

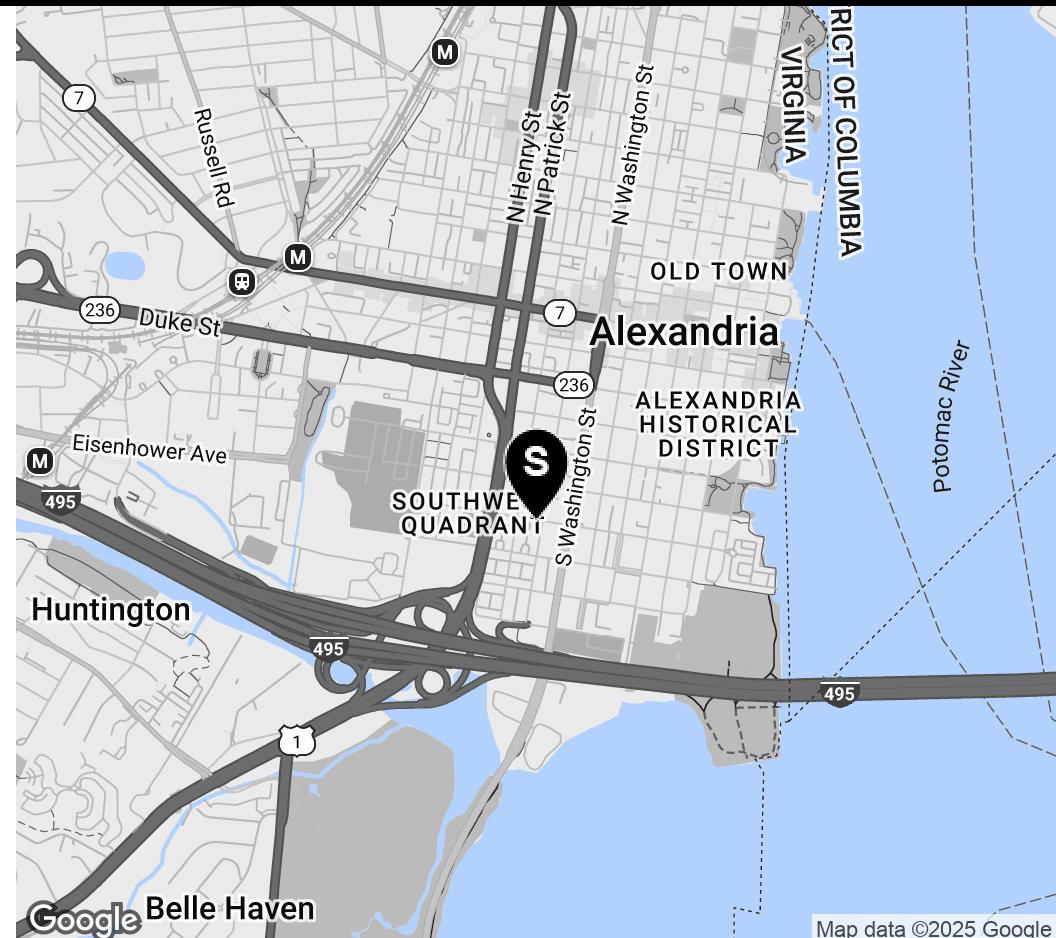


801 Franklin St
Alexandria, VA 22314



PROPERTY OVERVIEW

EXECUTIVE SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$35.00 SF/yr (MG)
BUILDING SIZE:	1,000 SF
AVAILABLE SF:	1,000 SF
LOT SIZE:	557 SF
PRICE / SF:	\$35.00
YEAR BUILT:	1980
ZONING:	CL

PROPERTY OVERVIEW

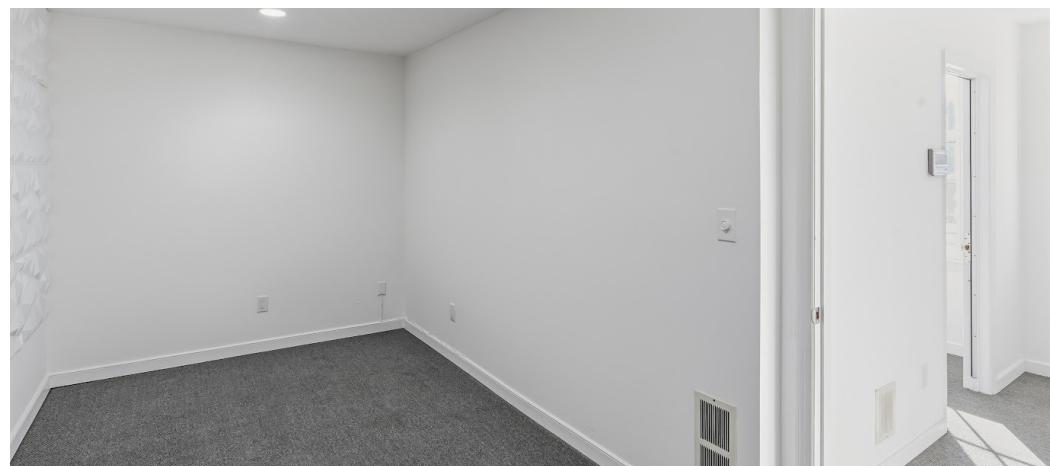
Discover an exceptional leasing opportunity at 801 Franklin St in Alexandria, VA. Easy access to major transportation routes, the property provides unparalleled convenience for tenants and visitors alike. The space is ready to accommodate a variety of business needs. Whether you're a growing startup or an established corporation, the property's prime location and impressive features make it the perfect place to establish and grow your business. Elevate your brand and establish your presence in this prestigious Alexandria address.

