



THE ATRIUM BUILDING

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

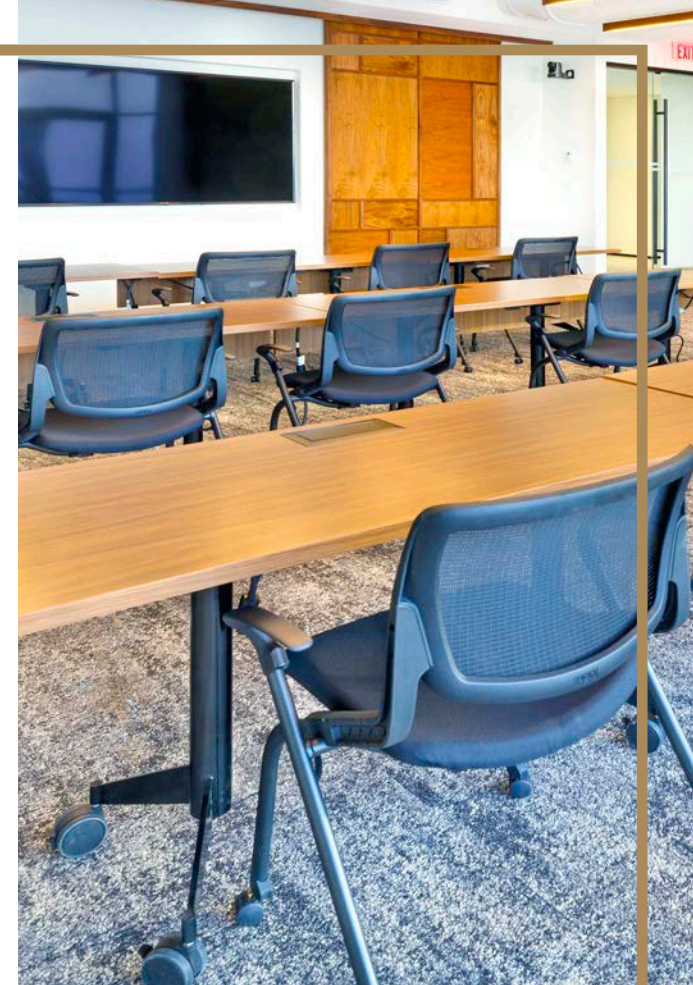
Dramatic atrium transformation with seating, wi-fi, and huddle areas.


THE ATRIUM BUILDING
OLD TOWN ALEXANDRIA



SPEC SUITES

Suite 320 (1,798 SF)
Suite 345 (1,460 SF)
Suite 360 (2,285 SF)
Suite 370 (3,833 SF)
Suite 440 (3,390 SF)



CONFERENCE CENTER

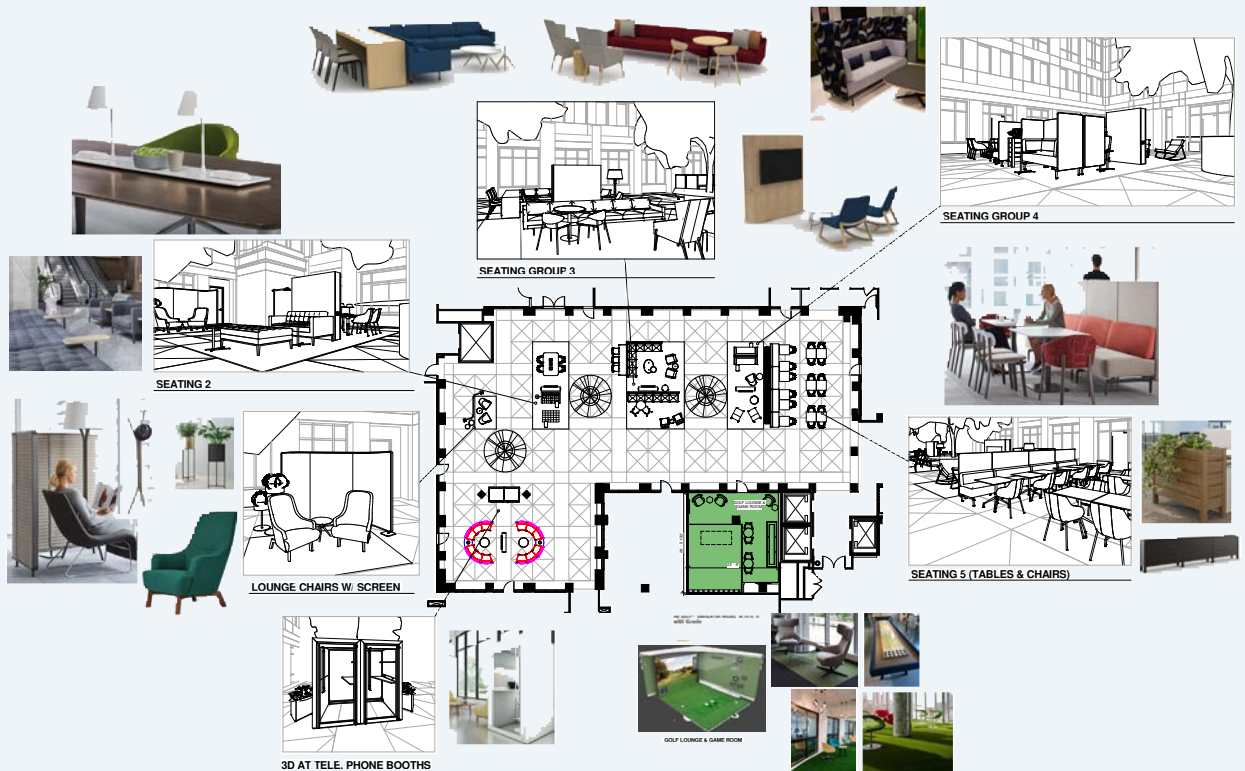
Penthouse level conference facility for up to 85 with state-of-the-art AV equipment and rooftop terrace.

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.

