



NEARBY RETAILERS



PASARA THAI RESTAURANT

HIGHLIGHTS

- Fresh Healthy Café coming soon! 1 ground floor retail space for lease remaining off Jamieson Ave at The Westin Alexandria: A luxury hotel including 319 rooms, 20,000 SF of conference room space, and The Jamieson - a luxury condominium with 79 units.
- Immediately surrounded by dense daytime employees — nearly 30,000 within 1 mile. Several office tenants and Government agencies such as the US District Court, US Patent and Trademark Offices, and the National Science Foundation Headquarters are less than a 5-minute walk away.
- Approximately 7.8M SF of existing office space and 1.8M SF under development surrounding The Westin.
- Easily accessible to several Metro stations in the area including: King Street Station, Eisenhower Avenue, Huntington Avenue, and Braddock Road Station — and 5.5 miles to Ronald Reagan National Airport.

SPACE	SIZE	RATE	CONDITION	DELIVERY
B	2,251 SF (Can be demised)	\$44.00 PSF GROSS*	"AS-IS" (cold dark shell + TI)	IMMEDIATE

* Includes real estate taxes, common area maintenance & insurance.

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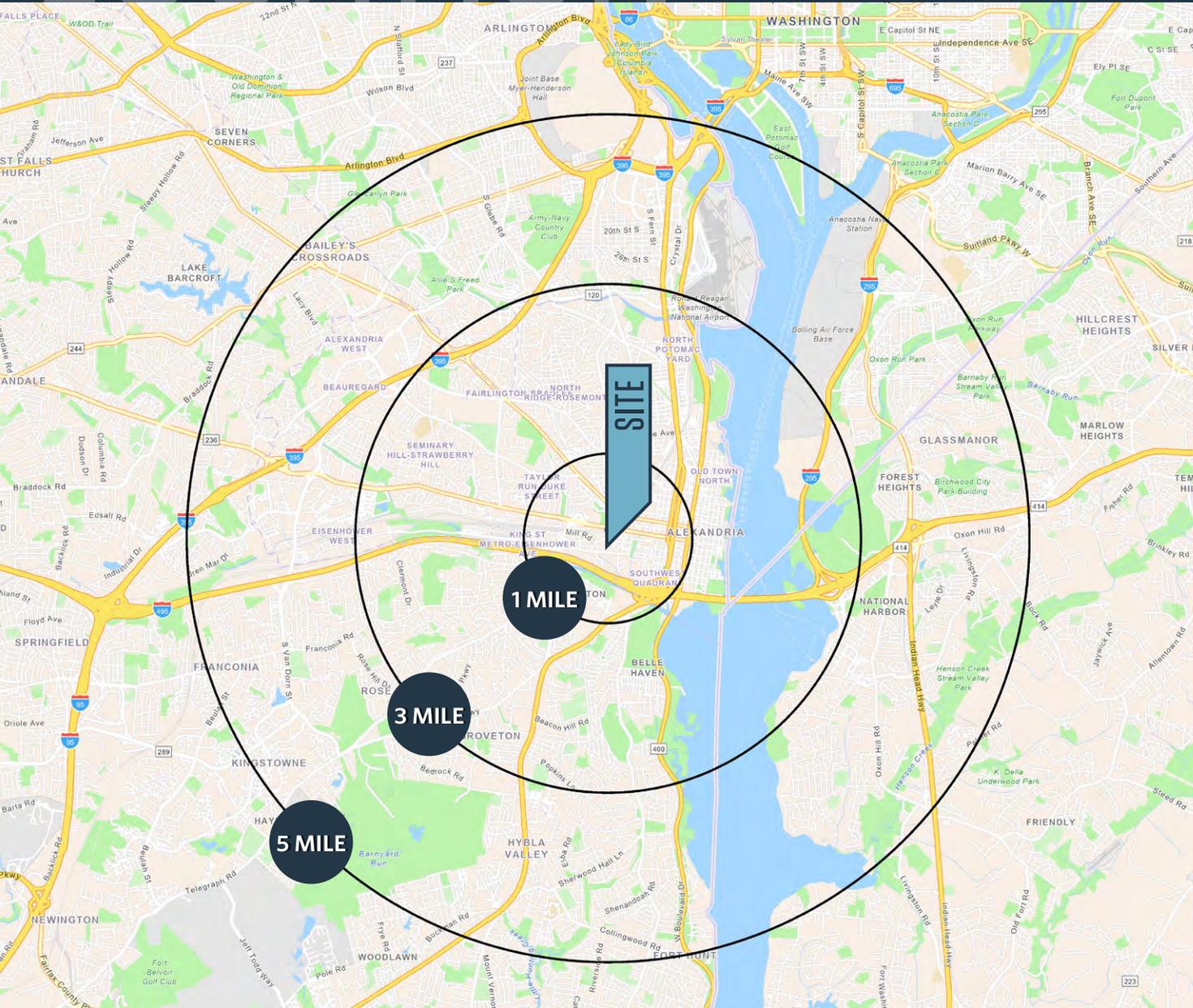
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LOCATION

