

# carlyle tower

powered by **cove**


Not just an office building,  
but a mixed-use experience

2461 EISENHOWER AVE ALEXANDRIA, VA



LINCOLN  
PROPERTY  
COMPANY

 RUBENSTEIN  
PARTNERS

 ROSENTHAL

SHOPS   
carlyle tower

[carlyletower.com](http://carlyletower.com)



WELCOME TO YOUR NEW  
**DESTINATION FOR  
PRODUCTIVITY**





# YOUR ONE-STOP-SHOP WORKPLACE

Surrounded by luxury residential towers and a diverse collection of restaurants, Carlyle Tower is a mixed-use trophy project with fully renovated, innovative space to work, play, and relax. The Shops at Carlyle, featuring multiple restaurants, is located on the ground level, and the on-site amenities include a welcoming lobby, state-of-the-art conference center, tenant lounge and fitness facility.



14 floors



335,000 SF  
Class A Office Space



24,000 SF  
Typical Floor



25,000 SF  
On-site Retail Space



1.75/1,000 SF  
Parking Ratio



LEED® Gold certified



Outdoor plaza  
with seating and WiFi



Secure bike storage



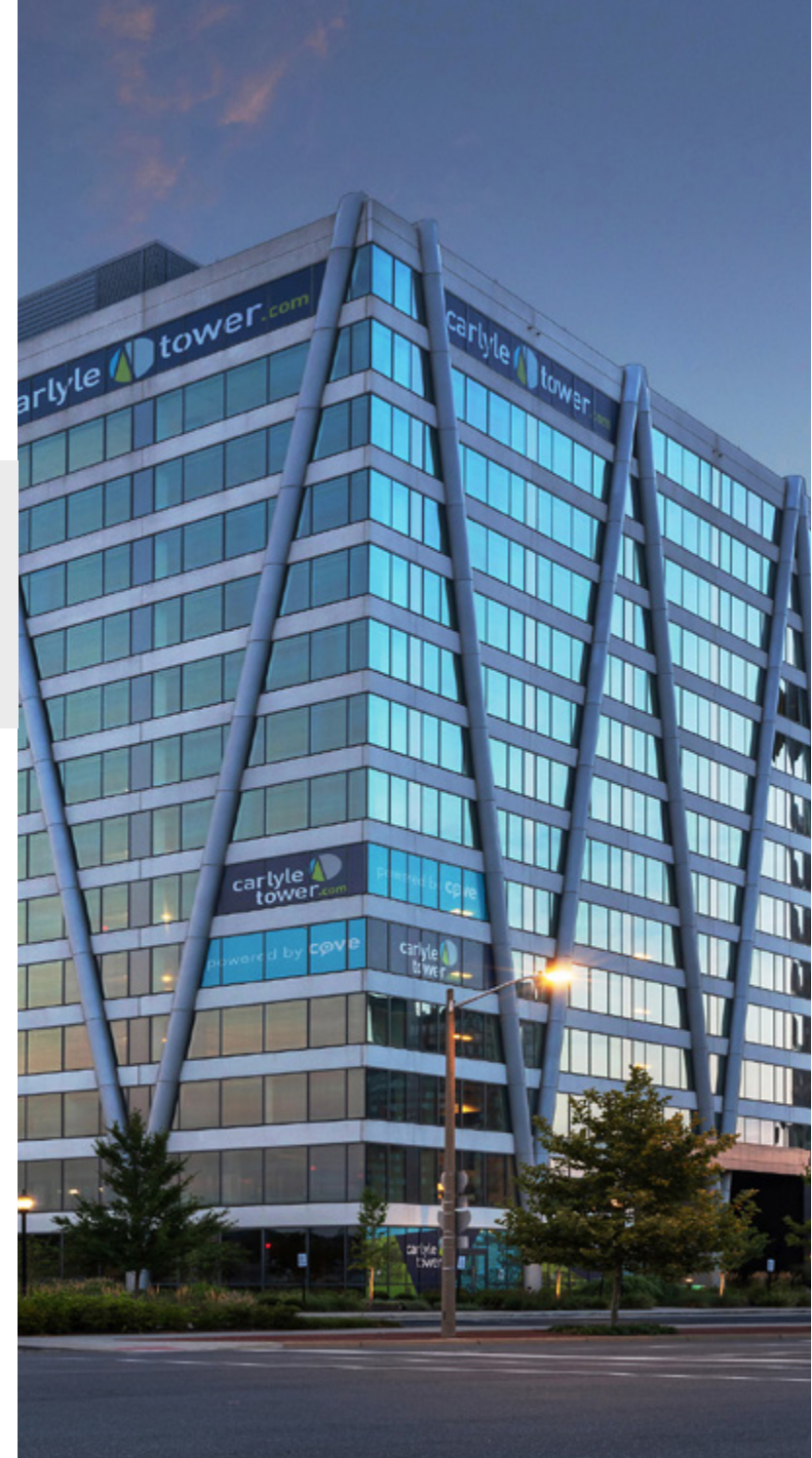
Onsite Experience Manager  
and mobile app by Cove



