

700 SOUTH WASHINGTON

LEASING
NOW!!

MEDICAL
OFFICE
SUITES



Join Virginia Hospital Center and see why
700 South Washington Street is the ideal location
for your medical office space!



PROPERTY OVERVIEW

700 S. Washington Street, located in historic Old Town Alexandria, is owned by Cambridge Hanover, a nationally renowned leader with a proven track record of enhancing the tenant experience and creating value. This property supplies tenants with the convenience of an amenity-rich, urban-like office environment to live, work, and play.

HIGHLIGHTS



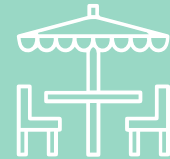
Virtually Column-Free
Floorplates with 9'
Finished Ceilings



Above-Market Parking
Ratio of 2.7/1,000 sf



Anchored by Balducci's
+ Nearby Restaurants
and Amenities



Expansive Patio for
Tenant's Use



New Ownership
Invested in Renovations
(Lobby + Common Areas)

Professionally Managed
(by Lincoln Property Company)

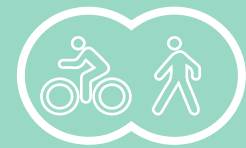
\$130,332 MEDIAN
HH INCOME



Excellent Neighborhood
Demographics + Employers
(*Amazon HQ2, VA Tech*)



Accessible:
GW Parkway, Route 1,
I-495, and DCA



Commuter Scores:
Very Walkable (91)
Very Bikeable (85)

MAIN LOBBY & BUILDING UPGRADES COMING IN 2025!

Cambridge Hanover is committed to responsively manage this mixed-use retail and office building to maximize tenant occupancy and satisfaction.

