

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



# 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!**

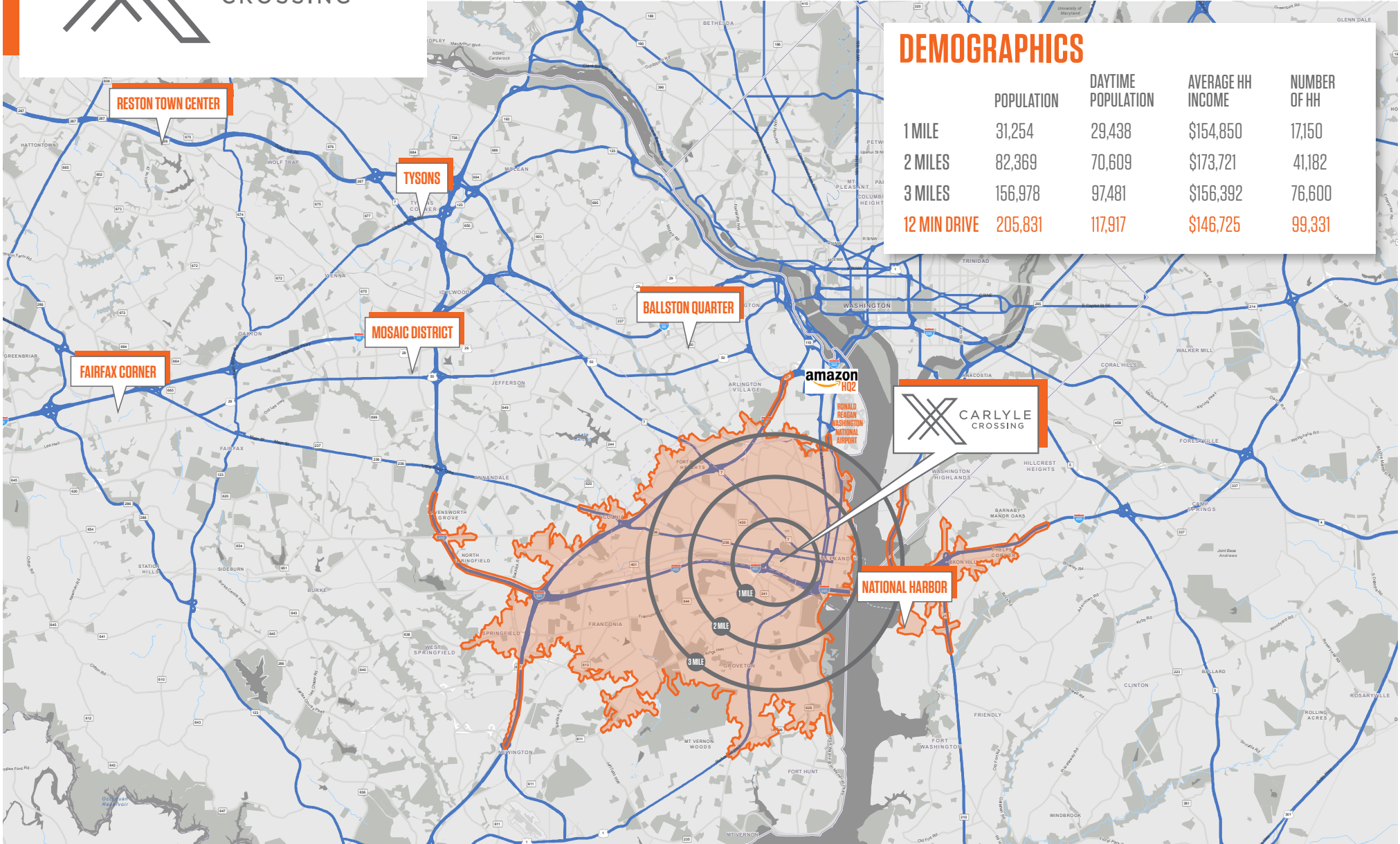
700+ luxury  
**RESIDENCES**  
Available for  
move-in

