

# 1663 PRINCE ST

Alexandria, VA 22314

Office Space for Lease  
3,814-15,258 SF



Leasing Information:  
703.522.4600

## Lincoln

|                     |                    |                       |
|---------------------|--------------------|-----------------------|
| <b>Jack Redmond</b> | <b>Chris Dyson</b> | <b>Stoddie Nibley</b> |
| 703.284.5880        | 703.284.3633       | 703.284.5884          |
| jredmond@lpc.com    | cdyson@lpc.com     | snibley@lpc.com       |

Lincoln Property Company  
1530 Wilson Boulevard Suite 200  
Arlington, VA 22209

[www.lpc.com](http://www.lpc.com)

# 1663 PRINCE STREET

Office For Lease

Alexandria, VA 22314



## Property Highlights

- One-block from King Street Metro
- Two-blocks from Whole Foods, CVS, King Street retail, restaurants and hotels
- 24 private garaged spaces available
- Highly visible street signage on Daingerfield Rd
- Street-level and plaza level building access
- Natural light from multi-sided window lines on all floors
- 2nd floor amenities: lobby, tenant lounge and conference center, huddle room, pantry and bathroom/locker rooms

## Availabilities

|              |          |  | Lease Rate | Date Available |
|--------------|----------|--|------------|----------------|
| First Floor  | 3,814 SF |  | \$38.00 FS | Immediately    |
| Third Floor  | 3,814 SF |  | \$38.00 FS | Immediately    |
| Fourth Floor | 3,814 SF |  | \$38.00 FS | Immediately    |
| Fifth Floor  | 3,814 SF |  | \$38.00 FS | Immediately    |

**Jack Redmond**

703.284.5880  
jredmond@lpc.com

**Chris Dyson**

703.284.3633  
cdyson@lpc.com

**Stoddie Nibley**

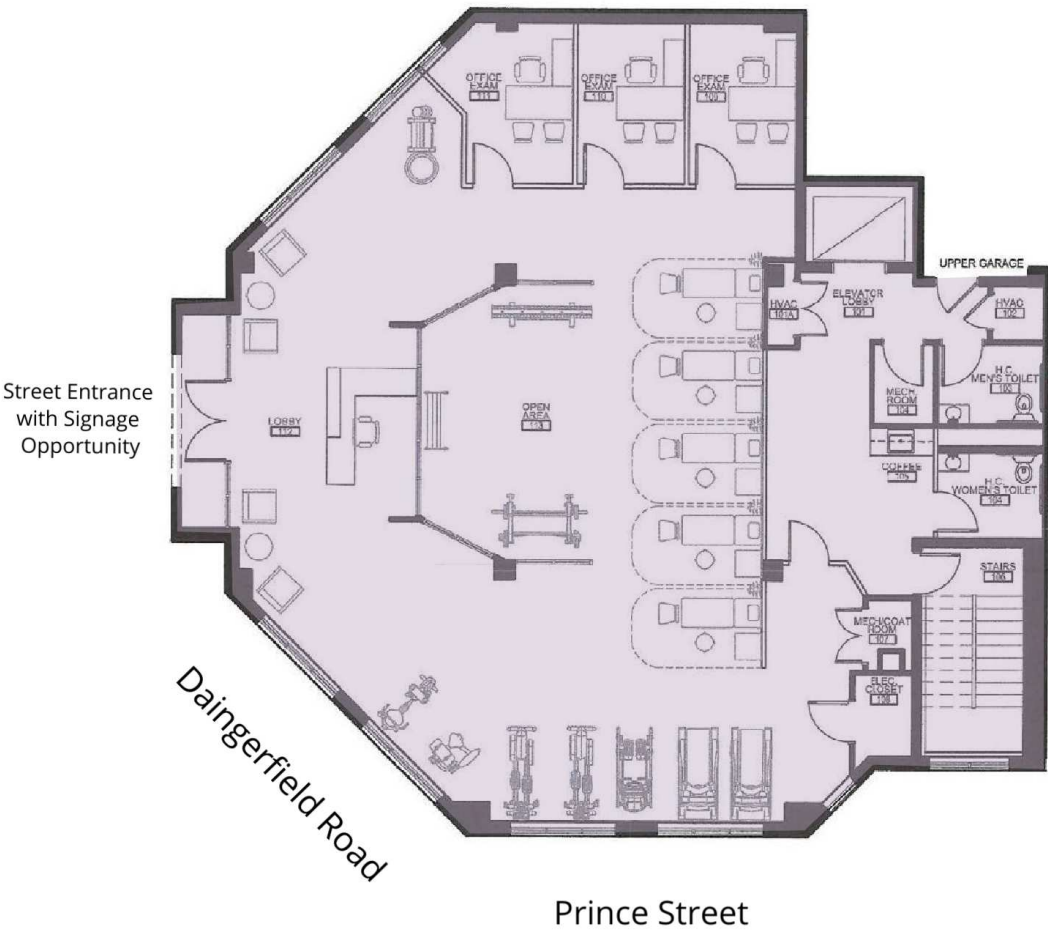
703.284.5884  
snibley@lpc.com

**Lincoln**

# 1663 PRINCE STREET

Alexandria, VA 22314

First Floor Medical Test Fit  
3,814 SF



| Suite         | Size     | Lease Rate | Description                                        |
|---------------|----------|------------|----------------------------------------------------|
| ■ First Floor | 3,814 SF | \$38.00 FS | Customizable shell condition available immediately |