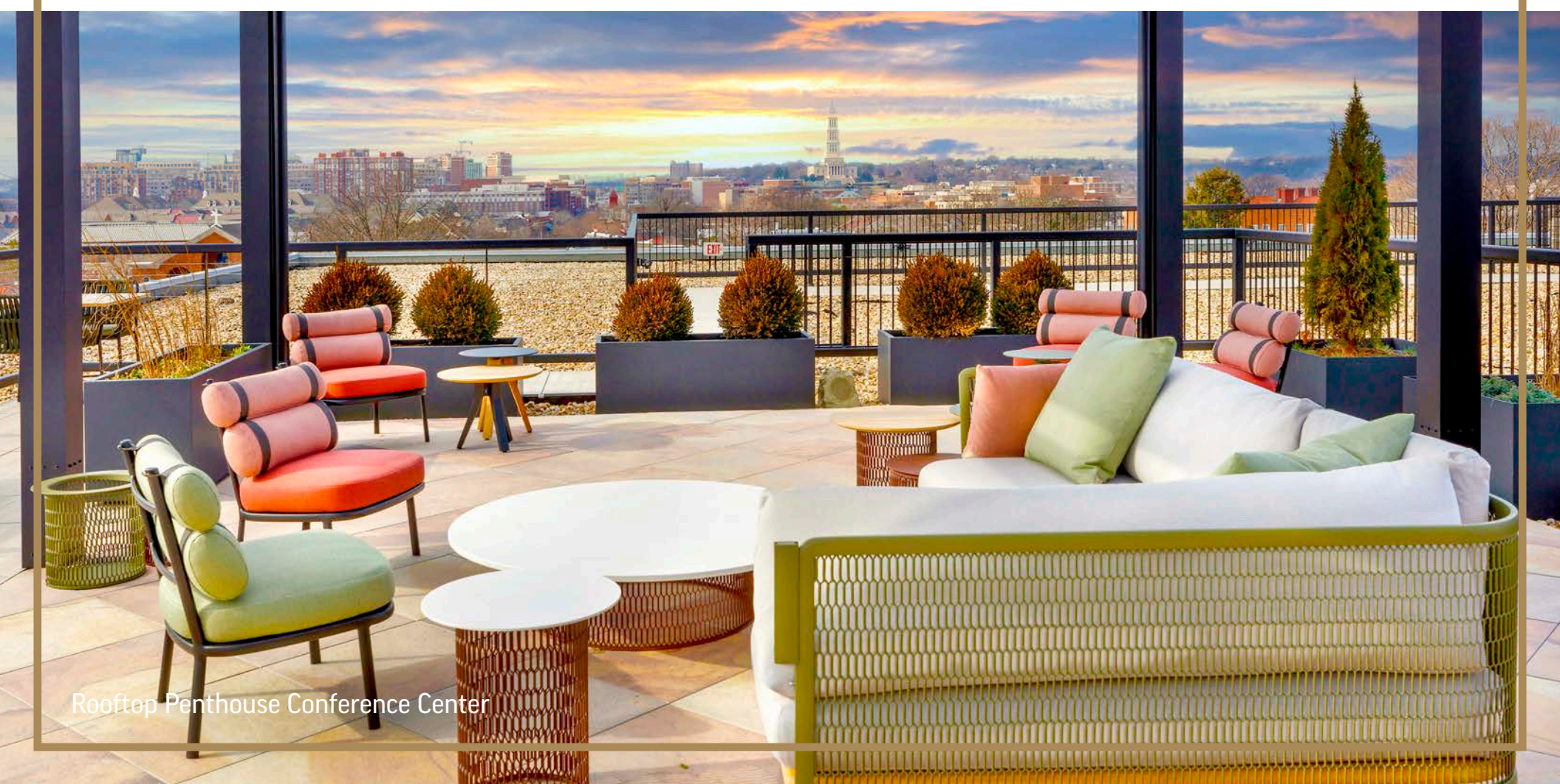
THE ATRIUM BUILDING

OLD TOWN ALEXANDRIA



ELEVATE YOUR EXPECTATIONS

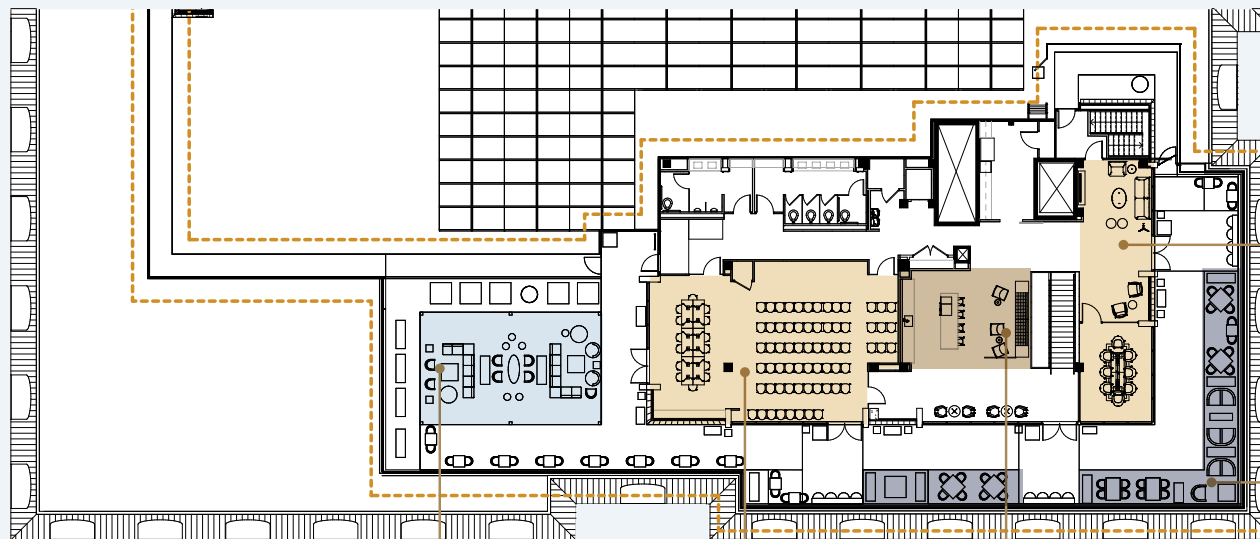
Great conference space is no longer an add-on to your wish list, but a rather solid must-have. We know that, and have transformed the Penthouse level into a modern meeting facility. Coupled with rooftop terrace and breathtaking views of Old Town, it will amaze you.

A rooftop terrace with modern outdoor furniture, including a large white sofa with green and orange cushions, and several orange and green armchairs. The terrace is surrounded by a black metal railing and has several potted plants. In the background, a cityscape is visible under a sunset sky with a prominent church spire.

