



# 1650 KING STREET

1650 KING STREET, ALEXANDRIA, VA 22314

**UP TO 3,581 SF AVAILABLE  
OVER 70' OF FRONTAGE**

**YOUR SIGNAGE HERE**



**MATT SKALET**

m skalet@klnb.com | 202-420-7775

**STEVE COMBS**

scombs@klnb.com | 202-420-7776

**KELLY ATKINSON**

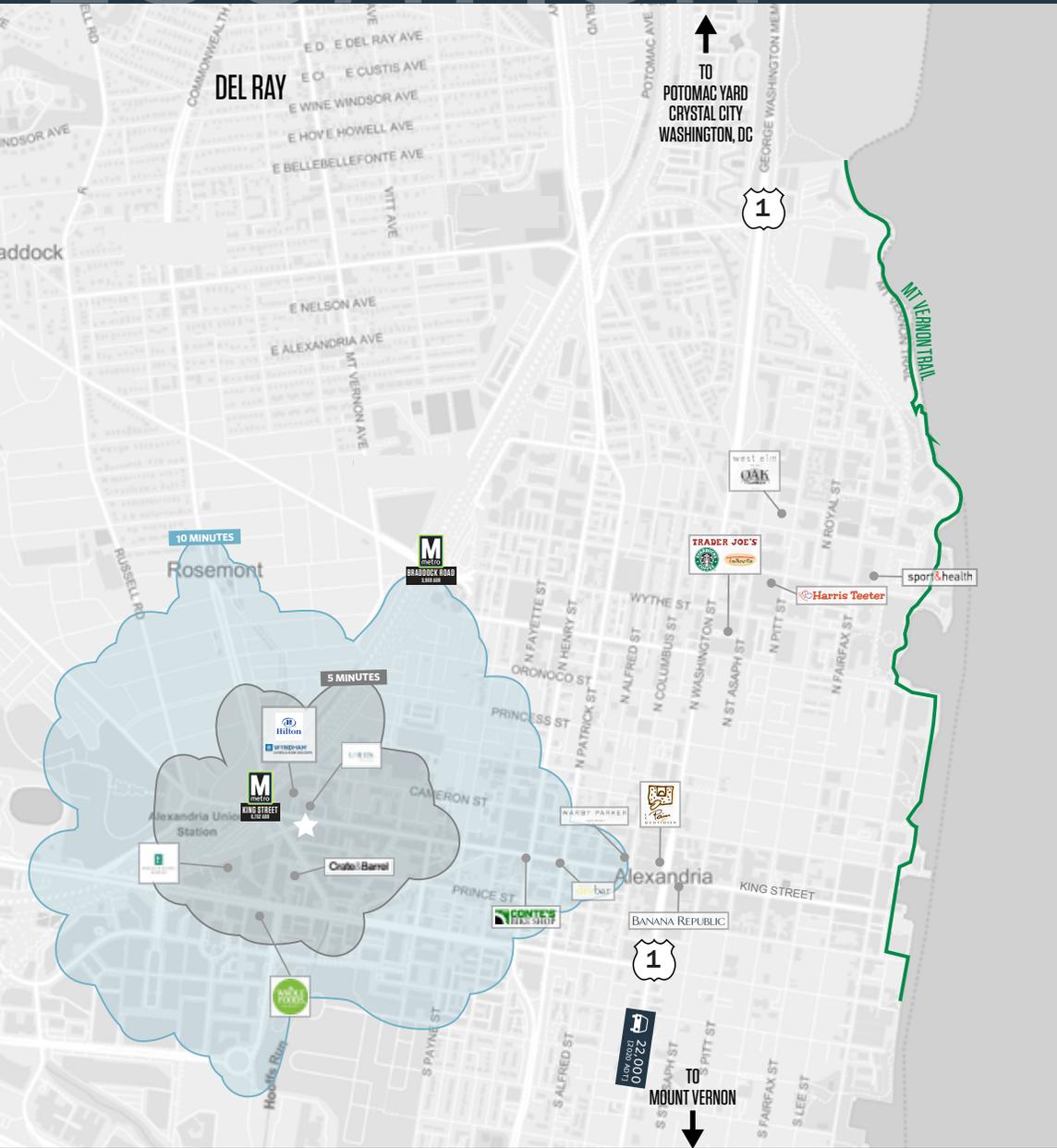
katkinson@klnb.com | 202-420-7762

**klnb.com**

# LOCATION

# 1650 KING STREET

1650 KING STREET, ALEXANDRIA, VA 22314



## DEMOGRAPHICS | 2022

### WALK TIME

	5-MIN	10-MIN	1-MILE	2-MILE	3-MILE
 POPULATION	839	6,219	35,305	84,081	156,057
 DAYTIME POP	8,608	19,330	55,919	103,618	185,431
 HOUSEHOLDS	488	3,483	18,563	41,100	72,617
 AVG HH INCOME	\$248,260	\$238,810	\$226,648	\$224,224	\$192,810

- UP TO 3,581 SF (DIVISIBLE)
- STREET LEVEL OF 100% LEASED 51,000 SF OFFICE BUILDING
- 2ND GENERATION BANK BRANCH
- ASKING RENT: \$60.00 PSF GROSS
- PRIME VISIBILITY TO KING STREET'S 15,000 ADT