400 COURTHOUSE SQUARE - THE WESTIN

ALEXANDRIA, VA 22314



DEMOGRAPHICS | 2025:

	1-MILE	3-MILE	5-MILE
Population	31,339	161,967	492,813
Daytime Population	48,045	185,879	472,427
Households	16,403	74,064	213,255
Average HH Income	\$175,042	\$182,148	\$153,109

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2023:

I-95	258,000 ADT
Duke Street (Route 236)	25,000 ADT
Eisenhower Ave.	11,100 ADT
Telegraph Road	8,000 ADT

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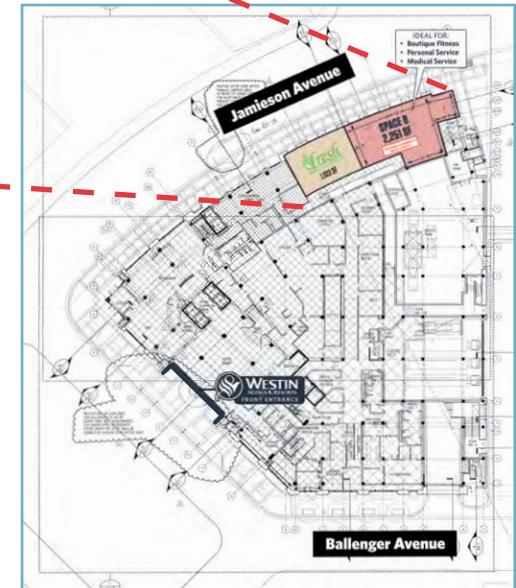
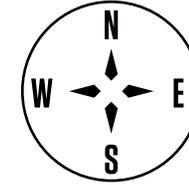
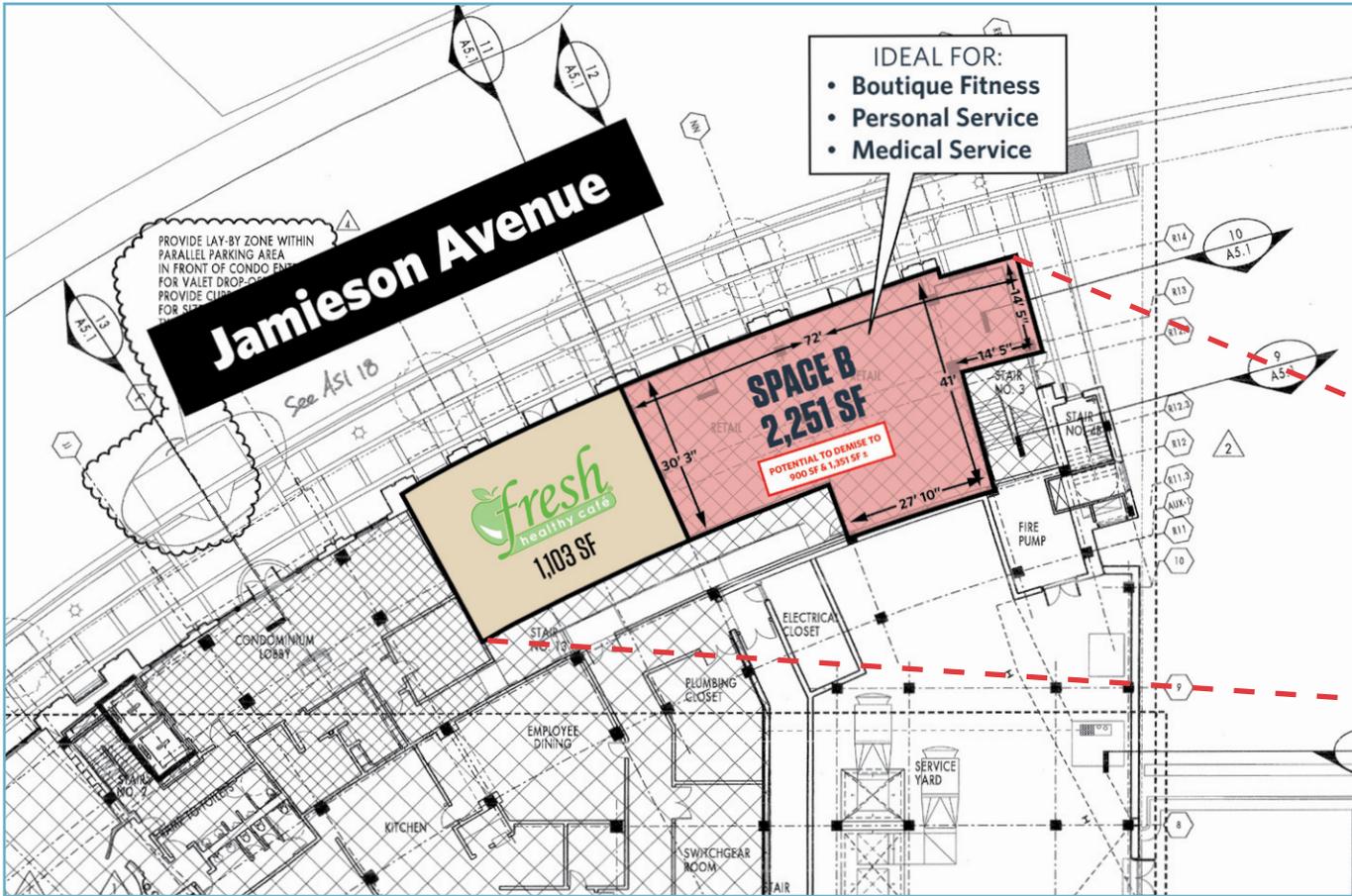
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SITE PLAN