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

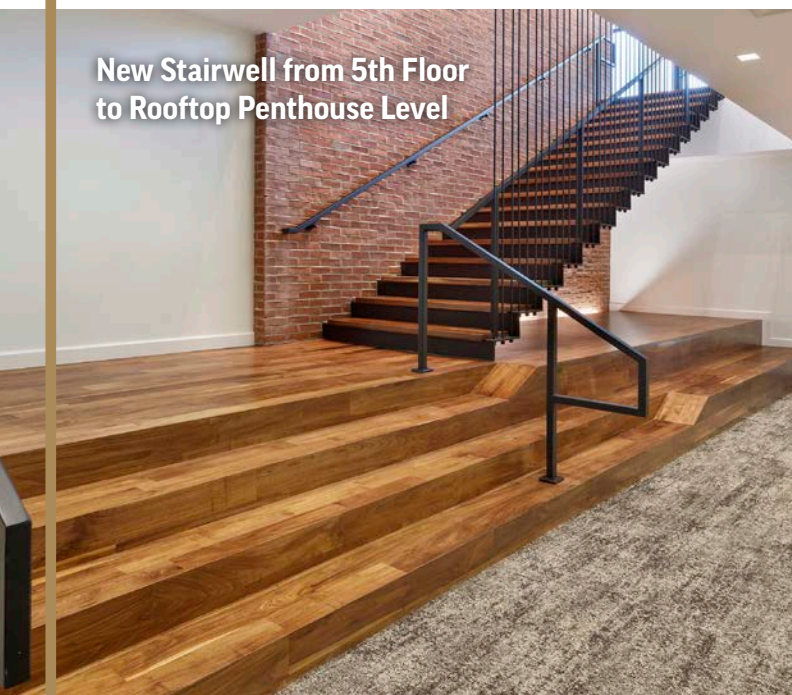
THE ATRIUM BUILDING
OLD TOWN ALEXANDRIA

DUKE STREET

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
2. Starbucks
3. Trattoria Da Franco
4. Don Taco
5. Chipotle Mexican Grill
6. Hen Quarter
7. Sweet Green
8. Murphy's Grand Irish Pub
9. The Light Horse
10. Josephine
11. King & Rye
12. Crazy Mason Milkshake Bar
13. Alexandria Bier Garden
14. The Majestic
15. Alexandria Cupcake
16. Five Guys Burgers & Fries

