

1199 NORTH FAIRFAX

ALEXANDRIA, VA



Competitive Rates + Flexible Terms



Newly Renovated Spaces + Added Amenities



Property Highlights



Newly renovated lobby and expanded bike room, showers + lockers, and common area restrooms



New outdoor plaza with soft seating + bar area with WiFi and surround sound



On-site property management/concierge



Directly located on Mount Vernon Trail and adjacent to Tide Lock Park



Quick access to major thoroughfares George Washington Memorial Parkway and Route 1



Body Shop Fitness by Design located in the building



Abundant parking

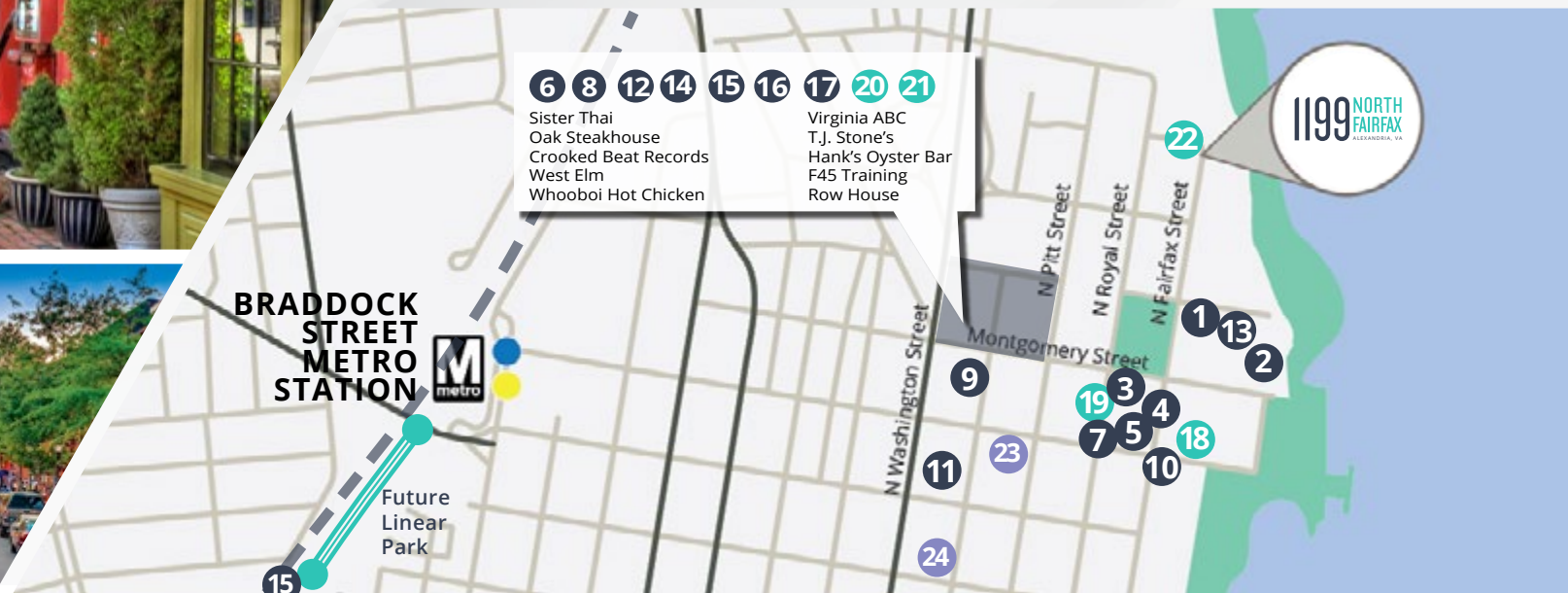


Well Health and Safety Certified



Welcome to the Neighborhood

The building is strategically located in Old Town North offering a convenient work-life balance for tenants to enjoy ample walkable amenities and outdoor space adjacent to TideLock park and the Mt. Vernon walking and biking trail.



