

# WATERFRONT PROPERTY FOR SALE

## THE STRAND BUILDING

110 S. UNION STREET, OLD TOWN ALEXANDRIA



Presented by:

**Mike Porterfield** 703.836.6558 | [mike@tartanproperties.com](mailto:mike@tartanproperties.com)

**TARTAN**  
PROPERTIES



# WATERFRONT PROPERTY FOR SALE

## GENERATIONAL OPPORTUNITY!

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### OFFERING SUMMARY

<b>Sale Price:</b>	Unpriced
<b>Gross Building Area: (Includes 2 levels parking)</b>	51,785 SF
<b>Gross Finished Building Area:</b>	34,654 SF
<b># of Parking Spaces:</b>	58
<b>Elevators:</b>	2
<b>Lot Size:</b>	14,267 SF
<b>Year Built:</b>	1990
<b>Renovated:</b>	2018
<b>Zoning:</b>	CD
<b>Submarket:</b>	Old Town Waterfront
<b>RE Taxes 2025:</b>	\$75,369

TAKE VIRTUAL TOUR

### PROPERTY OVERVIEW

110 S. Union, one of only six office buildings located in Old Town with unobstructed views of the Potomac River. By-right development of 4 residential units. Located on the City's Waterfront Park, the building is surrounded by numerous new development projects including the Watermark and Robinson Landing residential condominiums and Hotel Indigo. The evolving Old Town waterfront dining scene now includes multiple outdoor eating and drinking opportunities.

### PROPERTY HIGHLIGHTS

- One Of Only Six Commercial Buildings on the Old Town Waterfront
- Unobstructed river views overlooking Waterfront Park
- Morning and afternoon direct sunlight
- 2nd & 4th floors in shell condition; 3rd level built out as modern office design
- 2 levels of structured parking with 58 spaces
- Less than a block from King Street and the best amenities in Old Town
- Area demographics exceed similar metrics in Georgetown and Bethesda

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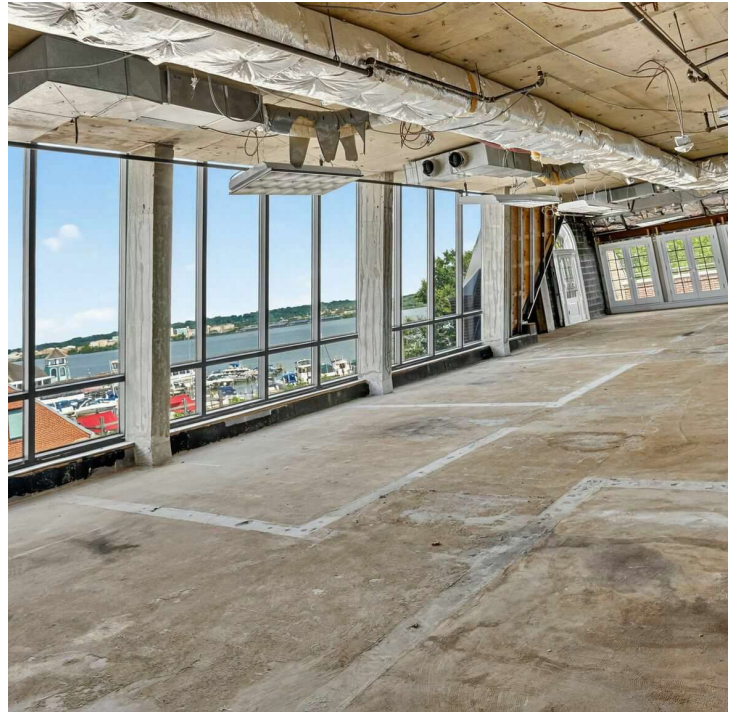
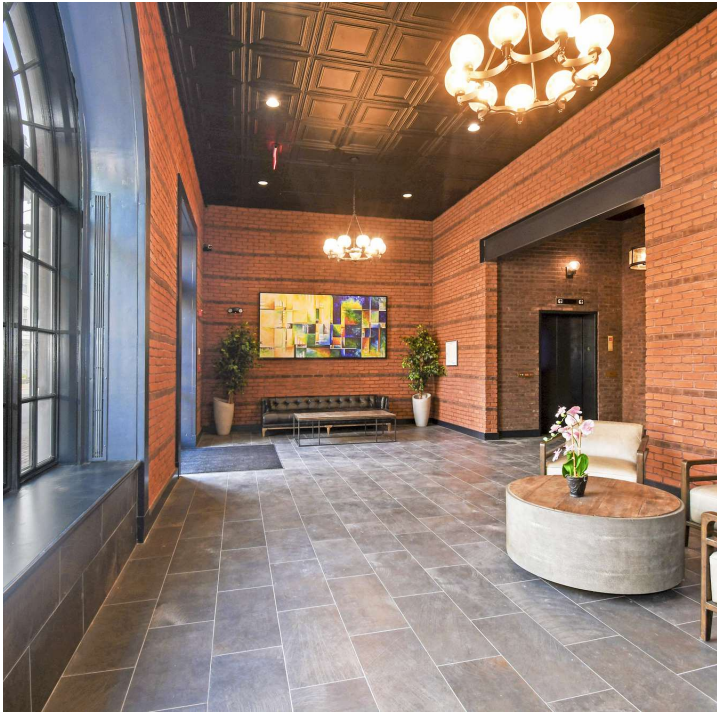
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ONE OF ONLY SIX COMMERCIAL BUILDINGS ON THE WATERFRONT

