

FOR LEASE

± 5600 SF Available Second Floor + Mezzanine
11 On-Site Parking Spaces Available



SUMMARY

Flexible Lease Opportunity in Old Town Alexandria



728 S Washington Street
Alexandria, VA 22314
± 5,600 SF contiguous

Highlights

- Premier submarket
- Excellent proximity to Washington, D.C., Amazon HQ2, and National Landing
- Strong demographic and traffic characteristics
- Flexible zoning (CL) supporting diverse uses
- 11 on-site parking spaces available
- 9'5" ceiling height on the second floor
- 8'6" ceiling height on the mezzanine
- Natural light from windows on all four sides of the second floor
- Additional natural light from east-facing mezzanine windows
- High-visibility signage opportunity along S Washington Street

Built in 1961, 728 S Washington Street offers a rare opportunity to lease a prominent mixed-use asset in the heart of Old Town Alexandria. Positioned along one of Old Town's most traveled corridors, the property benefits from exceptional visibility, walkability, and proximity to major lifestyle amenities.

The ±9,800 SF building includes stable first-floor retail tenancy and a unique opportunity to lease the combined second floor and third-floor mezzanine as a single, contiguous space. This configuration creates an expansive and flexible layout ideal for office, creative, medical or service based use.

The property is positioned within the Commercial-Low (CL) zoning district, supporting a wide range of permitted uses.

The combined second floor and mezzanine offer approximately ±5,600 SF and can accommodate a variety of layouts, including collaborative office environments, studio or creative workspace, and medical or service-based uses. The second floor features a ceiling height of approximately 9'5" and abundant natural light from windows on all four sides. The mezzanine offers an approximately 8'6" ceiling height, additional east-facing windows, flexible configurations, and direct connectivity between the two levels.

Demographic Snapshot

- Population (City of Alexandria): approx. 157,000 residents
- Median Age: 37.5 years
- Median Household Income: approx. \$113,600
- Per Capita Income: approx. \$ 78,000
- Educational Attainment (≥ bachelor's degree): 66% of residents
- Median Home Value: \$ 697,000

[CLICK TO VIEW A VIRTUAL TOUR OF THIS LOCATION](#)

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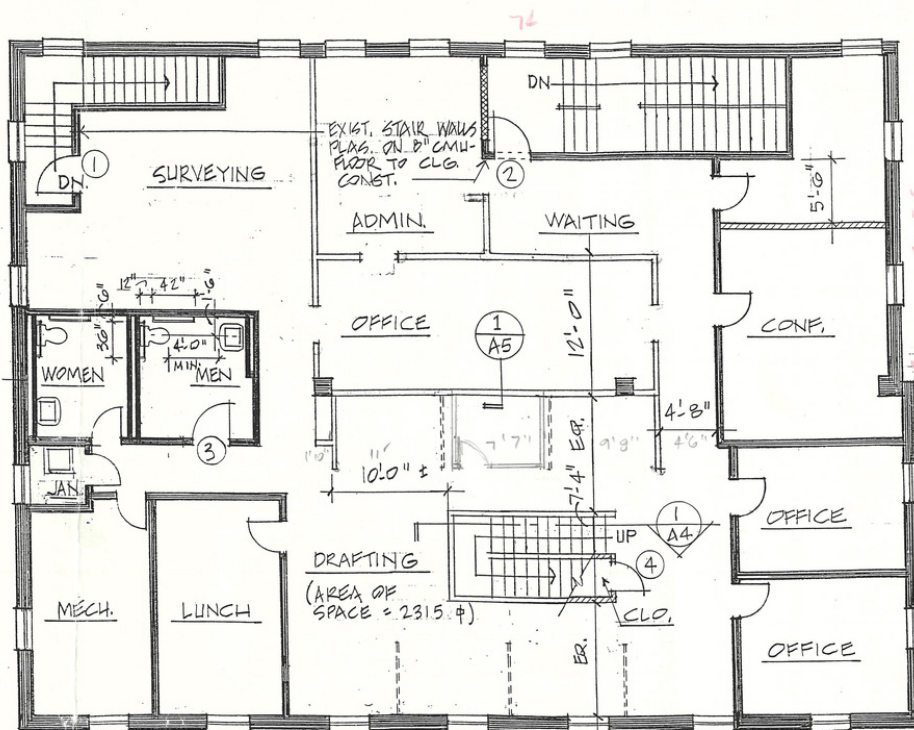
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SECOND FLOOR PLAN

Approximately 9'5" ceiling height | Windows on all four sides



8000 x 12 = 96,000
- Parking 5000 x 10 = 50,000
96,000
2nd Floor 1000 Sq. Ft. 3870 GFA
4200 - FA x 24 = 9500
+ parking

SECOND FLOOR PLAN

1/8" = 1'-0"

WALL LEGEND

EXIST. FULL HT. WALLS & PARTS
NEW FULL HT. PART.
NEW 1 HR. PART.
NEW 6'-0" HIGH PART. SEE 1/A5



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Architecture
Planning
Interior Design

Project
OFFICES OF R.C. FIELDS JR.
730 S. WASHINGTON ST.
ALEXANDRIA, VIRGINIA

Date: OCT. 30, 2003
Project No.
Sheet No. A1

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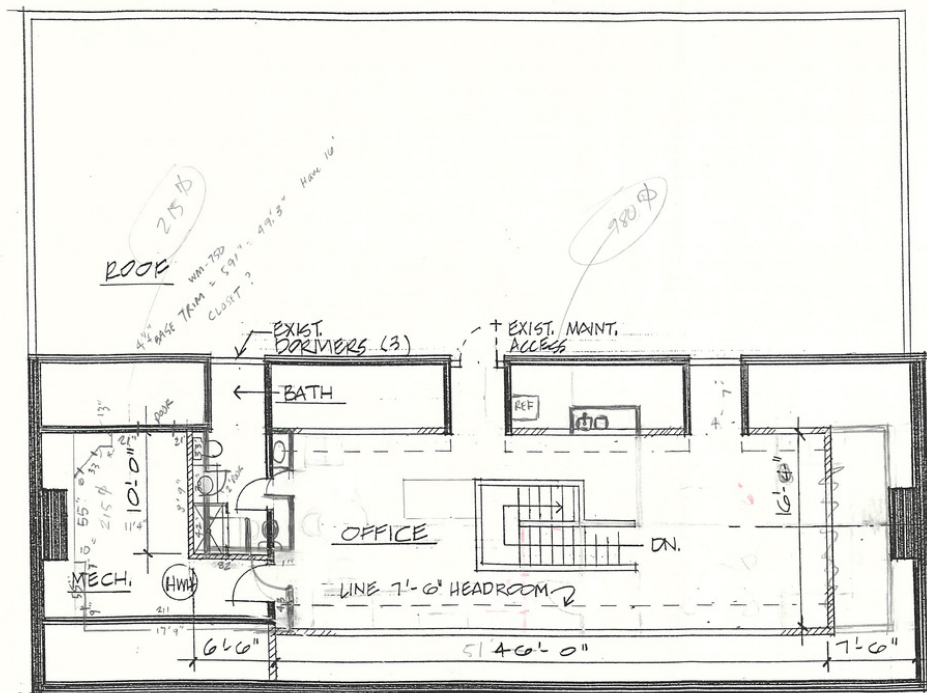
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MEZZANINE PLAN

Approximately 8'6" ceiling height | East-facing windows



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

USABLE AREA = 767#



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