HIGHLIGHTS

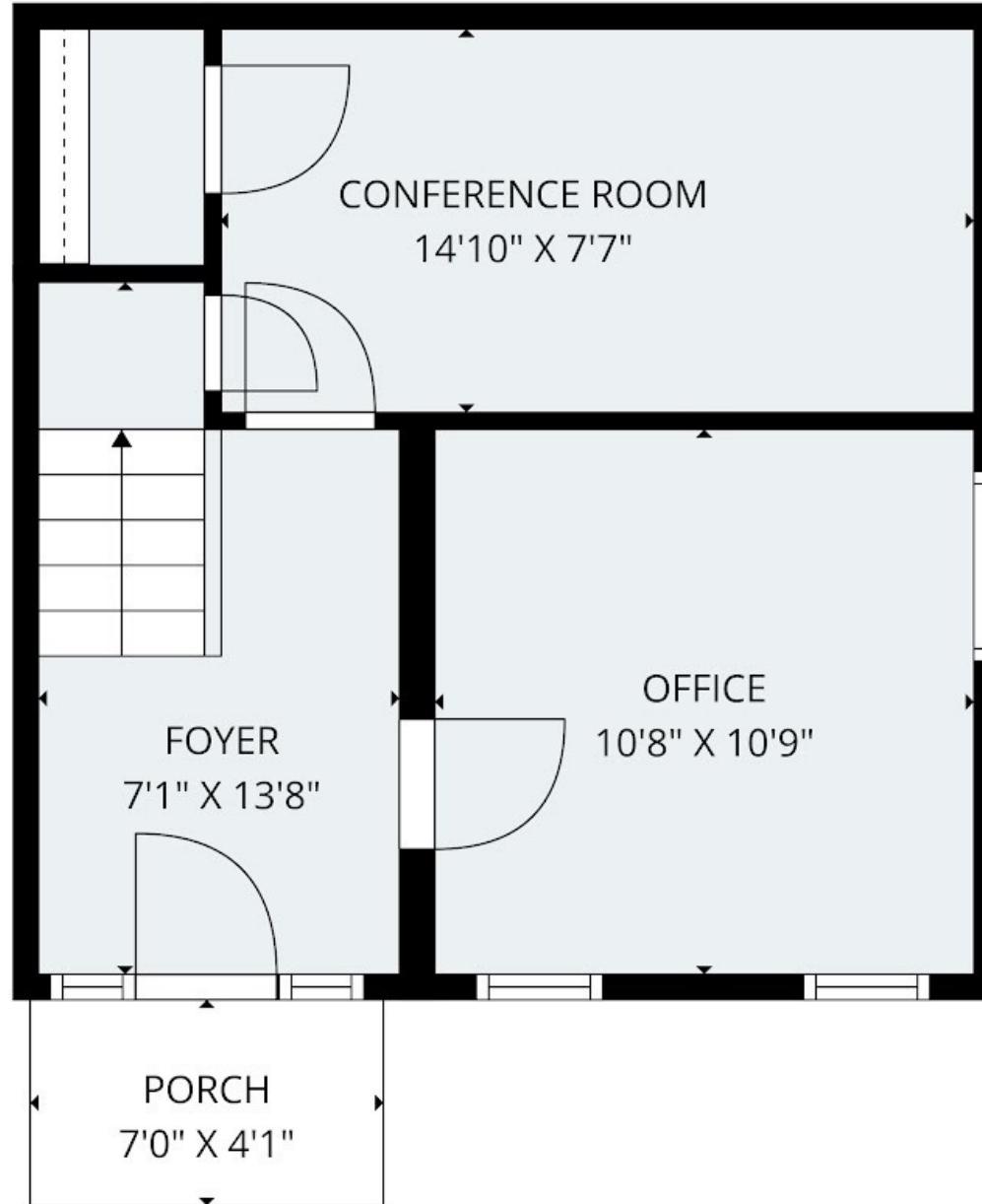
- Office townhome in heart of Old Town Alexandria
- Easy access to major transportation routes
- Prime location in Old Town, Alexandria, VA
- High visibility
- Versatile spaces for various business needs
- 3 floors
- 4 offices
- Kitchen
- Bathroom
- \$35 psf. Landlord pays taxes, condo fees, landscaping, exterior maintenance. Tenant pays its utilities and maintenance of the Premises.



