



One Beltway Center

5904 Richmond Highway, Alexandria, VA 22303

AVAILABILITY:

- Suites ranging from 2,777 - 15,356 SF
 - 3,387 SF - 2nd Floor
 - 2,777 SF - 5th Floor - Spec Suite (Move-in ready)
 - 5,004 - 15,356 - 6th floor

PROPERTY HIGHLIGHTS:

- New Building renovations recently completed; Lobby, Common area hallways, bathrooms & elevator cabs.
- Beltway Building Signage Available for large Tenant
- Easy access to Route 1, I-495, Old Town Alexandria and National Harbor
- Ideal for Gov't Contractors - well located in between DC / Pentagon & Fort Belvoir
- Walking distance to Huntington METRO Station (Yellow Line) & Mount Vernon Trail
- Free, surface & covered parking at a ratio of 3.0 / 1,000 SF
- Term: 3 - 10 years
- Asking Rate: \$23.00 - \$25.00 PSF, FS

OWNED BY:



ROCK CREEK
property group



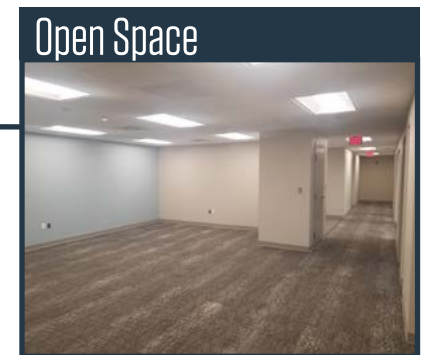
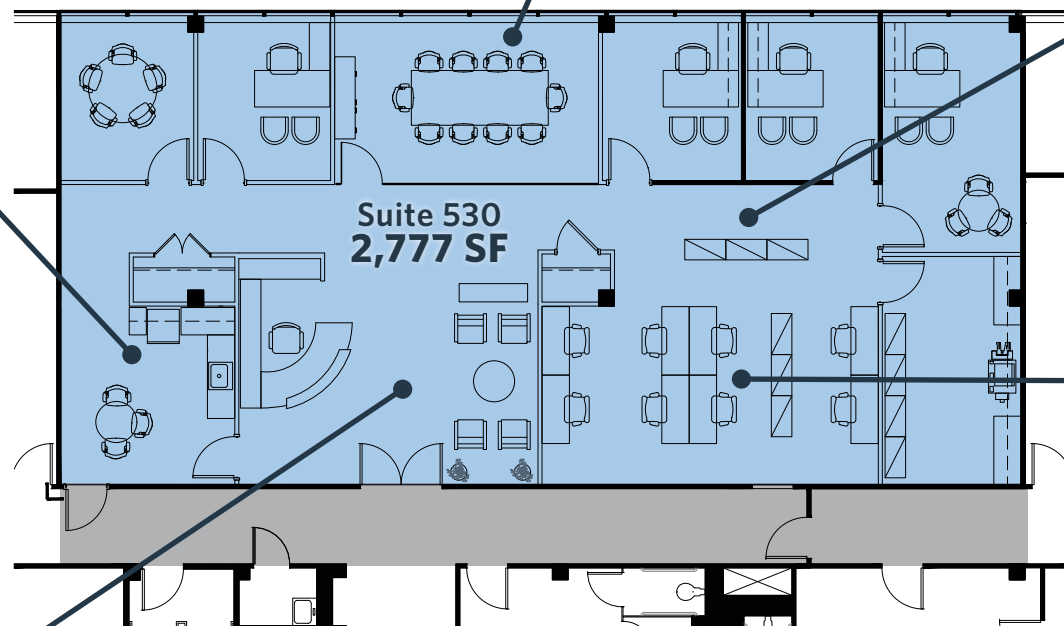
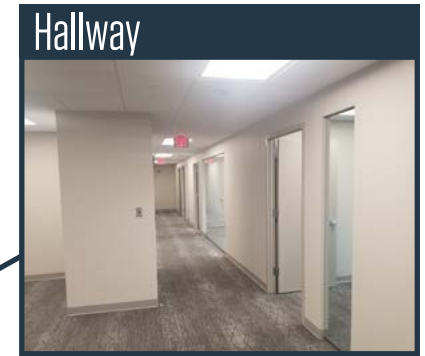
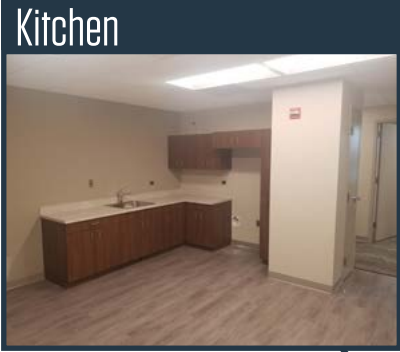
OFFICE SPACE FOR LEASE

