



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



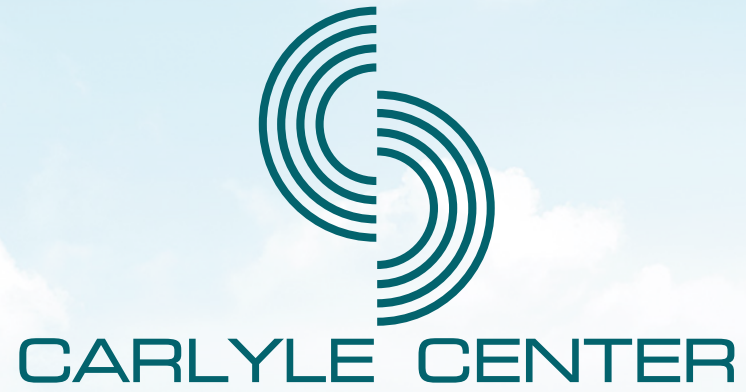
STRENGTHEN YOUR FOCUS

Fitness with spa-quality lockers

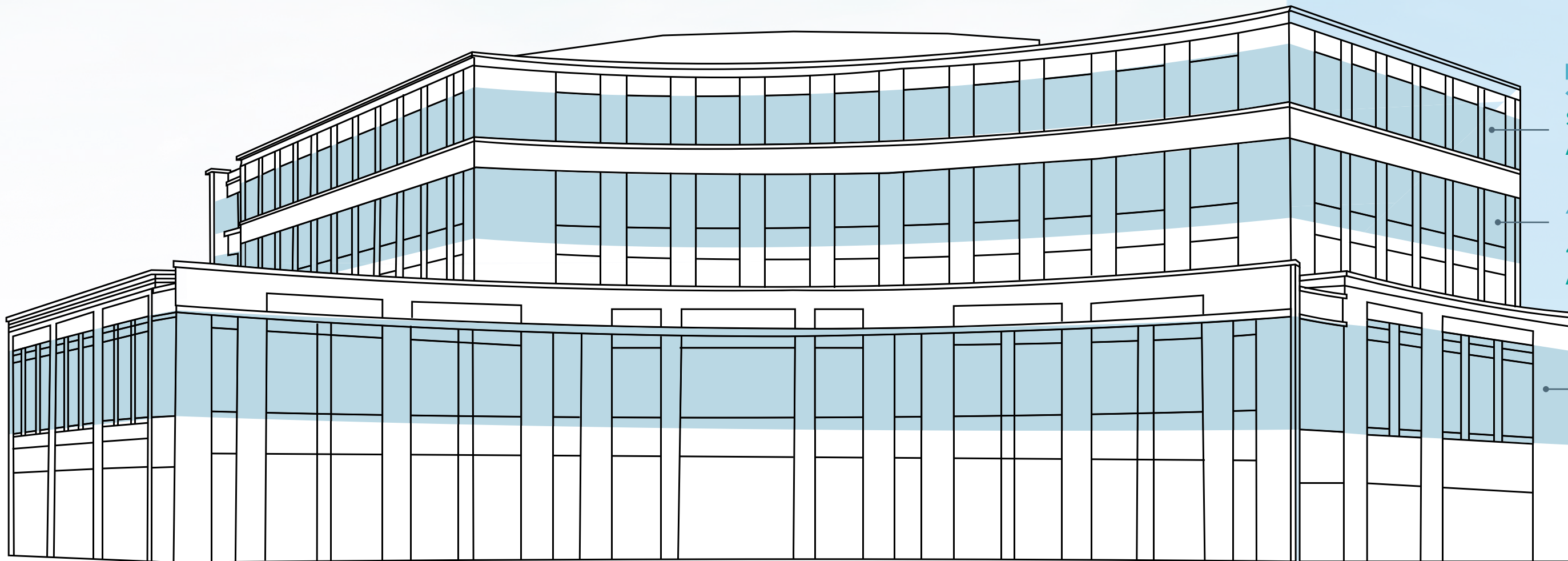


