



NEARBY RETAILERS

DUNKIN'



PASARA THAI RESTAURANT

HIGHLIGHTS

- Four ground floor retail spaces for lease (including a built-out coffee shop) at The Westin Alexandria – a recently renovated luxury hotel including 319 rooms, 20,000 SF of conference room space, and The Jamieson - a luxury condominium with 79 units.
- Immediately surrounded by dense daytime employees — nearly 30,000 within 1 mile. Several office tenants and Government agencies such as the US District Court, US Patent and Trademark Offices, and the National Science Foundation Headquarters are less than a 5-minute walk away.
- Approximately 7.8M SF of existing office space and 1.8M SF under development surrounding The Westin.
- Easily accessible to several Metro stations in the area including: King Street Station, Eisenhower Avenue, Huntington Avenue, and Braddock Road Station — and 5.5 miles to Ronald Reagan National Airport.

SPACE	SIZE	RATE	CONDITION	DELIVERY
A	1,103 SF	\$46.00 PSF GROSS*	"AS-IS" (former Starbucks)	IMMEDIATE
B	900± SF	\$44.00 PSF GROSS*	"AS-IS" (cold dark shell + TI)	IMMEDIATE
C	1,351± SF	\$42.00 PSF GROSS*	"AS-IS" (cold dark shell + TI)	IMMEDIATE
D	1,137± SF	\$49.00 PSF GROSS*	"AS-IS" (vanilla shell)	IMMEDIATE

* Includes real estate taxes, common area maintenance & insurance.