Dining & Retail

- 1 The Perfect Pita
- 2 Tokyo Japanese Steakhouse
- 3 Thanida Thai Restaurant
- 4 Extra Perks Coffee Shop
- 5 A La Lucia
- 6 Sister Thai
- 7 Hinata Sushi Bar & Grill
- 8 Oak Steakhouse Alexandria
- 9 Haute Dogs & Fries

- 10 Yunnan By Potomac Noodle House
- 11 The Italian Place
- 12 Crooked Beat Records
- 13 Cafe 44
- 14 West Elm
- 15 Whooboi Hot Chicken
- 14 Virginia ABC
- 15 T.J. Stone's
- 16 Hank's Oyster Bar

Fitness

- 18 Old Town Sport&Health
- 19 Oldtown Strength & Conditioning
- 20 F45 Training Old Town Alexandria
- 21 Row House
- 22 Body Shop Fitness by Design

Grocery

- 23 Harris Teeter
- 24 Trader Joe's



A Thriving Community

Old Town North is bustling with restaurants, retail, and residences along with exciting new developments to the neighborhood.

New Residential Developments



Gables Old Town North

Brand new luxury apartment building with neighborhood retail amenities



Venue

A 132-unit / 13-story condominium tower



The Muse

A condominium redevelopment featuring a 90-unit residential tower with 5,000+ SF arts dedicated retail



Meridian

Luxury apartment building with a large range of amenities



Alexan Florence

Upscale apartments with ideal location and modern finishes

Restaurant & Retailer Highlights



west elm



VENUE



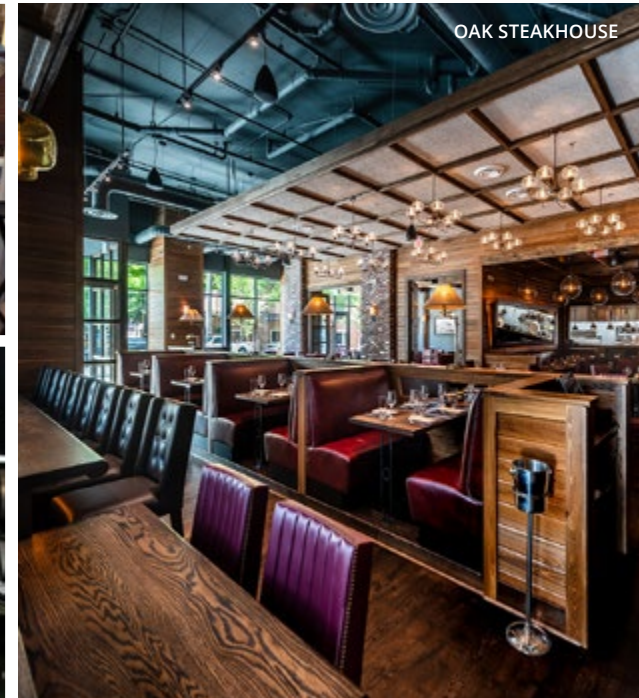
THE MUSE



HANK'S OYSTER BAR



ROW HOUSE



OAK STEAKHOUSE

Commuting **Made Easy**

1199 North Fairfax offers commuters quick access to major thoroughfares George Washington Memorial Parkway and Route 1 making it easy to get around Alexandria and the greater DC region.

Major Roadways

George Washington Memorial Parkway — 0.2 miles

Route 1 — 0.7 miles

Interstate 495 — 2 miles

Interstate 395 — 4 miles

14th Street Bridge — 4.9 miles

Memorial Bridge — 6.4 miles

Transportation

Braddock Road Metro Station — 1 mile

King Street Trolley — 1.3 miles

Points of Interest

Old Town Alexandria Harbor — 0.9 miles

Virginia Tech — 2 miles

Potomac Yards — 2 miles

Ronald Reagan Washington National Airport — 2.6 miles

Amazon HQ2 — 3.4 miles

National Harbour — 5.5 miles

Washington, DC — 6 miles



Second Floor

Mt. Vernon Trail + Potomac River

Suite 220 - Spec Suite
3,879 SF

Suite 210
2,388 SF

Furnished* by Washington Workplace

[View Furniture Package](#)



[CLICK FOR
VIRTUAL TOUR](#)

