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THE ATRIUM BUILDING

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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

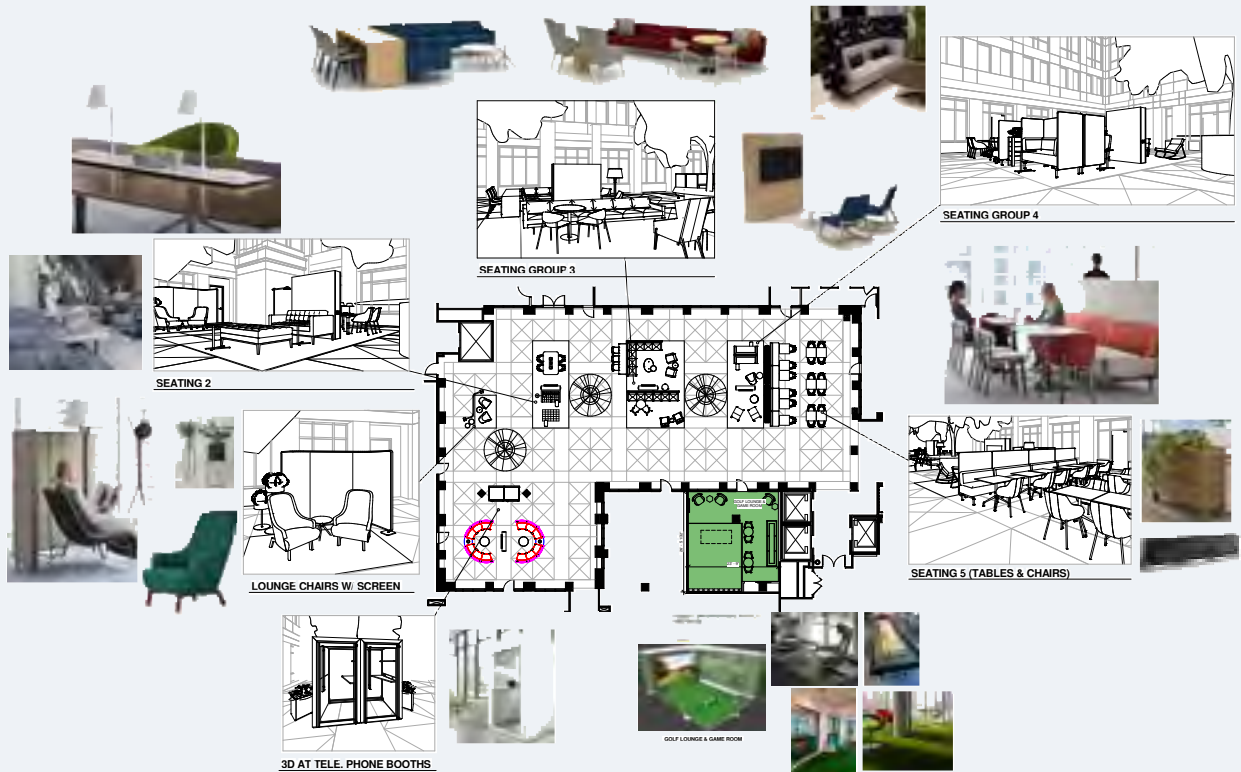
Suite 320 (1,798 SF)
Suite 335 (1,253 SF)
Suite 345 (1,460 SF)
Suite 370 (3,833 SF)
Suite 420 (1,745 SF)
Suite 440 (3,390 SF)

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.



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OLD TOWN ALEXANDRIA

ELEVATE YOUR EXPECTATIONS

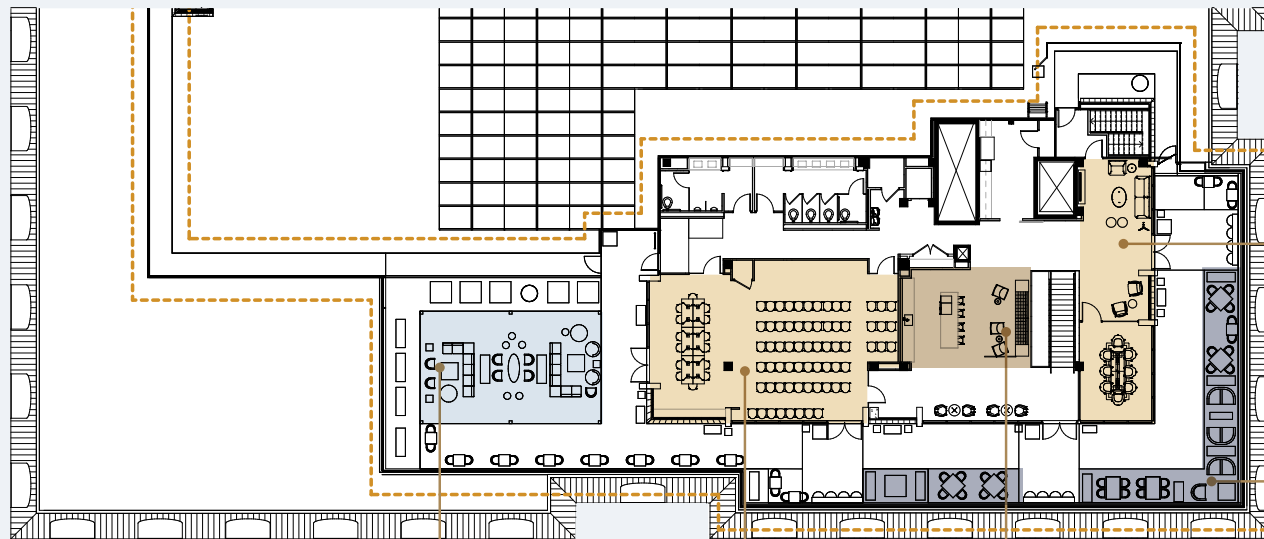
Great conference space is no longer an add-on to your wish list, but a rather solid must-have. We know that, and have transformed the Penthouse level into a modern meeting facility. Coupled with rooftop terrace and breathtaking views of Old Town, it will amaze you.



