

# CARLYLE CENTER

ALEXANDRIA, VA

4,542 SF DIVISIBLE CORNER SPACE AVAILABLE





RAPPAPORT



## CARLYLE CENTER ALEXANDRIA, VA

- | The Carlyle Center is located in the heart of the Carlyle development
- | The Carlyle neighborhood features more than 7.8 million square feet of office space, 15,255 daytime employees, 3,900 residential units and 1,500+ hotel rooms in the immediate trade area
- | Adjacent to several major office tenants, including US Patent and Trademark Office, Federal District Courthouse, Thomson Reuters, GW Masters Program and Learning Tree

### DEMOGRAPHICS 2018

	.5 MILE	1 MILE	2 MILES
 POPULATION	8,315	31,159	79,499
 DAYTIME POPULATION	15,255	31,928	66,153
 HOUSEHOLD INCOME	\$145,071	\$144,277	\$153,379
 TRAFFIC COUNTS	23,000 on Duke Street		

### CO-TENANTS



**CARLYLE CENTER**  
ALEXANDRIA, VIRGINIA  
**CARLYLE CENTER**  
ALEXANDRIA, VA

**200 STOVAL**  
525 Residential Units  
24,114 SF Retail

**STONEBRIDGECARRAS DEVELOPMENT**  
730 Residential Units  
200K SF Retail  
Construction Begins 2019  
Expected Completion 2021  
Proposed *Wegmans*

**CARLYLE CENTER**  
Starbucks, Potbelly, Bright Horizons, pure barre

EMBASSY SUITES, THE MERIDIAN AT CARLYLE, THE CONDOMINIUMS AT CARLYLE SQUARE, POST CARLYLE SQUARE, 900 CARLYLE

**CARLYLE TOWER**  
32,000 SF OF RETAIL

**HOFFMAN TOWN CENTER**  
Starbucks, AMC, Cold Stone, Subway, Tortilla, San Antonio

FUTURE OFFICE, FUTURE RESIDENTIAL 1,243 UNITS, PARC MERIDIAN 906 UNITS, FUTURE OFFICE, CARLYLE MILL APARTMENTS

**JOHN CARLYLE**  
Under Construction  
750 Units  
386,356 SF

**CARLYLE CORNER**  
7-Eleven, Dunkin', ZIKRAYET, Onelife FITNESS

**PERSEUS REALTY**

**RESIDENTIAL**  
Total: 3,900 Units

**OFFICE**  
Total: 7.8M SF Existing  
1.8M SF in Development

**HOTEL**  
Total: 1,522 Rooms

# SPACE PLAN

CARLYLE CENTER | ALEXANDRIA, VA

4,542 SF AVAILABLE



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**CARLYLE CENTER | 1925 BALLENGER AVE, ALEXANDRIA, VA**

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