



## PROPERTY HIGHLIGHTS

- Waterfront office property located in Historic Old Town
- Private Balconies overlooking the Potomac River
- 89 Tenant only parking spaces on-site
- Recently renovated common area's and lobbies
- 2 Blocks away from King Street retail
- Asking Rate: \$39.00 - \$45.00 Full Service

## AVAILABILITY

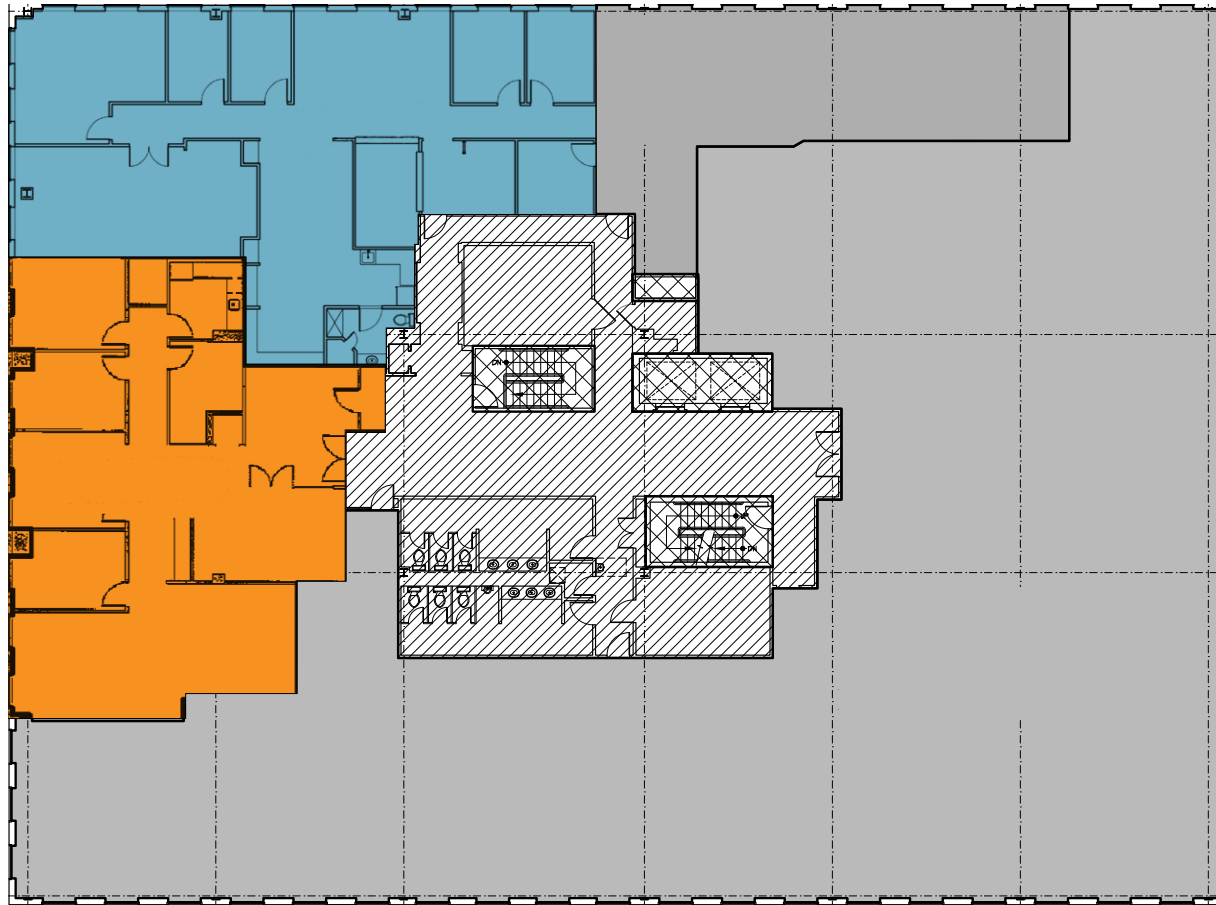
- Suite 240- 2,898 RSF
- Suite 250- 2,686 RSF
- Suite 351- 895 RSF