ADDITIONAL PHOTOS

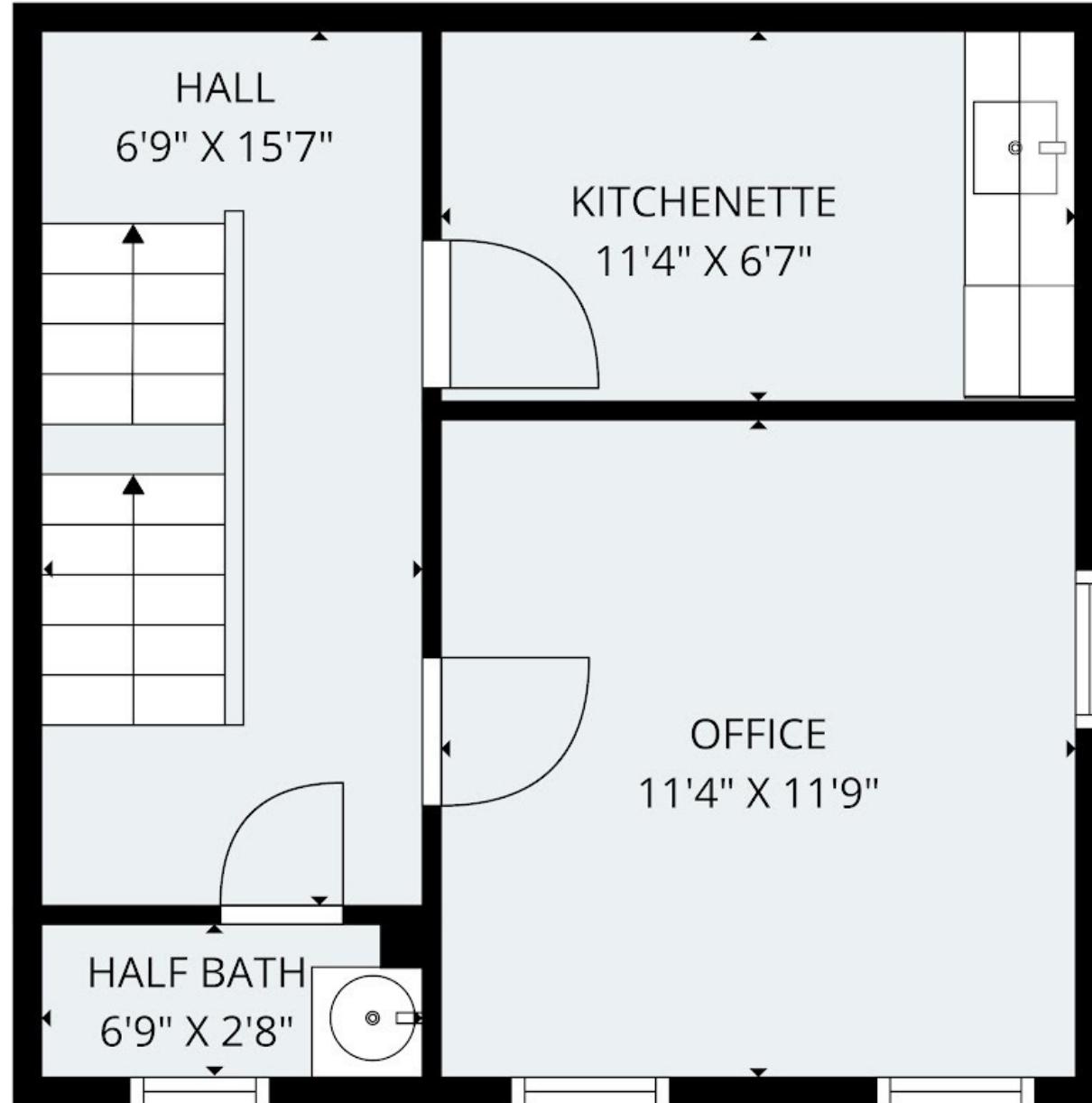


FLOOR PLAN



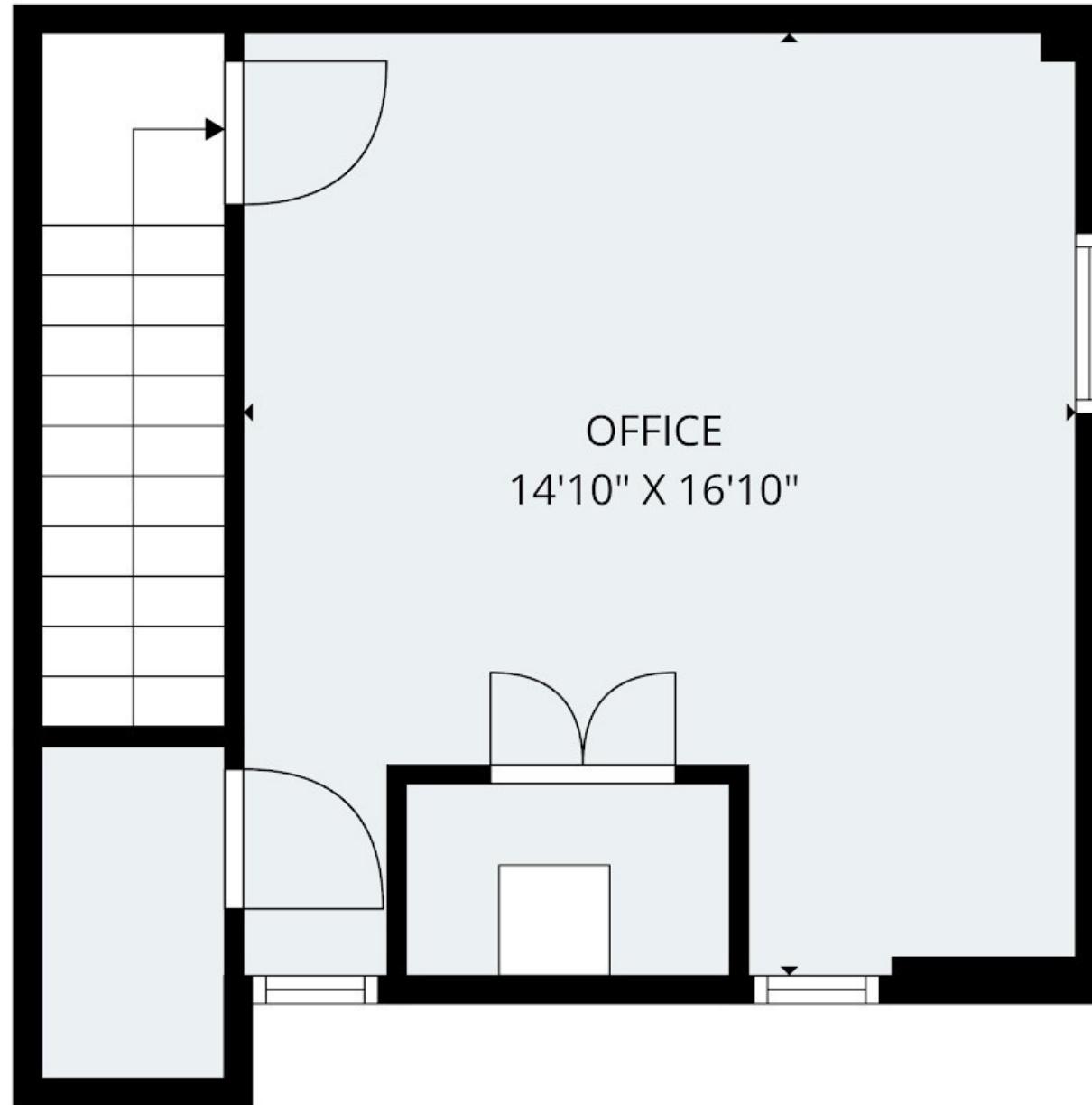
Please check the listing detail for the square footage. All measurements are captured via lidar scan, but are approximate.