SWEAT IN
STYLE

AVAILABILITIES



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



5TH FL
Spec Suites
Available

4TH FL
4,191 SF - 10,994 SF
Available

2ND FL
8,437 SF
Available



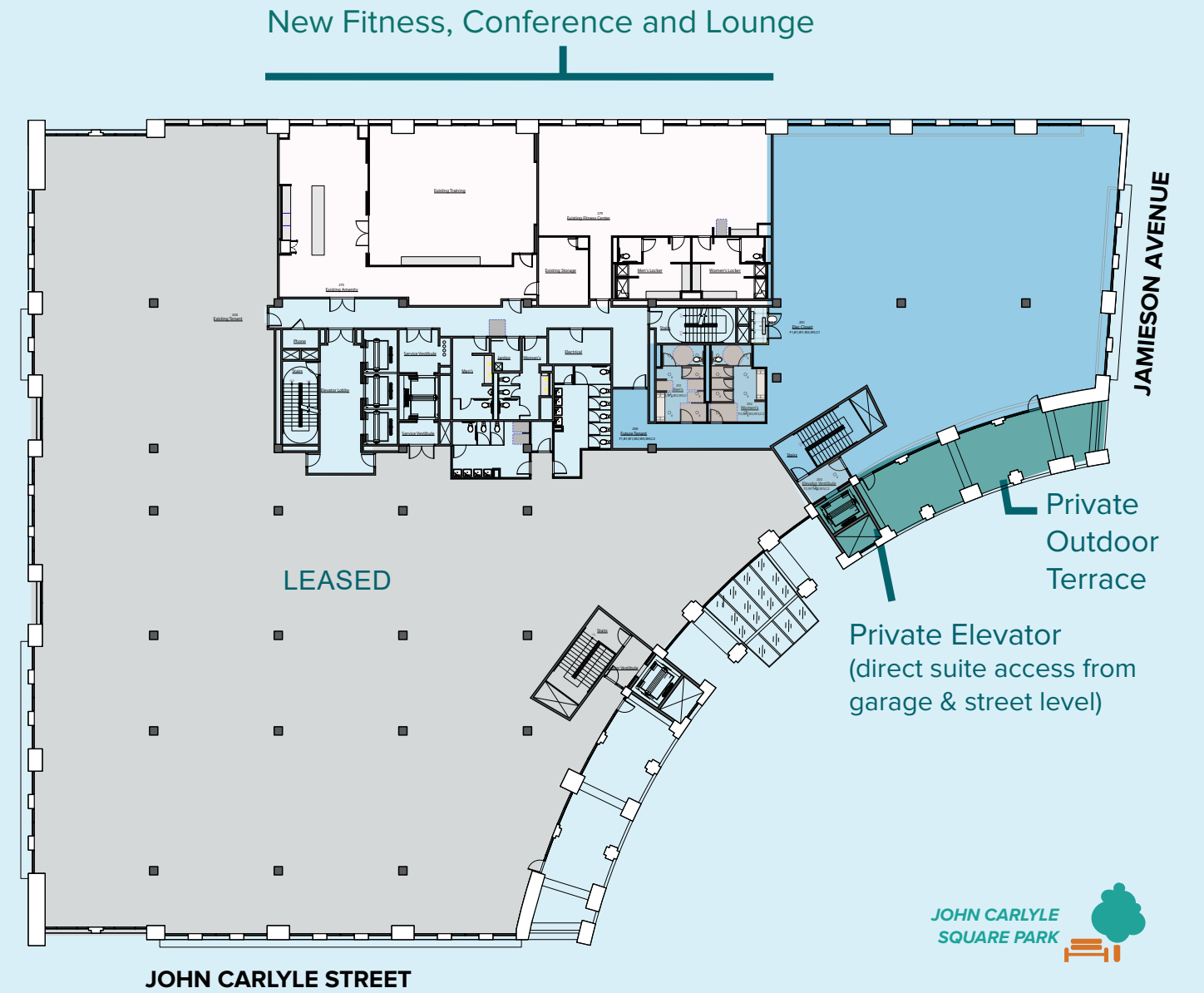
ONSITE
RETAILERS



Airy 2nd floor office space
Private elevator + terrace



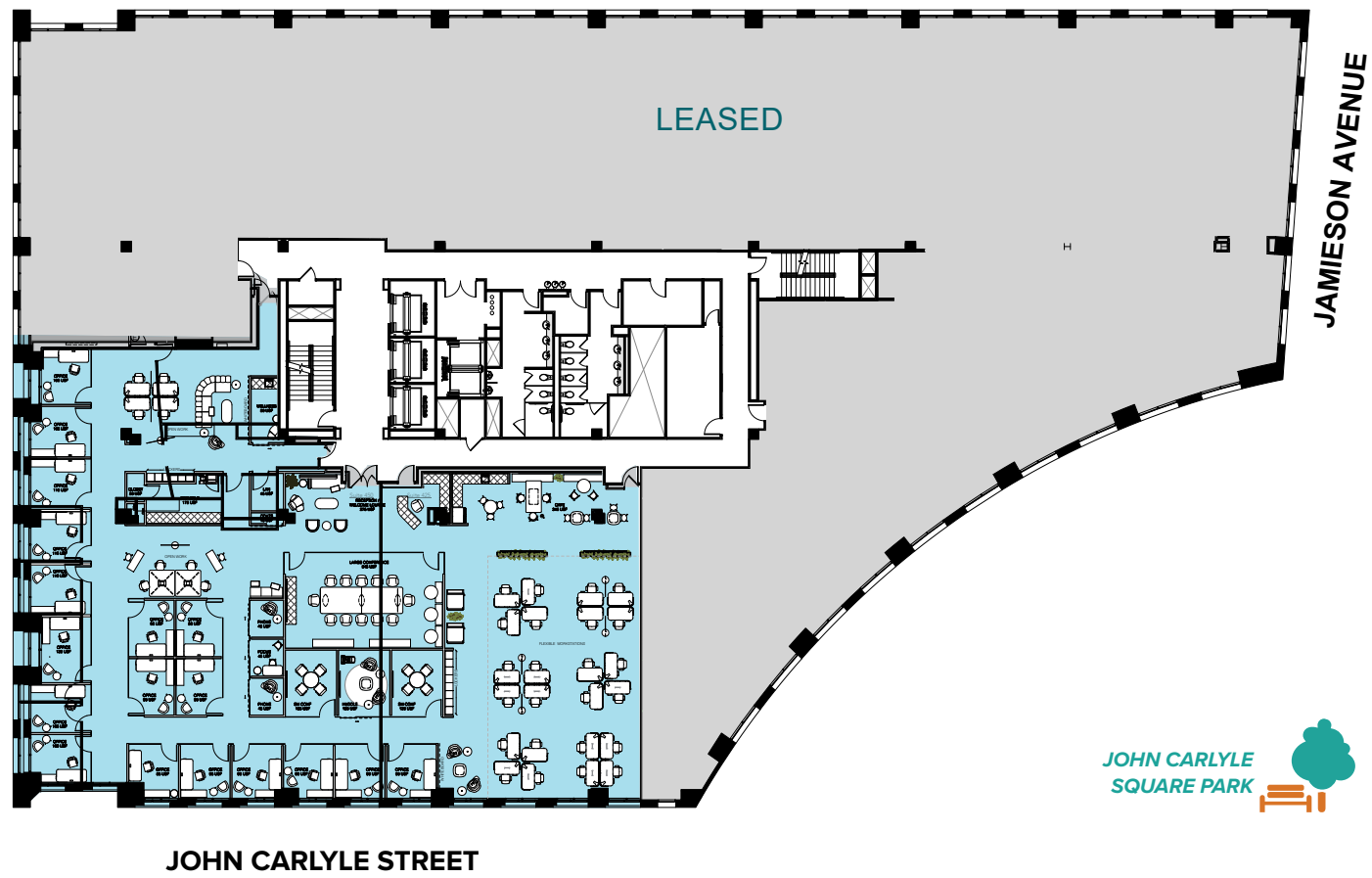
X MARKS THE SPOT?
More like ARC marks the spot.



