



CARLYLE CENTER

1925 BALLENGER AVENUE



A HOSPITALITY-CENTRIC WORKDAY

Lush lounge + connected conferencing



A SPACE CURATED FOR COLLABORATION

Conferencing capacity for up to 50 people



LETS LOUNGE



STRENGTHEN YOUR FOCUS

Fitness with spa-quality lockers

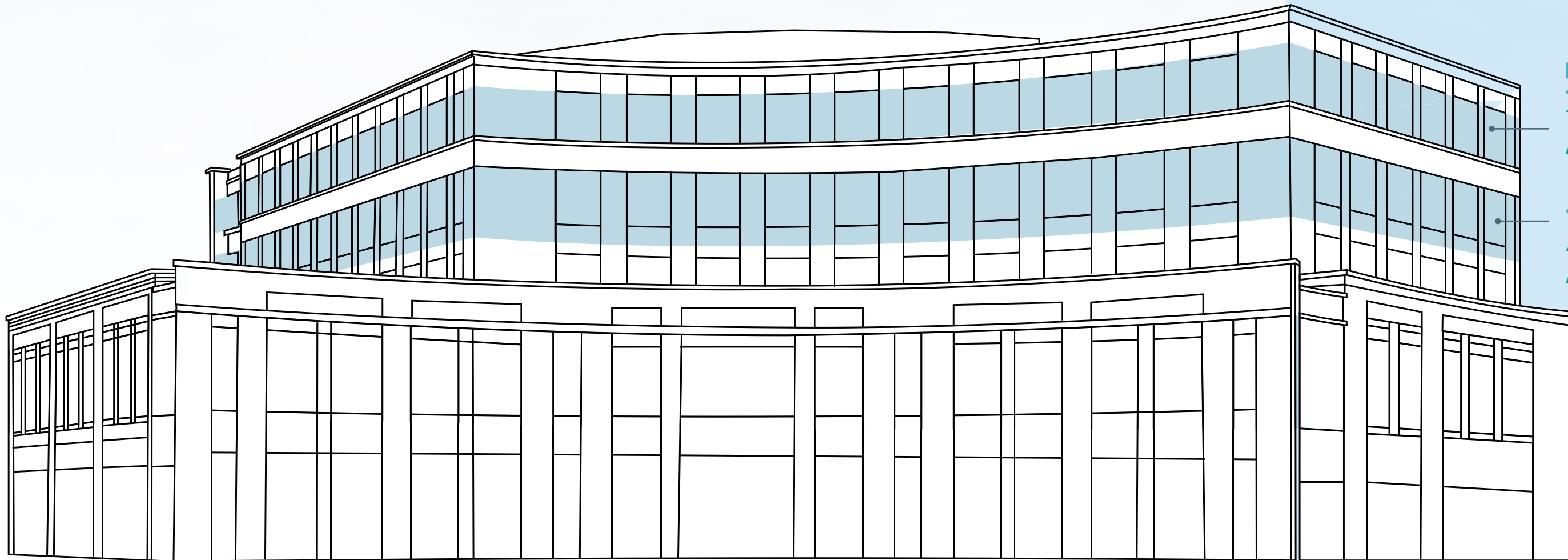


SWEAT IN
STYLE