110 S. UNION STREET | OLD TOWN, ALEXANDRIA

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## PROPERTY HIGHLIGHTS

- Potential to convert a portion of parking garage into waterfront-facing retail. City Waterfront Commission supports closing the strand for pedestrian and recreation traffic only!
- Elevators: 2. Parking Levels: 2
- Parking Spaces: 58 striped spaces
- 1-block walk to free trolley; multiple bus routes within 3 blocks
- 1,500 sf of retail on S. Union St.
- Street frontage: 125 ft.
- Building construction materials: Concrete, steel, and brick
- Slab to slab ceiling height: 10.7 ft.



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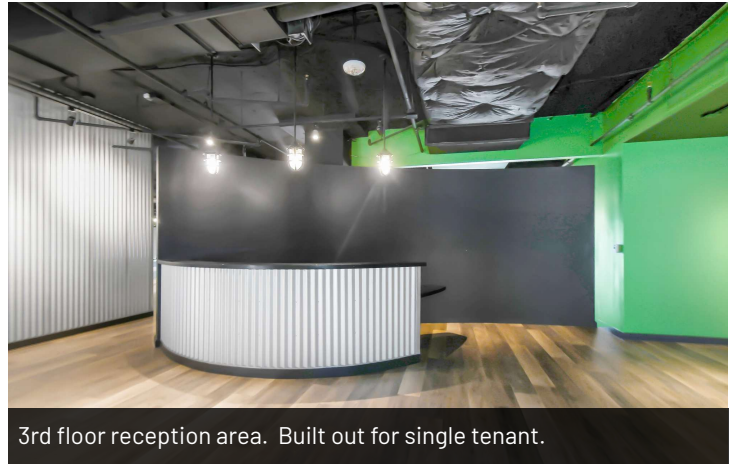
CURRENT CONDITIONS

