



# THE ATRIUM BUILDING

OLD TOWN ALEXANDRIA

# THE PERFECT BLEND

Rare building opportunity representing a perfect blend of modern and classic.

Renovations have transformed the lobby area by adding huddle and collaborative areas, bike room, showers and lockers, as well as a roof top terrace and conference facility on the Penthouse Level.

277 S Washington Street, Alexandria, Virginia

# NEW KIND OF OFFICE



## LOBBY AND ATRIUM

Dramatic atrium transformation with seating, wi-fi, and huddle areas.

  
**THE ATRIUM BUILDING**  
OLD TOWN ALEXANDRIA



## SPEC SUITES

Suite 320 (1,798 SF)  
Suite 345 (1,460 SF)  
Suite 360 (2,285 SF)  
Suite 370 (3,833 SF)  
Suite 440 (3,390 SF)

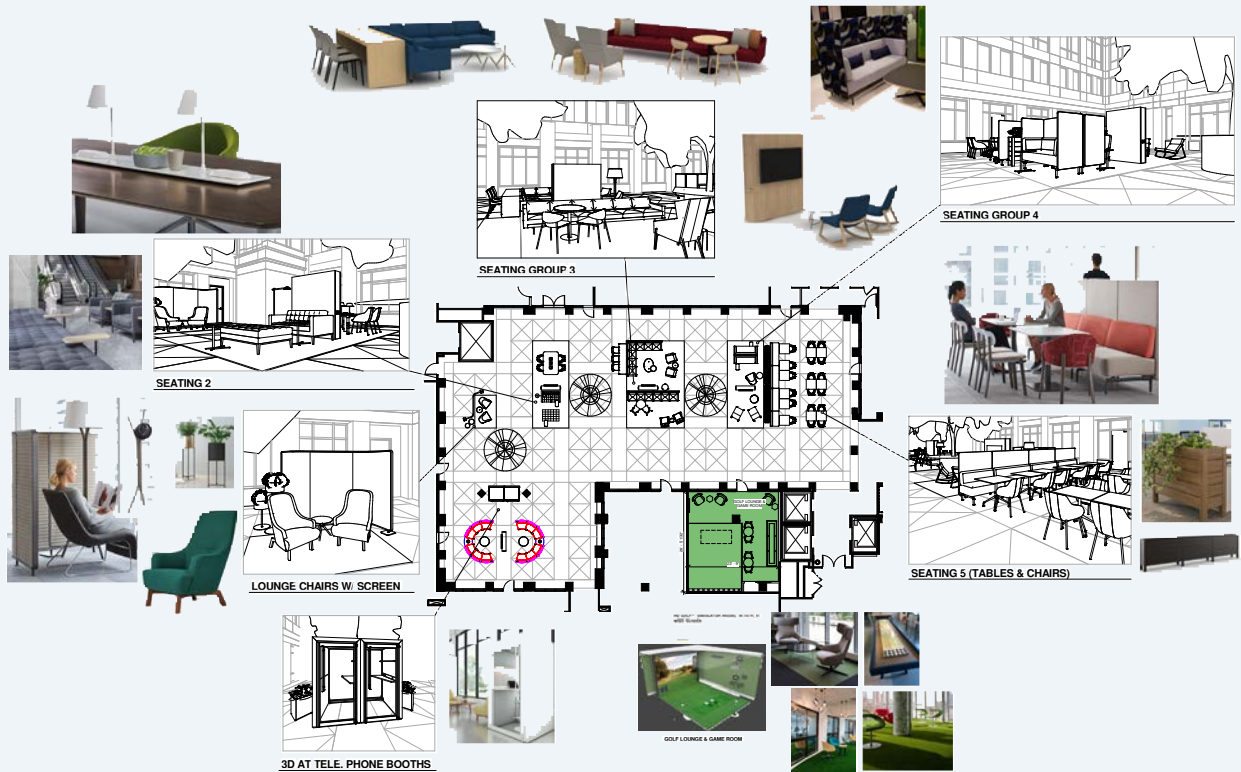


## CONFERENCE CENTER

Penthouse level conference facility for up to 85 with state-of-the-art AV equipment and rooftop terrace.

# GRAND ENTRANCE


Elevated atrium lobby, cozy seating and conversation areas - all meticulously designed to give a striking first impression, bring comfort and convenience to building tenants and guests.



THE ATRIUM BUILDING  
OLD TOWN ALEXANDRIA

# ELEVATE YOUR EXPECTATIONS

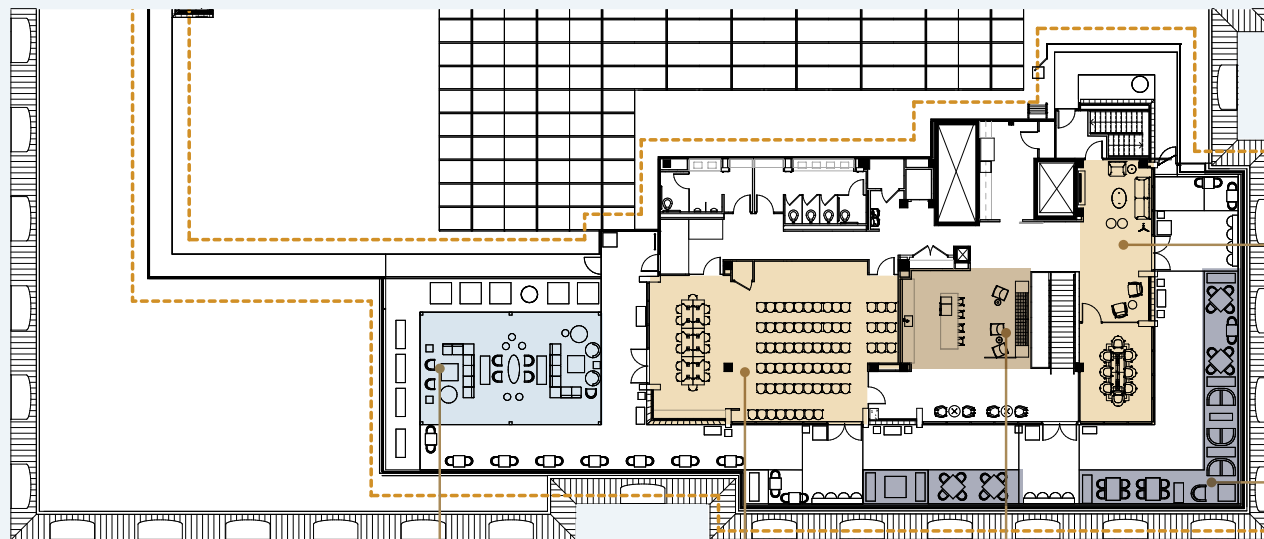
Great conference space is no longer an add-on to your wish list, but a rather solid must-have. We know that, and have transformed the Penthouse level into a modern meeting facility. Coupled with rooftop terrace and breathtaking views of Old Town, it will amaze you.

