

OFFERED FOR SALE



SUMMARY

728 S Washington Street Alexandria, VA 22314



Exceptional Old Town Owner-User Opportunity

± 9,800 SF • Mixed Retail & Office • On-Site 16-Space Parking Lot • Strong Visibility

Land	9,257 SF
Gross Building Area	Approx. 9,800 SF
Zoning	Commercial-Low (CL)
Building Type	Mixed Retail with Office Units

Demographic Snapshot

- Population (City of Alexandria): approx. 157,000 residents
- Median Age: 37.5 years
- Median Household Income: approx. \$113,600
- Per Capita Income: approx. \$ 78,000
- Educational Attainment (≥ bachelor's degree): 66% of residents
- Median Home Value: \$ 697,000

Built in 1961, 728 S Washington Street offers a rare opportunity to acquire a prominent mixed-use asset in the heart of Old Town Alexandria. Positioned along one of Old Town's most traveled corridors, the property benefits from exceptional visibility, walkability, and proximity to major lifestyle amenities. The ± 8,800SF building includes stable first-floor retail tenancy, two floors of vacant office/creative space which could be converted to residential. The property is positioned within the Commercial-Low (CL) zoning district, which supports a wide range of retail, office, medical, and residential uses. An owner-user will benefit from the second and third floor layout, which consists of three separately demised spaces that may also be leased to additional tenants. The owner-user can occupy one, two or all three areas. The individual spaces measure approximately ± 3,800, ±1575 and ±225.

Highlights

- Premier submarket
- Excellent proximity to Washington, D.C., Amazon HQ2, and National Landing
- Stable retail income from national tenant
- Owner-user flexibility for additional income from demised space
- Strong demographic and traffic characteristics
- Flexible zoning (CL) supporting diverse uses
- On-site parking lot (16 spaces) with controlled lighting

*All information is provided for informational purposes only and is not guaranteed.
Buyers must verify all details independently. Seller and Broker assume no liability for errors or omissions.*

CONTACT US

1455 Pennsylvania Avenue NW
#800, Washington, DC 20004

DEB ARNETT *Director of Real Estate*
TOM FUGE *Managing Director of Real Estate*

deb@cres.llc O:202.355.9294
tom@cres.llc C:310.943.0297

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Matterport tour: <https://my.matterport.com/show/?m=mYwG2a8gD5i>

Floor Breakdown

First Floor: ± 4,200 SF

- Leased to Jos. A. Bank (stable national tenancy)
- Strong frontage along S Washington Street
- Excellent retail exposure and customer access

Second Floor: ± 4,200 SF (Vacant)

- Ideal for office, medical, creative studio, or residential
- Ceiling height approx. 9' 5", providing open, flexible design options

Third Floor Mezzanine: ± Approx. 1,400 SF (Vacant)

- Perfect for studio, office, specialty use, or residential
- Direct access to flat roof with amazing views

Building Systems

HVAC

- Entire building serviced by split-system electric heat pumps providing efficient year-round climate control
- Each floor maintains independent systems, allowing tenant-controlled comfort

Equipment Overview:

- 1st floor: 10-ton and 7.5-ton rooftop units (approx. 5 and 15 years old)
- 2nd floor: 10-ton roof top unit (approx. 10 years old)
- 3rd floor: 2.5-ton roof top unit

Condition: Good; serviced annually

Electrical

- 120/208V, 3-phase, 4-wire electrical system
- First Floor 225-amp service
- Second & Third Floors 400-amp service
- Each floor separately metered
- LED lighting retrofit second & third floors (2021)
- Parking lot lighting controlled by timer
- Panels: Square D with copper bus
- Provider: Dominion Energy

Plumbing

- Municipal water and sewer
- Electric 50-gallon low-boy water heater serving entire building

Condition: Good, no known deficiencies

Roof

- Primary roof: Slate, with tile replacement as needed
- 3rd Floor flat roof membrane: Installed March 2025, with 15-year manufacturer warranty
- Internal roof drains and scuppers

