



# 1650 KING STREET

1650 KING STREET, ALEXANDRIA, VA 22314

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

**YOUR SIGNAGE HERE**



**MATT SKALET**

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**STEVE COMBS**

scombs@klnb.com | 202-420-7776

**KELLY ATKINSON**

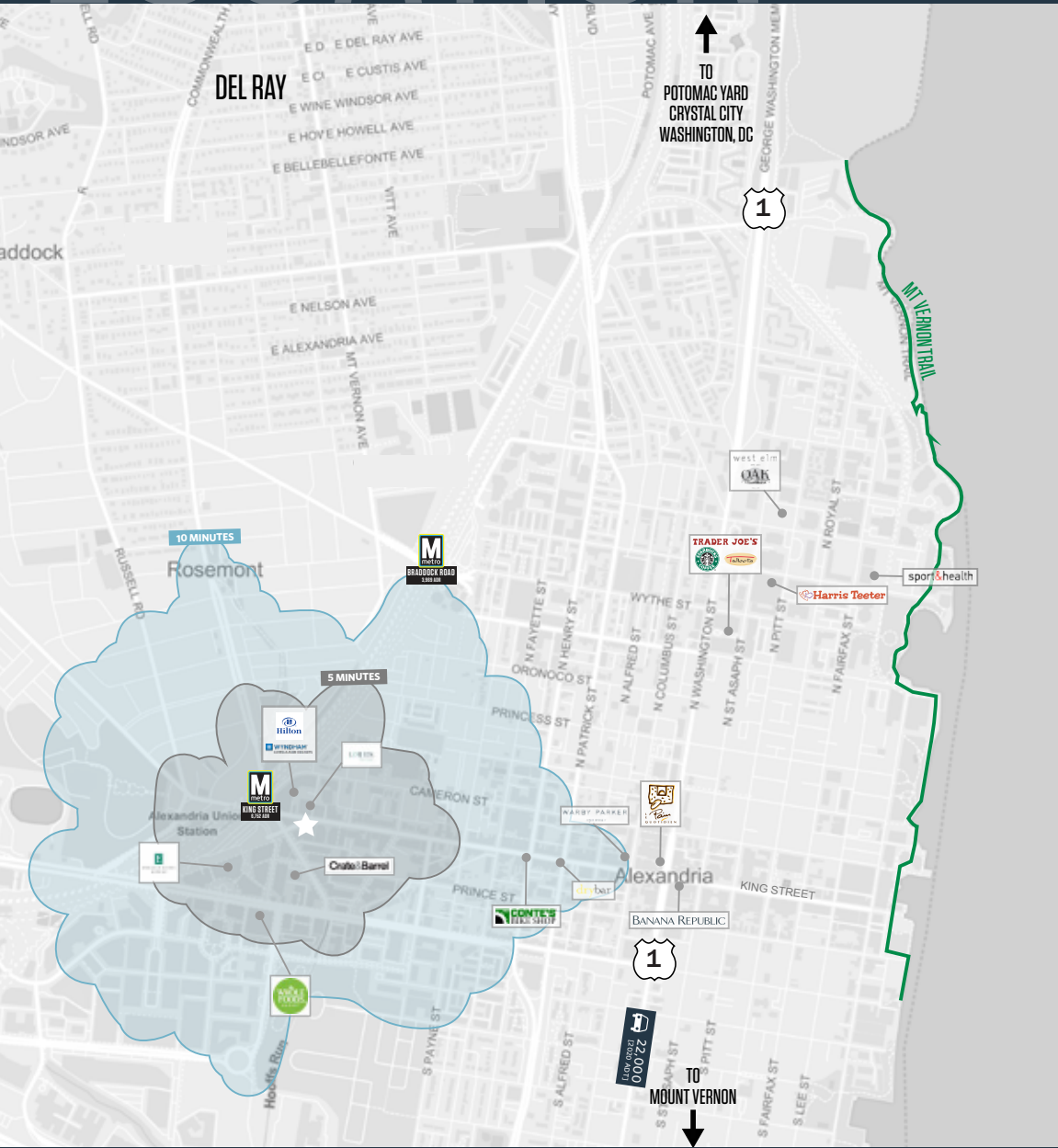
katkinson@klnb.com | 202-420-7762

**klnb.com**

# LOCATION

# 1650 KING STREET

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## DEMOGRAPHICS | 2025

### WALK TIME

	5-MIN	10-MIN	1-MILE	2-MILE	3-MILE
POPULATION	1,096	7,306	38,770	88,066	159,605
DAYTIME POP	9,157	23,023	61,517	108,902	195,322
HOUSEHOLDS	564	3,918	20,251	42,389	73,382
AVG HH INCOME	\$203,014	\$192,425	\$190,009	\$195,436	\$177,938

