

1199 NORTH FAIRFAX

ALEXANDRIA, VA



Competitive Rates + Flexible Terms

Newly Renovated Spaces + Added Amenities

Property Highlights



Newly renovated lobby and expanded bike room, showers + lockers, and common area restrooms



New outdoor plaza with soft seating + bar area with WiFi and surround sound



On-site property management/concierge



Directly located on Mount Vernon Trail and adjacent to Tide Lock Park



Quick access to major thoroughfares George Washington Memorial Parkway and Route 1



Body Shop Fitness by Design located in the building



Abundant parking available



Well Health and Safety Certified



Ample tenant storage available upon request

Welcome to the Neighborhood

The building is strategically located in Old Town North offering a convenient work-life balance for tenants to enjoy ample walkable amenities and outdoor space adjacent to TideLock park and the Mt. Vernon walking and biking trail.



Dining & Retail

- 1 Asian Wok Cafe
- 2 Haute Dogs & Fries
- 3 T.J. Stone's
- 4 Hank's Oyster Bar
- 5 The Shade Store
- 6 West Elm
- 7 Hinata Sushi Bar & Grill

- 8 Oak Steakhouse
- 9 Whooboi Hot
- 10 Sisters Thai
- 11 Royal Restaurant
- 12 The Italian Place
- 13 Zento Japanese Restaurant
- 14 FedEx Office Print & Ship
- 15 A La Lucia

- 16 Yunnan By Potomac Noodle
- 17 Extra Perks Coffee Shop
- 18 Tokyo Japanese Steakhouse
- 19 Julia's on the Potomac
- 20 The Perfect Pita
- 21 AlphaGraphics
- 22 Woodstock Cafe

Fitness

- 23 Zweet Spot Total Fitness
- 24 F45 Training
- 25 Row House Fitness
- 26 Onelife Fitness
- 27 [solidcore]