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OFFICE DENSITY

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DEVELOPMENT

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#	PROJECT
1	CARLYLE PLAZA
2	700K SF MIXED USE
3	FUTURE MIXED USE
4	HOFFMAN - BLOCK 9A/9B
5	HOFFMAN TOWERS
6	CARLYLE - BLOCKS A-O (187 UNITS)
7	EISENHOWER EAST BLOCK
8	CARLYLE MILL (RESIDENTIAL)
9	CITY COURTHOUSE
10	WAMATA OFFICES
11	<i>Holiday Inn</i>
12	HOFFMAN TOWN CENTER
13	MILL RACE (APARTMENTS/OFFICES)
14	<i>Marriott</i>
15	<i>WHOLE FOODS</i>
16	BURKE & HERBERT BANK
17	US PATENT & TRADEMARK OFFICE
18	EISENHOWER CENTER III
19	ALEXANDRIA RENEW ENVIR. CENTER
20	PARADIGM
21	THE FOUNDRY
22	PARADIGM (RESIDENTIAL & HOTEL)
23	CARLYLE CROSSING

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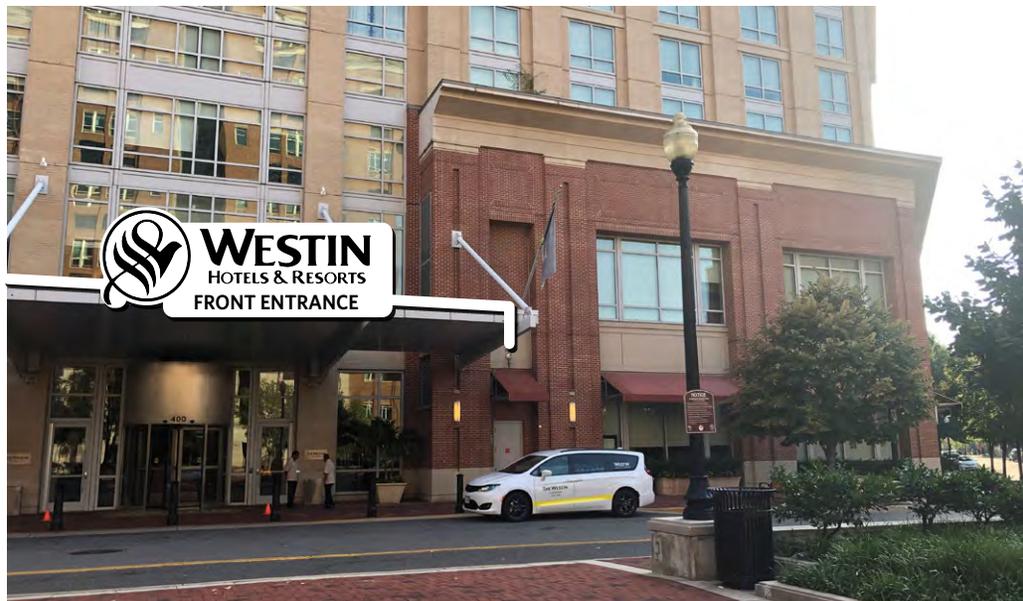
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STOREFRONTS

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FOR MORE INFORMATION, PLEASE CONTACT:

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