

OFFICE SPACE FOR LEASE

CARLYLE CORNER

2034 EISENHOWER AVENUE, ALEXANDRIA, VA 22314

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PROPERTIES



PROPERTY OVERVIEW

Carlyle Corner is conveniently located two blocks from Eisenhower Avenue Metro Station (Yellow Line), Federal Courthouse, and National Science Foundation. It also sits across the street from the Patent & Trademark Office. The location and economics of this property cannot be beat in the John Carlyle / Eisenhower East market.

PROPERTY HIGHLIGHTS

- Located in the Eisenhower Ave corridor of Alexandria, the property provides quick access to the PTO, Federal Courthouse, and NSF as well as the Hoffman Town Center
- Kitchen/vending facilities and TV lounge in common area for all tenants
- 1 block from Wegmans Grocery store
- Tenant-only fitness center with locker room & showers
- Onsite parking available at \$125/mo. for covered and \$110/mo. for surface; 3 spaces per 1,000 sf
- Eisenhower Ave Metro Station and ZipCar .3 miles away: DASH bus line to King Street Metro
- Holiday Inn, Westin Hotel, & Residence Inn Marriott within walking distance
- Neighborhood amenities include Starbucks, Dunkin Donuts, CVS, Einstein Bagels, Potbelly, Panera, 7-Eleven, Cold Stone Creamery, FedEx Kinko's, OneLife Fitness, Alexandria Run/Bike trail (Eisenhower Ave Trail)
- Walkable restaurants include Ted Montana's Grill, Subway, Delia's Brick Oven Pizza, Hunan Café, Zikrayet Lebanese Restaurant, San Antonio Bar and Grill, Galae Thai, California Tortilla, Foster's Grille, and Sake Japanese steakhouse

OFFERING SUMMARY

Available SF:	3,033 - 8,731 SF
Lease Rate:	\$23.00/SF (Full Service)
Lease Term:	1-3 years
Parking:	3 spaces per 1,000 SF
Sub Market:	Eisenhower East / Carlyle
Quick Access:	Capital Beltway/ I-495 Duke St, King St, Route 1

Presented by:

Fatimah Wilson 703.660.4825 | fatimah@tartanproperties.com



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AVAILABLE SPACES

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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 115A	Available	4,308 SF	Full Service	\$23.00 SF/yr
Suite 115B	Available	3,984 SF	Full Service	\$23.00 SF/yr
Suite 115	Available	3,816 SF	Full Service	\$23.00 SF/yr
Suite 120	Available	5,773 SF	Full Service	\$23.00 SF/yr
Suite 140	Available	6,139 SF	Full Service	\$23.00 SF/yr
Suite 150	Available	3,399 SF	Full Service	\$23.00 SF/yr
Suite 200	Available	11,597 SF	Full Service	\$23.00 SF/yr
Suite 200B	Available	3,146 SF	Full Service	\$23.00 SF/yr
2010A	Available	1,800 SF	NNN	\$42.00 SF/yr
Suite 220	Available	4,763 SF	Full Service	\$23.00 SF/yr
Suite 222	Available	7,110 SF	Full Service	\$23.00 SF/yr
Suite 240	Available	3,844 SF	Full Service	\$23.00 SF/yr
Suite 244	Available	4,899 SF	Full Service	\$23.00 SF/yr
Suite 246	Available	5,422 SF	Full Service	\$23.00 SF/yr
Suite 250	Available	5,597 SF	Full Service	\$23.00 SF/yr
Suite 280	Available	8,731 SF	Full Service	\$23.00 SF/yr
2012A	Available	3,197 SF	NNN	\$15.00 SF/yr
WH309	Available	8,000 SF	NNN	\$18.00 SF/yr

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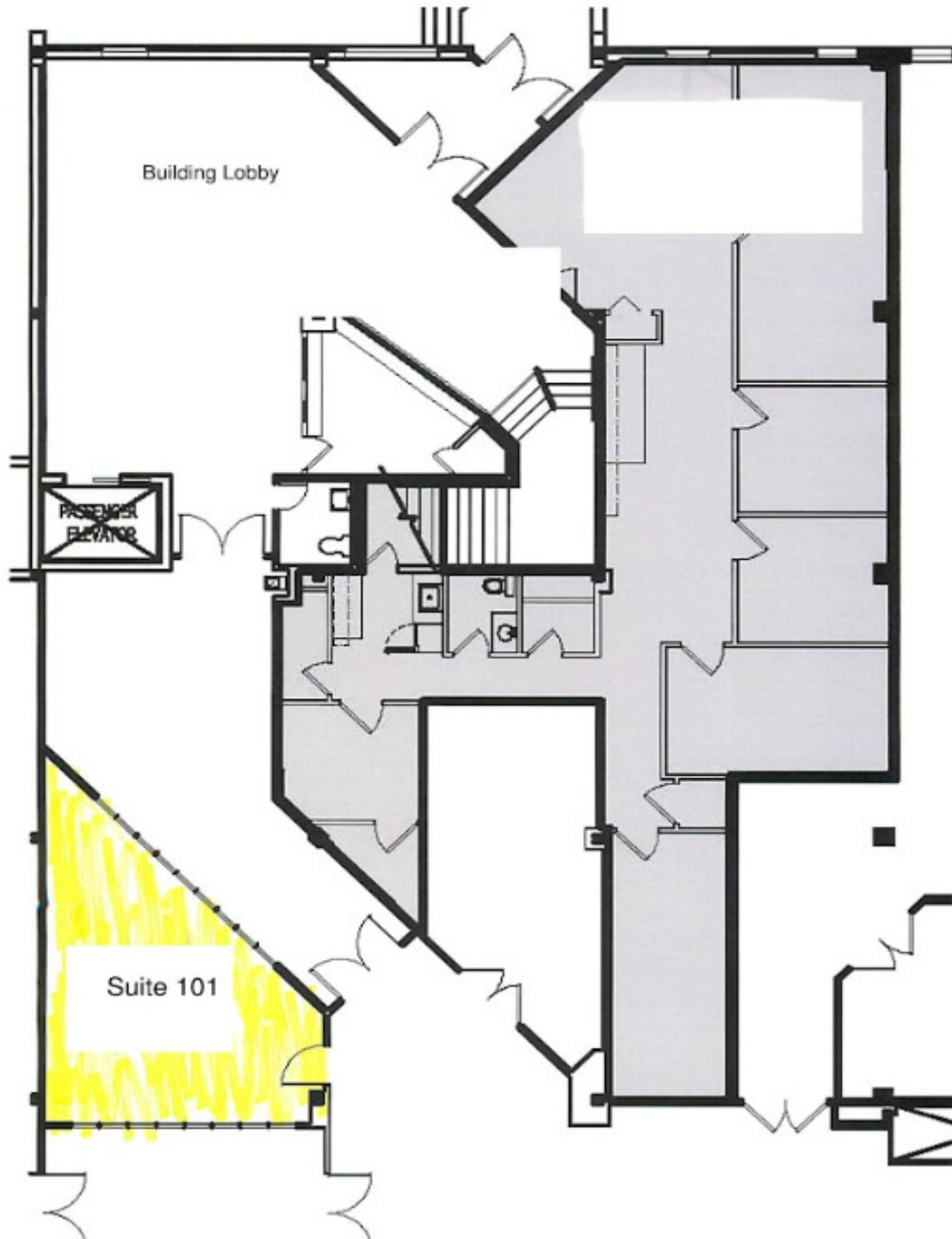
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SUITE 101