A rooftop terrace with modern outdoor furniture, including a large white sofa with green and orange cushions, several orange and green armchairs, and round tables. The terrace overlooks a cityscape at sunset, with a prominent church spire visible in the distance. The sky is filled with soft, colorful clouds.

Rooftop Penthouse Conference Center



# ROOFTOP PENTHOUSE LEVEL



Break out areas & additional conferencing

Roof deck seating with views of the Potomac River and National Harbor

Outdoor pergola with seating area and views of Old Town & Masonic Temple

Multi-purpose room for approx. 85 people

Pre-function area with kitchen & bar

S WASHINGTON STREET  
GW PARKWAY

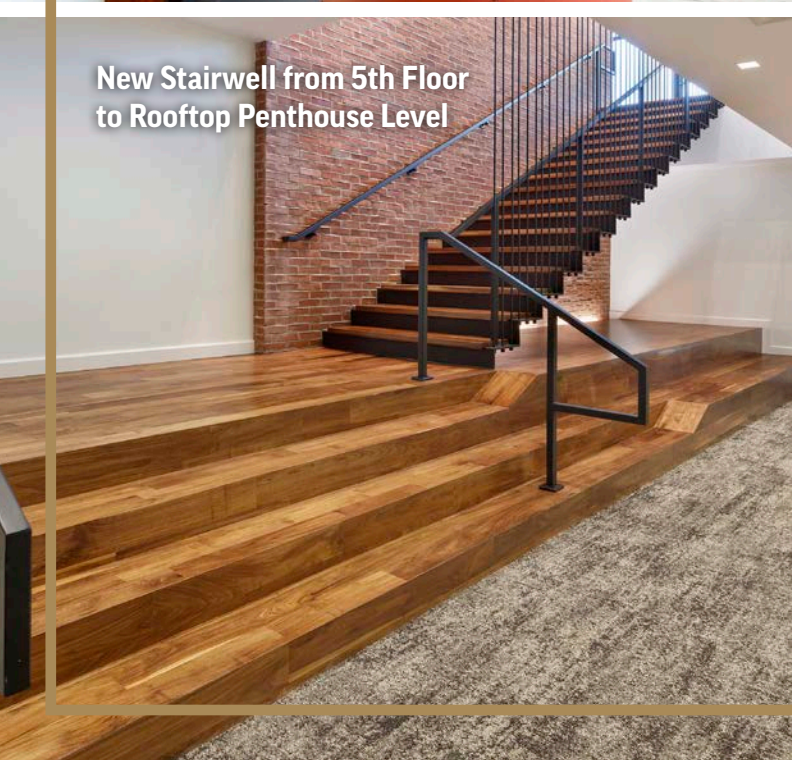
**THE ATRIUM BUILDING**  
OLD TOWN ALEXANDRIA

**DUKE STREET**

Rooftop Conference Center & Pre-Function Area



New Stairwell from 5th Floor to Rooftop Penthouse Level



Tenant Lounge



# D.C.'S ORIGINAL OLD TOWN

**It's Old Town. Should we say more?**

Just step outside and enjoy the captivating charm of one of the oldest neighborhoods in the area. Humming with a cosmopolitan feel and a walkable lifestyle, this historic district is home to more than 200 independent restaurants and boutiques, historic museums and new happenings at the waterfront.



ENTERTAINMENT



HISTORY



ART



OUTDOORS

THE ATRIUM BUILDING  
OLD TOWN ALEXANDRIA



# THINGS TO DO PLACES TO GO



## SELECT DINING

1. La Madeleine French Bakery
2. Starbucks
3. Trattoria Da Franco
4. Don Taco
5. Chipotle Mexican Grill
6. Hen Quarter
7. Sweet Green
8. Murphy's Grand Irish Pub
9. The Light Horse
10. Josephine
11. King & Rye
12. Crazy Mason Milkshake Bar
13. Alexandria Bier Garden
14. The Majestic
15. Alexandria Cupcake
16. Five Guys Burgers & Fries