17. Taverna Cretekou
18. Sam Phao Tai
19. **Floriana**

HOTELS

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

SERVICE

1. Livewell Animal Hospital
2. CVS Pharmacy
3. Verizon
4. Sephora

BANKS

1. PNC Bank
2. Chase
3. TD Bank
4. Truist
5. Century National

FITNESS

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

OLD TOWN NEW OPPORTUNITY

ROOFTOP PENTHOUSE



CONFERENCE
CENTER



PRE-FUNCTION
KITCHEN + BAR



OUTDOOR
PERGOLA



BREAK OUT
AREA



ROOF DECK
SEATING



VIEWS OF
POTOMAC

5th PARTIAL FLOOR
9,572 SF Available

4th PARTIAL FLOOR
23,267 SF Available

3rd PARTIAL FLOOR
Spec Suites Available

2nd FLOOR
Co-Working
Community



ATRIUM LOBBY



LIVEWELL ANIMAL
HOSPITAL



GET FIT
BY CARLO



BARRE3
YOGA



IMAGING
CENTER



LOUNGE
SEATING



SHOWERS +
LOCKERS



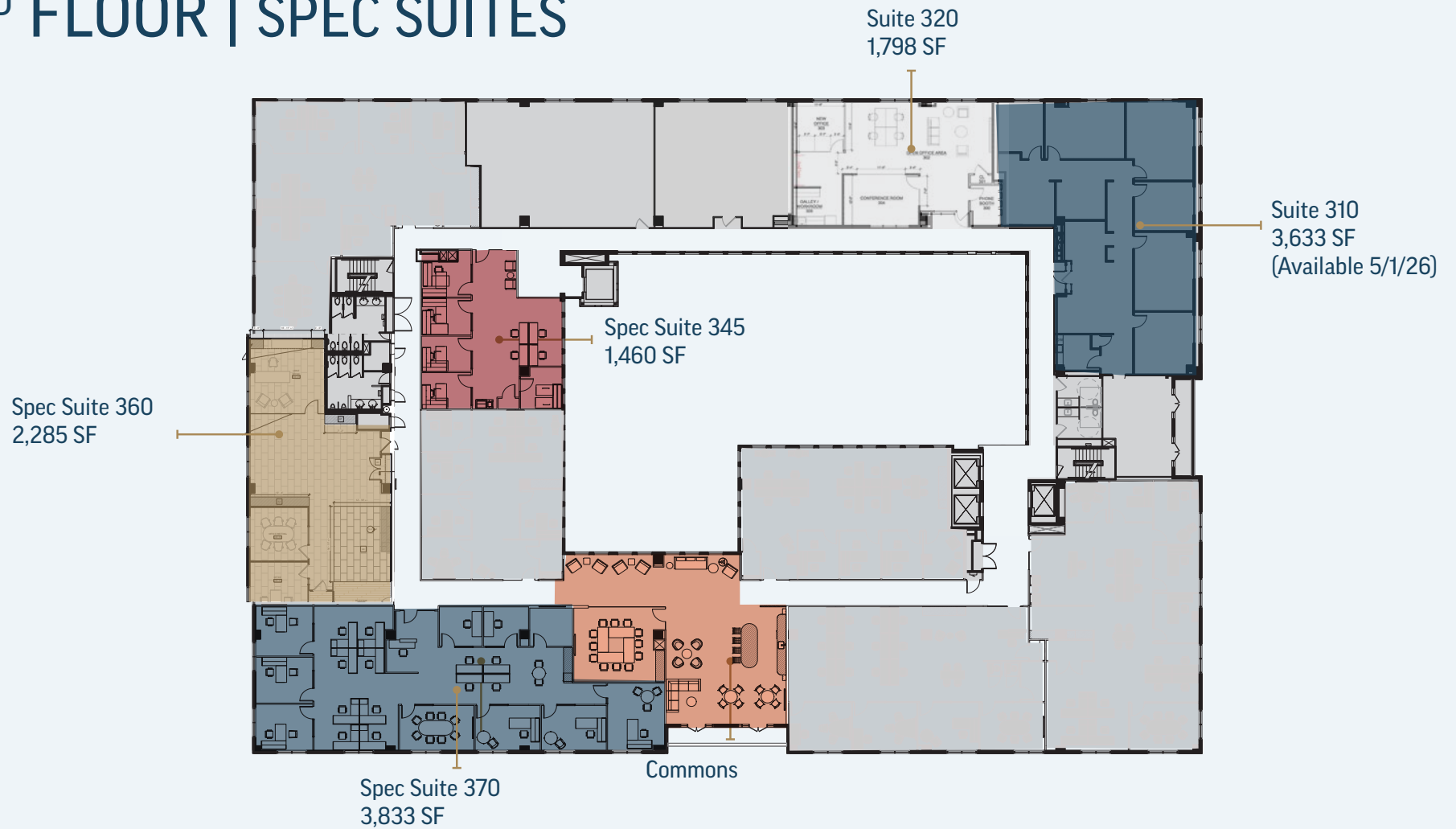
SECURE
BIKE ROOM



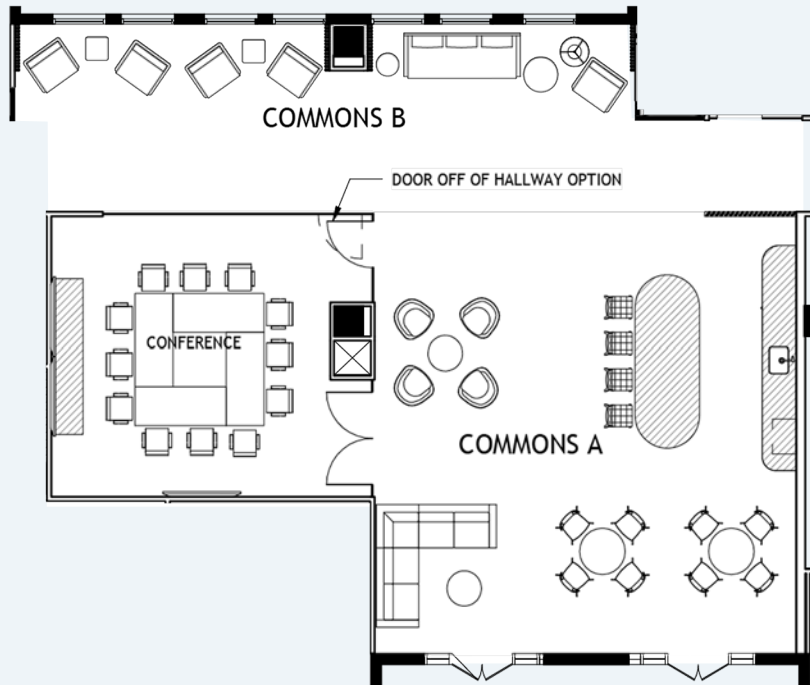
GOLF
SIMULATOR

THE ATRIUM BUILDING
OLD TOWN ALEXANDRIA

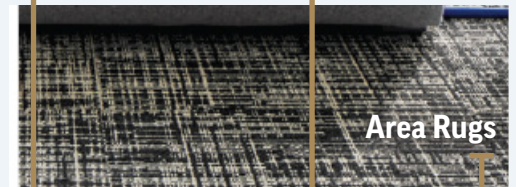
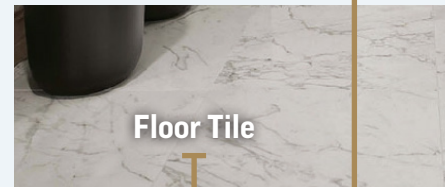
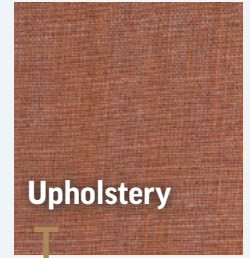
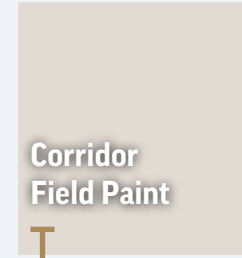
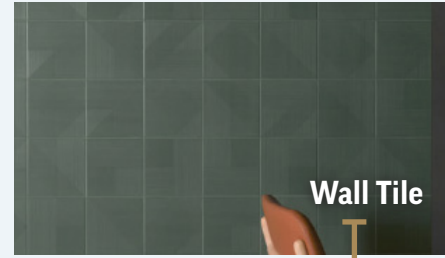
3RD FLOOR | SPEC SUITES



