

1680 DUKE ST

Alexandria, VA 22314

Office For Lease

1,795 - 20,357 SF



Leasing Information:
703.522.4600

Lincoln

Chris Dyson	Jack Redmond	Stoddie Nibley
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Lincoln Property Company
1530 Wilson Boulevard Suite 200
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www.lpc.com

1680 DUKE ST

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Office For Lease

1,795 - 10,175 SF



Property Highlights

- Flexible Leasing Options – move-in ready spec suites (1,749–3,149 SF) plus large block availability over 20,000 SF.
- Convenient Parking – 1.5/1,000 SF parking ratio with surface lot directly behind the building.
- Everyday Amenities – on-site CVS with Whole Foods and dozens of dining/retail options across the street.
- Unmatched Transit Access – steps from King Street Metro, VRE, and Amtrak; minutes to I-495, Route 1, and GW Parkway.
- Prominent Branding – exterior building signage available for large block users.

Availabilities

Suite 250	2,344 - 4,839 SF	Within 30 days
Suite 300	10,175 SF	Immediately
Spec Suite 400	3,149 SF	Immediately
Spec Suite 405	1,795 SF	Immediately
Spec Suite 420	2,335 SF	Immediately
Spec Suite 450	2,903 SF	Within 30 Days
Spec Suite 501	2,875 SF	Immediately

Date Available



Chris Dyson

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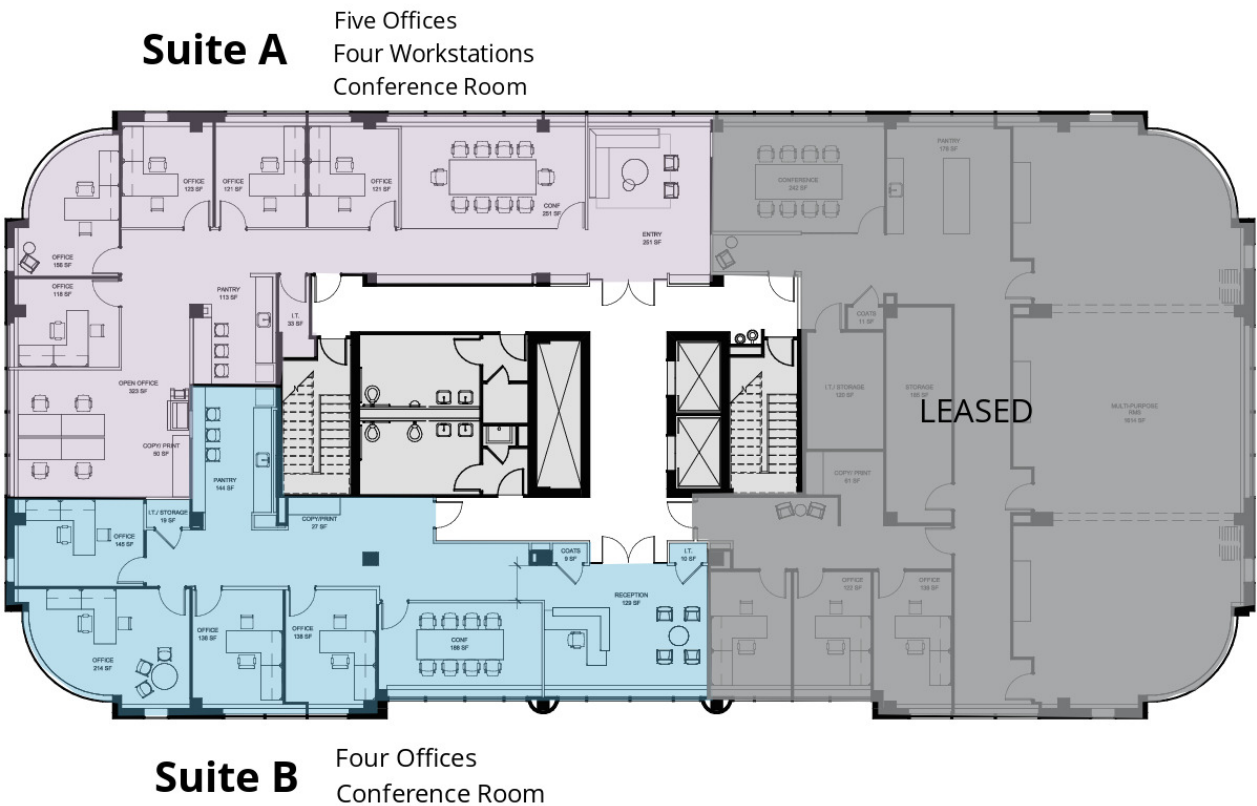
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Suite	Size	Description
Suite 250	2,344 - 4,839 SF	Hypothetical two-tenant plan shown above.