**MATT SKALET**

m skalet@klnb.com | 202-420-7775

**STEVE COMBS**

scombs@klnb.com | 202-420-7776

**KELLY ATKINSON**

katkinson@klnb.com | 202-420-7762





**MATT SKALET**

mkalet@klnb.com | 202-420-7775

**STEVE COMBS**

scombs@klnb.com | 202-420-7776

**KELLY ATKINSON**

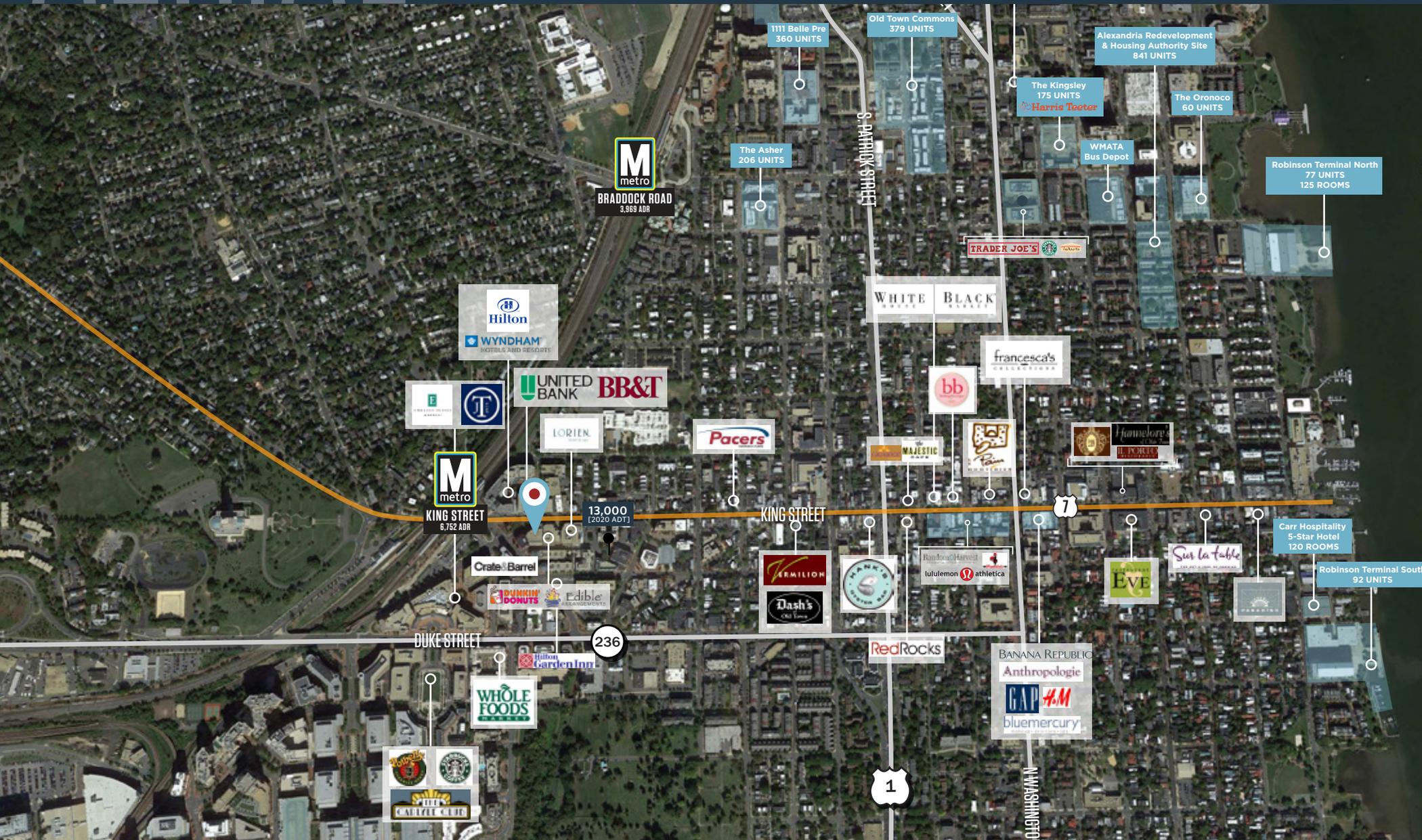
katkinson@klnb.com | 202-420-7762



# AERIAL

# 1650 KING STREET

1650 KING STREET, ALEXANDRIA, VA 22314



**MATT SKALET**

maskalet@klnb.com | 202-420-7775

**STEVE COMBS**

scombs@klnb.com | 202-420-7776

**KELLY ATKINSON**

katkinson@klnb.com | 202-420-7762





# 1650 KING STREET

1650 KING STREET, ALEXANDRIA, VA 22314



OFFICE SPACE FOR LEASE  
3,327 - 12,409 SQ FT AVAILABLE

202.363.6301  
BMC PROPERTIES.COM  
BERNSTEIN

OFFICE SPACE FOR LEASE  
BMC PROPERTIES.COM 202.363.6301

UP TO 3,581 SF AVAILABLE

DIRECT ACCESS TO SPACE THROUGH LOBBY



KING STREET



0.1 MI

MATT SKALET

m skalet@klnb.com | 202-420-7775

STEVE COMBS

scombs@klnb.com | 202-420-7776

KELLY ATKINSON

katkinson@klnb.com | 202-420-7762

klnb.com



# 1650 KING STREET

1650 KING STREET, ALEXANDRIA, VA 22314



**MATT SKALET**

m skalet@klnb.com | 202-420-7775

**STEVE COMBS**

scombs@klnb.com | 202-420-7776

**KELLY ATKINSON**

katkinson@klnb.com | 202-420-7762

**klnb.com**



# 1650 KING STREET

1650 KING STREET, ALEXANDRIA, VA 22314

## FOR MORE INFORMATION, PLEASE CONTACT:

### MATT SKALET

maskalet@klnb.com  
202-420-7775

### STEVE COMBS

scombs@klnb.com  
202-420-7776

### KELLY ATKINSON

katkinson@klnb.com  
202-420-7762

1130 Connecticut Avenue, Suite 600, Washington, D.C. 20036

.....  
**klnb.com**



[instagram.com/klnbllc](https://www.instagram.com/klnbllc)



[linkedin.com/company/klnb](https://www.linkedin.com/company/klnb)



[facebook.com/KLNB](https://www.facebook.com/KLNB)

**CLICK TO VIEW PROPERTY WEBSITE**

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.