

carlyle tower

powered by **cove**

2461 EISENHOWER AVE ALEXANDRIA, VA

Not just an office building,
but a mixed-use experience



Lincoln

 RUBENSTEIN
PARTNERS

Next[®]
REALTY
MID-ATLANTIC

SHOPS 
carlyle tower

WELCOME TO YOUR NEW
**DESTINATION FOR
PRODUCTIVITY**



ACCESS YOUR WORKPLACE WITH EASE

ONE MILE TO



KING STREET
METRO, AMTRAK
& VRE STATIONS

GEORGE WASHINGTON
MASONIC NATIONAL
MEMORIAL



U.S. PATENT &
TRADEMARK OFFICE

U.S. DISTRICT
COURT

WMATA
HQ

NATIONAL
SCIENCE
FOUNDATION

ADJACENT TO
EISENHOWER
AVENUE METRO



CARLYLE
CROSSING

Wegmans

carlyle
tower

INTERSTATE
495
SUPERIOR
VISIBILITY
200,000 VPD
(VEHICLES PER DAY)

DUKE STREET

TELEGRAPH ROAD

EISENHOWER AVE



[VIEW VIDEO TOUR](#)

YOUR ONE-STOP-SHOP WORKPLACE

Surrounded by luxury residential towers and a diverse collection of restaurants, Carlyle Tower is a mixed-use trophy project with fully renovated, innovative space to work, play, and relax. The Shops at Carlyle, featuring multiple restaurants, is located on the ground level, and the on-site amenities include a welcoming lobby, state-of-the-art conference center, tenant lounge and fitness facility.