110 S. UNION STREET, OLD TOWN, ALEXANDRIA

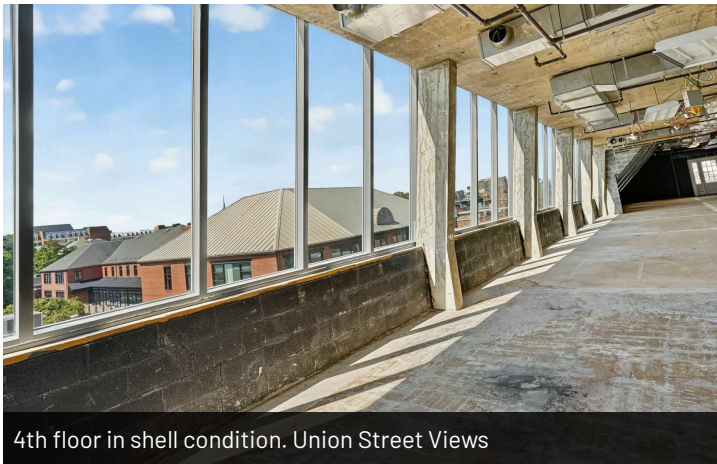
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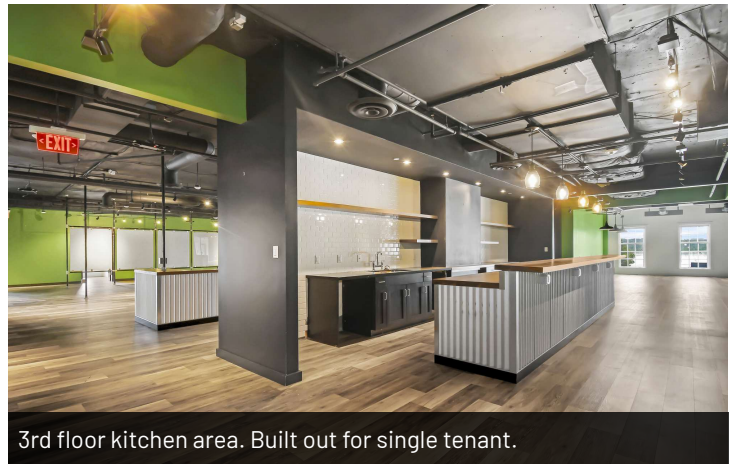
2nd floor in shell condition looking towards the river Waterfront Park.



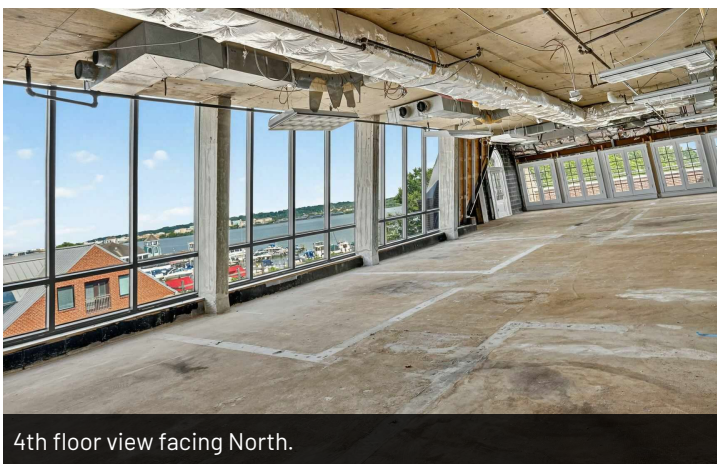
3rd floor reception area. Built out for single tenant.



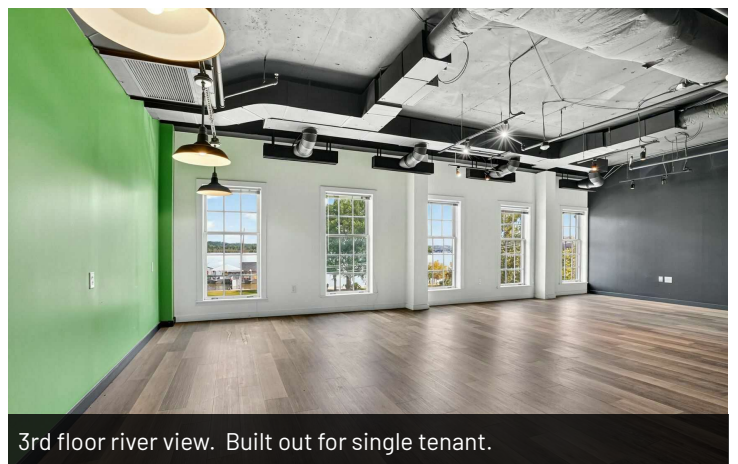
4th floor in shell condition. Union Street Views



3rd floor kitchen area. Built out for single tenant.



4th floor view facing North.



3rd floor river view. Built out for single tenant.