PLANNED IMPROVEMENTS



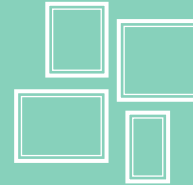
LOBBY

New glass entryway and entrance doors



LOBBY

New wood panels
New stone flooring

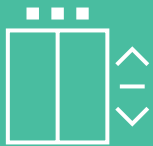


LOBBY

New furnishings
& artwork



New building
HVAC



New elevator cabs



New standard
glass entry doors installed
at each tenant suite

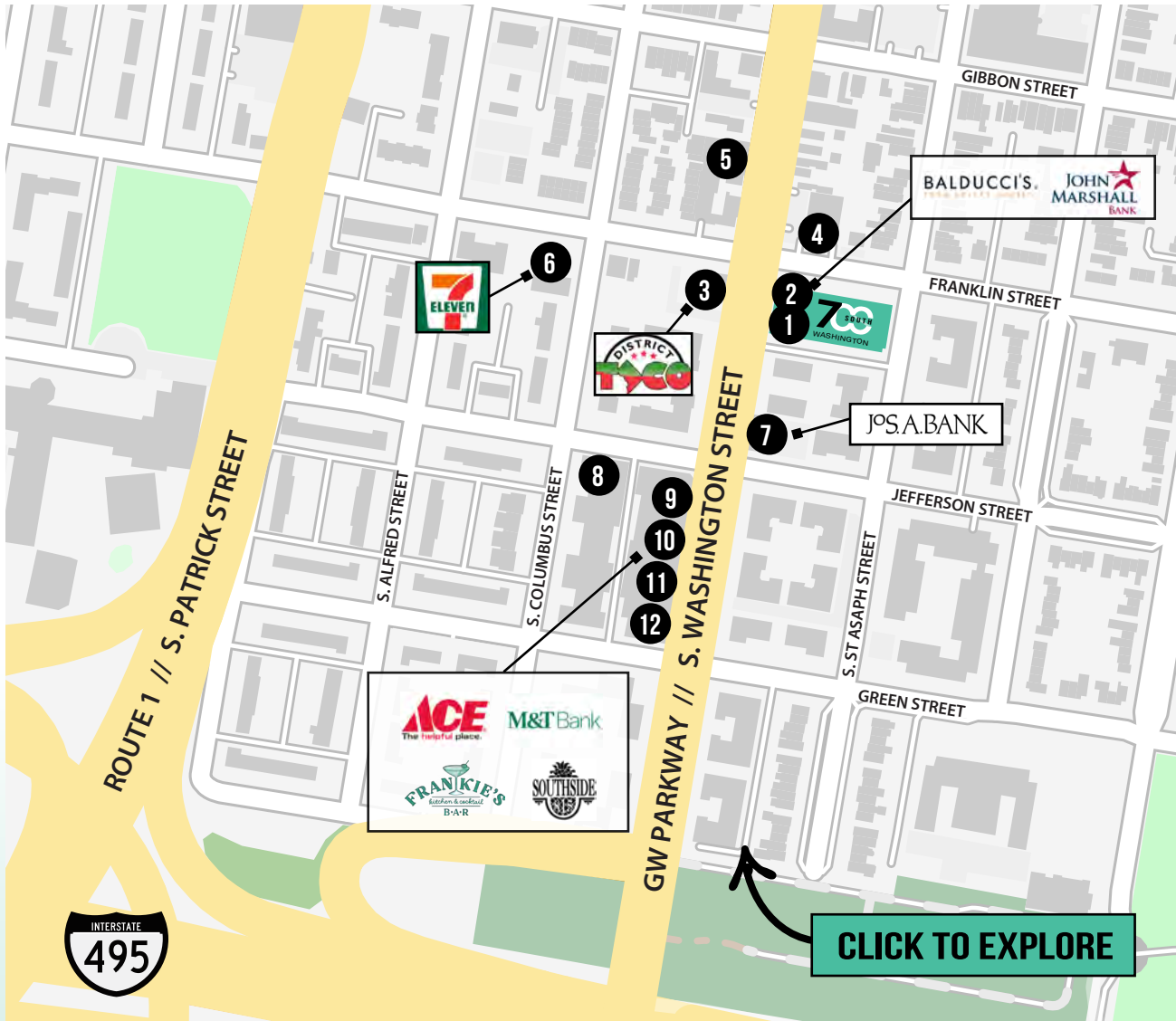


2ND FLOOR
New paint & carpet



2ND FLOOR
Mini lounge / seating area

NEARBY AMENITIES

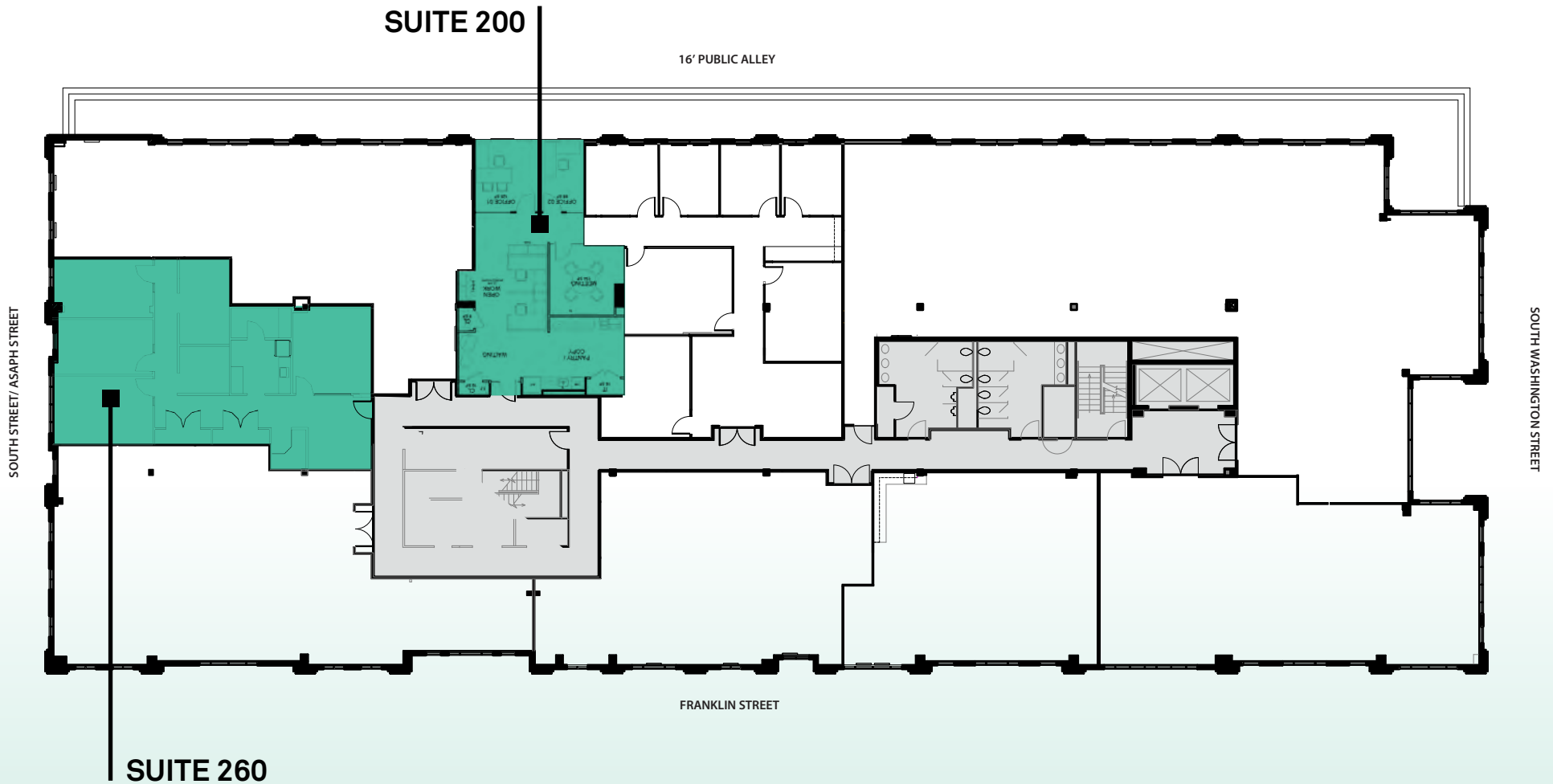


- 1 Balducci's
- 2 John Marshall Bank
- 3 District Taco
- 4 Suburban Drive-In Cleaners
- 5 Selin Hair Studio
- 6 7-Eleven
- 7 Jos A. Bank
- 8 Edward Jones Investment
- 9 Ace Hardware
- 10 Southside 815
- 11 Frankie's Kitchen
- 12 M&T Bank

SECOND FLOOR

SUITE 200 - 1,276 SF

SUITE 260 - 2,032 SF (AVAILABLE WITH 60 DAYS NOTICE)



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LEASING:

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