AVAILABILITIES



5-STORY,
162,000-SQUARE-FOOT
BRICK BUILDING



5TH FL
Two (2) Spec Suites
Available

4TH FL
4,191 SF - 20,630 SF
Available

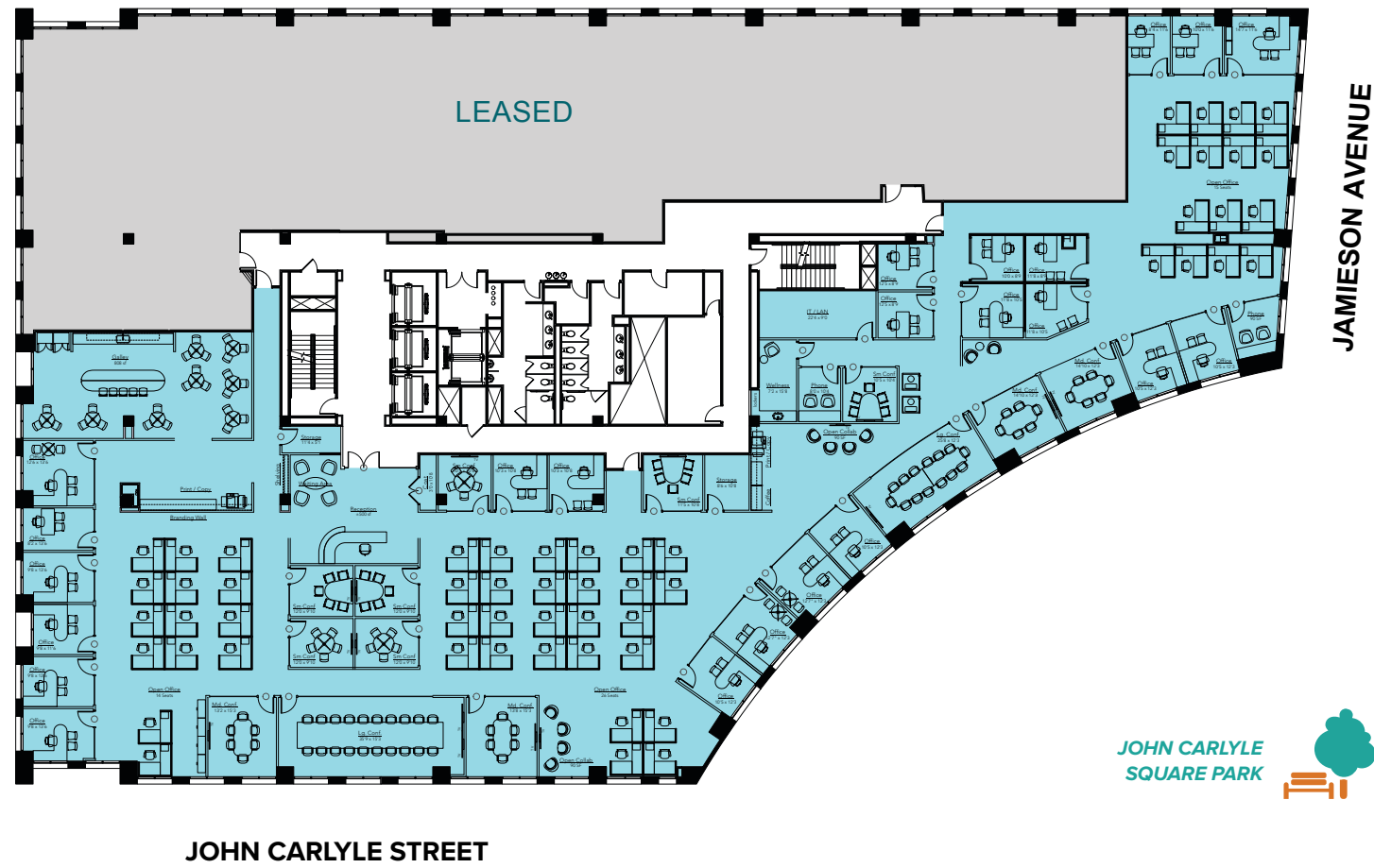
ONSITE RETAILERS



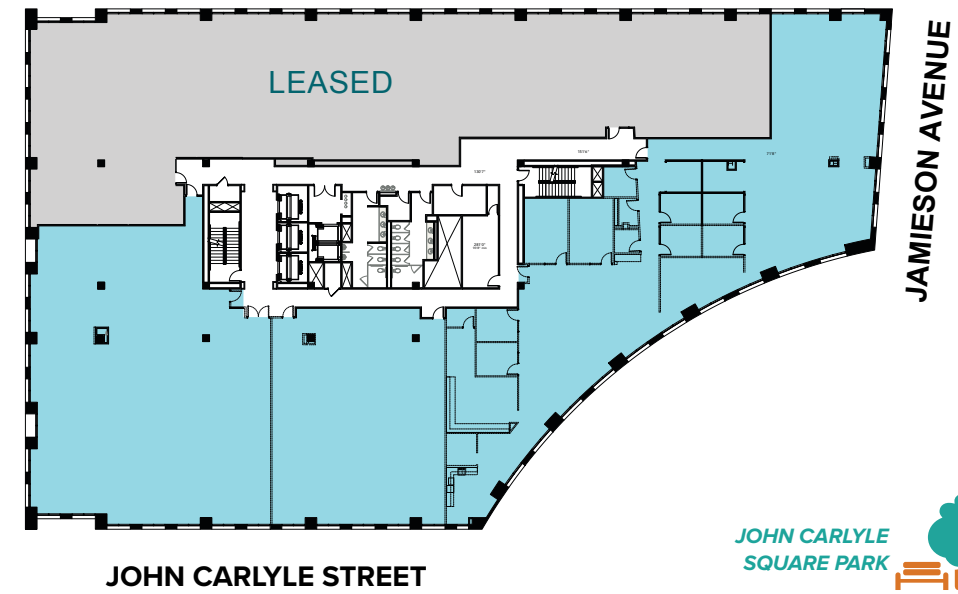
4TH FLOOR

4,191 – 20,630 SF

Hypothetical Layout

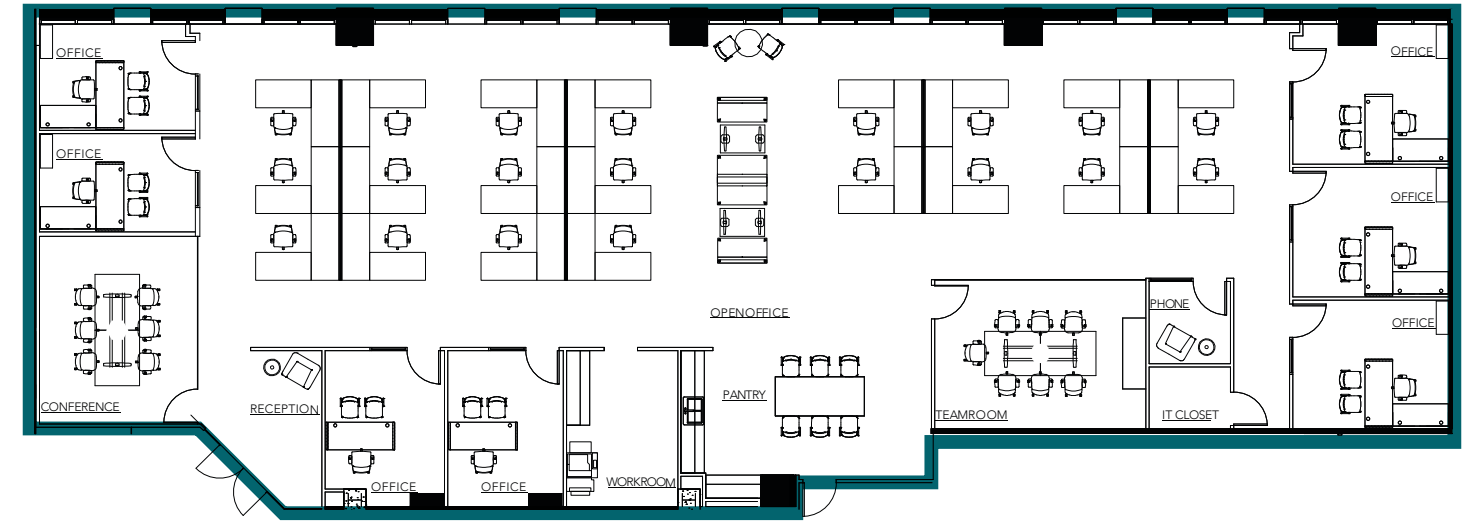


