

CONVERSION OPPORTUNITY

119 S. WASHINGTON STREET

Office/Retail Building
For Sale or Lease in
Old Town Alexandria

Presented by:
DONOHUE





BUILDING DETAILS

PROPERTY OVERVIEW	ADDRESS	119 S. Washington Street Alexandria, VA 22314
	TOTAL SF	20,000 SF
	STORIES	3 stories above grade + lower level
	YEAR BUILT / RENOVATED	1929 / 1988
	LAND	5,227 SF
	ZONING	CD (Commercial District)
	AVAILABILITY	Full Building - 11/01/2025

119 S. WASHINGTON (“The Property”) is a 3-story, partially occupied, mixed-use building located in the heart of Old Town Alexandria. TD Bank currently leases the entire building and occupies the first floor; Radiance Yoga subleases the full second floor; and the newly renovated office space on the third floor will be delivered vacant. The Property offers stable, in-place income through October 2025.

The Property’s CD (Commercial District) zoning allows for a variety of redevelopment options. Office, Retail, Residential, Medical, Hotel, and Restaurant uses are permitted by-right.

The Property is conveniently nestled between Old Town’s bustling King and Duke Streets, surrounded by some of the area’s best shopping, dining, and attractions.

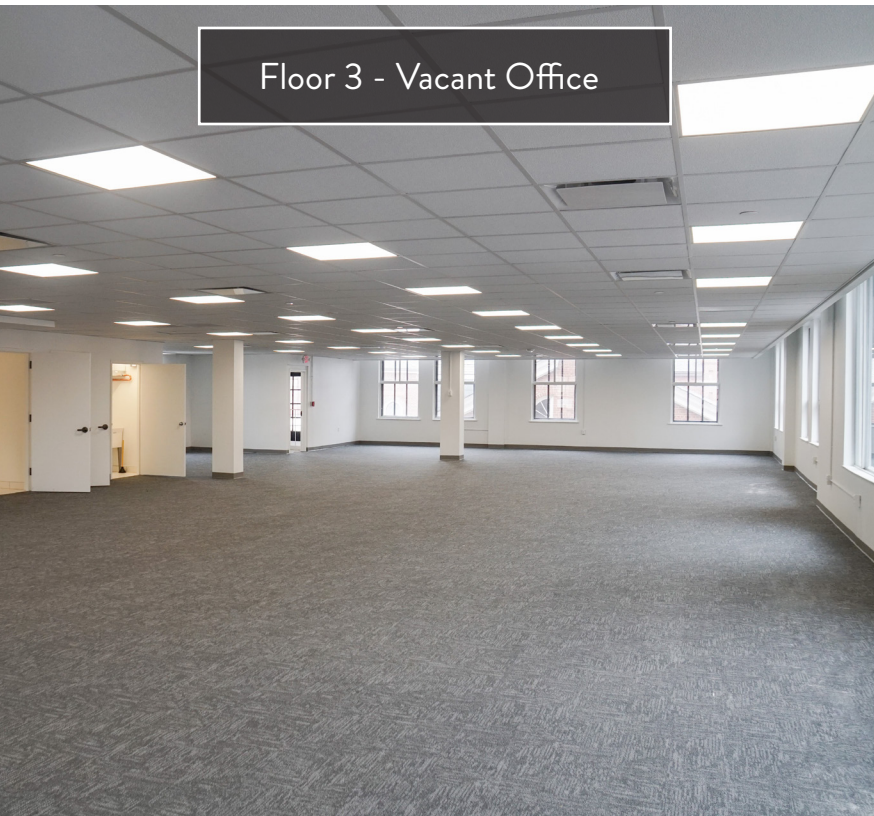
Floor 1 - TD Bank



Floor 2 - Radiance Yoga



Floor 3 - Vacant Office

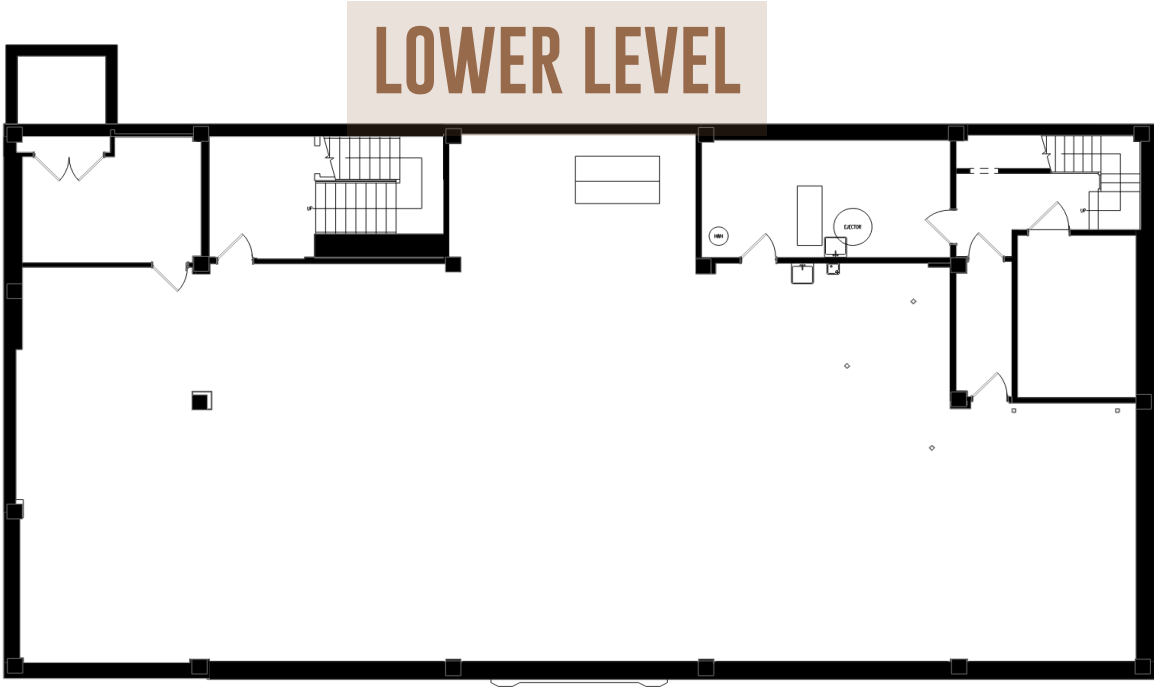


View from Rooftop

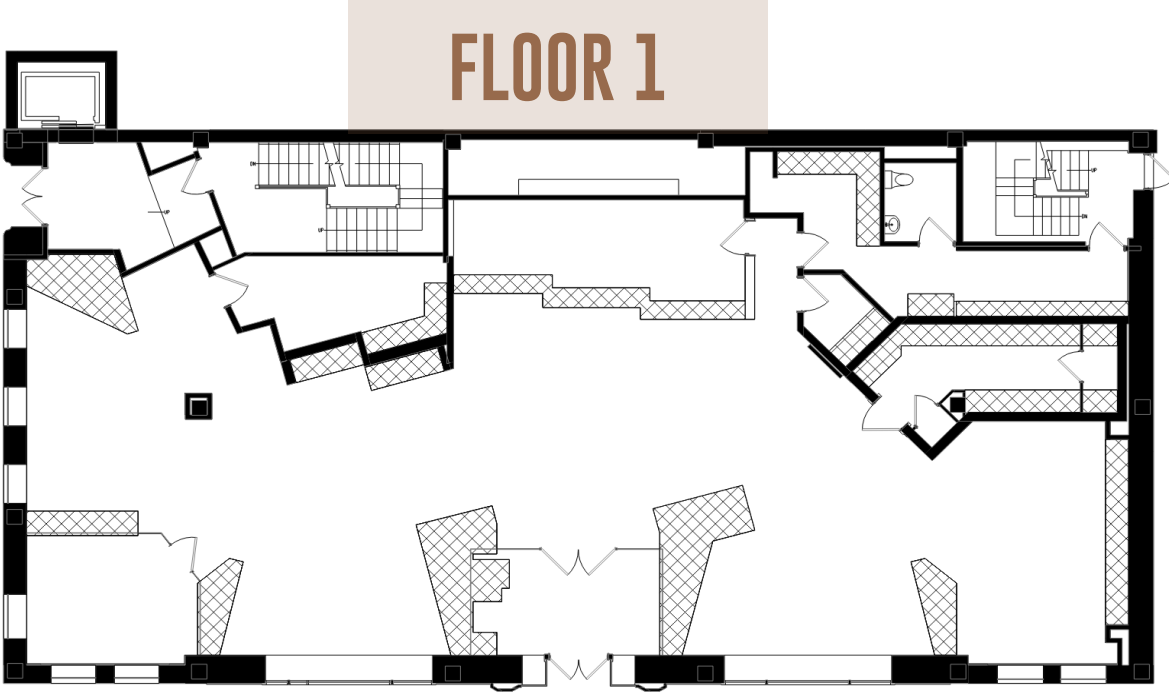


PHOTO GALLERY

Storage - 5,000 SF



Retail - 5,000 SF

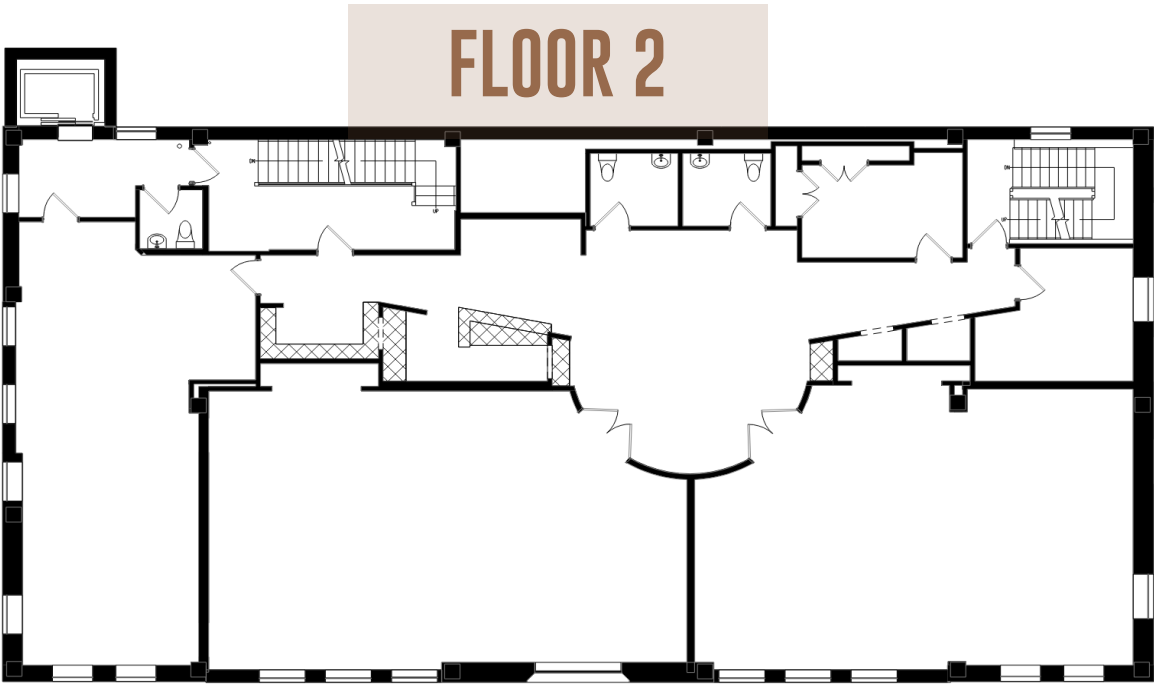


FLOOR PLANS

Office - 5,000 SF



Office/Retail - 5,000 SF



FLOOR PLANS



PARCEL MAP

ALEXANDRIA, VIRGINIA

Known for its bustling Old Town district, cobblestone streets, and waterfront views, Alexandria seamlessly combines historical character with modern conveniences. The city offers a diverse mix of independent shops, popular restaurants, and a thriving arts scene, creating an appealing environment for both work and relaxation. Residents and visitors enjoy waterfront parks, cycling on the Mount Vernon Trail, and exploring the numerous historical sites scattered across the city. With its rich culture, excellent amenities, and access to top educational institutions, Alexandria is one of the region's most attractive places to live, work, and visit.

