

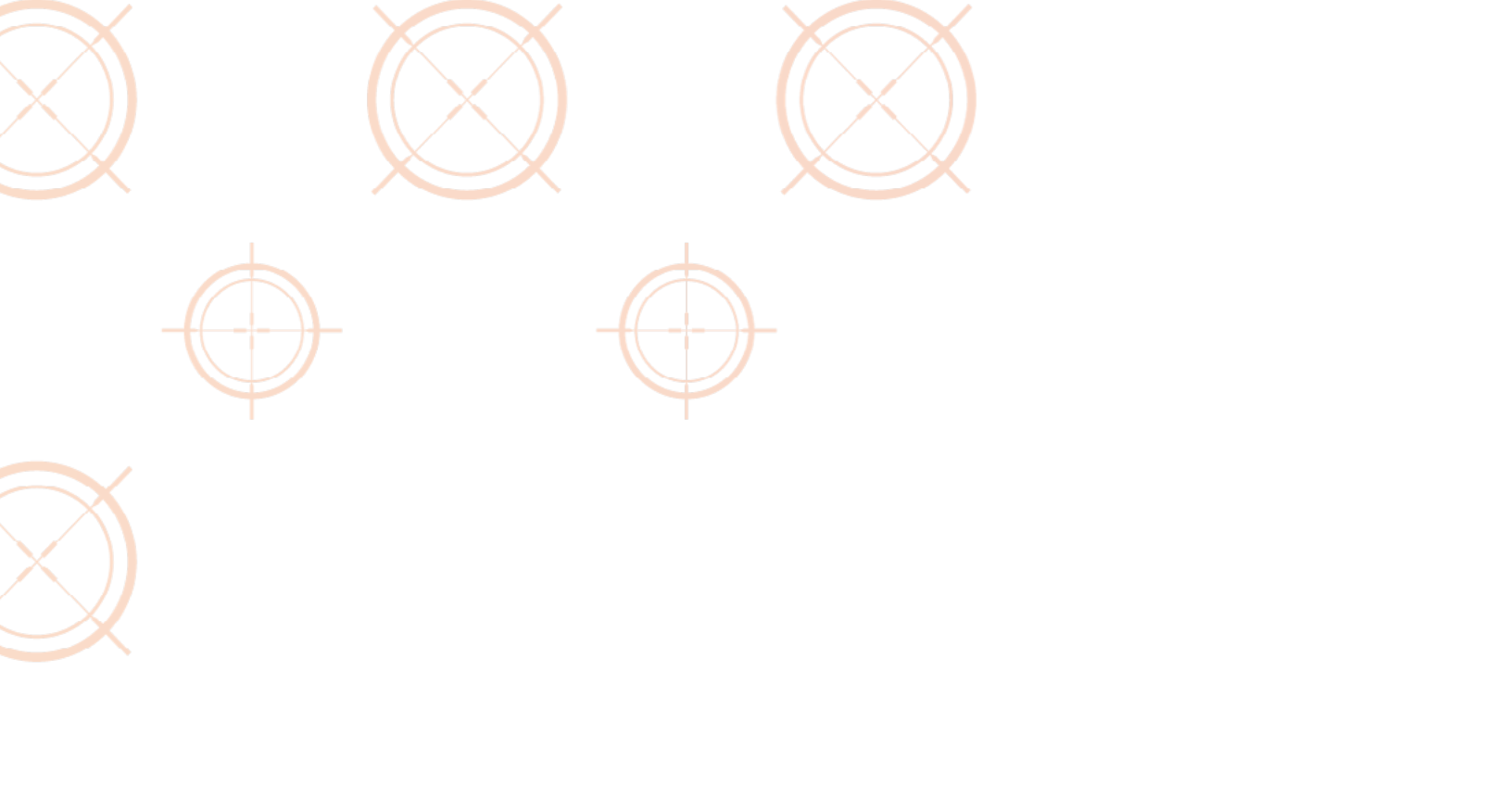
**TORPEDO  
FACTORY**  
OFFICE BUILDING







**Work flourishes at  
the water's edge.**





## Canvas for Innovation

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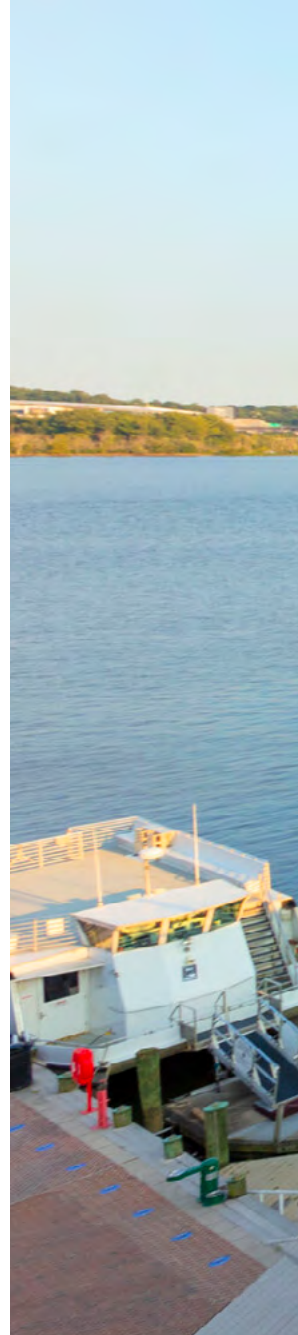
Nestled in the heart of Old Town Alexandria, the Torpedo Factory Office Building stands as an emblem of distinction among office spaces. With the Potomac River serving as its backdrop, this waterfront office opportunity beckons ambitious trailblazers and forward-thinking visionaries alike. As the exclusive beacon of Class A distinction along the Old Town Waterfront, we proudly channel the storied legacy of this community, breathing life into an atmosphere where inspiration knows no bounds.