- 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

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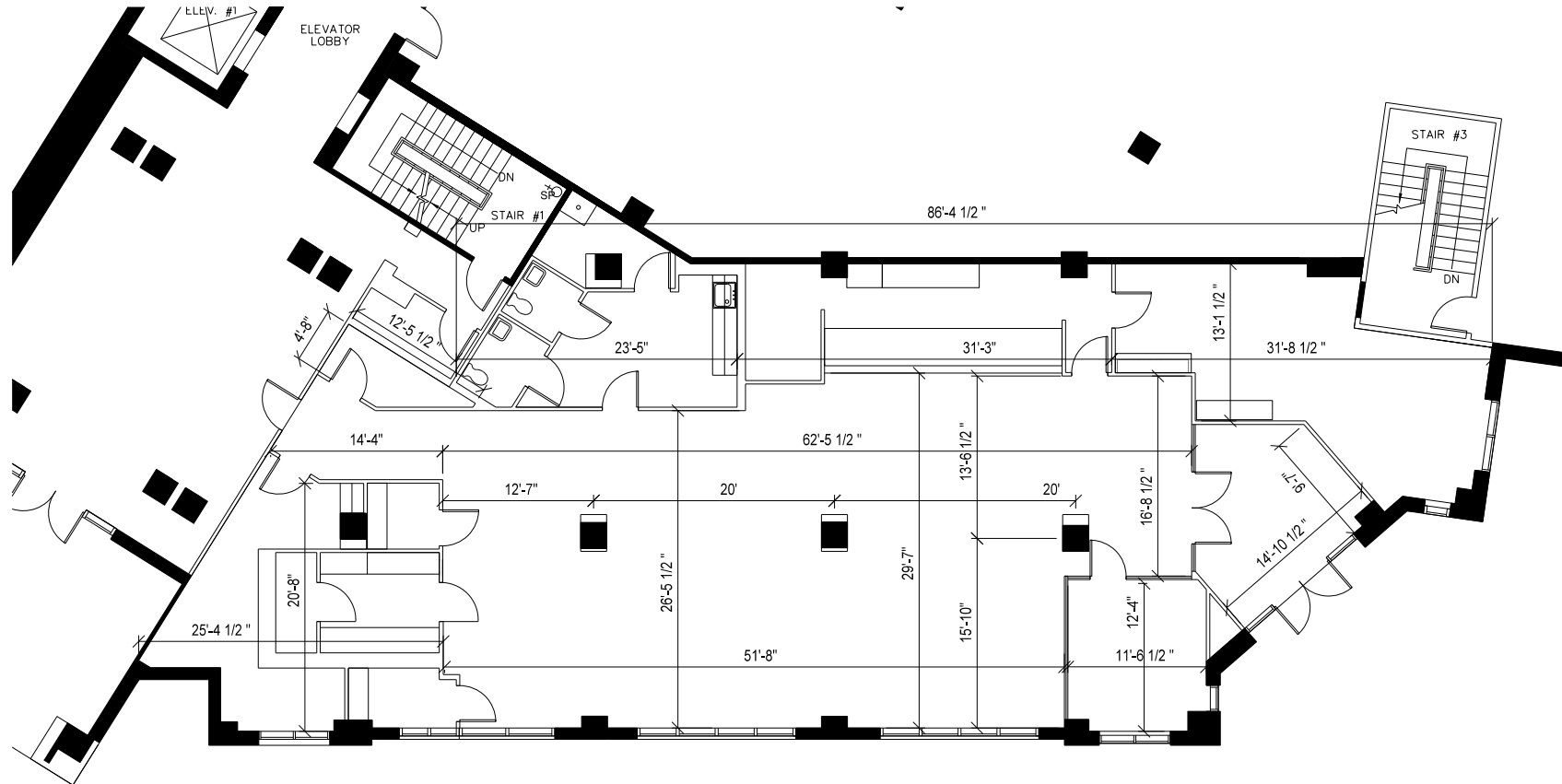
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# SITE PLAN

