

NOW OPEN!



THIS WAY  
FORWARD

CARLYLE  
CROSSING

COMING SOON!  
TED'S BULLETIN HONEYMOON

EISENHOWER AVENUE & TELEGRAPH ROAD, ALEXANDRIA, VA



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DEVELOPED BY:  
STONEBRIDGE



CARLYLE  
CROSSING

# THIS WAY FOR RETAIL OPPORTUNITIES

[CLICK TO PLAY VIDEO](#)

Steps from the **Eisenhower Metro** and two minutes from the Beltway, Alexandria's most **forward-thinking destination** is taking shape. Anchored by a **Wegmans** and featuring three apartment towers, Carlyle Crossing is a **1.7 million SF development** that's transforming Alexandria for the future.

**DIRECT ACCESS**  
to I-495 with  
over 289,000  
cars per day

210,000 sf of  
**RETAIL &  
RESTAURANT**

84,000 sf  
*Wegmans*  
**NOW OPEN!**

700+ luxury  
**RESIDENCES**  
Available for  
move-in

3 acres of  
**GREEN SPACE**

**ON-SITE PARKING**  
for over  
1550 cars

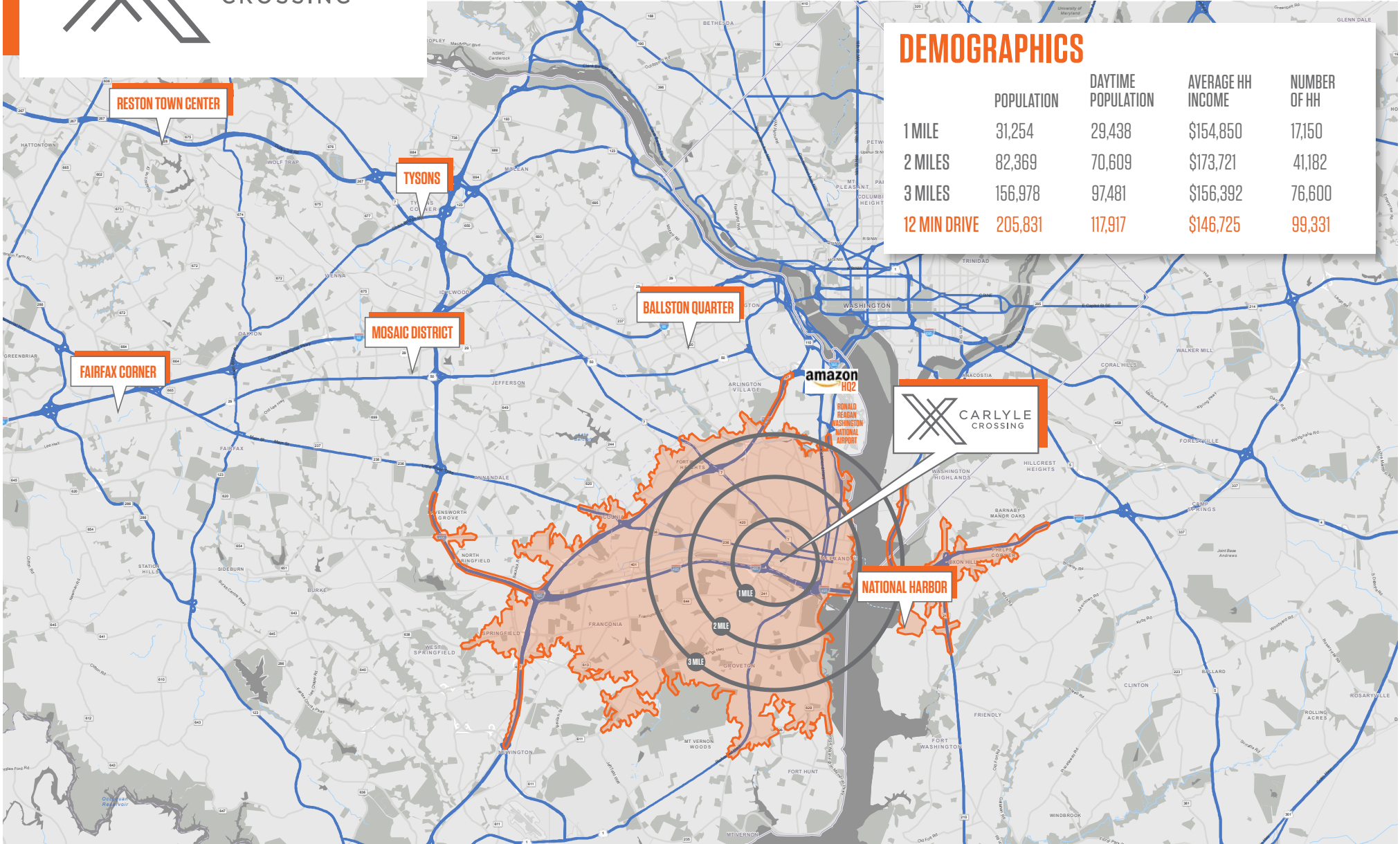


CARLYLE CROSSING | 2501 MANDEVILLE LANE | ALEXANDRIA, VA 22332

2 **klnb**



*Carlyle Crossing benefits from affluent demographics, essential demand drivers, direct connections to mass transit nodes, unparalleled access to the Capital Beltway, and existing high-quality amenities.*





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CROSSING

# CARLYLE DEVELOPMENT SUMMARY

OFFICE 5,935,396 SF EXISTING | 2,545,013 SF PLANNED  
 RETAIL 436,882 SF EXISTING | 340,000 SF PLANNED  