3RD FLOOR COMMONS

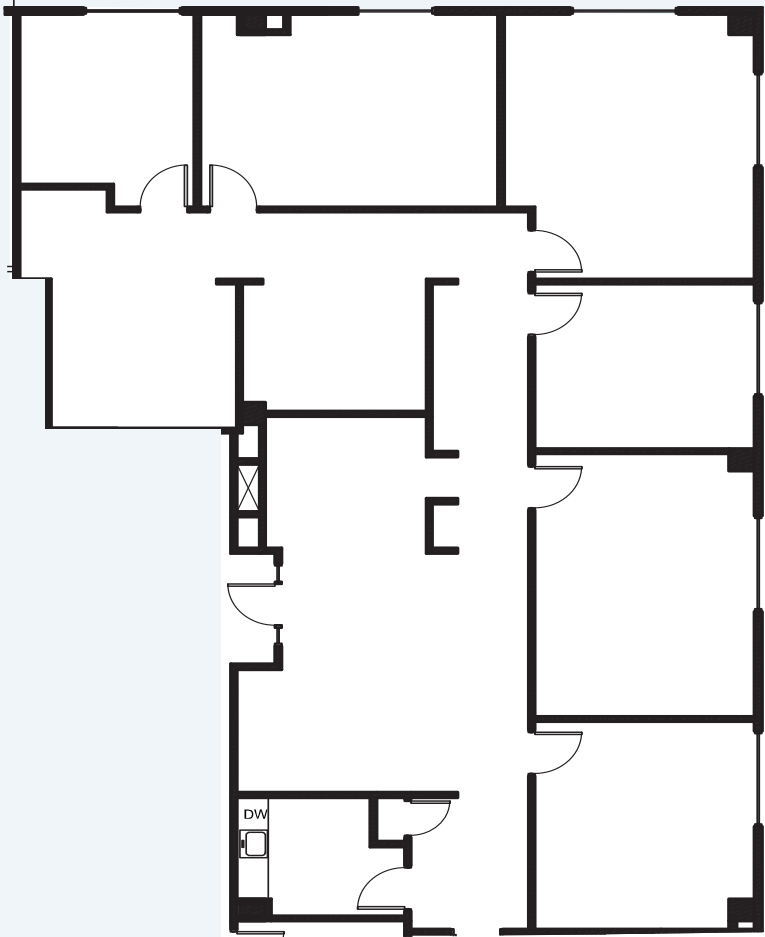


FINISHES

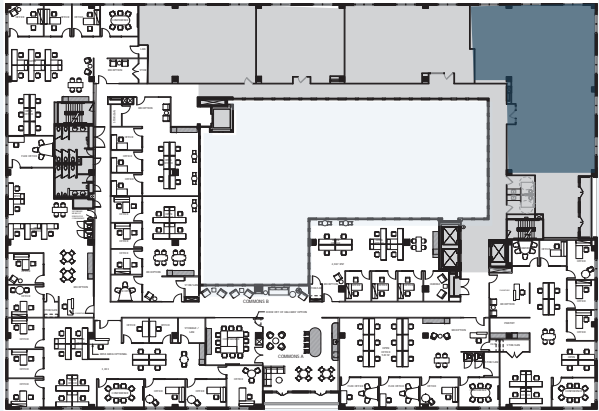


SUITE 310 | 3,633 SF

AVAILABLE MAY 1, 2026



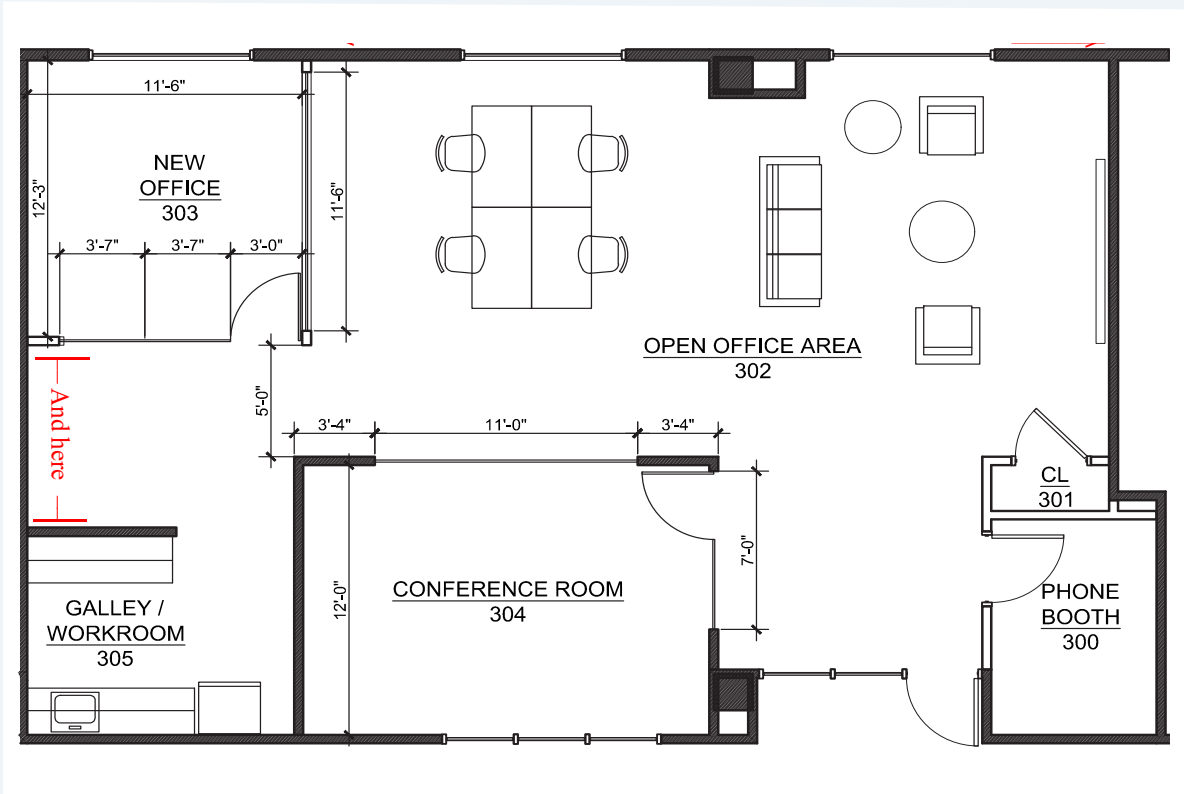
FLOOR PLAN KEY



OFFICES	4
CONFERENCE	1
GALLY/WORKROOM	1
STORAGE / LAN	1

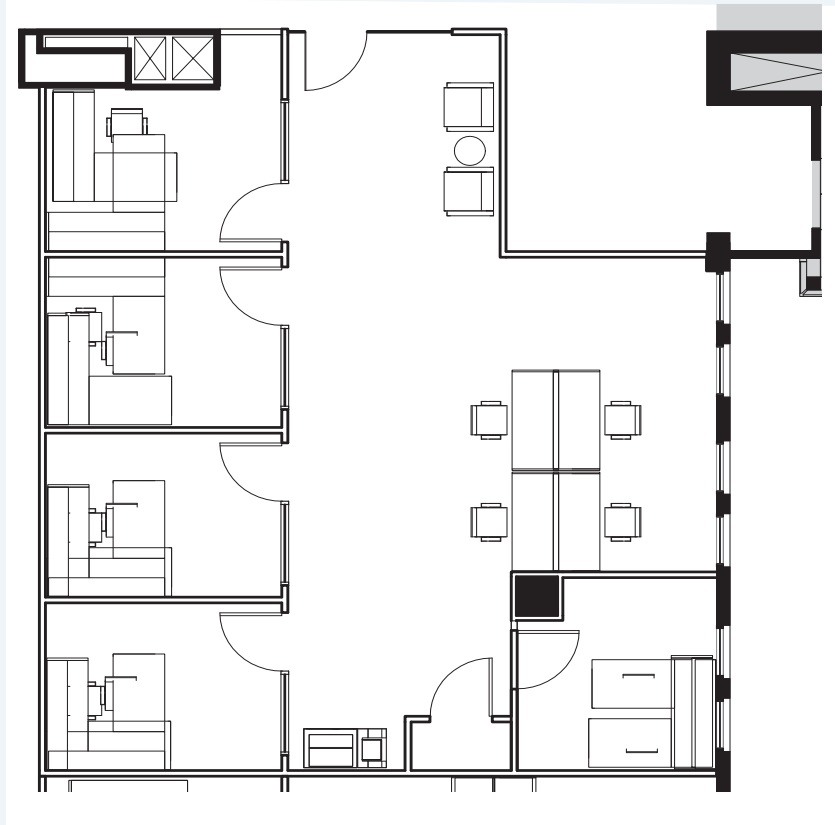