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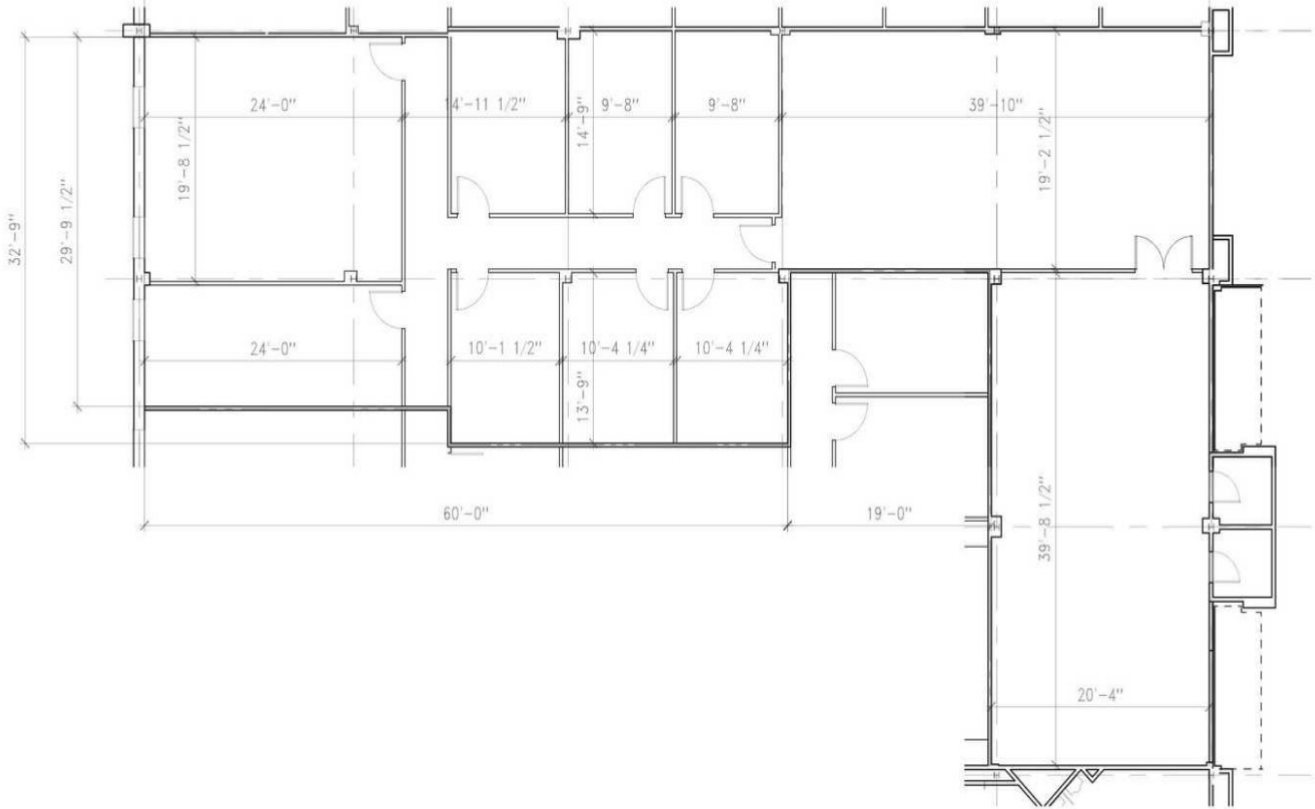
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SUITE 115B

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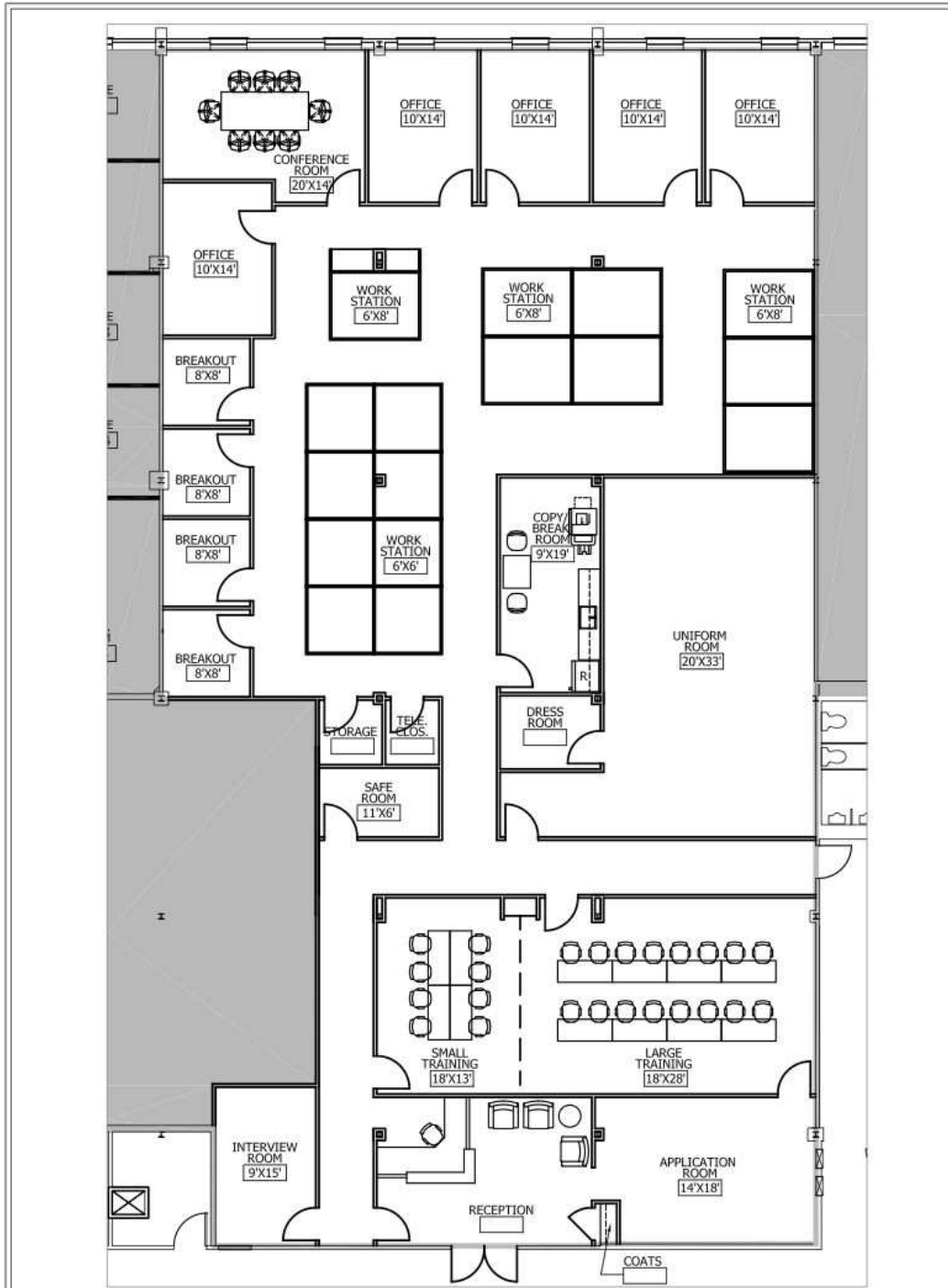
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SUITE 140

