	GROSS SF	STATUS
4212 King Street	7,611	Open to offers
4214 King Street	3,864	Open to offers
4216 King Street	5,712	Open to offers
4218 King Street	1,932	Open to offers
4220 King Street	17,172	Offered — \$3,200,000
4222 King Street	3,864	Open to offers
4224 King Street	3,864	Open to offers
4230 King Street	3,864	Open to offers
4232 King Street	10,148	Offered — \$1,990,000
TOTAL COMPLEX	58,031	139 parking spaces available

PHASED ASSEMBLAGE

Buy once. Expand in place.



PARKING: 42 SPACES AT 4220 · 18 AT 4232 · 139 AVAILABLE ACROSS THE COMPLEX

ONE ASSOCIATION · ONE POINT OF CONTACT

PHASE ONE — NOW

17,172_{SF}

4220 King Street. 42 spaces.
\$3,200,000. Occupy immediately with no capital works.

PHASE TWO — ADJACENT

27,320_{SF}

Add 4232 King Street, 10,148 SF and 18 spaces, also offered for sale by Tartan Properties.

PHASE THREE — FULL CAMPUS

58,031_{SF}

The remaining seven buildings add 30,711 SF. Additional buildings may be available — inquire.

WHO THIS CAMPUS COULD SERVE

Private & charter schools

Grade bands in separate buildings; administration, gym, or arts added by phase without relocating students.

University satellite campuses

A teaching building, an executive-education building, and research space on one site inside the Beltway.

Medical groups & clinics

Clinical suites separated from imaging, therapy, and billing, with parking sized for patient turnover.

Associations & nonprofits

Own rather than lease, sublease surplus buildings during growth, and consolidate later.

THE BUILDING

Fully renovated in 2018

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Library stacks and reading room — adapts to classroom or resource-centre use



Large divisible conference room



Small meeting room



Glass-fronted private office



Lounge and kitchen, lower level



Open workstation area with perimeter glazing



Shelved workroom

FLOOR PLANS

Four levels, stacked and near-identical

Near-identical floor plates stack cleanly, so functions separate by floor — public-facing programmes at grade, classrooms or clinical suites above, administration and support on the third, with service and storage at the lower level. Each floor can also be accessed by stairs and elevator.

[WALK ALL FOUR FLOORS — 3D VIRTUAL TOUR →](#)

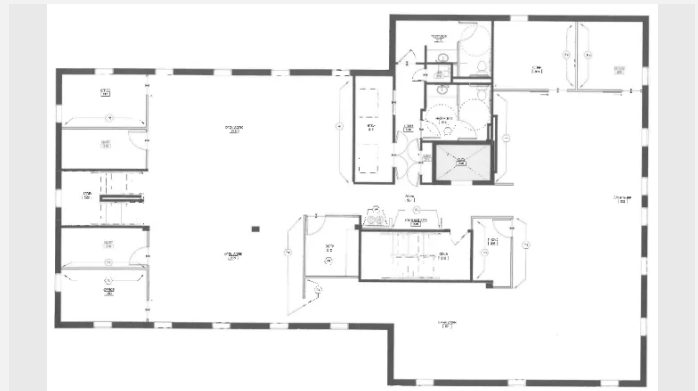
LOWER LEVEL



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

VERTICAL TRANSPORT

ADA-accessible passenger elevator serving all floors.

SYSTEMS

Efficient HVAC and upgraded electrical service throughout.

RESTROOMS

ADA-compliant restroom groups on every floor.

DOCUMENTATION

Measured architectural plans, systems records and the HOA budget available on request.

EGRESS

Two stair cores, supporting divided occupancy by floor.

ENTITLEMENTS

Zoning confirmation for school, childcare and medical-office use available through the City of Alexandria.

LOCATION & MARKET

The West End, on the Route 7 corridor

King Street West sits along the King Street / Route 7 corridor just two exits on 395 from the new Inova Alexandria Hospital and Healthplex. on the former Landmark Mall site. With convenient access to one of Northern Virginia’s most active concentrations of residential communities, retail, dining, healthcare and employment everything is minutes away.

The property is a short drive from Bradlee Shopping Center, a 170,000+ SF neighborhood retail destination, with additional dining along the King Street corridor including Silver Diner, and a further concentration of restaurants, retail and services at the Shops at Mark Center.

THE FRESH MARKET	SAFEWAY	STARBUCKS
CHIPOTLE	CAVA	SPIZZA
	WALGREENS	MICHAELS
ORANGETHEORY	SILVER DINER	ALEXANDRIA PASTRY

DENSITY & ANCHORS

Substantial residential density along King Street and Beauregard Street, anchored institutionally by the Mark Center and the existing Inova Alexandria Hospital campus on Seminary Road.

CONNECTIVITY

Regional access via King Street / Route 7, Seminary Road and I-395, with nearby DASH and Metrobus service and connections through the Mark Center area.

40,000+

RESIDENTS WITHIN ONE MILE

\$113,500

MEDIAN HOUSEHOLD INCOME

62%

BACHELOR'S DEGREE OR HIGHER

20,082

HOUSEHOLDS WITHIN ONE MILE

TRADE AREA	0.25 MI	0.5 MI	1 MI
Total population	4,168	11,413	39,341
Total households	2,701	6,753	20,082
Average age	40.4	40.3	39.6
Persons per household	1.5	1.7	2.0
Average home value	\$442,514	\$501,413	\$531,808

Ring data: 2023 American Community Survey. Income and attainment per broker research.

WestEnd Alexandria — the region’s largest redevelopment underway

~4M SF

Mixed-use community of residential, retail, medical office and public space.

2028

Target opening for Inova’s new Alexandria hospital and cancer center; construction began 2024.

6 bays

West Alexandria Transit Center for DASH, Metrobus and future Bus Rapid Transit.

FORMER LANDMARK MALL SITE

TARTAN PROPERTIES COMMERCIAL

703.836.6555 · TARTANPROPERTIES.COM



EXCLUSIVELY MARKETING BY

Let's talk about the whole campus.

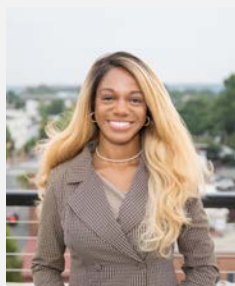


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ONE POINT OF CONTACT

Tartan Properties holds relationships with ownership across King Street West. Expansion beyond 4220 — additional buildings, phased acquisition, or a full-campus assemblage — can be explored through a single conversation.

[TOUR 4220 IN 3D →](#)

Tartan Properties Commercial
1020 Wythe Street, Alexandria, VA 22314

703.836.6555 · tartanproperties.com · Licensed in the Commonwealth of Virginia. All information is from sources deemed reliable but is not guaranteed; buyers should verify areas, zoning, permitted uses, and the availability and pricing of additional buildings independently. Availability of buildings other than 4220 King Street is indicative and subject to owner agreement.

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PROPERTIES