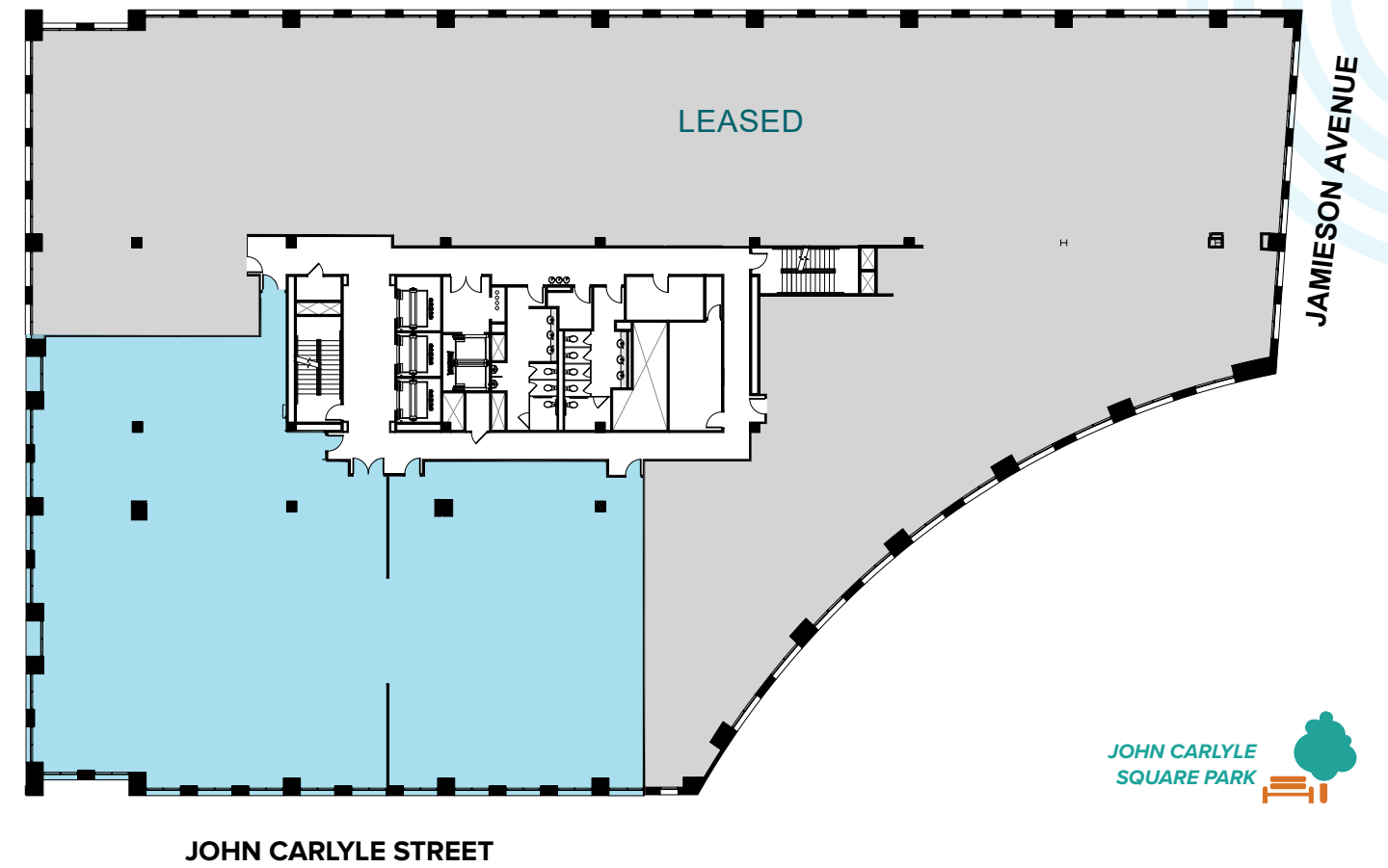
4TH FLOOR

4,191 – 10,994 SF

Hypothetical Layout

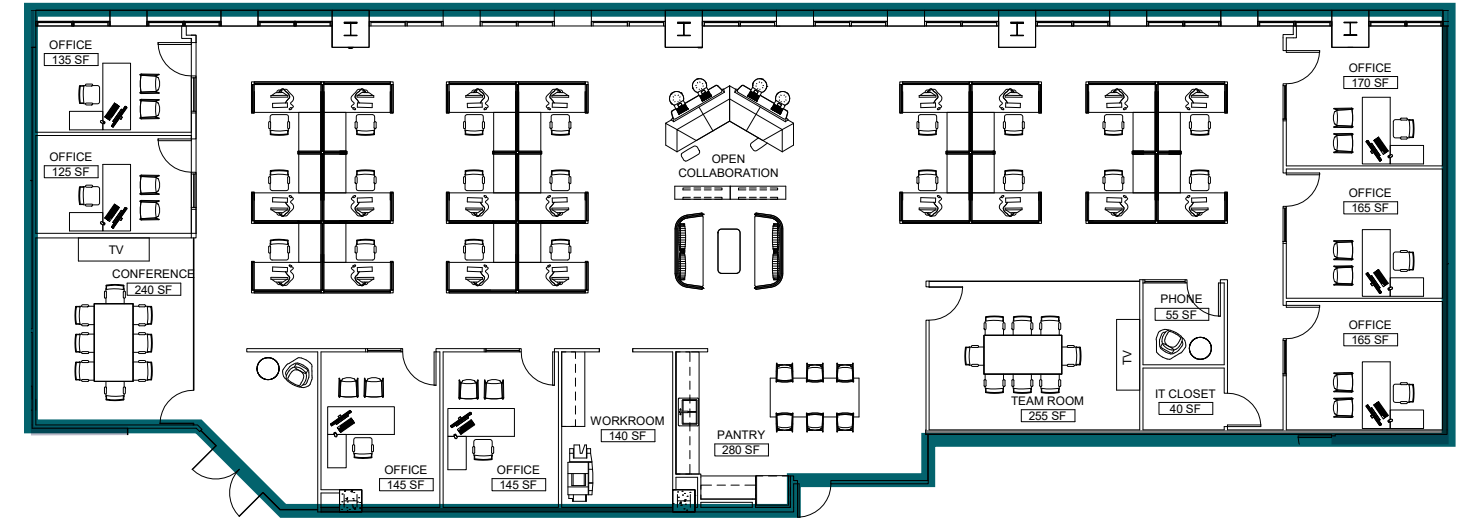


Existing Buildout – Shell Condition



MORE SPEC, MORE STYLE

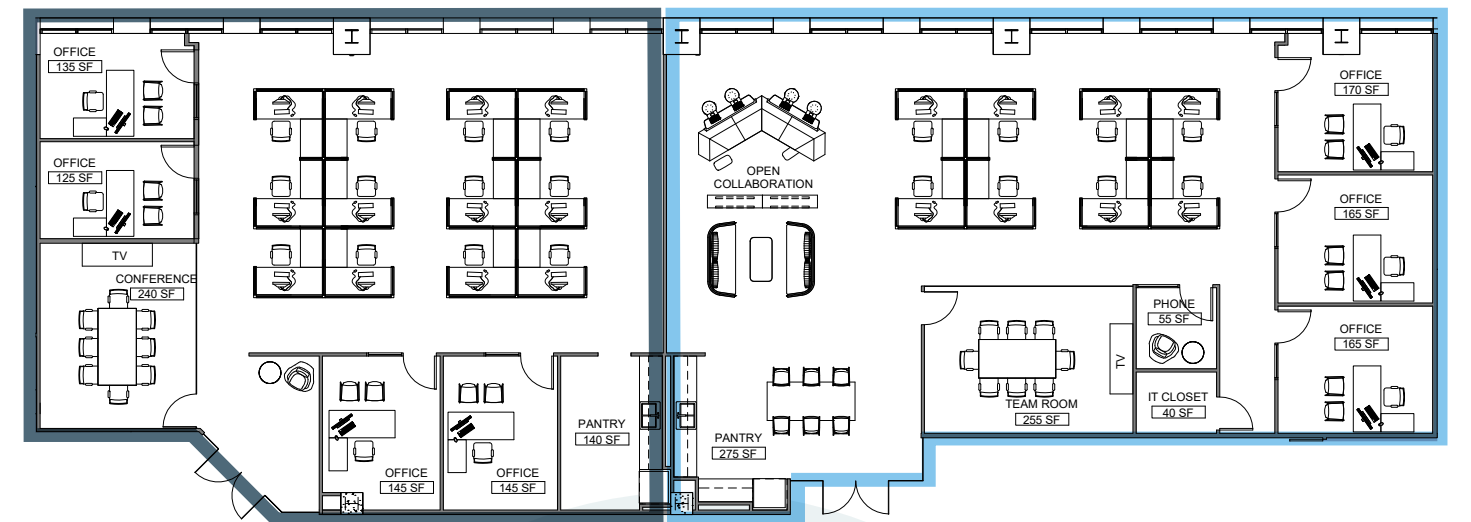
Suite 530 | 6,520 SF



Divisible for Smaller Suites

3,045 SF

3,475 SF



SPEC IT OUT



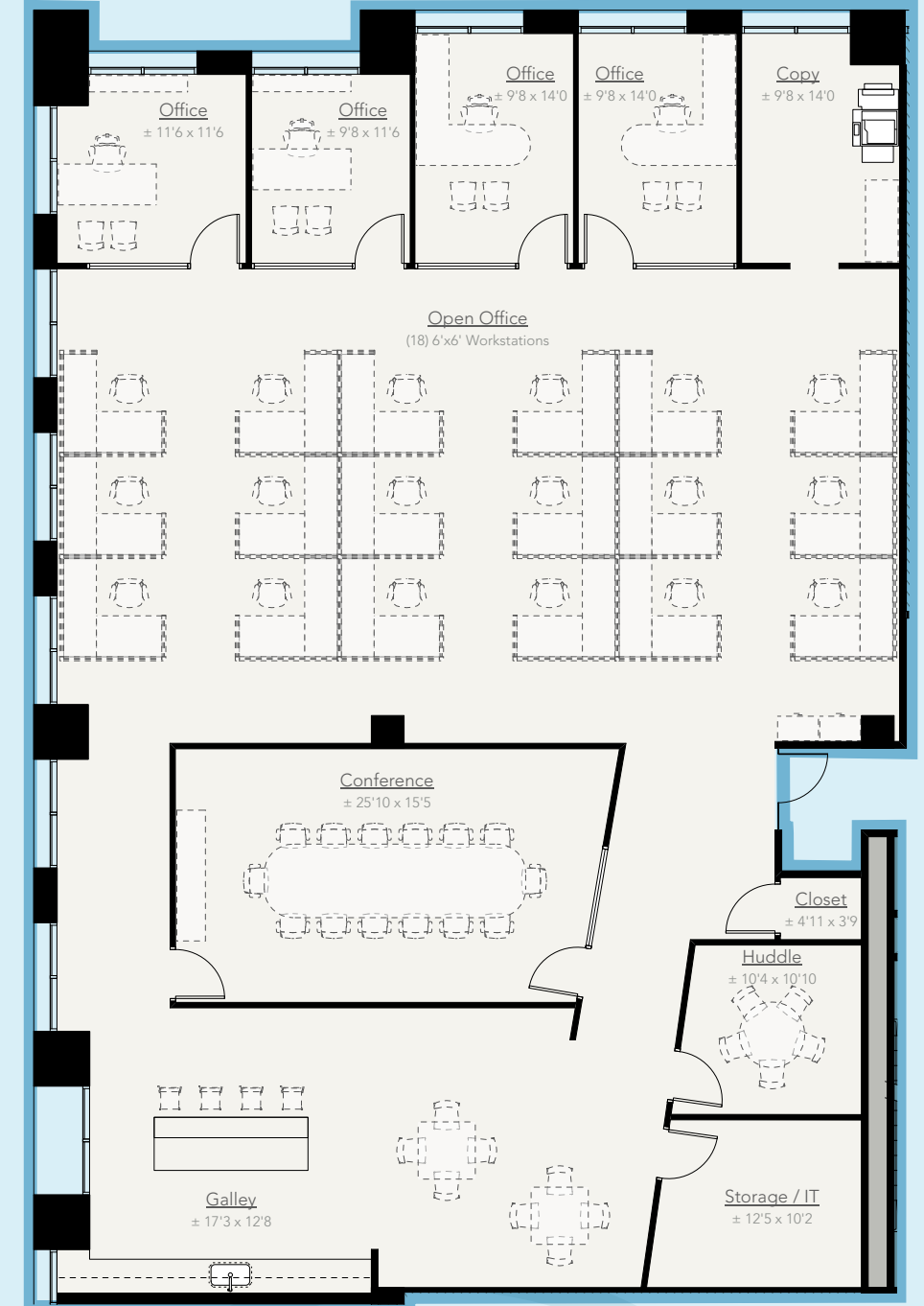


SPEC IT OUT



SUITE 540

5,184 SF + FULLY FURNISHED



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