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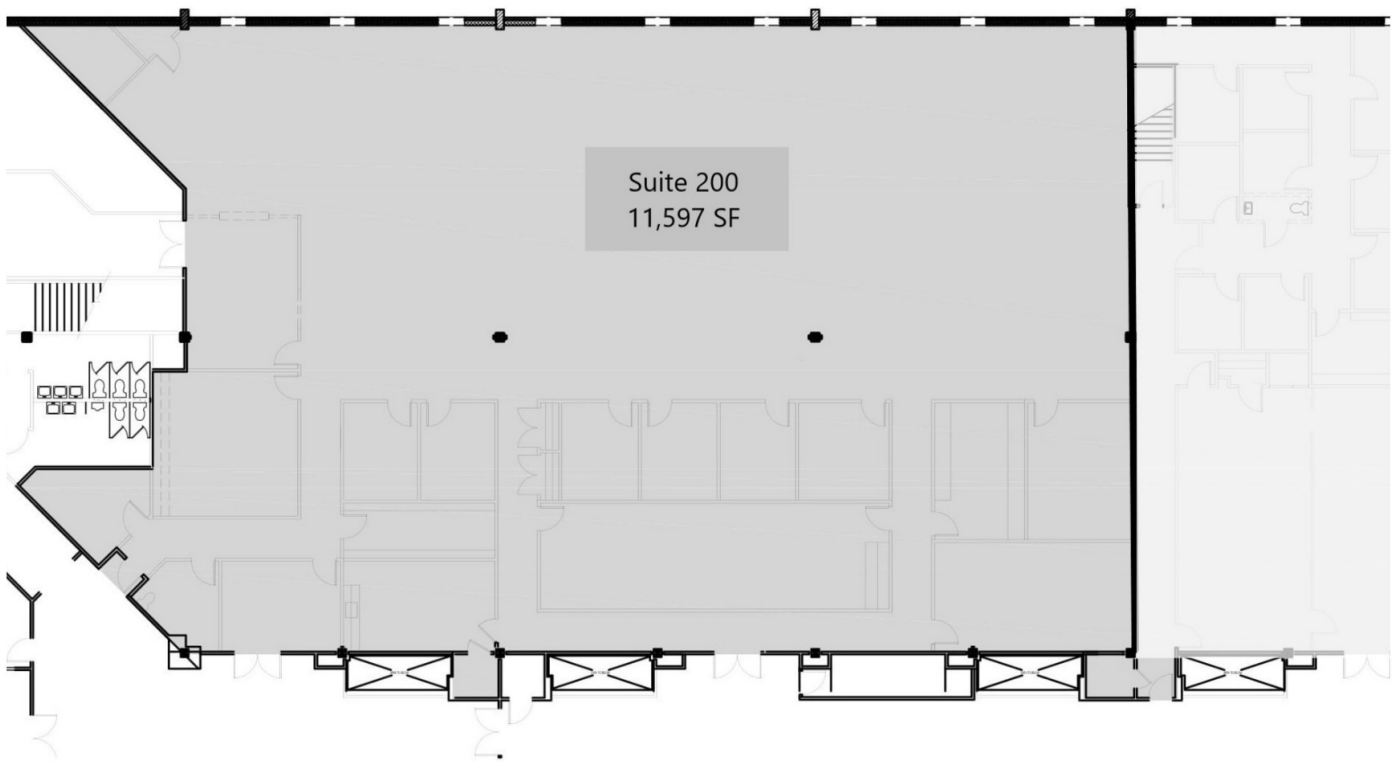
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SUITE 200