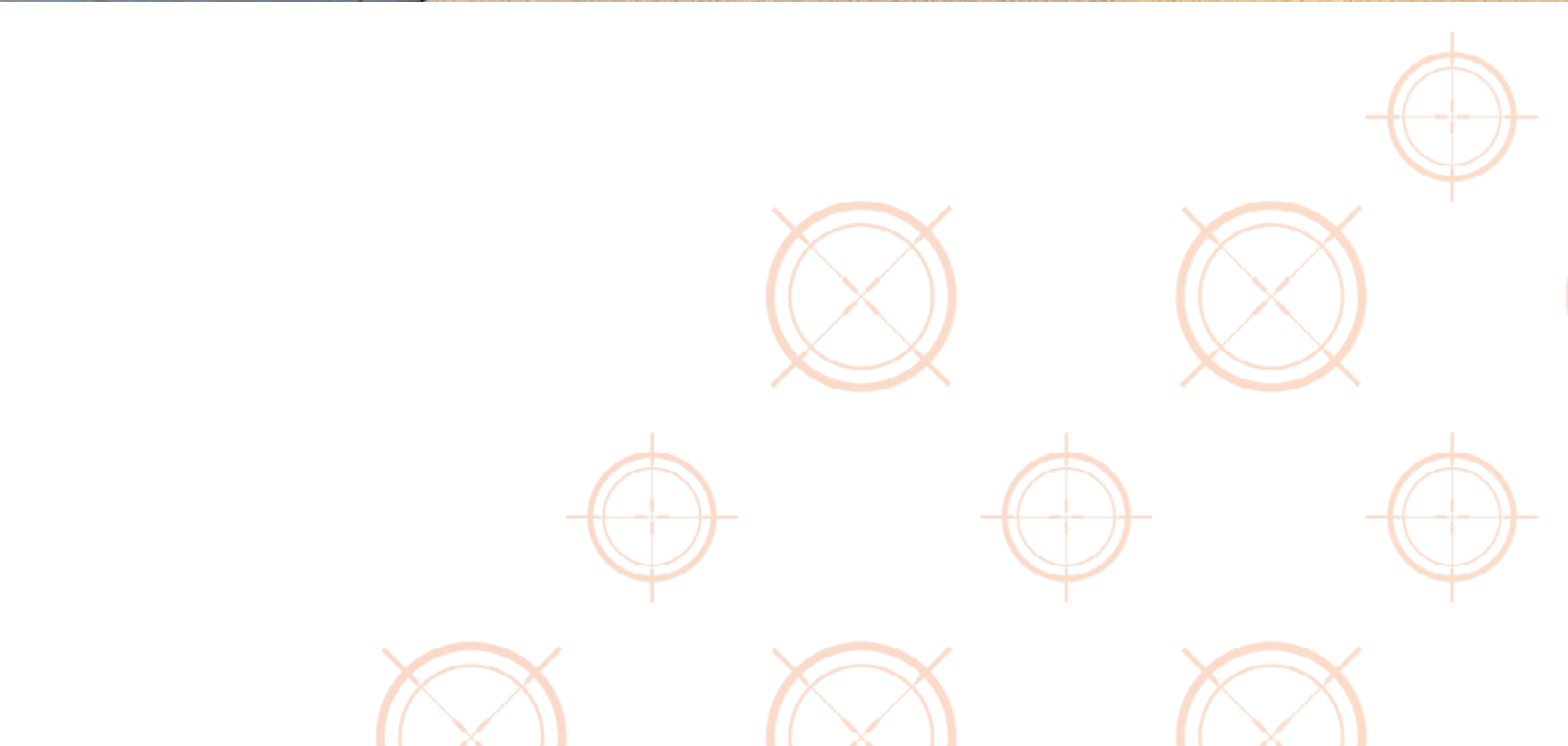


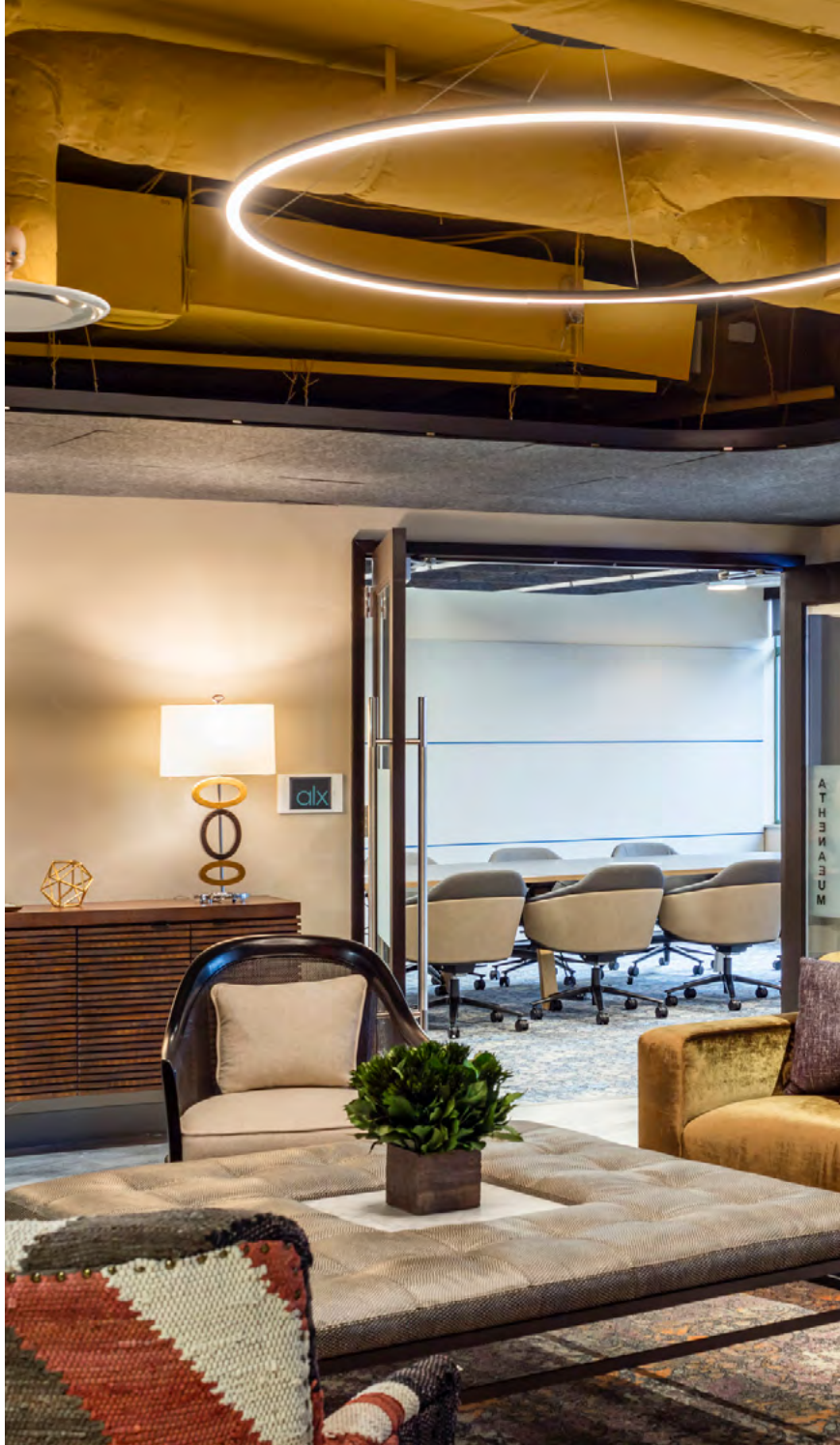
# Waterfront Workplace

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With its privileged waterfront position, the bustling rhythm of pedestrian foot traffic, a thriving culinary landscape, rich historical resonance, and a dynamic creative community the Torpedo Factory Office Building curates an extraordinary work experience brimming with vibrancy. As an incubator of boundless potential, here, the very essence of work takes on new life.







**alx**  
COMMUNITY





# Elevated Amenities

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ALX Community is Alexandria's best shared office and coworking space where tenants work, meet, collaborate, learn, and give back. ALX is the central hub and gathering place for people making things happen in Alexandria.

State-of-the-art ALX conference center and lounge access are available, as well as flexibility with demisable floorplates, towering ceilings and exclusive balconies on top floors, and stunning views of the Potomac River and Old Town Alexandria for Torpedo Factory Office tenants.



# Invitation to Explore

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Embark on a shopping escapade through boutique-lined streets, savor culinary artistry at local eateries, or simply indulge in a leisurely riverside stroll. Situated at the nexus of convenience and charm, this Old Town gem positions you within arm's reach of King Street's vibrant pulse and only 15 minutes from Downtown DC. The Alexandria community stands as a bridge between eras, where colonial architecture meets cosmopolitan flair.

- 1 Blackwall Hitch
- 2 Chart House
- 3 Myron Mixson's Pitmaster BBQ
- 4 Vola's Dockside Grill
- 5 Fish Market
- 6 Landini Brothers
- 7 The Wharf
- 8 Il Porto Italian Ristorante
- 9 Mia's Italian Kitchen
- 10 O'Connell's Irish Restaurant & Bar
- 11 Urbano
- 12 The Warehouse
- 13 Gadsby's Tavern
- 14 King & Rye
- 15 Virtue Feed & Grain
- 16 Hummingbird Bar & Kitchen

