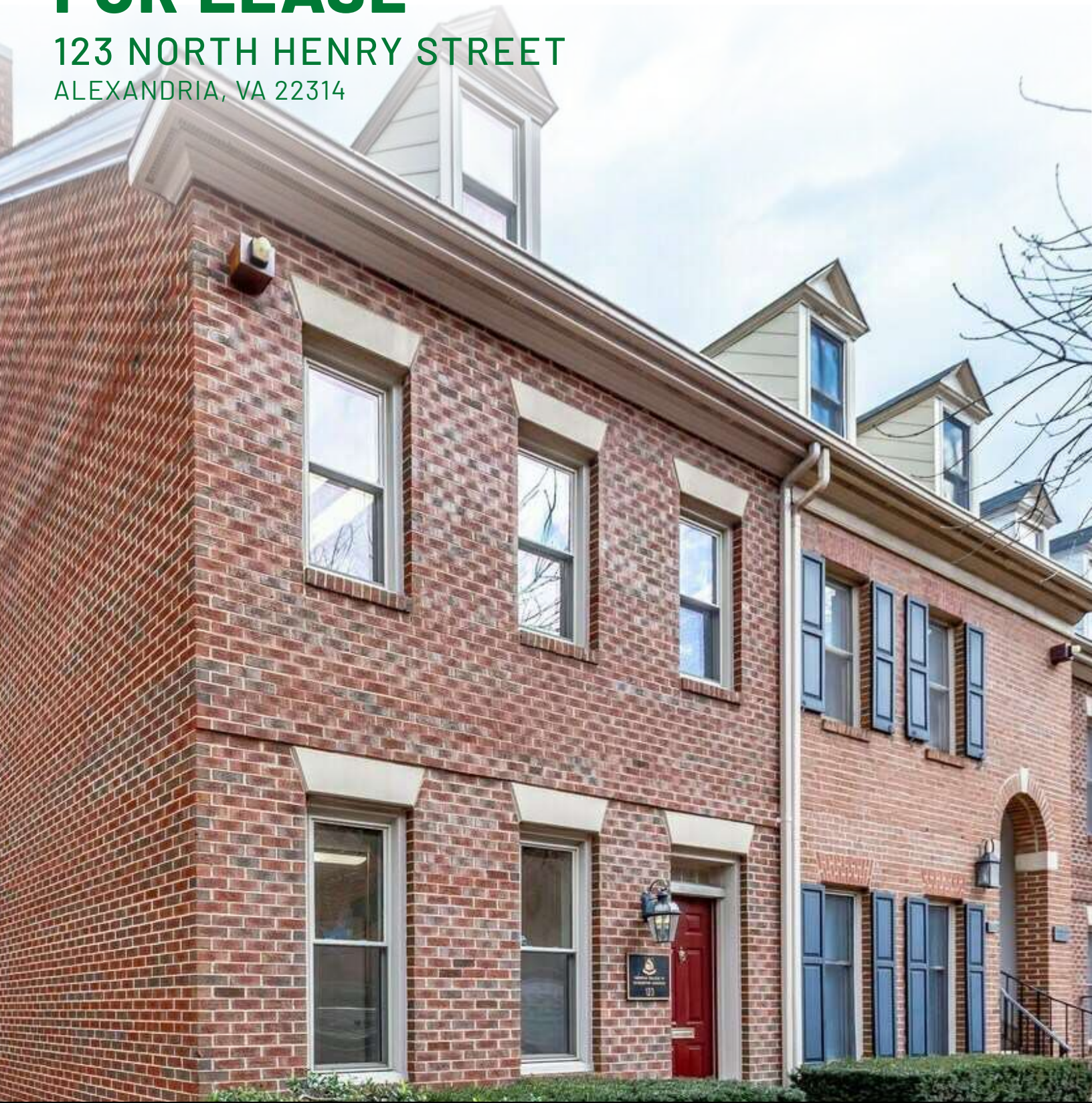


FOR LEASE

123 NORTH HENRY STREET

ALEXANDRIA, VA 22314



Leasing by:

Fatimah McGarrell 703.660.4825 | fatimah@tartanproperties.com



www.tartanproperties.com



PROPERTY DESCRIPTION

Position your business in the vibrant core of Old Town Alexandria with this turnkey, three-level office building just steps from King Street. Located in one of Northern Virginia’s most desirable commercial districts, this property offers the perfect blend of historic charm and modern functionality—ideal for professional firms, creative agencies, or boutique service providers.