MAI VO

mvo@klnb.com | 703-268-2722

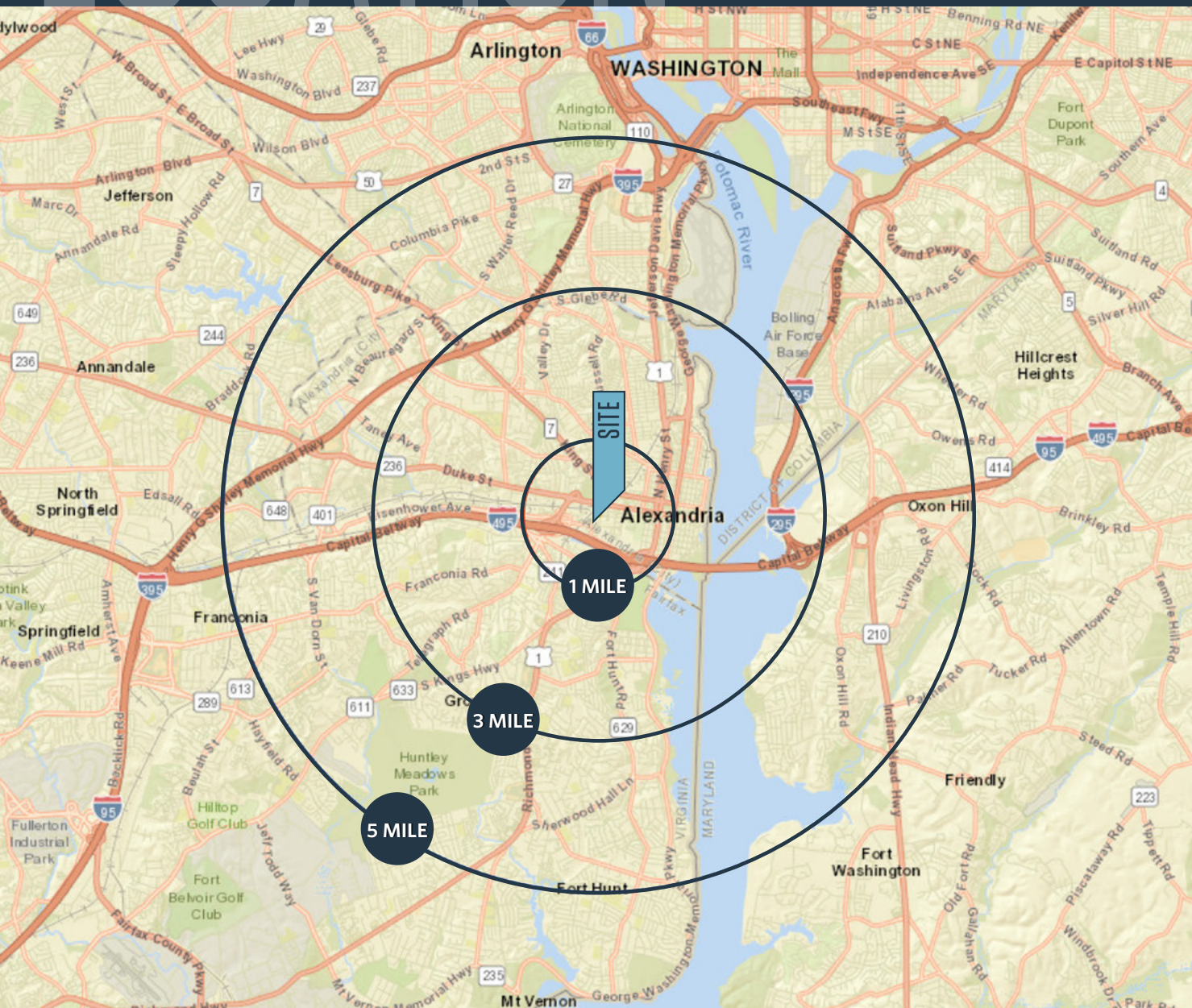
DALLON L. CHENEY

dcheney@klnb.com | 703-268-2703

LOCATION

400 COURTHOUSE SQUARE - THE WESTIN