17. Taverna Cretekou
18. Sam Phao Tai
19. Floriana

## HOTELS

1. The Alexandrian
2. Morrison House
3. Hotel Heron

## SERVICE

1. Livewell Animal Hospital
2. CVS Pharmacy
3. Verizon
4. Sephora

## BANKS

1. PNC Bank
2. Chase
3. TD Bank
4. Truist
5. Century National

## FITNESS

1. Barre3
2. Radiance Yoga
3. Orangetheory
4. Snap Fitness
5. Get Fit Studio

# OLD TOWN NEW OPPORTUNITY

## ROOFTOP PENTHOUSE



CONFERENCE CENTER



PRE-FUNCTION KITCHEN + BAR



OUTDOOR PERGOLA



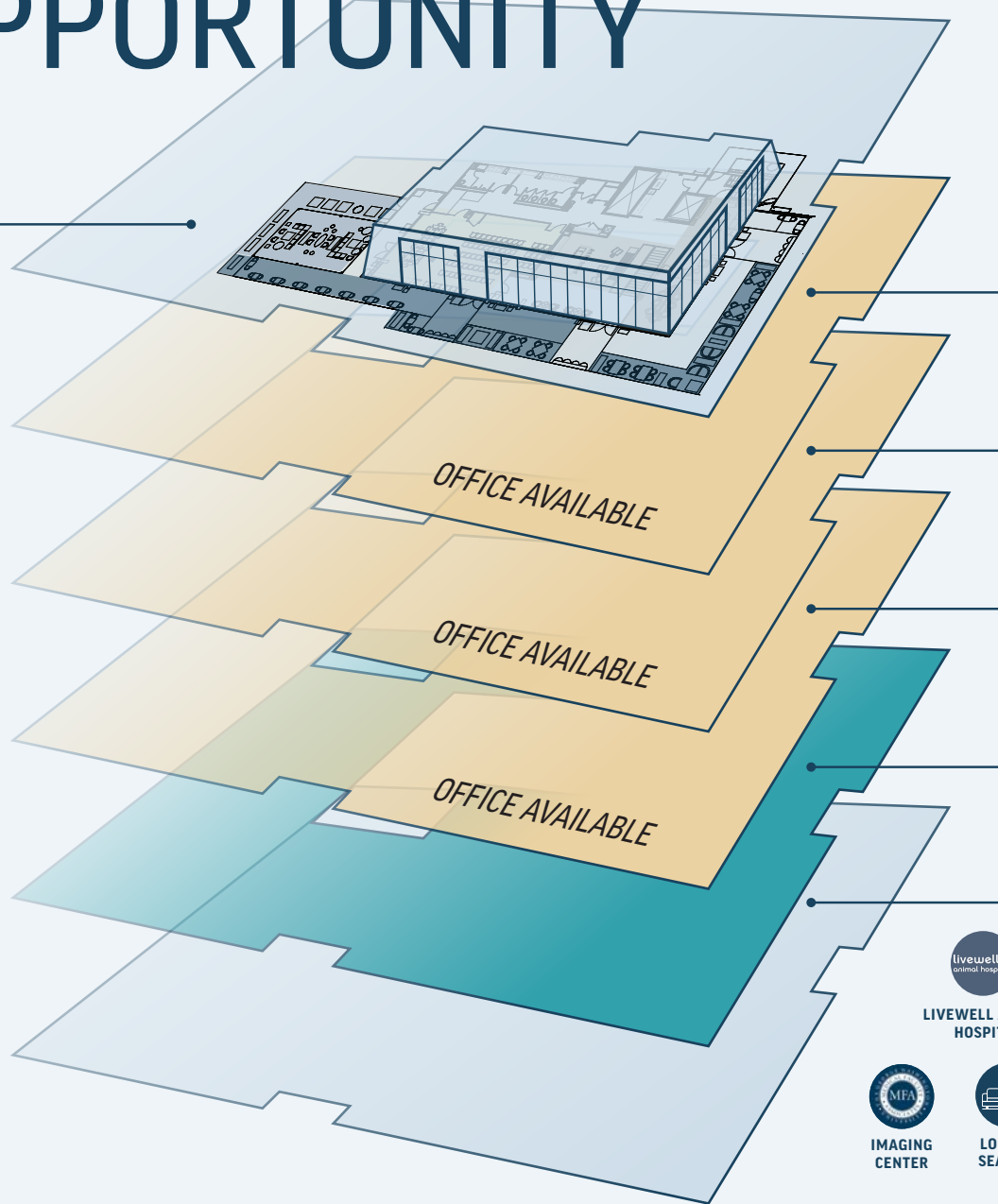
BREAK OUT AREA



ROOF DECK SEATING



VIEWS OF POTOMAC



**5th PARTIAL FLOOR**  
9,572 SF Available

**4th PARTIAL FLOOR**  
23,267 SF Available

**3rd PARTIAL FLOOR**  
Spec Suites Available