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

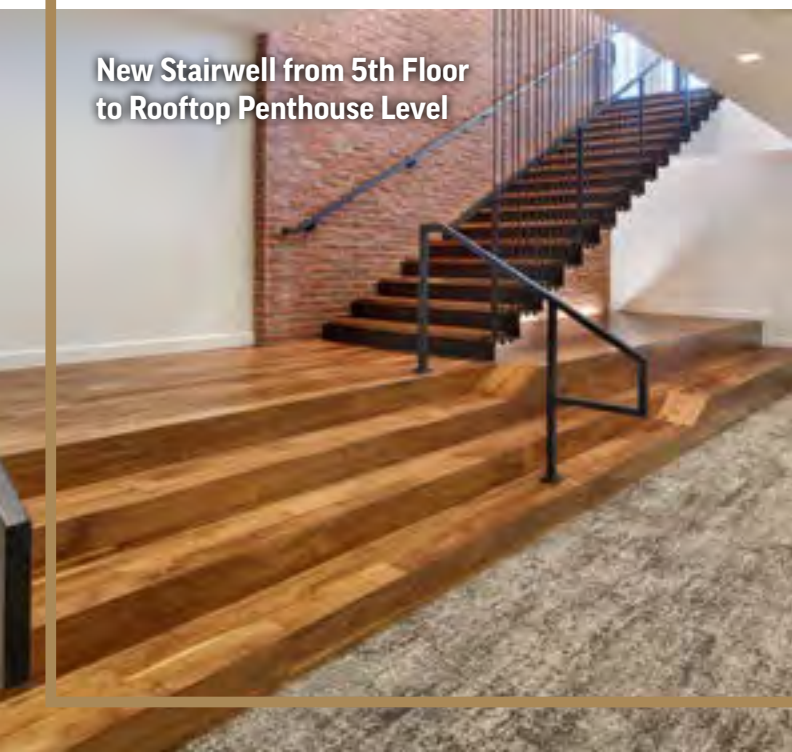
Pre-function area with kitchen & bar

**S WASHINGTON STREET
GW PARKWAY**

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.



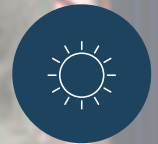
ENTERTAINMENT



HISTORY



ART



OUTDOORS


THE ATRIUM BUILDING
OLD TOWN ALEXANDRIA



THINGS TO DO PLACES TO GO



SELECT DINING

1. La Madeleine French Bakery & Cafe
2. Starbucks
3. La Tasca
4. Don Taco
5. Chipotle Mexican Grill
6. Austin Grill
7. King Street Blues
8. Murphy's Grand Irish Pub
9. The Light Horse
10. Columbia Firehouse
11. Jackson 20
12. Nando's Peri-Peri
13. Village Brauhaus
14. The Majestic
15. Hank's Oyster Bar
16. Five Guys Burgers & Fries

17. Taverna Cretekou
18. Sam Phao Tai
19. La Trattoria
20. Mac's Market

HOTELS

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

FITNESS

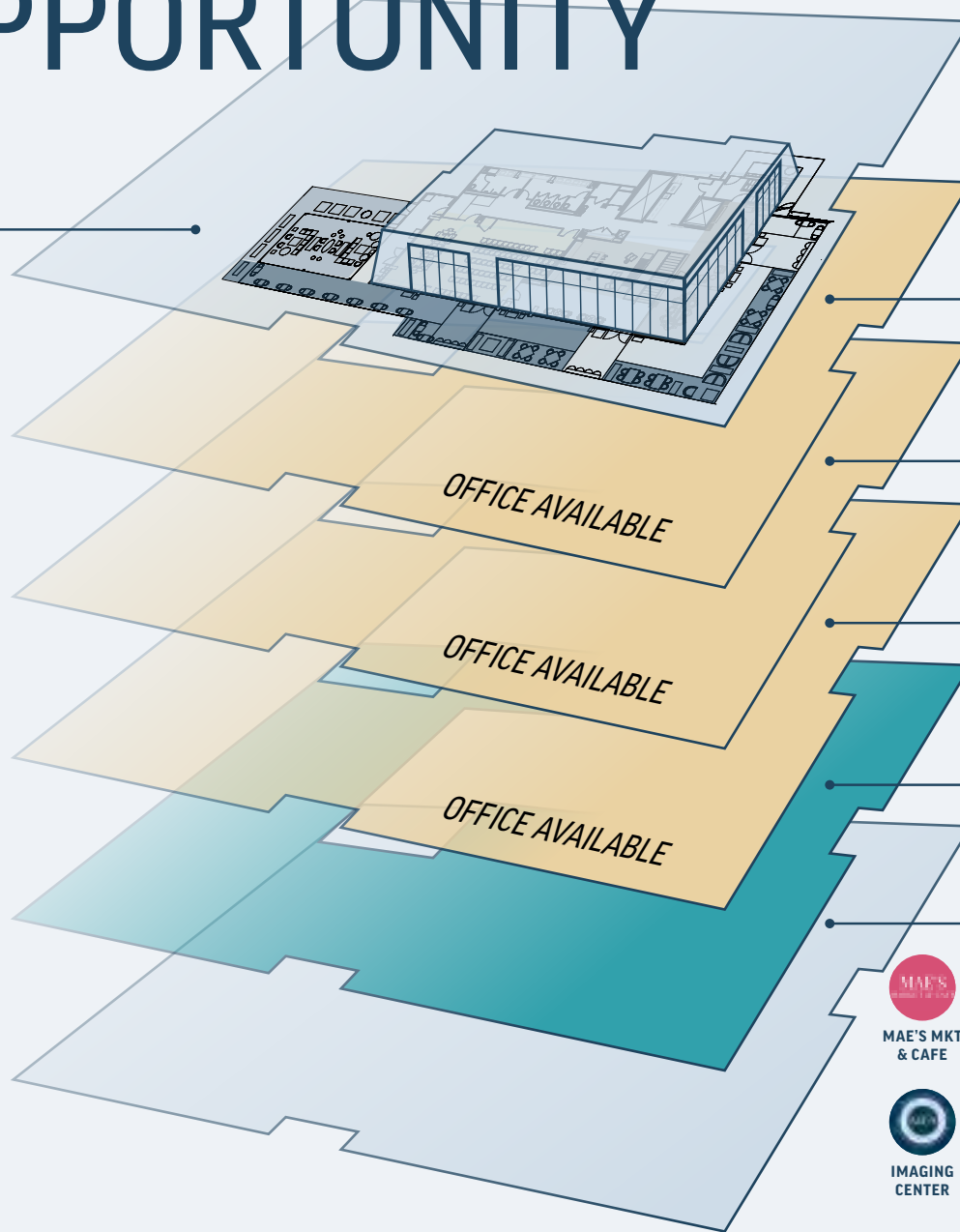
1. Barre3
2. Radiance Yoga
3. Orangetheory Fitness
4. Snap Fitness
5. Get Fit Studio