ALEXANDRIA, VA 22314



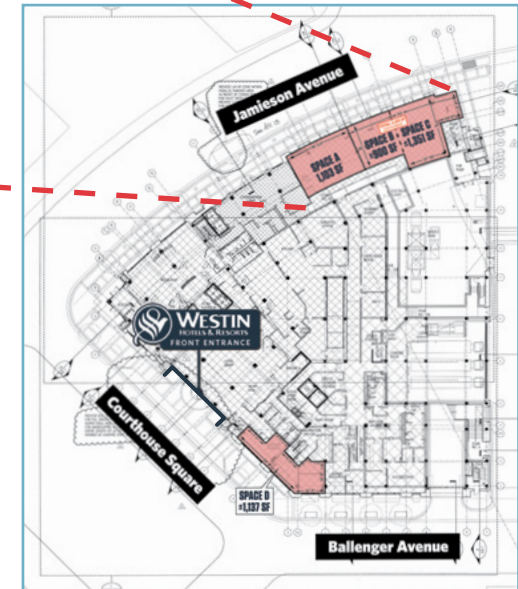
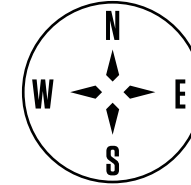
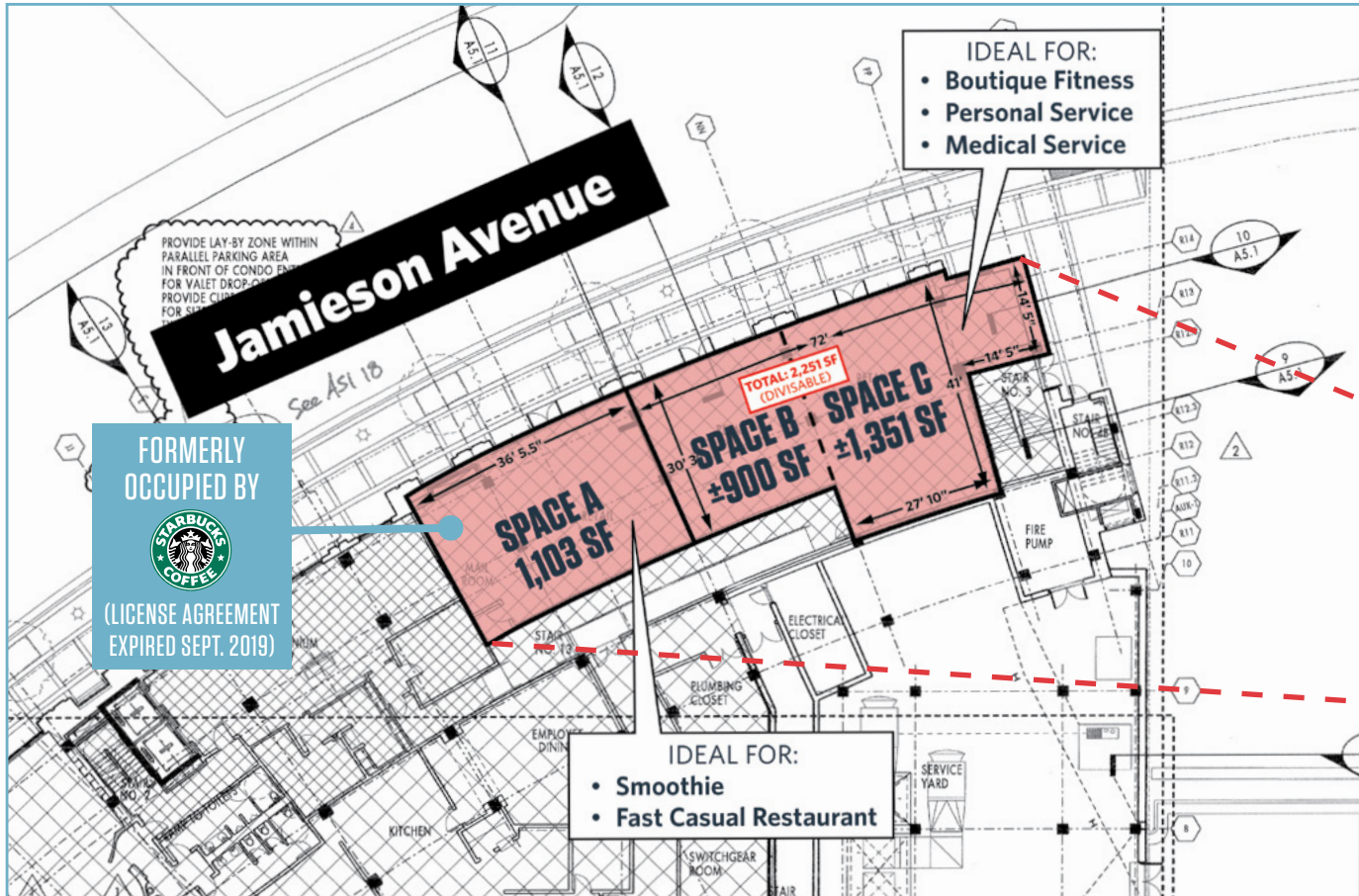
DEMOGRAPHICS | 2019:

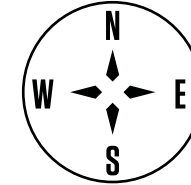
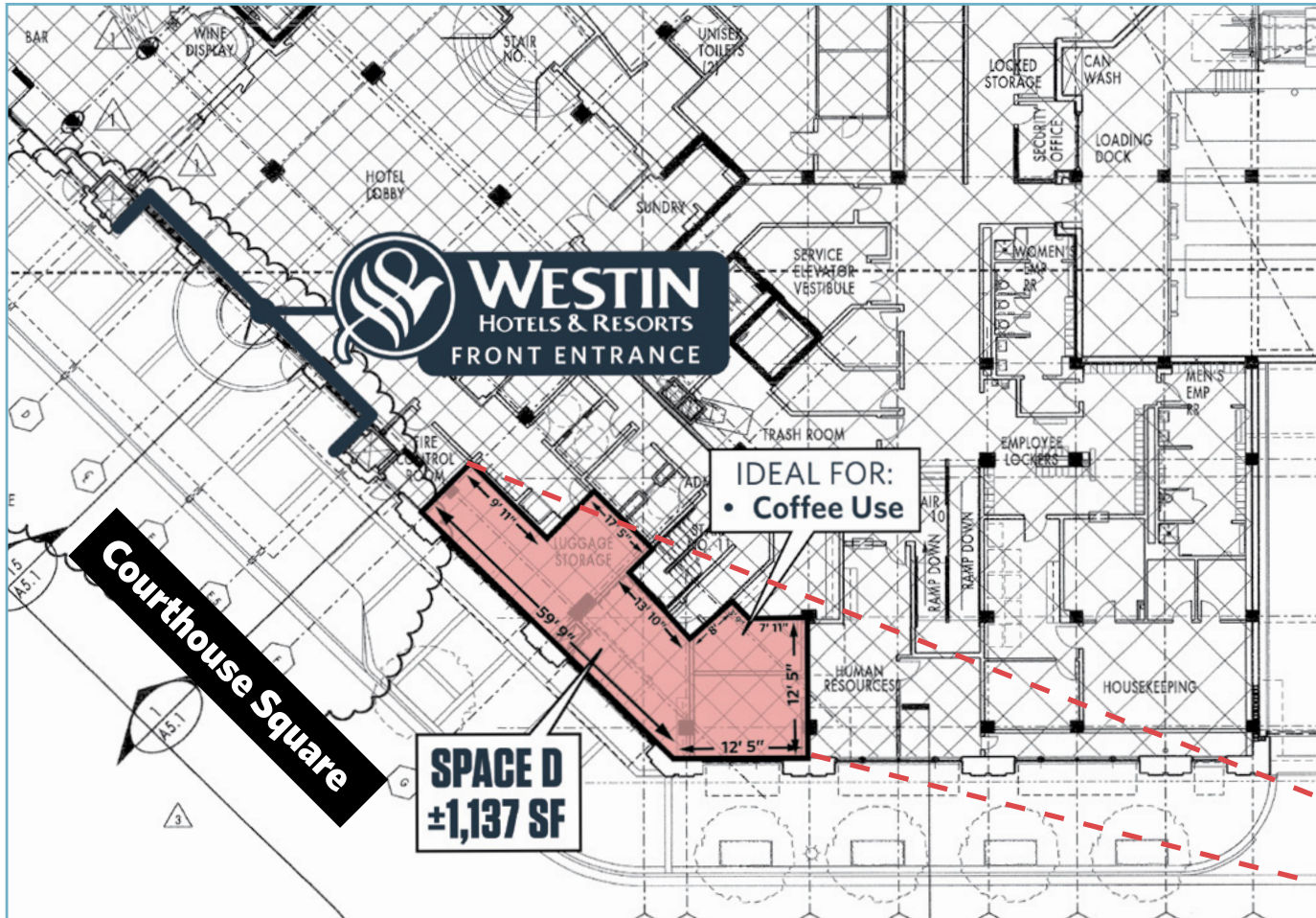
1-MILE	3-MILE	5-MILE
Population		
30,930	155,351	466,865
Daytime Population		
29,685	95,856	207,371
Households		
15,807	72,223	204,701
Average HH Income		
\$142,264	\$145,431	\$118,417

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2017:

I-95	144,000 ADT
Duke Street (Route 236)	21,000 ADT
Eisenhower Ave.	17,000 ADT
Telegraph Road	7,000 ADT