14 floors



Outdoor plaza
with seating and WiFi



335,000 SF
Class A Office Space



Secure bike storage



24,000 SF
Typical Floor



Onsite Experience Manager
and mobile app by Cove



25,000 SF
On-site Retail Space



New HVAC and VAV systems



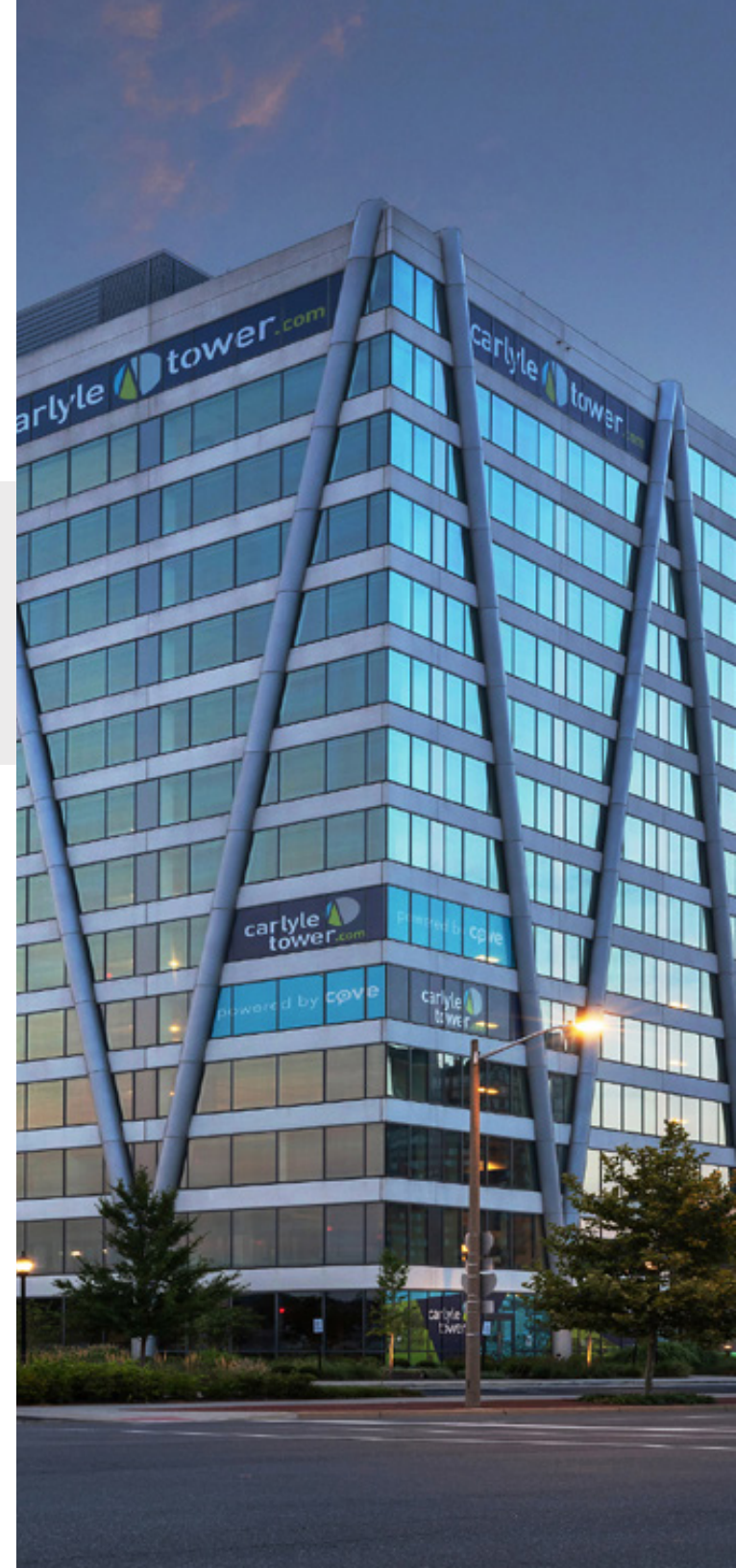
1.75/1,000 SF
Parking Ratio



Immediate access to I-495,
I-95 and Metro



LEED® Gold certified



OUR NEIGHBORHOOD IS GROWING



1. Carlyle Mill (Residential)	UNDER CONSTRUCTION
2. The Park Meridian (Residential)	UNDER CONSTRUCTION
3. Paradigm (Residential & Hotel)	PLANNED
4. Carlyle Plaza	PLANNED
5. Hoffman Block 2-3	
6. Hoffman Block 2-3	
7. Hoffman Towerws	
8. WMATA Offices	
9. Holiday Inn	EXISTING
10. Hoffman Town Center	EXISTING
11. Mill Race (Apartments/Office)	EXISTING
12. Marriot	EXISTING
13. Whole Foods	EXISTING
14. Burke & Herbert Bank	EXISTING
15. US Patent & Trade Office	EXISTING
16. Eisenhower Center III	EXISTING
17. Alexandria Renew Environmental Center	EXISTING
18. Paradigm	EXISTING
19. The Foundry	EXISTING
C. Carlyle Blocks A-0	EXISTING

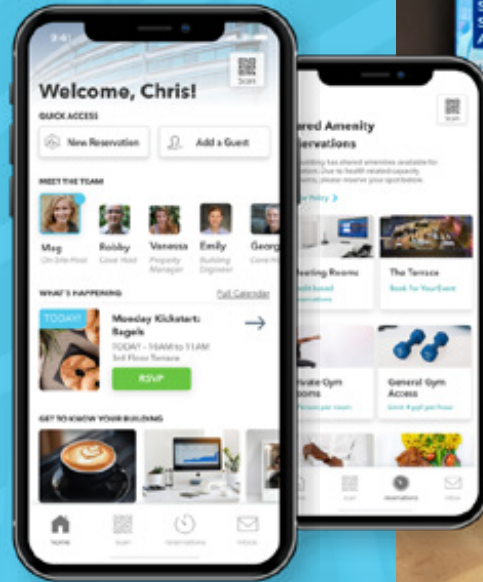


FLEX COWORKING IN THE PALM OF YOUR HAND

powered by **cove**

CARLYLE TOWER FLEX COWORKING & MOBILE APP

Cove, an industry-leading technology platform, powers our exclusive mobile app and seamlessly connects tenants to on-site amenities, operational services, building events & more.



