



CARLYLE CENTER

1925 BALLENGER AVENUE



JLL



American Real Estate Partners

A HOSPITALITY-CENTRIC WORKDAY

Lush lounge + connected conferencing







A SPACE CURATED FOR COLLABORATION

Conferencing capacity for up to 50 people



STRENGTHEN YOUR FOCUS

Fitness with spa-quality lockers

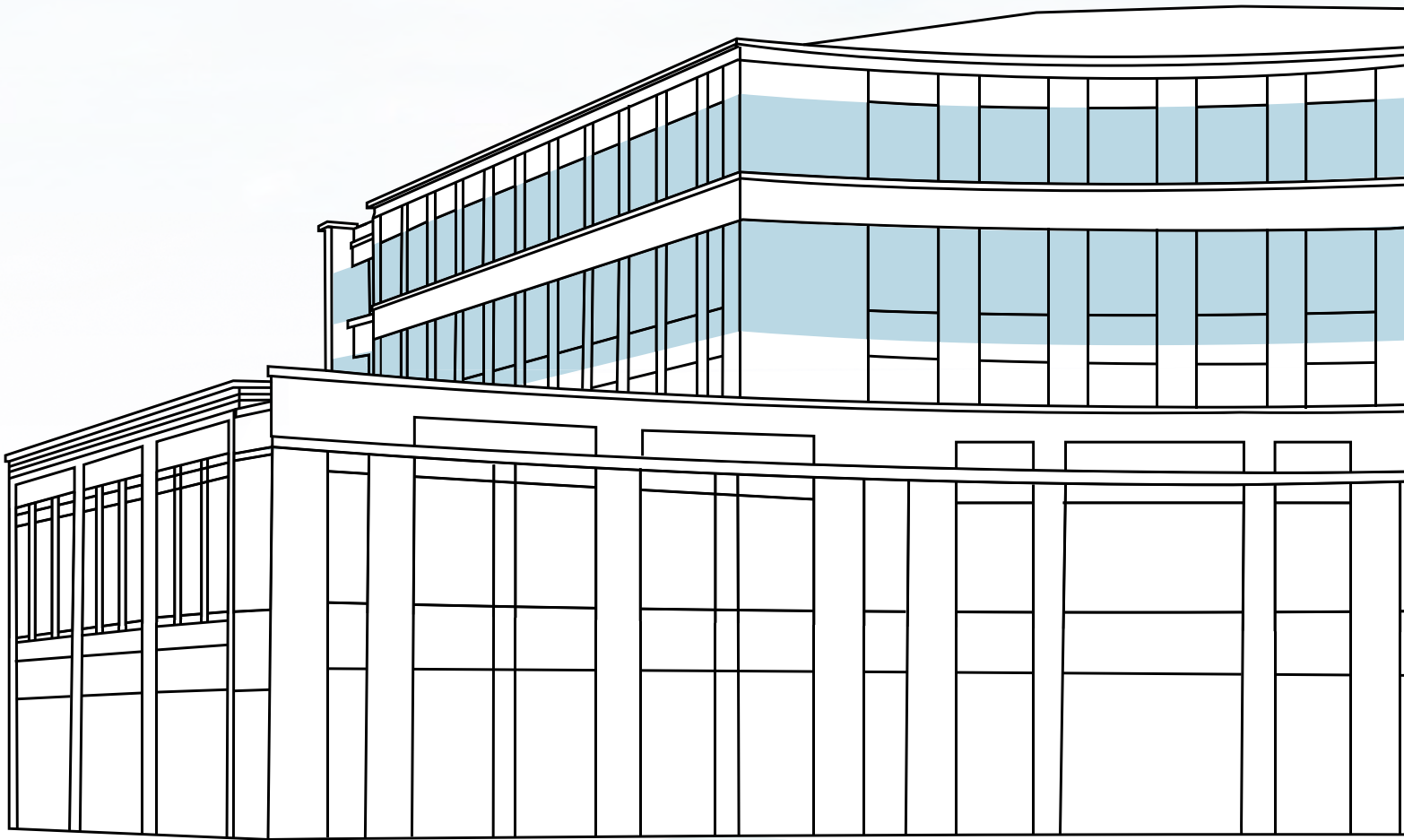


SWEAT IN
STYLE





