



CONNECTED + COMMITTED

PROPERTY

OVERVIEW

The Parkway is a five story, Class A office building strategically located in Old Town Alexandria, just south of Ronald Reagan Airport with immediate access to the Potomac waterfront, Mt. Vernon Trail, Braddock Road Metro station and King Street retail offerings. This dynamic office environment affords tenants proximity to several parks, walking trails, and spectacular views of the Potomac River without sacrificing convenient access to Washington, D.C. via the George Washington Parkway.

The Parkway has the ability to accommodate tenants of varying size who expect privacy and tranquility as well as demand a quality asset in Old Town Alexandria, Virginia.

CONNECTED + COMMITTED



TRUSTED

OWNERSHIP

With more than 60 years of investment experience, Principal Real Estate Investors is widely regarded as one of the foremost institutional property owners across the United States, Europe, Asia, and Australia. Across the globe, its employees and service providers share one common goal: to provide an unequal level of service to their clients.

Principal prides itself on delivering exceptional workplaces that will foster productivity, creativity, and talent retention. Through its focus on market-leading customer service strategies and best-in-class management practices, Principal consistently provides top tier office environments that project a positive image for all tenants across its diverse portfolio.

In addition to its operating capabilities, Principal is committed to delivering positive environmental results for its clients. In 2016, the Environmental Protection Agency recognized Principal as an ENERGY STAR Partner of the Year for its outstanding efforts to improve the energy efficiency of U.S. buildings and facilities through its actions. EPA Administrator Gina McCarthy remarked that, "Principal Real Estate Investors demonstrates how businesses and organizations can successfully incorporate ENERGY STAR into their corporate strategies to improve building and plant energy performance. Their role in energy management is helping reduce our nation's greenhouse gas emissions that drive climate change and preserve a healthy planet for future generations."

CONNECTED + COMMITTED



INGRESS / EGRESS

- TO WASHINGTON, D.C.
- TO REAGAN NATIONAL AIRPORT
- TO MT. VERNON TRAIL
- TO KING STREET RETAIL
- FROM METRO
- TO ALEXANDRIA FERRY
- FROM I-495

METRO BLUE + YELLOW LINES



BRADDOCK ROAD
METRO STATION

CONNECTED + COMMITTED



N HENRY ST

GEORGE WASHINGTON
MEMORIAL PKWY

N HENRY ST

N PATRICK ST

WYTHE ST

N WASHINGTON ST

WYTHE ST

MONTGOMERY
PARK

TIDE
LOCK
PARK

MT. VERNON TRAIL

ORONOCO
BAY PARK

FOUNDERS
PARK

FERRY TO
NATIONALS
PARK

FERRY TO
NATIONAL
HARBOR



ALEXANDRIA
CITY MARINA

DISCOVER OLD TOWN



MORE THAN
930 ACRES
OF PARKS AND
RECREATION
FACILITIES

325
HOTEL ROOMS
PLANNED OR
UNDER
CONSTRUCTION

MORE THAN
120
ART GALLERIES
AND STUDIOS

25,000
SQUARE FEET OF
RETAIL AT
KING STREET

8,200
APARTMENT UNITS,
TOWNHOUSES,
AND CONDOS
IN DEVELOPMENT
PIPELINE

CONNECTED + COMMITTED



GEORGE WASHINGTON MEMORIAL PKWY

N HENRY ST

WYTHE ST

METRO BLUE + YELLOW LINES

3 MILES
FROM
RONALD
REAGAN
NATIONAL
AIRPORT

STACKING PLAN

1201 E. ABINGDON DRIVE
ALEXANDRIA, VA 22314



FOR FURTHER LEASING INFORMATION,
PLEASE CONTACT STREAM AT 202.595.1400.