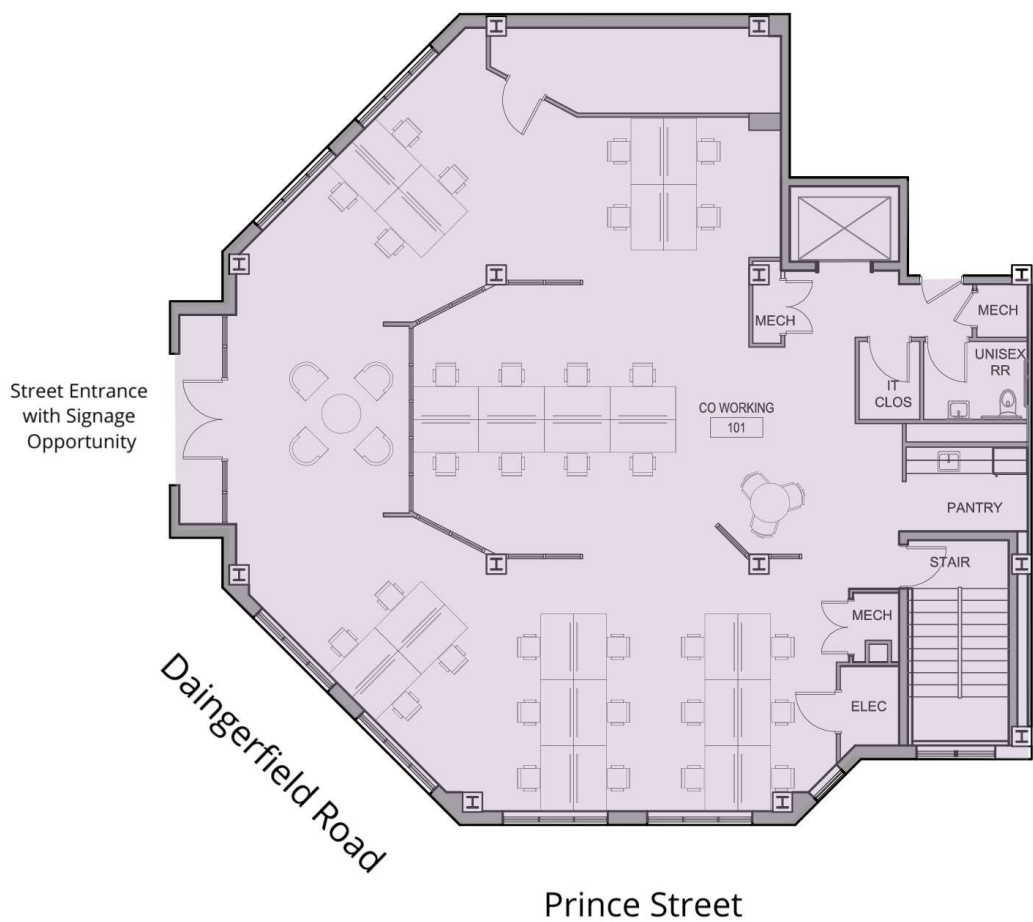
|                                                         |                                                      |                                                          |
|---------------------------------------------------------|------------------------------------------------------|----------------------------------------------------------|
| <b>Jack Redmond</b><br>703.284.5880<br>jredmond@lpc.com | <b>Chris Dyson</b><br>703.284.3633<br>cdyson@lpc.com | <b>Stoddie Nibley</b><br>703.284.5884<br>snibley@lpc.com |
|---------------------------------------------------------|------------------------------------------------------|----------------------------------------------------------|

Lincoln

# 1663 PRINCE STREET

Alexandria, VA 22314

First Floor Office Test Fit  
3,814 SF



| Suite         | Size     | Lease Rate | Description                                        |
|---------------|----------|------------|----------------------------------------------------|
| ■ First Floor | 3,814 SF | \$38.00 FS | Customizable shell condition available immediately |

