



CLASS A WATERFRONT OFFICE · OLD TOWN ALEXANDRIA

11 Canal Center Plaza

ALEXANDRIA, VIRGINIA 22314

78,381 SF

CLASS A OFFICE

SUITES AVAILABLE

1987 · 2021

BUILT ·
RENOVATED

2.3 / 1,000

STRUCTURED
PARKING

ASKING RATE ·
FULL SERVICE

The premier office address on Alexandria's waterfront

11 Canal Center Plaza is a four-story, 78,381 SF Class A office building set directly on the Potomac River at the northern edge of Old Town Alexandria. Completed in 1987 and comprehensively renovated in 2021, the building pairs a brick-and-glass exterior with four sides of glass, waterfront terraces off every floor, and renovated lobby, restrooms and fitness center.

Privately owned office space on the Alexandria riverfront accounts for roughly 4% of the city's 20 million SF office market. 11 Canal is the premier building within that small set: sweeping river and Washington, DC views, two levels of secured parking below the building, and the Mount Vernon Trail at the front door. Tenants lease direct from the owner, with in-house build-out and flexible terms.

HIGHLIGHTS

- ✓ Waterfront terraces and balconies on every floor with open Potomac and DC views
- ✓ Four sides of glass, abundant natural light and efficient $\pm 21,000$ –22,000 SF floor plates
- ✓ Renovated 2021: lobby, common areas, restrooms and fitness center
- ✓ Two levels of secured structured parking below the building (2.3 spaces / 1,000 SF)
- ✓ Canal Center's landscaped plaza, fountains and sculpture park at the door
- ✓ One mile to King Street and Braddock Road Metro; 3.4 miles to Reagan National
- ✓ Lease direct from the owner: fast decisions, in-house build-out, TI allowances

BUILDING FACTS

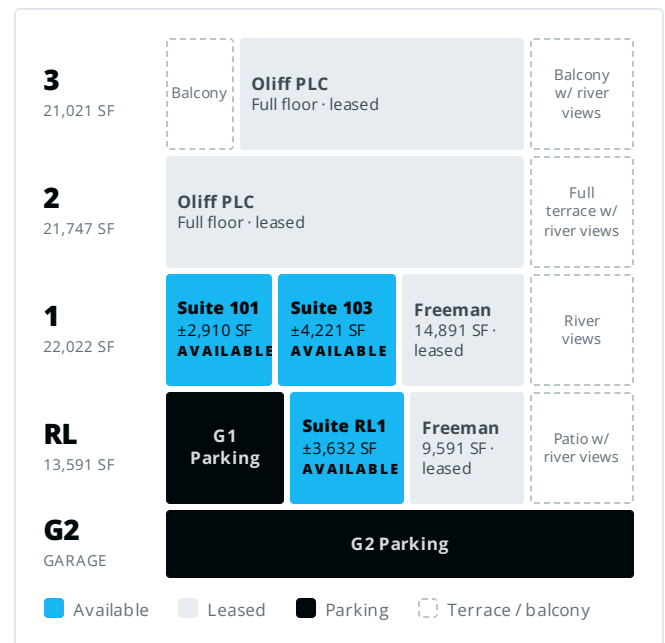
ADDRESS	11 Canal Center Plaza, Alexandria, VA 22314
BUILDING	Class A office · 4 stories over 2 levels of below-grade parking
RENTABLE AREA	78,381 SF
FLOOR PLATES	River Level 13,591 SF · 1st 22,022 SF · 2nd 21,747 SF · 3rd 21,021 SF
BUILT / RENOVATED	1987 / 2021
SITE	1.27 acres, freestanding on the Potomac
PARKING	Structured garage (G1 & G2), 2.3 spaces per 1,000 SF
ELEVATORS	Two passenger elevators, G2 to 3rd floor, floor-by-floor access control
CEILINGS	10'6" slab-to-slab · 8'4" finished
ELECTRICAL	3,000 amp, 480/277V, 3-phase service
HVAC	Central 200-ton water-cooled plant (chiller replaced 2017); digital controls on floors 2–3
TELECOM	Verizon and Comcast
LIFE SAFETY	Fully sprinklered · EST3 Edwards fire alarm system · Datawatch perimeter access control
ZONING	W-1 Waterfront
LEASE RATE	Asking \$40.00 per RSF, full service · negotiable · lease direct from the owner