# OFFICE SPACE FOR LEASE

JACK REGLER  
jregler@kl**nb**.com  
703-268-2740

MARC TASKER  
mtasker@kl**nb**.com  
703-268-2735

RIVER VIEWS



- SUITE 240 - 2,898 RSF
- SUITE 250 - 2,686 RSF
- LEASED

## 2<sup>ND</sup> FLOOR SITE PLAN

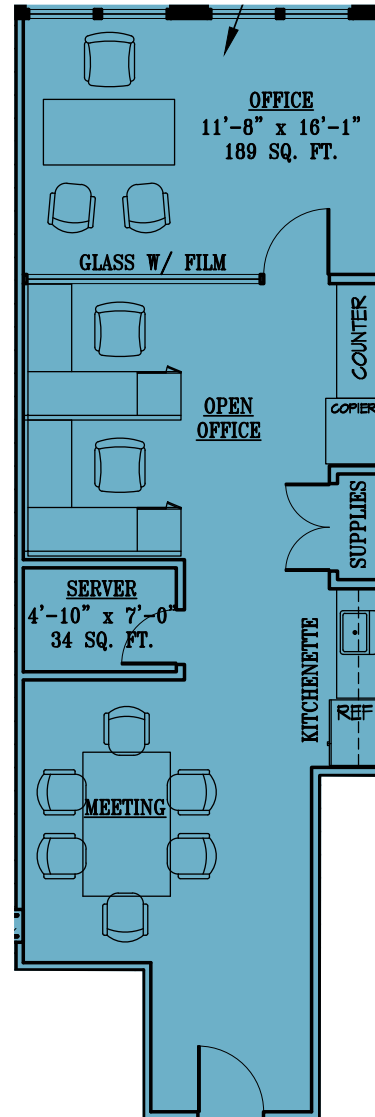
### 211 N UNION STREET

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# HYPOTHETICAL TEST FIT



## 3<sup>RD</sup> FLOOR SITE PLAN

SUITE 351 - 895 RSF

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NATIONAL LANDING

**amazon**

PURCHASED (includes 100 units)

Fun Place  
Metropolitan Park

LEASED (existing structure)