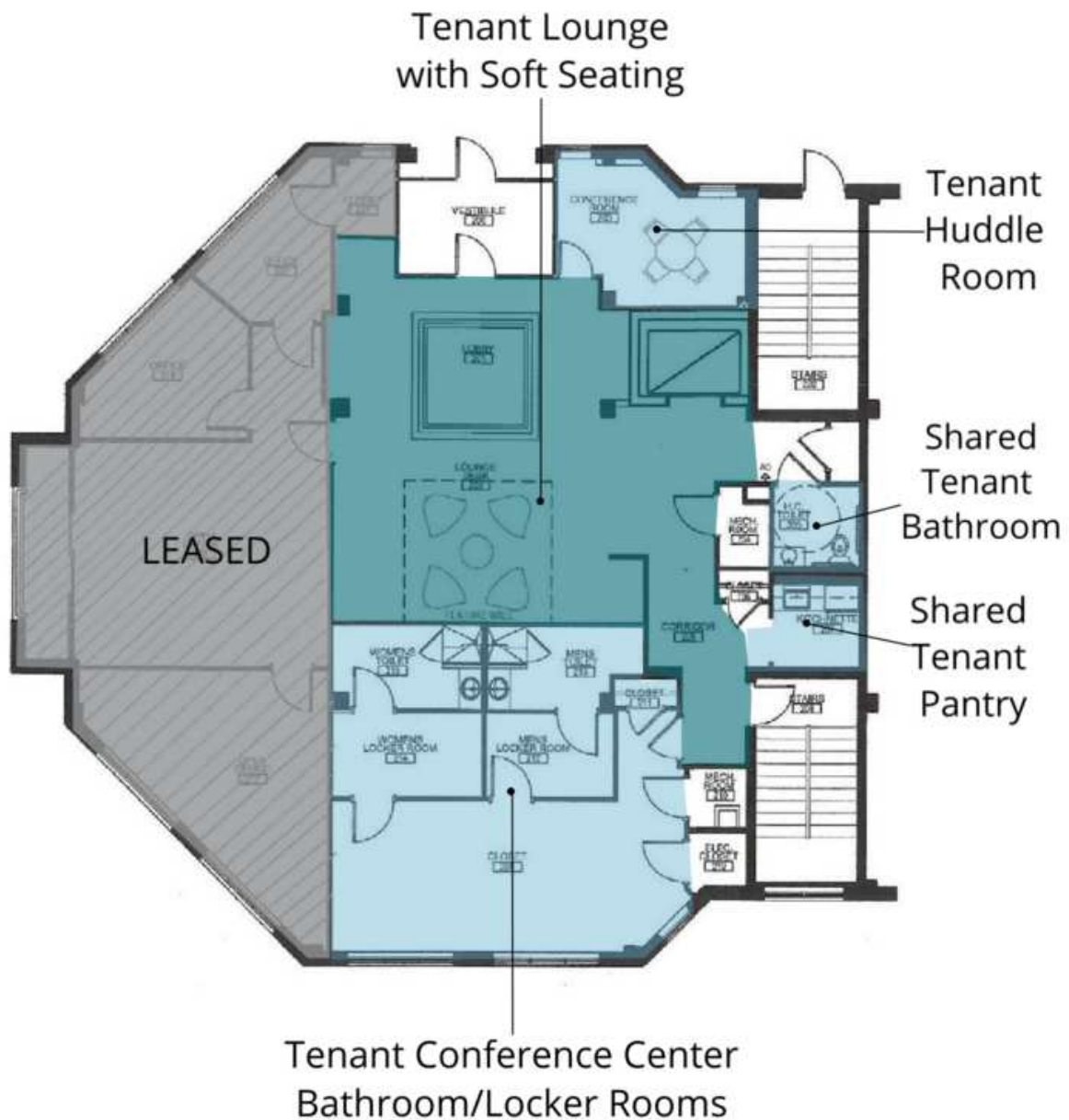
|                                                         |                                                      |                                                          |
|---------------------------------------------------------|------------------------------------------------------|----------------------------------------------------------|
| <b>Jack Redmond</b><br>703.284.5880<br>jredmond@lpc.com | <b>Chris Dyson</b><br>703.284.3633<br>cdyson@lpc.com | <b>Stoddie Nibley</b><br>703.284.5884<br>snibley@lpc.com |
|---------------------------------------------------------|------------------------------------------------------|----------------------------------------------------------|