CARLYLE CENTER



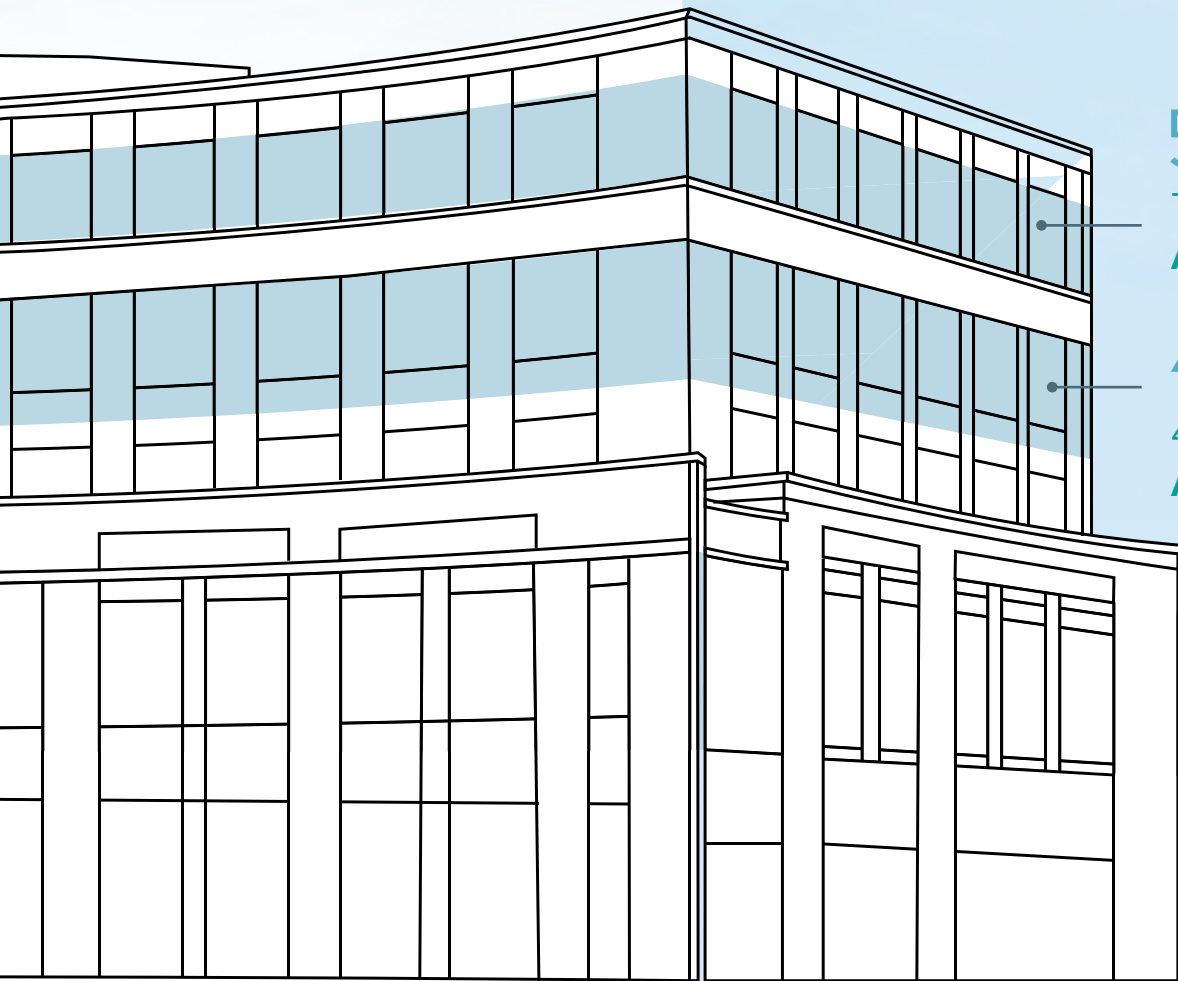
ONSITE
RETAILERS



AVAILABILITIES



5-STORY,
162,000-SQUARE-FOOT
BRICK BUILDING



5TH FL

Two (2) Spec Suites
Available