Glass on four sides, terraces on every floor Plaza elevation at dusk
11 CANAL CENTER PLAZA · ALEXANDRIA, VA 22314

[illegible]

STACKING PLAN



Terraces off every suite River-level patio and upper-floor balconies

EVERY SUITE INCLUDES

- ✓ Access-controlled entries (Datawatch) with floor-by-floor elevator security
- ✓ Renovated restrooms on every floor and a renovated main lobby
- ✓ Use of the fitness center, waterfront terraces and Canal Center plaza
- ✓ Verizon and Comcast service to the building
- ✓ Structured parking below the building at 2.3 spaces per 1,000 SF
- ✓ Owner-operated property management with same-day answers

01

Talk to the owner

Decisions in days, not months. No layers between you and the people who own and operate the building.

02

In-house build-out

ACORP's own construction team plans and builds your space, with generous TI allowances and rent-free build-out periods.

03

Room to grow

Combine suites on the first floor today,
and expand within the building as
space turns over.

River Level and First Floor

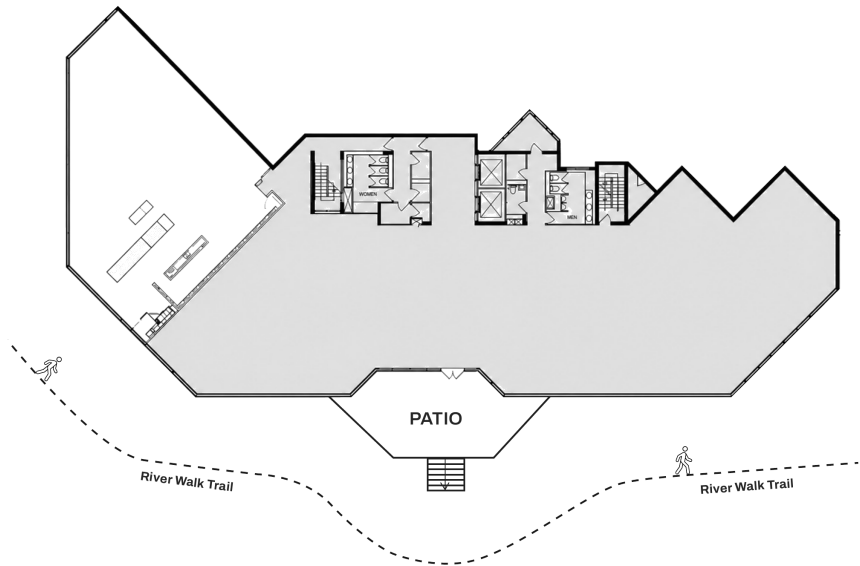
RL

RIVER LEVEL

13,591 SF floor plate

The river level opens onto the patio and river walk, steps from the Mount Vernon Trail. Suite RL1 offers river views on this level.