3 acres of  
**GREEN SPACE**

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



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





CARLYLE  
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



CARLYLE CROSSING | 2501 MANDEVILLE LANE | ALEXANDRIA, VA 22332

# DEVELOPMENT



#	PROJECT
<b>SITE</b>	<b>CARLYLE CROSSING</b>
1	PARADIGM (RESIDENTIAL & HOTEL)
2	CARLYLE PLAZA
3	700K SF MIXED USE
4	FUTURE MIXED USE
5	HOFFMAN - BLOCK 9A/9B
6	HOFFMAN TOWERS
7	CARLYLE MILL (RESIDENTIAL)
8	CITY COURTHOUSE
9	WAMATA OFFICES
10	<i>Holiday Inn</i>
11	HOFFMAN TOWN CENTER
12	MILL RACE (APARTMENTS/OFFICES)
13	<i>Marriott</i>
14	<i>WHOLE FOODS</i>
15	BURKE & HERBERT BANK
16	US PATENT & TRADEMARK OFFICE
17	EISENHOWER CENTER III
18	ALEXANDRIA RENEW ENVIR. CENTER
19	PARADIGM
20	THE FOUNDRY
C	CARLYLE - BLOCKS A-O

■ SITE  
■ UNDER CONSTRUCTION  
■ PLANNED DEVELOPMENTS  
■ EXISTING

# CLOSE-UP



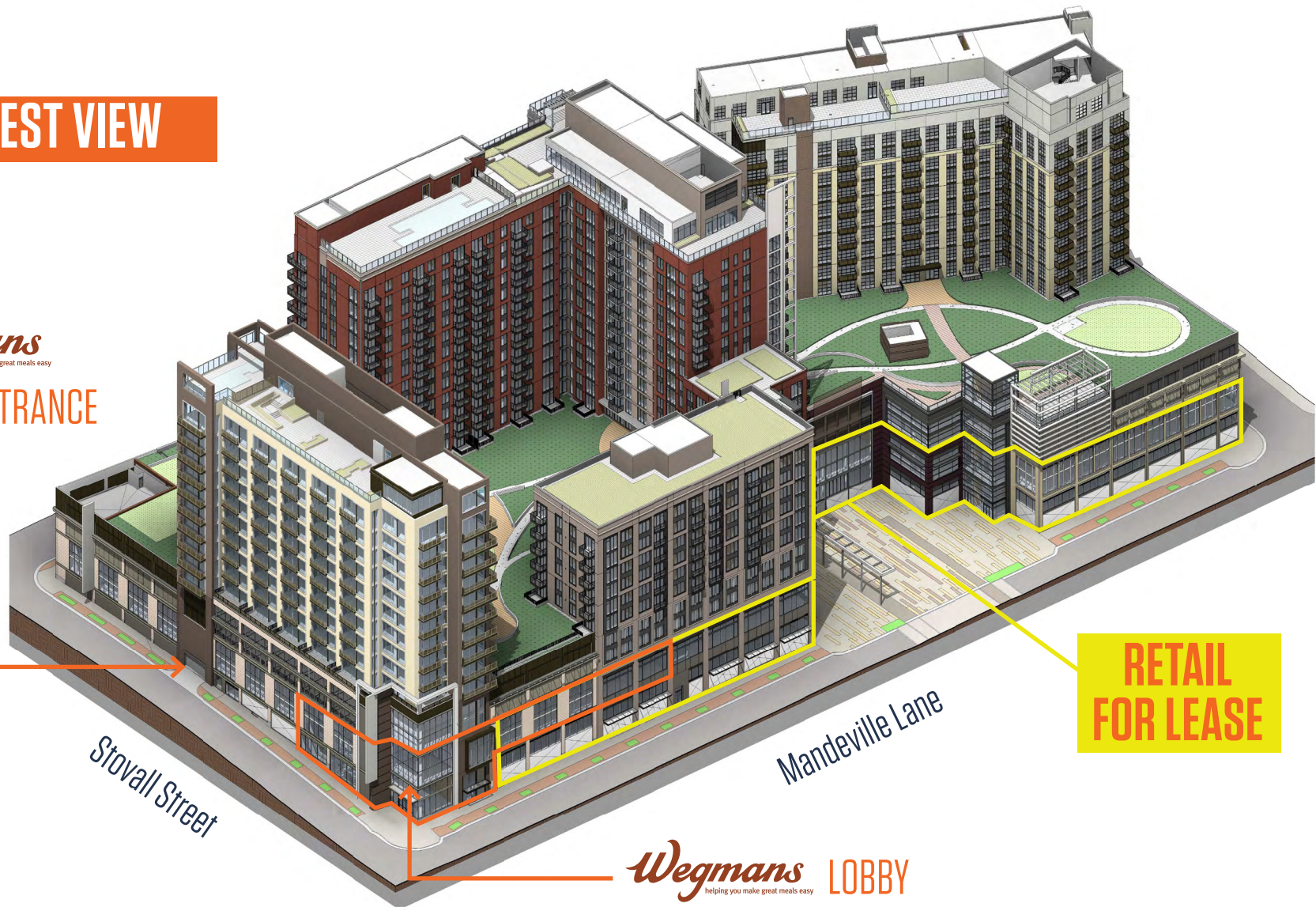


CARLYLE  
CROSSING

# ELEVATION

## SOUTHWEST VIEW

*Wegmans*  
helping you make great meals easy  
PARKING ENTRANCE



Stovall Street

Mandeville Lane

RETAIL  
FOR LEASE

*Wegmans* LOBBY  
helping you make great meals easy



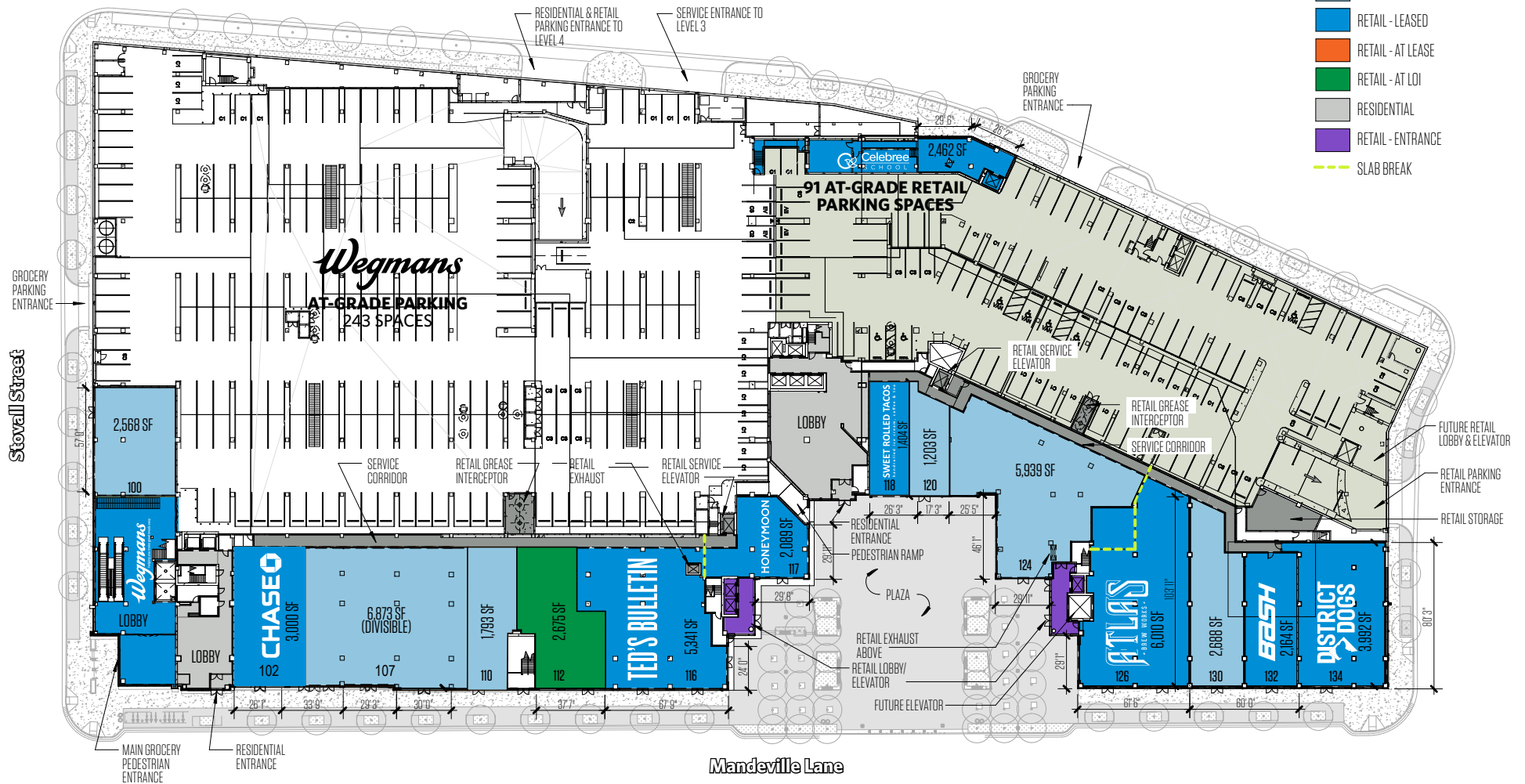
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## FIRST LEVEL RETAIL & PLAZA