New HVAC and VAV systems



Immediate access to I-495,  
I-95 and Metro





# FLEX COWORKING IN THE PALM OF YOUR HAND

powered by **COVE**

## CARLYLE TOWER FLEX COWORKING & MOBILE APP

Cove, an industry-leading technology platform, powers our exclusive mobile app and seamlessly connects tenants to on-site amenities, operational services, building events & more.



Reserve a room in our tech-equipped conference center



Request AV support or catering assistance



Sign up for a yoga class hosted in our fitness center



Order food from local restaurants



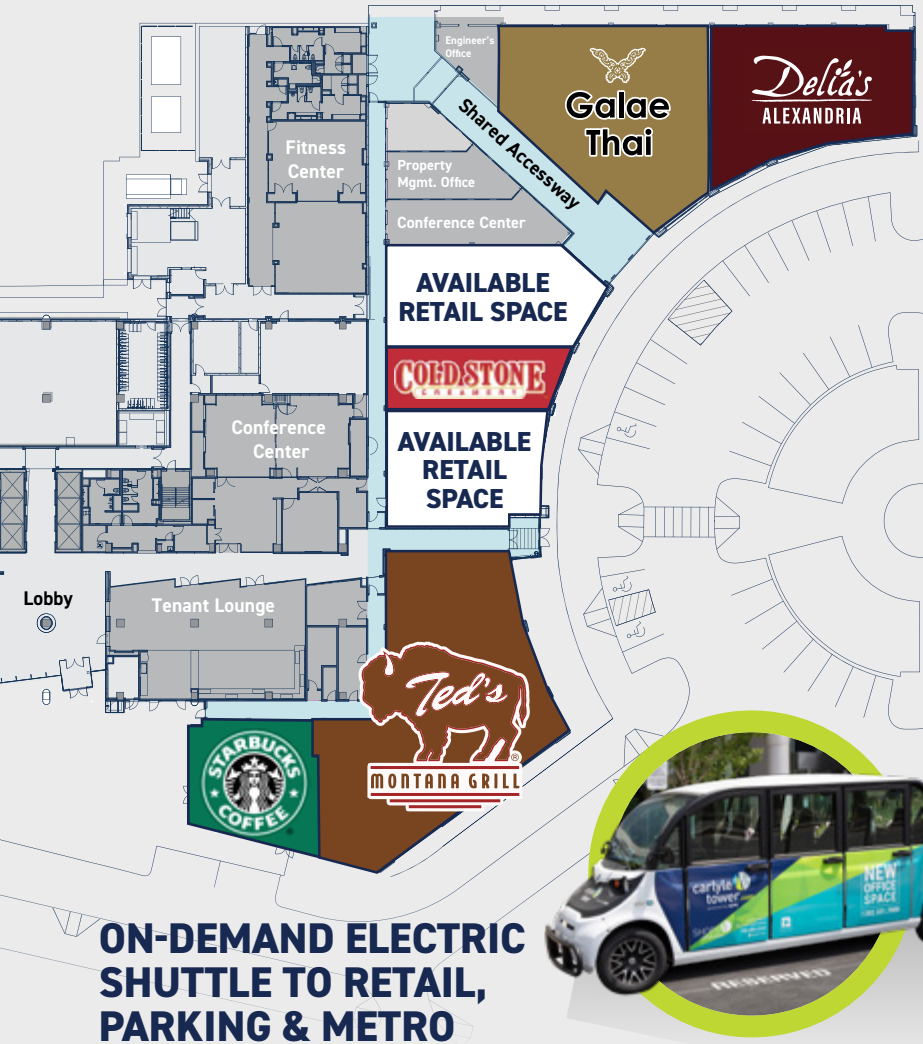
Secure a seat on our electric shuttle



# SHOPS AT

## carlyle tower

# LIVE THE LIFESTYLE OF CONVENIENCE



Part of a 56-acre, seven-million-square-foot, master-planned community, Carlyle Tower and the Shops at Carlyle Tower have helped establish the Carlyle District as a 24/7, urbanized, live-work-play community sought-after by tenants, visitors and residents alike.