**2nd FLOOR**  
Co-Working Community



## ATRIUM LOBBY



LIVEWELL ANIMAL HOSPITAL



GET FIT BY CARLO



BARRES3 YOGA



IMAGING CENTER



LOUNGE SEATING



SHOWERS + LOCKERS



SECURE BIKE ROOM

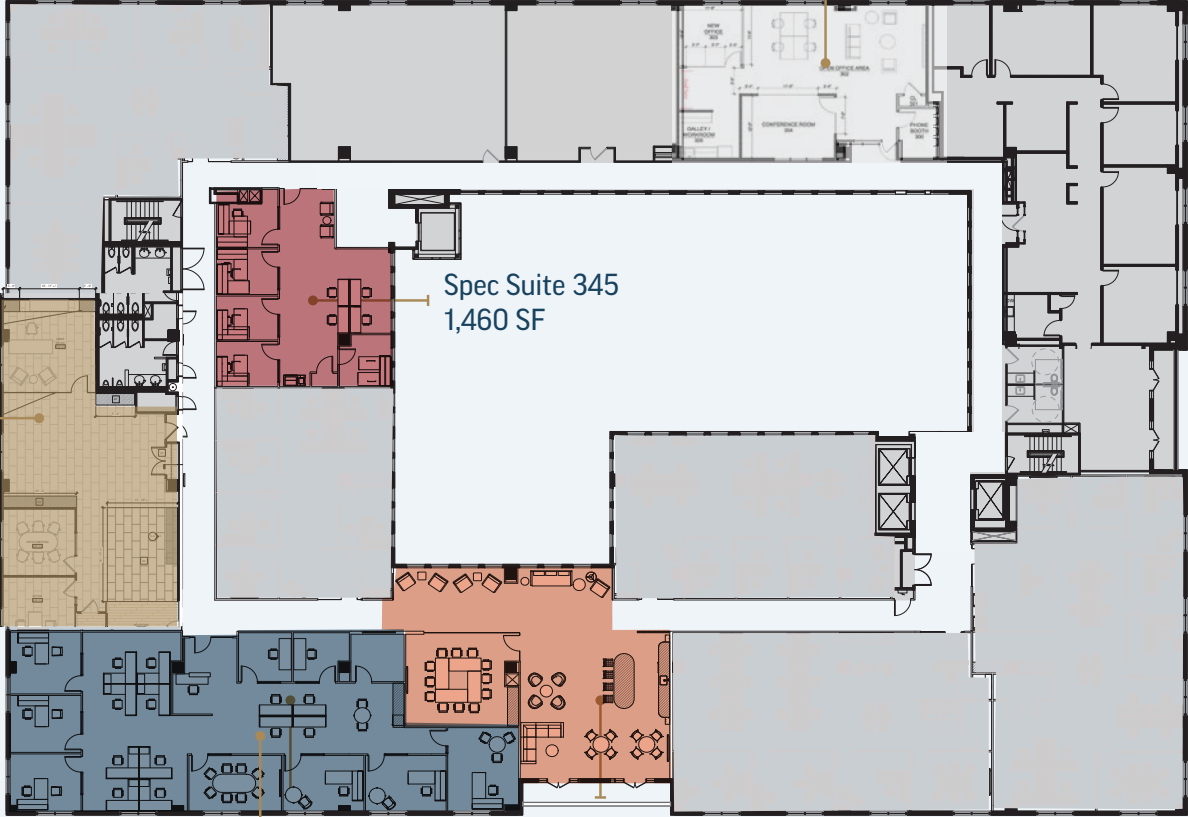


GOLF SIMULATOR

**THE ATRIUM BUILDING**  
OLD TOWN ALEXANDRIA

# 3<sup>RD</sup> FLOOR | SPEC SUITES

Suite 320  
1,798 SF



Spec Suite 360  
2,285 SF

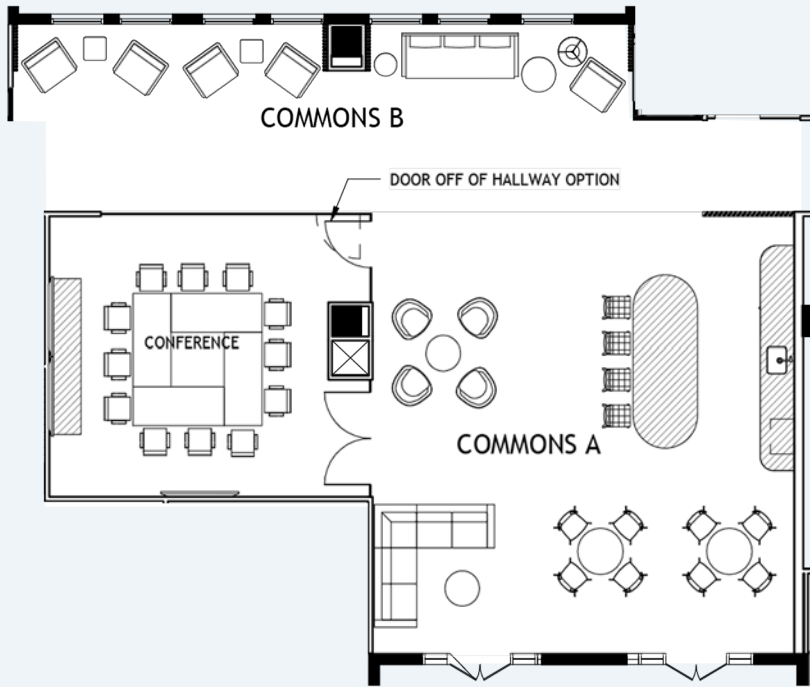
Spec Suite 345  
1,460 SF

Spec Suite 370  
3,833 SF

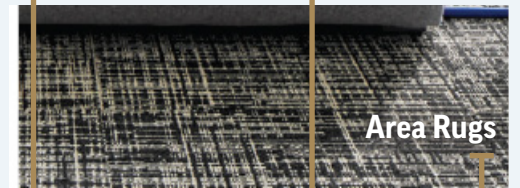
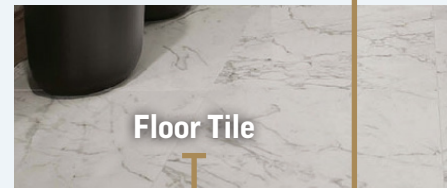
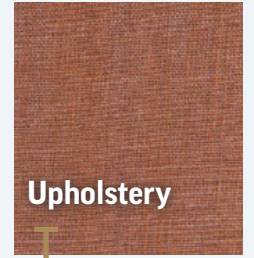
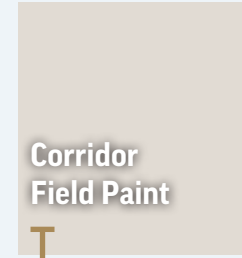
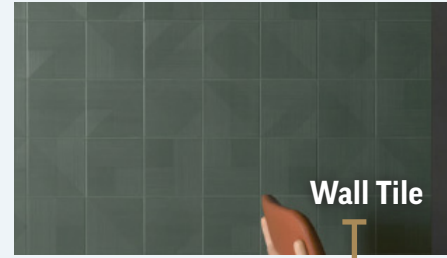
Commons



