



## New Office Construction at Potomac Yard - Alexandria, VA

Up to 42,000sf Available January 1, 2018

### Property Highlights

- New Highly Efficient Office Space
- LEED Silver Construction
- Universal Design Layout
- Conferencing floor
- Built with latest ADA rules and regulations
- Unobstructed views towards Potomac River
- 14,500 rsf floor plates (Floors 3-7)
- 42,000 rsf of contiguous office space available on adjoining floors
- 1 space per 1,000 sf leased in below grade parking structure
- Immediate access to Reagan National Airport

### Amenities

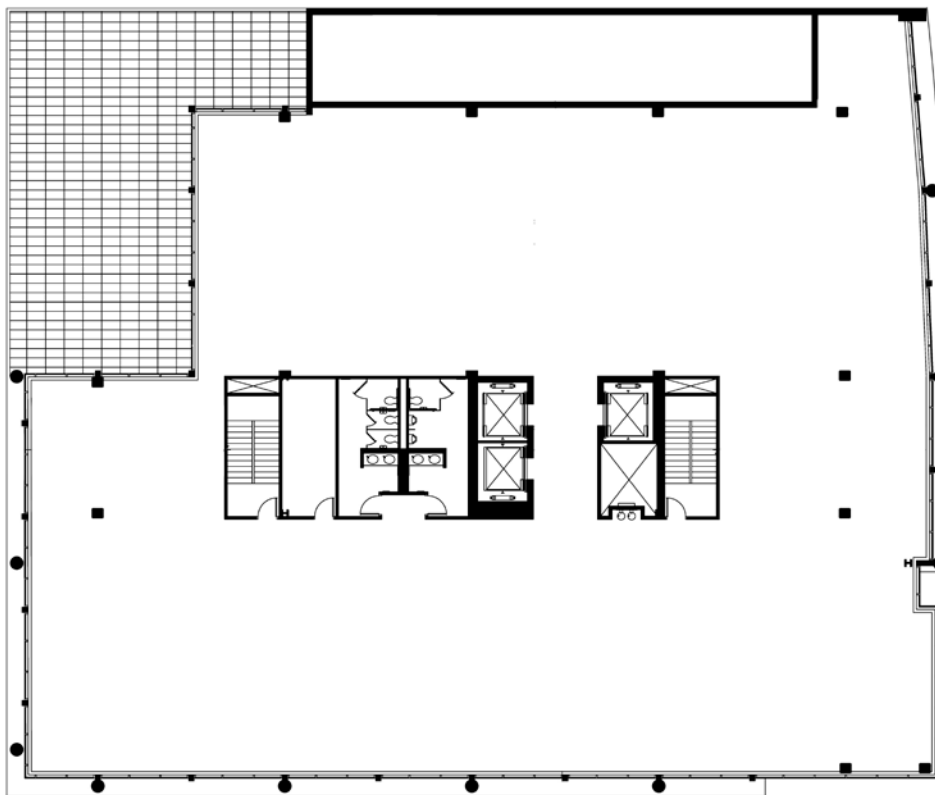
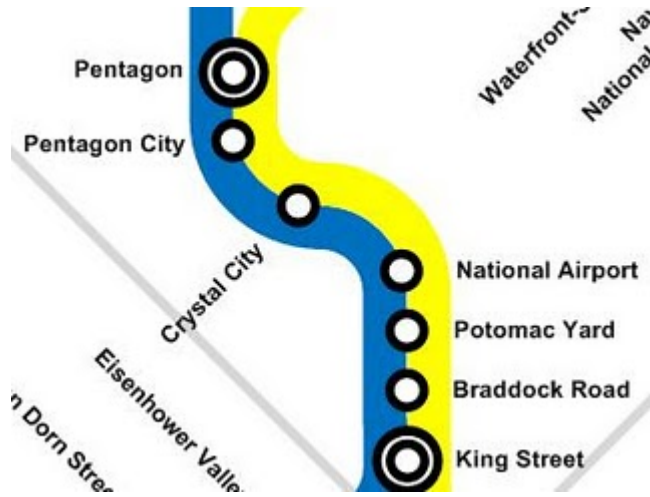
- Across the street from City of Alexandria approved Potomac Yard Metro
- On BRT route. Stop is next door.
- Potomac Yard Park is across the street
- 1<sup>st</sup> floor will have retail amenities
- Next door to Target and the Brand New Gourmet Giant Grocery Store

### Restaurants Nearby

- Chipotle
- Don Pablo's
- Hops Restaurant
- Starbucks
- Navy Federal Credit Union
- Potomac Yard Cleaners
- LA Fitness
- Best Buy



# The New Potomac Yard Metro and Development



Potomac Avenue

East Glebe Road



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