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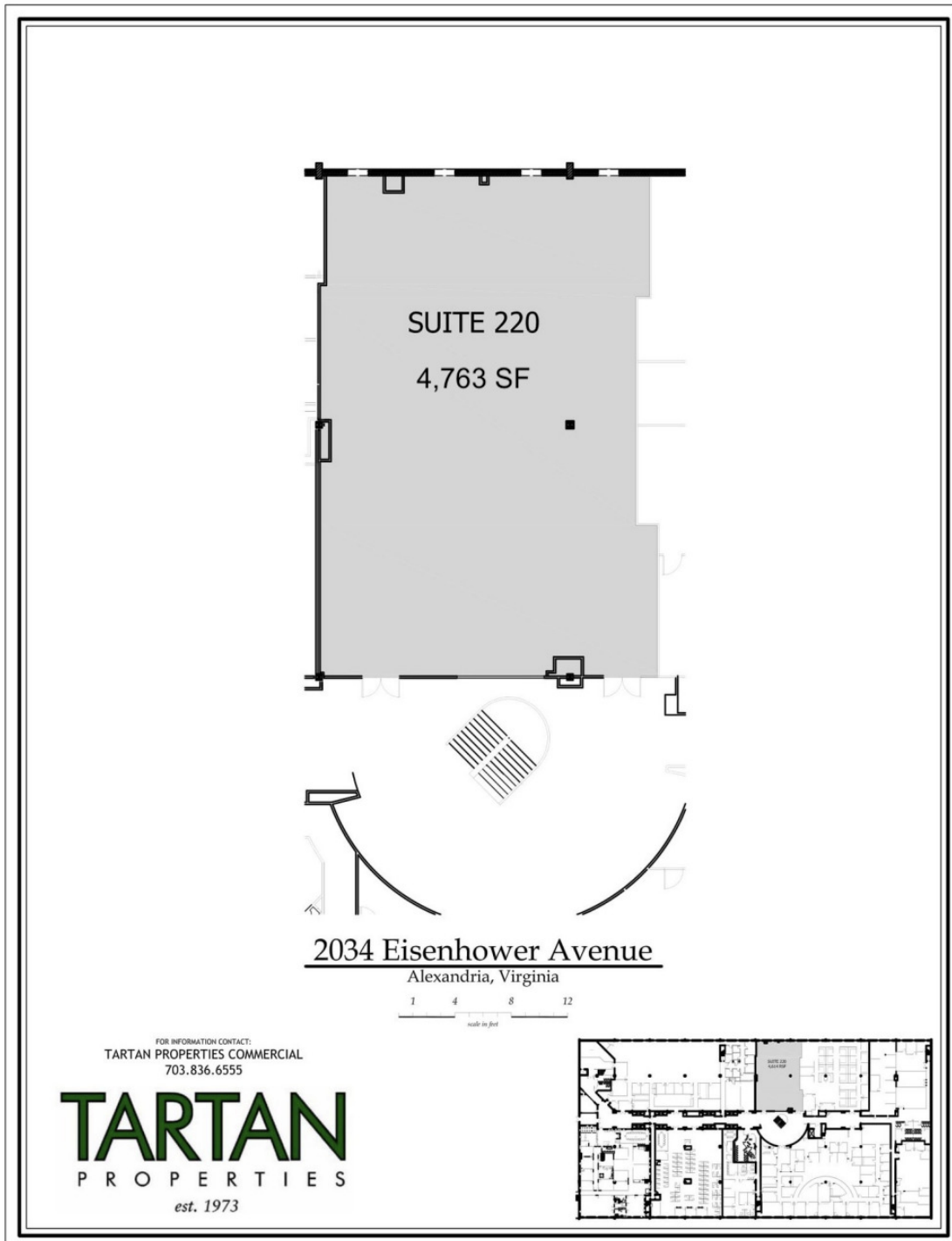
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SUITE 220

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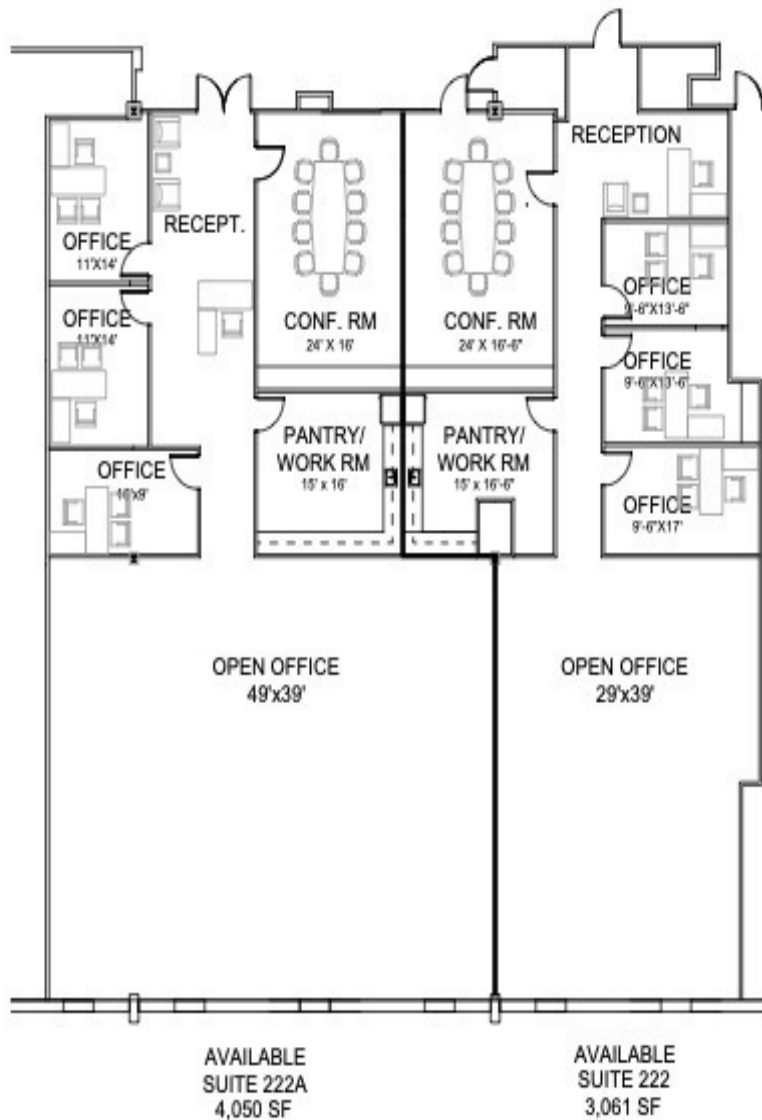
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SUITE 222

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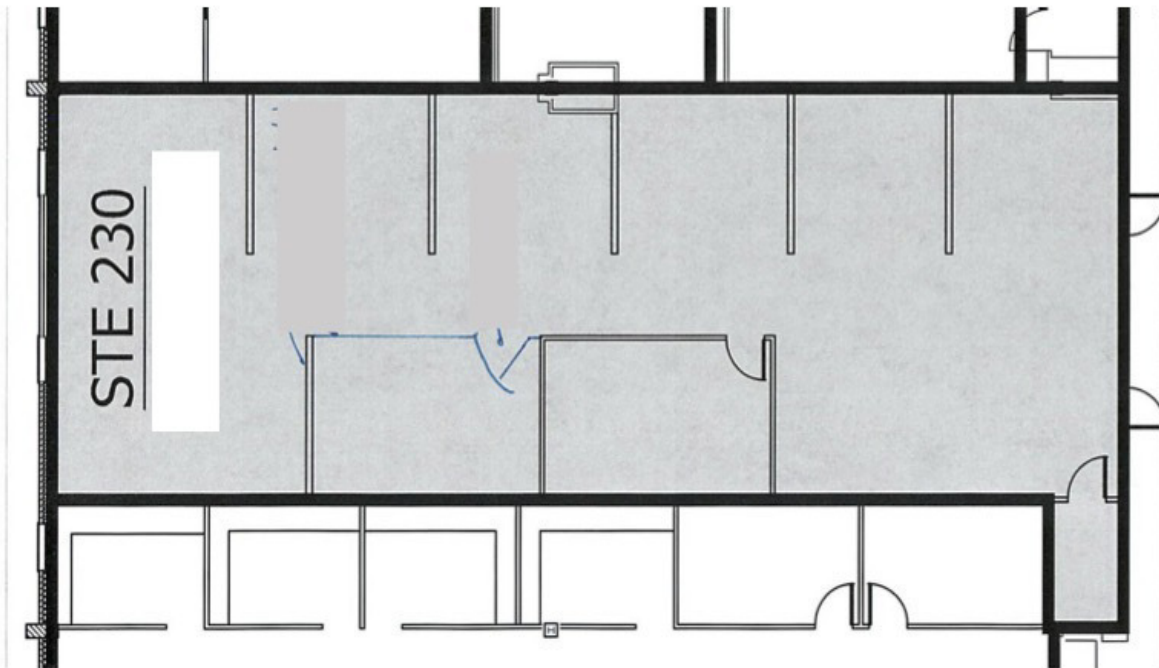
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SUITE 230