JACK REGLER
jregler@klnb.com
703-268-2740

MARC TASKER, CCIM, SIOR
mtasker@klnb.com
703-268-2735

klnb.com

Suite 530 | 2,777 SF



5th FLOOR PLAN

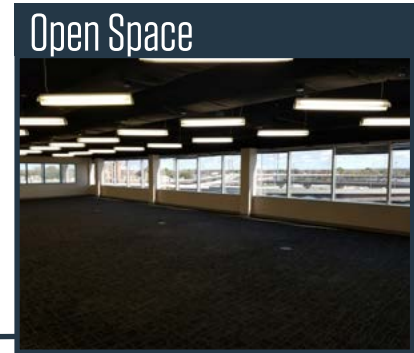
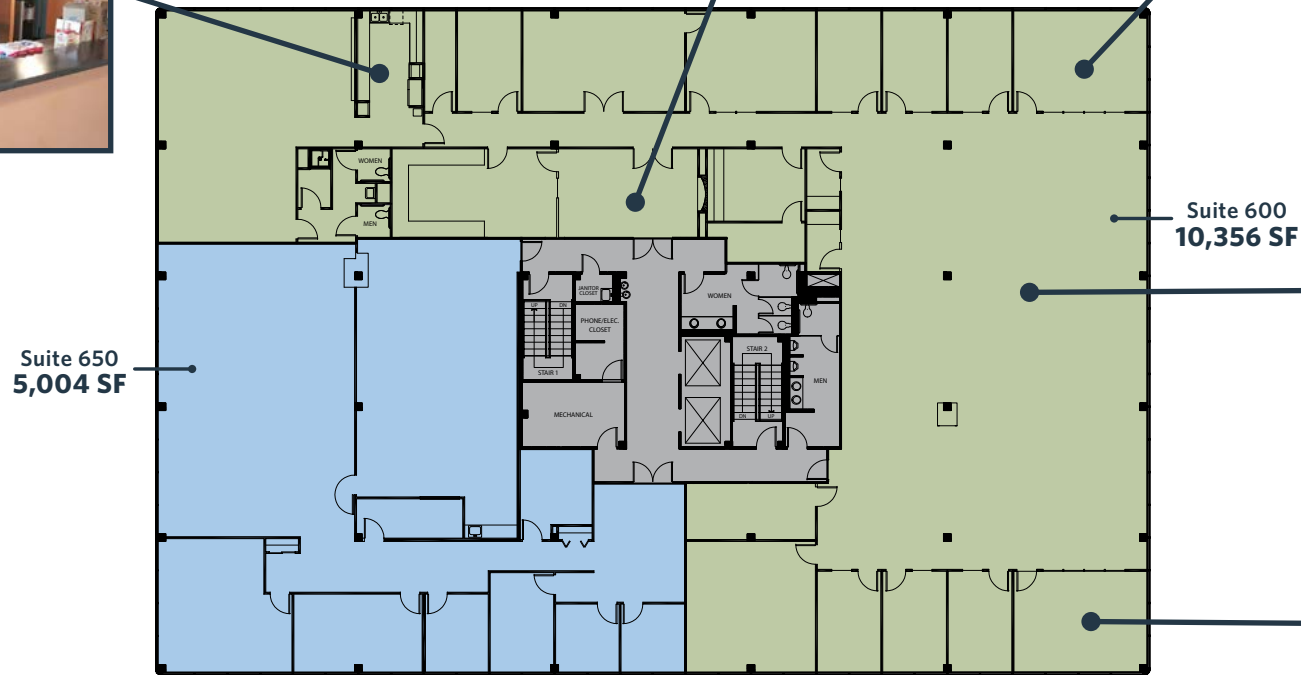
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Suite 600 & 650 | 5,004 - 10,356 SF