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Suite 250



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16 Offices
Two Conference Rooms
26 Workstations

Suite	Size	Description
■ Suite 300	10,175 SF	Full-floor opportunity with the flexibility to combine with the fourth floor for a total of over 20,000 SF

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Spec Suite 400



Spec Suite 405

Suite	Size	Description
■ Spec Suite 400	3,149 SF	Turnkey corner spec suite featuring private offices, a team conference room, collaborative work area, pantry, and stunning views of Old Town Alexandria.
■ Spec Suite 405	1,795 SF	Corner spec suite with sweeping views down Duke Street toward Old Town Alexandria. Four offices, two workstations & conference room.

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Spec Suites 400 & 405



Spec Suite 400



Spec Suite 400



Spec Suite 405



Spec Suite 405

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Spec Suites 420 & 450

2,335 SF

Spec Suite
420

Spec Suite
450



Suite	Size	Description
■ Spec Suite 420	2,335 SF	Spec suite in the southwest corner featuring abundant natural light and sweeping views. Three offices, six workstations & conference room.
■ Spec Suite 450	2,903 SF	Second-gen spec suite with six offices, two workstations & conference room.

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Spec Suite 501
2,875 SF



Suite	Size	Description
■ Spec Suite 501	2,875 SF	New spec suite featuring five private offices, a spacious pantry and break area, and a striking corner conference room filled with natural light.

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Spec Suite 501



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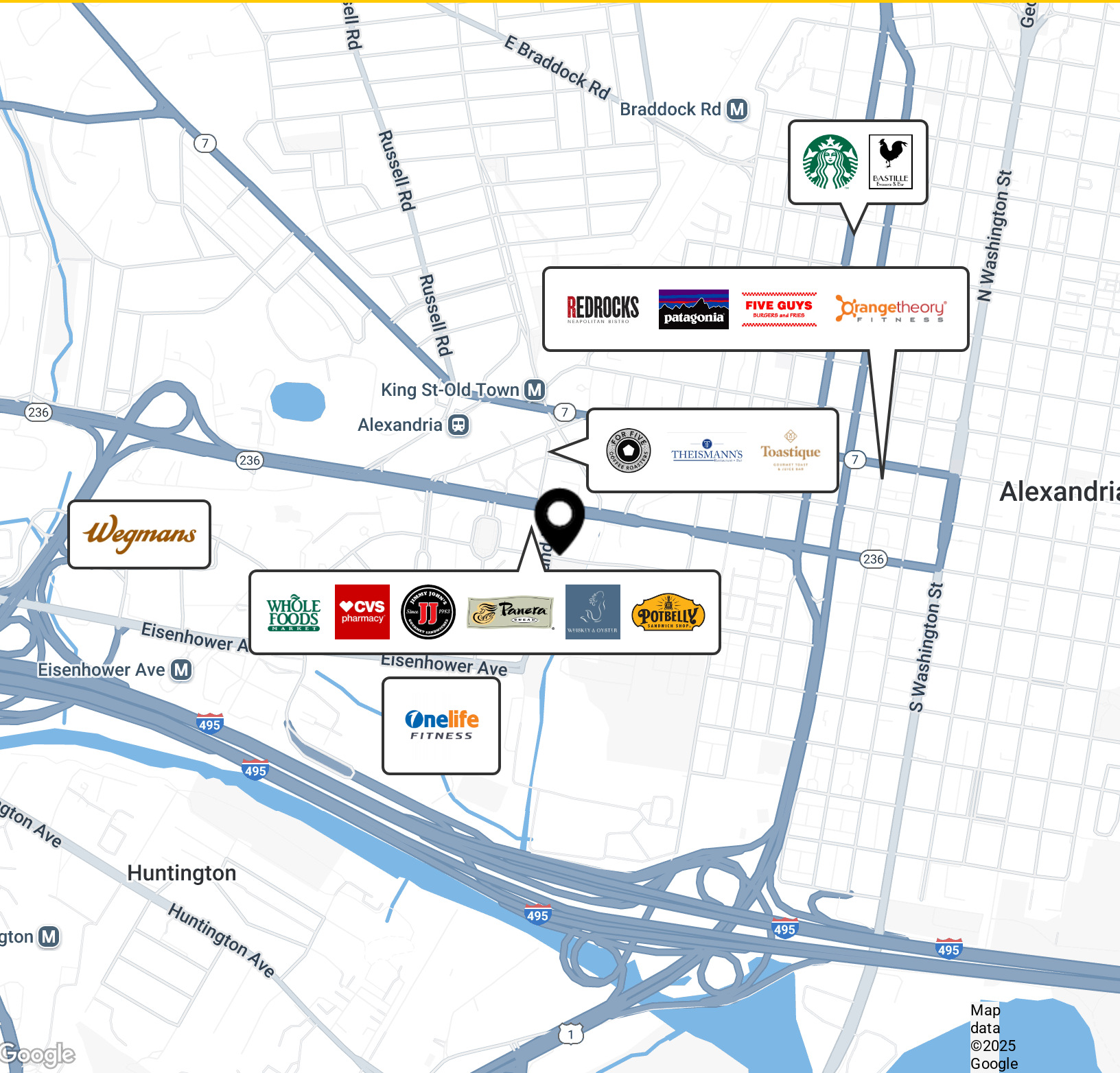
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Nearby Amenities



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