Condition: Very good, last inspected March 2025

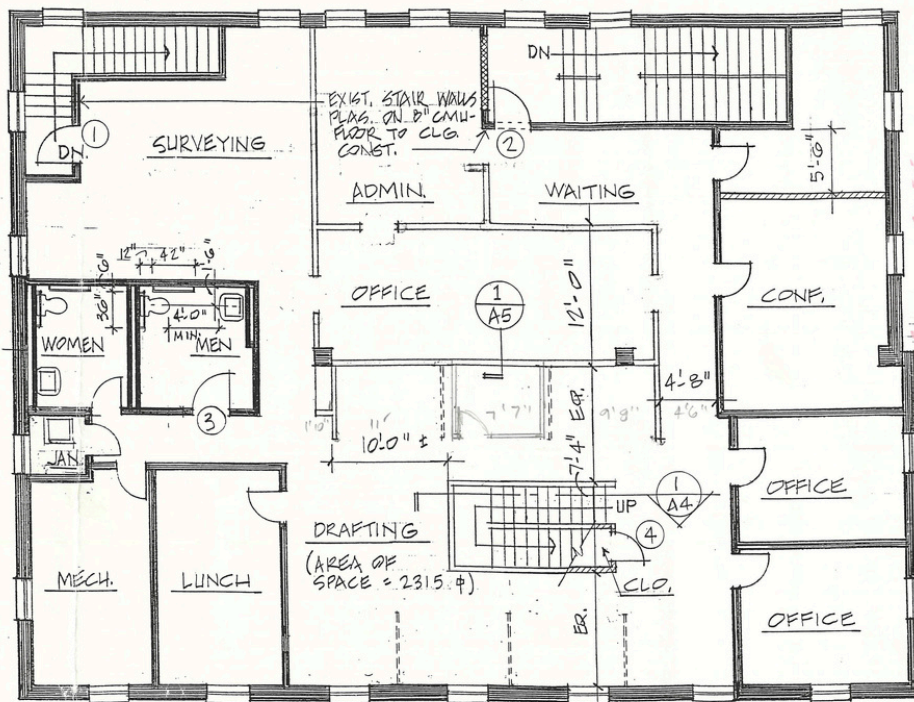
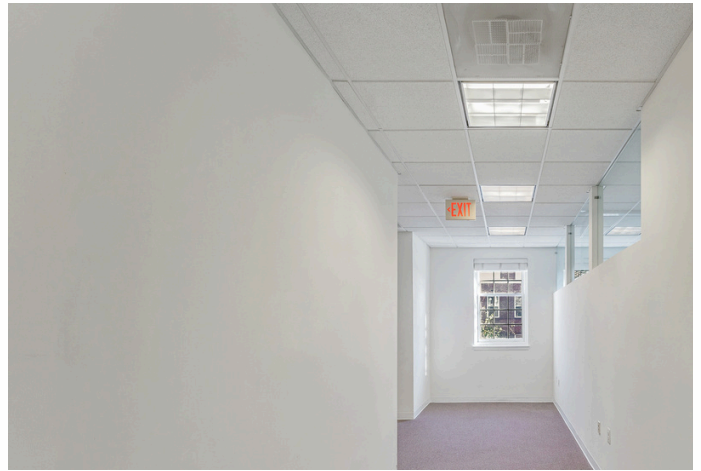
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SECOND FLOOR PLAN



8500 x 12 = 102,000
- Parking 5000 x 10 = 50,000
90,000
2nd Floor Inc. Stairs 3878 GFA
4256 - FA x 24 = 9500
+ parking

SECOND FLOOR PLAN

1/8" = 1'-0"

WALL LEGEND

EXIST. FULL HT. WALLS & PARTNS
NEW FULL HT. PART.
NEW 1 HR. PART.
NEW 6'-0" HIGH PART. SEE 1 A5



Cole & Denny Incorporated
333 North Fairfax Street
Alexandria, Virginia 22314
Tel. 703.684.5994
Fax. 703.548.0975

Architecture
Planning
Interior Design

Project
OFFICES OF R.C. FIELDS JR.
730 S. WASHINGTON ST.
ALEXANDRIA, VIRGINIA

Date: OCT. 30, 2003
Project No.
Sheet No. A1

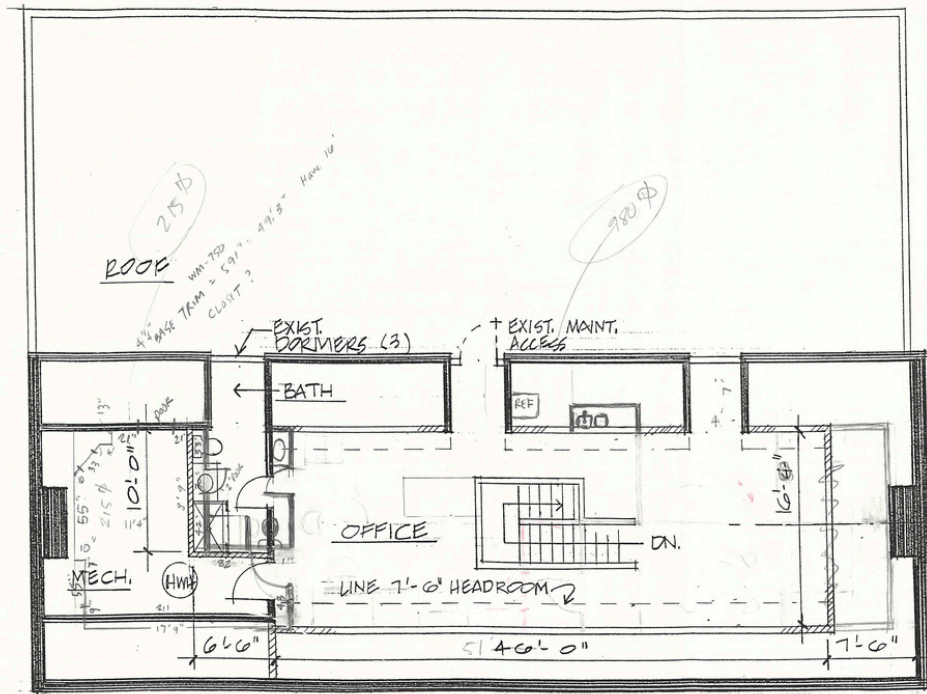
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MEZZANINE PLAN