# 3RD FLOOR COMMONS

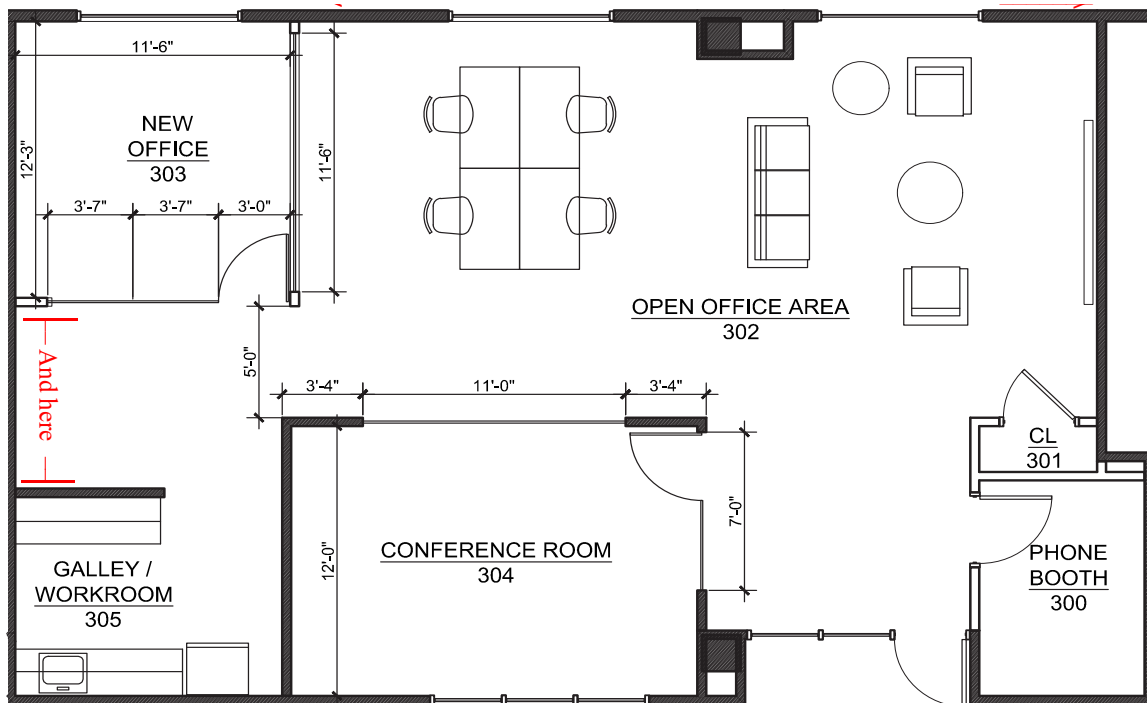


## FINISHES



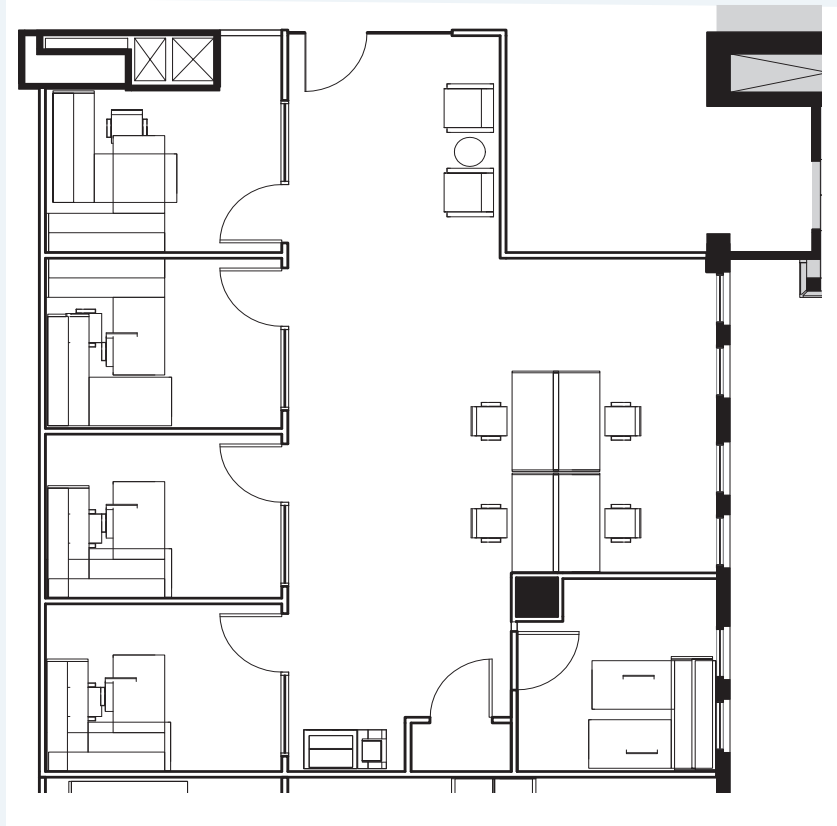
# SPEC SUITE 320 | 1,798 SF

## FLOOR PLAN KEY

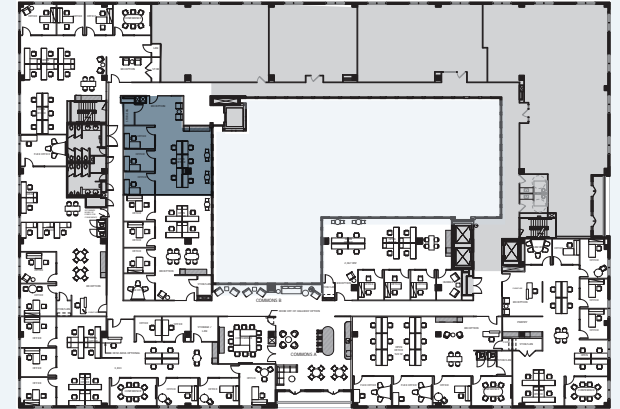


OFFICE	1
WORKSTATIONS	4
CONFERENCE	1
GALLY/WORKROOM	1
STORAGE / LAN	1

# SPEC SUITE 345 | 1,460 SF

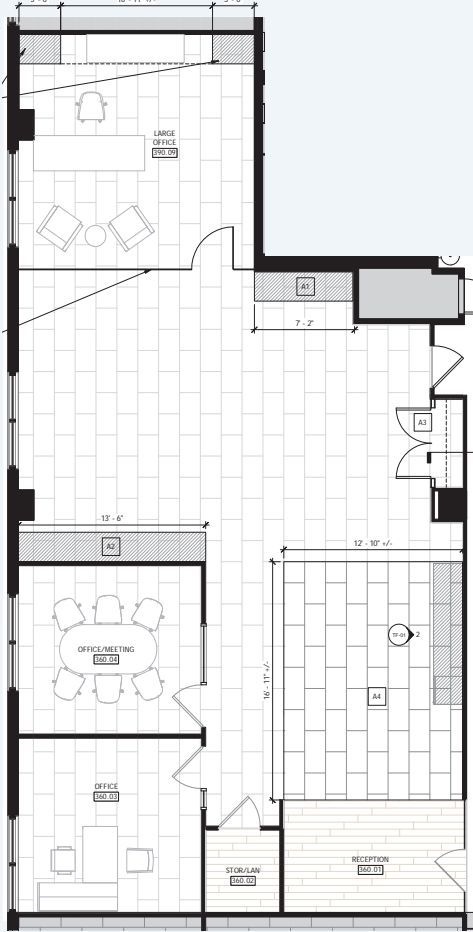


## FLOOR PLAN KEY



OFFICE	1