A diverse roster of restaurants at the Shops at Carlyle Tower are just an elevator ride away, plus more restaurants surrounding Carlyle Tower, there is new meaning to the word convenience.

- On-site retail includes Starbucks, ColdStone Creamery, Ted's Montana Grill, Galae Thai and Delia's Mediterranean Grill & Brick Oven Pizza
- Steps away from the 84,000 SF Wegman's, & pizza, Ted's Montana Grill, Sidekick Bakery and a 22-screen AMC Theatre
- Future 7,780 SF retail pad site to feature restaurant with outdoor seating



# CONVENE YOUR TEAM



## TENANT LOUNGE

Our WiFi-equipped, 3,000 SF tenant lounge features breakout and collaborative areas, various games and coffee.



## CONFERENCE CENTER

Our fully AV-equipped, 4,000 SF conference center has seating for up to 64 people (classroom), 28 people (boardroom), and 8-12 people (small conference).



## FLEXIBLE COWORKING

Coworking at Carlyle Tower comes with everything you need to be productive. Private offices with fast & dedicated wifi, free snacks, and fresh drip coffee are all included. Perfect for smaller teams and entrepreneurs.



# BOOST YOUR HEALTH AND WELLNESS

Our expansive 3,500 SF fitness center features a studio for kickboxing, yoga and fitness classes as well as a cardio room and spa-quality locker rooms with showers, lockers and towel service.



**YOGA ROOM**



**LOCKER ROOM**



**FITNESS CENTER**

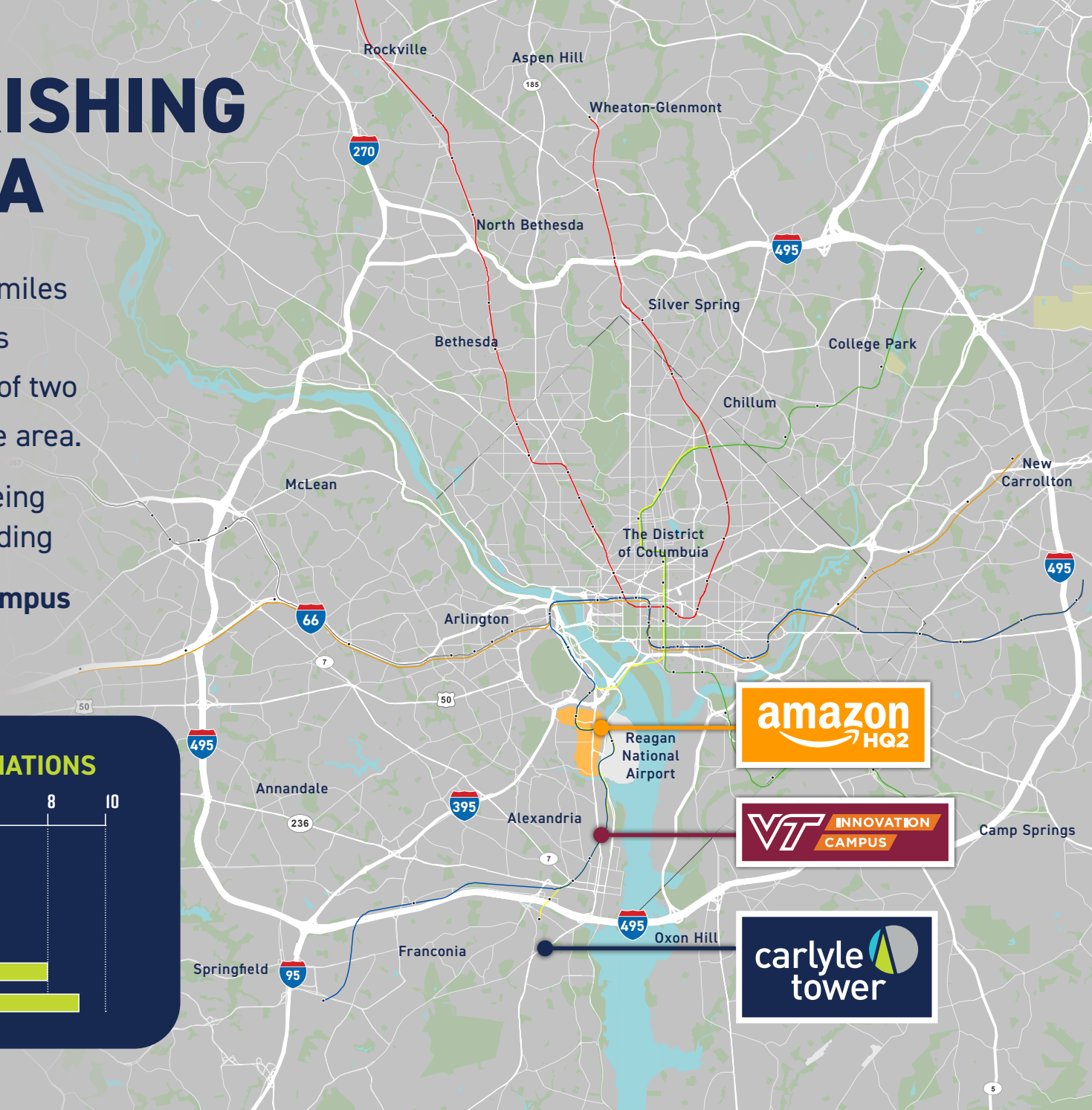
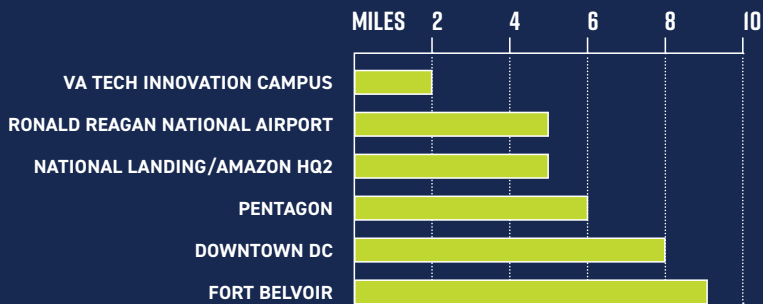


