

FOR SALE

4220 KING ST

ALEXANDRIA, VA 22302



Presented by:

Mike Porterfield
Fatimah Wilson

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703.660.4825 | fatimah@tartanproperties.com



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ALEXANDRIA, VA 22302

TARTAN
PROPERTIES



Sale Price

\$3,200,000

OFFERING SUMMARY

Price/SF:	\$186/sf
Total SF:	17,172
# of Parking Spaces:	42
Stories:	3 (Approx: 5,724SF each floor)
Year Built:	1983
HOA Fee:	\$2172/mo (includes exterior maintenance, insurance, landscaping)
Annual RE taxes:	\$40,436

[VIRTUAL TOUR](#)

PROPERTY OVERVIEW

4220 King Street presents a rare opportunity for a school, medical group, healthcare organization, or other institutional user to establish a campus in one of Northern Virginia's most desirable and highly educated market corridors. The 17,172 SF building offers the scale and flexibility to support classrooms, clinical and specialty services, administrative functions, research, training, or multi-department operations - all within a highly accessible location with direct I-395 connectivity. Fully renovated in 2017-2018 and immediately operational, the property features substantial on-site parking, ADA-accessible elevators and restrooms, and the infrastructure needed to accommodate a broad range of institutional users without the significant capital requirements typically associated with acquiring and repositioning a facility.

Surrounded by more than 40,000 residents within one mile, with a \$113,500 median household income and 62% of residents holding a bachelor's degree or higher, 4220 King Street is positioned within a strong, educated, and economically established community. Its 33-year history of continuous institutional occupancy by the American Geosciences Institute further demonstrates the property's suitability for long-term organizational use. For schools and medical groups seeking to expand their footprint, consolidate operations, or transition from leasing to ownership, 4220 King Street offers a compelling combination of location, scale, substantial parking, accessibility, turnkey condition, operational control, and long-term growth potential.

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PROPERTY HIGHLIGHTS

- Campus opportunity – 17,172 SF across three floors supports departmental separation and organizational growth
- Move-in ready – fully renovated (2017-2018) with zero capital requirements
- Strong parking – 2.44/1,000 SF with 42 dedicated spaces
- Flexible floor plans – ~5,724 SF per floor allows multi-use or departmental organization
- ADA-compliant – elevators and facilities throughout support accessibility needs
- Modern building systems – efficient HVAC, upgraded electrical, well-maintained infrastructure
- Excellent location – less than 200 feet from I-395 with direct access to D.C., Arlington, Northern Virginia
- Proven stability – 33 years continuous occupancy; low-maintenance, cost-predictable operations

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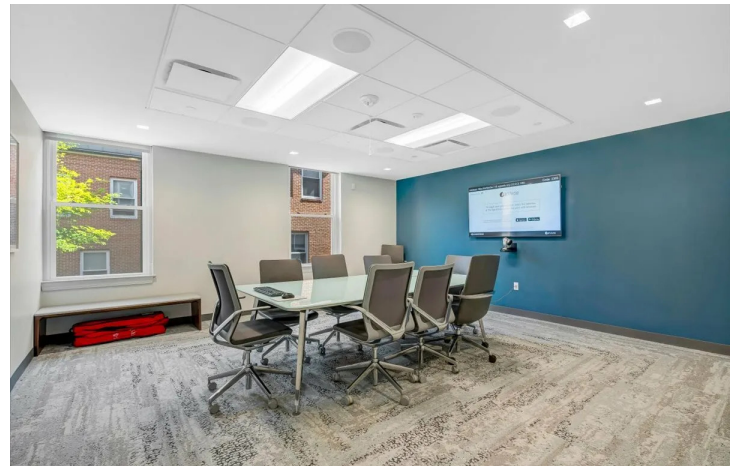


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4220 KING ST
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OTJ
ARCHITECT

AMERICAN GEOSCIENCES
INSTITUTE
4520 KING STREET
ALEXANDRIA, VA 22304

CONSULTANTS
MEP CONSULTANT:
KTA
2553 DULLES VIEW DRIVE #400
HERNDON, VA 20171
P: 703.713.0300

NAME / SURNAME: _____



REVISIONS		
REVISION	DESCRIPTION	DATE
1	Initial release	10/10/2010

5. **WEEKLY FIVE DOLLAR** 100.00

FILE INFORMATION

Project No: 7552.00
Drawn By: MNS/JW
Checked By: SS

POWER & SIGNAL PLAN
- THIRD FLOOR

GENERAL NOTES - POWER & SIGNAL

POWER & SIGNAL SYMBOLS

[illegible]

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OPEN WORK 110
DEVELOPMENT 110
CONF 113
MECH 112
RESTROOM 114
ELEC 115
CONF 116
CONF 117
CONF 118
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CONF 120
RECEPTION 121
STORAGE 122
STAIRS 121
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KEY NOTES - POWER & SIGNAL

Power Test
Signal Test

FOR POWER REQUIRED,
SEE DIMENSIONAL POINT

POWER & SIGNAL SYMBOLS	
SYMBOL	DESCRIPTION
	NEW DUPLEX ELECTRICAL OUTLET. (NUMBER, IF SHOWN, INDICATES HORIZONTAL AMP.) (P.C. INDICATES OUTLET IS POWER CONTROLLED.)