WORKSTATIONS	4
CONFERENCE	1
GALLY/WORKROOM	1
STORAGE / LAN	1

# SPEC SUITE 360 | 2,285 SF

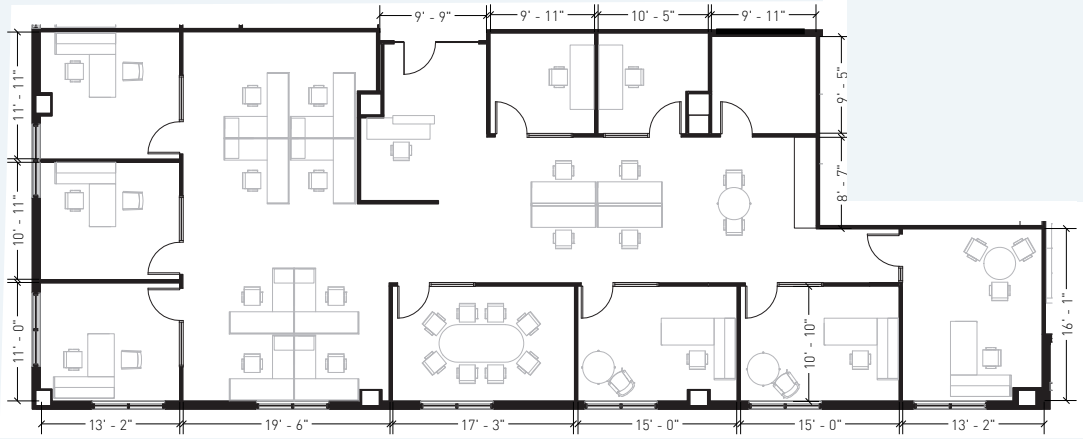


## FLOOR PLAN KEY



OFFICES	2
CONFERENCE	1
RECEPTION AREA	1
STORAGE / LAN	1

# SPEC SUITE 370 | 3,833 SF

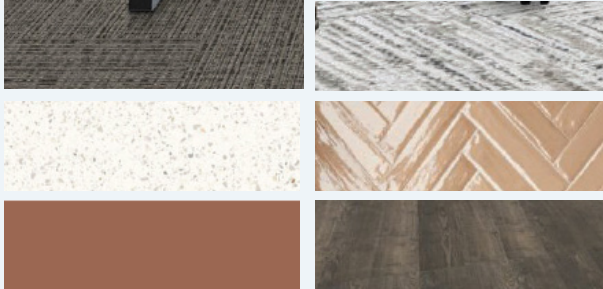


## FLOOR PLAN KEY



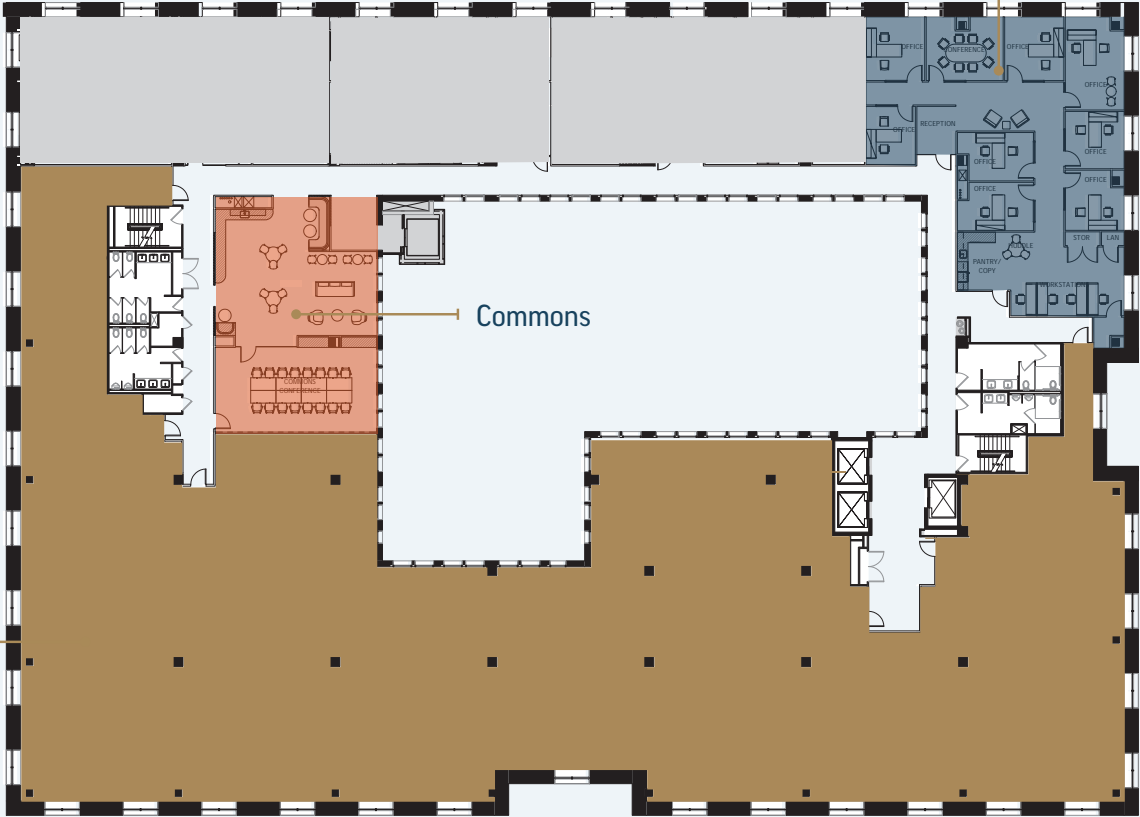
OFFICES	8
WORKSTATIONS	12
CONFERENCE	1