Grocery

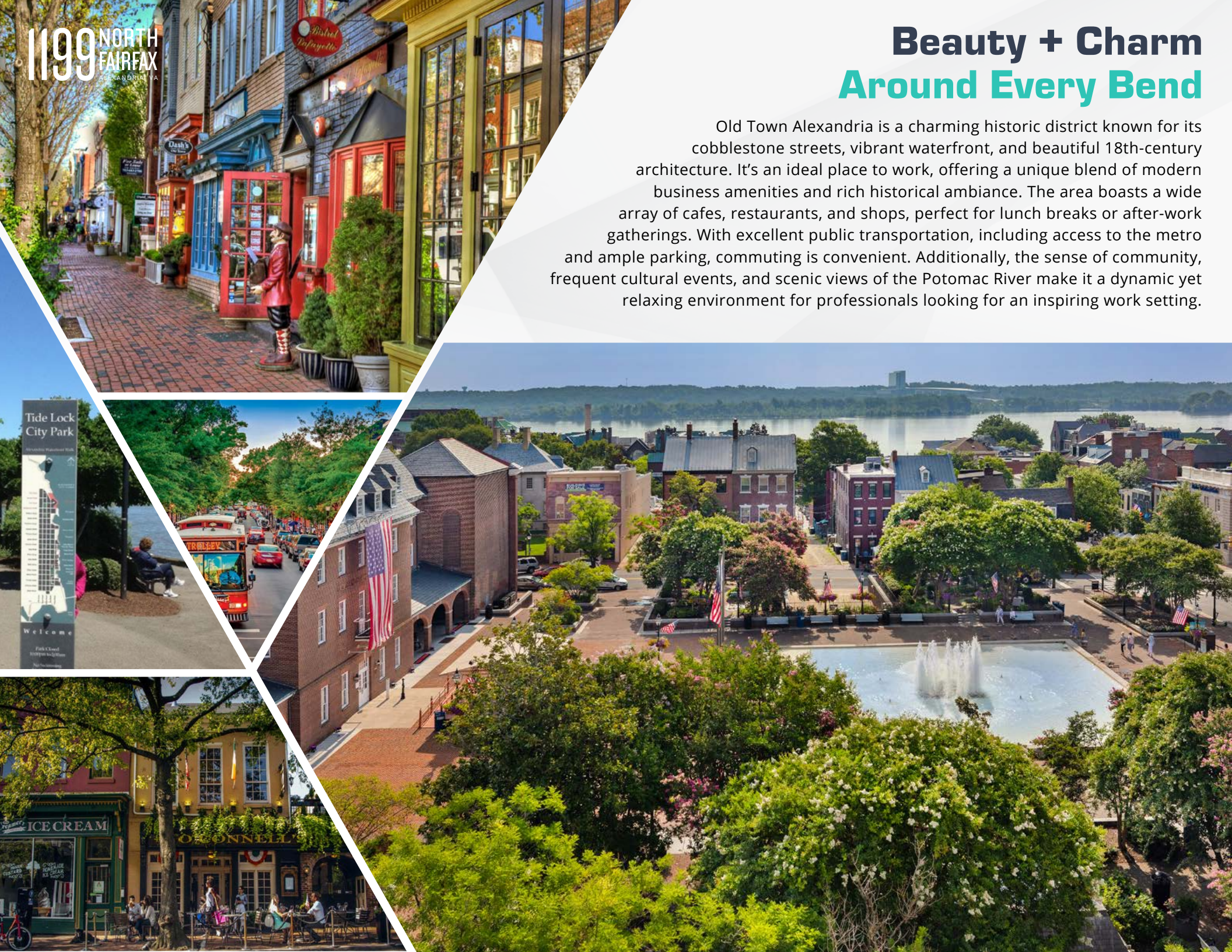
- 28 Harris Teeter
- 29 Trader Joe's

Hospitality

- 30 Hotel AKA
- 31 Sheraton Suites

Beauty + Charm Around Every Bend

Old Town Alexandria is a charming historic district known for its cobblestone streets, vibrant waterfront, and beautiful 18th-century architecture. It's an ideal place to work, offering a unique blend of modern business amenities and rich historical ambiance. The area boasts a wide array of cafes, restaurants, and shops, perfect for lunch breaks or after-work gatherings. With excellent public transportation, including access to the metro and ample parking, commuting is convenient. Additionally, the sense of community, frequent cultural events, and scenic views of the Potomac River make it a dynamic yet relaxing environment for professionals looking for an inspiring work setting.



Introducing

TideLock



TideLock will be the premier residential riverfront mixed-use community at the heart of the Old Town North Arts & Culture District. When complete in Spring 2026, the project will have transformed three obsolete, 1980s-era office buildings into 169 stylish apartments, 65 luxury condominiums, restaurants and a new home for Levine Music, a regional non-profit leader in music education. Re-developed to qualify for a LEED Silver certification, upscale living at TideLock is also sustainable living.

Now Offering Special Incentives to New Tenants at 1199 Fairfax Drive



Prime
Restaurant
Space



LEED
Silver
Rating



Luxury
Condominium
Homes



5,000 SF
Performance
Space



State-of-the-Art
Apartment
Homes

A Thriving Community

Old Town North is bustling with restaurants, retail, and residences along with exciting new developments to the neighborhood.

New Residential Developments



Gables Old Town North

Brand new luxury apartment building with neighborhood retail amenities



Venue

A 132-unit / 13-story condominium tower



The Muse

A condominium redevelopment featuring a 90-unit residential tower with 5,000+ SF arts dedicated retail



Meridian

Luxury apartment building with a large range of amenities



Alexan Florence

Upscale apartments with ideal location and modern finishes

Restaurant, Retail, & Hotel Highlights



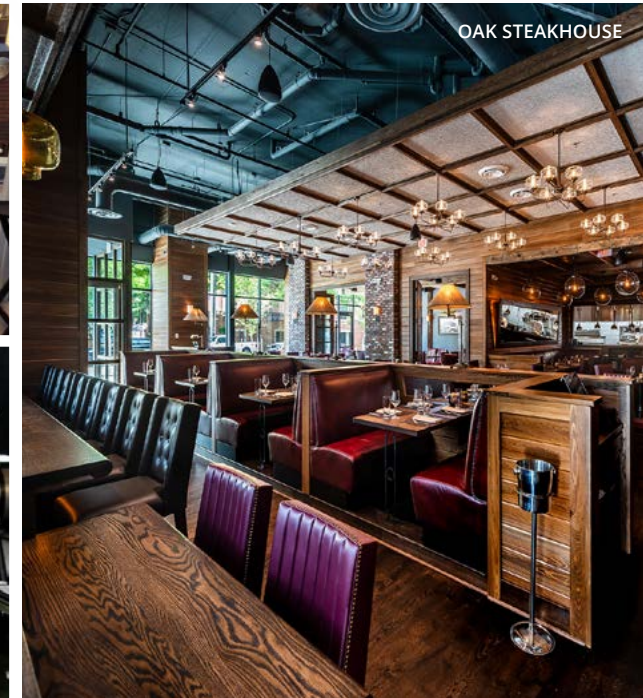
west elm



MORRISON HOUSE



YUNNAN BY POTOMAC
NOODLE HOUSE



Commuting **Made Easy**

1199 North Fairfax offers commuters quick access to major thoroughfares George Washington Memorial Parkway and Route 1 making it easy to get around Alexandria and the greater DC region.