Existing Buildout – Shell Condition



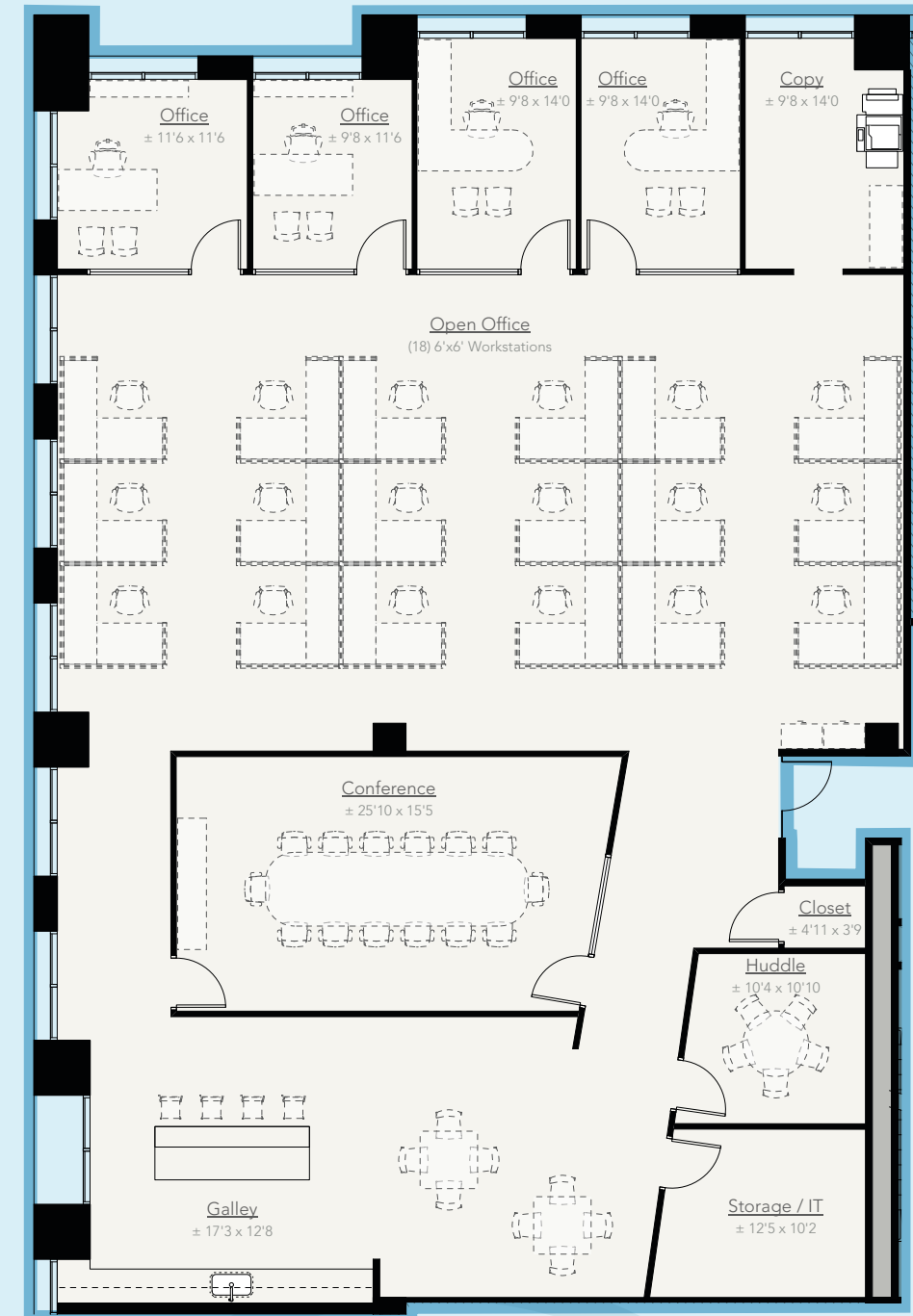
MORE SPEC, MORE STYLE

Suite 530 | 6,520 SF



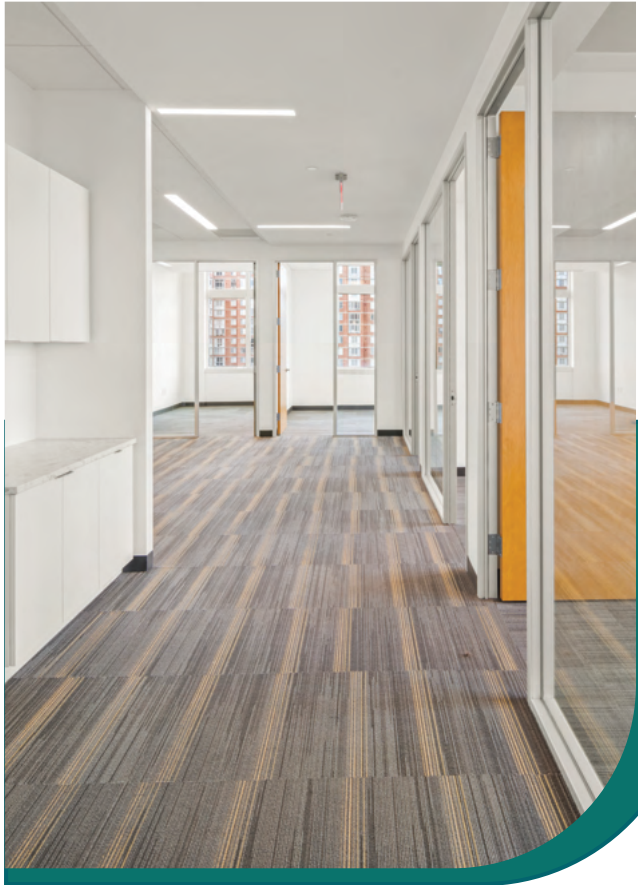
SUITE 540

5,184 SF + FULLY FURNISHED



SUITE 550

6,579 SF



LIVE. CARLYLE. PLAY



OVER 30
RESTAURANTS



YOU'RE IN GOOD COMPANY

- U.S. Patent and Trademark Office
- National Inventors Hall of Fame
- American Society of Clinical Oncology
- Catholic Charities USA
- George Washington University - Graduate Education Center
- Helicopter Association International
- Oblon Spivak
- Reed Technology Services
- National Science Foundation Headquarters
- Two Metro stops from Amazon HQ2



MORE THAN
6 HOTELS

ACCESSIBILITY

- Capital Bikeshare - 1 block
- King Street Metro Station - 2 blocks
- Amtrak - 2 blocks
- VRE - 2 blocks
- King Street Trolley - 2 blocks
- DASH Bus - 2 blocks
- Eisenhower Ave Metro Station - .6 miles
- Capital Beltway - 1.1 miles
- Ronald Reagan National Airport - 4.2 miles
- Washington, DC - 9 miles