Lincoln

# 1663 PRINCE STREET

Alexandria, VA 22314

Second Floor



**Jack Redmond**

703.284.5880  
jredmond@lpc.com

**Chris Dyson**

703.284.3633  
cdyson@lpc.com

**Stoddie Nibley**

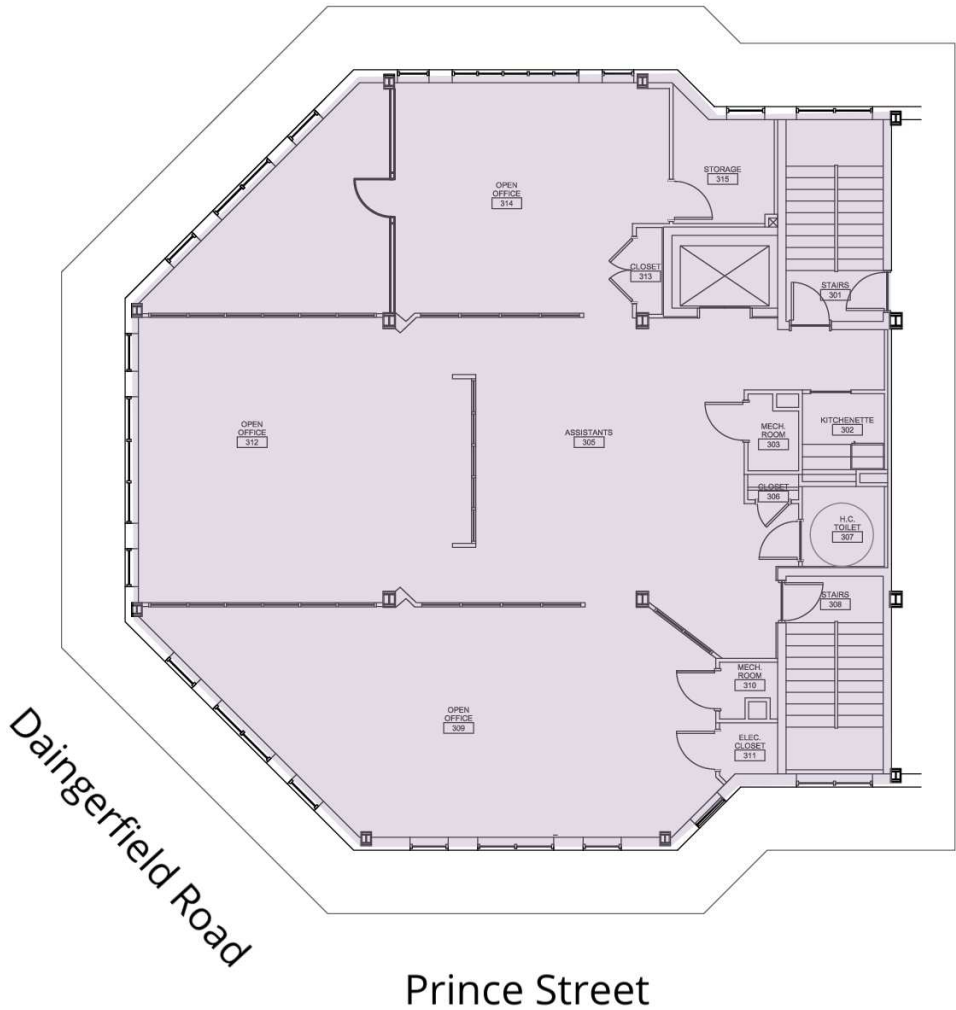
703.284.5884  
snibley@lpc.com

**Lincoln**

# 1663 PRINCE STREET

Alexandria, VA 22314

Third Floor  
3,814 SF



| Suite         | Size     | Lease Rate | Description                                        |
|---------------|----------|------------|----------------------------------------------------|
| ■ Third Floor | 3,814 SF | \$38.00 FS | Customizable shell condition available immediately |

**Jack Redmond**  
703.284.5880  
jredmond@lpc.com

**Chris Dyson**  
703.284.3633  
cdyson@lpc.com

**Stoddie Nibley**  
703.284.5884  
snibley@lpc.com

Lincoln

Alexandria, VA 22314

3,814 SF



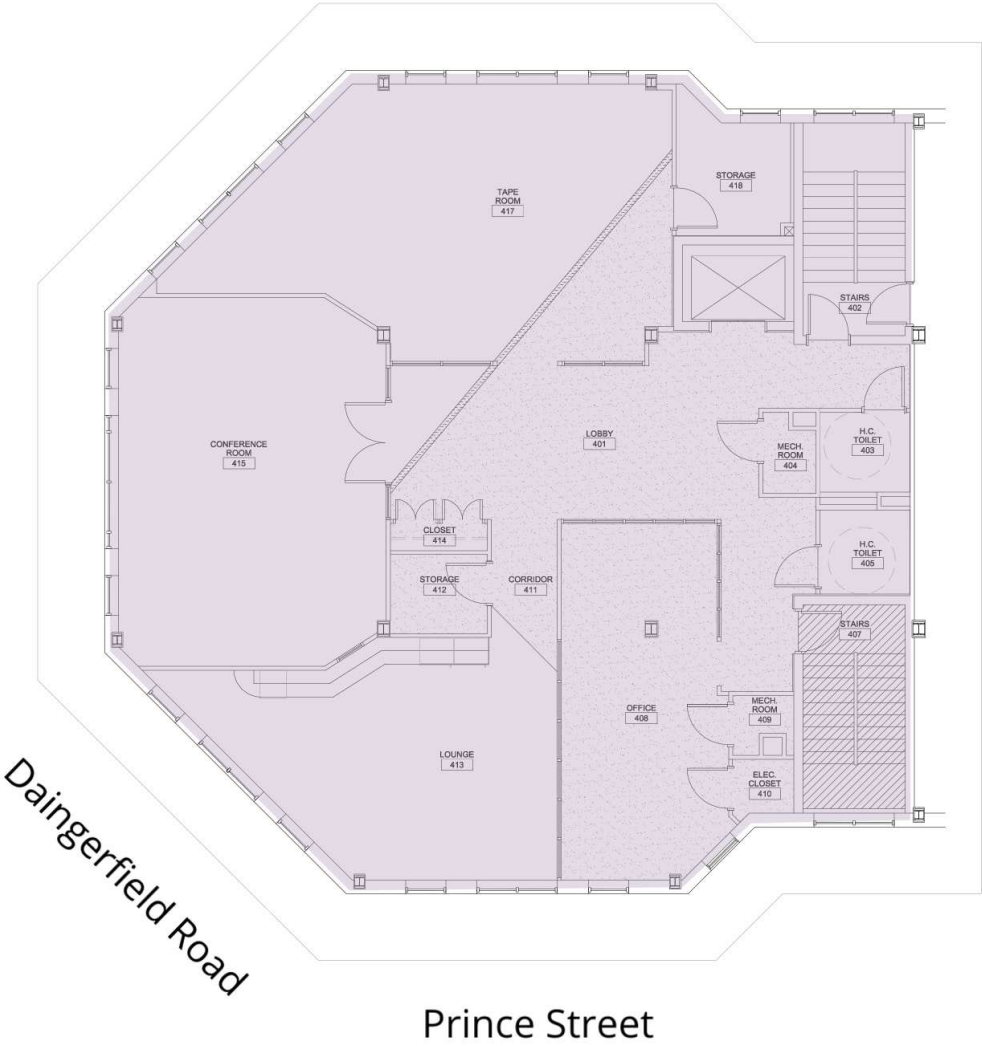
|                     |                    |                       |
|---------------------|--------------------|-----------------------|
| <b>Jack Redmond</b> | <b>Chris Dyson</b> | <b>Stoddie Nibley</b> |
| 703.284.5880        | 703.284.3633       | 703.284.5884          |
| jredmond@lpc.com    | cdyson@lpc.com     | snibley@lpc.com       |