Reserve a room in our tech-equipped conference center



Request AV support or catering assistance



Sign up for a yoga class hosted in our fitness center



Order food from local restaurants



Secure a seat on our electric shuttle

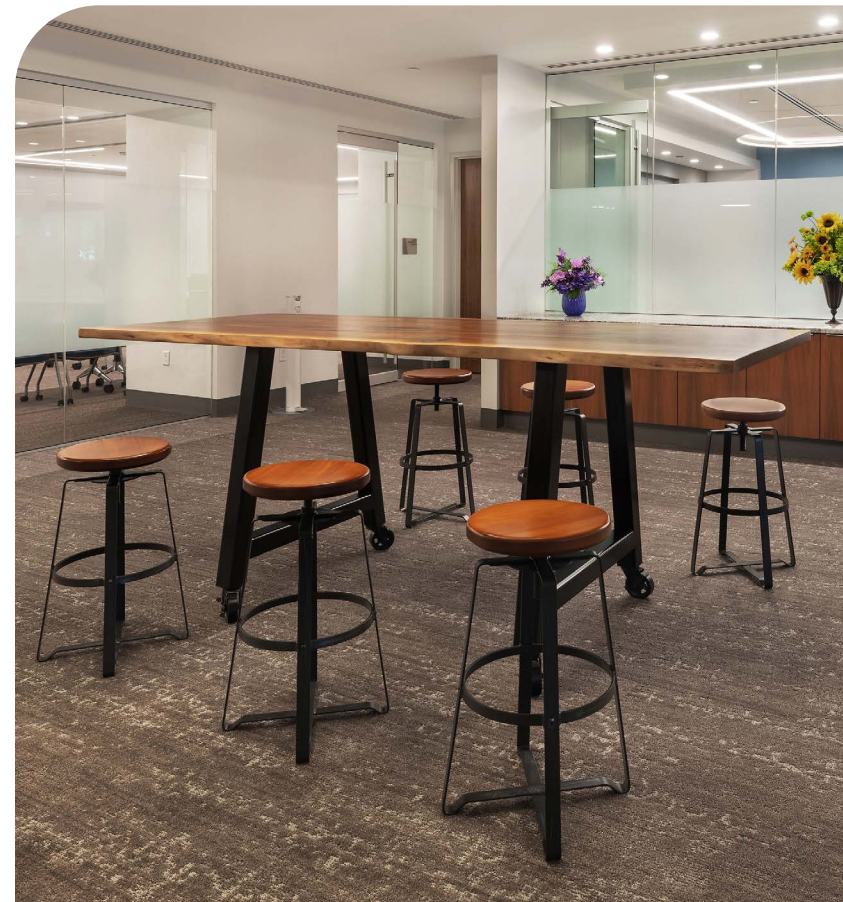
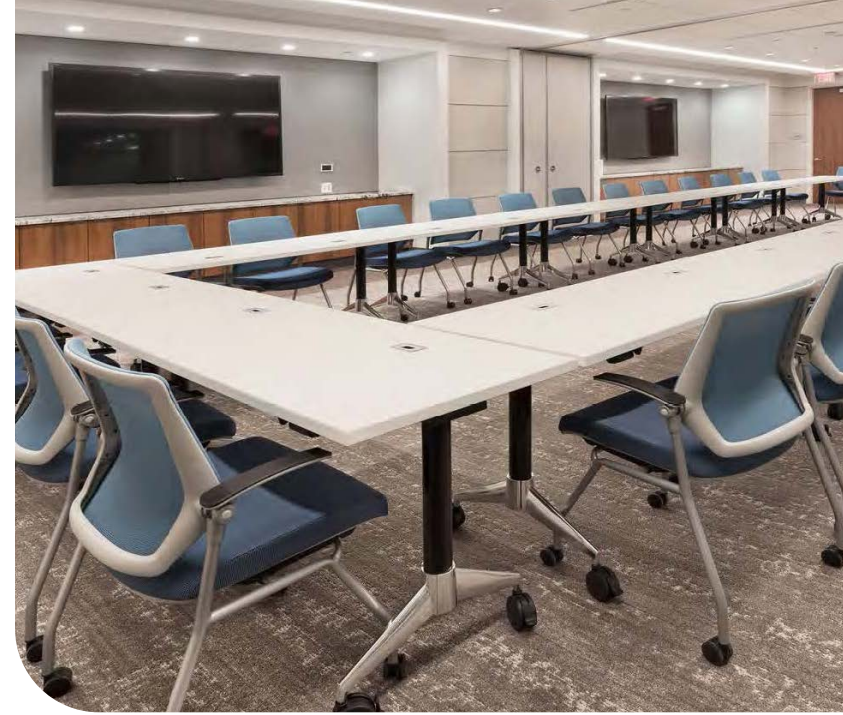
TENANT MEETING & LOUNGE SPACES

- Brand-new 3,000 SF tenant lounge
- Features breakout & collaborative areas, gaming & coffee
- WiFi equipped



STATE-OF-THE-ART CONFERENCE CENTER

- 4,000 SF
- Seating for up to 64 people (classroom), 28 people (boardroom) and 8-12 people (small conference)
- Fully AV-equipped
- Breakout rooms, training and entertaining space





CONVENE YOUR TEAM

TENANT LOUNGE

Our WiFi-equipped, 3,000 SF tenant lounge features breakout and collaborative areas, various games and coffee.

CONFERENCE CENTER

Our fully AV-equipped, 4,000 SF conference center has seating for up to 64 people (classroom), 28 people (boardroom), and 8-12 people (small conference).

FLEXIBLE COWORKING

Coworking at Carlyle Tower comes with everything you need to be productive. Private offices with fast & dedicated wifi, free snacks, and fresh drip coffee are all included. Perfect for smaller teams and entrepreneurs.



BOOST YOUR HEALTH AND WELLNESS

Our expansive 3,500 SF fitness center features a studio for kickboxing, yoga and fitness classes as well as a cardio room and spa-quality locker rooms with showers, lockers and towel service.