 RESIDENTIAL 3,499 UNITS EXISTING | 3,281 UNITS PLANNED

\*Source: costar.com



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# DEVELOPMENT



| #           | PROJECT   |
|-------------|---|
| <b>SITE</b> | <b>CARLYLE CROSSING</b>                         |
| 1           | CARLYLE MILL (RESIDENTIAL)                      |
| 2           | THE PARK MERIDIAN (RESIDENTIAL)                 |
| 3           | PARADIGM (RESIDENTIAL & HOTEL)<br>CARLYLE PLAZA |
| 4           | HOFFMAN - BLOCK 2-3                             |
| 5           | HOFFMAN - BLOCK 9A/9B                           |
| 6           | HOFFMAN TOWERS                                  |
| 7           | WAMATA OFFICES                                  |
| 8           | <i>Holiday Inn</i>                              |
| 9           | HOFFMAN TOWN CENTER                             |
| 10          | MILL RACE (APARTMENTS/OFFICES)                  |
| 11          | <i>Marriott</i>                                 |
| 12          | <i>WHOLE FOODS</i>                              |
| 13          | BURKE & HERBERT BANK                            |
| 14          | US PATENT & TRADEMARK OFFICE                    |
| 15          | EISENHOWER CENTER III                           |
| 16          | ALEXANDRIA RENEW ENVIR. CENTER                  |
| 17          | PARADIGM  |
| 18          | THE FOUNDRY                                     |
| 19          | CARLYLE - BLOCKS A-O                            |