www.lpc.com

# 1663 PRINCE STREET

Alexandria, VA 22314

Fourth Floor  
3,814 SF



| Suite          | Size     | Lease Rate | Description                                        |
|----------------|----------|------------|----------------------------------------------------|
| ■ Fourth Floor | 3,814 SF | \$38.00 FS | Customizable shell condition available immediately |

**Jack Redmond**  
703.284.5880  
jredmond@lpc.com

**Chris Dyson**  
703.284.3633  
cdyson@lpc.com

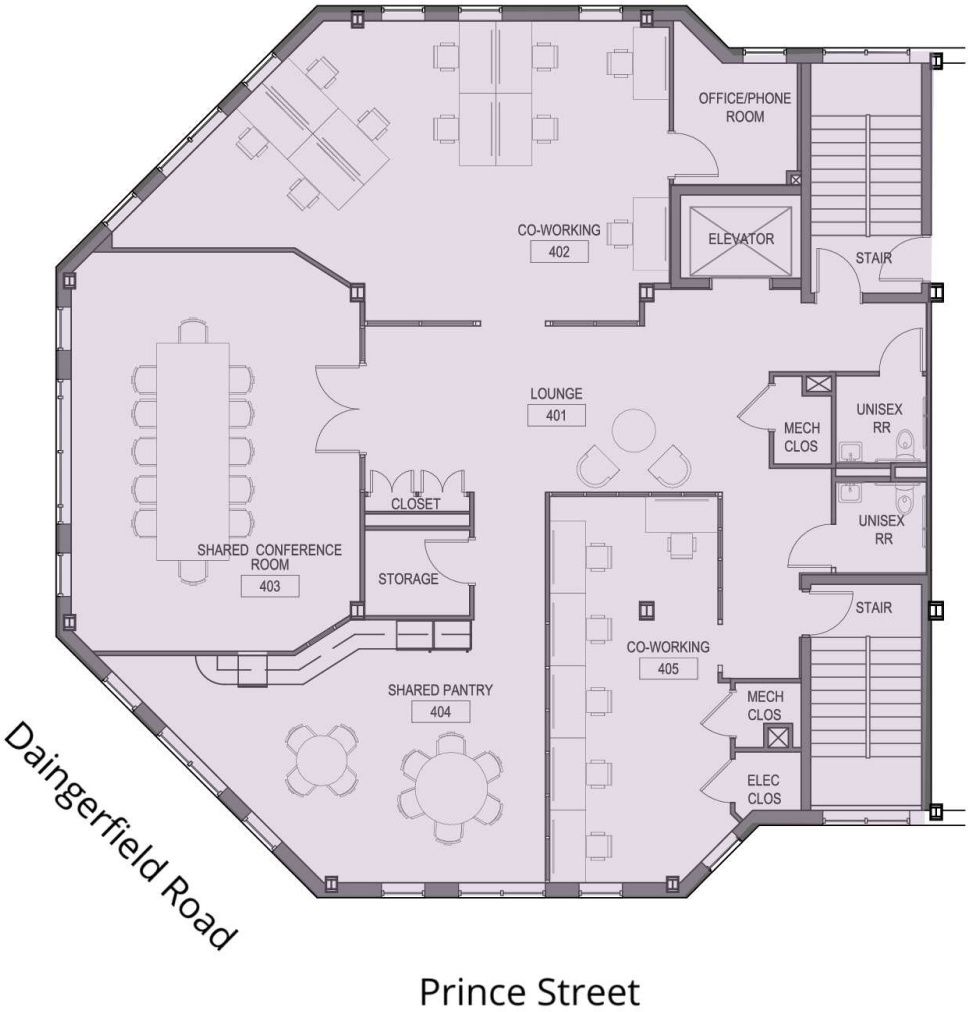
**Stoddie Nibley**  
703.284.5884  
snibley@lpc.com