YOGA ROOM



LOCKER ROOM

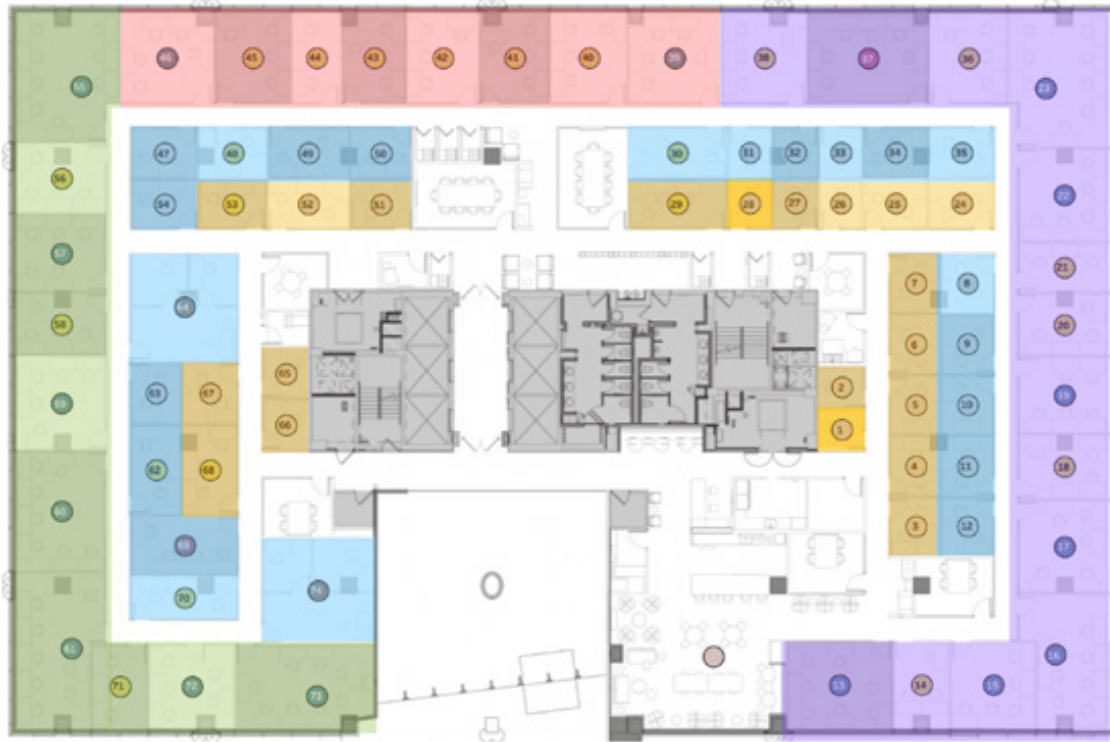


FITNESS CENTER

FLEX COWORKING

powered by **cove**

SECOND FLOOR



Exterior Premium + View Exterior Premium Exterior Interior Premium Interior

OFFICE LEASING 703.522.4600

STODDIE NIBLEY | snibley@lpc.com
CHRIS DYSON | cdyson@lpc.com
EAMON MCCRANN | emccrann@lpc.com

