

IN THE
HEART
OF IT ALL



1 BLOCK TO
King Street Metro
(Blue & Yellow)



2 MILES TO
Interstate 495
(Capital Beltway)



STEPS AWAY TO
Nearby
Restaurants

1725 DUKE
AT KING STREET STATION



PROPERTY HIGHLIGHTS

**IMMEDIATE
PROXIMITY TO
KING STREET
METRO STATION**

**PRIVATE EXTERIOR
TERRACE FOR 3RD
FLOOR TENANT**

**PROMINENT
SIGNAGE
OPPORTUNITY ON
DUKE STREET**

**NEWLY RENOVATED
LOBBY,
CONFERENCE
CENTER &
TENANT LOUNGE**



**Click for virtual tour of
lobby/conference center**

- Total building: 156,903 RSF
- Typical floor size of 24,183
- 7 stories of Class-A office space
- Structured parking: 2 per 1,000 RSF
- Average daily traffic count: 25,000
- Adjacent to the Embassy Suites Hotel
- Newly renovated lobby
- New conference center and tenant lounge
- Courtyard area with benches and fountain
- Locker rooms and showers
- Sancerre Wine Bar & Bistro now open
- Starbucks and Whole Foods and many other retail options across the street



1725 DUKE
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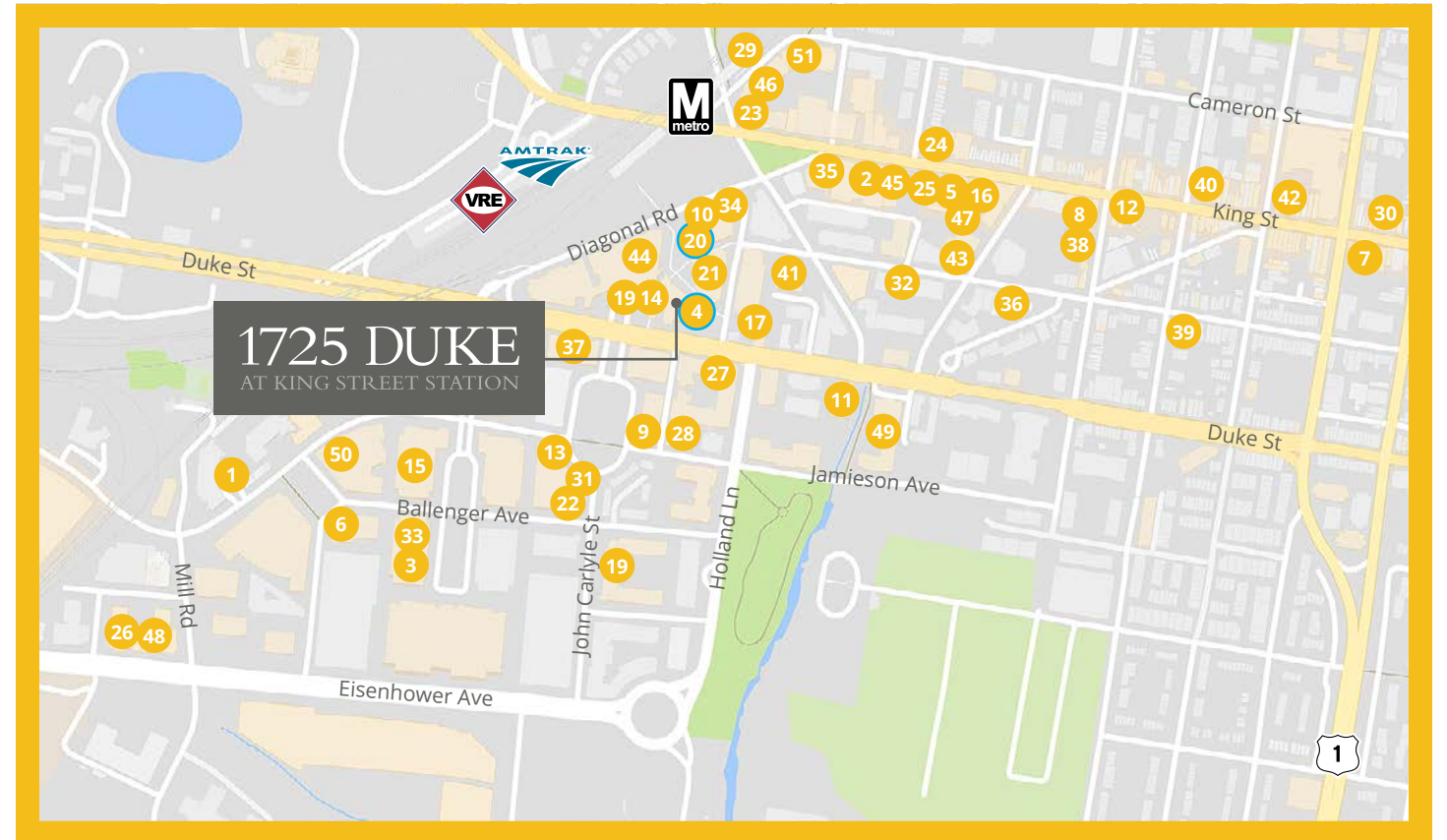


PERFECTLY POSITIONED *in* OLD TOWN



Crate&Barrel

WESTIN



FITNESS

1. Carlyle Exercise Room
2. Dahn Yoga
3. PTO Fitness Co

RESTAURANT & BARS

4. Sancerre Wine Bistro (on-site)