# JOIN FLOURISHING ALEXANDRIA

Our Alexandria location, just 9 miles south of Washington, D. C., puts Carlyle Tower in the epicenter of two major new developments in the area.

- **Amazon HQ2** is currently being constructed in National Landing
- **Virginia Tech Innovation Campus** is slated to open in 2024

## DISTANCE TO MAJOR AREA DESTINATIONS





# OUR NEIGHBORHOOD IS GROWING

AMTRAK VRE **M** KING STREET METRO, AMTRAK & VRE STATIONS



1. Carlyle Mill (Residential)	UNDER CONSTRUCTION
2. The Park Meridian (Residential)	UNDER CONSTRUCTION
3. Paradigm (Residential & Hotel)	PLANNED
4. Carlyle Plaza	PLANNED
5. Hoffman Block 2-3	PLANNED
6. Hoffman Block 2-3	PLANNED
7. Hoffman Towerws	PLANNED
8. WMATA Offices	PLANNED
9. Holiday Inn	EXISTING
10. Hoffman Town Center	EXISTING
11. Mill Race (Apartments/Office)	EXISTING
12. Marriot	EXISTING
13. Whole Foods	EXISTING
14. Burke & Herbert Bank	EXISTING
15. US Patent & Trade Office	EXISTING
16. Eisenhower Center III	EXISTING
17. Alexandria Renew Environmental Center	EXISTING
18. Paradigm	EXISTING
19. The Foundry	EXISTING
C. Carlyle Blocks A-0	EXISTING

