

OFFICE SPACE FOR LEASE



1101 KING STREET - ALEXANDRIA, VIRGINIA

PROPERTY HIGHLIGHTS

- Recent common area renovations completed
- Multiple suites with balcony access
- Fabulous views of Old Town Alexandria
- Spacious interior atrium
- On-site deli/lobby shop
- Orangetheory Fitness on the first floor
- Convenient on-site garage parking
- Centrally located in Old Town's shopping and restaurant district
- Free trolley access to King Street Metro



For Leasing
Information
Please Contact:

MEANY & OLIVER

Phone: 703.448.9400

Email: 1101KingStreet@MeanyOliver.com

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AVAILABLE SUITES

Floor	Suite	Size	Rent	Available
1st	107 (Retail)	1,840 Sq. Ft.	TBD	Immediately
1st	110 (Retail)	3,237 Sq. Ft.	TBD	Immediately
3rd	390	1,532 Sq. Ft.	\$35.00 Full Service	Immediately
3rd	333	4,455 Sq. Ft.	\$35.00 Full Service	Immediately
4th	TBD	4,000 - 39,500 Sq. Ft.	\$35.00 Full Service	Immediately
5th	TBD	1,653 - 9,314 Sq. Ft.	\$35.00 Full Service	Immediately
6th	625	7,708 Sq. Ft.	\$35.00 Full Service	Immediately
7th	700	25,052 Sq. Ft.	\$37.00 Full Service	Immediately

**For More
Information
Please
Contact:**

MEANY & OLIVER
Real Estate Brokerage, Consulting & Investment

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OFFICE SPACE FOR LEASE



1101 KING STREET

Transportation & Commuting Access

- Reagan National Airport - 4.0 miles
- Train Station - 0.7 miles
- King Street Metro Station - 0.6 Miles
- Braddock Metro Station - 0.7 miles
- I-95 - 7.4 miles
- I-495 - 1.3 miles
- US Route 1 - 1.0 miles
- George Washington Parkway - 0.3 miles
- Free trolley access to King Street Metro



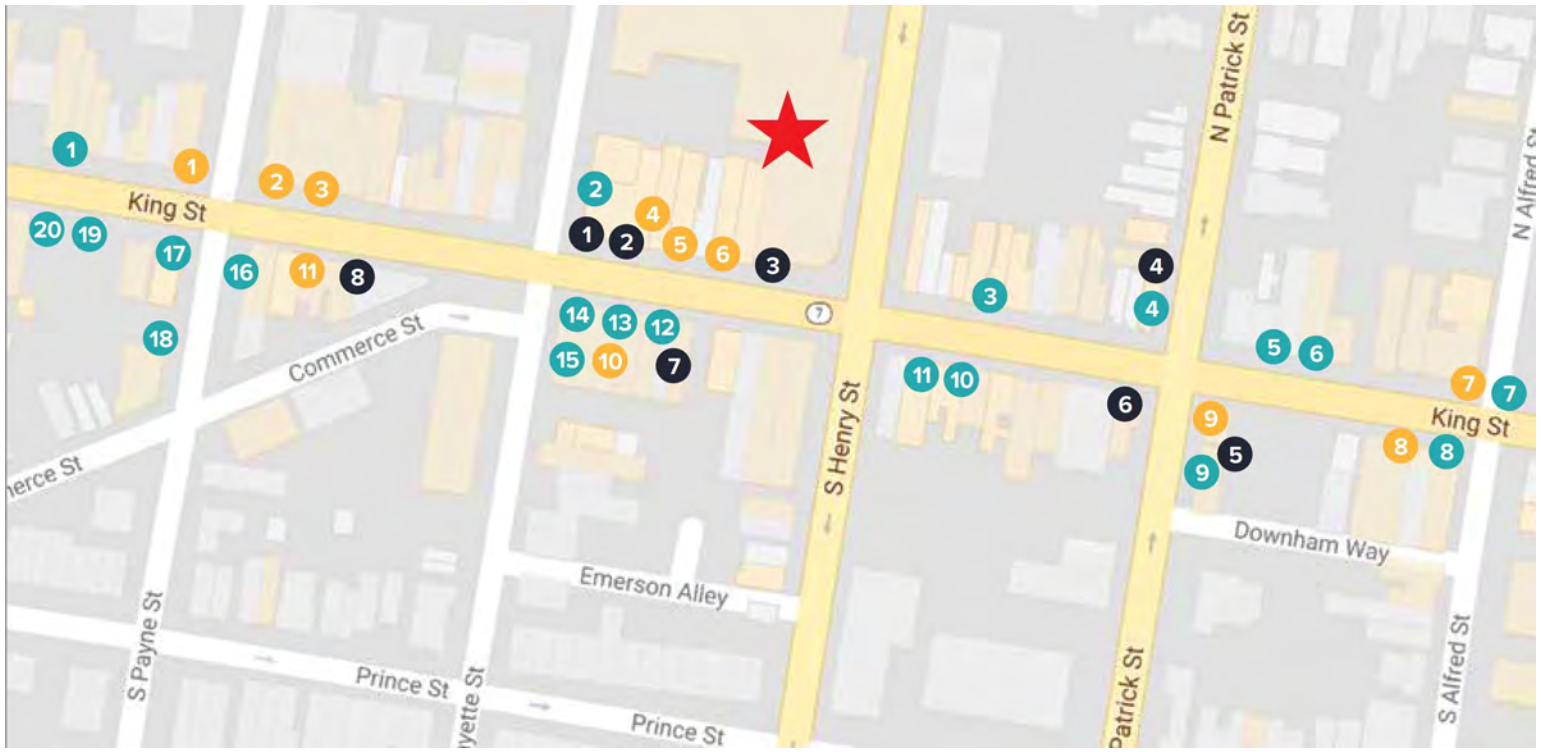
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1101 KING STREET - LOCAL AMENITIES