GARY COOK | gcook@lpc.com
ASHLEY SUPERVILLE | asuperville@lpc.com



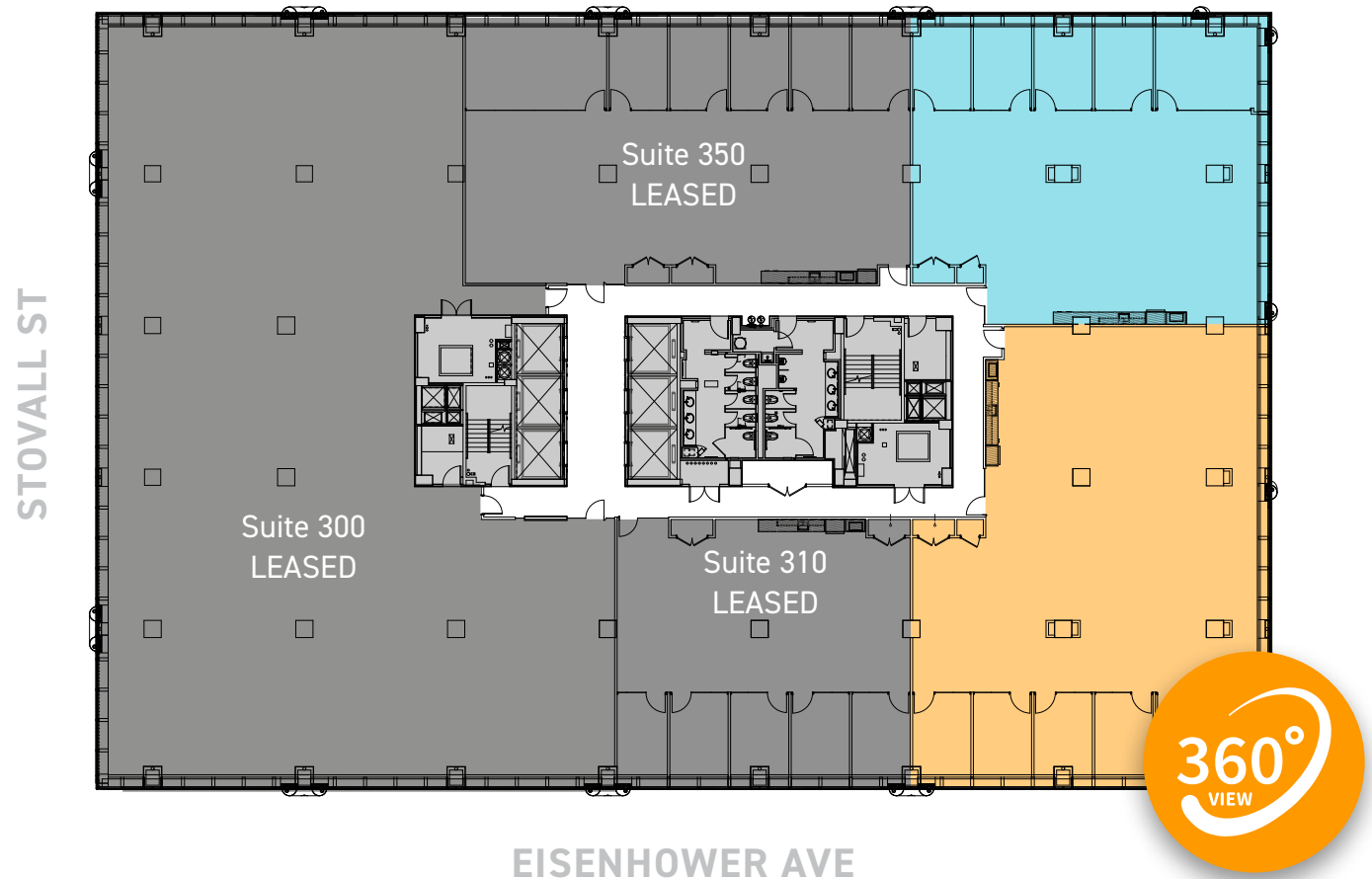
SPEC SUITES

THIRD FLOOR

25,658 Total RSF

 **Suite 320**
4,990 RSF

 **Suite 330**
3,570 RSF



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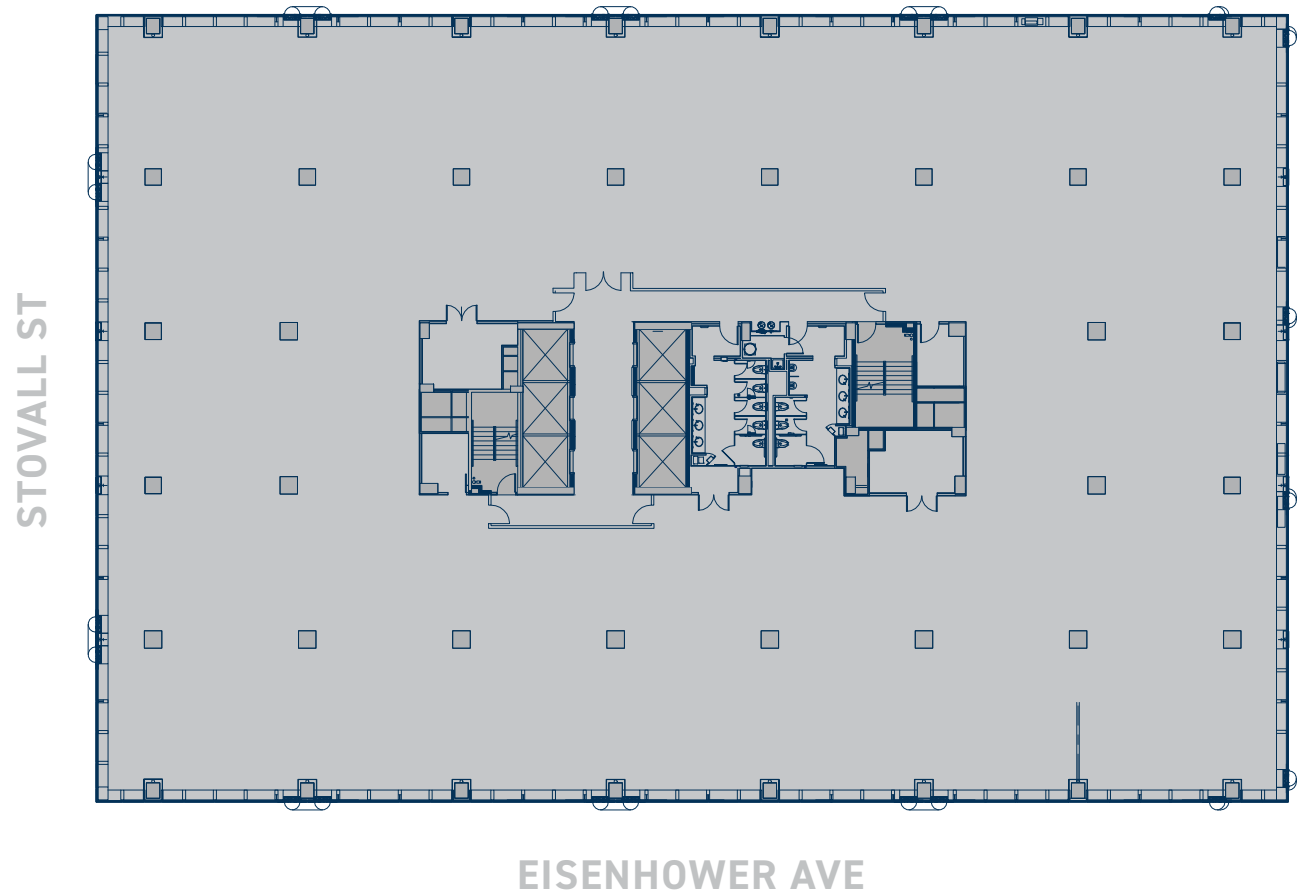
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GARY COOK | gcook@lpc.com
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FULL FLOOR