PROPERTY HIGHLIGHTS

- Premier Old Town Location: Nestled in the heart of Old Town Alexandria, this property is surrounded by award-winning restaurants, boutique shops, and historic landmarks—all within easy walking distance.
- Exceptional Access: Just minutes from I-495 and the George Washington Parkway, with immediate access to Route 1 and less than a mile from the King Street Metro.
- Professional & Functional Layout: Spanning three finished levels, the space features 8 private offices, a dedicated conference room, a wet bar, kitchenette, and 2 restrooms—designed for comfort and productivity.

OFFERING SUMMARY

Lease Rate:	\$33.00 SF/yr (MG)
Available SF:	2,508 SF
Zoning:	CD (Commercial Downtown)

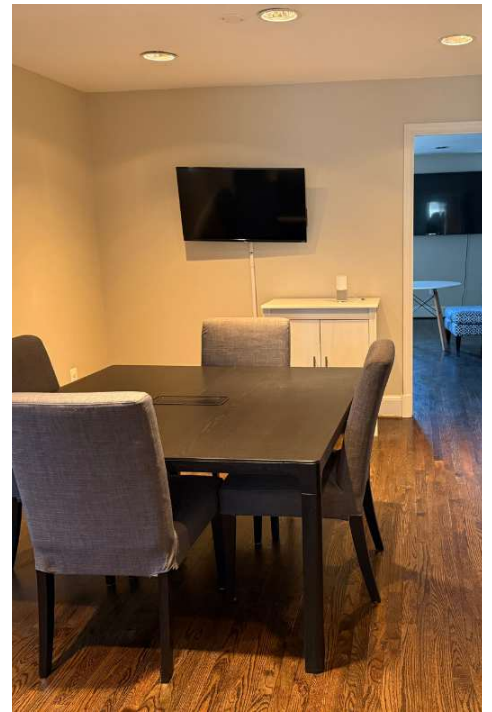
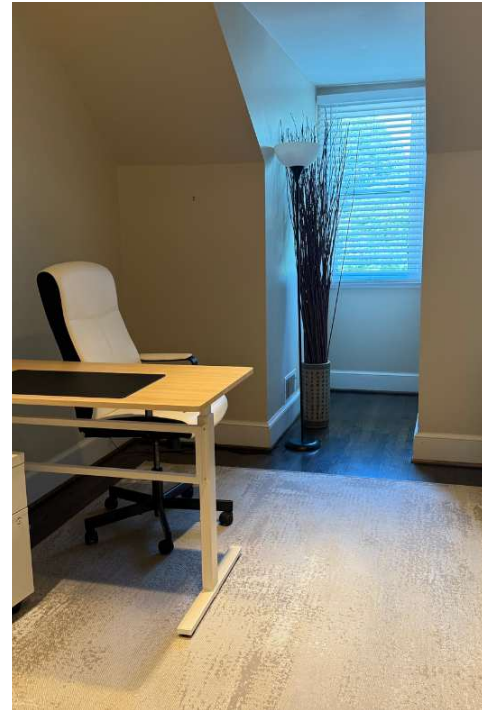
DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,097	5,264	17,011
Total Population	2,219	10,282	32,184
Average HH Income	\$247,534	\$214,517	\$205,547