RESTAURANTS ●

1. Rokit Grill
2. Meggrolls
3. Sam Phao Thai Cuisine
4. Altura Wine & Gourment
5. The Majestic
6. Machie's Bar & Grill
7. Sweet Green
8. Red Rocks Old Tavern
9. Misha's
10. King Street Cafe
11. Handa Oyster Bar
12. Hunting Creek Steakhouse
13. Los Cuater Mexican Cuisine
14. Vaso's Mediterranean Bistro
15. Vermillion
16. La Fromagerie
17. Pines of Florence
18. Casa Rosada Artisan Gelato
19. O'Shaughnessy's Pub
20. Hard Times Cafe

RETAIL ●

1. Pacers
2. T-Mobile
3. Fiber Space
4. J. Brown & Co.
5. Ned Bain Mercantile
6. Tradition de France
7. White House Black Market
8. Creative Classics Furniture
9. Bloomers
10. Dash's of Old Town
11. Art Time Decor

OTHER ●

1. Dry Cleaner
2. Escape Room Live
3. Orange Theory
4. TLC Hair Salon
5. Pure Drama Yoga
6. Blown Salon
7. Bazzok Salon
8. Old Town Nails & Spa

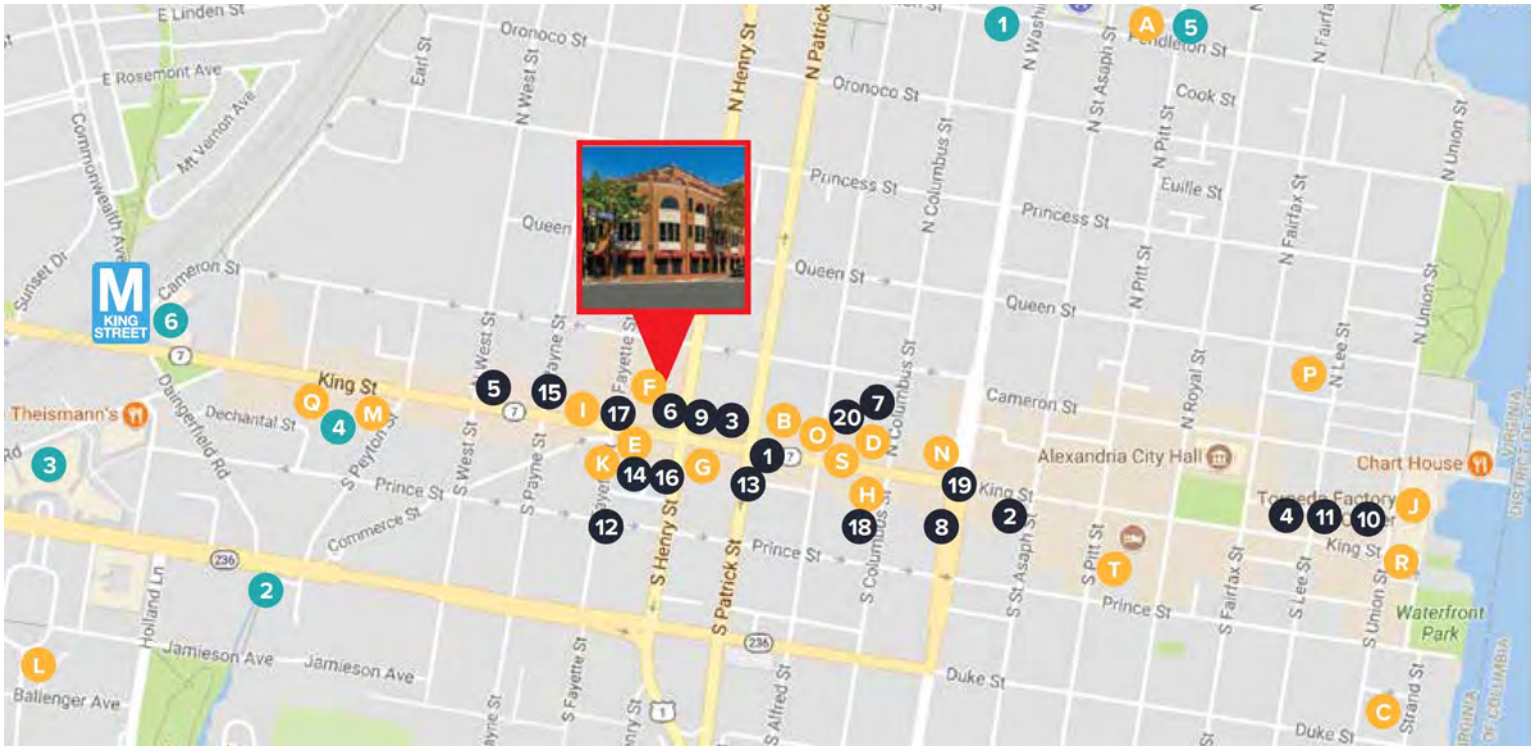
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1101 KING STREET - POINTS OF INTEREST

HOTELS ●

1. Alexandria-Towne Motel
2. Residence Inn Alexandria Old Town/Duke Street
3. Embassy Suites Hotel Alexandria Old Town