FLOOR PLAN



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FLOOR PLAN



Please check the listing detail for the square footage. All measurements are captured via lidar scan, but are approximate.

PROPERTY DETAILS

LOCATION INFORMATION

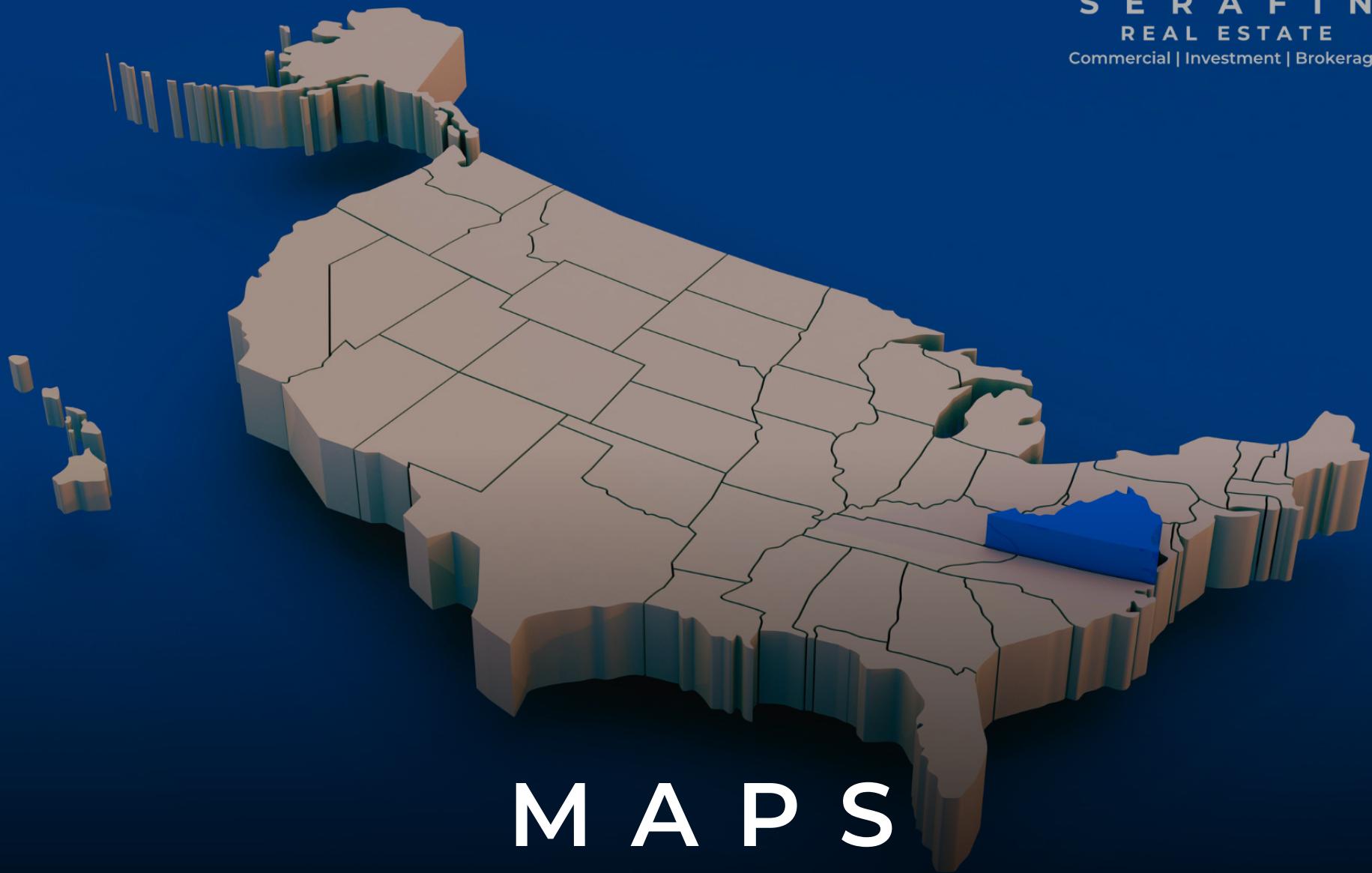
STREET ADDRESS	801 Franklin St
CITY, STATE, ZIP	Alexandria, VA 22314
COUNTY	Alexandria city
MARKET	Washington DC Metro
SUB-MARKET	Old Town Alexandria
NEAREST AIRPORT	Reagan International Airport