Major Roadways

George Washington Memorial Parkway — 0.2 miles

Route 1 — 0.7 miles

Interstate 495 — 2 miles

Interstate 395 — 4 miles

14th Street Bridge — 4.9 miles

Memorial Bridge — 6.4 miles

Transportation

Braddock Road Metro Station — 1 mile

King Street Trolley — 1.3 miles

Points of Interest

Old Town Alexandria Harbor — 0.9 miles

Virginia Tech — 2 miles

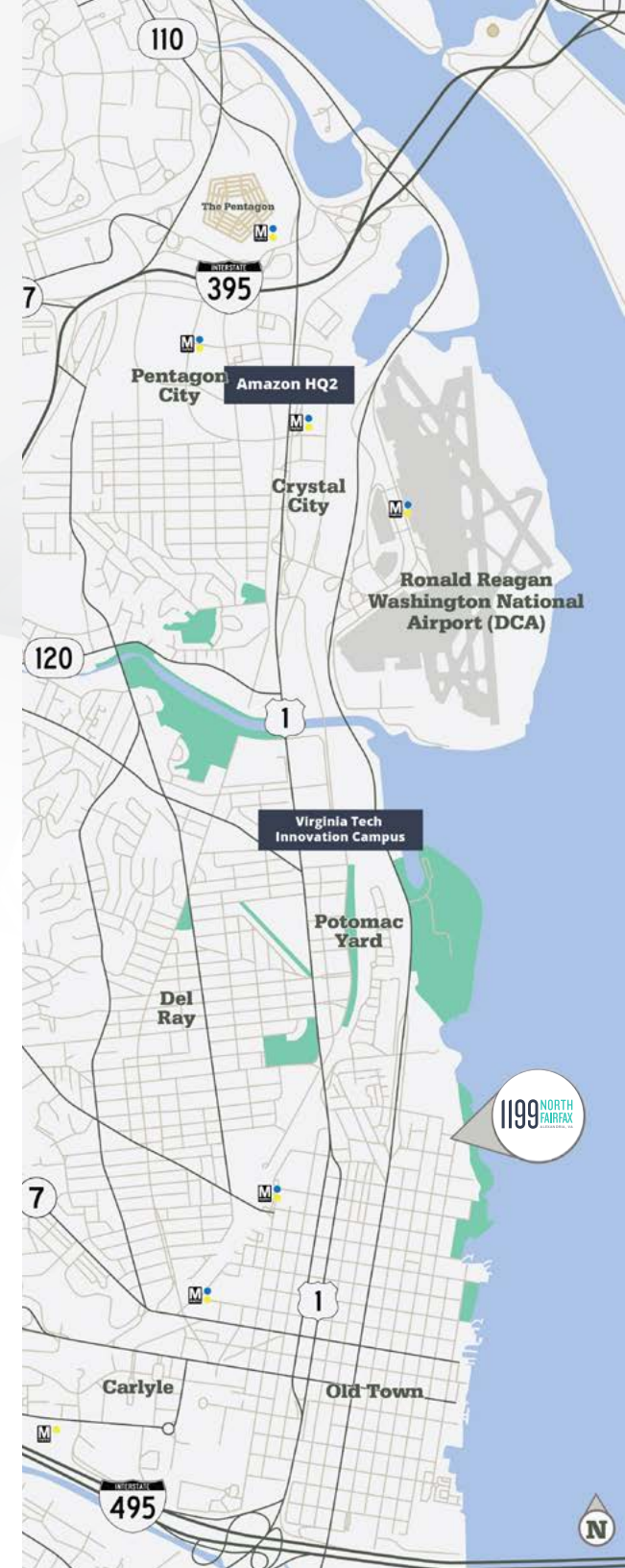
Potomac Yards — 2 miles

Ronald Reagan Washington National Airport — 2.6 miles

Amazon HQ2 — 3.4 miles

National Harbor — 5.5 miles

Washington, DC — 6 miles



Second Floor

Mt. Vernon Trail + Potomac River



Suite 210
2,820 SF

Furnished* by Washington Workplace

*partially furnished – Landlord to fully furnish upon tenant request

[View Furniture Package](#)