SPEC SUITE 320 | 1,798 SF

FLOOR PLAN KEY



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

SPEC SUITE 345 | 1,460 SF

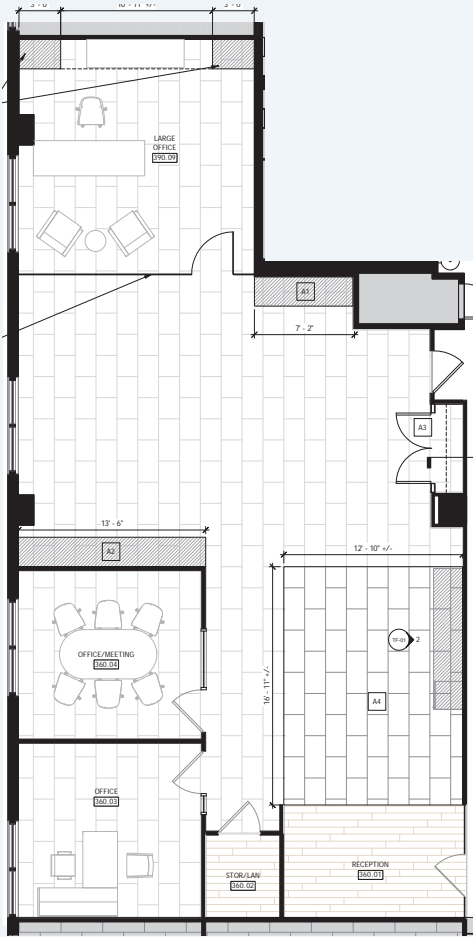


FLOOR PLAN KEY

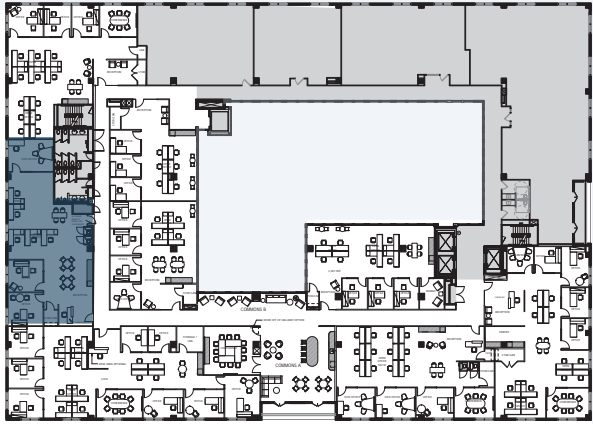


OFFICE	1
WORKSTATIONS	4
CONFERENCE	1
GALLY/WORKROOM	1
STORAGE / LAN	1

SPEC SUITE 360 | 2,285 SF