Lincoln

1663 PRINCE STREET

Alexandria, VA 22314

Fourth Floor Test Fit  
3,814 SF



| Suite          | Size     | Lease Rate | Description                                        |
|----------------|----------|------------|----------------------------------------------------|
| ■ Fourth Floor | 3,814 SF | \$38.00 FS | Customizable shell condition available immediately |

Jack Redmond    Chris Dyson    Stoddie Nibley  
703.284.5880    703.284.3633    703.284.5884  
jredmond@lpc.com    cdyson@lpc.com    snibley@lpc.com

Lincoln

1663 PRINCE STREET

Alexandria, VA 22314

Fourth Floor Conference



**Jack Redmond**

703.284.5880  
jredmond@lpc.com

**Chris Dyson**

703.284.3633  
cdyson@lpc.com

**Stoddie Nibley**

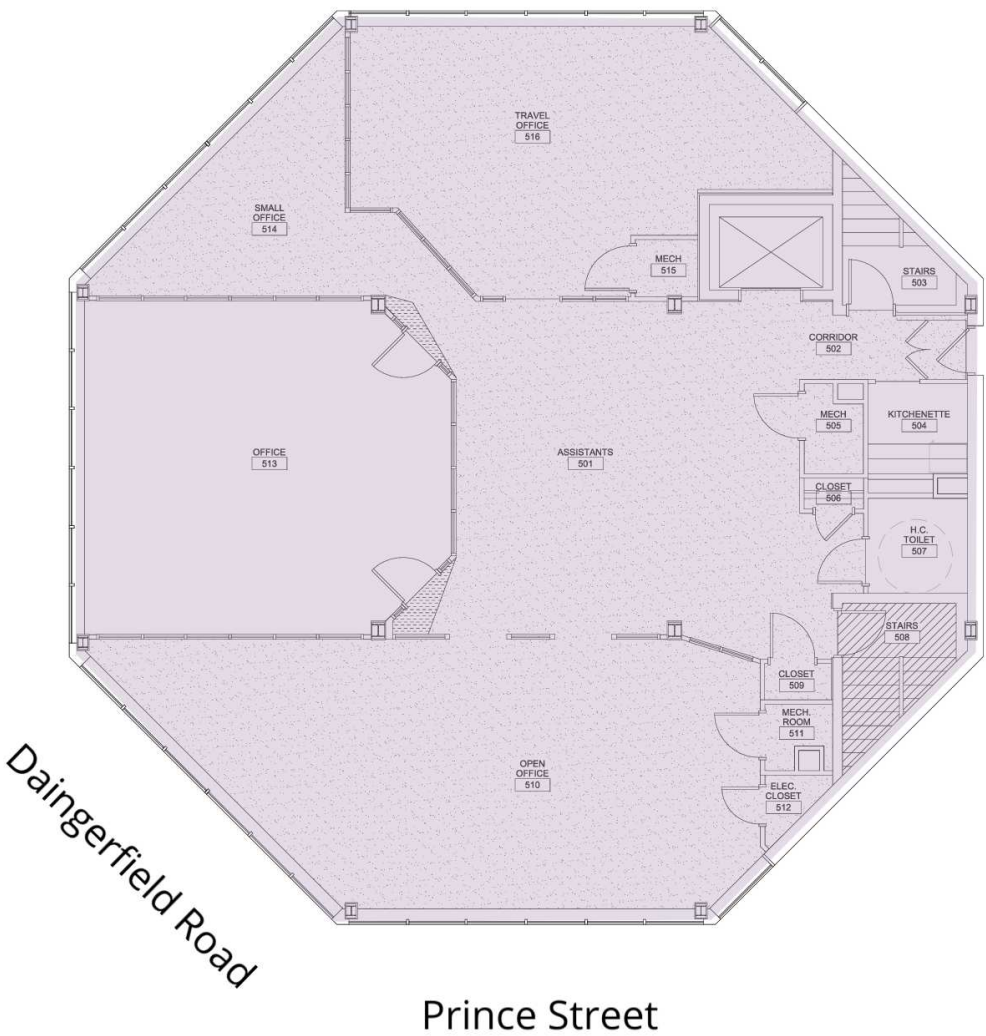
703.284.5884  
snibley@lpc.com

**Lincoln**

1663 PRINCE STREET

Alexandria, VA 22314

Fifth Floor  
3,814 SF



| Suite         | Size     | Lease Rate | Description                                        |
|---------------|----------|------------|----------------------------------------------------|
| ■ Fifth Floor | 3,814 SF | \$38.00 FS | Customizable shell condition available immediately |