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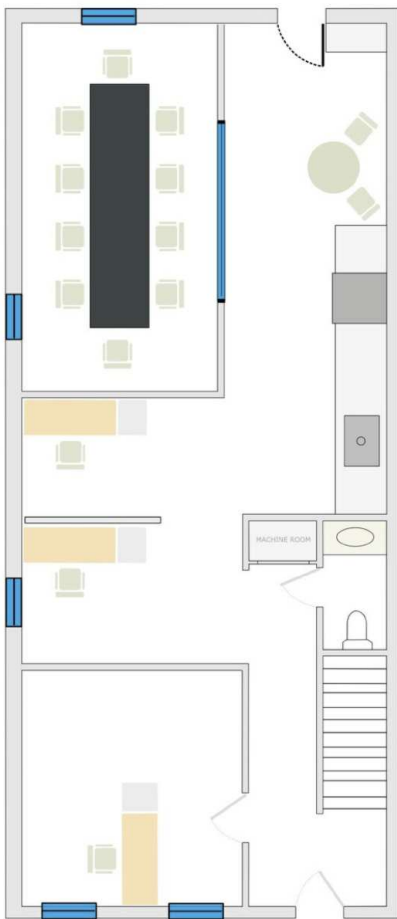
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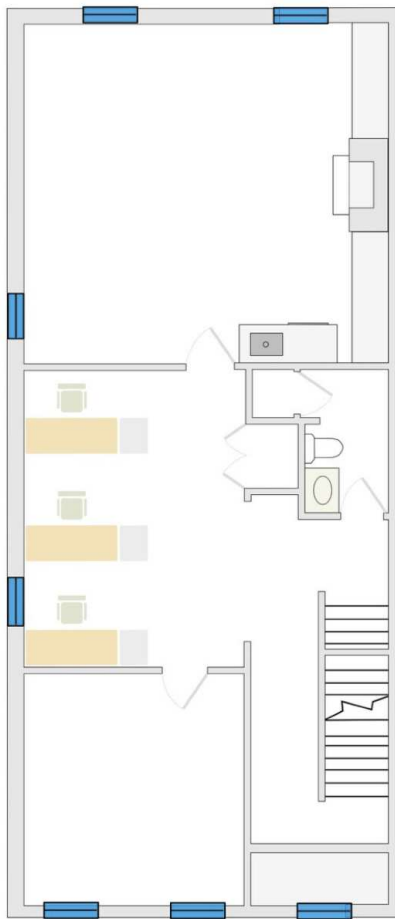
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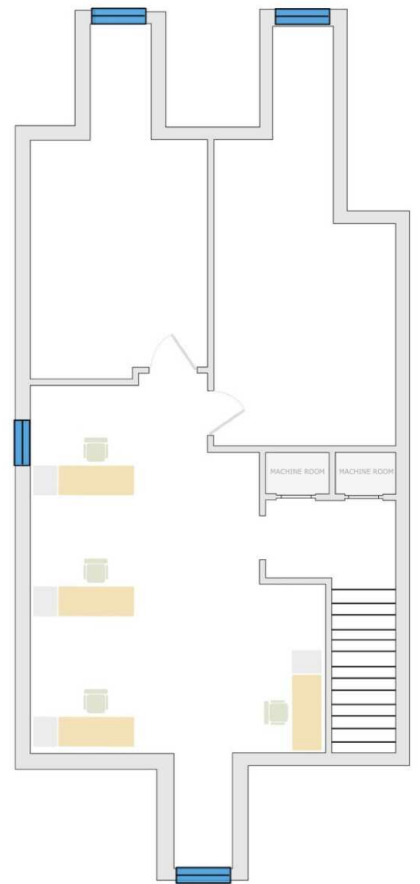
TARTAN
PROPERTIES



MAIN LEVEL



SECOND LEVEL



THIRD LEVEL

Leasing by:

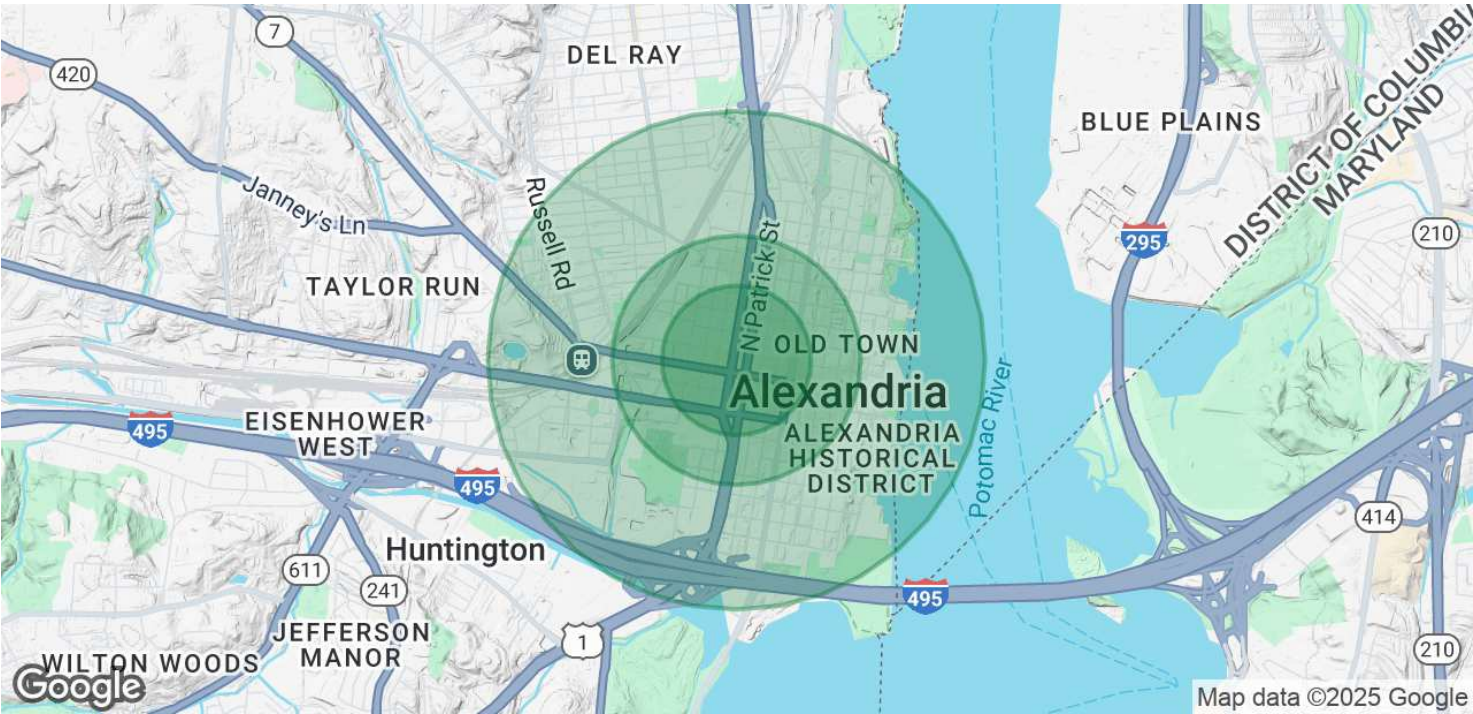
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TARTAN
PROPERTIES



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,219	10,282	32,184
Average Age	42	42	42
Average Age (Male)	42	42	42
Average Age (Female)	41	42	43
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,097	5,264	17,011
# of Persons per HH	2	2	1.9
Average HH Income	\$247,534	\$214,517	\$205,547
Average House Value	\$1,176,511	\$1,042,283	\$979,964

Demographics data derived from AlphaMap

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TARTAN
PROPERTIES



FATIMAH MCGARRELL

Director of Medical Office Leasing and Sales

fatimah@tartanproperties.com

Direct: **703.660.4825** | Cell: **215.715.1235**

PROFESSIONAL BACKGROUND

Fatimah McGarrell joins the Tartan team as a Sales and Leasing Associate. Her focus is representing small and mid-sized office tenants to lease and purchase commercial space throughout Northern, VA. She is a passionate advocate for her clients in helping them execute the real estate needs of their business.

Prior to joining Tartan, she spent two years at Capital One in the Enterprise Data & Machine Learning division as a financial analyst. Her passion for Real Estate was ignited while working with the U.S. Marshals Service as an analyst in their real property department. Fatimah continued her career in asset management at JLL, one of the nation's largest commercial real estate services companies.

She is originally from Philadelphia, and moved to D.C. to attend The George Washington University where she earned a degree in Political Science. She currently lives in Morningside, MD with her husband Ryon where they are renovating their first home.

EDUCATION

George Washington University

MEMBERSHIPS

Alexandria Chamber of Commerce

Arlington Chamber of Commerce

Tartan Properties Commercial

1020 Wythe Street
Alexandria, VA 22314
703.836.6555

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