OPTIONAL DESK AREA	1
STORAGE / LAN	1

## SUITE FINISHES



# 4TH FLOOR | 23,267 SF

Suite 440  
3,390 SF



Shell Space  
Available  
19,877 SF

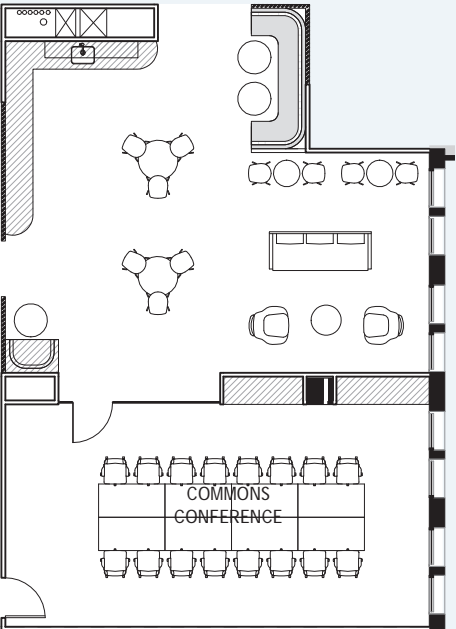
Spec Suite



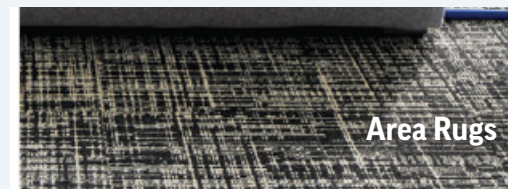
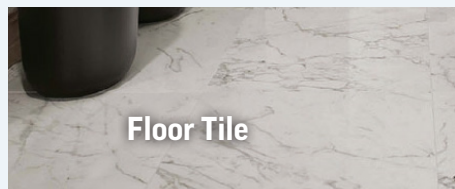
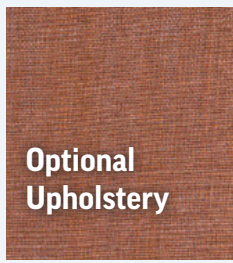
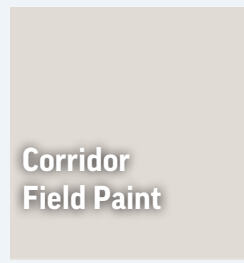
Commons