SUITE RL1 · ±3,632 SF



1

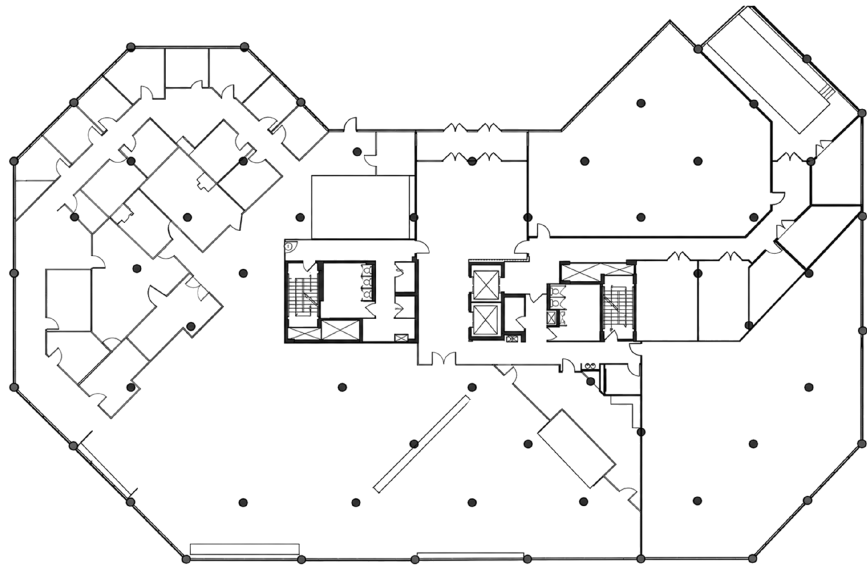
FIRST FLOOR

22,022 SF floor plate

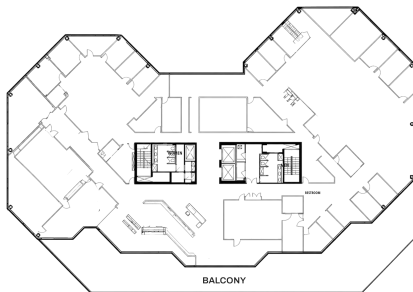
Main lobby level with plaza frontage. Suite 101 faces the plaza with lobby exposure; Suite 103 is an efficient plan along the side of the building. The two can be combined for ±7,131 SF.

SUITE 101 · ±2,910 SF

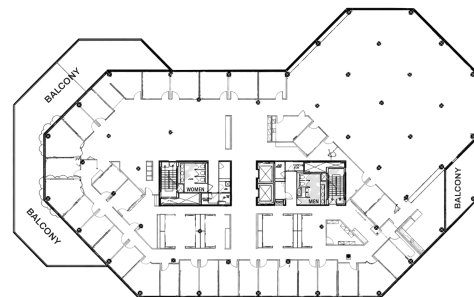
SUITE 103 · ±4,221 SF



SECOND FLOOR · 21,747 SF · full-floor terrace with river views



THIRD FLOOR · 21,021 SF · wraparound balconies



Plans are illustrative and not to scale. Floors 2 and 3 are shown for reference to the building's full-floor plates. Suite-specific plans and test-fits are available on request.