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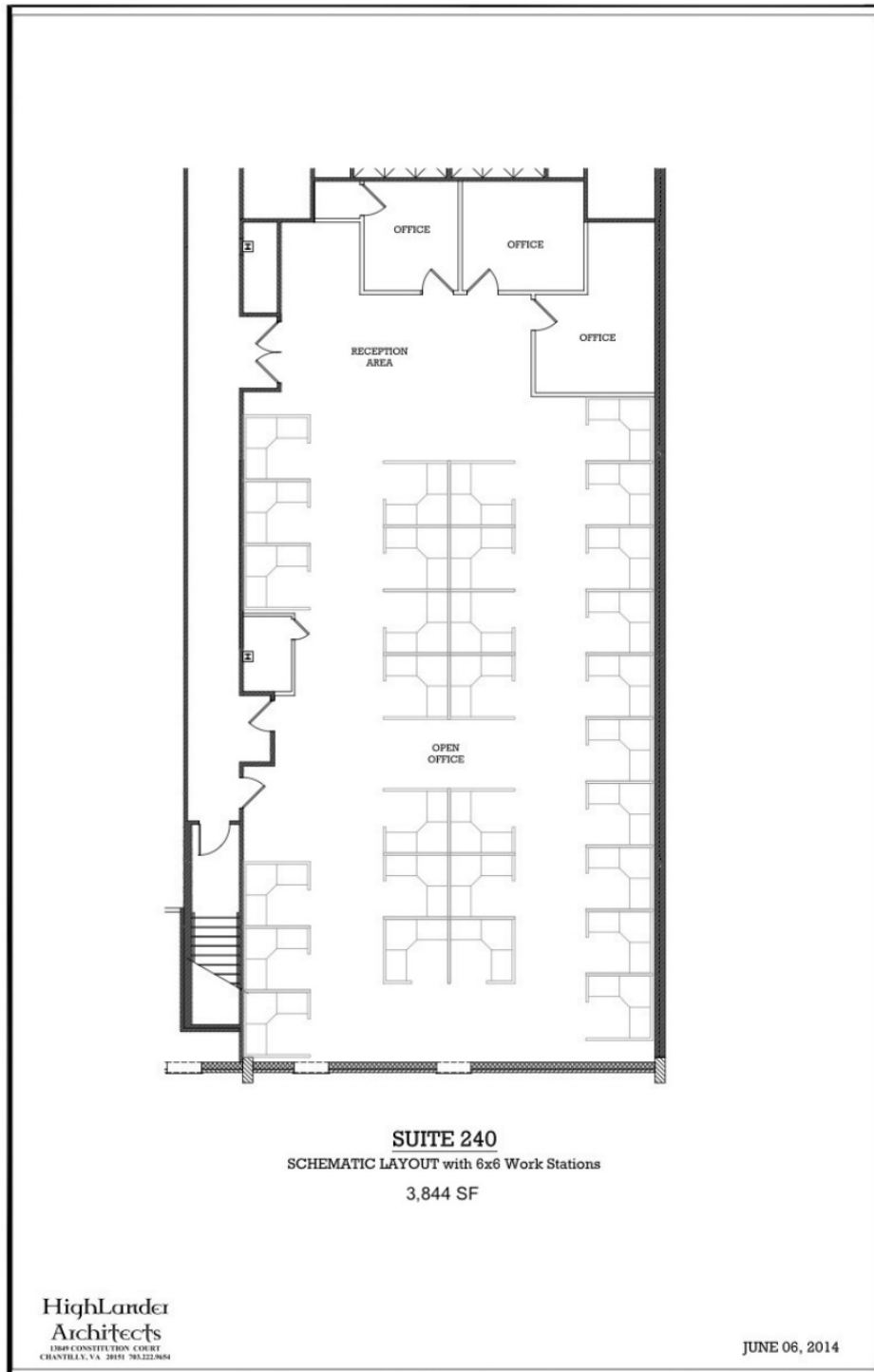
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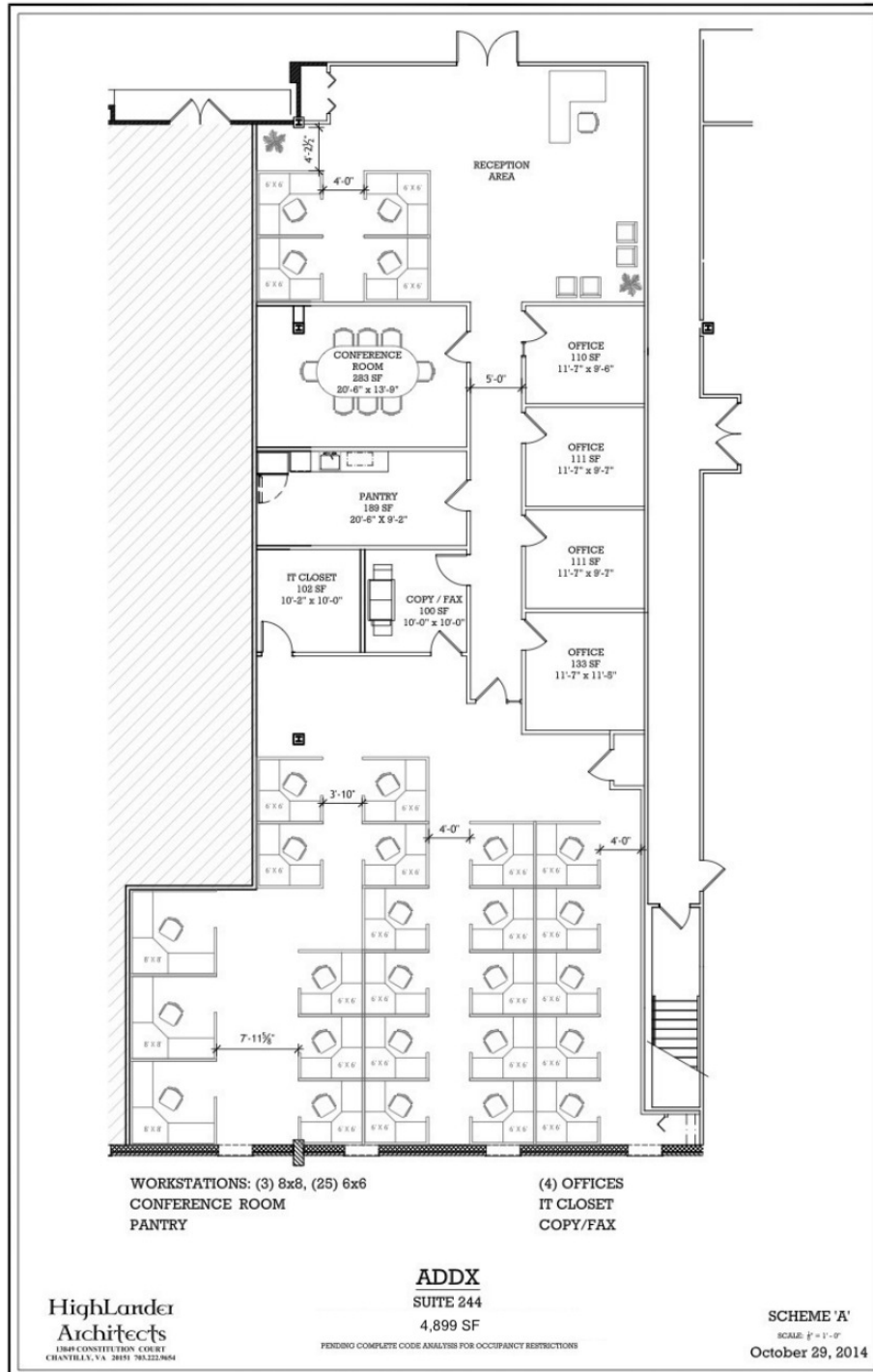
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SUITE 244