BANKS

1. PNC Bank
2. Citibank
3. TD Bank
4. BB&T Bank
5. Century National

OLD TOWN NEW OPPORTUNITY

ROOFTOP PENTHOUSE



5th PARTIAL FLOOR
9,576 SF Available

4th PARTIAL FLOOR
Spec Suites Available

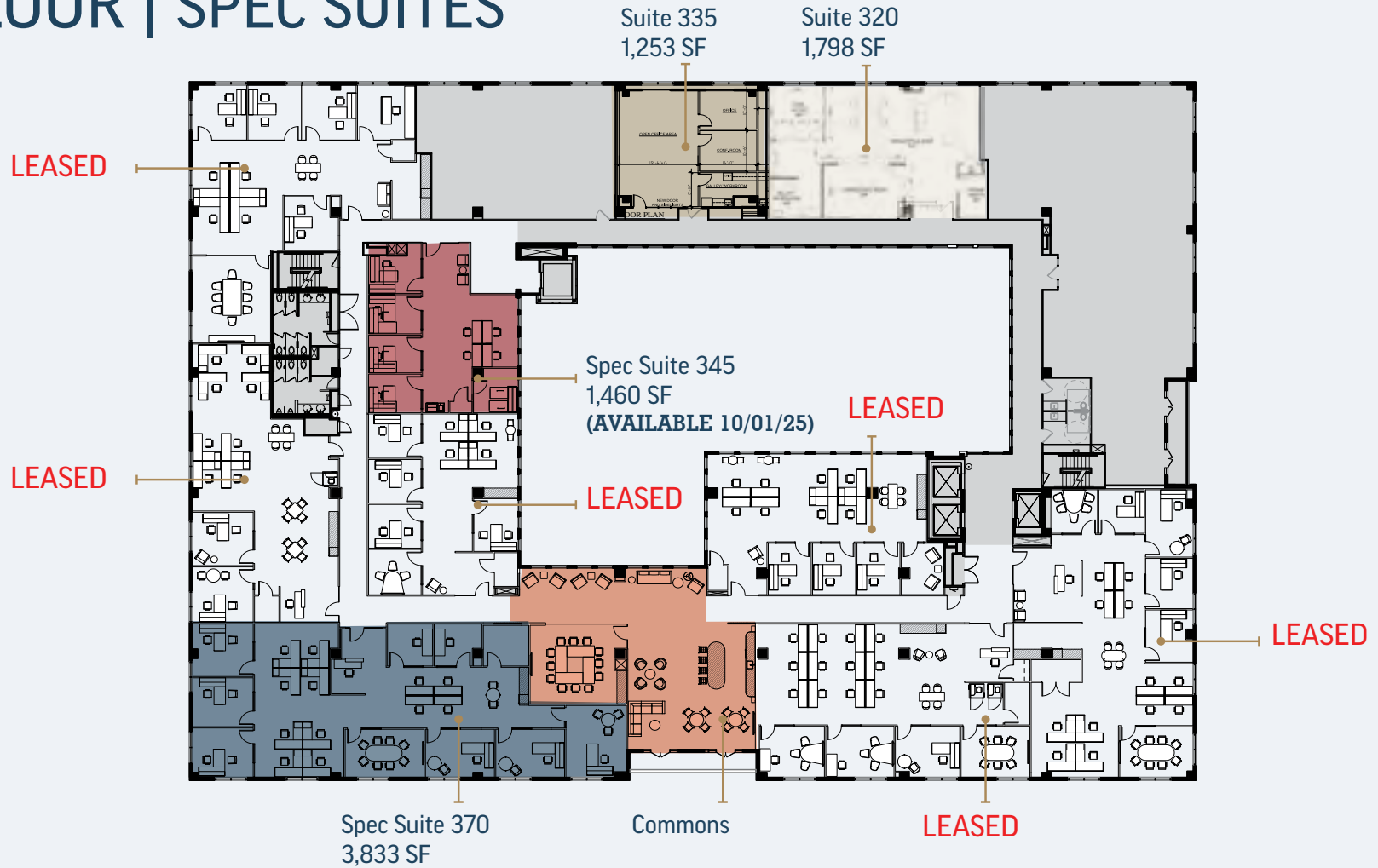
3rd PARTIAL FLOOR
Spec Suites Available

2nd FLOOR
Co-Working Community

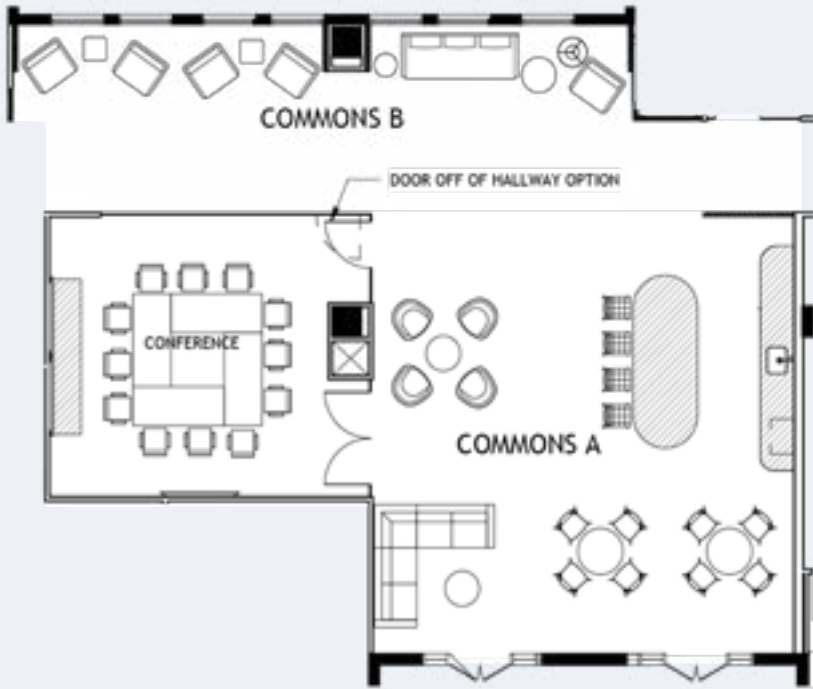
ATRIUM LOBBY



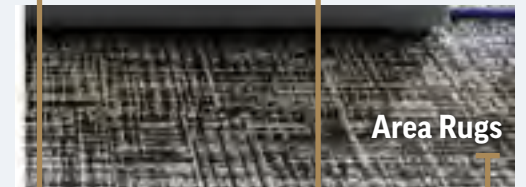
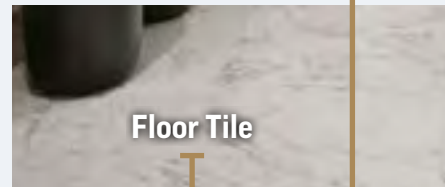
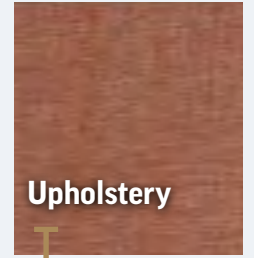
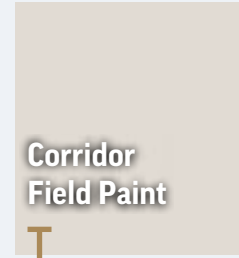
3RD FLOOR | SPEC SUITES