TELEGRAPH ROAD

DUKE STREET

EISENHOWER AVE

INTERSTATE 495



550,000 SF Office  
1,600+ Parking Spaces

WMATA  
400,000 SF Office  
Coming 2022

170,000 SF Hotel  
2 Office Towers  
350,000 SF &  
450,000 SF

1.3M SF of  
1,300 Residential  
& Senior Living  
Units

Hotel  
180 Keys  
450 Residential Units

317 Residential  
Units

550 Residential  
Units

12,000 Employees

Alexandria Renew  
Environmental  
Center

KING STREET METRO, AMTRAK & VRE STATIONS

WELLS FARGO

Panera BREAD

DUNKIN' pure barre

POTBELLY

HSBC

Starbucks

7 ELEVEN

TEQUILA & TACO

7 ELEVEN

Onelife

LOSTBOY CIDER

Carlyle Center

Carlyle Center

WHOLE FOODS MARKET

WESTIN

Federal Courthouse

uspto

Wegmans & pizza

amc

Galae Thai

SUBWAY DUNKIN' CVS

OrangeTheory FITNESS

Office Residential

Holiday Inn

EISENHOWER AVENUE METRO

EISENHOWER AVE

UNITED STATES PATENT AND TRADEMARK OFFICE

BLOCK O

BLOCK L

BLOCK H

BLOCK C

BLOCK E

BLOCK A

BLOCK B

BLOCK C

BLOCK D

BLOCK F

BLOCK G

BLOCK I

BLOCK J

BLOCK K

BLOCK M

BLOCK N

BLOCK P

BLOCK Q

BLOCK R

BLOCK S

BLOCK T

BLOCK U

BLOCK V

BLOCK W

BLOCK X

BLOCK Y

BLOCK Z



# ACCESS YOUR WORKPLACE WITH EASE

ONE MILE TO



KING STREET  
METRO, AMTRAK  
& VRE STATIONS

U.S. PATENT &  
TRADEMARK OFFICE

U.S. DISTRICT  
COURT

**495**  
SUPERIOR  
VISIBILITY  
**200,000 VPD**  
(VEHICLES PER DAY)

GEORGE WASHINGTON  
MASONIC NATIONAL  
MEMORIAL

WMATA  
HQ

NATIONAL  
SCIENCE  
FOUNDATION

ADJACENT TO  
**M** EISENHOWER  
AVENUE METRO

DIRECT  
ACCESS TO



CARLYLE  
CROSSING



carlyle  
tower

DUKE STREET

TELEGRAPH ROAD

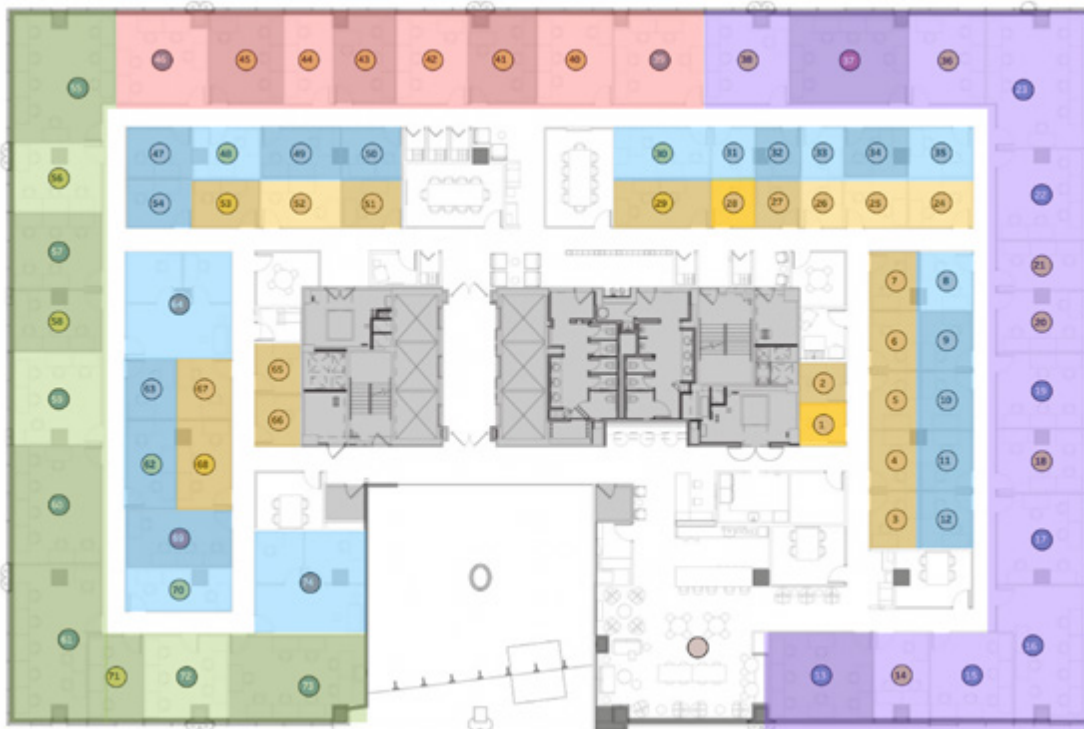
EISENHOWER AVE



# FLEX COWORKING

powered by **COVE**

## SECOND FLOOR







Exterior Premium + View    Exterior Premium    Exterior    Interior Premium    Interior