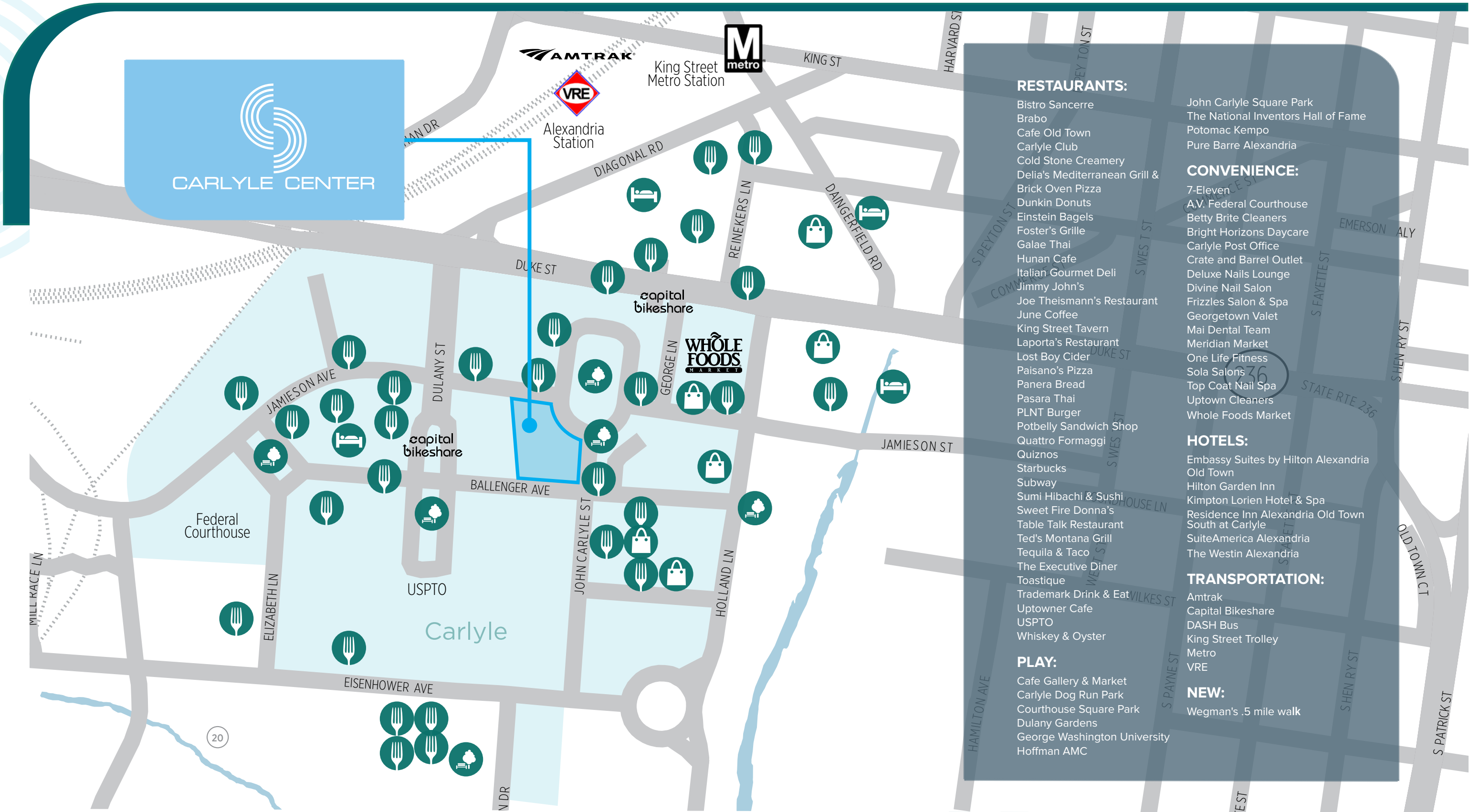


Bright Horizons.

pure barre



A DESTINATION TO DINE & MUCH MORE



RESTAURANTS:

- Bistro Sancerre
- Brabo
- Cafe Old Town
- Carlyle Club
- Cold Stone Creamery
- Delia's Mediterranean Grill & Brick Oven Pizza
- Dunkin Donuts
- Einstein Bagels
- Foster's Grille
- Galae Thai
- Hunan Cafe
- Italian Gourmet Deli
- Jimmy John's
- Joe Theismann's Restaurant
- June Coffee
- King Street Tavern
- Laporta's Restaurant