241 18th Street  
1750 Crystal Drive  
1800 S Bell Street

RONALD REAGAN WASHINGTON NATIONAL AIRPORT

**VT INNOVATION CAMPUS**

**M metro**  
PRINCETON WOOD EPD (182)

PENTAGON

PENTAGON CITY  
4,170 RIDERS PER DAY

**M metro**  
NATIONAL AIRPORT  
1,130 RIDERS PER DAY

DEL RAY

**M metro**  
BRADDOCK  
4,569 RIDERS PER DAY

OLD TOWN ALEXANDRIA

211 N UNION STREET

**M metro**  
EISENHOWER AVE.  
1,561 RIDERS PER DAY

**M metro**  
HUNTINGTON  
7,197 RIDERS PER DAY

VIRGINIA

MARYLAND

NATIONAL HARBOR

MARKET AERIAL

Alexandria-Arlington  
Fairfax-Arlington County | Virginia

**NAIklnb**

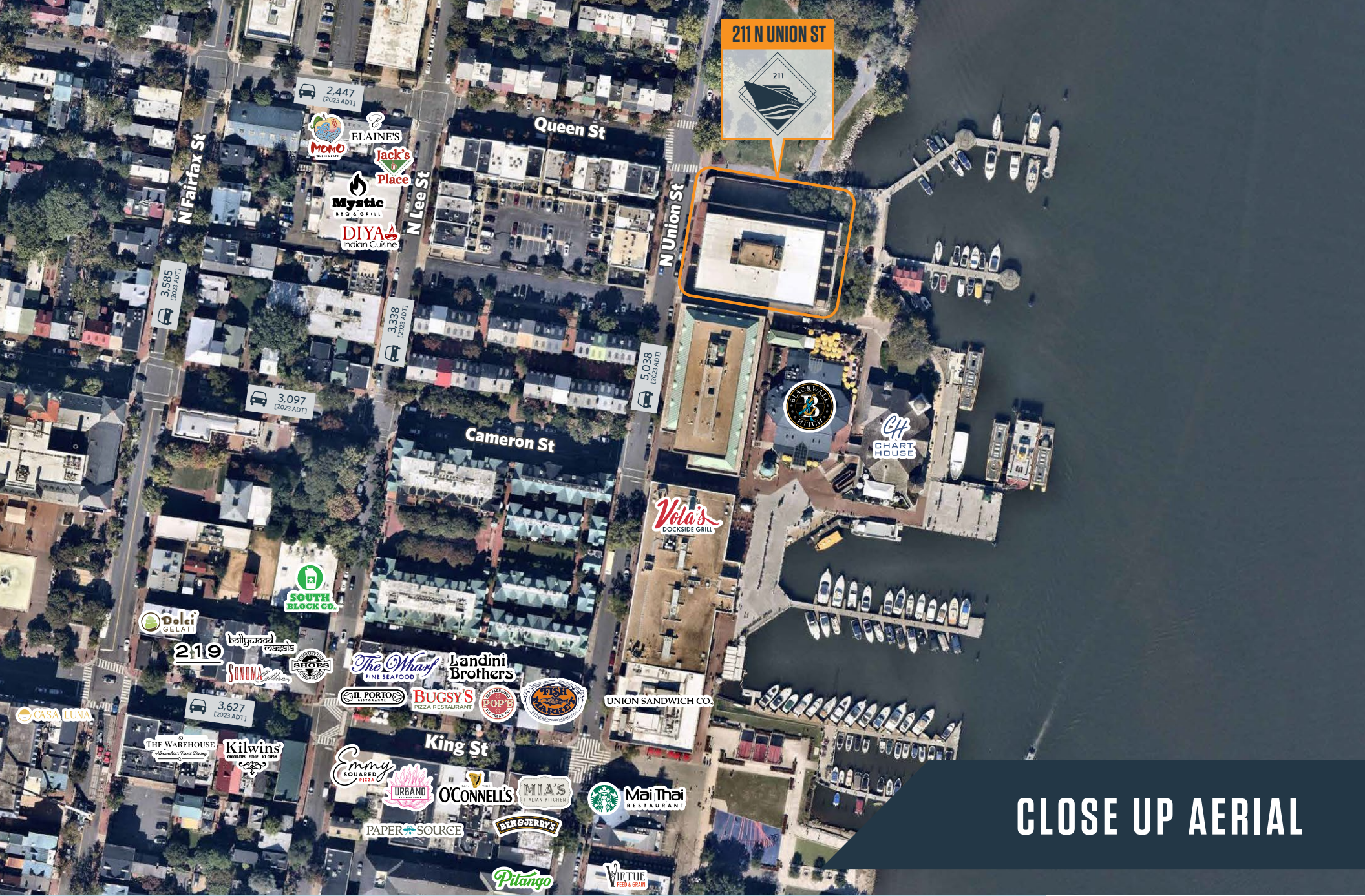
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211 N UNION ST



N Fairfax St

Queen St

N Union St

N Lee St

Cameron St

King St

219

3,627  
[2023 ADT]

3,097  
[2023 ADT]

3,338  
[2023 ADT]

5,038  
[2023 ADT]

2,447  
[2023 ADT]

ELAINES  
MOMO  
Jack's  
Place  
Mystic  
BQ & GRILL  
DIYA  
Indian Cuisine

SOUTH  
BLOCK CO.

poli  
GELATI

SUNMA  
SHOES

IL PORTO  
FINE SEAFOOD

BUGSY'S  
PIZZA RESTAURANT

POP  
PIZZERIA

FISH  
MARKET

UNION SANDWICH CO.

Vela's  
DOCKSIDE GRILL

ef  
GHOST  
HOUSE

BACK & WHITE  
KITCHEN

THE WAREHOUSE  
CASA LUNA

Kilwins  
CONFECTIONERY

EMMY  
SQUARES  
PIZZA

URBANO

O'CONNELL'S  
ITALIAN KITCHEN

MIA'S  
ITALIAN KITCHEN

STARBUCKS

Mai Thai  
RESTAURANT

PAPER SOURCE

BEN & JERRY'S

Pitango

VIRTUE  
FEED & GRAIN

CLOSE UP AERIAL

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**211 N UNION STREET**  
Alexandria, VA 22314

## CONTACT

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[VISIT PROPERTY WEBSITE](#)



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