# SPEC SUITES

## THIRD FLOOR

25,658 Total RSF

-  **Suite 310**  
2,619 RSF
-  **Suite 320**  
4,990 RSF
-  **Suite 330**  
3,570 RSF
-  **Suite 350**  
3,967 RSF

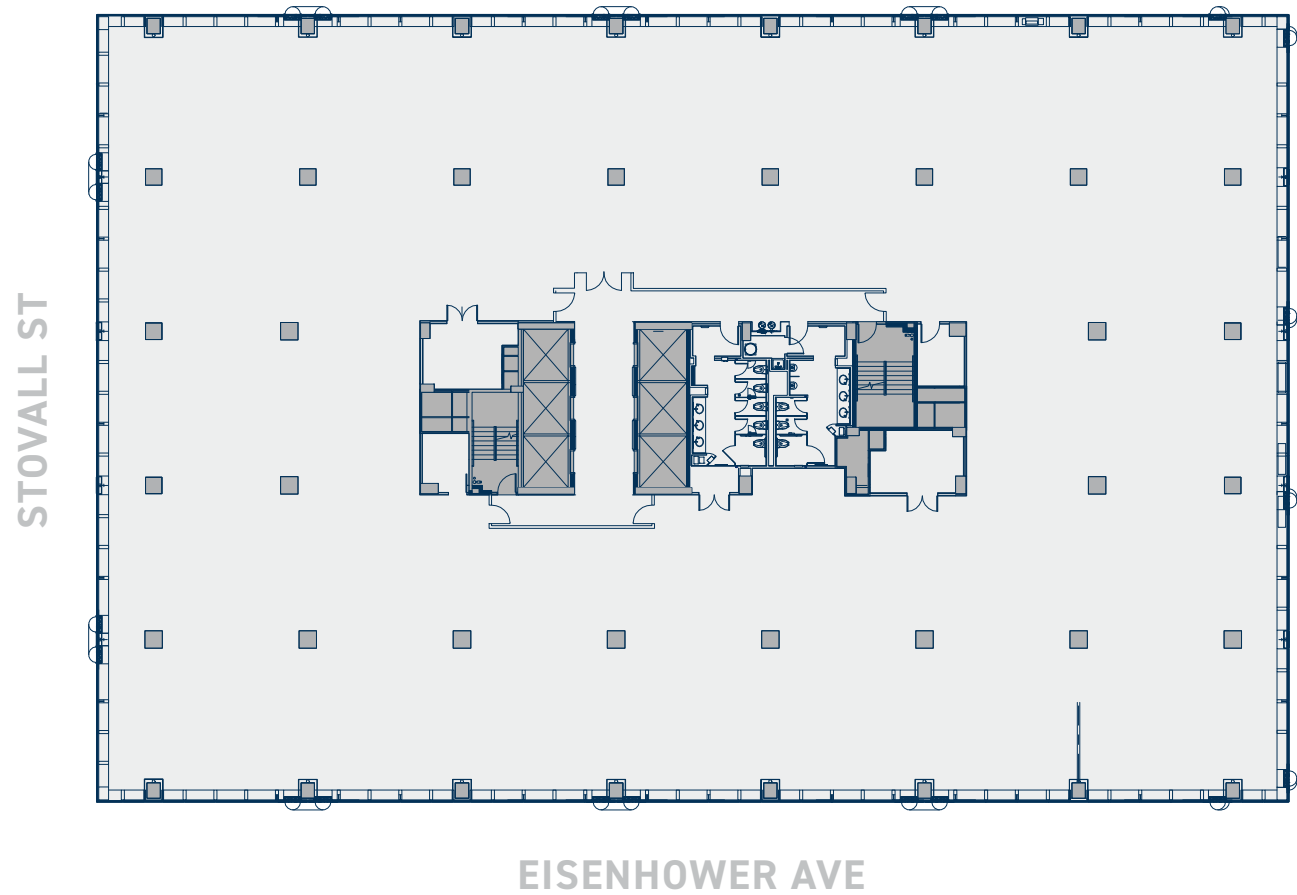




# FULL FLOOR

## FLOORS 3-14

25,658 RSF



# HYPOTHETICAL OFFICE INTENSIVE

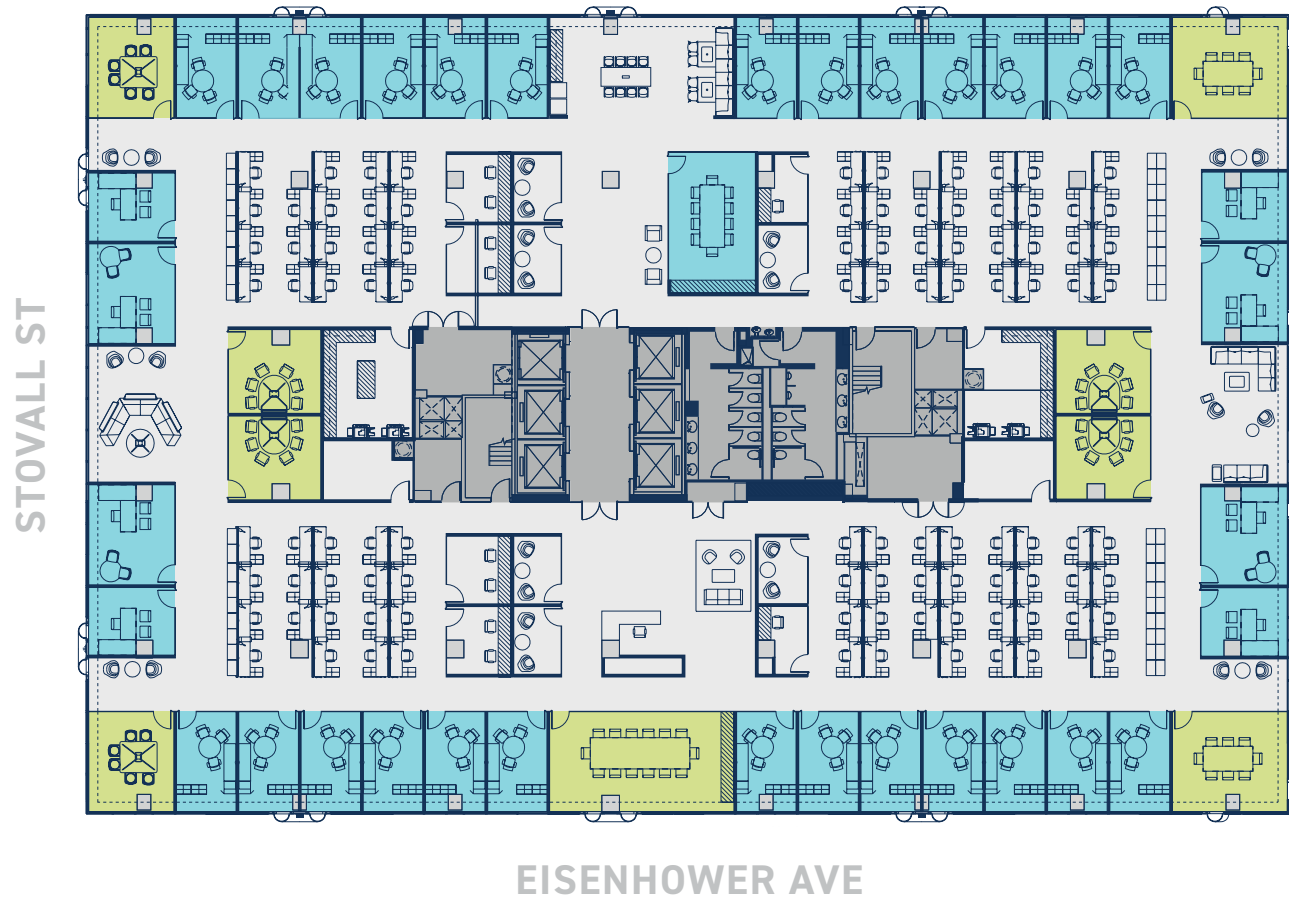
24,658 RSF

Office \_\_\_\_\_ 34  
Workstations \_\_\_\_\_ 98  
**Total** \_\_\_\_\_ **132**

Reception \_\_\_\_\_ 1  
Pantry \_\_\_\_\_ 1  
Conference \_\_\_\_\_ 4  
Team Room \_\_\_\_\_ 6  
Privacy Booth \_\_\_\_\_ 12  
Collaboration \_\_\_\_\_ 8  
Copy/Print \_\_\_\_\_ 2  
LAN \_\_\_\_\_ 2