- SITE
- UNDER CONSTRUCTION
- PLANNED DEVELOPMENTS
- EXISTING

# CLOSE-UP



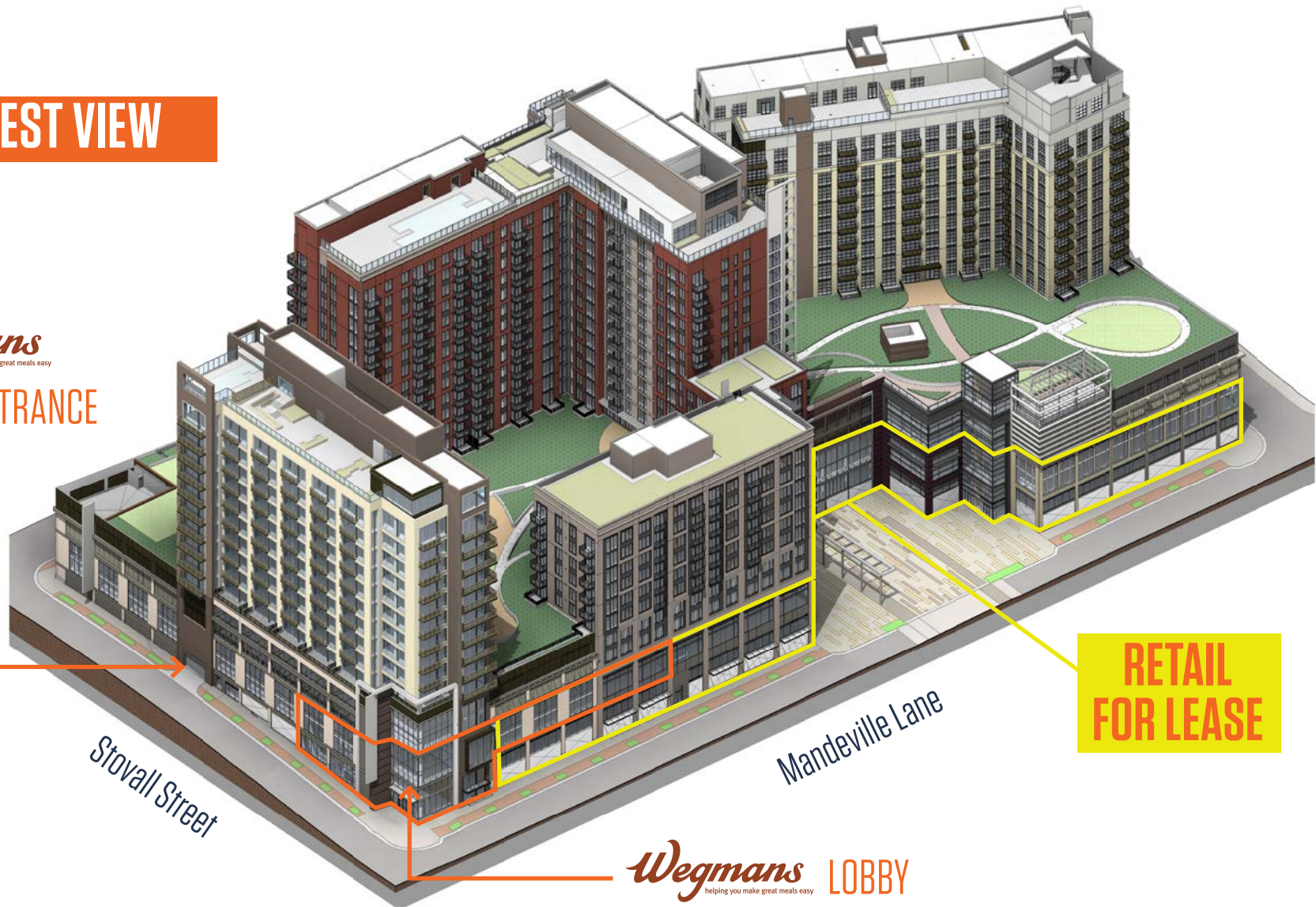


CARLYLE  
CROSSING

# ELEVATION

## SOUTHWEST VIEW

*Wegmans*  
helping you make great meals easy  
PARKING ENTRANCE



**RETAIL  
FOR LEASE**

Stovall Street

Mandeville Lane

*Wegmans* LOBBY  