In addition, Alexandria's location just minutes from Washington, D.C. has made it a regional hub for innovation and development. The city is home to a wide range of industries, from tech startups to global nonprofits, drawn by its proximity to the capital and access to a highly educated workforce. Its strong connectivity through major highways, Metro's Blue and Yellow lines, and Ronald Reagan Washington National Airport further enhances its appeal, rendering Alexandria an ideal location for businesses and residents alike.

155,525

TOTAL POPULATION

\$146,254

AVG. HH INCOME
(3 MILE RADIUS)

\$684,783

AVG. HOME VALUE
(3 MILE RADIUS)

99

WALK SCORE
(WALKER'S PARADISE)



LOCATION OVERVIEW



RETAIL & RESTAURANTS

- 1 Whole Foods Market
- 2 Theismann's Restaurant
- 3 Pacers Running
- 4 Call Your Mother Deli
- 5 La Fromagerie
- 6 Andy's Pizza
- 7 Lily Pulitzer
- 8 OrangeTheory
- 9 King Street Cafe
- 10 ESP Tea & Coffee
- 11 Thompson Italian
- 12 The Majestic
- 13 White House Black Market
- 14 Redrocks Old Town
- 15 Sweetgreen
- 16 Taverna Cretekou
- 17 Don Taco
- 18 Five Guys
- 19 The Light Horse Restaurant
- 20 Pita House
- 21 Crazy Mason Milkshake Bar
- 22 The Alexandria Bier Garden
