

OFFICE SPACE FOR LEASE

120 N. ALFRED STREET
OLD TOWN, ALEXANDRIA

TARTAN
PROPERTIES



OFFERING SUMMARY

Lease Rate:	\$28.00 / SF (NN)
Building Size:	3,872 SF
Available SF:	1,936 SF
Available Suite:	2nd floor
Year Built:	1990
Renovated:	2019
Zoning:	CD
Market:	Northern Virginia
Submarket:	Old Town, Alexandria

PROPERTY HIGHLIGHTS

- 2nd floor furnished suite is now available for lease (Landlord will remove any furniture tenant does not want)
- Recently completed modern industrial design features open ceilings, polished concrete floors, and open work space
- Operable windows for Washington's best weather days in the Fall and Spring
- Key fob building access and security system, sprinkler system and fire stairwell in rear
- Tenant pays monthly utilities (\$310 avg), suite cleaning, and real estate tax increases over base year
- Local restaurants include Sweetgreen, Misha's Coffee, Asian Bistro, Hen Quarter, Five Guys, Nando's
- Local retail within two block walk include: Patagonia, Lululemon, Alo, Warby Parker, H&M, Anthropologie

Presented by:

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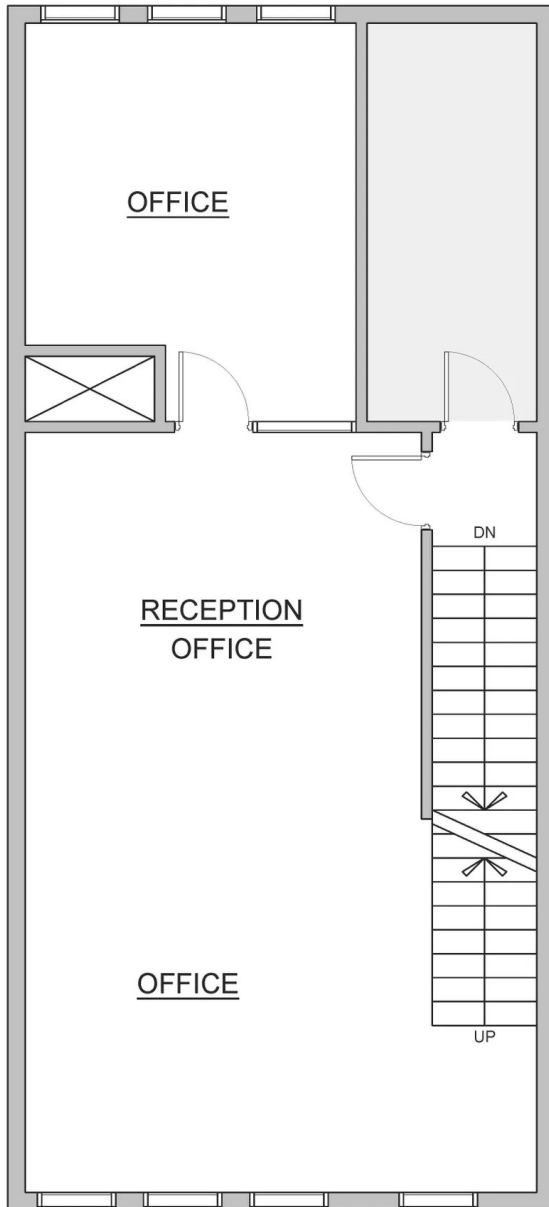


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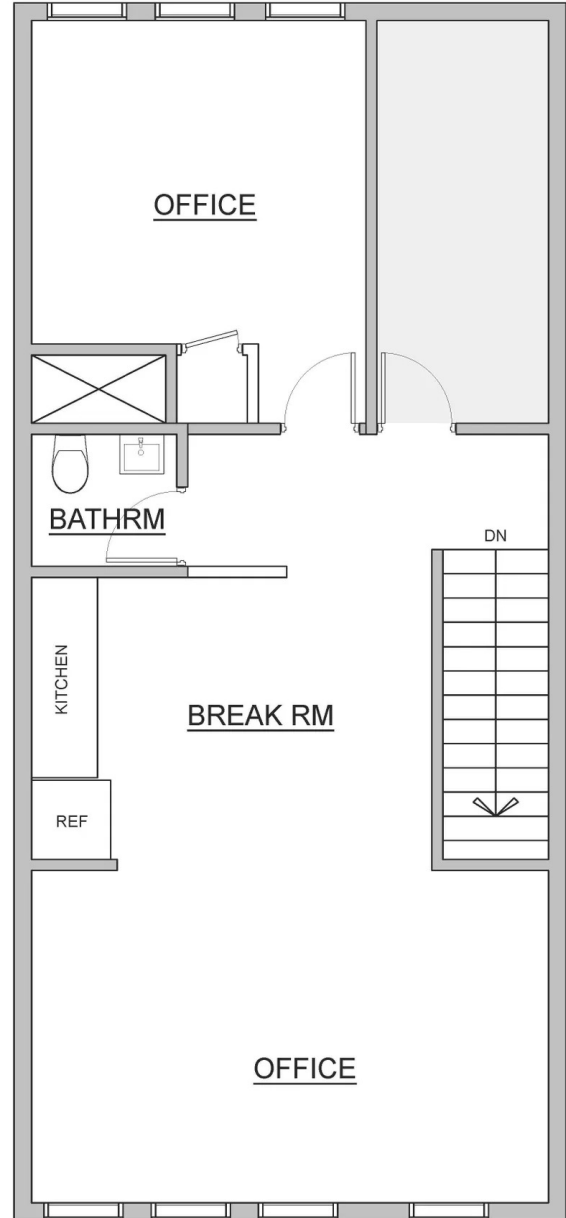
FOR LEASE

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2nd FLOOR



3rd FLOOR

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