helping you make great meals easy



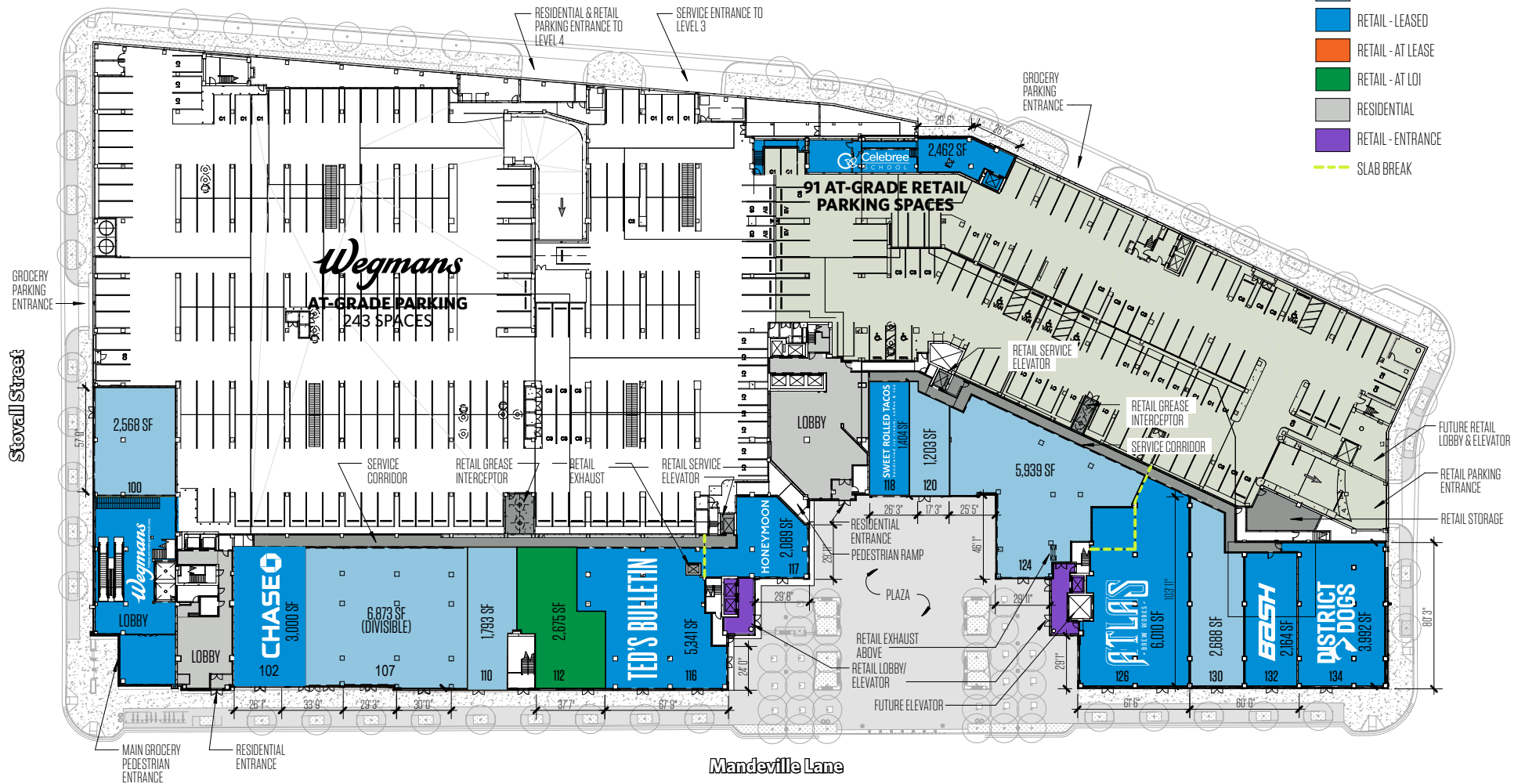
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## FIRST LEVEL RETAIL & PLAZA

Mill Road

### LEGEND

- RETAIL - AVAILABLE
- RETAIL - LEASED
- RETAIL - AT LEASE
- RETAIL - AT LOI
- RESIDENTIAL
- RETAIL - ENTRANCE
- SLAB BREAK