3RD FLOOR COMMONS

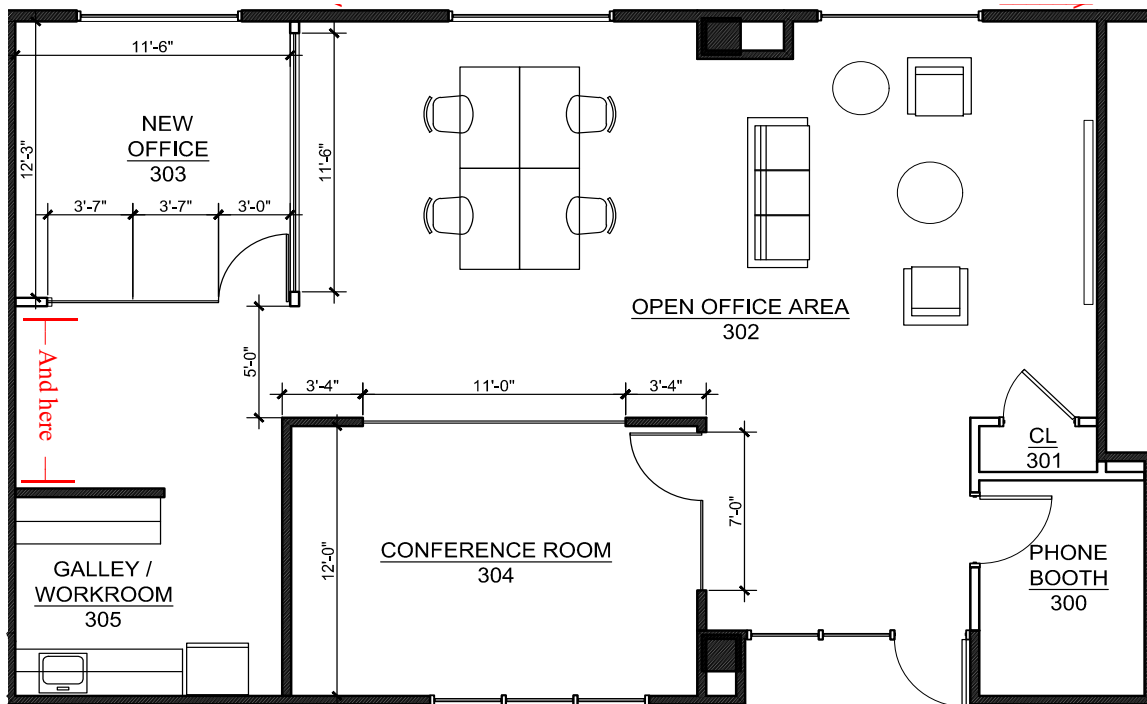


FINISHES



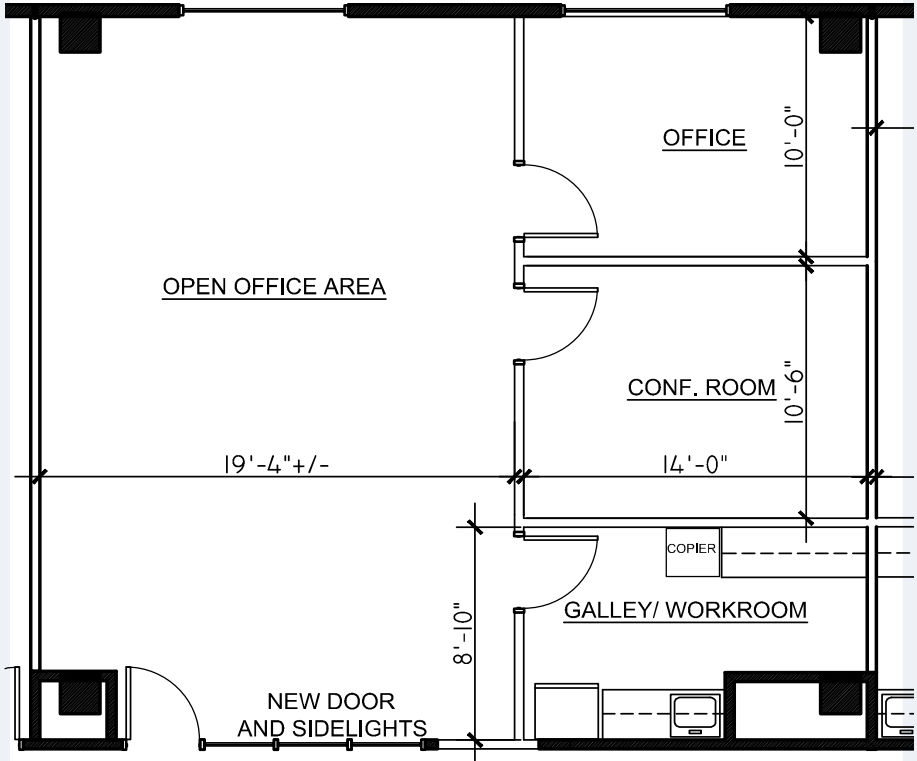
SPEC SUITE 320 | 1,798 SF

FLOOR PLAN KEY

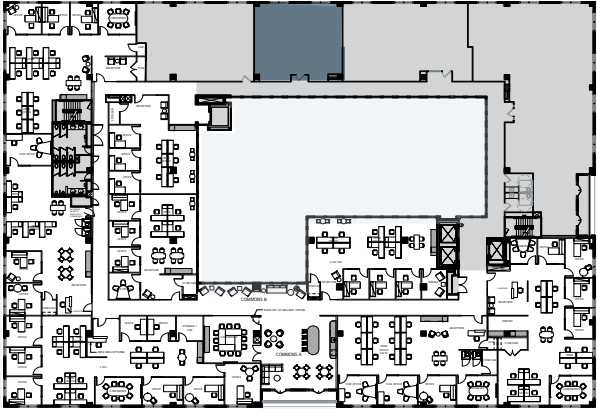


OFFICE	1
WORKSTATIONS	4
CONFERENCE	1
GALLY/WORKROOM	1
STORAGE / LAN	1

SPEC SUITE 335 | 1,253 SF