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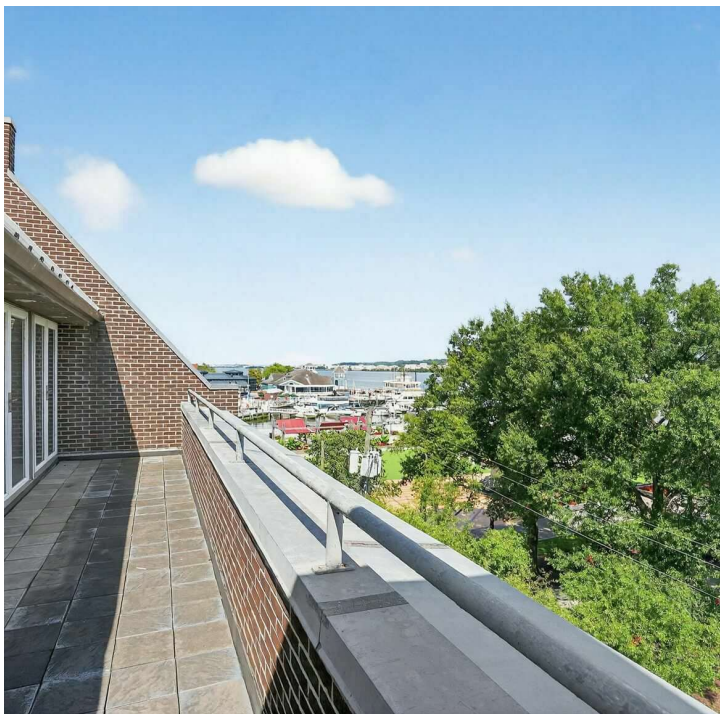


# WATERFRONT PROPERTY FOR SALE

RIVER VIEWS IN ALL DIRECTIONS

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# WATERFRONT PROPERTY FOR SALE

BIRDSEYE VIEW

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# WATERFRONT PROPERTY FOR SALE

UNBEATABLE LOCATION

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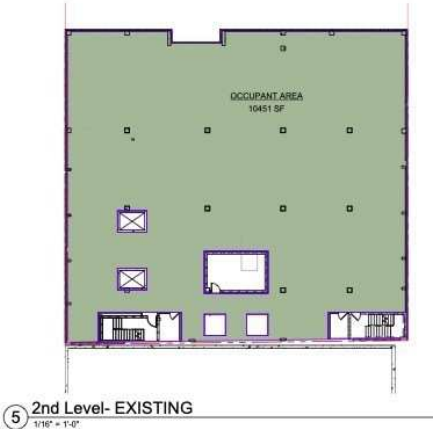
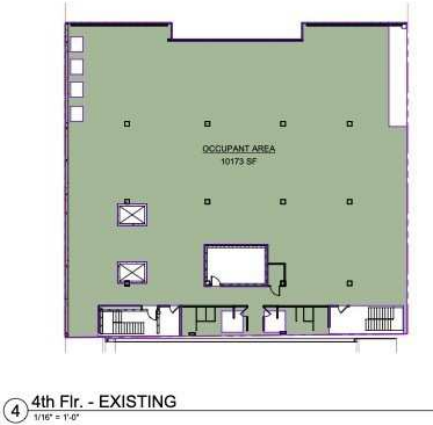
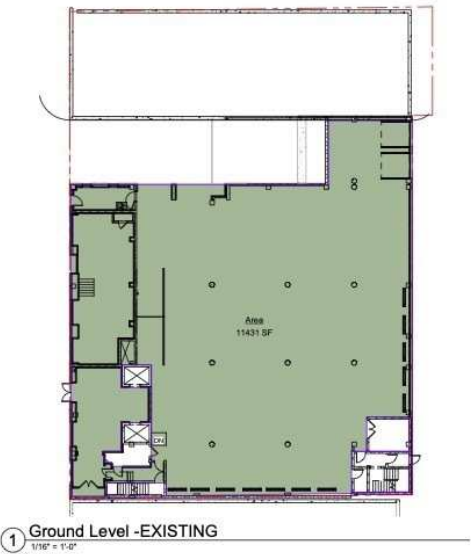


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Area Schedule (Gross Building) Copy 1	
Level	Area
1st Flr (Lobby)	11431 SF
Upper Gar. (Mezz.)	8682 SF
4th Flr.	10271 SF
2nd Flr	10509 SF
3rd Flr.	10345 SF
Grand total: 5	51238 SF