4TH FL

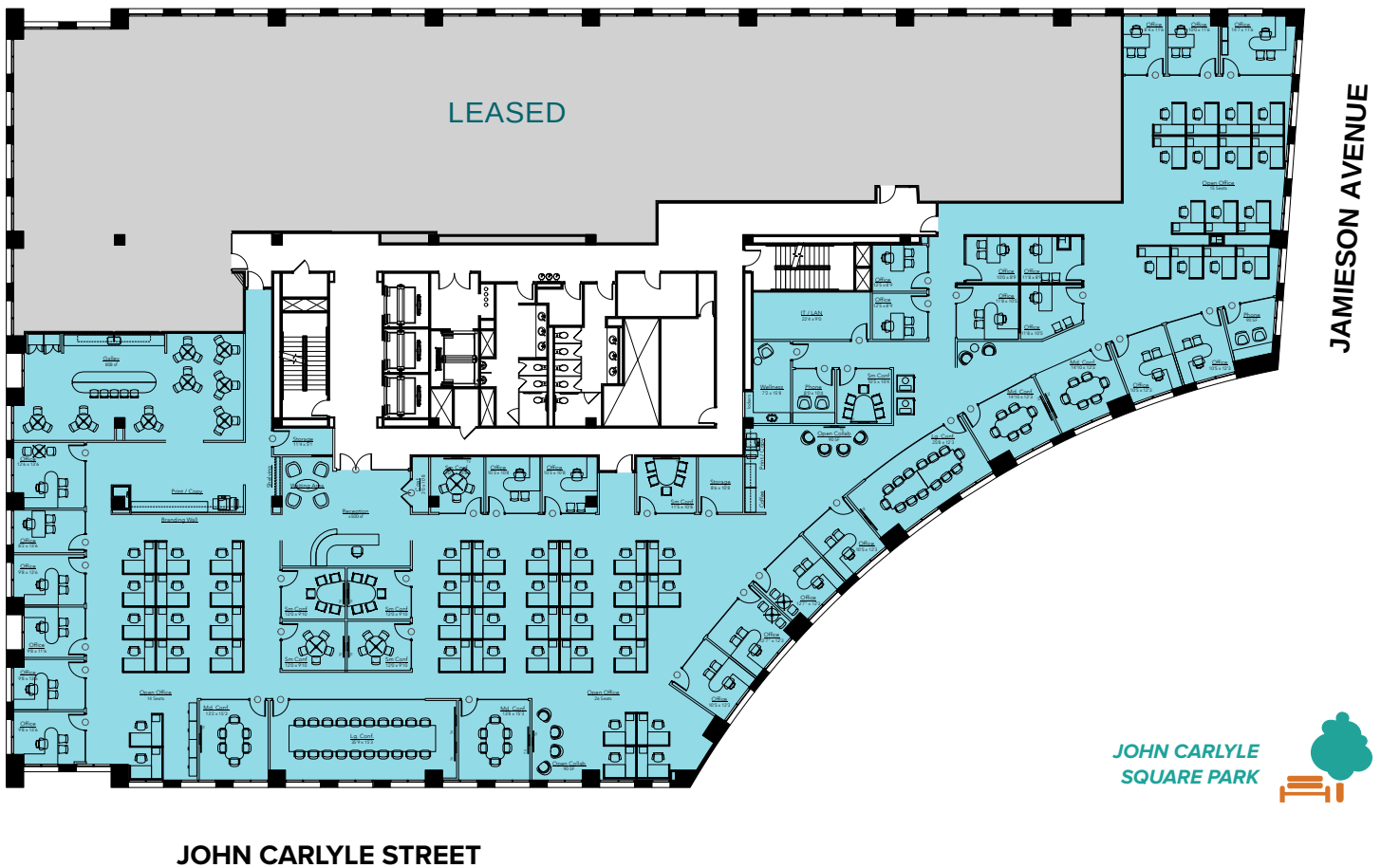
4,191 SF - 20,630 SF
Available



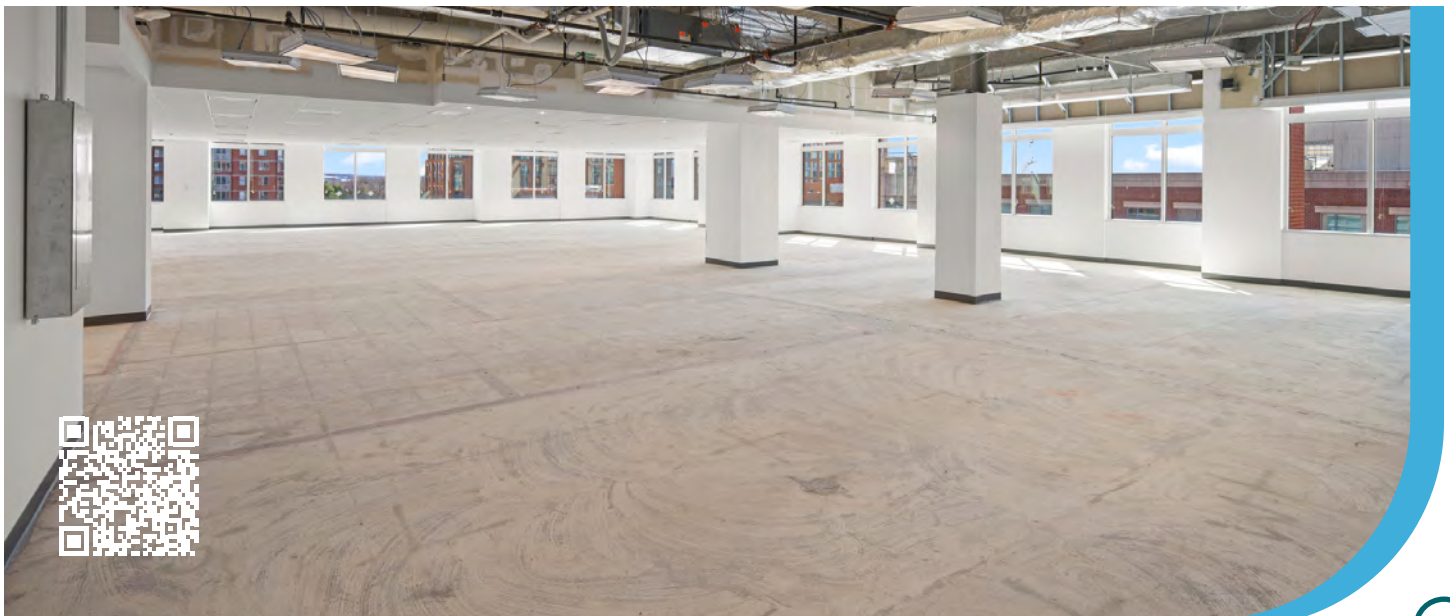
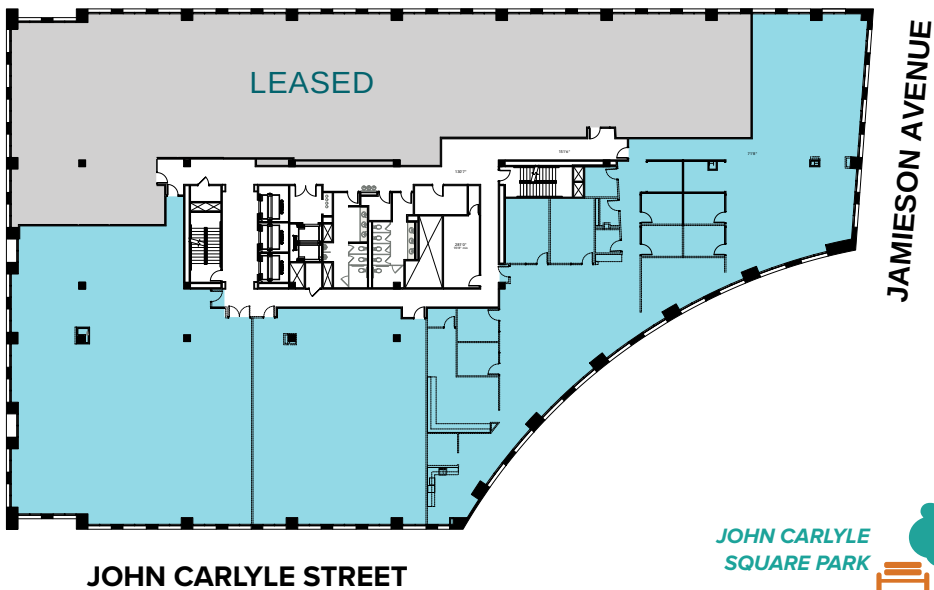
4TH FLOOR

