

CRES
CARR REAL ESTATE SERVICES

**BOUTIQUE OFFICE
CONDO OWNERSHIP
IN THE HEART OF
DEL RAY**

3145 MOUNT VERNON AVENUE UNITS 10A & 10B ALEXANDRIA, VA 22305



An exceptional opportunity to **own a boutique office condominium** along the highly desirable **Mount Vernon Avenue corridor** in Alexandria's Del Ray neighborhood. This two-story office condo offers a rare combination of **walkability, visibility, and long-term ownership stability** in one of the region's most recognizable neighborhood commercial districts.

Ideal for **small professional users** seeking a client-facing location with character, accessibility, and proximity to Old Town Alexandria, Potomac Yard, Reagan National Airport, Amazon HQ2 and Washington, DC.

Video Tour: <https://youtu.be/m-GITSmJx6E>

PROPERTY HIGHLIGHTS

Approx. 1356 SF over two levels with an efficient, flexible floorplan

Fully renovated in 2013 with modern, high-end finishes

Building signage on two sides, one offering visibility along Mt. Vernon Ave.

Free, unreserved parking

Fully sprinklered

Security system

1.5 full restrooms, including a steam shower with LED/color changing, red light therapy and Bluetooth connectivity

Two kitchenettes with mini fridge and convection oven/microwave

In-unit full size stacked washer and dryer

Replaced both HVAC systems with one full system in 2024 (model –EnviroAire IAQ Air Cleaner) then the second system outside unit in 2017, inside unit in 2022. Both systems have the UV, electronic air filtration system

Replaced restroom and kitchen faucets and toilets in 2023

Monthly condo fee: \$515

2025 real estate taxes: \$4,593.10

Delivers vacant (some furnishings convey)

LOCATION & NEIGHBORHOOD

Del Ray is one of Alexandria's most vibrant and walkable neighborhoods, anchored by Mount Vernon Avenue's mix of restaurants, boutique retail, and neighborhood services. The area attracts professionals and clients alike, offering a welcoming, village-style atmosphere with excellent regional access.

CONTACT US

1455 Pennsylvania Avenue NW
#800, Washington, DC 20004

DEB ARNETT *Director of Real Estate* deb@cres.llc O:202-355-9294
TOM FUGE *Managing Director of Real Estate* tom@cres.llc C:310.943.0297



CONVENIENT TO

- Old Town Alexandria
- Potomac Yard
- Reagan National Airport
- Braddock Road & Potomac Yard Metro Stations
- Amazon HQ2
- Washington, DC

IDEAL USERS

- Attorney, title company, or financial services
- Architect, designer, or consultant
- Boutique professional services firm
- Executive office for hybrid or remote leadership
- Therapist, counselor, or wellness practitioner

WHY OWN VS. LEASE

- **Long-term stability** without lease renewals or rent increases
- **Build equity** instead of paying rent
- **Predictable occupancy costs** with fixed financing
- **Control your space and brand**, including signage
- **Long-term value** in Del Ray's limited office condo market

OFFERING

- **Tours by appointment.**
- Pricing, condominium documents, and additional details available upon request.