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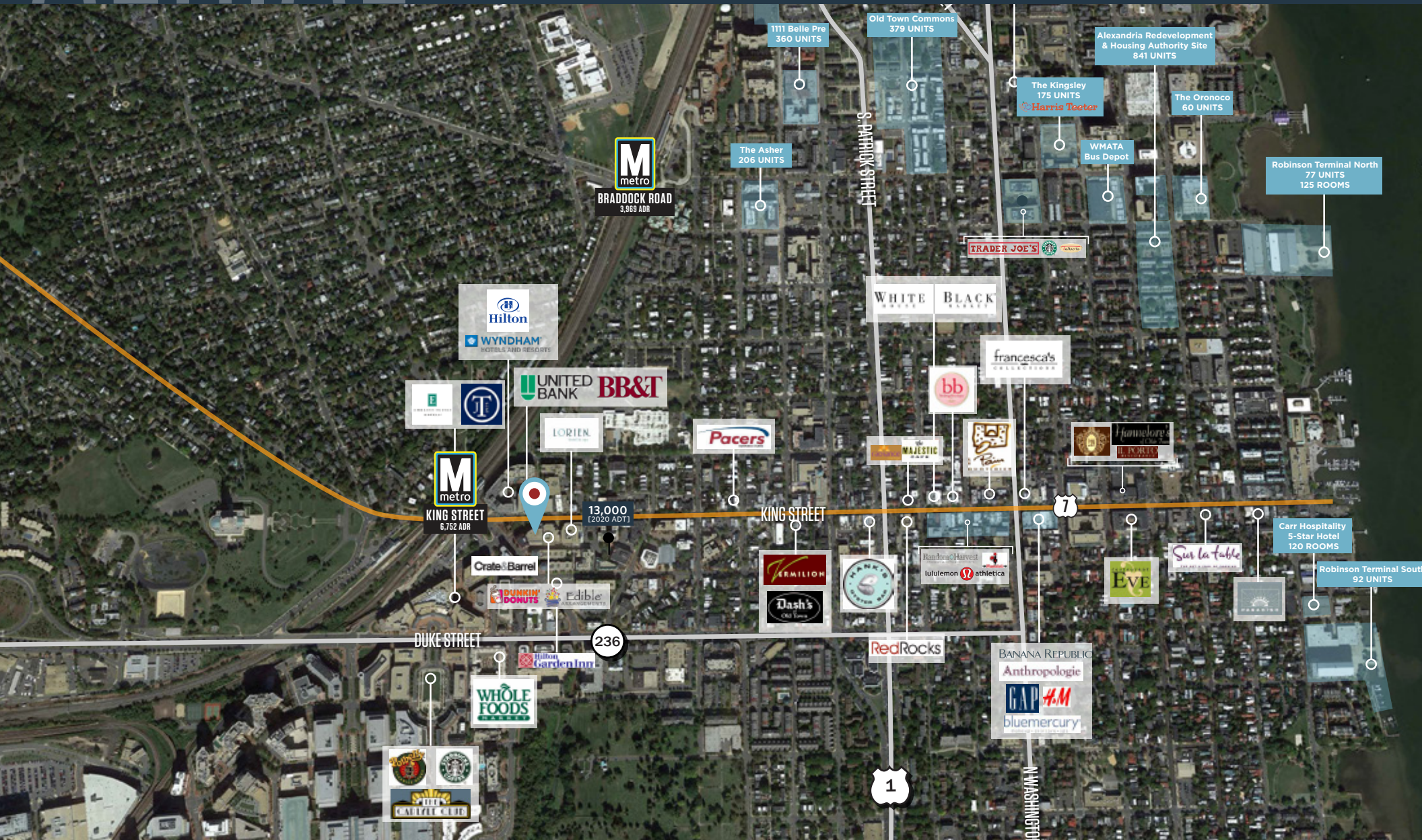
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# AERIAL

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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



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## FOR MORE INFORMATION, PLEASE CONTACT:

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