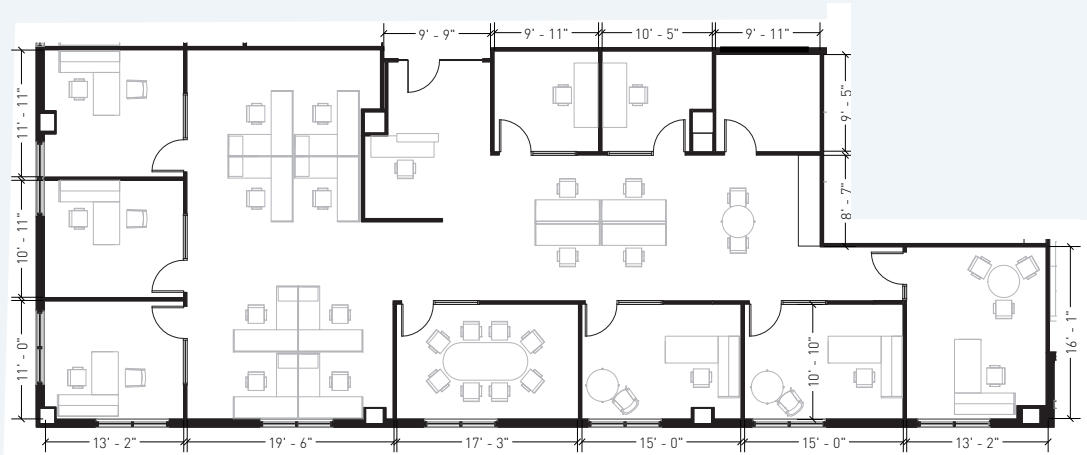


FLOOR PLAN KEY



OFFICES	2
CONFERENCE	1
RECEPTION AREA	1
STORAGE / LAN	1

SPEC SUITE 370 | 3,833 SF

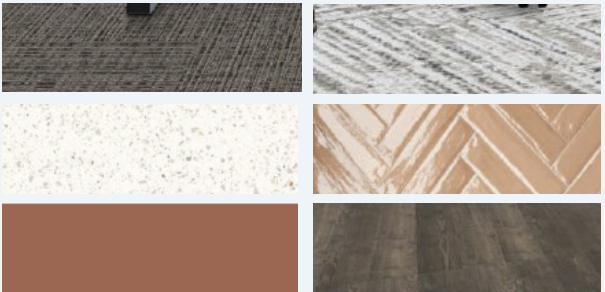


FLOOR PLAN KEY



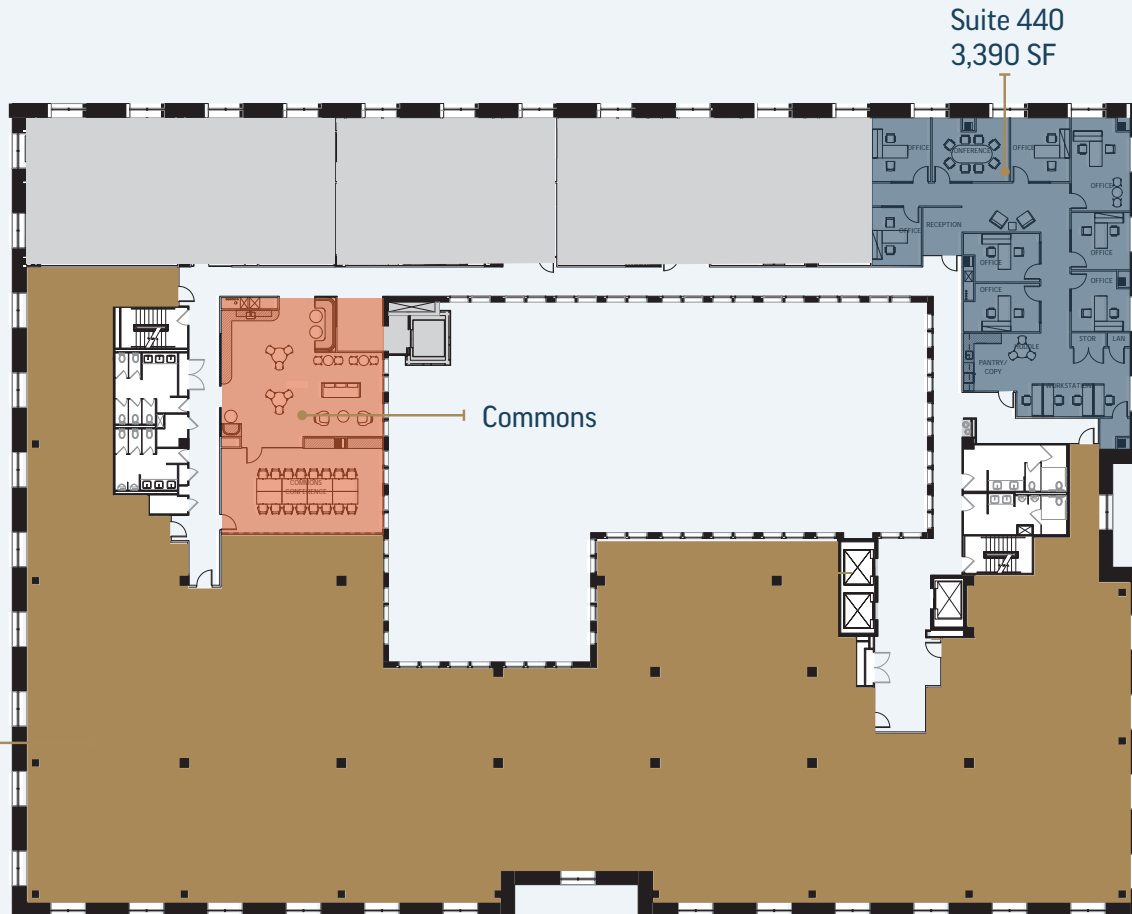
OFFICES	8
WORKSTATIONS	12
CONFERENCE	1
OPTIONAL DESK AREA	1
STORAGE / LAN	1