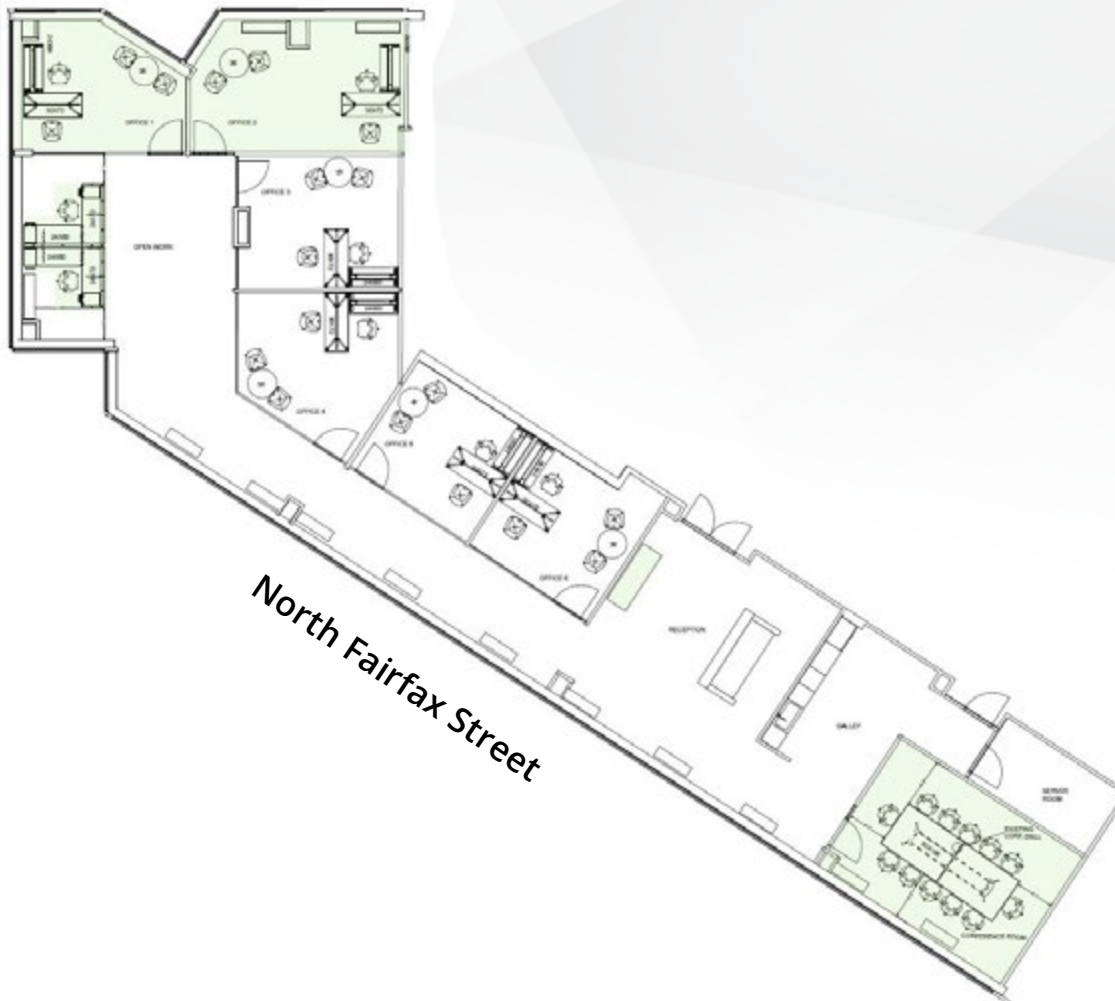
North Fairfax Street

LEASED

*partially furnished - Landlord to fully furnish upon Tenant request

2nd Floor - 6,267 Contiguous SF

Fifth Floor - Spec Suite



**CLICK FOR
VIRTUAL TOUR**