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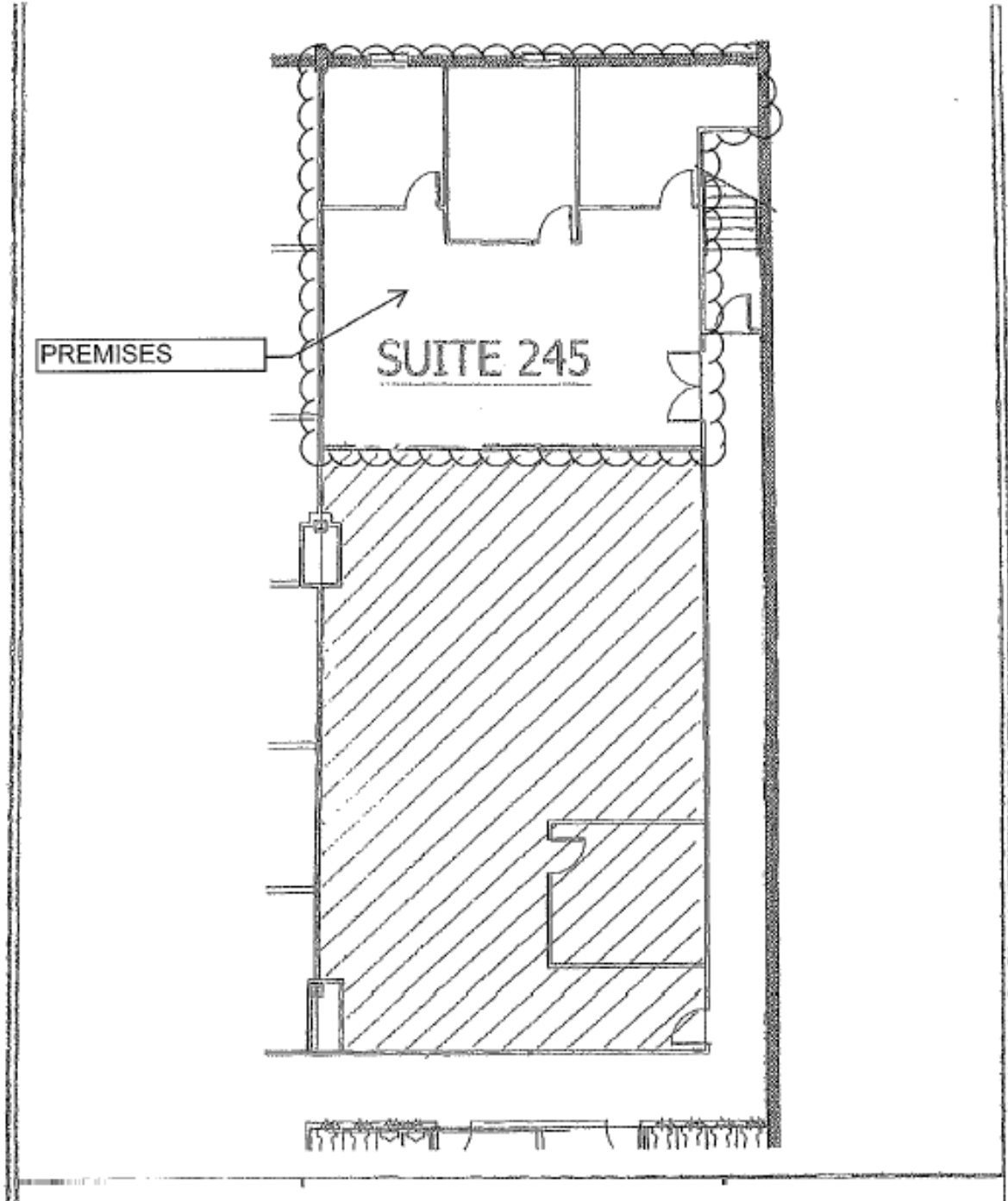
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SUITE 245A

