



# Prime Location in the Heart of Northern Virginia!

**Minutes to Interstate 495 Providing Easy Access to DC, other NOVA Towns as Well as  
Reagan International Airport**



**1643 PRINCE STREET  
ALEXANDRIA, VA 22314**

**3RD FLOOR SUITE  
2,919 SQUARE FEET**



**PATTY I. BROWN, CCIM**  
PRESIDENT / PRINCIPAL BROKER

**PIBROWN@MARATHONRGI.COM**  
**(703) 402 2433**  
**LICENSED IN VA | MD | D.C.**



## ELEVATE YOUR BUSINESS ON THE 3rd FLOOR !

- Abundant street parking as well a public garage just a short walk away
- This commercial property offers a bright, inviting workspace with an impressive windowline, filling your office
- Enjoy the convenience of numerous walkable amenities—cafés, restaurants, shops, and more—just steps from your door
- Step outside to a charming courtyard, perfect for lunch breaks or a relaxing coffee outdoors.
- Position your business in a vibrant, accessible location that blends historic charm with modern convenience!



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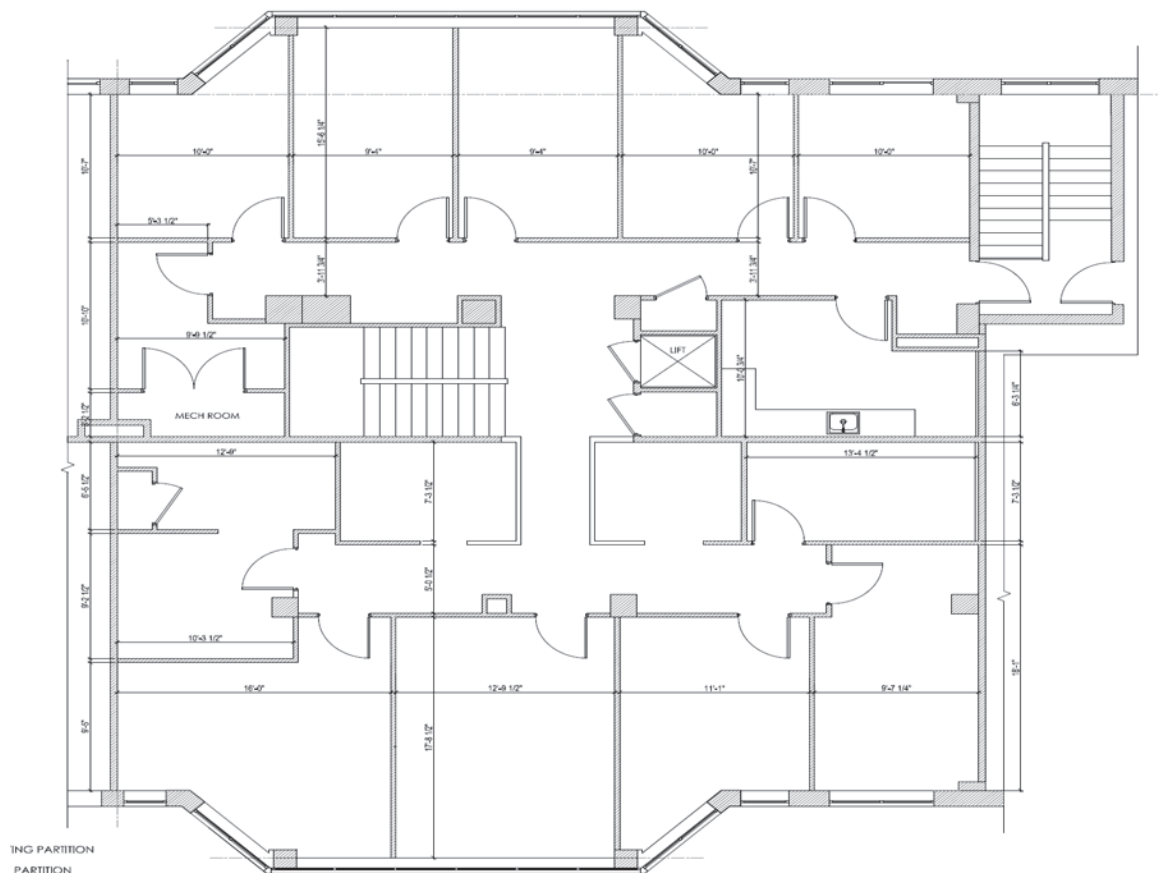
\$28.50 - NNN

3rd FLOOR

2,919 SF

Discover a dynamic office suite designed for productivity and collaboration. This ready-for-occupancy 3rd floor suite features a flexible layout with:

- Private Offices for focused work
- A Spacious Conference Room for team meetings and client presentations
- Open Areas perfect for coworking, brainstorming, or lounge space



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