BUILDING INFORMATION

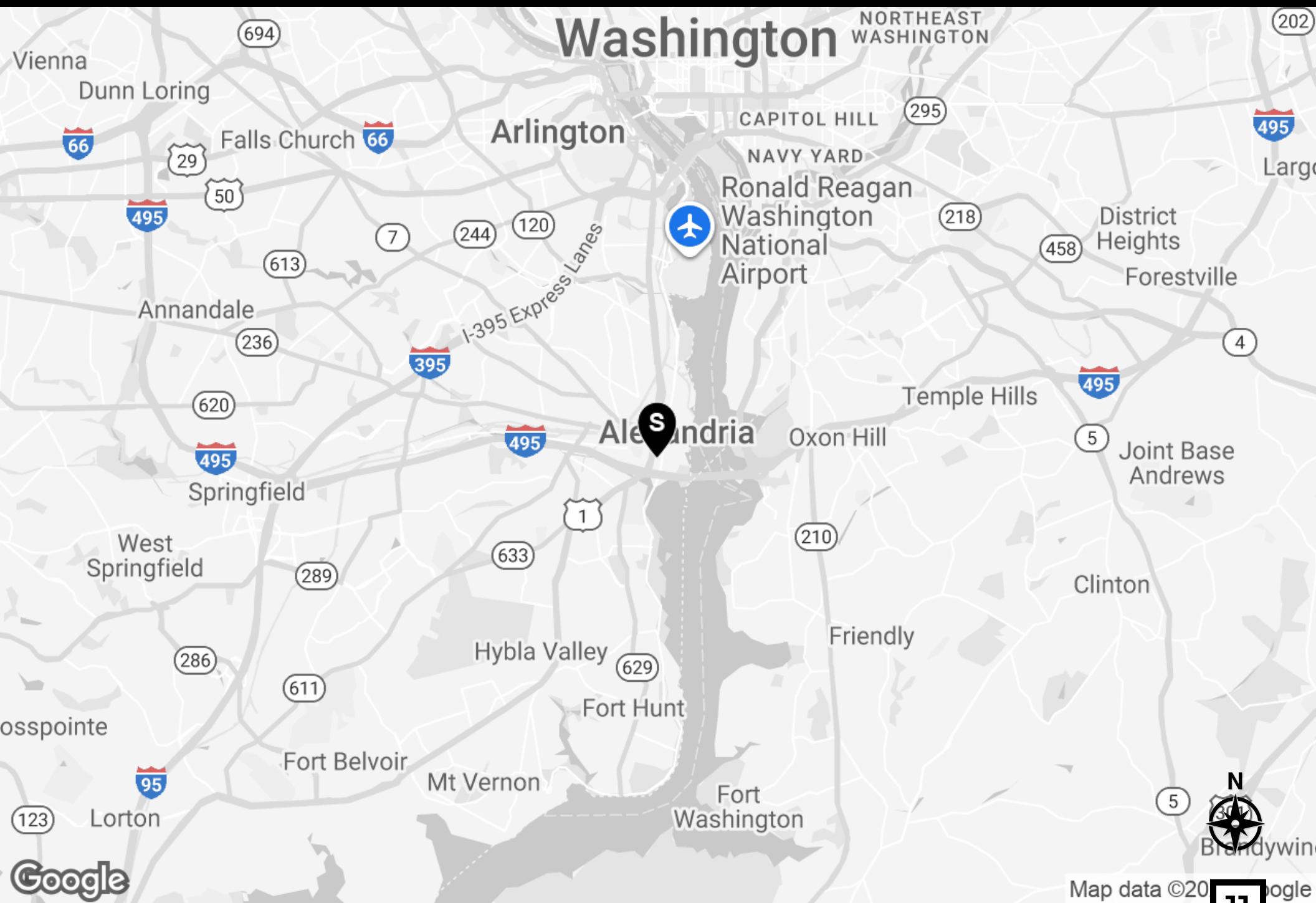
BUILDING SIZE	1,000 SF
BUILDING CLASS	B
NUMBER OF FLOORS	3
YEAR BUILT	1980
NUMBER OF BUILDINGS	1