- 23 lululemon
- 24 Chipotle
- 25 Starbucks
- 26 la Madeleine

- 27 CVS
- 28 Tatte Bakery & Cafe
- 29 1799 Prime Steak & Seafood
- 30 King & Rye
- 31 Sur La Table
- 32 Kilwins Ice Cream Shop
- 33 Emmy Squared Pizza
- 34 Mia's Italian Kitchen
- 35 Virtue Feed & Grain
- 36 Union Street Public House
- 37 Fish Market
- 38 The Wharf
- 39 Vola's Dockside Grill
- 40 Chadwick's

HOTELS & LODGING

- 1 Embassy Suites
- 2 Hilton
- 3 Hampton Inn
- 4 Archer Hotel
- 5 Hilton Garden Inn
- 6 Residence Inn
- 7 Morrison House
- 8 Hotel Heron
- 9 The Alexandrian
- 10 Hotel Indigo
- 11 Hyatt Centric
- 12 The Westin

SITES & ATTRACTIONS

- 1 Old Town Waterfront
- 2 Torpedo Factory Art Center
- 3 Alexandria Archaeology Museum
- 4 Old Town Farmer's Market
- 5 Carlyle House Historic Park
- 6 Little Theatre of Alexandria
- 7 Alexandria History Museum
- 8 Alexandria National Cemetery
- 9 Freedom House Museum
- 10 Gadsby's Tavern Museum
- 11 West's Point Park
- 12 Athenaeum Art Gallery

315 CAMERON STREET // ALEXANDRIA, VA



TRANSACTION DATE	10/2024
SALE PRICE	\$2,500,000
PRICE / SF	\$414.39
TOTAL SF / STORIES	6,033 SF / 3 stories
YEAR BUILT / RENO	1880
ZONING	CD