**Furnished* by Washington
Workplace**

View Furniture Package

Suite 510 – 3,700 SF

*partially furnished – Landlord to fully furnish upon Tenant request

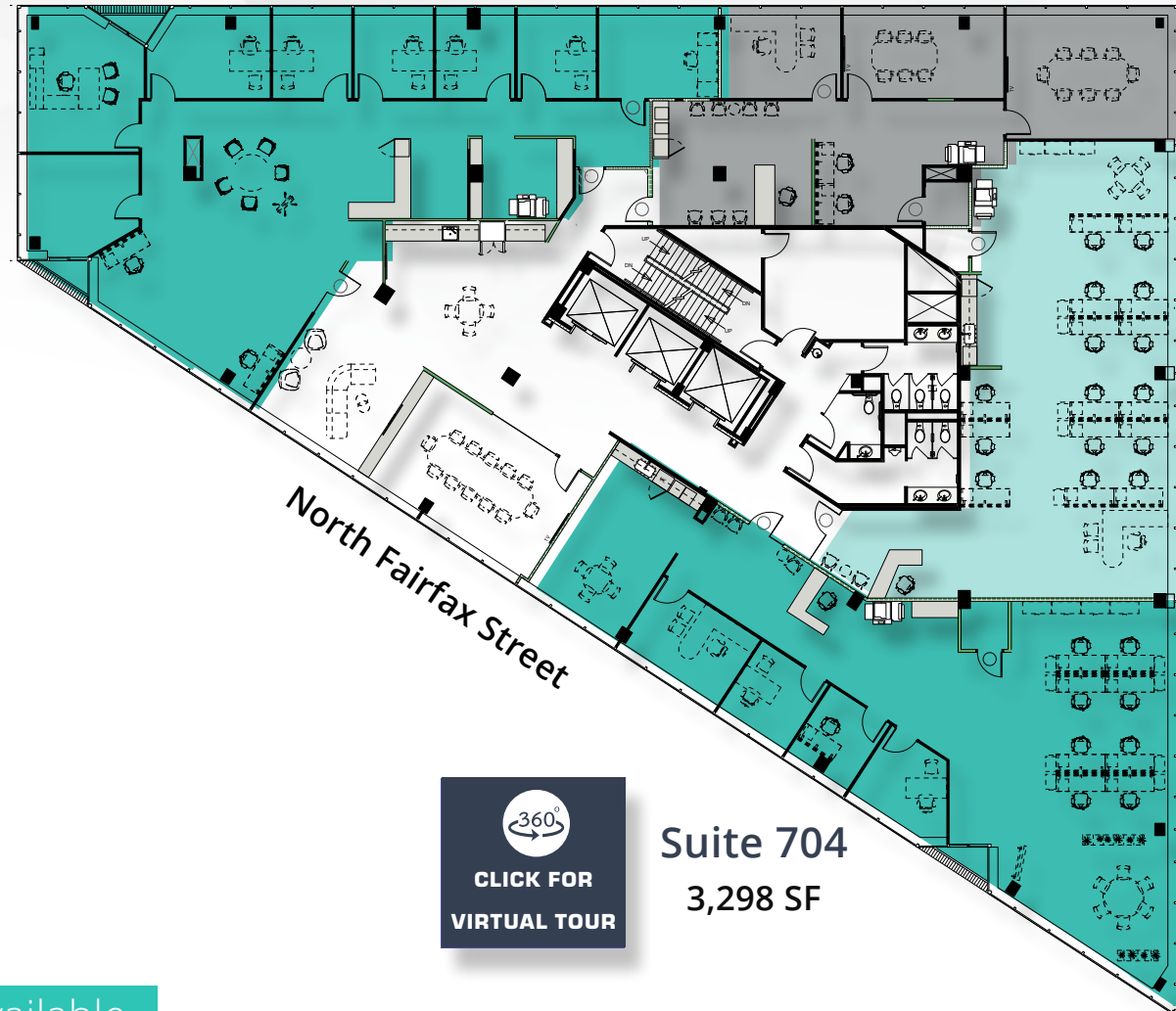
Seventh Floor

NEW SPEC SUITES + TOWN HALL