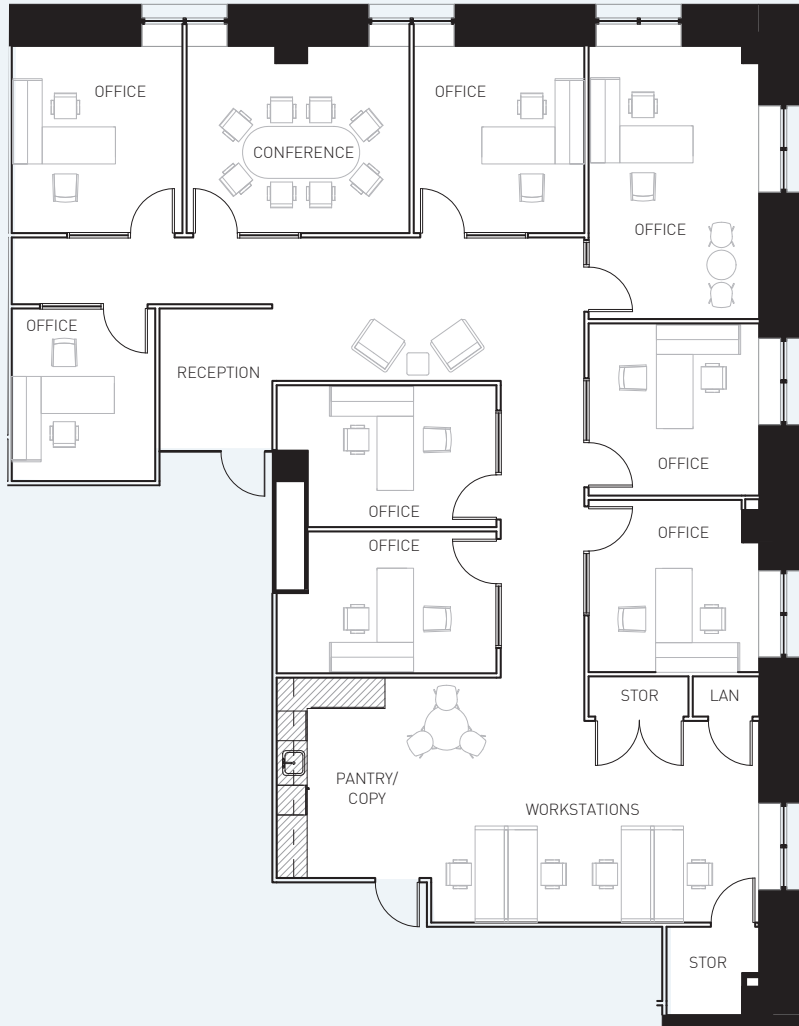
# 4TH FLOOR COMMONS



## FINISHES



# SPEC SUITE 440 | 3,390 SF

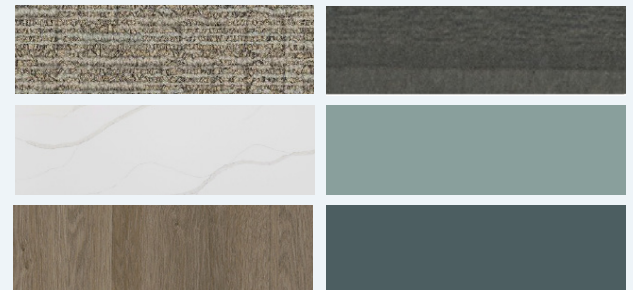


## FLOOR PLAN KEY

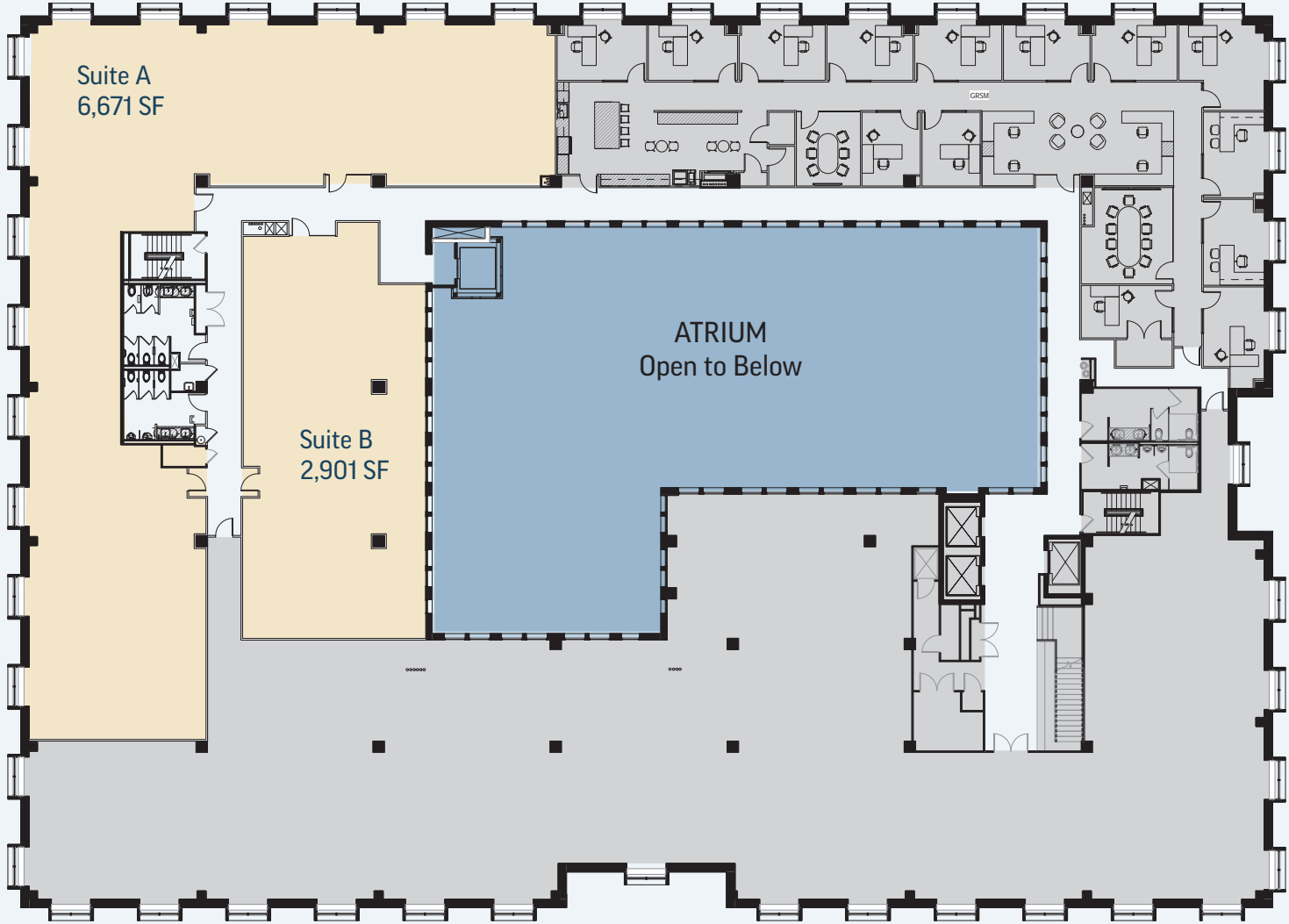


OFFICES	8
WORKSTATIONS	4
RECEPTION	1
CONFERENCE	1
PANTRY / COPY	1

## SUITE FINISHES



# 5<sup>TH</sup> FLOOR | 9,572 SF



AVAILABLE



# THE ATRIUM BUILDING

OLD TOWN ALEXANDRIA

## MEET YOUR TEAM

### Ownership:

**W.C. & A.N. MILLER**  
DEVELOPMENT COMPANY  
Established in 1912

With more than 100 years of local ownership and development experience, W.C. & A.N. Miller brings passion, knowledge and dedication to the community. This is a team of true experts and visionaries standing behind some of the most prestigious projects in the Washington, DC metro area.

### Office Leasing:

**AVISON  
YOUNG**

8300 Greensboro Drive, Suite 275  
Tysons, Virginia  
703.277.2800 | [avisonyoung.com](http://avisonyoung.com)

Nick Gregorios, Principal  
703.752.4922  
[nicholas.gregorios@avisonyoung.com](mailto:nicholas.gregorios@avisonyoung.com)

Wesley Preuss, Principal  
202.644.8691  
[wesley.preuss@avisonyoung.com](mailto:wesley.preuss@avisonyoung.com)

Chuck Kusbit, Principal  
301.417.2563  
[chuck.kusbit@avisonyoung.com](mailto:chuck.kusbit@avisonyoung.com)

© 2026. Avison Young. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein. Some imagery may have been edited using AI tools for visualization purposes.