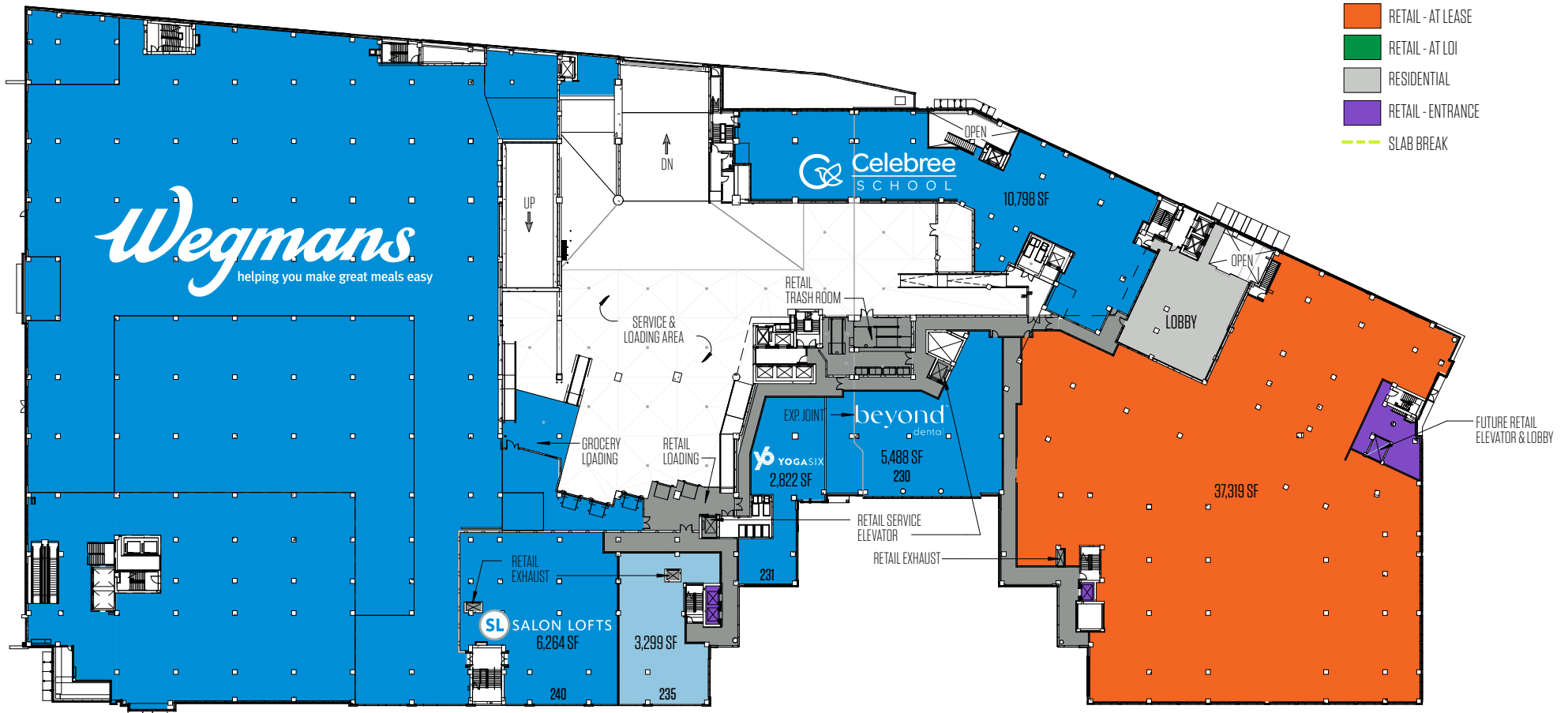
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# SITE PLAN

## SECOND LEVEL RETAIL

### LEGEND

- RETAIL - AVAILABLE
- RETAIL - LEASED
- RETAIL - AT LEASE
- RETAIL - AT LOI
- RESIDENTIAL
- RETAIL - ENTRANCE
- SLAB BREAK