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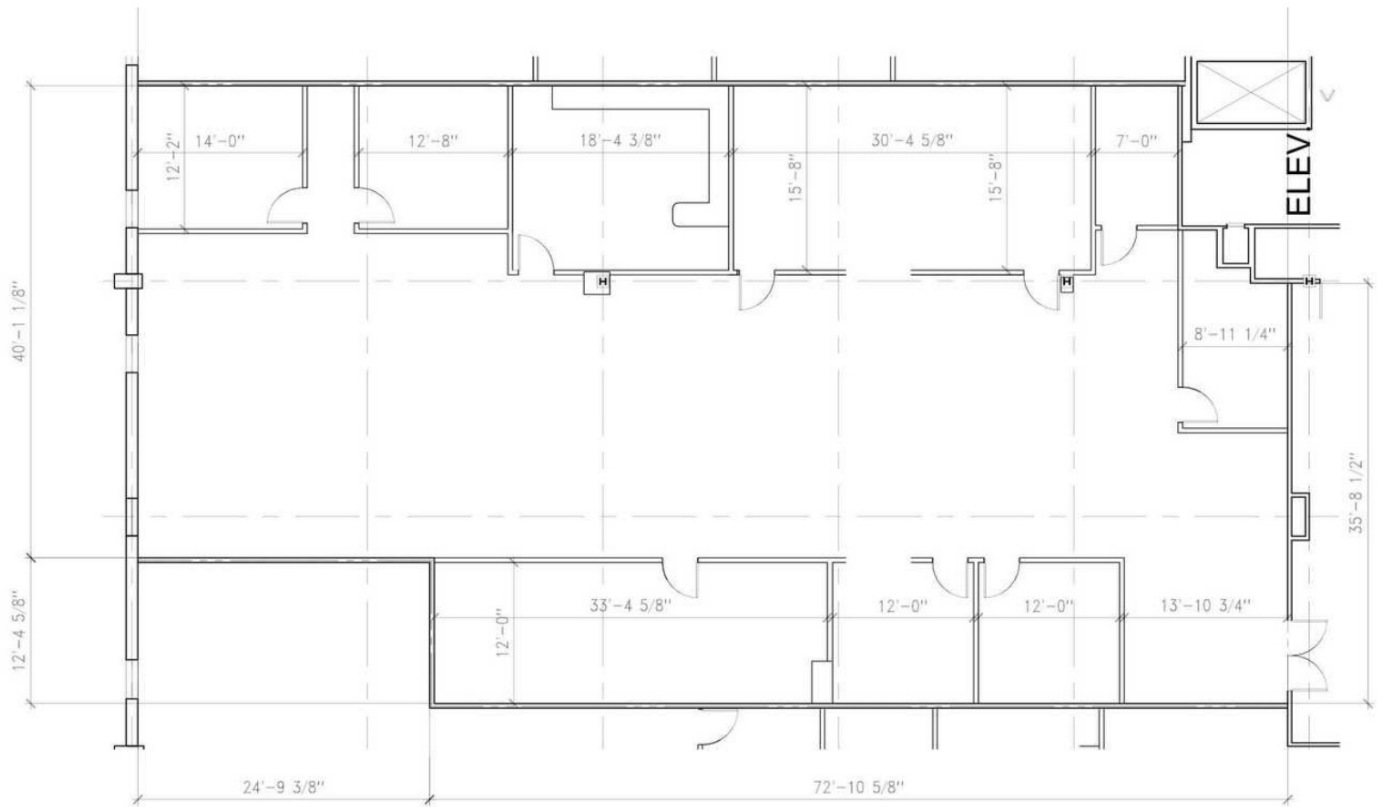
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SUITE 246

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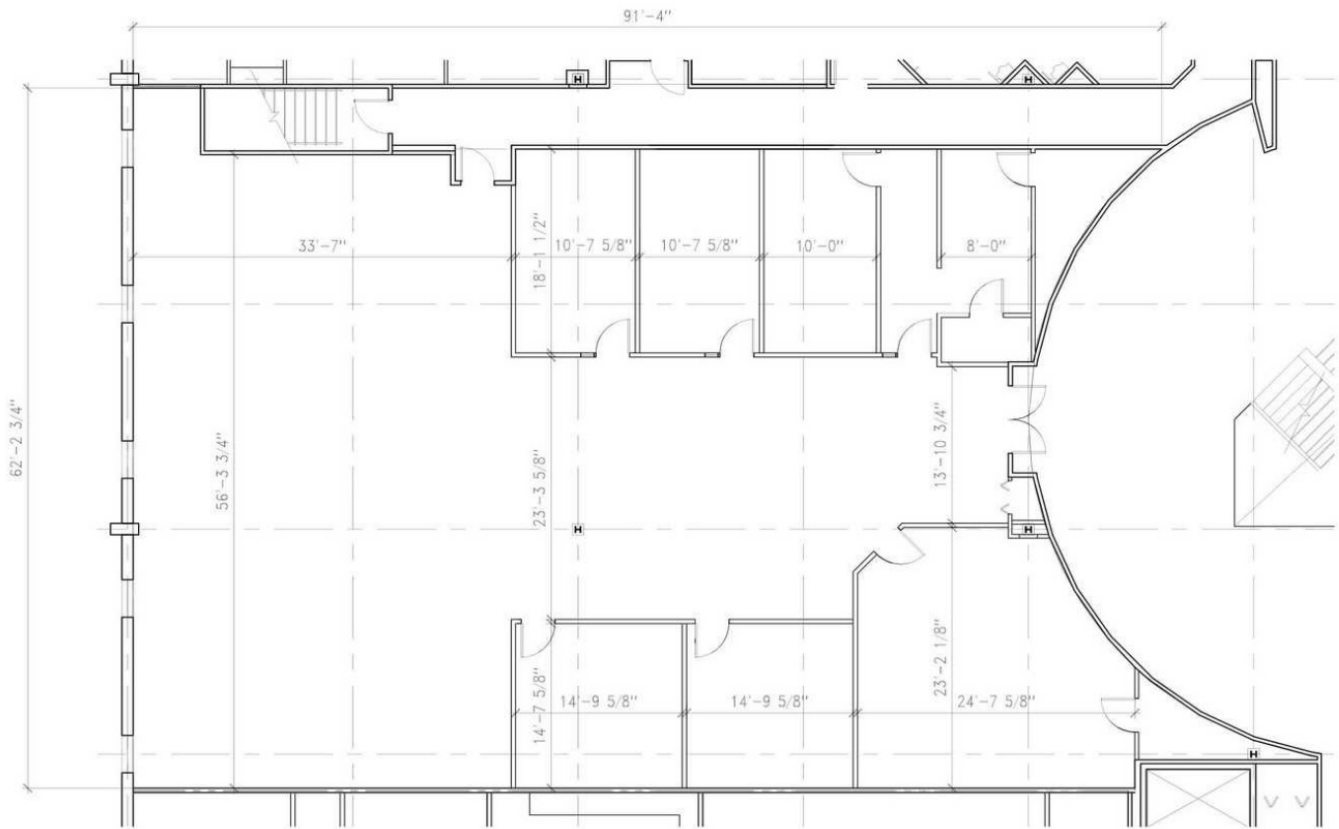
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SUITE 250