4,191 – 20,630 SF

Hypothetical Layout



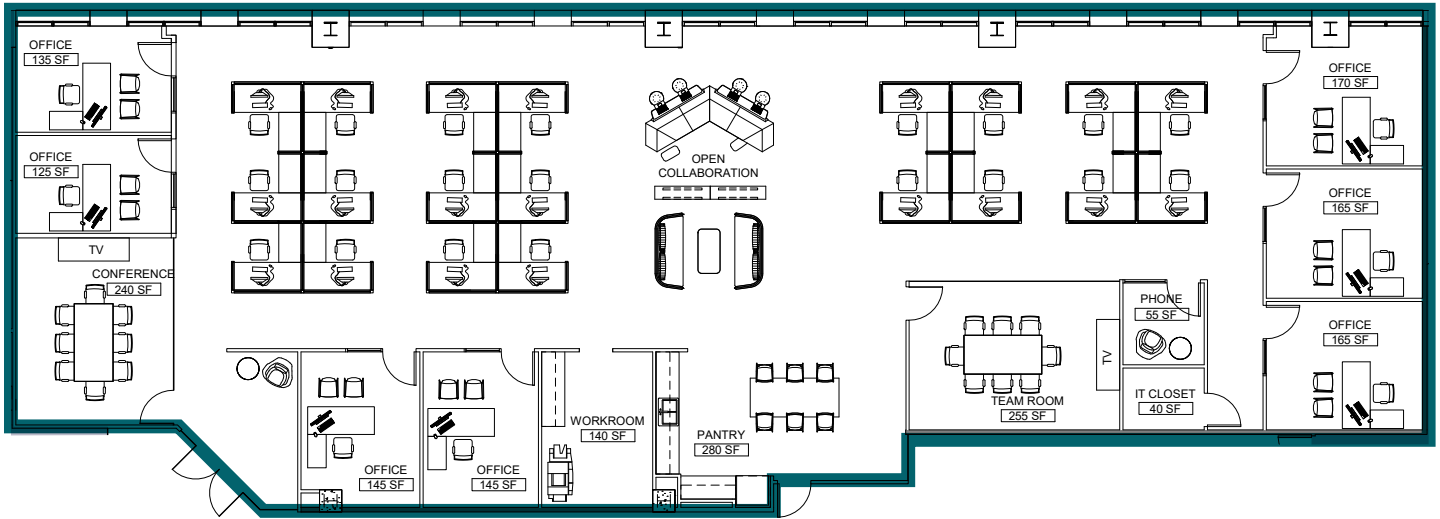
Existing Buildout – Shell Condition



MORE SPEC, MORE STYLE

Suite 530 | 6,520 SF

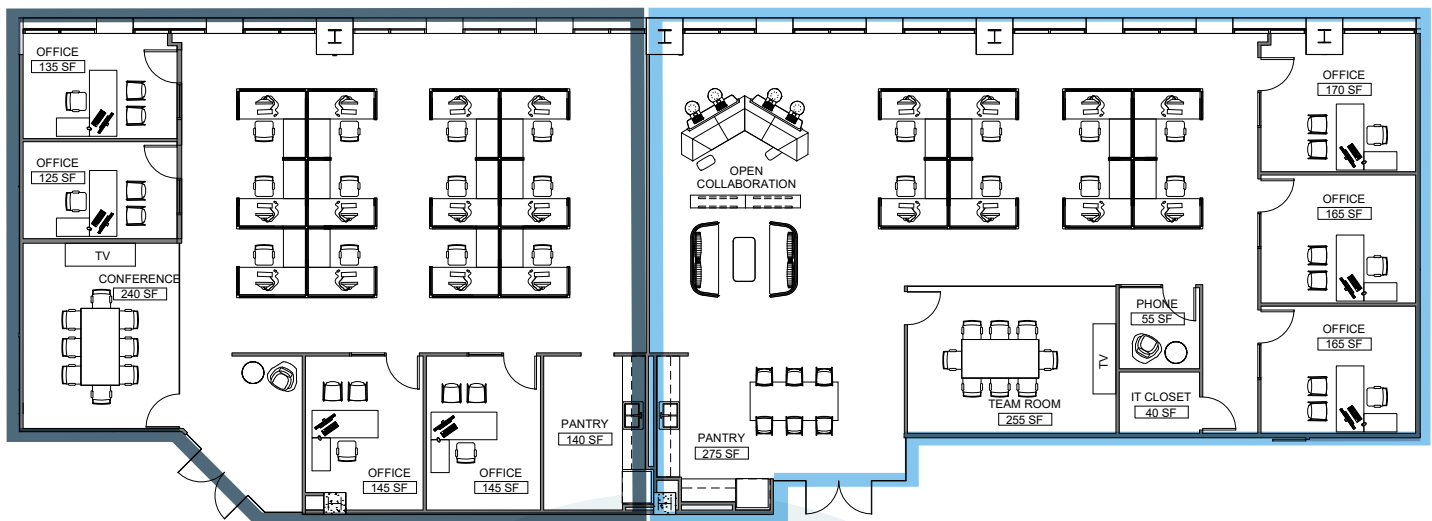




Divisible for Smaller Suites

3,045 SF

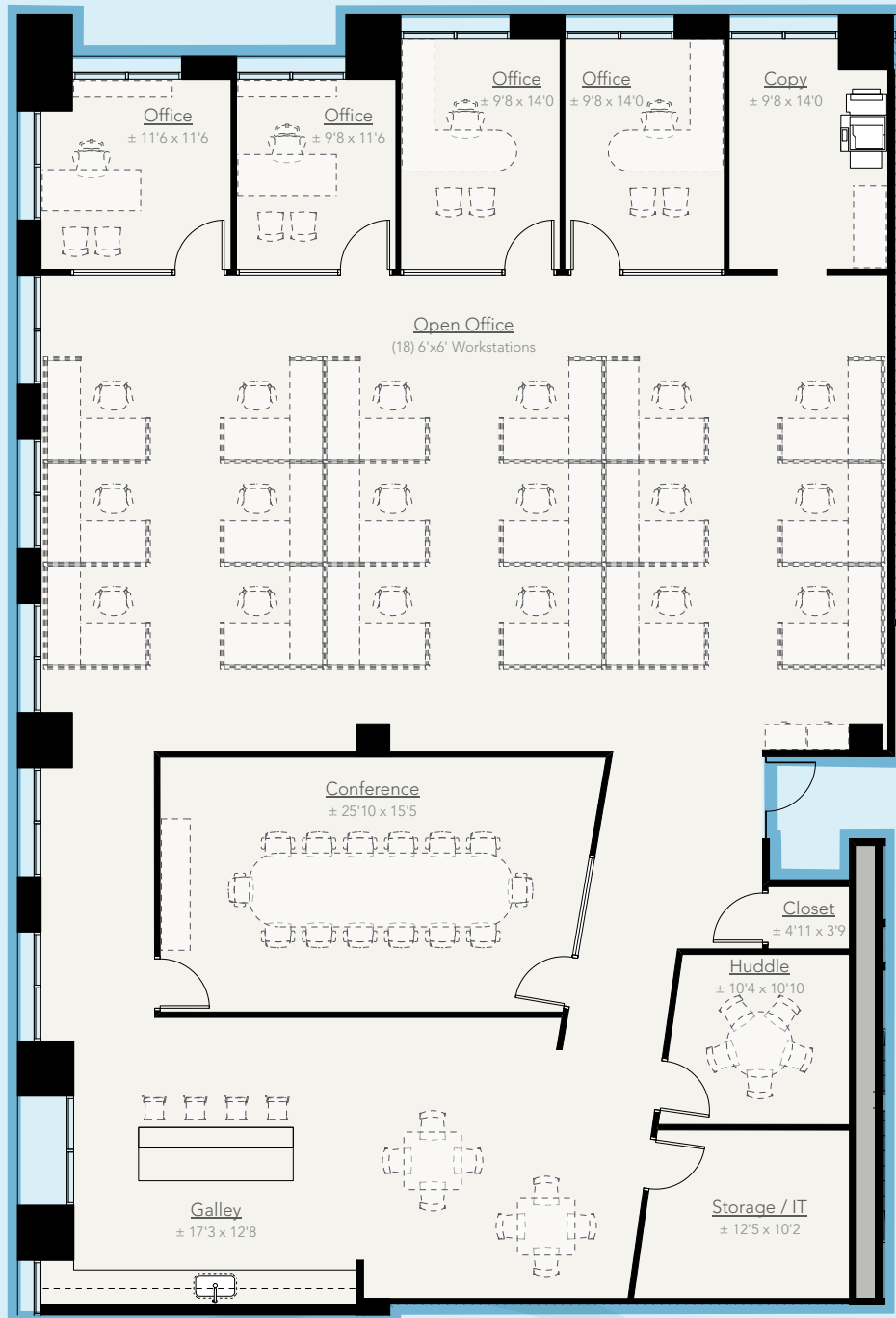
3,475 SF

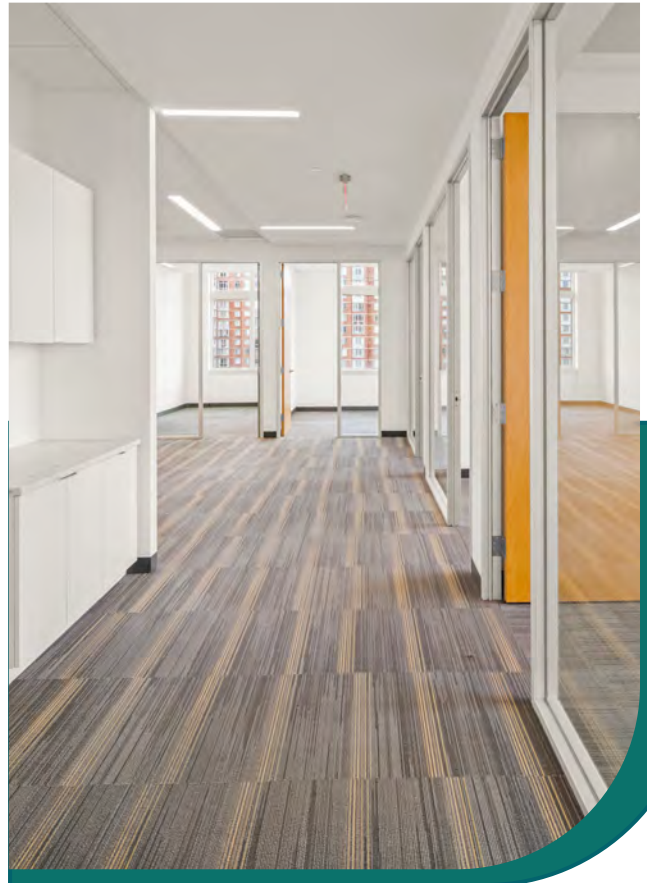




SUITE 540

5,184 SF + FULLY FURNISHED





SUITE 550

6,579 SF



LIVE. CARLYLE. PLAY



OVER 30
RESTAURANTS





YOU'RE IN GOOD COMPANY

- U.S. Patent and Trademark Office
- National Inventors Hall of Fame
- American Society of Clinical Oncology
- Catholic Charities USA
- George Washington University - Graduate Education Center
- Helicopter Association International
- Oblon Spivak
- Reed Technology Services
- National Science Foundation Headquarters
- Two Metro stops from Amazon HQ2



MORE THAN
6 HOTELS

ACCESSIBILITY

- Capital Bikeshare - 1 block
- King Street Metro Station - 2 blocks
- Amtrak - 2 blocks
- VRE - 2 blocks
- King Street Trolley - 2 blocks
- DASH Bus - 2 blocks
- Eisenhower Ave Metro Station - .6 miles
- Capital Beltway - 1.1 miles
- Ronald Reagan National Airport - 4.2 miles
- Washington, DC - 9 miles