- Lost Boy Cider
- Paisano's Pizza
- Panera Bread
- Pasara Thai
- PLNT Burger
- Potbelly Sandwich Shop
- Quattro Formaggi
- Quiznos
- Starbucks
- Subway
- Sumi Hibachi & Sushi
- Sweet Fire Donna's
- Table Talk Restaurant
- Ted's Montana Grill
- Tequila & Taco
- The Executive Diner
- Toastique
- Trademark Drink & Eat
- Uptowner Cafe
- USPTO
- Whiskey & Oyster

- John Carlyle Square Park
- The National Inventors Hall of Fame
- Potomac Kempo
- Pure Barre Alexandria

CONVENIENCE:

- 7-Eleven
- A.V. Federal Courthouse
- Betty Brite Cleaners
- Bright Horizons Daycare
- Carlyle Post Office
- Crate and Barrel Outlet
- Deluxe Nails Lounge
- Divine Nail Salon
- Frizzles Salon & Spa
- Georgetown Valet
- Mai Dental Team
- Meridian Market
- One Life Fitness
- Sola Salons
- Top Coat Nail Spa
- Uptown Cleaners
- Whole Foods Market

HOTELS:

- Embassy Suites by Hilton Alexandria Old Town
- Hilton Garden Inn
- Kimpton Lorien Hotel & Spa
- Residence Inn Alexandria Old Town South at Carlyle
- SuiteAmerica Alexandria
- The Westin Alexandria

TRANSPORTATION:

- Amtrak
- Capital Bikeshare
- DASH Bus
- King Street Trolley
- Metro
- VRE

PLAY:

- Cafe Gallery & Market
- Carlyle Dog Run Park
- Courthouse Square Park
- Dulany Gardens
- George Washington University
- Hoffman AMC

NEW:

- Wegman's .5 mile walk





CARLYLE CENTER

1925 BALLENGER AVENUE



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