5. BRABO
6. Carlyle Club
7. Hank's Oyster Bar
8. Hard Time Café
9. Jimmy John's
10. Theismann's Restaurant and Bar
11. Laporta's Restaurant
12. O'Shaughnessy's Pub
13. Potbelly Sandwich Shop
14. Quattro Formaggi Italian
15. Quiznos Sandwich Restaurant
16. Subway Sandwiches
17. Table Talk Restaurant
18. Sancerre Wine Bar & Bistro
19. Sweet Fire Donna's

COFFEE

20. ForFives Coffee (1800 Diagonal Road)
21. June Coffee
22. Starbucks (Ballinger)
23. Starbucks (King Street)
24. Uptowner Cafe

GROCERIES

25. The Butcher's Block
26. Uptown Market & Cafe
27. Whole Foods Market

BANKING

28. Burke & Herbert Bank & Trust
29. Capital One Bank
30. United Bank
31. HSBC ATM
32. Lang & Co
33. Patent & Trademark Office Federal Credit
34. SouthTrust Bank
35. Suntrust Bank
36. Virginia Commerce Bank
37. Wells Fargo Advisors

POST OFFICES

38. The UPS Store

SERVICES & SHOPPING

39. Amara Fashions
40. American In Paris
41. Crate & Barrel Outlet
42. Pink & Brown
43. Sabatino Cleaners and Tailor Shop

HOTELS

44. Embassy Suites Alexandria
45. Hampton Inn Alexandria
46. Hilton Alexandria Old Town
47. Lorien Hotel & Spa
48. Marriot ExecuStay Carlyle Mill
49. Residence Inn Alexandria Old Town
50. Westin Alexandria
51. Wyndham Old Town Alexandria

