

1000 PENDLETON STREET

ALEXANDRIA,
VIRGINIA
22314



Nai**k**lnb

FOR SALE OR LEASE

SALE OR LEASE OPPORTUNITY

KLNB is pleased to offer 1000 Pendleton Street in Alexandria, Virginia for sale or lease. This fully renovated free standing office building represents a unique opportunity to occupy a high quality, modern office space in an exceptional area. 1000 Pendleton Street is adjacent to numerous amenities and has excellent transportation access. The property is in a highly walkable area less than a half mile from the Braddock Road Metro Station.

[VIEW BUILDING PHOTOS](#)

OFFERING SUMMARY

SALE PRICE	\$1,995,000
CONTACT	JACK REGLER jregler@klNb.com 703 268 2740
LEASE	Available for Lease at TBD rate

PROPERTY FACT SHEET

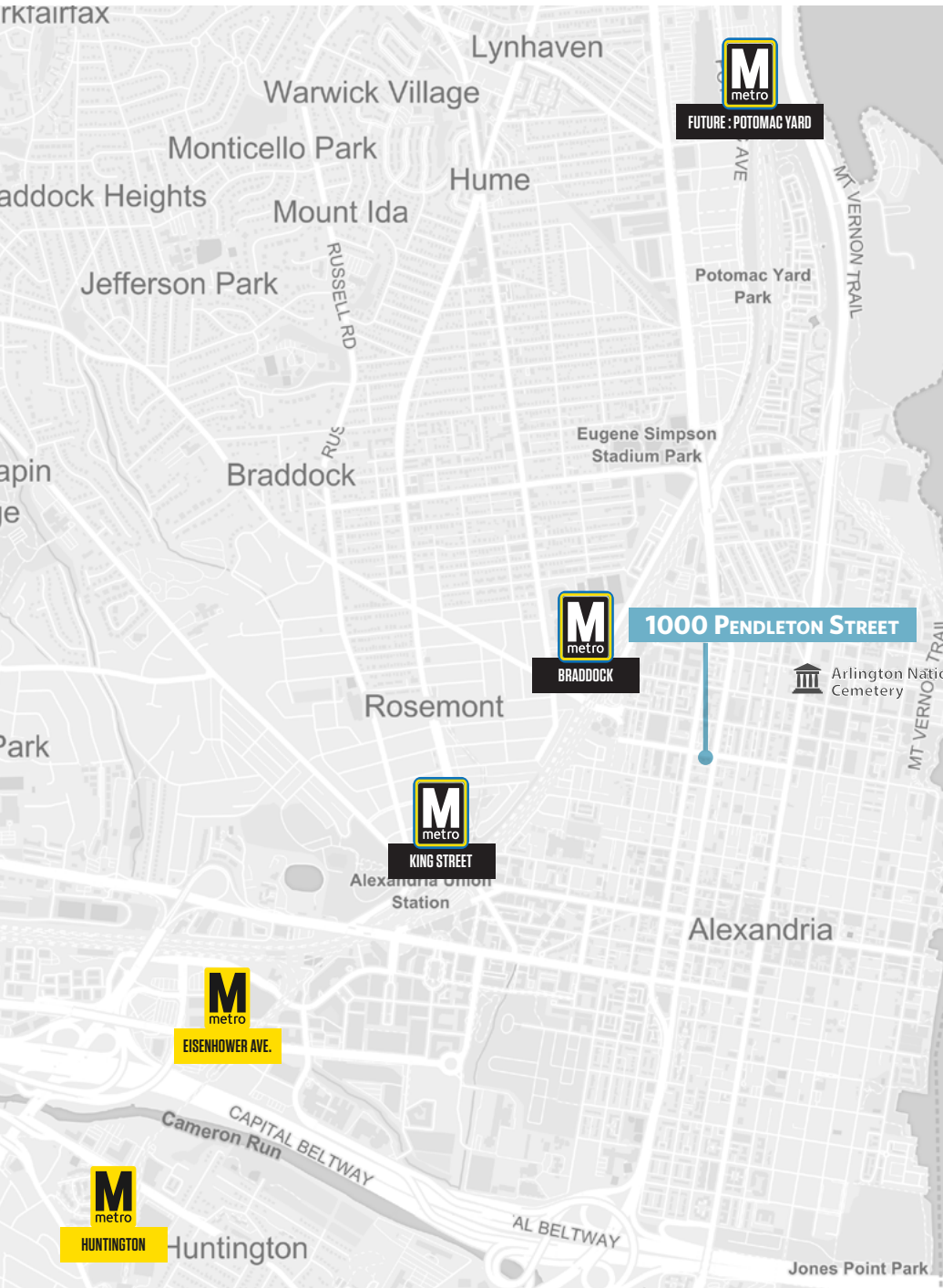


PROPERTY ADDRESS	1000 Pendleton Street
SUBMARKET	Old Town Alexandria
NUMBER OF FLOORS	Two, plus basement
TOTAL SIZE	5,880 SF
YEAR RENOVATED	Completely Guttled & Renovated in 2014
PARCEL ID #	064.01-04-10
ZONING	CSL
LAND AREA	0.11 acres
PARKING	On street; one dedicated space
ROOF	Replaced in 2014 with roof top deck
HVAC	New system units all replaced in 2014
AMENITIES	Roofdeck with grill Fitness Facility with Shower in lower level

OLD TOWN ALEXANDRIA

Convenient access to I-395 • I-495 • I-66 • Route 1

The Old Town submarket is situated in eastern Alexandria and stretched from the Woodrow Wilson Bridge in the South to Potomac Yard in the North. Old Town is one of the oldest historic districts in the U.S. and its positioning along the Potomac River, strong amenity base, and close proximity to the District of Columbia make it an ideal destination for a wide range of office users, retailers and residents.



Ronald Reagan National **Airport (DCA)** 3.6 miles



VRE/Amtrak **Train Stations** 0.7 miles



Metro Stations • Blue and Yellow Lines

Braddock Road Station 0.4 miles

King Street Station 0.8 miles

Eisenhower Avenue Station 1.7 miles

Huntington Station 2.7 miles



Water Taxi service available from National Harbor in Maryland and the National Mall in Washington, DC



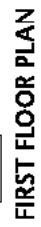
Distance to Amazon Headquarters 3.5 miles



AMENITIES AERIAL









CONTACTS

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