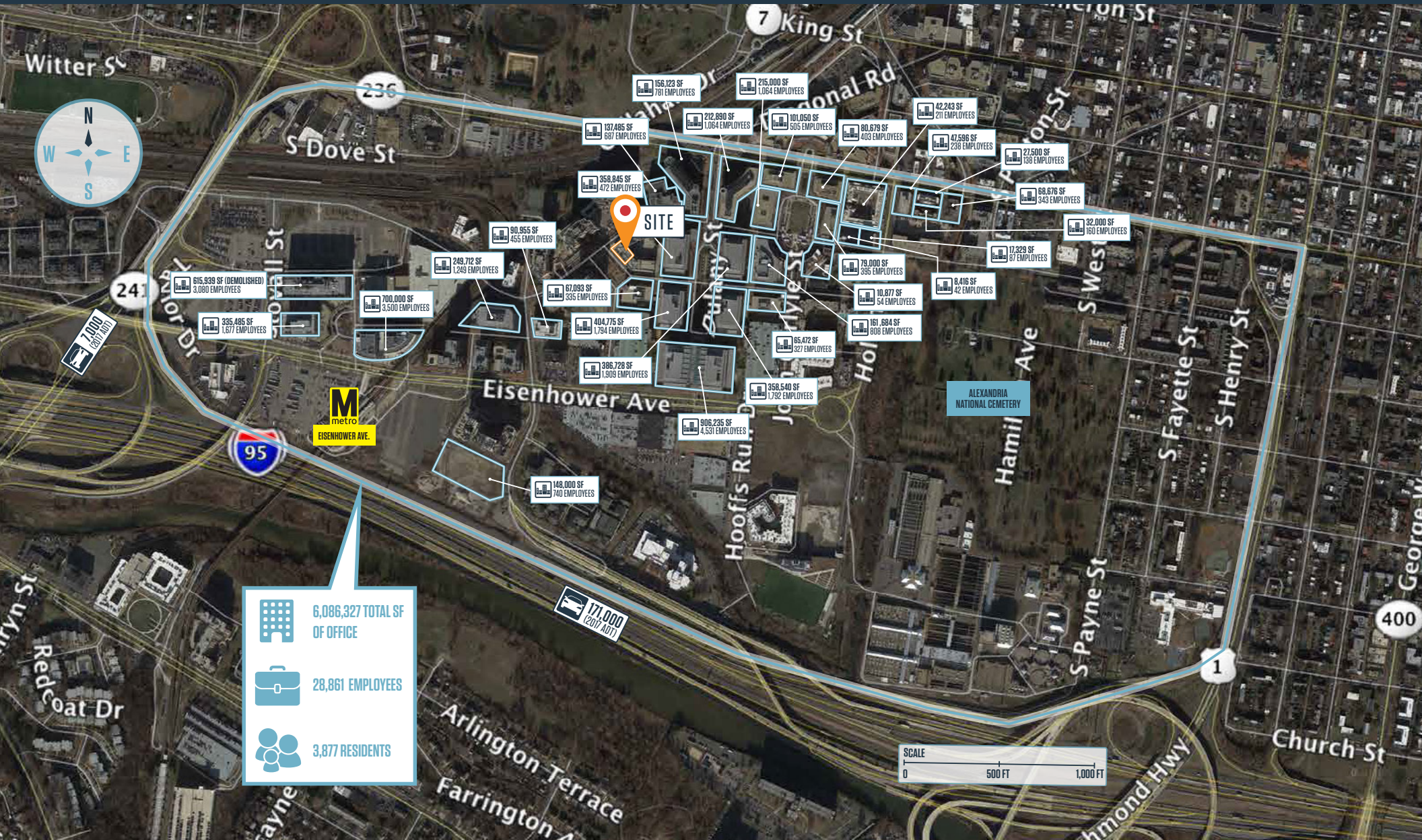






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STOREFRONTS

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FOR MORE INFORMATION, PLEASE CONTACT:

MAI VO

mvo@klnb.com
703-268-2722

DALLON L. CHENEY

dcheney@klnb.com
703-268-2703

8065 Leesburg Pike, Suite 700, Tysons, VA 22182

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klnb.com



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