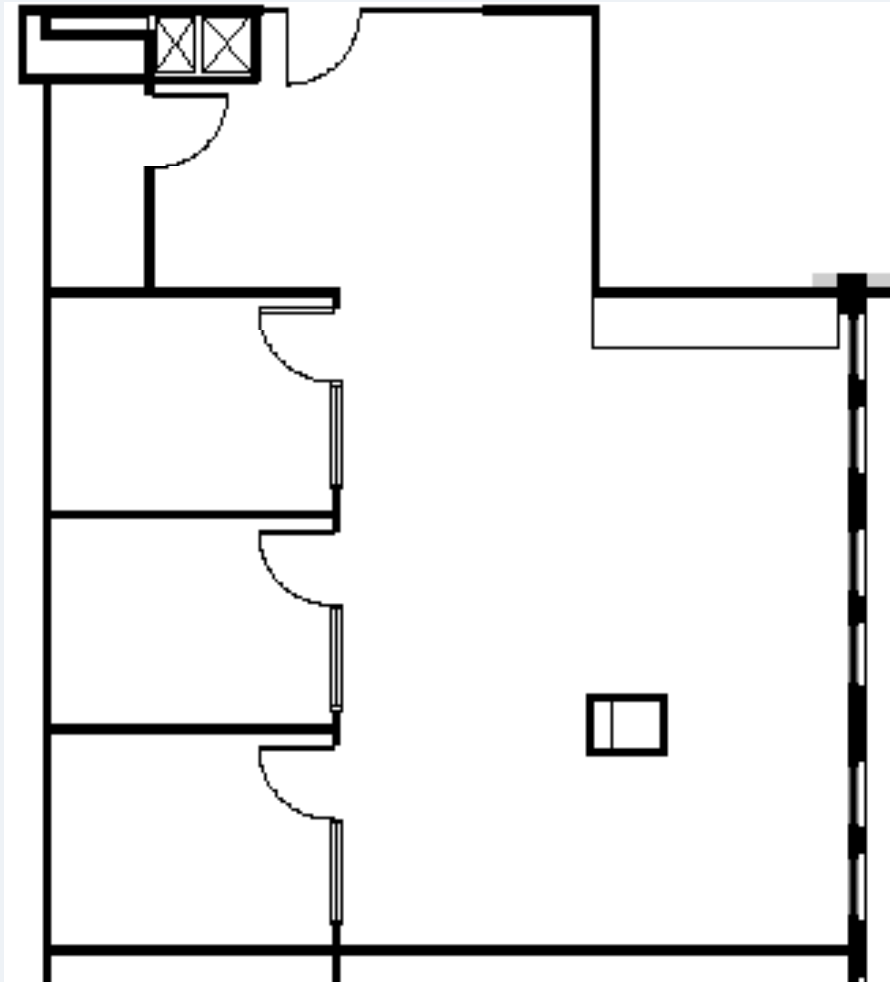


FLOOR PLAN KEY



OFFICE	1
OPEN AREA	1
CONFERENCE	1
GALLY/WORKROOM	1

SPEC SUITE 345 | 1,460 SF

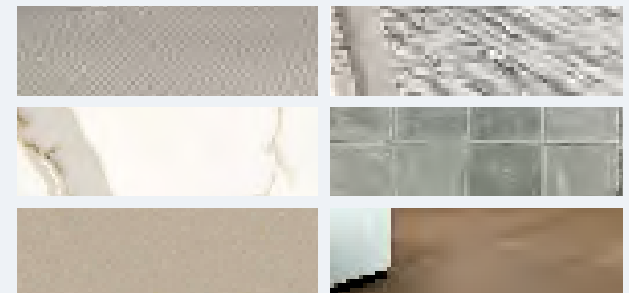


FLOOR PLAN KEY



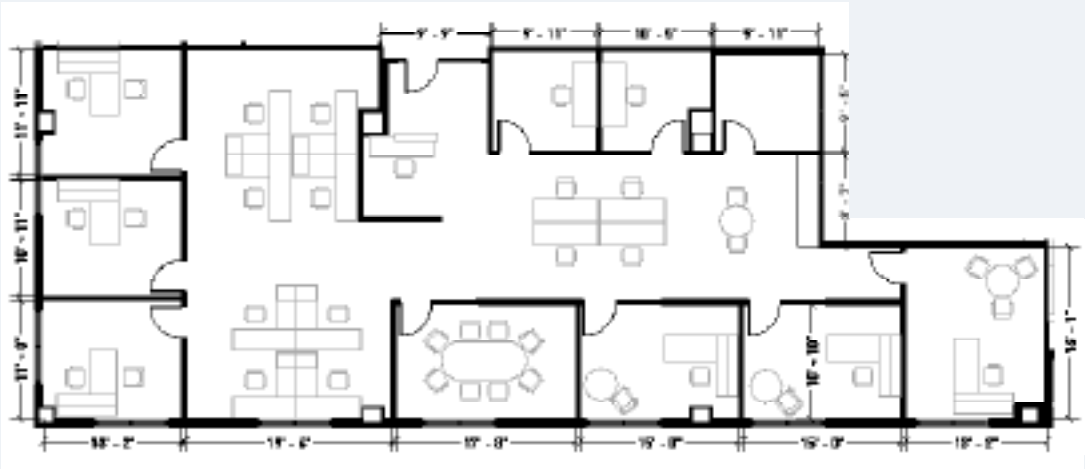
OFFICES	3
WORKSTATIONS	6
RECEPTION	1
STORAGE /LAN	1