ONSITE RETAIL AMENITIES

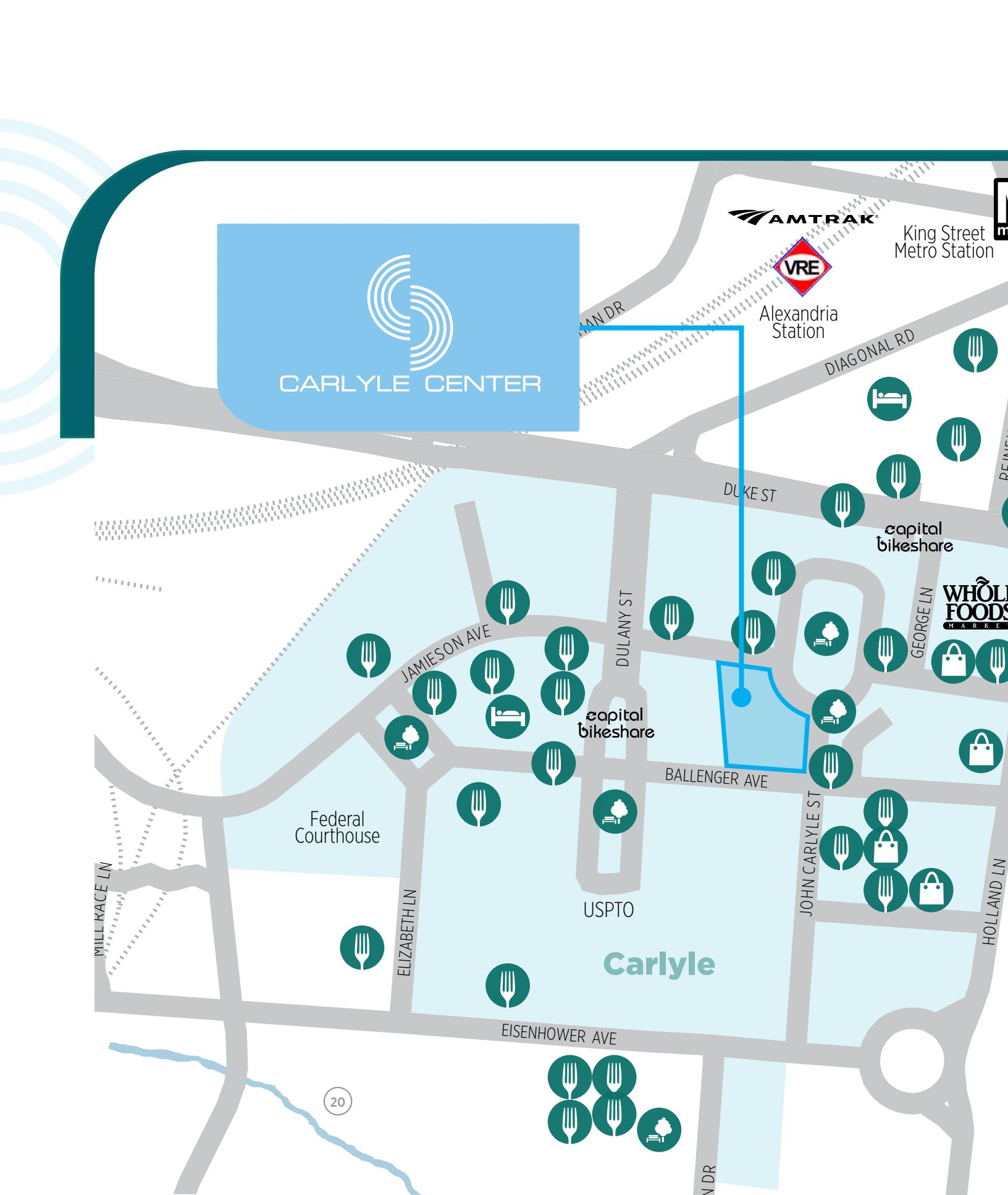


BANK OF AMERICA 

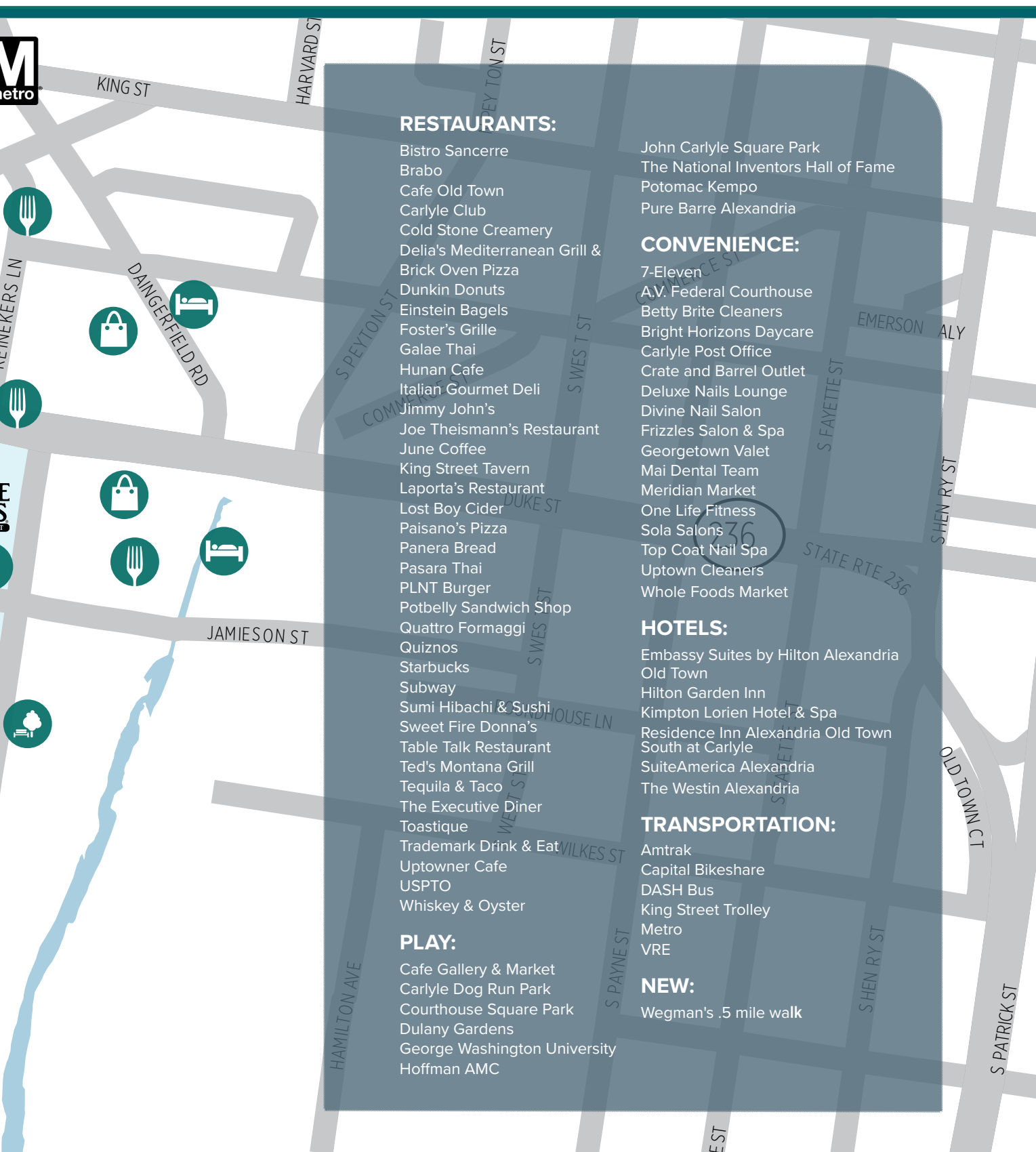


Bright Horizons™

© pure barre



A DESTINATION TO DINE & MUCH MORE



RESTAURANTS:

Bistro Sancerre
Brabo
Cafe Old Town
Carlyle Club
Cold Stone Creamery
Delia's Mediterranean Grill &
Brick Oven Pizza
Dunkin Donuts
Einstein Bagels
Foster's Grille
Galae Thai
Hunan Cafe
Italian Gourmet Deli
Jimmy John's
Joe Theismann's Restaurant
June Coffee
King Street Tavern
Laporta's Restaurant
Lost Boy Cider
Paisano's Pizza
Panera Bread
Pasara Thai
PLNT Burger
Potbelly Sandwich Shop
Quattro Formaggi
Quiznos
Starbucks
Subway
Sumi Hibachi & Sushi
Sweet Fire Donna's
Table Talk Restaurant
Ted's Montana Grill
Tequila & Taco
The Executive Diner
Toastique
Trademark Drink & Eat
Uptowner Cafe
USPTO
Whiskey & Oyster

PLAY:

Cafe Gallery & Market
Carlyle Dog Run Park
Courthouse Square Park
Dulany Gardens
George Washington University
Hoffman AMC

John Carlyle Square Park
The National Inventors Hall of Fame
Potomac Kempo
Pure Barre Alexandria

CONVENIENCE:

7-Eleven
A.V. Federal Courthouse
Betty Brite Cleaners
Bright Horizons Daycare
Carlyle Post Office
Crate and Barrel Outlet
Deluxe Nails Lounge
Divine Nail Salon
Frizzles Salon & Spa
Georgetown Valet
Mai Dental Team
Meridian Market
One Life Fitness
Sola Salons
Top Coat Nail Spa
Uptown Cleaners
Whole Foods Market

HOTELS:

Embassy Suites by Hilton Alexandria
Old Town
Hilton Garden Inn
Kimpton Lorien Hotel & Spa
Residence Inn Alexandria Old Town
South at Carlyle
SuiteAmerica Alexandria
The Westin Alexandria

TRANSPORTATION:

Amtrak
Capital Bikeshare
DASH Bus
King Street Trolley
Metro
VRE

NEW:

Wegman's .5 mile walk





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1925 BALLENGER AVENUE



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