PROPERTY INFORMATION

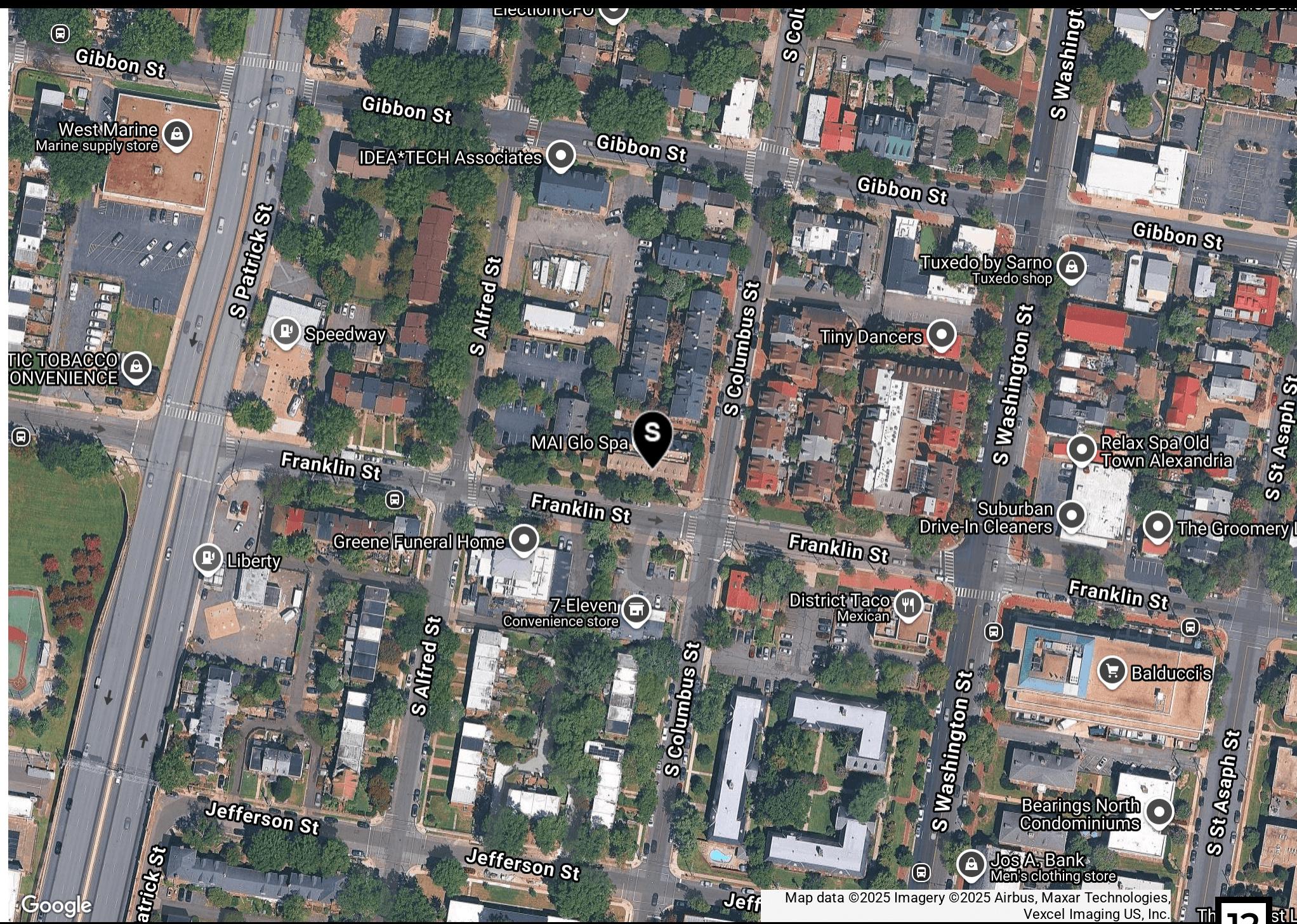
PROPERTY TYPE	Office
PROPERTY SUBTYPE	Office Building
ZONING	CL
LOT SIZE	557 SF
APN #	50312940