SUITE FINISHES



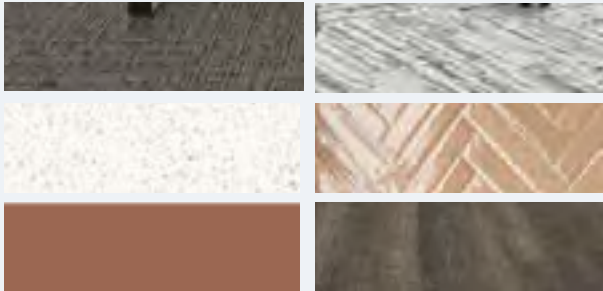
SPEC SUITE 370 | 3,833 SF

FLOOR PLAN KEY



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

SUITE FINISHES



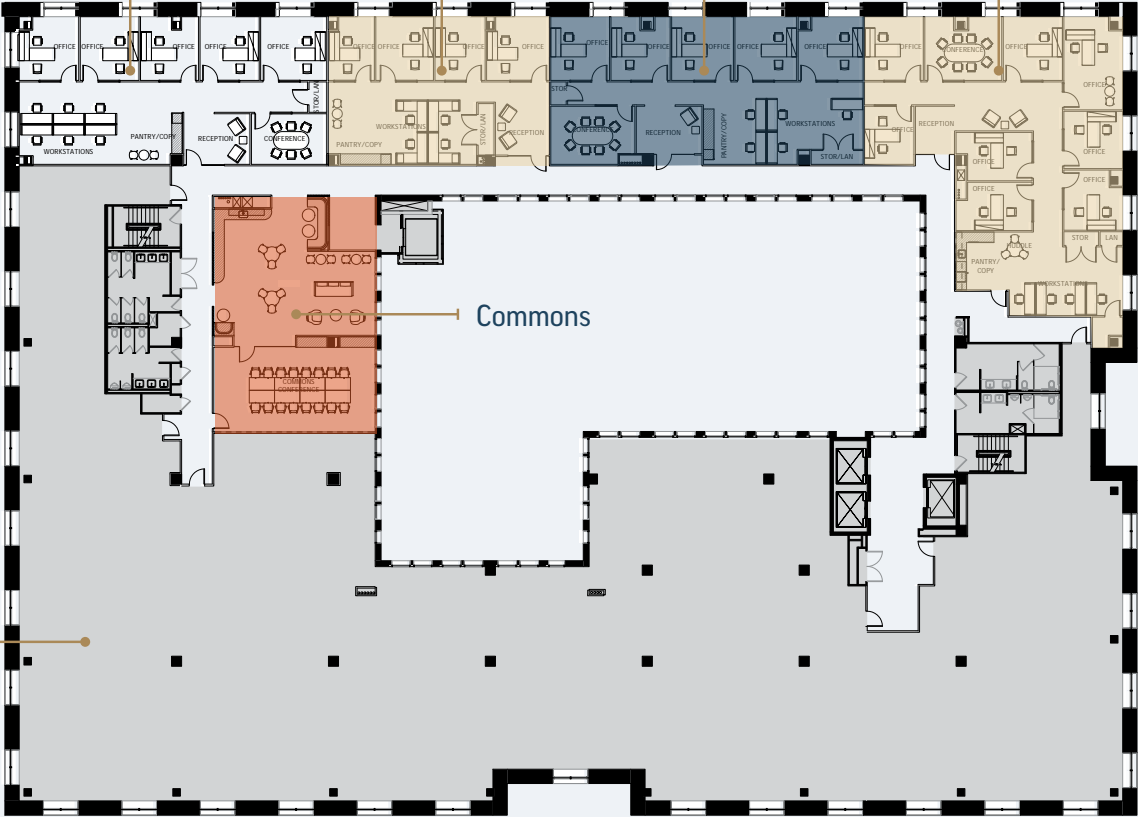
4TH FLOOR | SPEC SUITES

LEASED

Suite 420
1,745 SF

LEASED

Suite 440
3,390 SF



Shell Space Available
19,877 SF

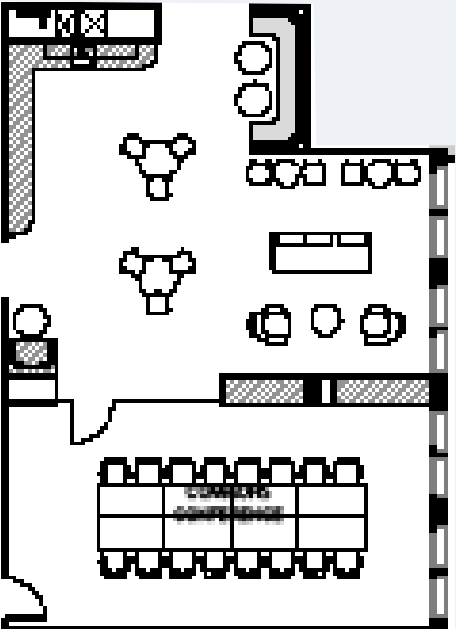
Spec Suite



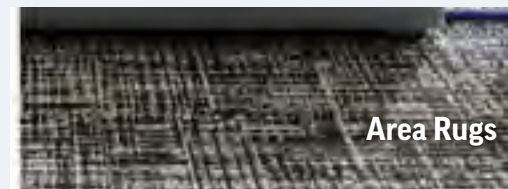
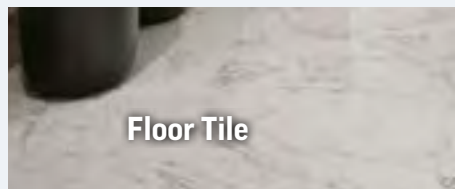
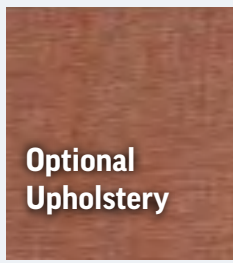
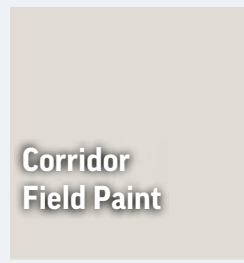
Commons



