

# 700 SOUTH WASHINGTON



CAMBRIDGE HANOVER

AVISON  
YOUNG



# PROPERTY OVERVIEW

Cambridge Hanover is the proud new owner of **700 S. Washington Street** located in historic Old Town Alexandria. This property supplies tenants with the convenience of an amenity-rich, urban-like office environment to live, work, and play.

## HIGHLIGHTS



Virtually Column-Free  
Floorplates with 9'  
Finished Ceilings



Above-Market Parking  
Ratio of 2.7/1,000 sf



Anchored by Balducci's  
+ Nearby Restaurants  
and Amenities



Expansive Patio for  
Tenant's Use



New Ownership  
Invested in Renovations  
(Lobby + Common Areas)

Professionally Managed  
(by Lincoln Property Company)

**\$130,332** MEDIAN  
HH INCOME



Excellent Neighborhood  
Demographics + Employers  
(*Amazon HQ2, VA Tech*)



Accessible:  
GW Parkway, Route 1,  
I-495, and DCA



Commuter Scores:  
Very Walkable (91)  
Very Bikeable (85)

# MAIN LOBBY & BUILDING UPGRADES

Cambridge Hanover is committed to responsively manage this mixed-use retail and office building to maximize tenant occupancy and satisfaction. Recent renovations to the property began in 2022 and continue to be implemented.