4. Kimpton Lorien Hotel & Spa Alexandria
5. Sheraton Suites Old Town Alexandria
6. Hilton Alexandria Old Town

RESTAURANTS ●

- A. Sunday In Saigon
- B. The Majestic
- C. Hummingbird Bar & Kitchen
- D. Hen Quarter
- E. Vaso's Mediterranean Bistro
- F. Meggrolls
- G. Hank's Oyster Bar
- H. Don Taco
- I. Nasime Japanese Restaurant
- J. Volas Dockside Grill & Hi-Tide Lounge
- K. Vermilion
- L. Sweet Fire Donna's
- M. Namaste
- N. Magnolia's On King
- O. Mackie's Bar & Grill
- P. Myron Mixon's Pitmaster Barbecue
- Q. Brabo Tasting Room
- R. Virtue Feed & Grain
- S. Taverna Cretekou
- T. Restaurant Eve

SHOPPING ●

1. Ten Thousand Villages
2. Mint Condition
3. Current Boutique
4. She's Unique
5. Chinoiserie
6. Red Barn Mercantile
7. The Twig Thrift Shop
8. tu-anh Boutique
9. Lotus Blooms
10. The Lucky Knot
11. 3 Sisters
12. Harambee Books & Artworks
13. Bloomers
14. Dash's of Old Town
15. An American In Paris
16. Today's Cargo
17. Walker Home
18. Periwinkle
19. Gap Outlet
20. Bishop Boutique

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