



115  
SOUTH  
UNION

115 SOUTH UNION STREET

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115 SOUTH UNION STREET ❖ OFFICE SPACE FOR LEASE

# 3,721 RSF & 3,046 RSF

- New Ownership
- Full Building Renovations
- Unique Old Town Charm with Contemporary Flair
- Great Old Town location – One Block to King Street and the Potomac River
- Planned on Site Restaurant
- Walking Distance to Numerous Amenities
- On-site Garage Parking at 2.0/1,000 SF
- Expansive Window Line
- Exterior Patio and Courtyard



#### TRANSIT

|                                                             | DRIVE | DISTANCE |
|-------------------------------------------------------------|-------|----------|
| Alexandria Commuter Rail (Manassas, Fredericksburg Lines)   | 5 min | 1.3      |
| Crystal City Commuter Rail (Manassas, Fredericksburg Lines) | 9 min | 4.6      |



#### AIRPORT

|                                                 | DRIVE  | DISTANCE |
|-------------------------------------------------|--------|----------|
| Ronald Reagan Washington National Airport (DCA) | 11 min | 4.3 mi   |
| Washington Dulles International Airport (IAD)   | 63 min | 34.1 mi  |



**115**  
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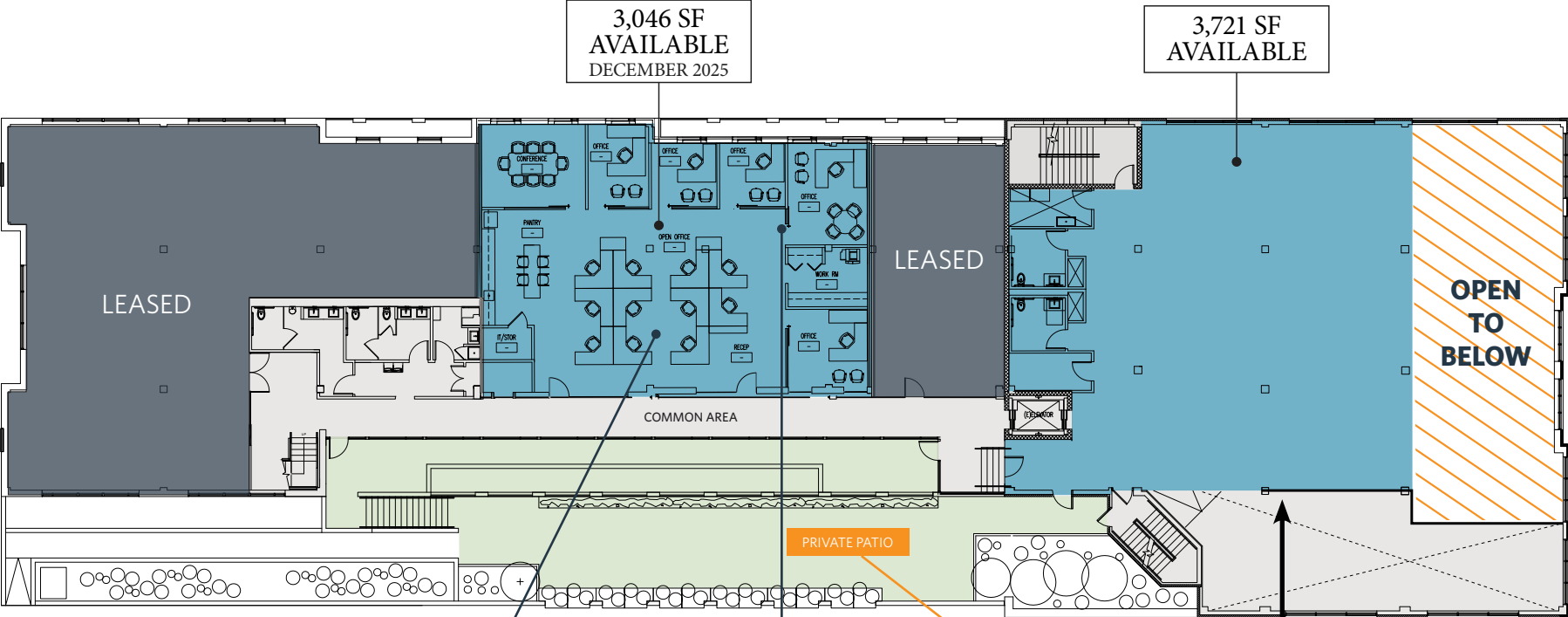
115 SOUTH UNION

# OFFICE FOR LEASE IN THE HEART OF OLD TOWN





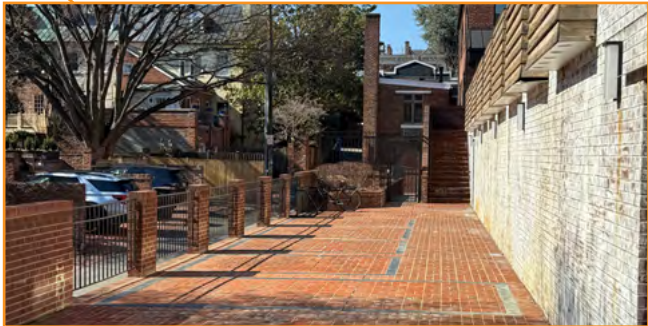
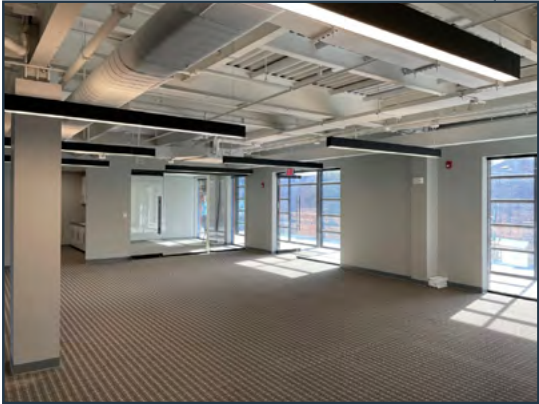
# 3,721 RSF & 3,046 RSF