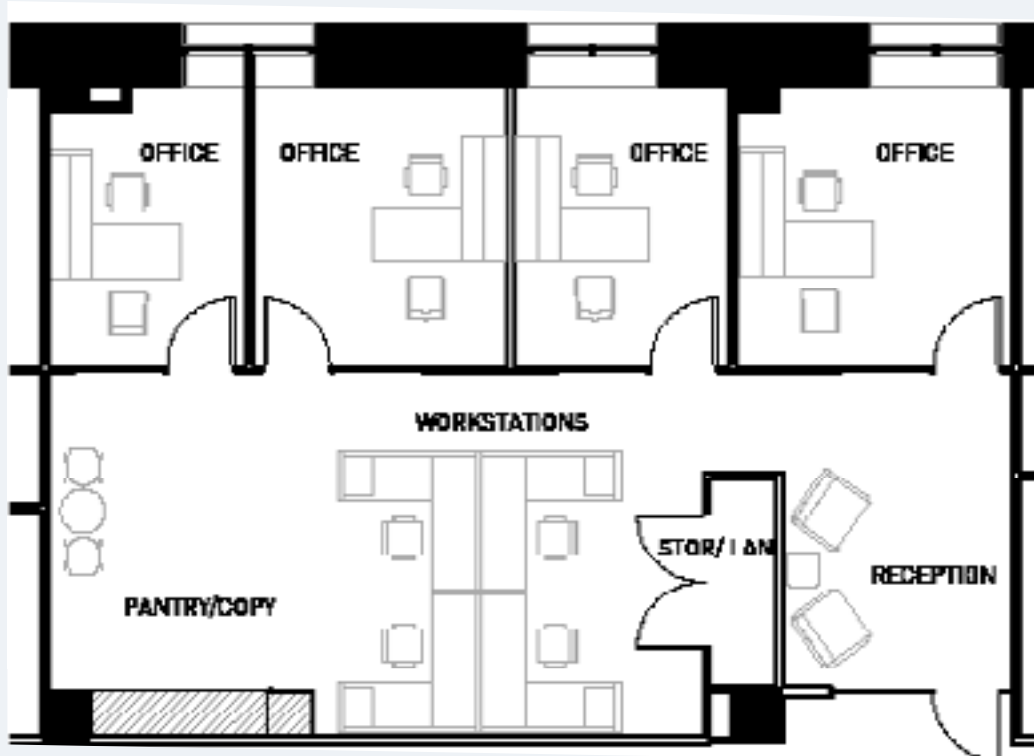
4TH FLOOR COMMONS



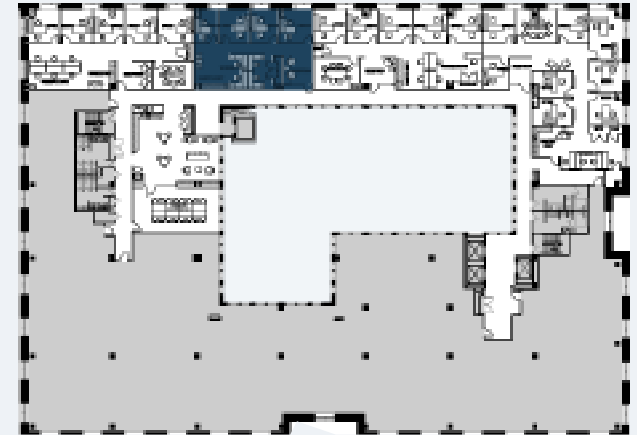
FINISHES



SPEC SUITE 420 | 1,745 SF

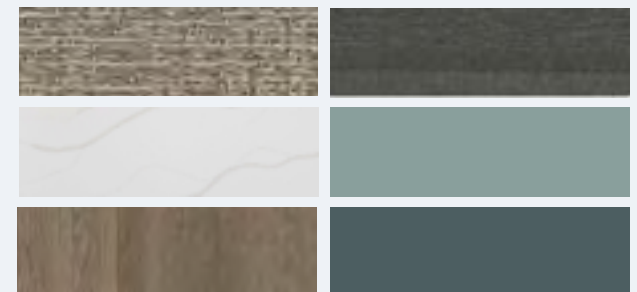


FLOOR PLAN KEY

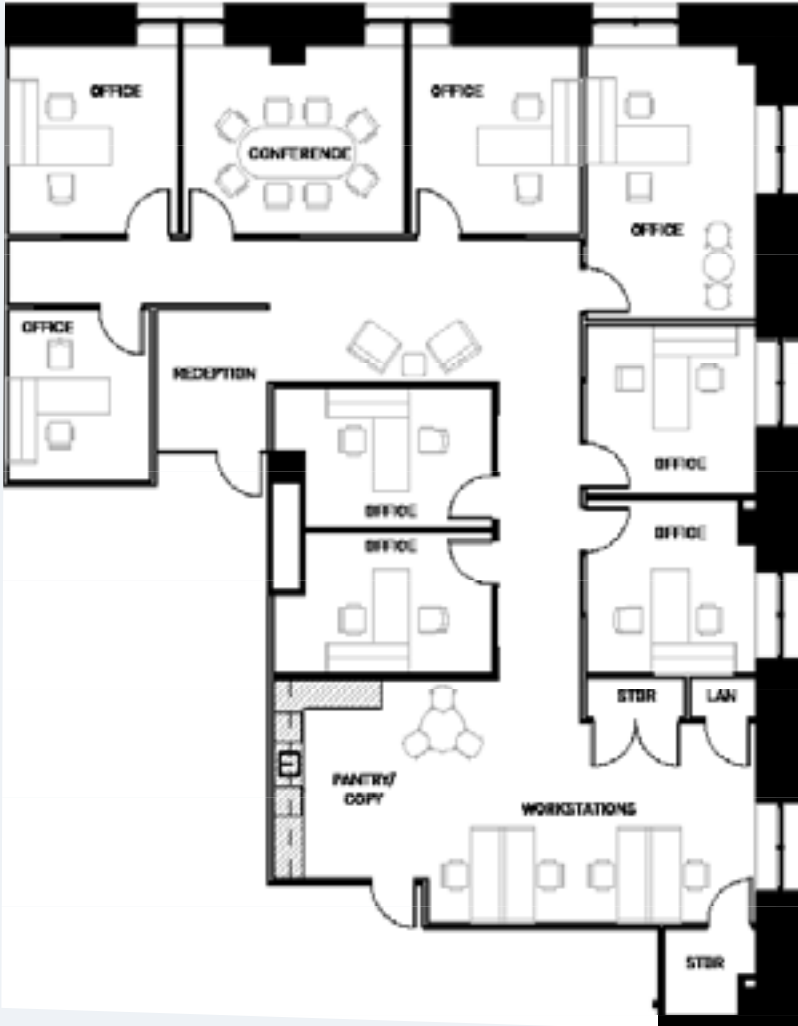


OFFICES	4
WORKSTATIONS	4
RECEPTION	1
PANTRY / COPY	1
STORAGE / LAN	1

SUITE FINISHES



SPEC SUITE 440 | 3,390 SF

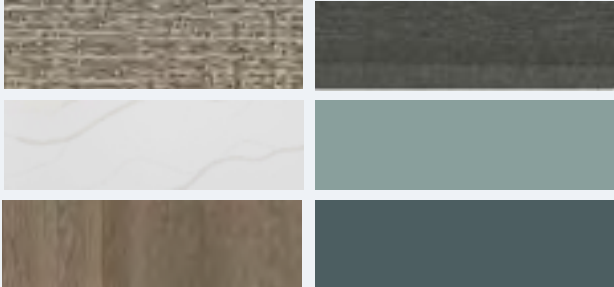