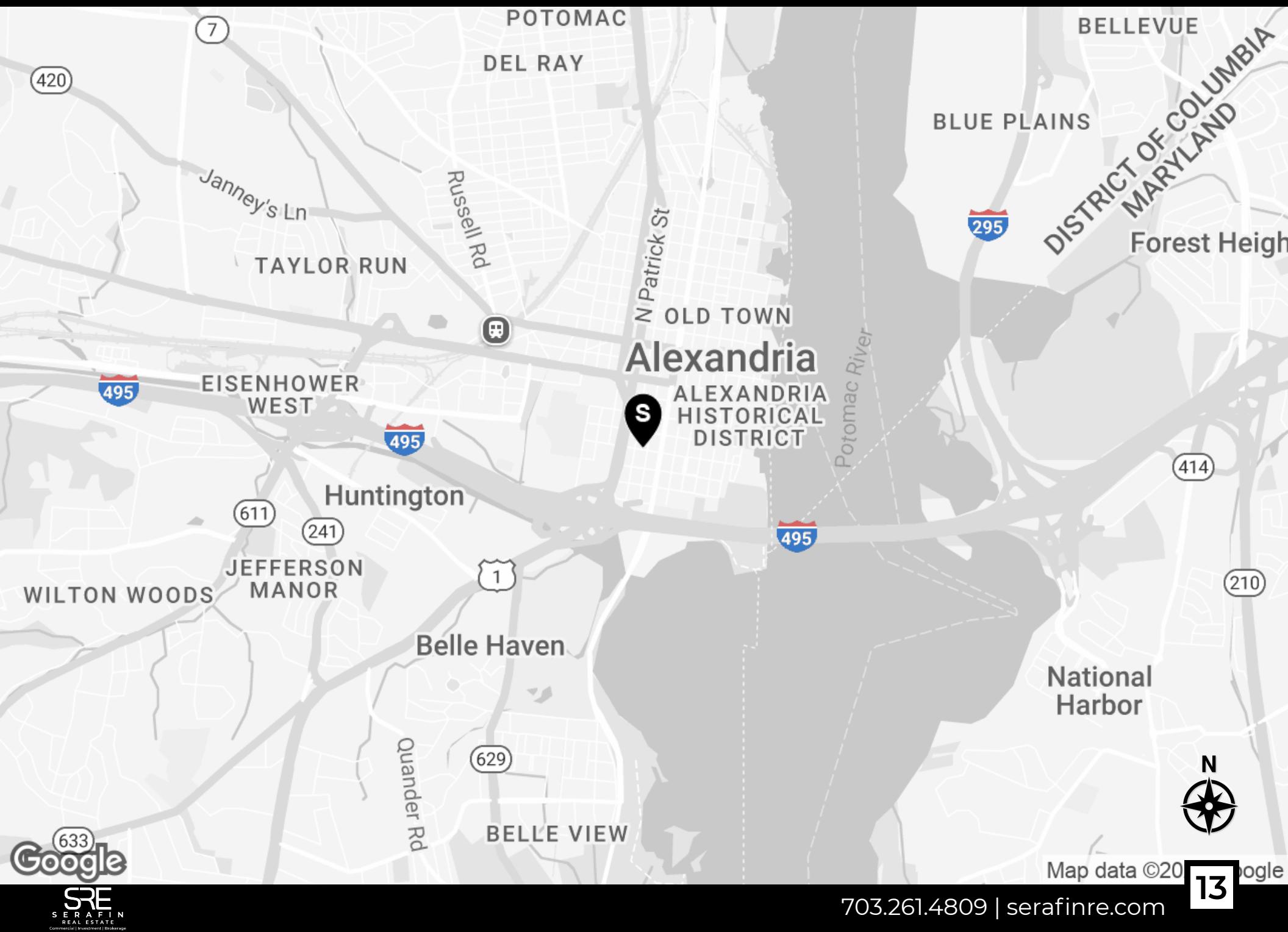
REGIONAL MAP



AERIAL MAP



LOCATION MAP





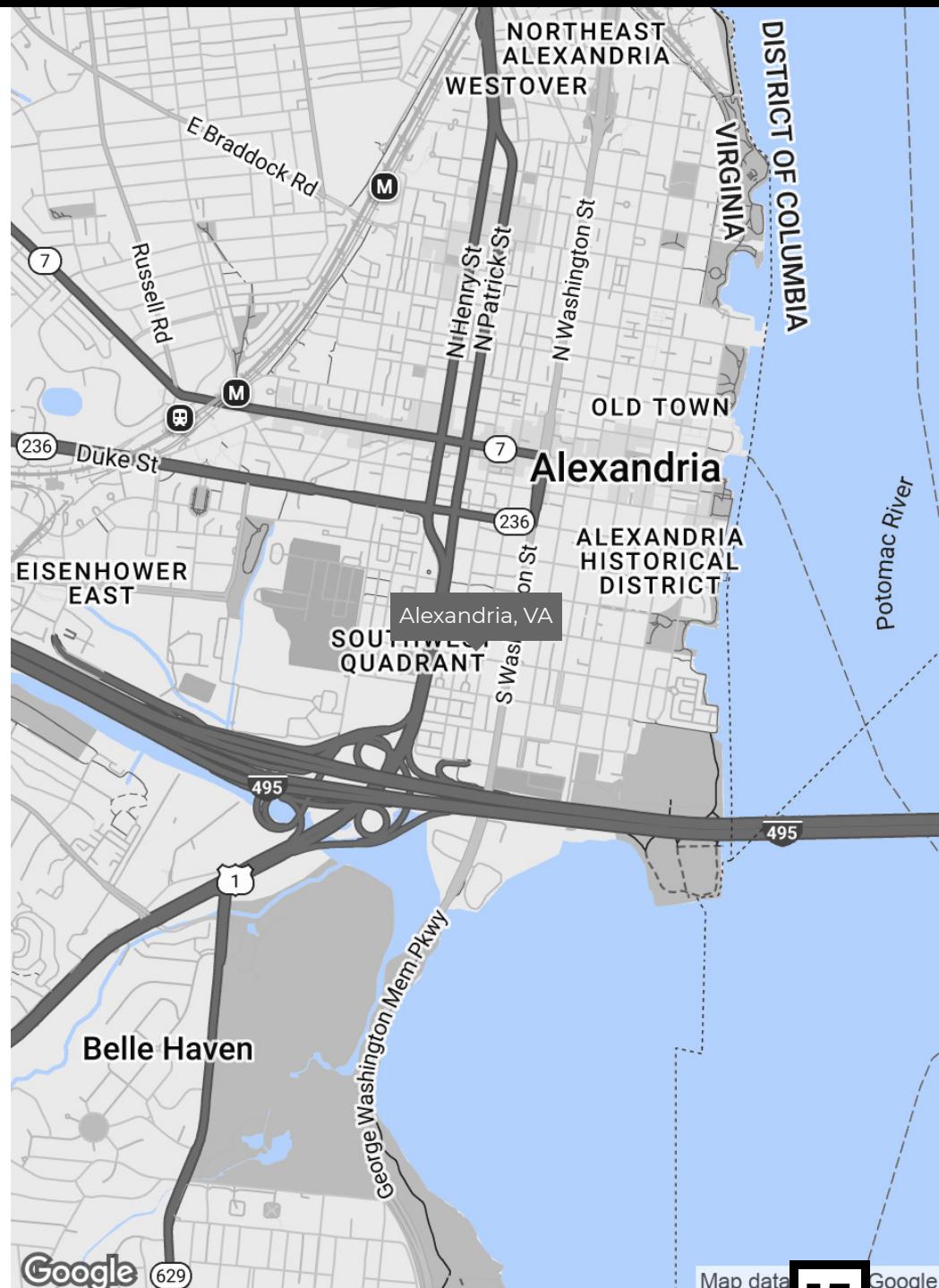
Alexandria, Virginia

AREA OVERVIEW

CITY INFORMATION

LOCATION DESCRIPTION

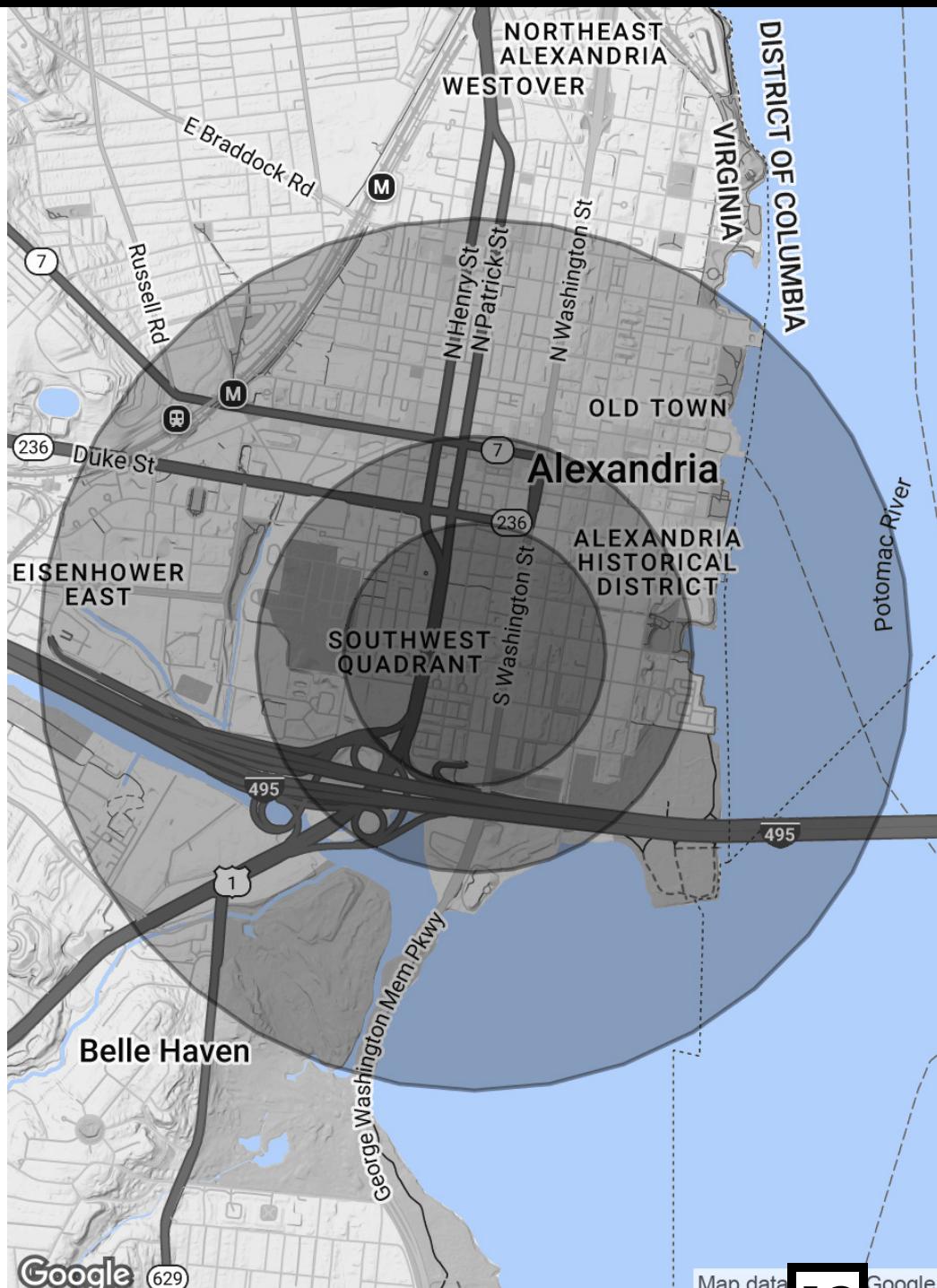
Located in the heart of historic Alexandria, VA, the area surrounding the property offers a blend of rich culture, convenience, and charm. Just steps away, King Street boasts a vibrant mix of local boutiques, renowned restaurants, and cultural attractions. Nearby, the scenic waterfront provides a peaceful escape, while the bustling Old Town district offers a dynamic social scene. Easy access to major highways and public transportation makes commuting a breeze, and a variety of hotels and amenities ensure visitors have everything they need. With a mix of modern conveniences and historic allure, the location presents an enticing opportunity for any office tenant seeking a prime Alexandria address.



DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	3,288	7,380	23,687
AVERAGE AGE	42	44	42
AVERAGE AGE (MALE)	41	43	42
AVERAGE AGE (FEMALE)	43	44	42
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	1,721	3,870	12,958
# OF PERSONS PER HH	1.9	1.9	1.8
AVERAGE HH INCOME	\$205,133	\$213,737	\$195,335
AVERAGE HOUSE VALUE	\$1,082,870	\$1,148,917	\$1,025,079

Demographics data derived from AlphaMap





2022
BEST OF
LOUDOUN
Loudoun Times-Mirror
WINNER

2023