**CLICK FOR
VIRTUAL TOUR**

Total Contiguous - 17,506 SF*

2nd Floor - 6,275 SF

Suite 200
3,455 SF
Available 9/1/25

*2nd + 3rd Floor Availability

Fourth Floor



Suite 401
4,257 SF
Available 6/1/25

4th Floor - 4,257 SF Available

Fifth Floor

TWO SPEC SUITES

Suite 510
3,700 SF



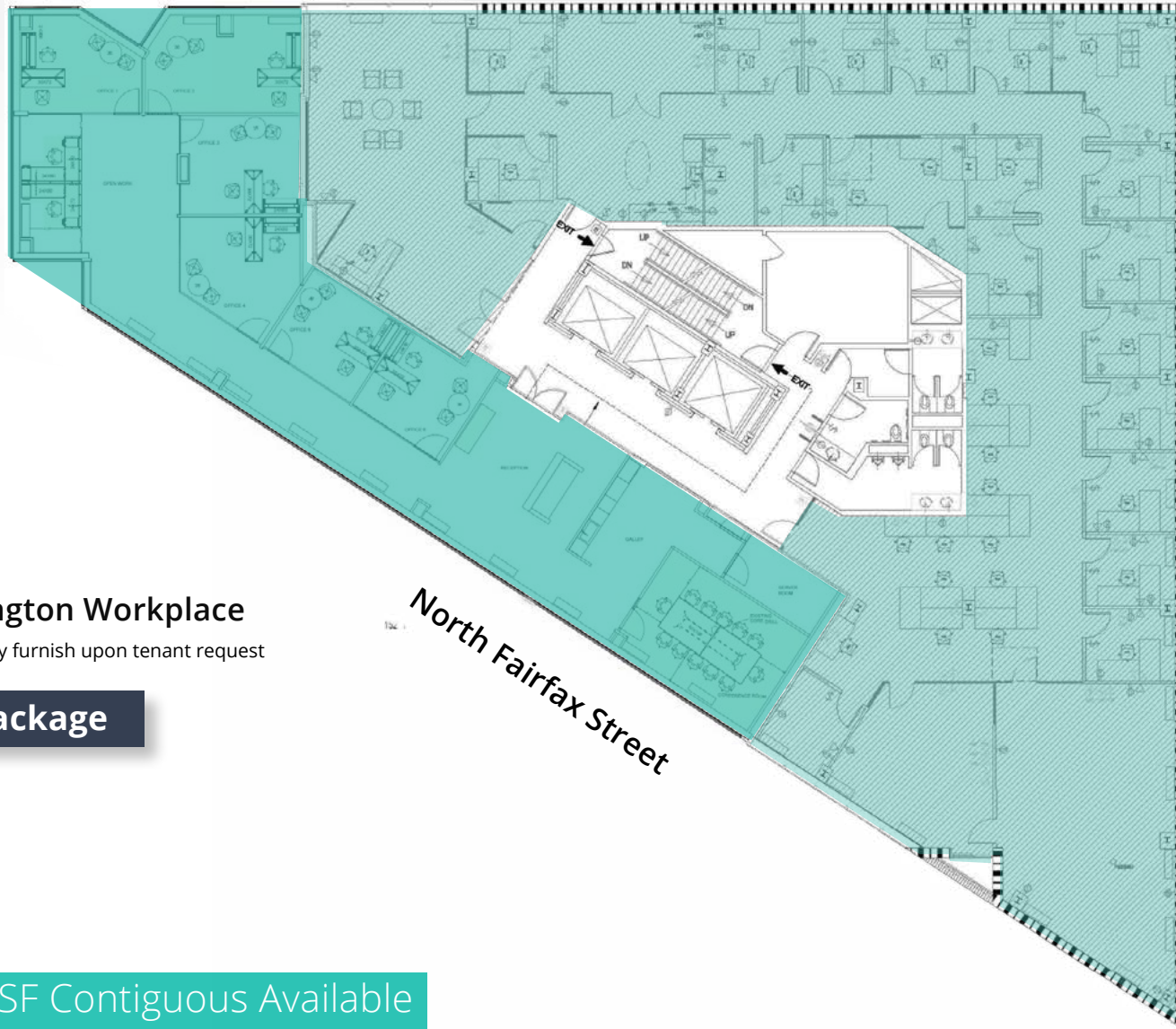
**CLICK FOR
VIRTUAL TOUR**

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*partially furnished – Landlord to fully furnish upon tenant request