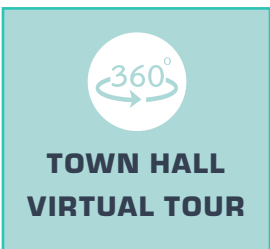
LEASED



Suite 701
3,638 SF



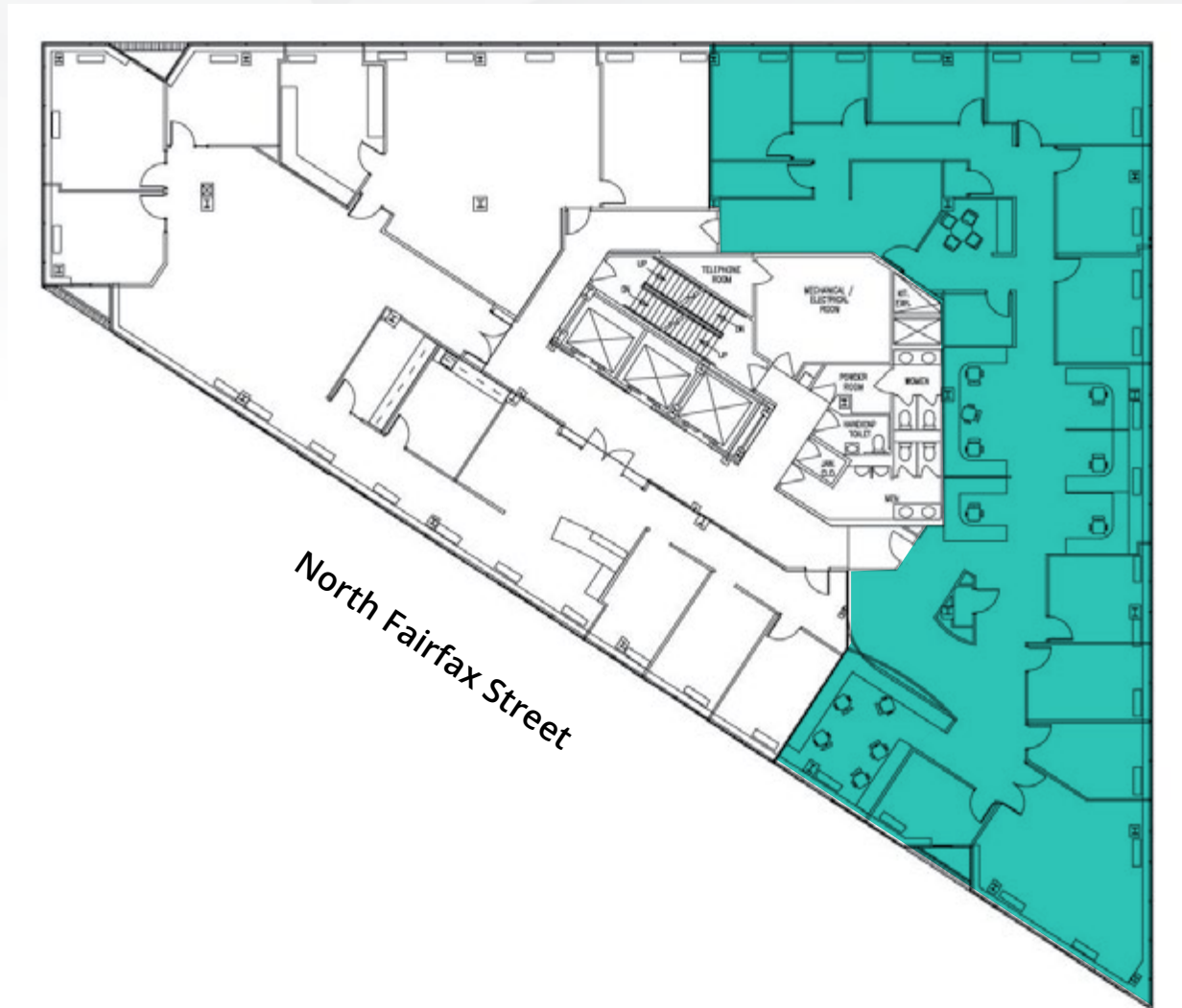
Suite 703
2,321 SF



Suite 704
3,298 SF

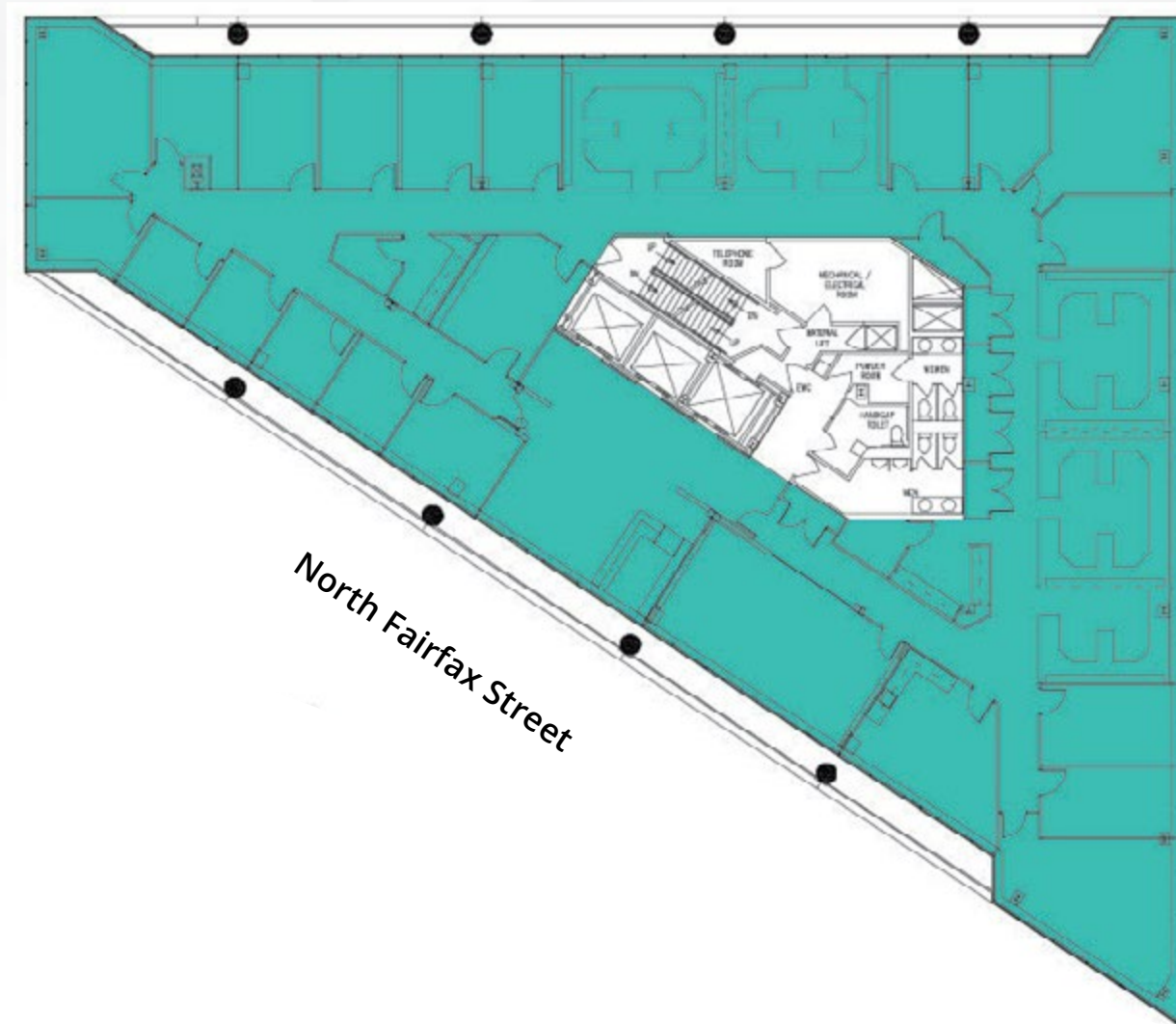
7th Floor - 9,257 SF Available

Eighth Floor



Suite 800 – 5,881 SF

Tenth Floor



Suite 1000 – 10,850 SF - Full Floor



1199 NORTH FAIRFAX

ALEXANDRIA, VA

Leasing:



Ownership:



Property
Management: **AKRIDGE**
Invested.

For more information,
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