110 S. UNION ST  
Alexandria, VA

EXISTING FAR  
5/17/2022

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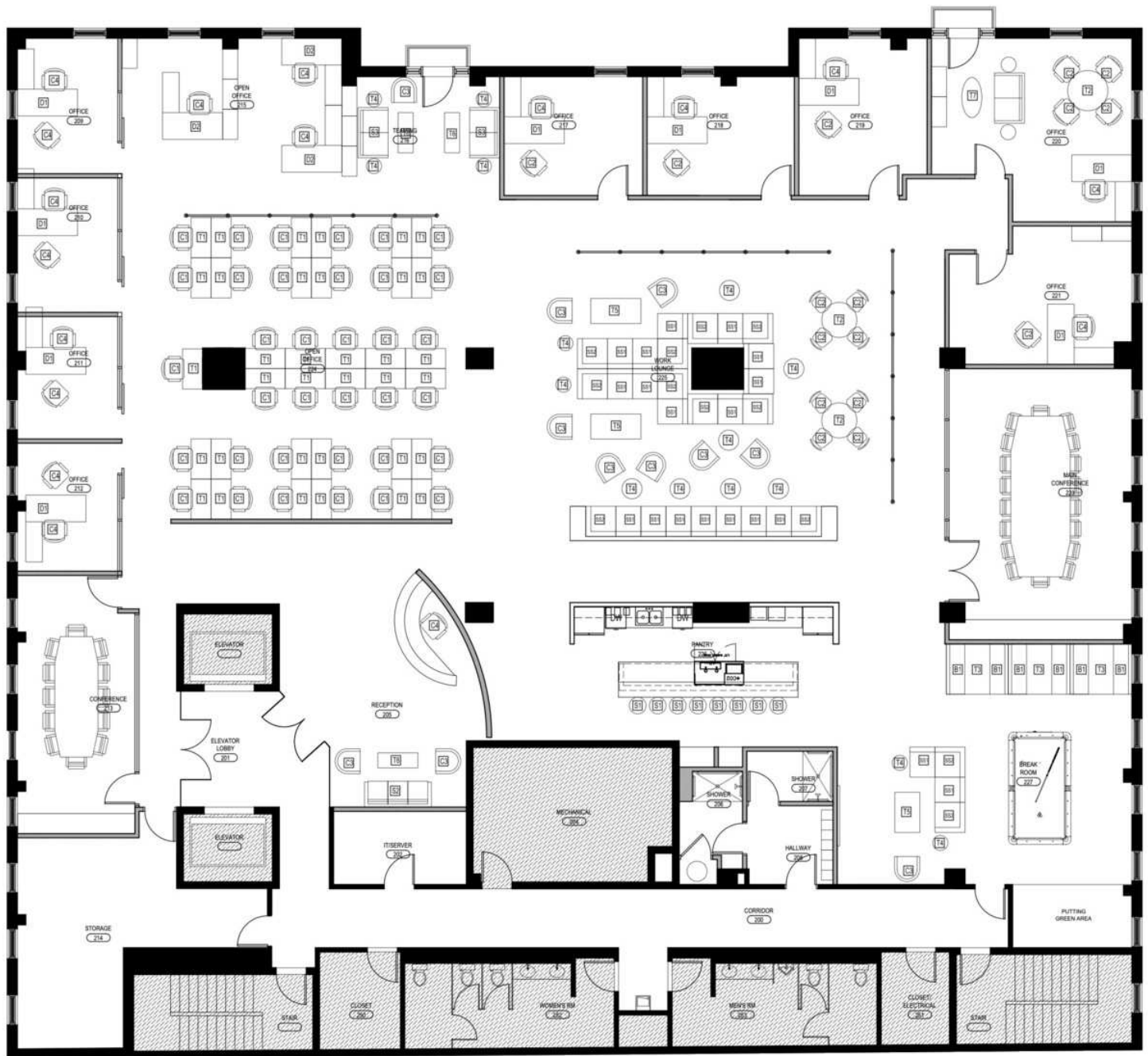
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# WATERFRONT PROPERTY FOR SALE

EXISTING 3RD FLOOR OFFICE BUILDOUT READY TO OCCUPY  
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Current buildout for 3rd floor office space.

FURNITURE PLAN  
1/8" = 1'-0"

0 2'-0" 4'-0" 10'-0"  
SCALE: 1/8" = 1'-0"

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# WATERFRONT PROPERTY FOR SALE

ONSITE PARKING ON TWO LEVELS

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Union Street View



Rendering of hypothetical facade changes on Union St.

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