MEZZANINE PLAN
1/8" = 1'-0"

USABLE AREA = 767#



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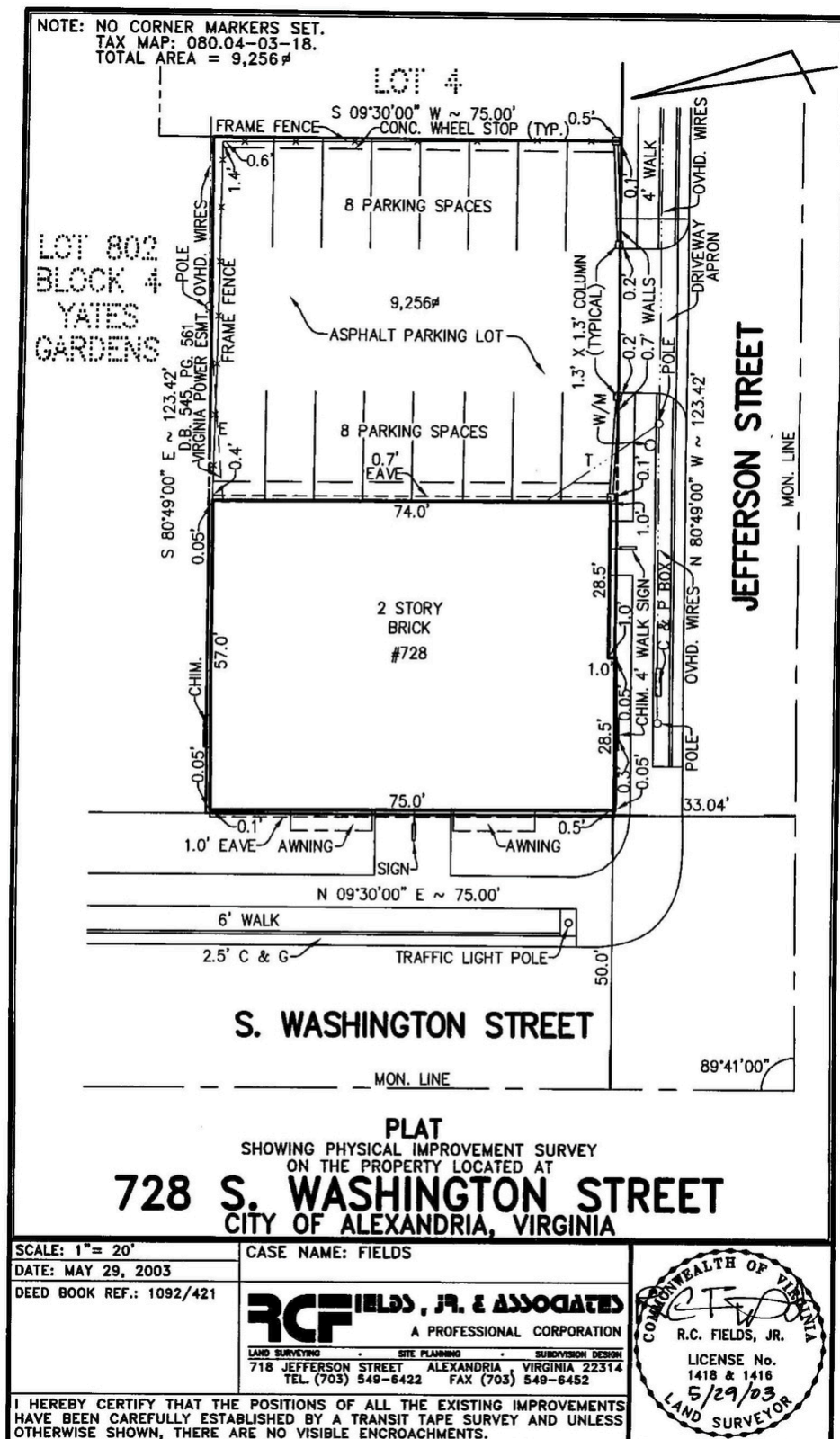
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