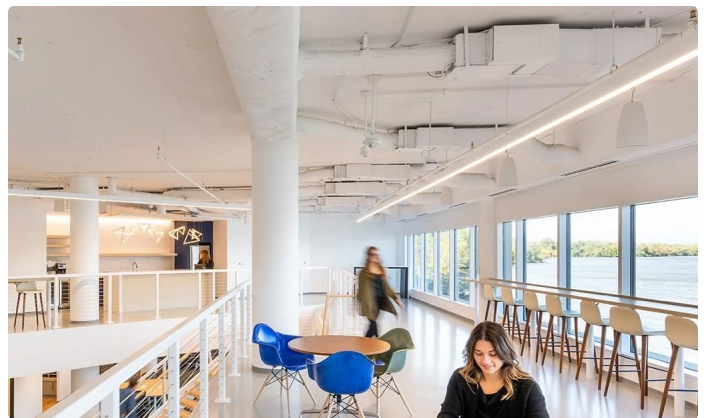
Built for the way teams work now



Four sides of glass Open, light-filled interiors with the river as the backdrop



Waterfront terraces Open views of the Potomac from every floor



Collaborative space Mezzanine café seating with river views



Fitness center First-class facility for all tenants



Top-tier build-outs Hospitality-grade finishes throughout the building



Waterfront
terraces on every
floor



Fitness center



Secured
structured
parking



Mount Vernon
Trail at the door



Plaza, fountains
& sculpture park

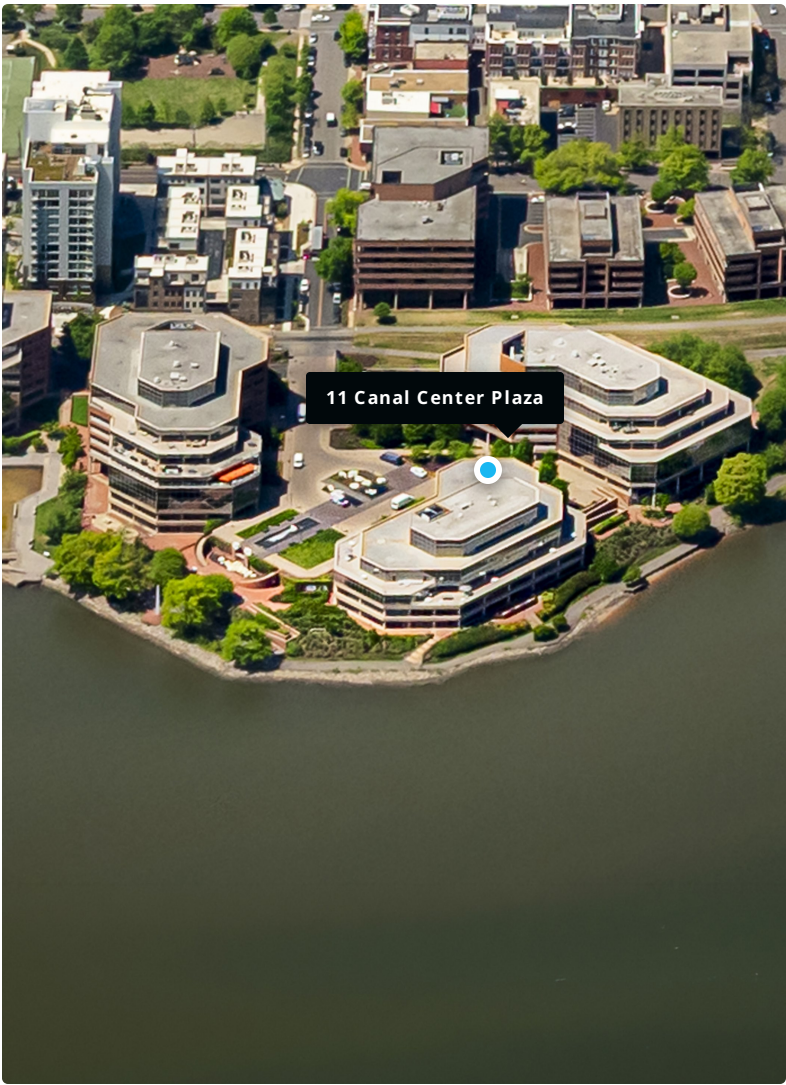


Access control &
floor-by-floor
elevator security



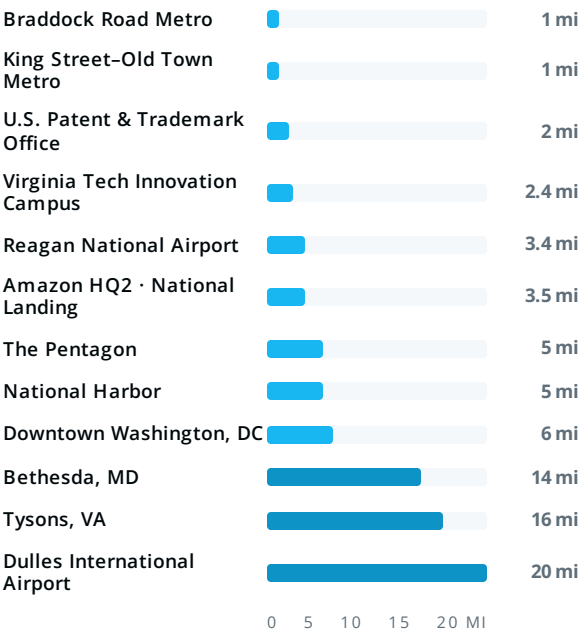
Renovated lobby
& restrooms
(2021)

Old Town Alexandria, minutes from everywhere that matters



CANAL CENTER · POTOMAC RIVER · MOUNT VERNON TRAIL

APPROXIMATE DRIVING DISTANCES



4%

OF ALEXANDRIA'S
20M SF OFFICE
MARKET SITS ON THE
RIVER

200+

RESTAURANTS &
SHOPS WITHIN TWO
MILES

METRORAIL

Blue and Yellow Lines at King Street–Old Town and Braddock Road, each about a mile away. Amtrak and VRE also stop at King Street Station.

BUS & TROLLEY

DASH bus routes serve Old Town North; the free King Street Trolley links the Metro to the waterfront.

WATER TAXI

City Cruises' Potomac Water Taxi runs from the Alexandria City Marina to The Wharf and Georgetown (about 30 minutes) and National Harbor (about 45 minutes).

ROADS

George Washington Memorial Parkway a few blocks west; quick access to Route 1, I-395 and the Capital Beltway (I-495).

AIR TRAVEL

Reagan National is a 10-minute drive up the GW Parkway. Dulles International is about 20 miles west.

TRAIL & BIKE

The Mount Vernon Trail passes the building, running 18 miles from Mount Vernon to Theodore Roosevelt Island and the DC trail network.