Mill Road

### LEGEND

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







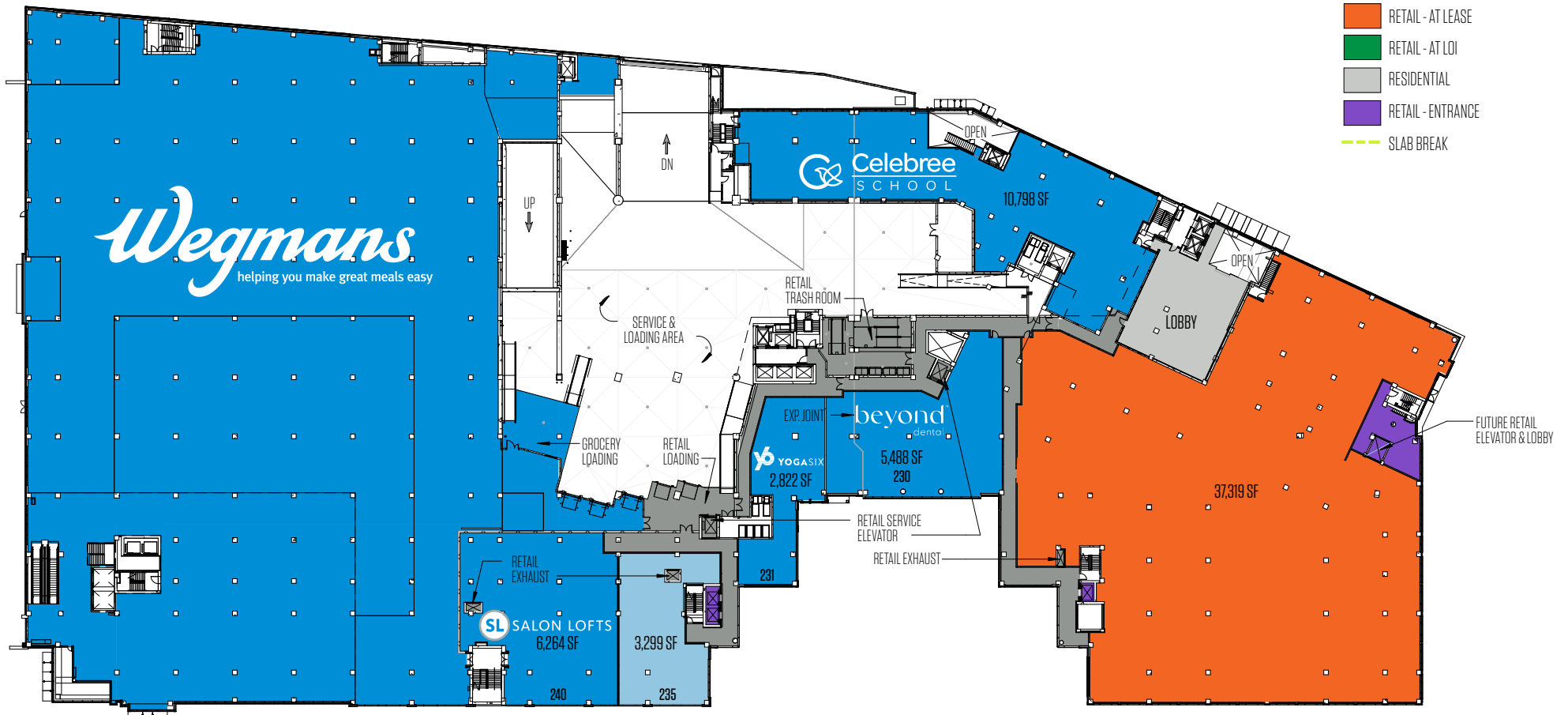
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CROSSING