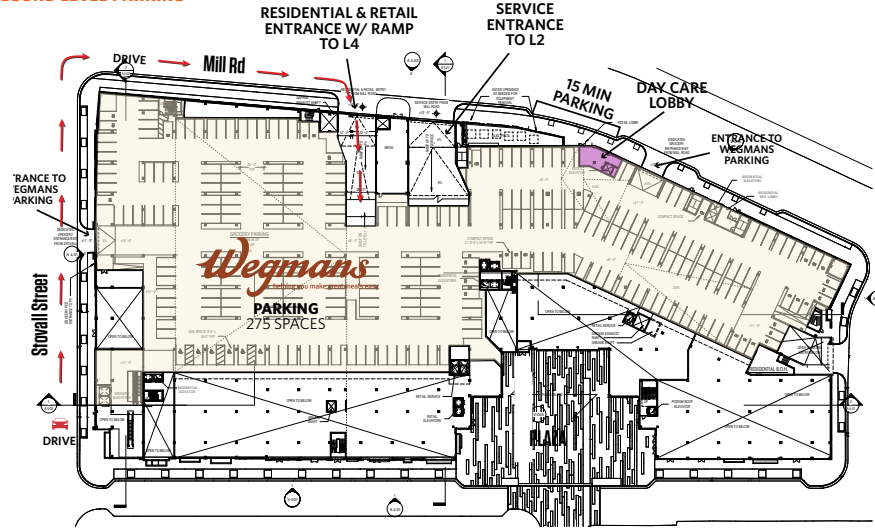




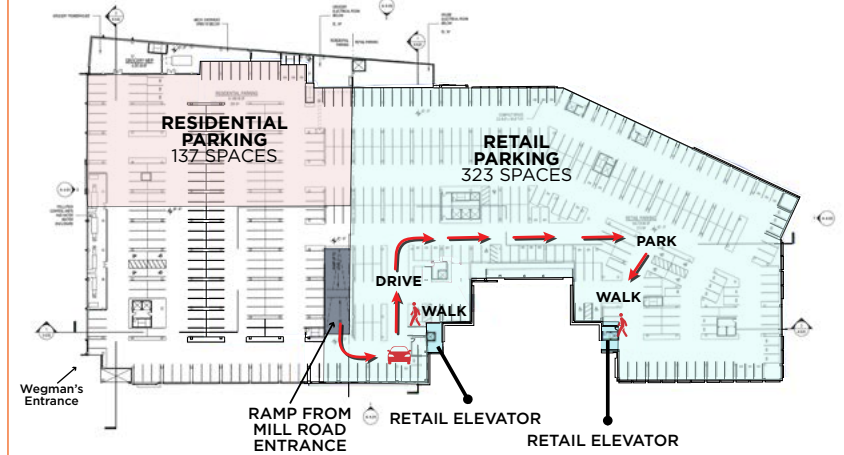
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# PARKING

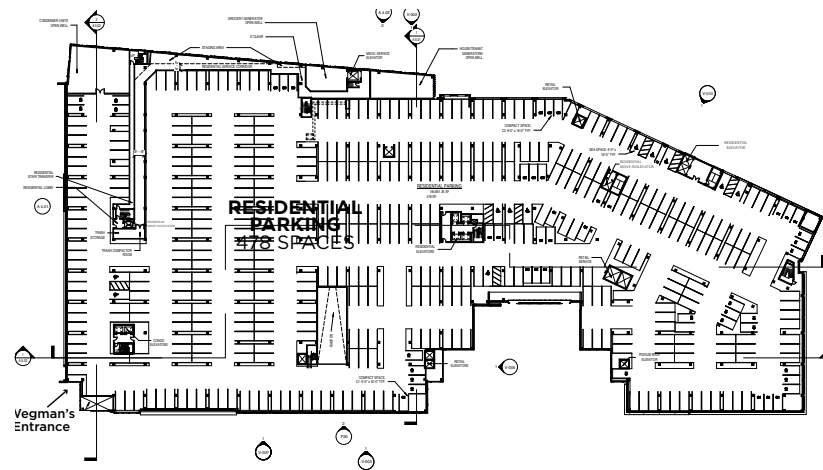
## SECOND LEVEL PARKING



## FOURTH LEVEL PARKING



## FIFTH LEVEL PARKING



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