A walkable waterfront district with 200+ restaurants and shops nearby

STEPS FROM THE DOOR

- **Jula's on the Potomac:** chef-driven waterfront dining and terrace at 44 Canal Center Plaza
- **Hotel AKA Alexandria:** Piero Lissoni-designed hotel with terrace fire pits, adjacent at 625 First Street
- **Tide Lock Park & Promenade Classique:** Canal Center's riverside sculpture park and amphitheater
- **Mount Vernon Trail** and **Oronoco Bay Park** along the river
- **Montgomery Park:** tennis courts and a seasonal farmers market

DINING & COFFEE

- **Oak Steakhouse, Hank's Oyster Bar, Founding Farmers**
- **Rustico, Sisters Thai, Vaso's Kitchen, T.J. Stones**
- **Tatte Bakery, St. Elmo's Coffee Pub, Starbucks, Dunkin'**
- **sweetgreen, CAVA, Chipotle, Five Guys, Potbelly, Jeni's**
- 200+ dining options within two miles across Old Town and Del Ray

DAILY NEEDS & HOTELS

- **Harris Teeter** and **Trader Joe's** in Old Town North; **Whole Foods** in Old Town
- **Hotel AKA Alexandria, Sheraton Suites Old Town** and the King Street hotel collection for visiting clients
- **Torpedo Factory Art Center** and **The Art League** nearby
- Banks, pharmacies, fitness studios and services along N. Fairfax, St. Asaph and Washington Streets



Old Town waterfront Marina, Torpedo Factory and the King Street corridor



Cafés & bakeries



Chef-driven dining

1 min

Jula's on the Potomac

2 min

Hotel AKA Alexandria

5 min

Oronoco Bay Park

8 min

Harris Teeter

10 min

Trader Joe's

15 min

King Street waterfront

18 min

Braddock Road Metro

WHAT'S NEXT IN OLD TOWN NORTH



Potomac River Generating Station redevelopment. Just north of the building, HRP Group's 19-acre riverfront site was approved by City Council in June 2026 for up to 2.5 million SF of residential, retail and commercial space, two new waterfront parks and more than 10 acres of public open space. Phase 1 construction is slated to begin in 2027.

OLD TOWN NORTH TODAY

An arts and cultural district on the river, with new residential, a walkable street grid, riverfront parks and a growing restaurant scene. More than 700,000 SF of Old Town office space has been converted to residential in the past five years, tightening the supply of quality office and putting a premium on the buildings that remain.

Join two national names at 11 Canal

OLIFF PLC

A nationally respected intellectual property law firm founded in 1983 and consistently ranked among the top U.S. firms for patents secured. Its location at 11 Canal places the firm minutes from the U.S. Patent and Trademark Office, the federal courts and downtown Washington.

FLOORS 2 & 3 · 43,041 SF · FULL-FLOOR RIVER TERRACES

Freeman

One of the world's largest event-production and brand-experience companies, backed by 90 years of continuous operation and more than 7,000 employees. Its 11 Canal office is a client-facing hub where national associations meet, collaborate and host events.

FIRST & RIVER LEVELS · 24,482 SF · INTERNAL STAIR, PRIVATE PATIO

WHY ALEXANDRIA

159,102

CITY POPULATION

\$124,593

MEDIAN HOUSEHOLD INCOME

69%

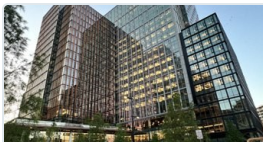
RESIDENTS WITH A BACHELOR'S DEGREE OR HIGHER

#1

INDUSTRY: PROFESSIONAL, SCIENTIFIC & TECHNICAL SERVICES

Alexandria pairs one of the most educated workforces in the country with a federal, legal, technology and association economy that has proven resilient through every downturn. The Washington region has the second-largest tech workforce in the U.S., 70% of it in Northern Virginia, and the region's demand drivers keep landing within a few miles of Old Town.

REGIONAL DEMAND DRIVERS



Amazon HQ2

\$2.5B headquarters at National Landing

3.5 mi



Virginia Tech Innovation Campus

\$1B graduate tech campus, Potomac Yard

2.4 mi



U.S. Patent & Trademark Office

National headquarters, Carlyle

2 mi



Reagan National Airport

Non-stop service nationwide

3.4 mi



PRGS Redevelopment

2.5M SF mixed-use on the river, approved 2026

Old Town North



Old Town Alexandria Historic waterfront district, six miles from downtown Washington



GET IN TOUCH

Schedule a tour of 11 Canal Center Plaza

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No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals. Square footages are approximate. Distances are approximate driving distances. Demographic data: U.S. Census Bureau, American Community Survey 2024 (1-year). Photographs depict the property and surrounding area; interior photographs show existing tenant build-outs.