FLOOR PLAN KEY

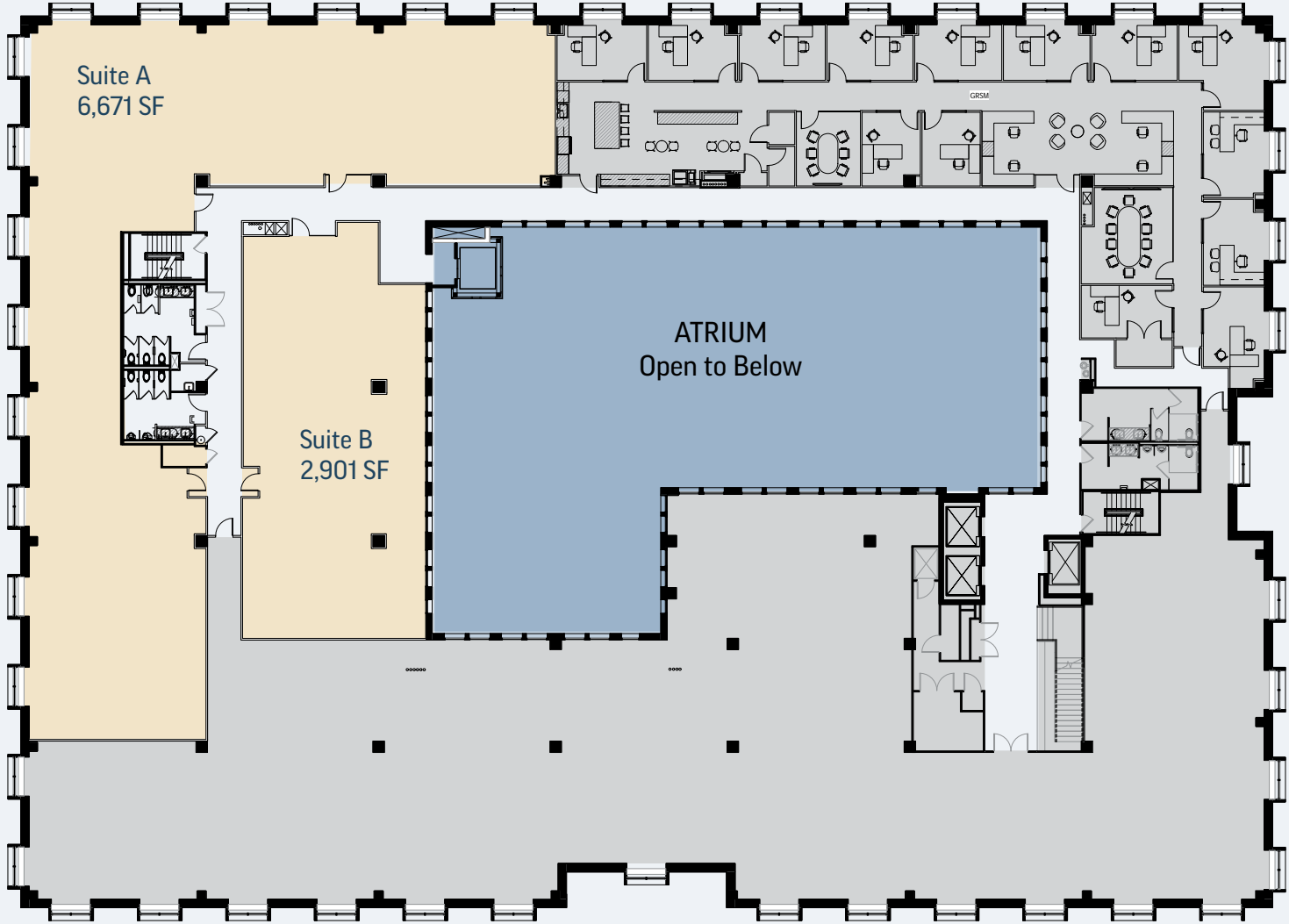


OFFICES	8
WORKSTATIONS	4
RECEPTION	1
CONFERENCE	1
PANTRY / COPY	1

SUITE FINISHES



5TH FLOOR | 9,572 SF



AVAILABLE



THE ATRIUM BUILDING

OLD TOWN ALEXANDRIA

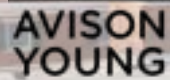
MEET YOUR TEAM

Ownership:



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:



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