3,046 SF  
AVAILABLE  
DECEMBER 2025

3,721 SF  
AVAILABLE

S. UNION STREET



**SECOND FLOOR - 3,721 SF**  
**PRIVATE PATIO**

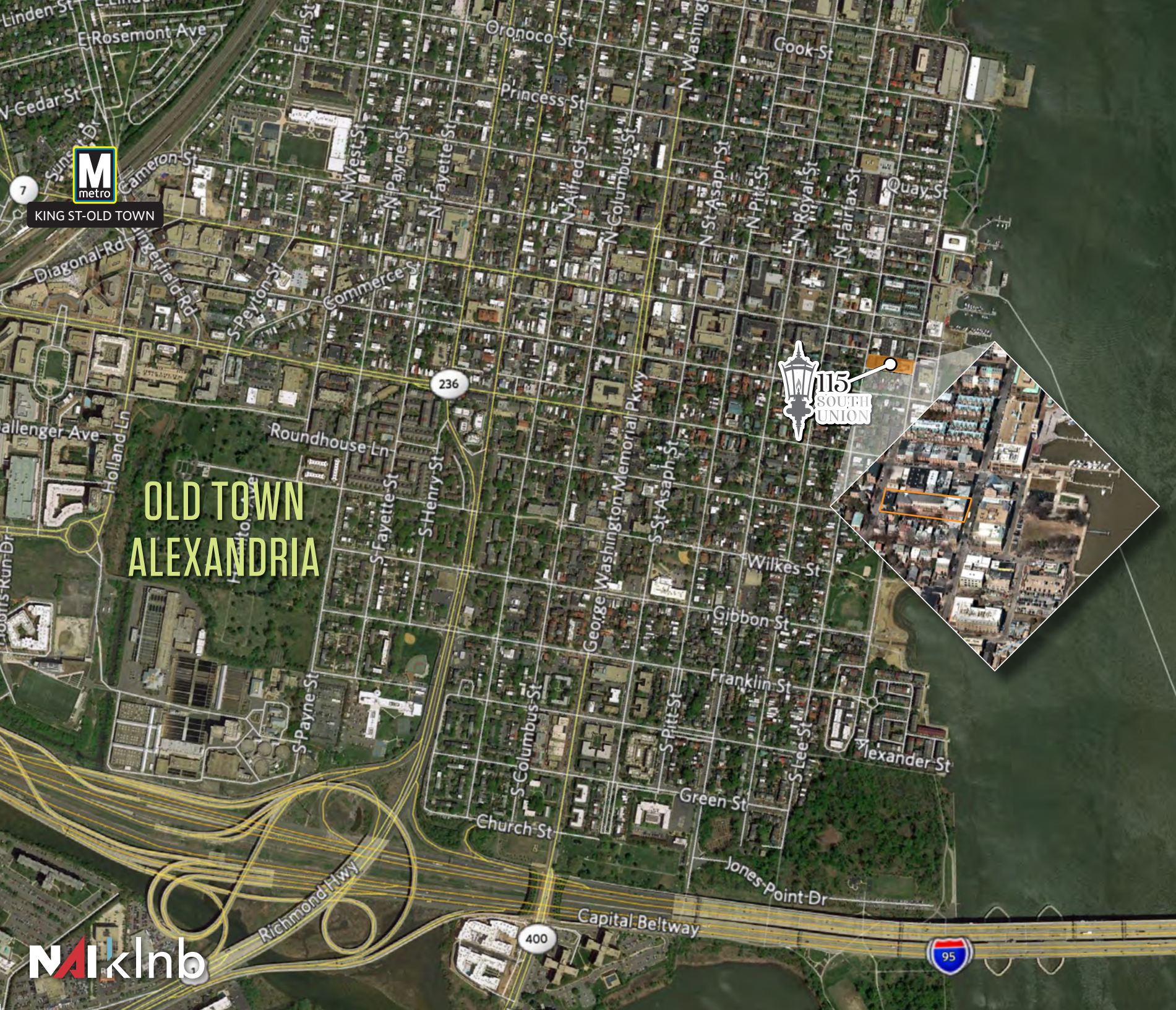


115 SOUTH UNION STREET ❖ PROPERTY PHOTOS

# PHOTOS







# 115 SOUTH UNION



115 SOUTH UNION STREET ❖ MARKET AERIAL

# OLD TOWN



## ◆ RESTAURANTS

1. Starbucks
2. la Madeleine French Bakery & Café
3. Restaurant Eve
4. Pat Troys Irish Pub
5. Jackson 20
6. Fontaine Caffé & Creperie
7. Petite Fontaine
8. Lavender Moon Cupcakery
9. Subway
10. Gadsby's Tavern
11. Caphe Banh Mi
12. Sang Jun Thai
13. The Warehouse
14. Dolci Gelati
15. Two Nineteen Restaurant
16. Sonoma Cellar
17. South Block
18. Momo Sushi & Cafe
19. Bilbo Baggins
20. Myron Mixon's Pitmaster Barbeque
21. IL Porto Ristorante
22. The Wharf
23. Landini Brothers
24. Bugsy's Pizza Restaurant
25. Pop's Old Fashion Ice Cream
26. Pizzeria Paradiso
27. Daniel O'Connell's Irish Restaurant & Bar
28. The Creamery
29. Ben & Jerry's
30. Virtue Feed & Grain
31. Starbucks
32. Chadwicks
33. Blackwall Hitch
34. Chart House

## ◆ BANKS

1. Suntrust Bank ATM
2. United Bank
3. PNC Bank
4. Burke & Herbert Bank
5. Bank of America ATM

## ◆ HOTELS

1. The Alexandrian, Autograph Collection
2. Hotel Indigo Old Town Alexandria

## ◆ MISC

1. Torpedo Factory Art Center
2. Capital Bikeshare

