



CARR | 1701
DUKE

1701 DUKE STREET, ALEXANDRIA, VA 22314



1701 DUKE

1701 Duke is a 113,786 square foot trophy office building located in Old Town Alexandria, Virginia. Building accessibility is effortless, with below-grade parking and the King Street-Old Town Metro station just two blocks away. The neighborhood offers first-class hotels, restaurants, and shopping.

1701 Duke's façade, designed by renowned architect SmithGroupJJR, seamlessly blends Old Town's charm with modern expressions. A model of forward-thinking and sustainable design, 1701 Duke was awarded ENERGY STAR certification, WELL Health-Safety Rating, and UL Verified Healthy Buildings in 2021.



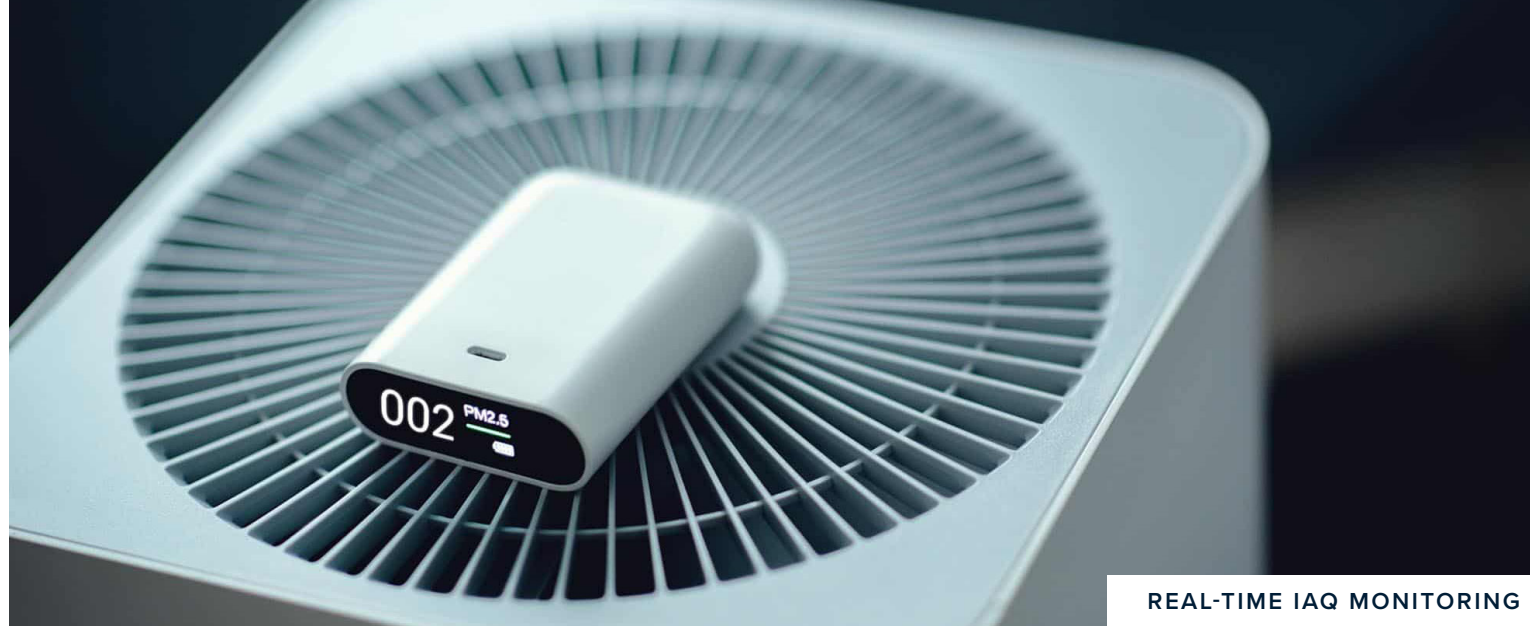
BUILDING HIGHLIGHTS

- 5 Floors
- 113,786 Total SF
- Column Spacing: 30' x 30'
- 1.7/1,000 SF Parking Ratio
- Central to Old Town, Alexandria



HEALTHY BUILDING, HEALTHY YOU

HEALTHY BUILDING CERTIFICATIONS



REAL-TIME IAQ MONITORING



MERV-14 AIR FILTRATION



EV CHARGING

COMMUTER FRIENDLY

NEARBY METRO STATION

King Street-Old Town

WALK SCORE
97
WALKER'S PARADISE



TRANSIT SCORE
75
EXCELLENT TRANSIT



BIKE SCORE
78
VERY BIKEABLE



THE NEIGHBORHOOD

Marked by cobblestone streets and 18th-century architecture, Old Town Alexandria buzzes with 200 independent restaurants and boutiques. Voted one of Travel + Leisure's Best Places to Travel in 2023 and a Condé Nast Traveler Best Small City in the US for five years straight, Alexandria charms locals and travelers alike. 1701 Duke is just one mile from the waterfront, giving customers easy access to the views, eateries, and shops that make the city iconic.



THE CARR EXPERIENCE

We provide spaces that foster each of our customers' unique cultures and workstyles. Through thoughtfully designed amenities, sustainable work environments, and a distinguished service philosophy, we care for our customers so they can thrive. We call this The Carr Experience.



DISTINGUISHED HOSPITALITY

All Carr associates and service partners receive customized service and culture training as we strive for a distinguished level of hospitality. Each one of our associates are selected and trained to deliver The Carr Experience and ensure that our customers feel truly cared for.



ENGAGING MOMENTS

Carefully designed amenities, services, and programming are designed to decrease stress, increase wellness, and create memorable moments.



THOUGHTFUL DESIGN

We pay close attention to every detail and are mindful of how everything – from the décor, to music, to scent – works together to create a warm, inviting, and elevated environment.



THE CARR EXPERIENCE APP

The Carr Experience is enhanced by our proprietary mobile app, allowing customers to conveniently access services and amenities, and stay connected with their property team and building programming.



CUSTOMERS CAN CONVENIENTLY ACCESS EVENTS, SERVICES, AND AMENITIES FROM THE PALM OF THEIR HAND.



HASSLE-FREE ACCESS CONTROL

Benefit from a keyless and hassle-free building entry experience.



CARR+

An amenity access platform providing customers with flexibility and the opportunity to expand their workplace across our portfolio.



EVENTS CALENDAR

View and RSVP to upcoming building events and programming.



EXCLUSIVE PERKS

Access to discounts and promotions only offered to Carr customers.



LUNCH OPTIONS

Order lunch from Outpost options that deliver directly to the building.



SERVICES

Advanced integrations provide a one-stop shop for everyday services, such as conference booking, service request submission, notary support, and more!



STAY CONNECTED

The property management team is only a click away. Look up team contact information or reach out directly through the Contact Carr form.



ONE LEASE, COUNTLESS BENEFITS

The benefits add up with Carr+, our amenity access platform exclusively offered on The Carr Experience App, providing our customers flexibility and the opportunity to expand their workplace during crunch time or free time.

With Carr+, our customers can enjoy an array of amenities across our Washington, DC area portfolio.

- Lounges
- Fitness Centers
- Locker Rooms
- Bike Rooms
- Penthouses
- Rooftop Terraces





FOR LEASING INFORMATION

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