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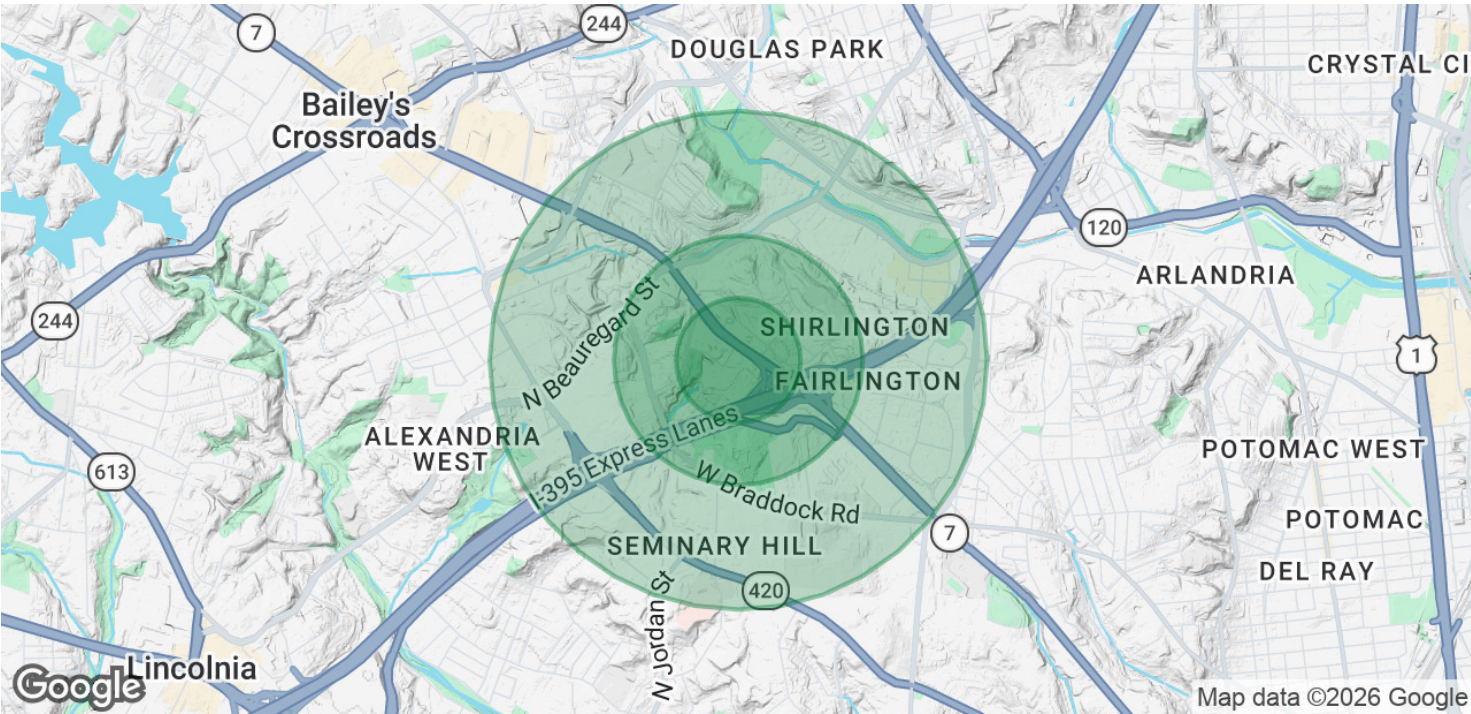


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POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	4,168	11,413	39,341
Average Age	40.4	40.3	39.6
Average Age (Male)	36.9	38.8	38.8
Average Age (Female)	40.9	41.1	40.1

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	2,701	6,753	20,082
# of Persons per HH	1.5	1.7	2.0
Average HH Income	\$135,741	\$140,201	\$138,804
Average House Value	\$442,514	\$501,413	\$531,808

2023 American Community Survey (ACS)

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EXCLUSIVELY MARKETING BY:



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TARTAN PROPERTIES

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