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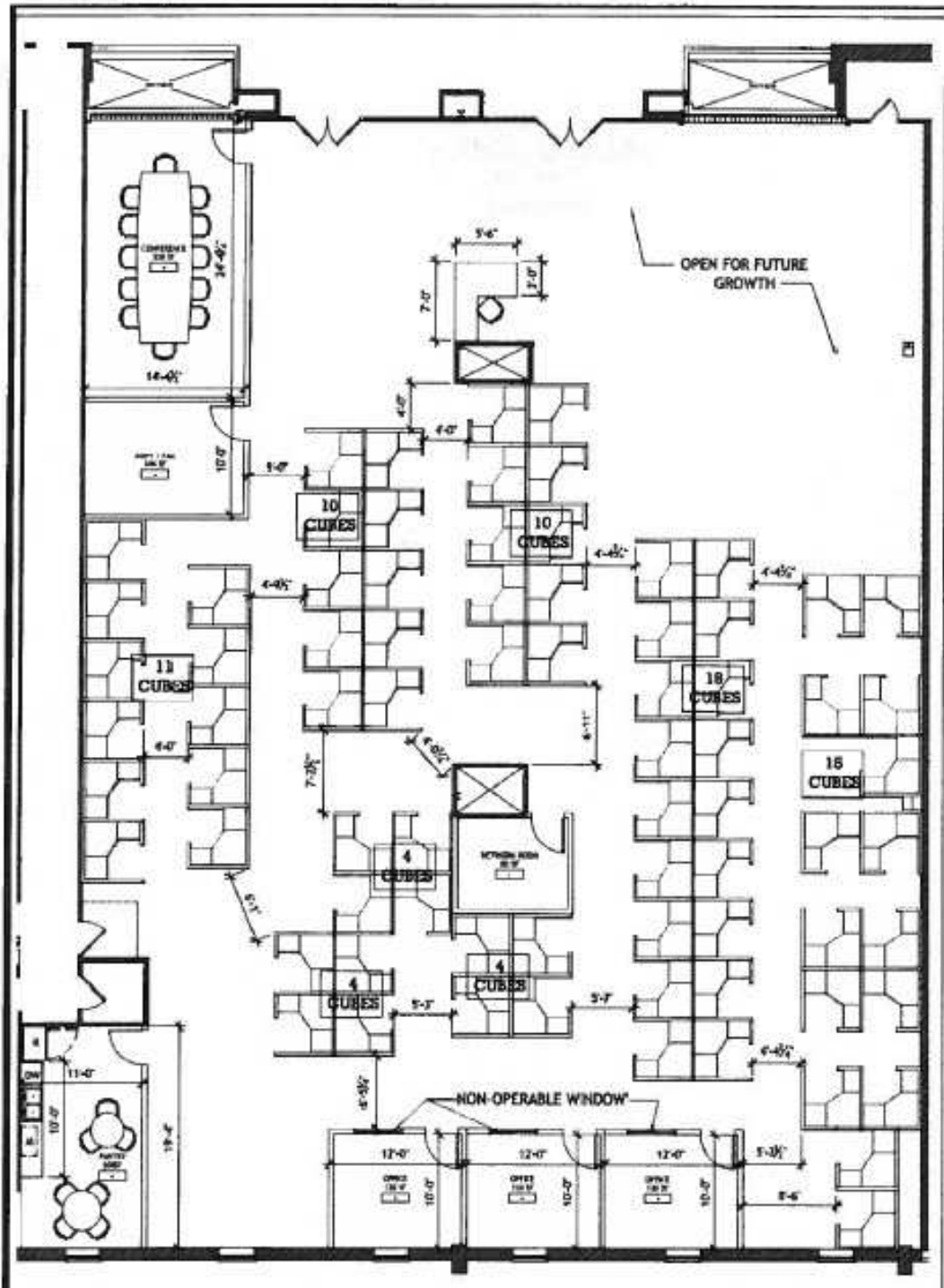
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SUITE 280

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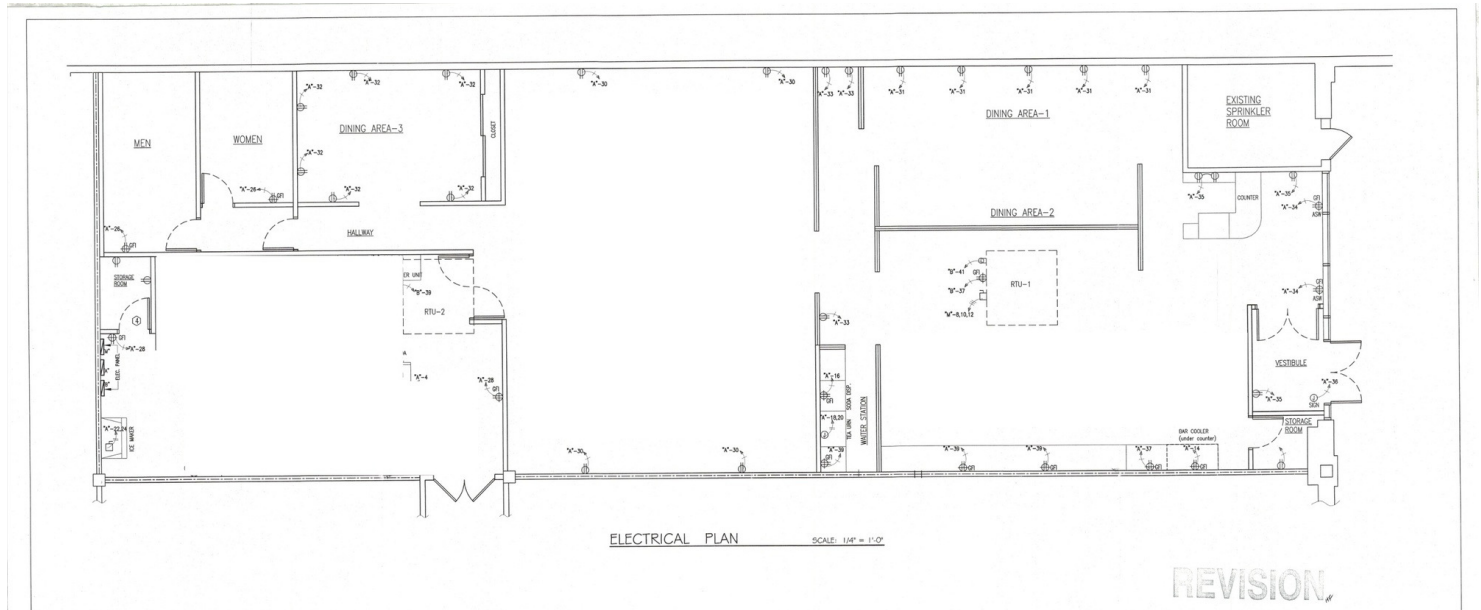
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