## Utilization Rate

194 RSF Per Employee





# HYPOTHETICAL OPEN LANDSCAPE

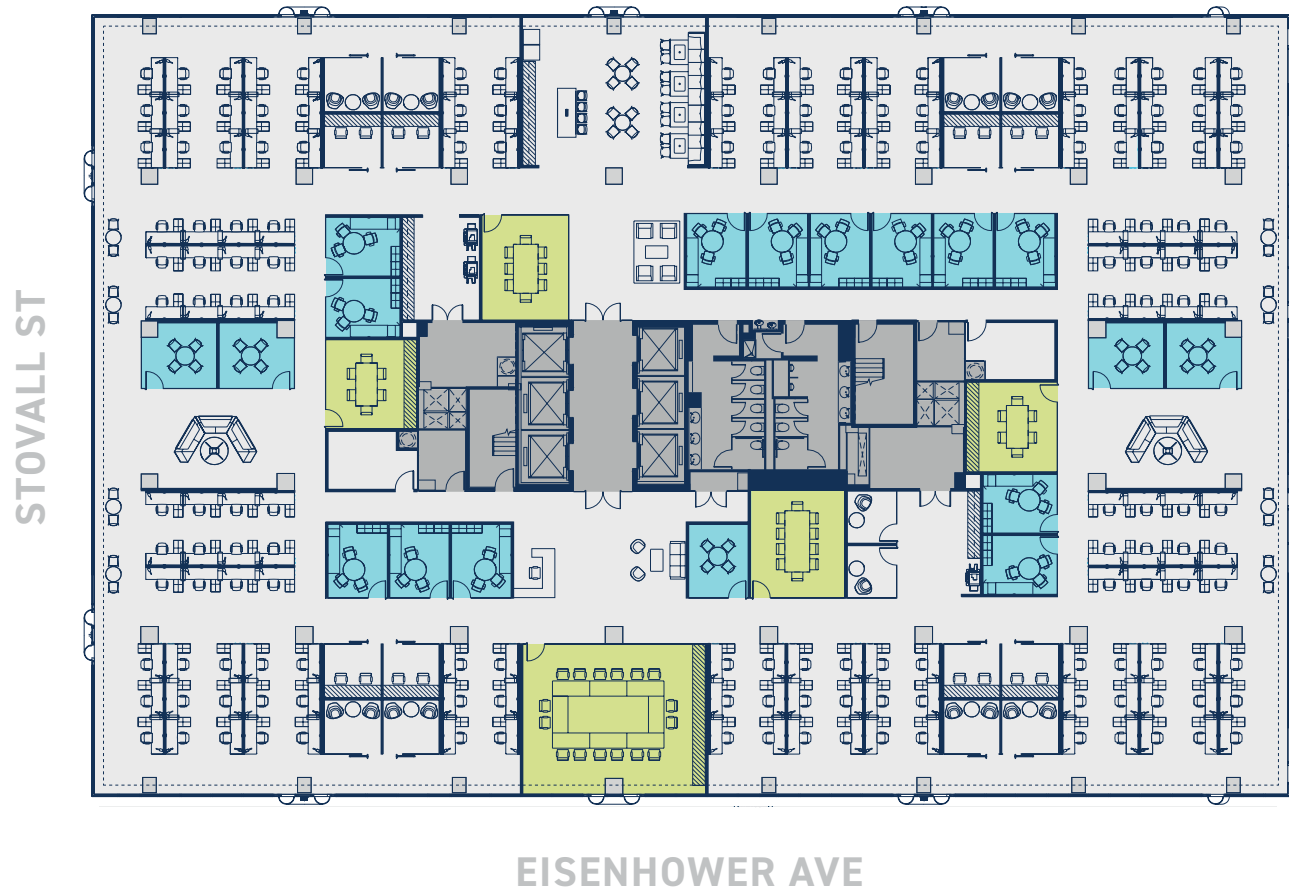
24,658 RSF

Office \_\_\_\_\_ 13  
Workstations \_\_\_\_\_ 156  
**Total \_\_\_\_\_ 169**

Reception \_\_\_\_\_ 1  
Pantry \_\_\_\_\_ 1  
Conference \_\_\_\_\_ 5  
Team Room \_\_\_\_\_ 5  
Privacy Booth \_\_\_\_\_ 18  
Collaboration \_\_\_\_\_ 12  
Copy/Print \_\_\_\_\_ 2  
LAN \_\_\_\_\_ 2

## Utilization Rate

152 RSF Per Employee





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## OFFICE LEASING

STODDIE NIBLEY | [Snibley@lpc.com](mailto:Snibley@lpc.com)

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RUBENSTEIN  
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## RETAIL LEASING

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## FLEXIBLE COWORKING

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