FLOORS 4-13

25,658 RSF



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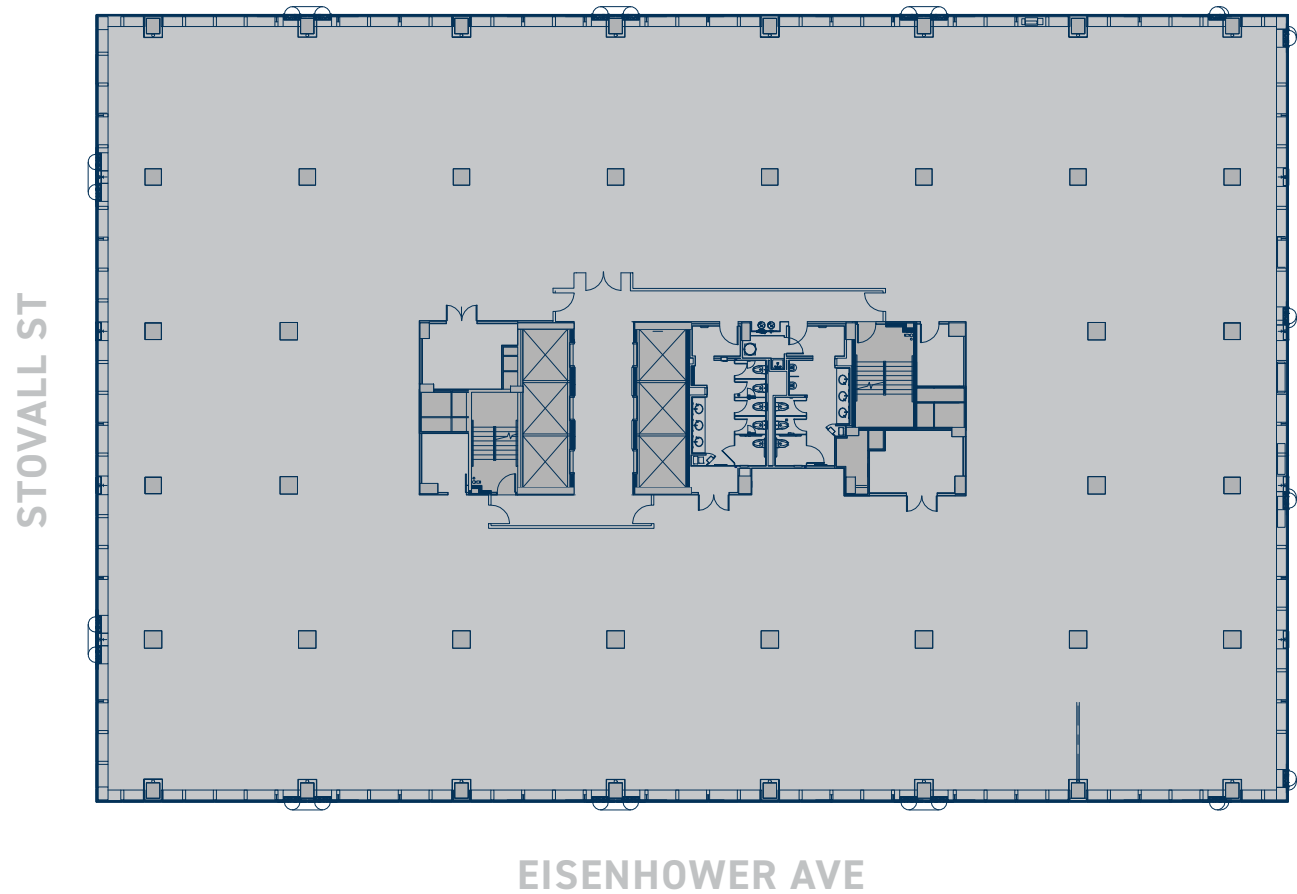
GARY COOK | gcook@lpc.com