ONSITE RETAIL AMENITIES



BANK OF AMERICA

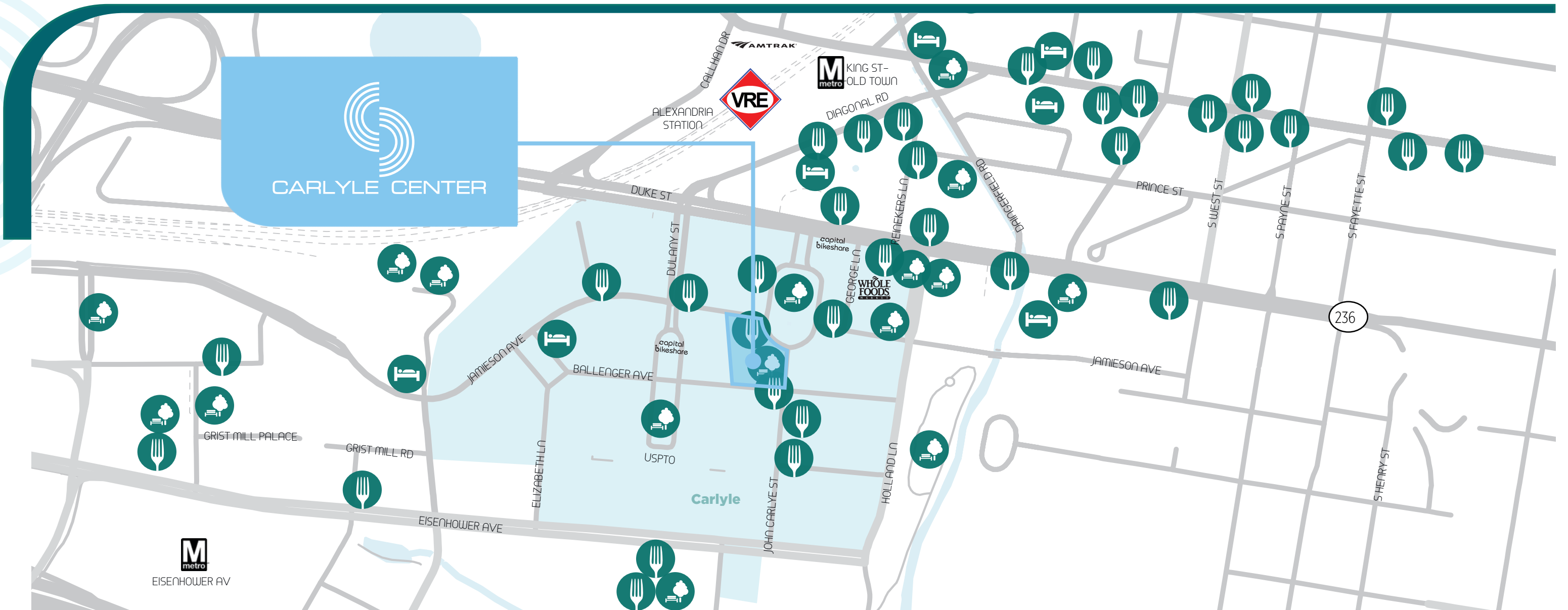


Bright Horizons.

pure barre



A DESTINATION TO DINE & MUCH MORE



RESTAURANTS:

Andy's Pizza Old Town
 Atlas Brew Works
 Augie's Mussel House and Beer Garden
 Call your Mother Deli
 Caprese
 Casa Tequila Bar & Grill
 For Five Coffee
 Hard Times Cafe
 HomeGrown Kitchen
 Ichiban Izakaya
 Indochien
 Jimmy John's

King Street Cafe
 Laporta's Restaurant
 Lost Boy Cider
 Namaste Jalsaa
 Old Town Sandwich Shop
 Paisano's Pizza
 Panera Bread
 Pasara Thai
 PLNT Burger
 Potbelly
 Quattro Formaggi
 Rock It Grill
 Stage Door Deli
 Starbucks

Sweet Fire Donna's
 Table Talk Restaurant
 Ted's Montana Grill
 Tequila & Taco
 The Executive Diner
 Theismann's Restaurant & Bar
 Toastique
 Whiskey & Oyster
 Zikrayat Lebanese Restaurant

SHOP/ENTERTAINMENT :

7-Eleven
 AMC Hoffman Center 22
 Carlyle Tennis Courts
 Crate & Barrel Outlet
 CVS
 Dog Run Park at Carlyle
 Dulany Park
 John Carlye Square
 King Street Gardens Park
 OneLife Fitness

Origins Thai Spa Absolute
 Pure Barre
 Wegmans
 Whole Foods Market

HOTELS:

Club Wyndham
 Embassy Suites
 Hampton Inn
 Hilton
 Hyatt Centric
 Residence Inn
 The Westin