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UPPER



LOWER

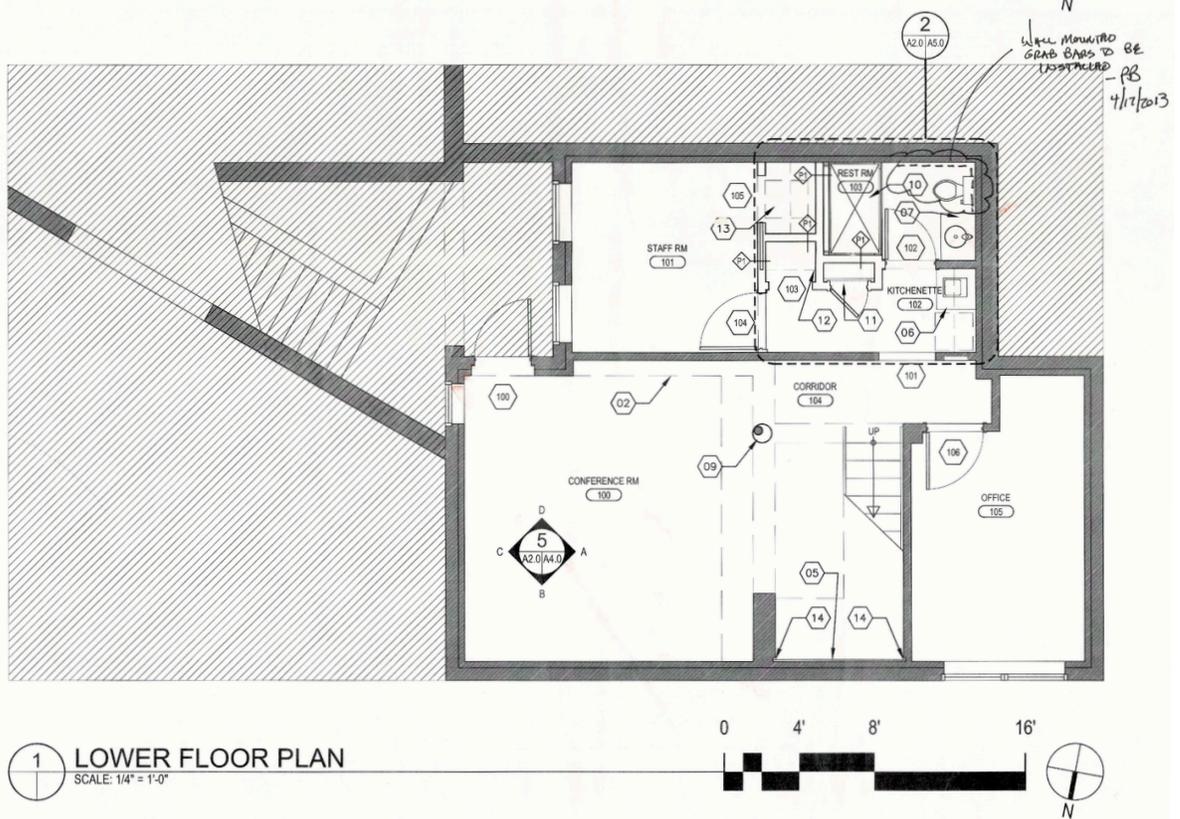
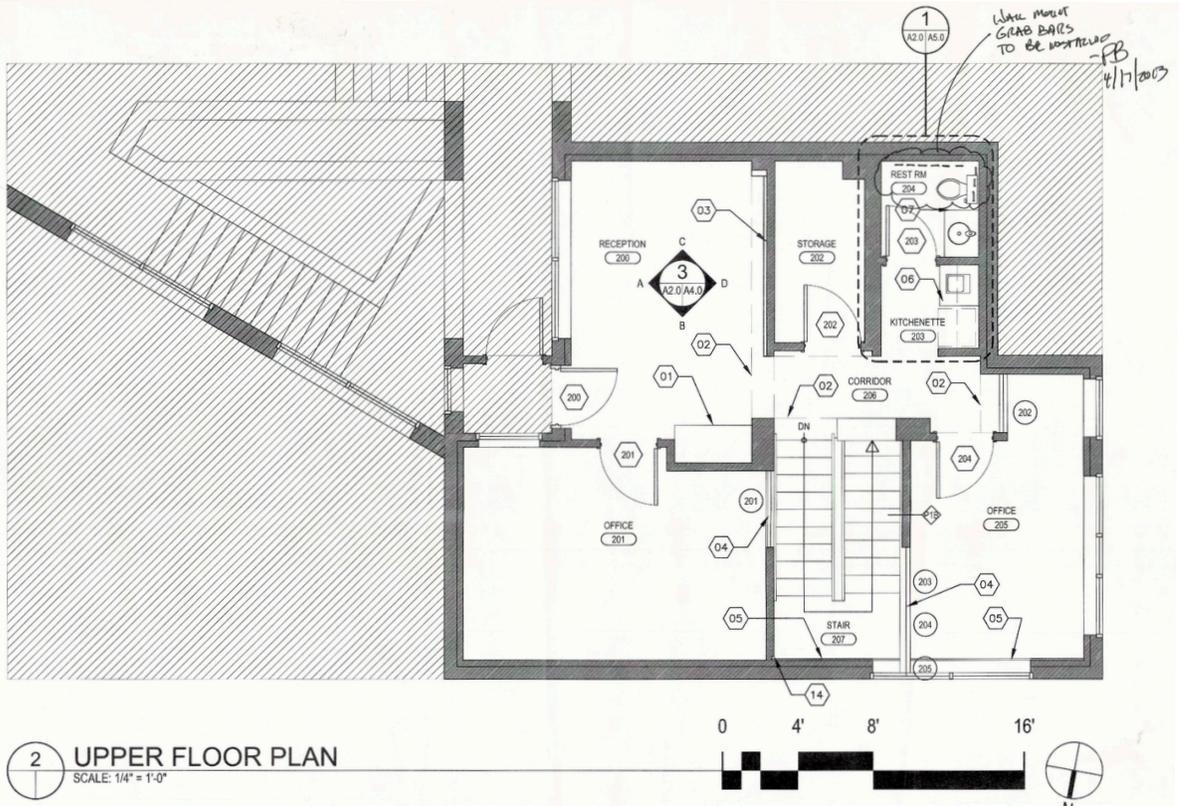


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