SUITE FINISHES



4TH FLOOR | 23,267 SF

Shell Space
Available
19,877 SF



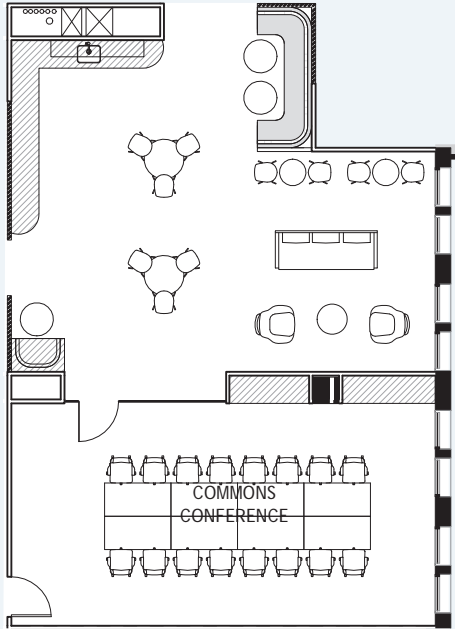
Spec Suite



Commons



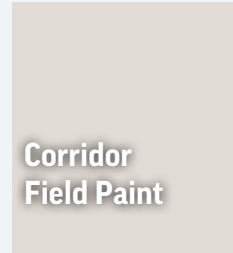
4TH FLOOR COMMONS



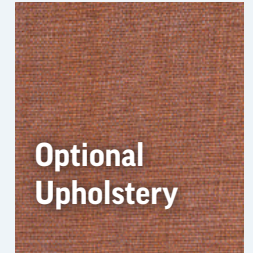
FINISHES



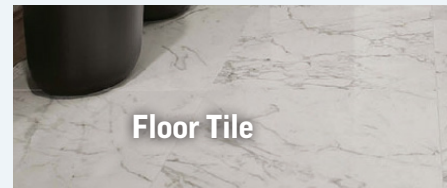
Wall Tile



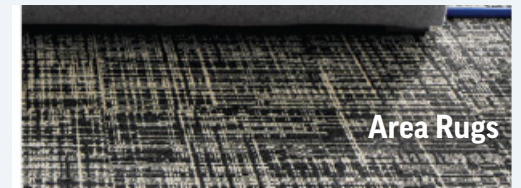
Corridor
Field Paint



Optional
Upholstery



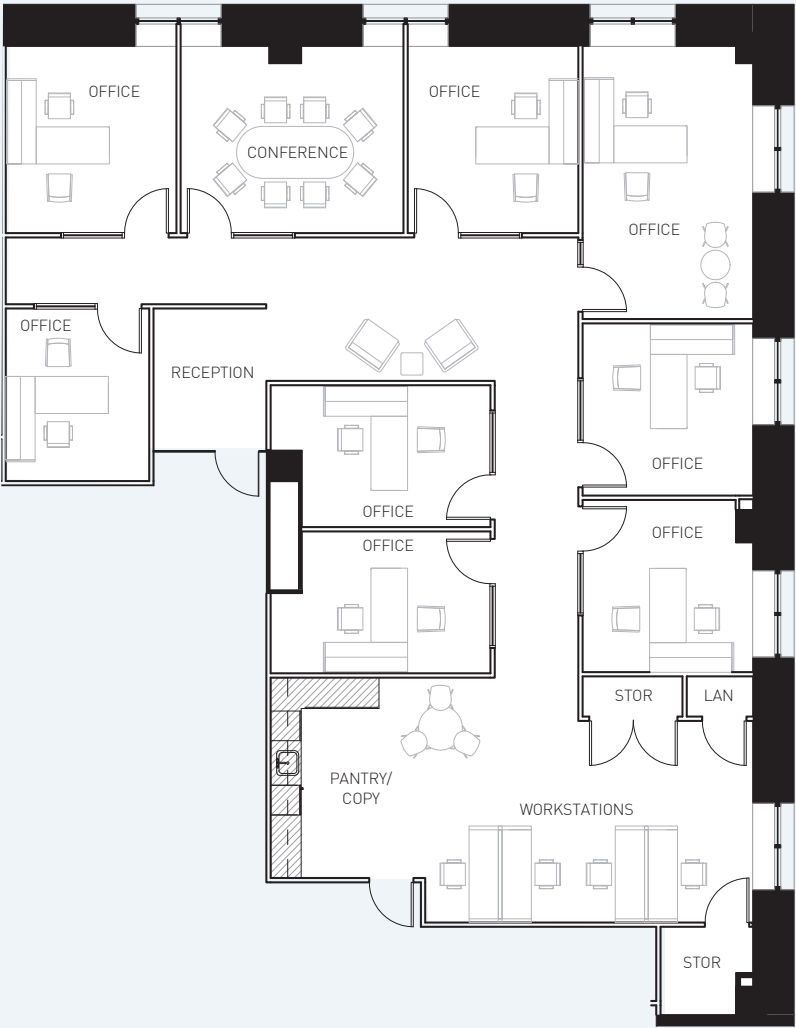
Floor Tile



Area Rugs



SPEC SUITE 440 | 3,390 SF

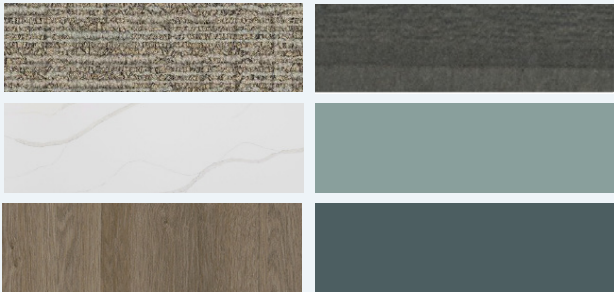


FLOOR PLAN KEY

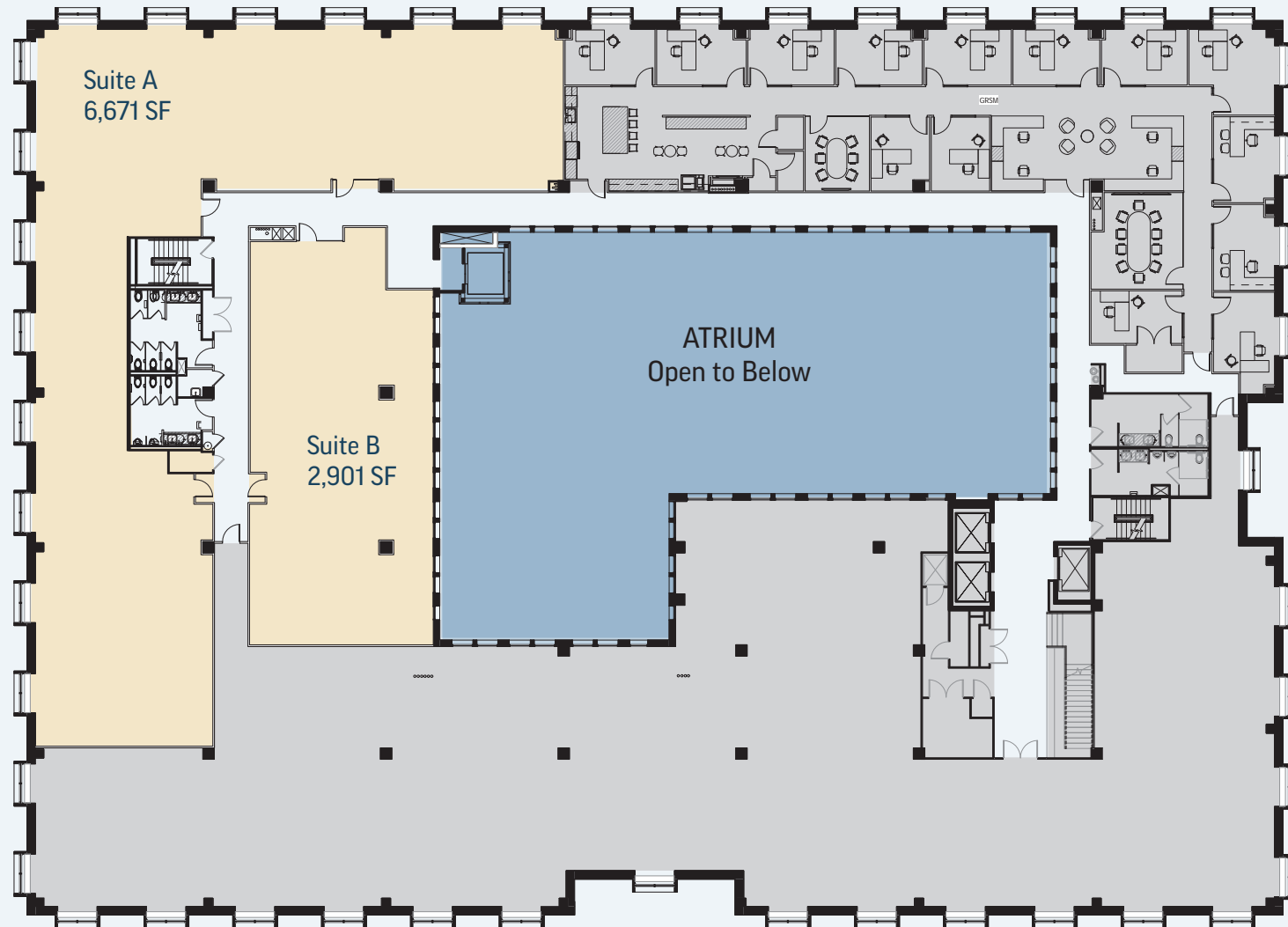


OFFICES	8
WORKSTATIONS	4
RECEPTION	1
CONFERENCE	1
PANTRY / COPY	1

SUITE FINISHES



5TH FLOOR | 9,572 SF




THE ATRIUM BUILDING
OLD TOWN ALEXANDRIA

AVAILABLE



THE ATRIUM BUILDING

OLD TOWN ALEXANDRIA

MEET YOUR TEAM

Ownership:

W.C.&A.N. MILLER
DEVELOPMENT COMPANY
Established in 1912

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:

**AVISON
YOUNG**

8300 Greensboro Drive, Suite 275
Tysons, Virginia
703.277.2800 | avisonyoung.com

Nick Gregorios, Principal
703.752.4922
nicholas.gregorios@avisonyoung.com

Wesley Preuss, Principal
202.644.8691
wesley.preuss@avisonyoung.com

Chuck Kusbit, Principal
301.417.2563
chuck.kusbit@avisonyoung.com

© 2025. All Rights Reserved. Avison Young, Washington DC LLC.
The information contained herein was obtained from sources deemed reliable and is believed to be true, it has not been verified and as such cannot be warranted nor form any part of any future contract.