1300-1310 KING STREET // ALEXANDRIA, VA



TRANSACTION DATE	05/2024
SALE PRICE	\$4,375,000
PRICE / SF	\$743.29
TOTAL SF / STORIES	5,866 SF / 2 stories
YEAR BUILT / RENO	1910 / 2023
ZONING	KR

1000 PENDLETON STREET // ALEXANDRIA, VA



TRANSACTION DATE	12/2023
SALE PRICE	\$2,147,500
PRICE / SF	\$370.26
TOTAL SF / STORIES	5,800 SF / 2 stories
YEAR BUILT / RENO	1900 / 2014
ZONING	CSL

602 MADISON STREET // ALEXANDRIA, VA



TRANSACTION DATE	10/2023
SALE PRICE	\$4,200,000
PRICE / SF	\$667.30
TOTAL SF / STORIES	6,294 SF / 2 stories
YEAR BUILT / RENO	1950 / 1980
ZONING	CD-X - COM

100 SOUTH UNION STREET // ALEXANDRIA, VA



TRANSACTION DATE	10/2022
SALE PRICE	\$8,600,000
PRICE / SF	\$1,228.57
TOTAL SF / STORIES	7,000 SF / 3 stories
YEAR BUILT / RENO	1871
ZONING	KR

727 NORTH HENRY STREET // ALEXANDRIA, VA



TRANSACTION DATE	10/2022
SALE PRICE	\$3,479,670
PRICE / SF	\$579.95
TOTAL SF / STORIES	6,000 SF / 1 story
YEAR BUILT / RENO	1970
ZONING	CSI

SALE COMPS

OFFICE

113 SOUTH COLUMBUS STREET // ALEXANDRIA, VA



RENT	\$40.00 / SF
YEAR BUILT / RENO	1954 / 1998
TOTAL SF / STORIES	14,356 SF / 4 stories
TYPICAL FLOOR SIZE	3,589 SF

814-816 KING STREET // ALEXANDRIA, VA



RENT	\$45.00 / SF
YEAR BUILT / RENO	1890 / 1997
TOTAL SF / STORIES	16,000 SF / 4 stories
TYPICAL FLOOR SIZE	4,000 SF

900-902 PRINCE STREET // ALEXANDRIA, VA



RENT	\$38.00 / SF
YEAR BUILT / RENO	1915
TOTAL SF / STORIES	7,485 SF / 2 stories
TYPICAL FLOOR SIZE	3,742 SF

915 PRINCE STREET // ALEXANDRIA, VA



RENT	\$40.00 / SF
YEAR BUILT / RENO	1890
TOTAL SF / STORIES	4,432 SF / 3 stories
TYPICAL FLOOR SIZE	1,269 SF

RETAIL

326 KING STREET // ALEXANDRIA, VA



RENT	\$39.00 / SF
YEAR BUILT / RENO	1962
TOTAL SF / STORIES	11,844 SF / 2 stories
TYPICAL FLOOR SIZE	5,725 SF

913 KING STREET // ALEXANDRIA, VA



RENT	\$40.00 / SF
YEAR BUILT / RENO	1888
TOTAL SF / STORIES	2,273 SF / 2 stories
TYPICAL FLOOR SIZE	1,136 SF

1200 KING STREET // ALEXANDRIA, VA



RENT	\$45.00 / SF
YEAR BUILT / RENO	1940
TOTAL SF / STORIES	7,890 SF / 1 story
TYPICAL FLOOR SIZE	7,890 SF

305 SOUTH WASHINGTON STREET // ALEXANDRIA, VA



RENT	\$47.28 / SF
YEAR BUILT / RENO	1900
TOTAL SF / STORIES	5,587 SF / 2 stories
TYPICAL FLOOR SIZE	1,862 SF

LEASE COMPS

CONTACT US

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