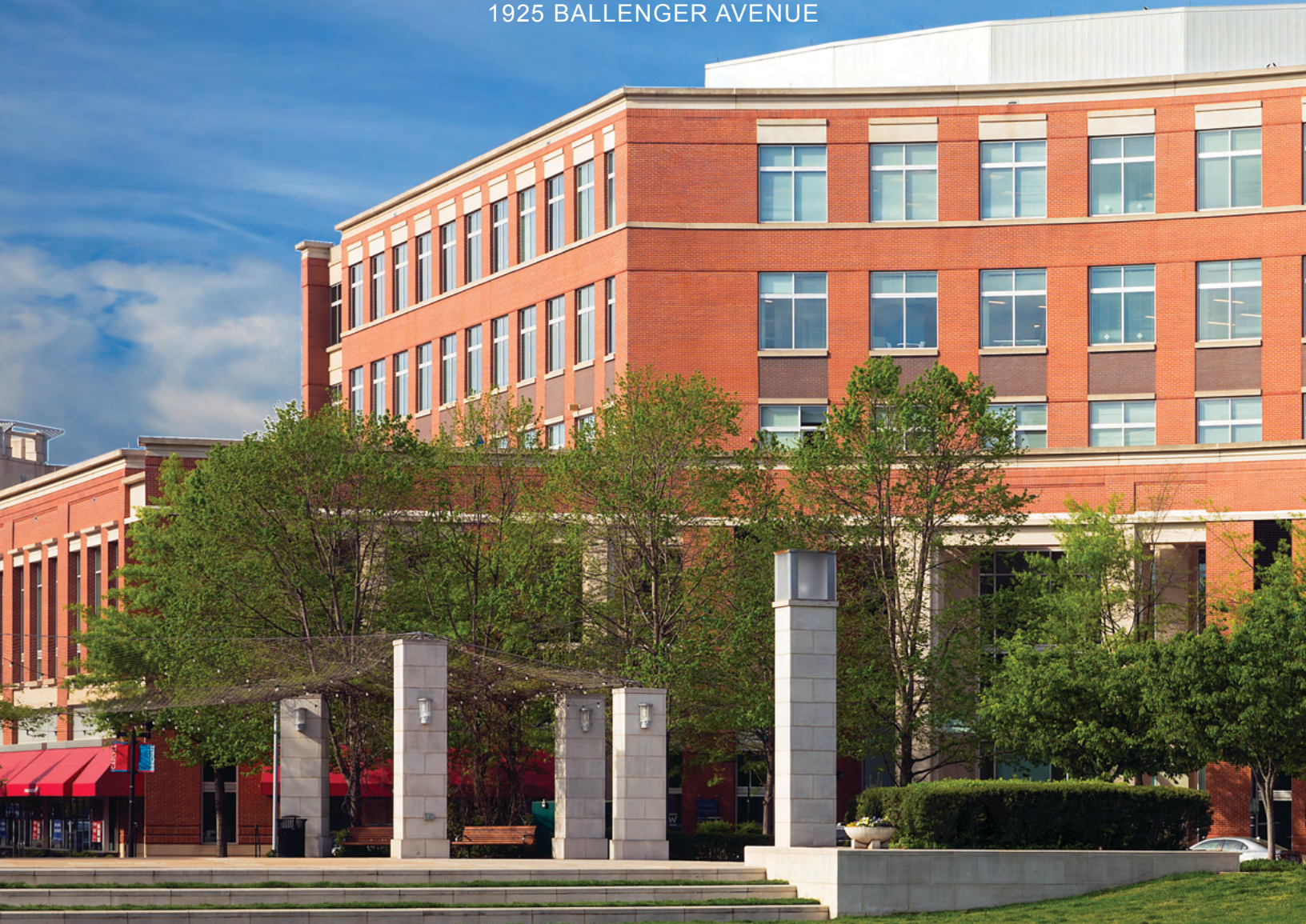
CARLYLE CENTER





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1925 BALLENGER AVENUE



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