AVAILABILITY

SECOND FLOOR



AVAILABILITY
MOVE-IN READY

THIRD FLOOR



AVAILABILITY

FOURTH FLOOR

 SUITE 425 | 6,786 RSF

As-Is Plan



Hypothetical Plan



AVAILABILITY

FIFTH FLOOR

 SUITE 530 | 3,293 RSF



AVAILABILITY

SIXTH FLOOR

SUITE 690 | 3,642 RSF



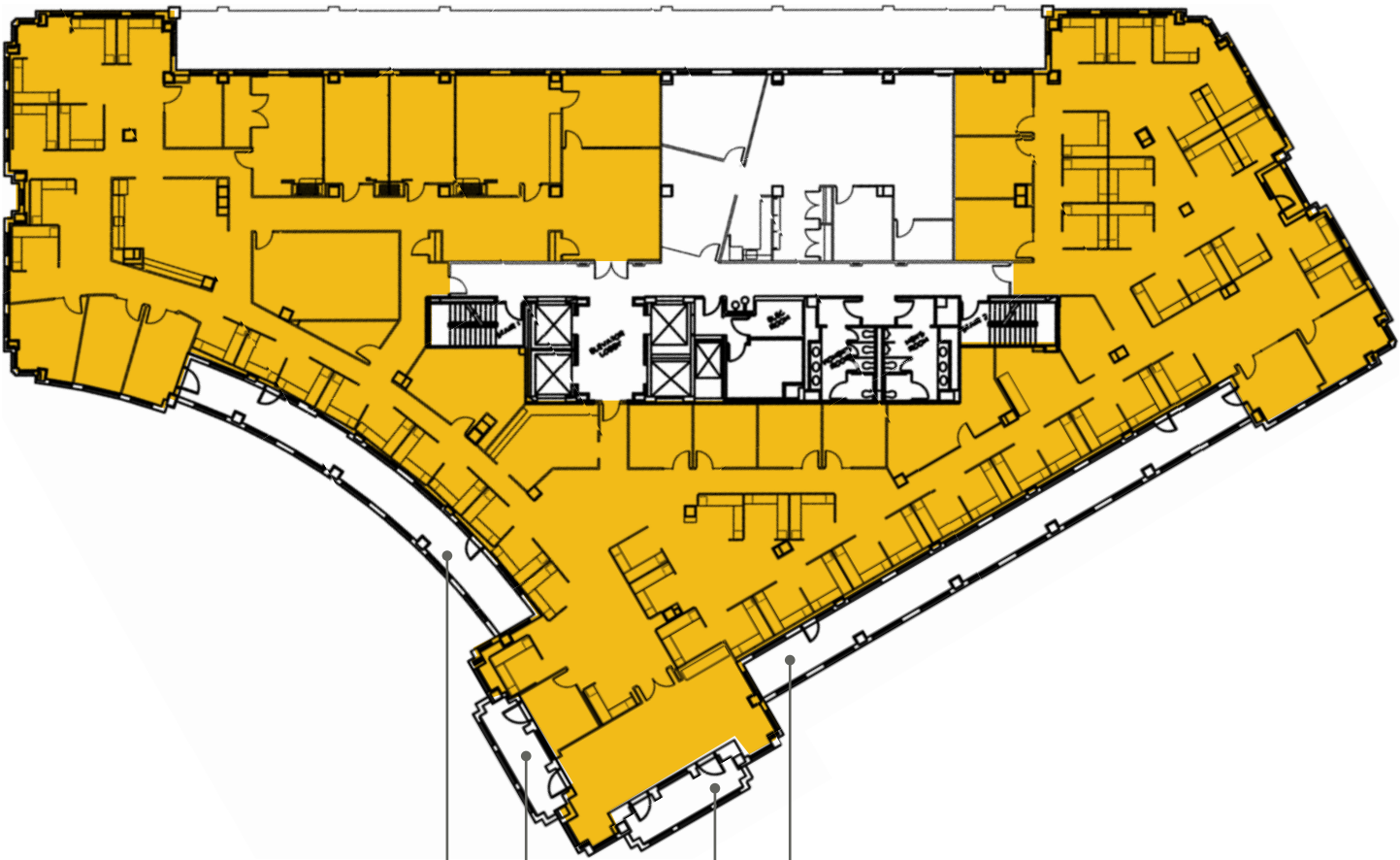
Hypothetical Plan



AVAILABILITY TOP OF BUILDING OPPORTUNITY

SEVENTH FLOOR

SUITE 700 | 20,207 RSF



Private exterior terrace for 7th floor tenant

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LEASING *INFORMATION*

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