View Furniture Package

5th Floor - 11,286 SF Contiguous Available



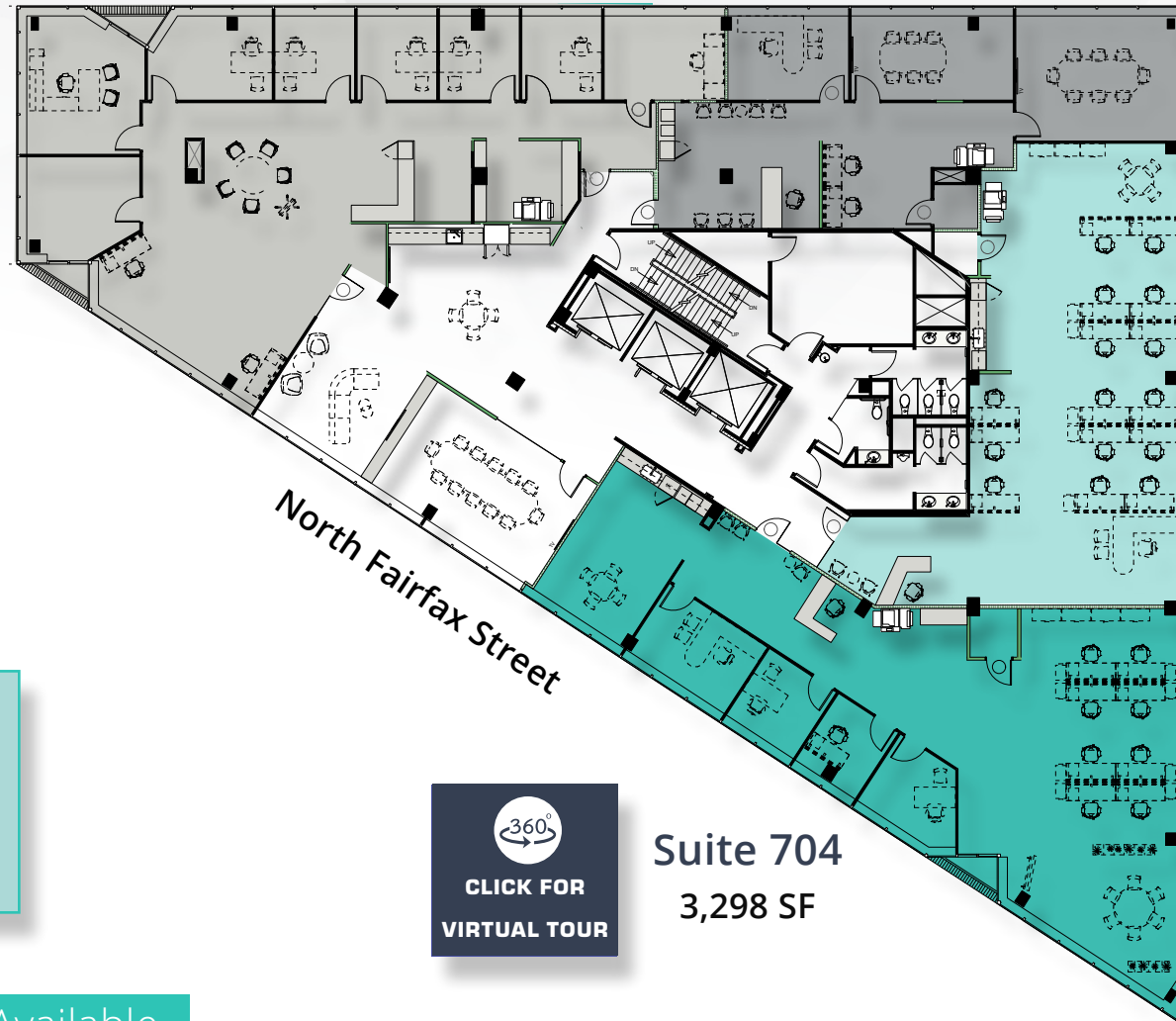
Suite 500
7,586 SF

Seventh Floor

TWO SPEC SUITES + TOWN HALL

LEASED

LEASED



Suite 703

2,321 SF



**CLICK FOR
VIRTUAL TOUR**



**TOWN HALL
VIRTUAL TOUR**



**CLICK FOR
VIRTUAL TOUR**

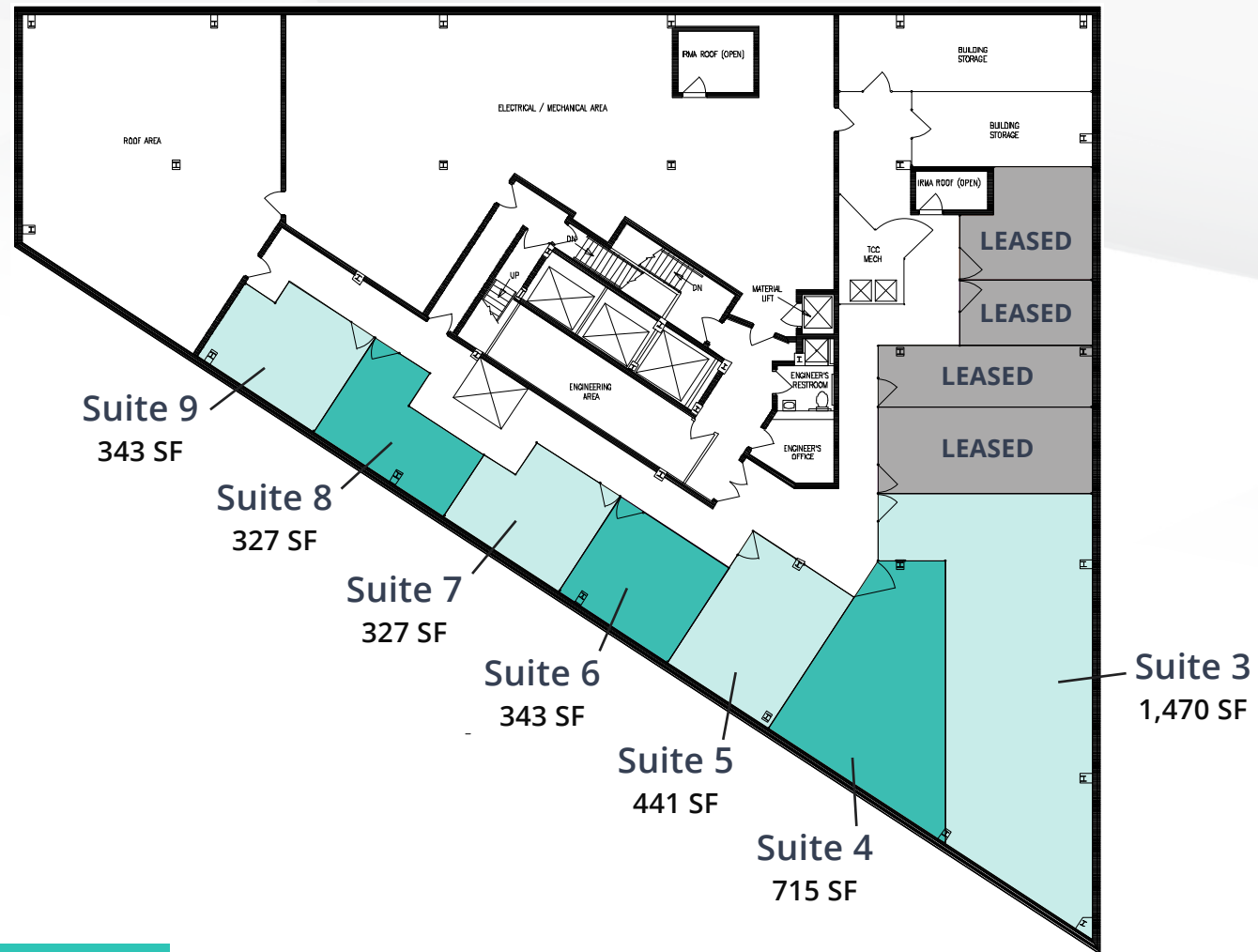
Suite 704

3,298 SF

7th Floor - 5,619 SF Available

Penthouse

STORAGE SPACE



Penthouse - 3,966 SF Available

1199 NORTH FAIRFAX

ALEXANDRIA, VA

Leasing:



Ownership:



Property
Management: **AKRIDGE**
Invested.

For more information,
please contact:

Mike Shuler, Principal
703 760 9052
mike.shuler@avisonyoung.com

Nick Gregorios, Principal
703 752 4922
nicholas.gregorios@avisonyoung.com

Olivia Vietor, Vice President
703 382 1982
olivia.vietor@avisonyoung.com

avisonyoung.com

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