BEST OF
LOUDOUN
Loudoun Times-Mirror
WINNER

2024
BEST OF
LOUDOUN
Loudoun Times-Mirror
WINNER

2025
BEST OF
LOUDOUN
Loudoun Times-Mirror
WINNER

BROKER
INFORMATION

PRIMARY BROKER CONTACT



PETER POKORNY

Regional Vice-President | Alexandria, Arlington, & Eastern Fairfax County

ppokorny@serafinre.com

Direct: **703.261.4809** | Cell: **703.850.9099**

PROFESSIONAL BACKGROUND

Peter has over ten years of experience in commercial real estate transactions with an expertise in office and retail leasing. He advises owners, investors and businesses in all aspects of buying and selling commercial properties. Peter's geographic focus includes Alexandria, Arlington, Eastern Fairfax County, and Eastern Prince William County.

His real estate experience includes practice as a commercial real estate attorney with Real Estate Counselors, a boutique law firm with offices in the DC region. He has been a member of the Mid-Atlantic Real Estate Marketing Association since 2014 and is currently serving as President for 2025. Before joining SRE, Peter was a commercial real estate agent with the Commercial Division of Long and Foster, an affiliate of Berkshire Hathaway.

Prior to his real estate work, Peter was an Assistant General Counsel for the Council of Better Business Bureaus, the network hub for BBBs in the US and Canada.

Serafin Real Estate

40834 Graydon Manor Lane

Leesburg, VA 20175

703.261.4809

serafinre.com