ASHLEY SUPERVILLE | asuperville@lpc.com

FULL FLOOR

FLOOR 14

25,645 RSF



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GARY COOK | gcook@lpc.com

ASHLEY SUPERVILLE | asuperville@lpc.com

HYPOTHETICAL OFFICE INTENSIVE

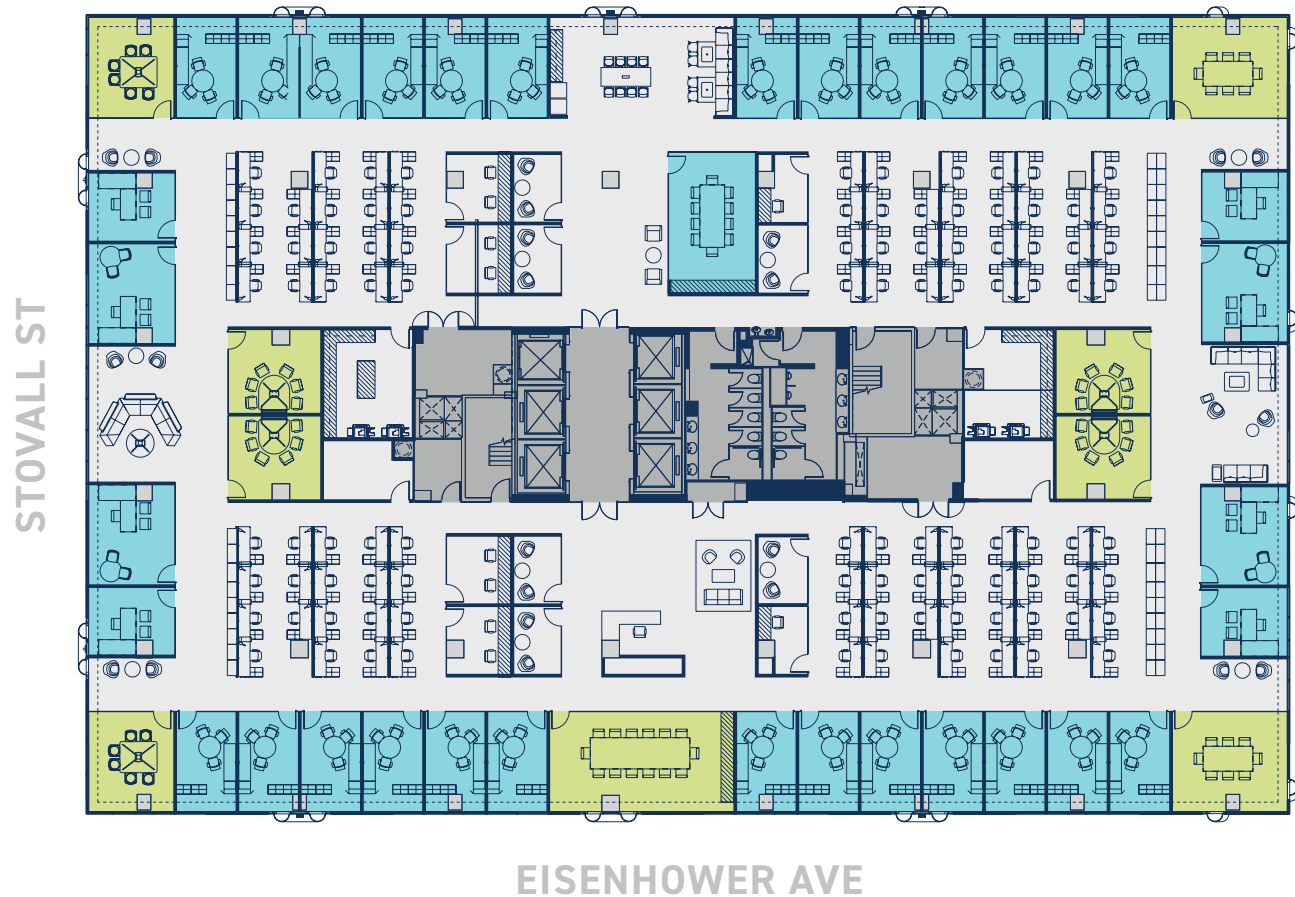
24,658 RSF

Office _____ 34
Workstations _____ 98
Total _____ **132**

Reception _____ 1
Pantry _____ 1
Conference _____ 4
Team Room _____ 6
Privacy Booth _____ 12
Collaboration _____ 8
Copy/Print _____ 2
LAN _____ 2