Jack Redmond

703.284.5880

jredmond@lpc.com

Chris Dyson

703.284.3633

cdyson@lpc.com

Stoddie Nibley

703.284.5884

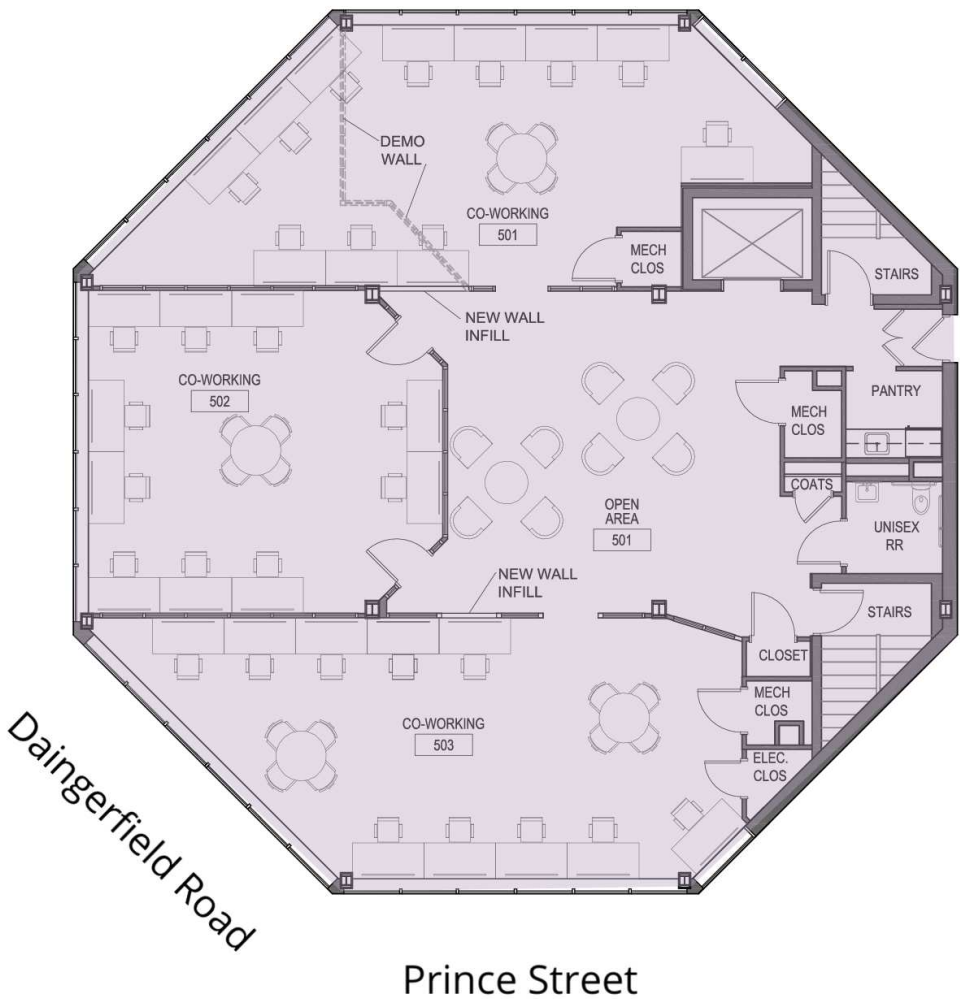
snibley@lpc.com

Lincoln

1663 PRINCE STREET

Alexandria, VA 22314

Fifth Floor Test Fit  
3,814 SF



| Suite         | Size     | Lease Rate | Description                                        |
|---------------|----------|------------|----------------------------------------------------|
| ■ Fifth Floor | 3,814 SF | \$38.00 FS | Customizable shell condition available immediately |