# SITE PLAN

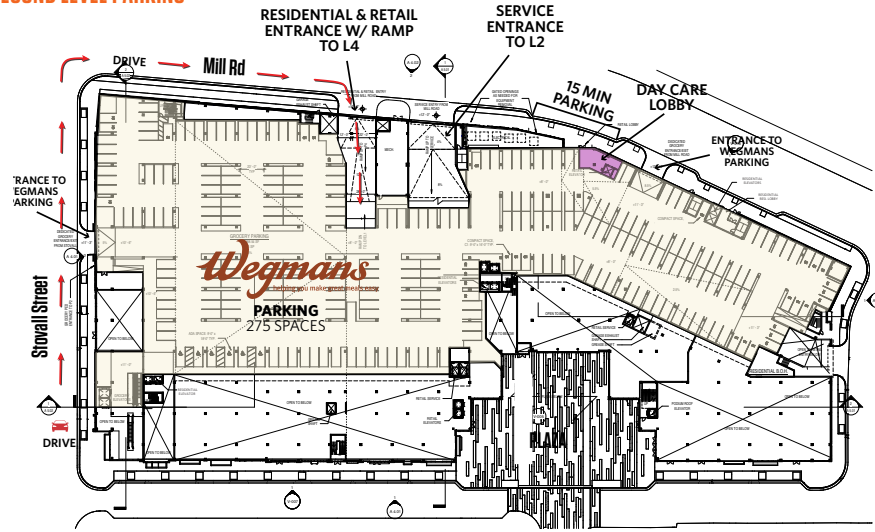
## SECOND LEVEL RETAIL

### LEGEND

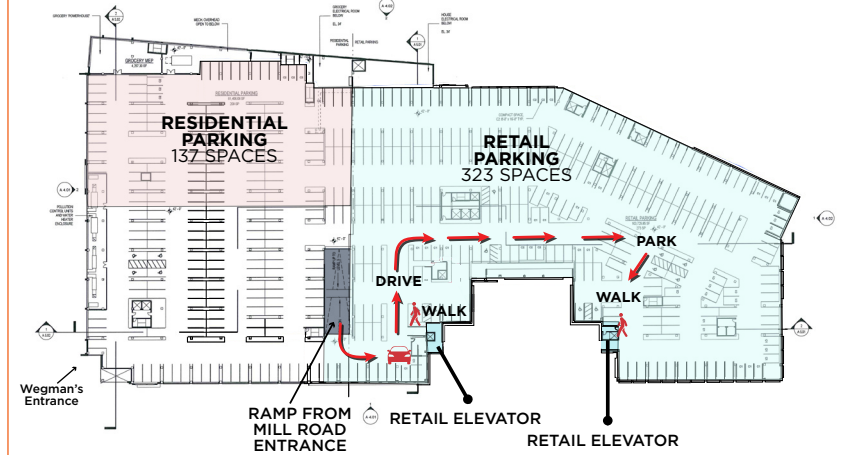
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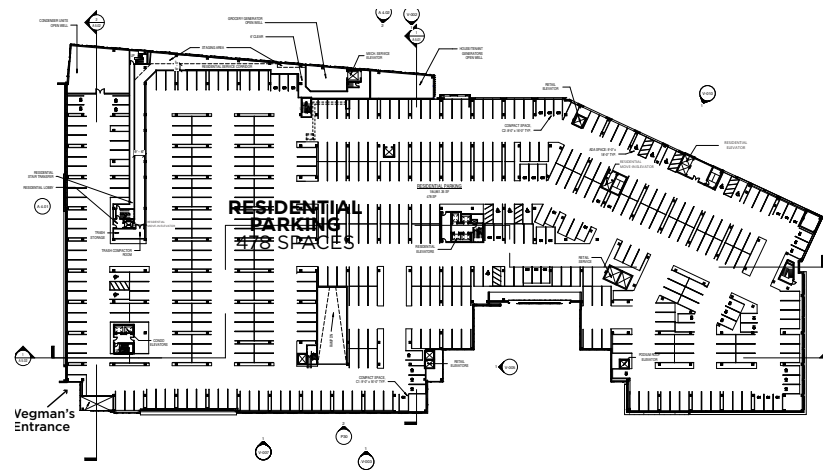
## SECOND LEVEL PARKING



## FOURTH LEVEL PARKING



## FIFTH LEVEL PARKING





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