Utilization Rate

194 RSF Per Employee



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HYPOTHETICAL OPEN LANDSCAPE

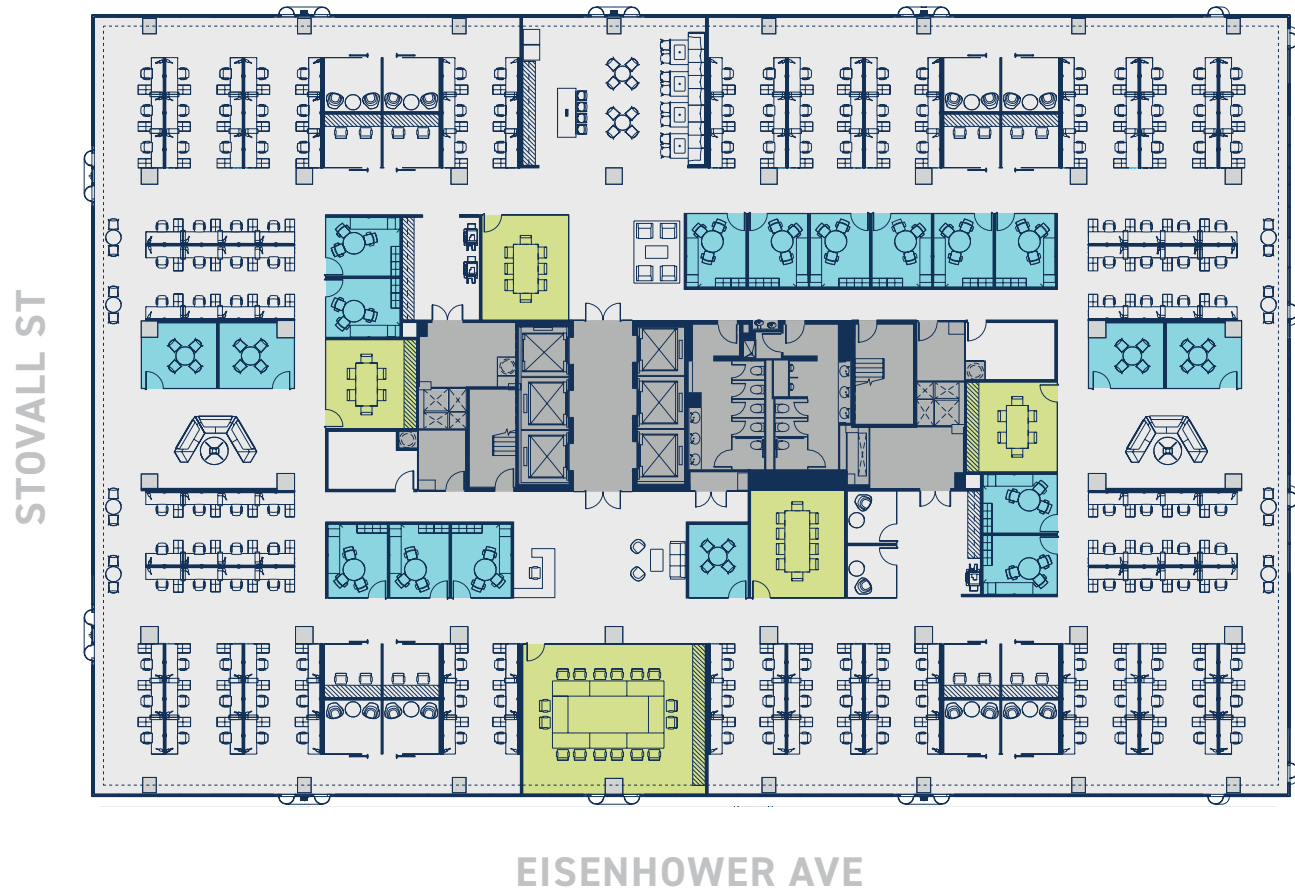
24,658 RSF

Office _____ 13
Workstations _____ 156
Total _____ **169**

Reception _____ 1
Pantry _____ 1
Conference _____ 5
Team Room _____ 5
Privacy Booth _____ 18
Collaboration _____ 12
Copy/Print _____ 2
LAN _____ 2

Utilization Rate

152 RSF Per Employee



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EAMON MCCRANN | emccrann@lpc.com
GARY COOK | gcook@lpc.com
ASHLEY SUPERVILLE | asuperville@lpc.com

RETAIL LEASING

GRAY MCGREGOR | gmcgregor@nextrealtymidatlantic.com
ANDREW ROSE | arose@nextrealtymidatlantic.com

FLEXIBLE COWORKING

MIKE SENENIG | mike@cove.is

Lincoln

1530 Wilson Boulevard
Suite 200
Arlington, VA 22209
www.lpc.com