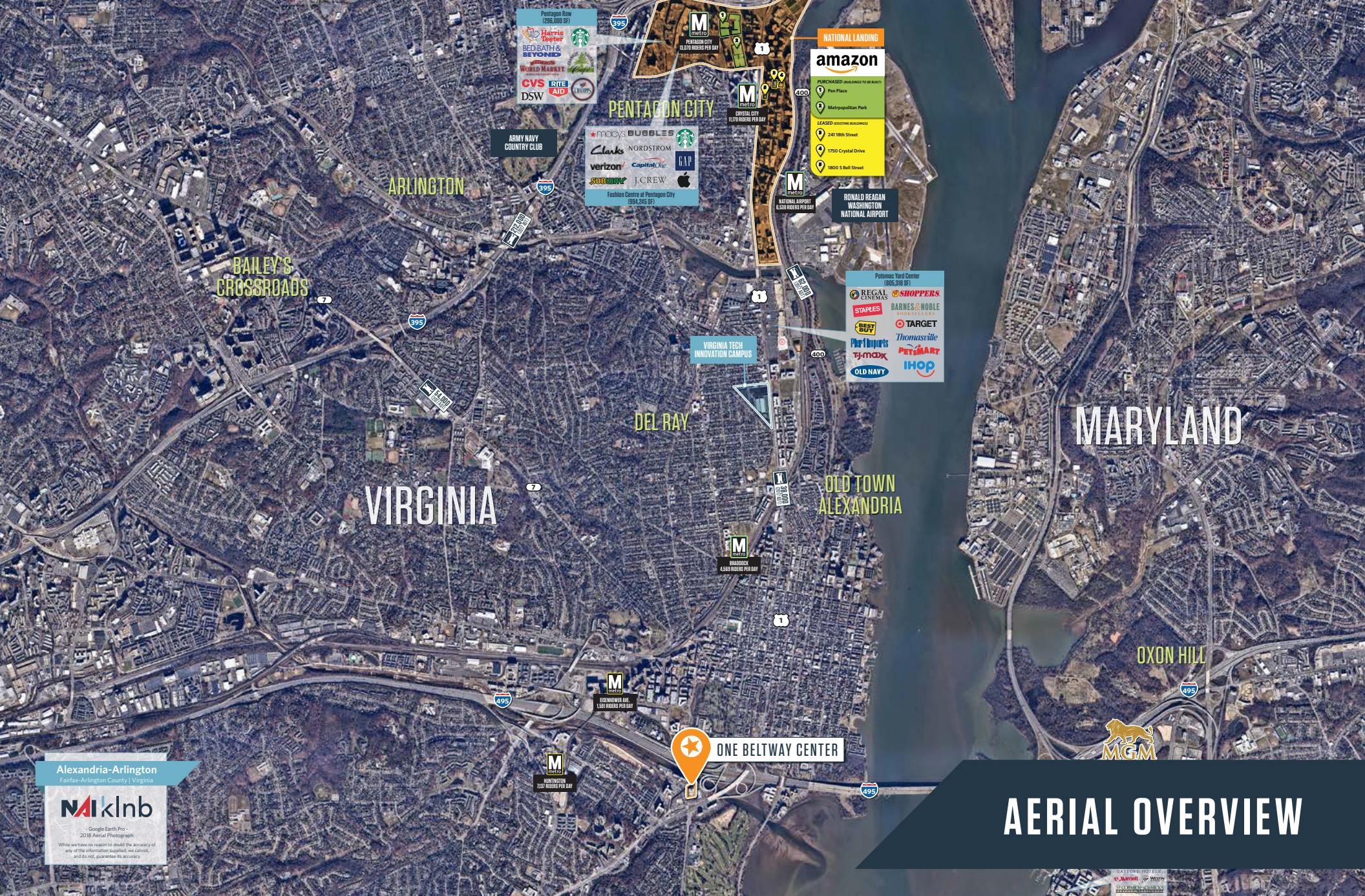
6th FLOOR PLAN

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Pentagon Row
1285,000 SF

Pentagon City
13,070 RIDERS PER DAY

ESSEX CITY
11,990 RIDERS PER DAY

NATIONAL AIRPORT
6,538 RIDERS PER DAY

BRADDOCK
4,568 RIDERS PER DAY

ESSENHOWER AVE.
1,650 RIDERS PER DAY

BRUNTINGTON
1,337 RIDERS PER DAY

ARMY NAVY COUNTRY CLUB

AMAZON NATIONAL LANDING

PURCHASED (WILLING TO BE BOUGHT)

- Pen Place
- Metropolitan Park

LEASED (EXISTING BUSINESS)

- 241 18th Street
- 1750 Crystal Drive
- 1800 S Ball Street

RONALD REAGAN WASHINGTON NATIONAL AIRPORT

Potomac Yard Center
805,318 SF

REGAL CINEMAS

SHOPPERS

BARNES & NOBLE BOOKSELLERS

STAPLES

TARGET

Thomasville

PETSMART

IHOP

OLD NAVY

Best Buy

Philly Imports

TJ-maxx

Alexandria-Arlington
Fairfax-Arlington County | Virginia

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While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy.

AERIAL OVERVIEW

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8065 Leesburg Pike, Suite 700
Tysons, VA 22182

klnb.com

VISIT PROPERTY WEBSITE



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