**200+**

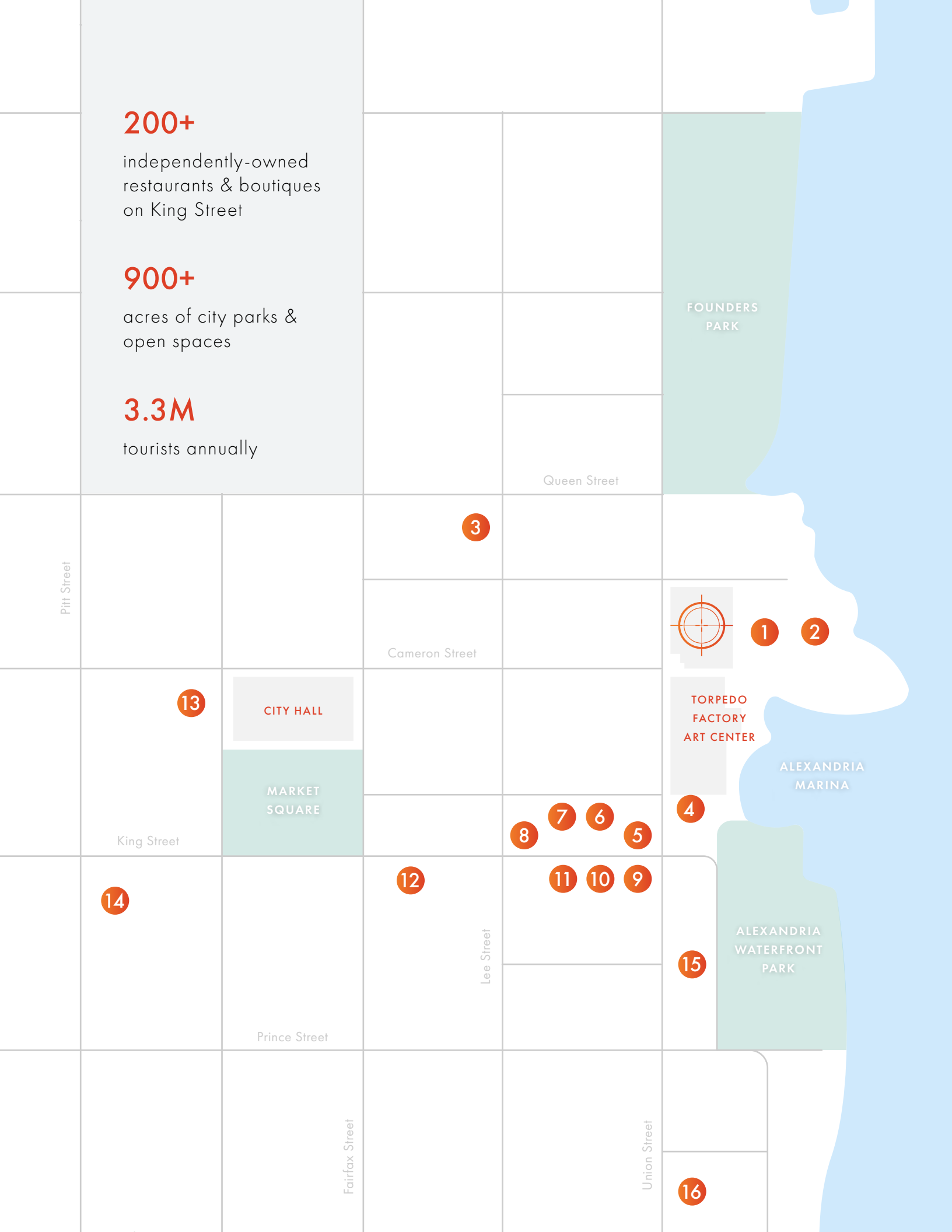
independently-owned  
restaurants & boutiques  
on King Street

**900+**

acres of city parks &  
open spaces

**3.3M**

tourists annually



FOUNDERS  
PARK

Queen Street

3

Pitt Street

Cameron Street

1

2

CITY HALL

TORPEDO  
FACTORY  
ART CENTER

ALEXANDRIA  
MARINA

13

MARKET  
SQUARE

4

King Street

8

7

6

5

12

11

10

9

14

Lee Street

15

ALEXANDRIA  
WATERFRONT  
PARK

Prince Street

Fairfax Street

Union Street

16



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