## IMPROVEMENTS INCLUDE



### LOBBY

New glass entryway and entrance doors



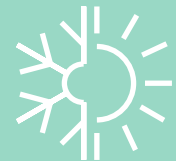
### LOBBY

New wood panels  
New stone flooring



### LOBBY

New furnishings  
& artwork



New building  
HVAC



New elevator cabs



New standard  
glass entry doors installed  
at each tenant suite



### 2ND FLOOR

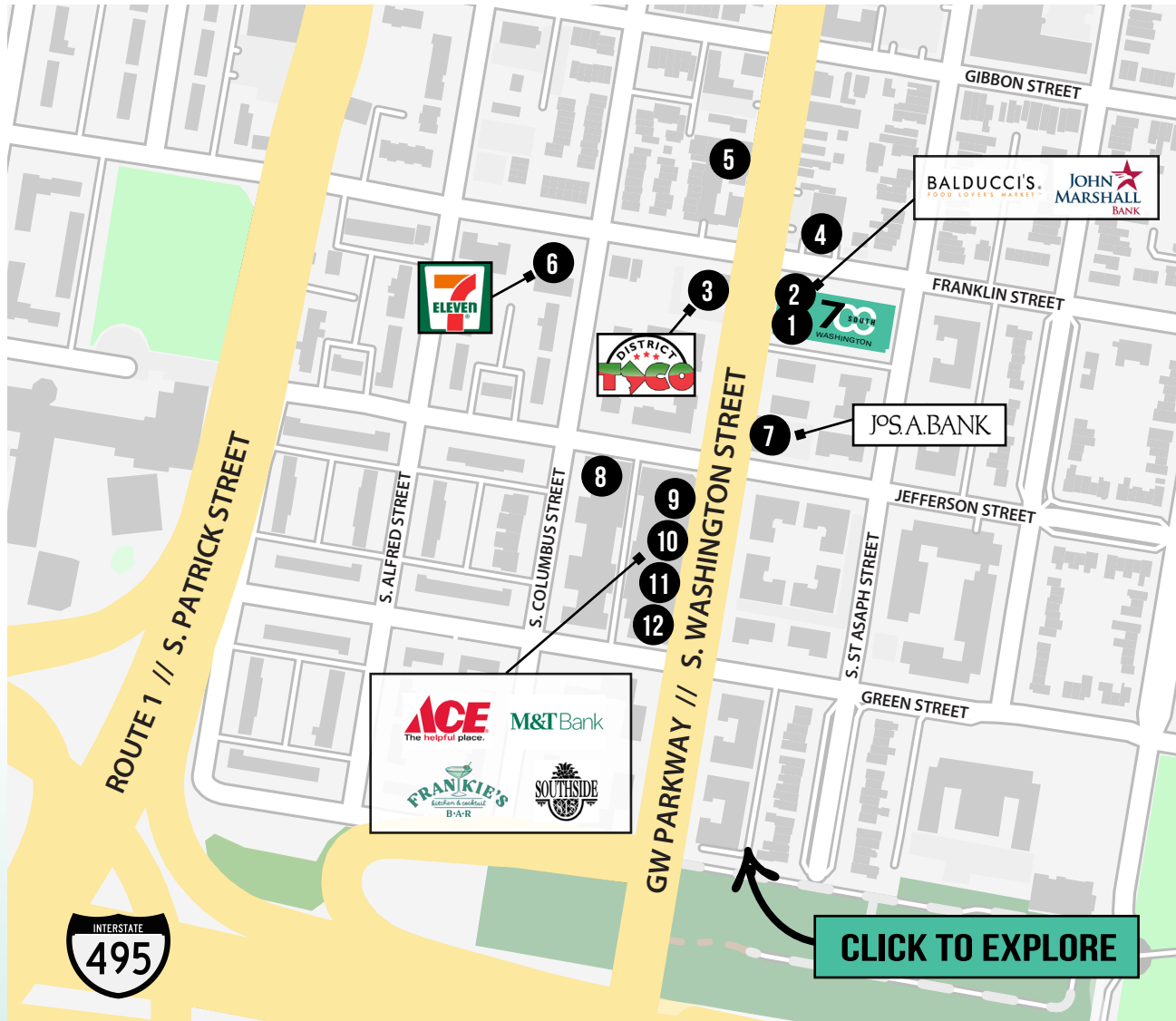
New paint & carpet



### 2ND FLOOR

Mini lounge / seating area

# NEARBY AMENITIES

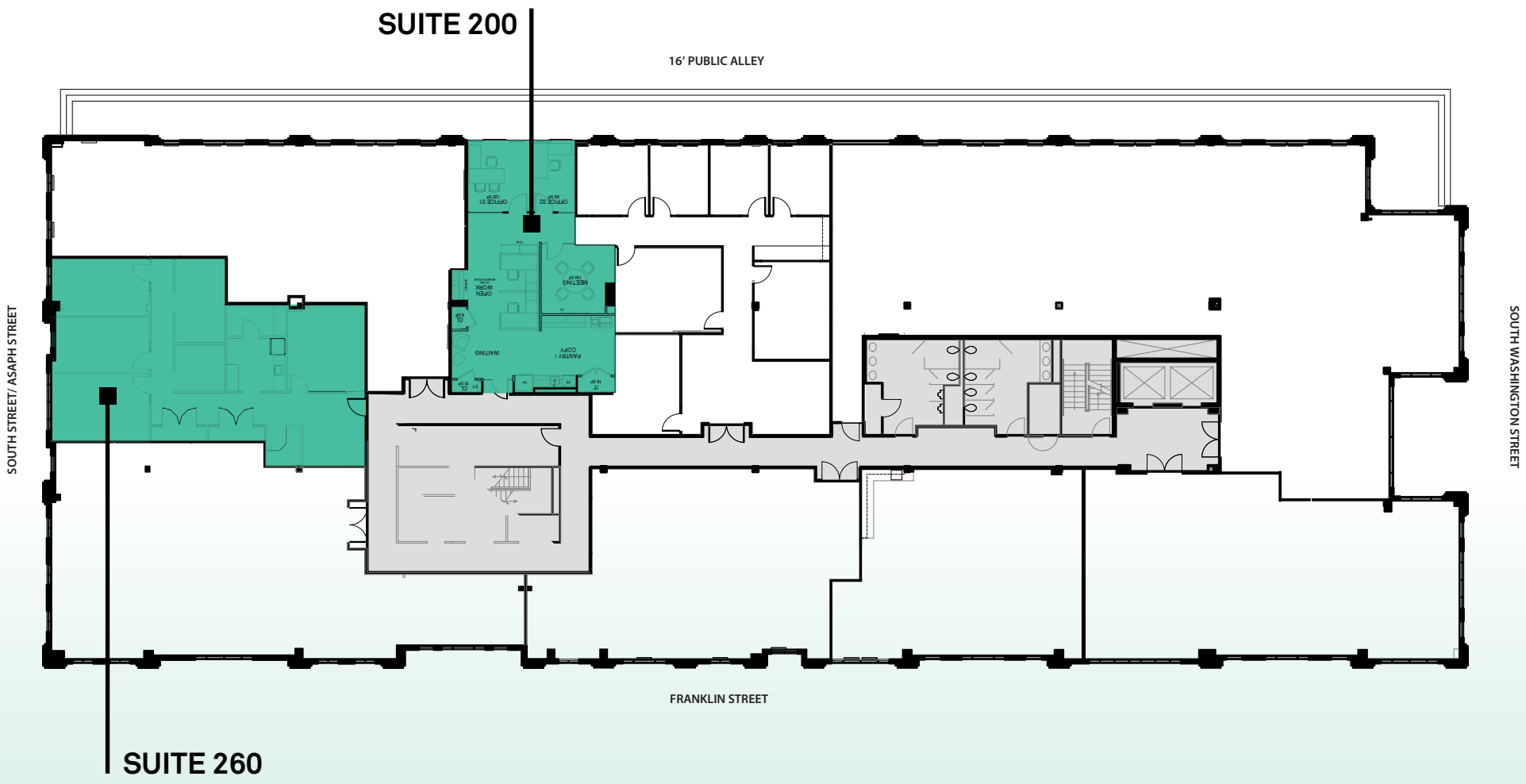


- 1 Balducci's
- 2 John Marshall Bank
- 3 District Taco
- 4 Suburban Drive-In Cleaners
- 5 Selin Hair Studio
- 6 7-Eleven
- 7 Jos A. Bank
- 8 Edward Jones Investment
- 9 Ace Hardware
- 10 Southside 815
- 11 Frankie's Kitchen
- 12 M&T Bank

# SECOND FLOOR

SUITE 200 - 1,276 SF

SUITE 260 - 2,032 SF (AVAILABLE WITH 60 DAYS NOTICE)





## LEASING:

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