Jack Redmond  
703.284.5880  
jredmond@lpc.com

Chris Dyson  
703.284.3633  
cdyson@lpc.com

Stoddie Nibley  
703.284.5884  
snibley@lpc.com

Lincoln

# 1663 PRINCE STREET

Alexandria, VA 22314

**Fifth Floor**



**Jack Redmond**

703.284.5880  
jredmond@lpc.com

**Chris Dyson**

703.284.3633  
cdyson@lpc.com

**Stoddie Nibley**

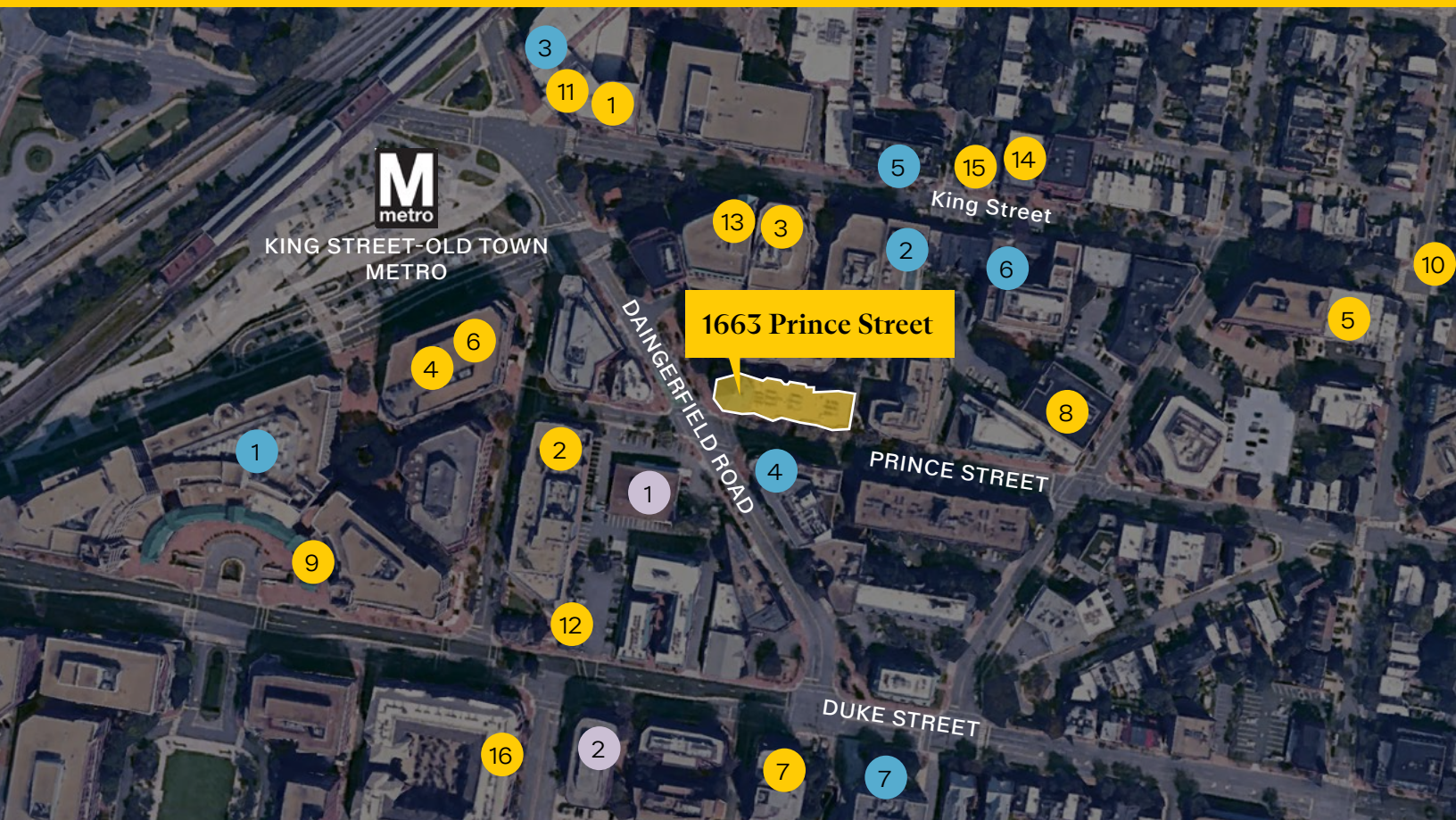
703.284.5884  
snibley@lpc.com

## Lincoln

# 1663 PRINCE STREET

Alexandria, VA 22314

Nearby Amenities



## Food & Drink ●

1. Bob & Edith's Diner
2. Casa Tequila Bar & Grill
3. Dunkin Donuts
4. For Five Coffee Roasters
5. Hard Times Café
6. Joe Theismann's Restaurant
7. LaPorta's Restaurant
8. Old Town Sandwich Shop
9. Quattro Fomaggi
10. Rock It Grill
11. Starbucks
12. Table Talk Restaurant
13. The Perfect Pita
14. Toastique
15. Uptowner Café
16. Whole Foods Market

## Shopping ●

1. Crate & Barrel
2. CVS

## Lifestyle ●

1. Embassy Suites
2. Hampton Inn
3. Hilton Alexandria
4. Hilton Garden Inn
5. Hyatt Centric
6. Lorien Hotel & Spa
7. Residence Inn by Marriott

Jack Redmond

703.284.5880  
jredmond@lpc.com

Chris Dyson

703.284.3633  
cdyson@lpc.com

Stoddie Nibley

703.284.5884  
snibley@lpc.com

Lincoln



# 1663 PRINCE STREET

Alexandria, VA 22314

Leasing Information:  
703.522.4600

**Jack Redmond**  
703.284.5880  
jredmond@lpc.com

**Chris Dyson**  
703.284.3633  
cdyson@lpc.com

**Stoddie Nibley**  
703.284.5884  
snibley@lpc.com

## Lincoln

Lincoln Property Company  
1530 Wilson Boulevard Suite 200  
Arlington, VA 22209

[www.lpc.com](http://www.lpc.com)