

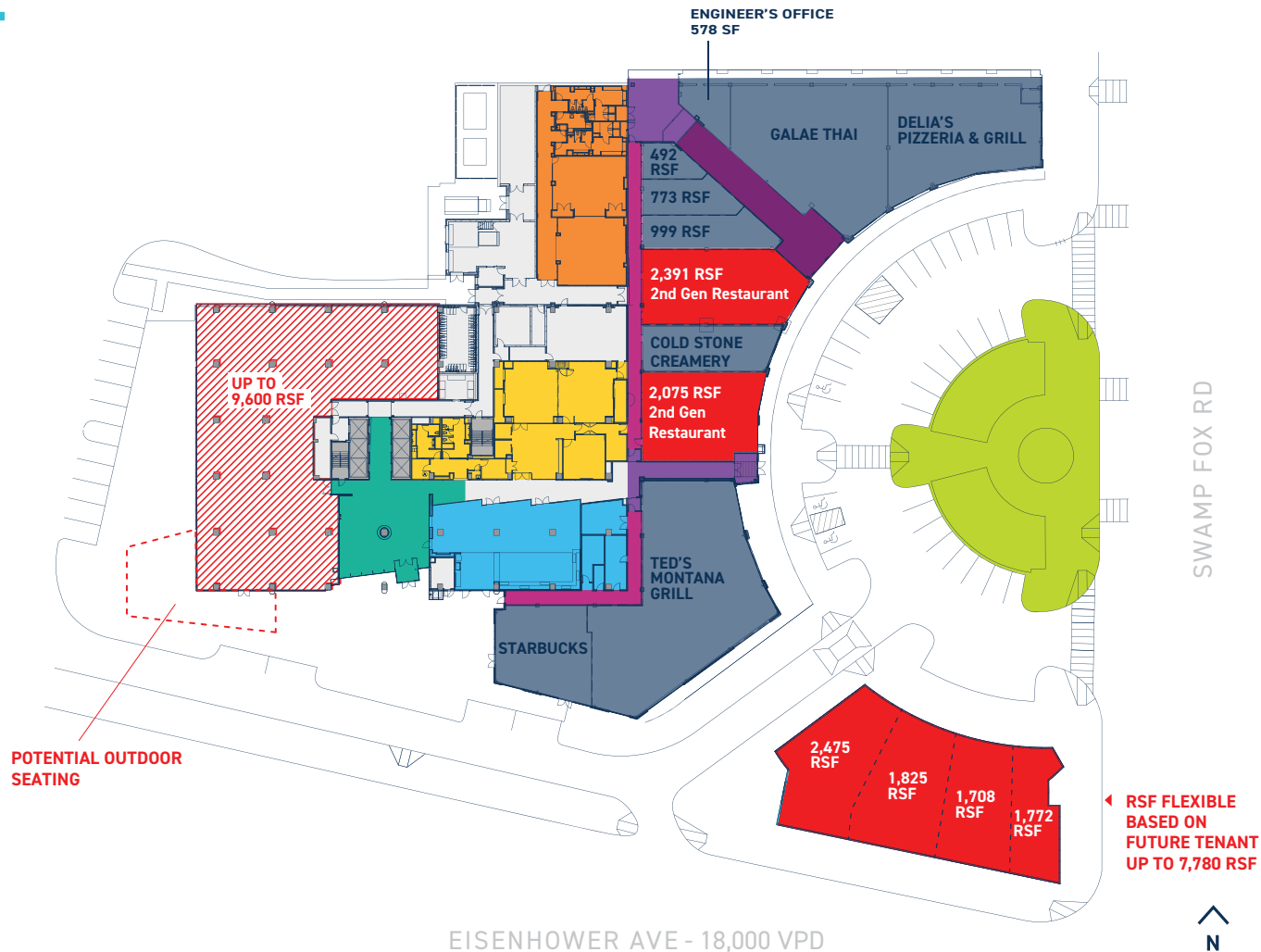
BRINGING PEOPLE
TOGETHER AND
GREAT THINGS
ARE HAPPENING

- Mixed-use project with 335,000 SF of renovated office space and approximately 42,000 SF retail
- Excellent visibility to over 18,000 cars per day on Eisenhower Avenue
- Immediate access to I-495 (289,000 cars per day) and I-95
- Directly across from the Eisenhower Avenue Metro Station (yellow line)
- One mile to the King Street Metro (yellow and blue lines), Amtrak and VRE
- Adjacent to the National Science Foundation Headquarters with over 2,400 employees
- Surrounded by many luxury residential towers and office buildings including the US Patent & Trade Office and the Federal Courthouse
- Surface retail parking available

AVAILABLE RETAIL

EXISTING RETAIL	17,382 RSF
AVAILABLE RETAIL	12,246 RSF
AVAILABLE IN OFFICE RETAIL	9,600 RSF
FITNESS STUDIO	3,500 RSF
CONFERENCE CENTER	4,000 RSF
TENANT LOUNGE	3,000 RSF
CORRIDOR	1,253 RSF
OFFICE TRANSITION	1,410 RSF
COVERED WALKWAY	1,391 RSF
LOBBY	
GREEN SPACE	

STOVALL ST - 7,600 VPD



SUBMARKET DEMOGRAPHICS

CARLYLE

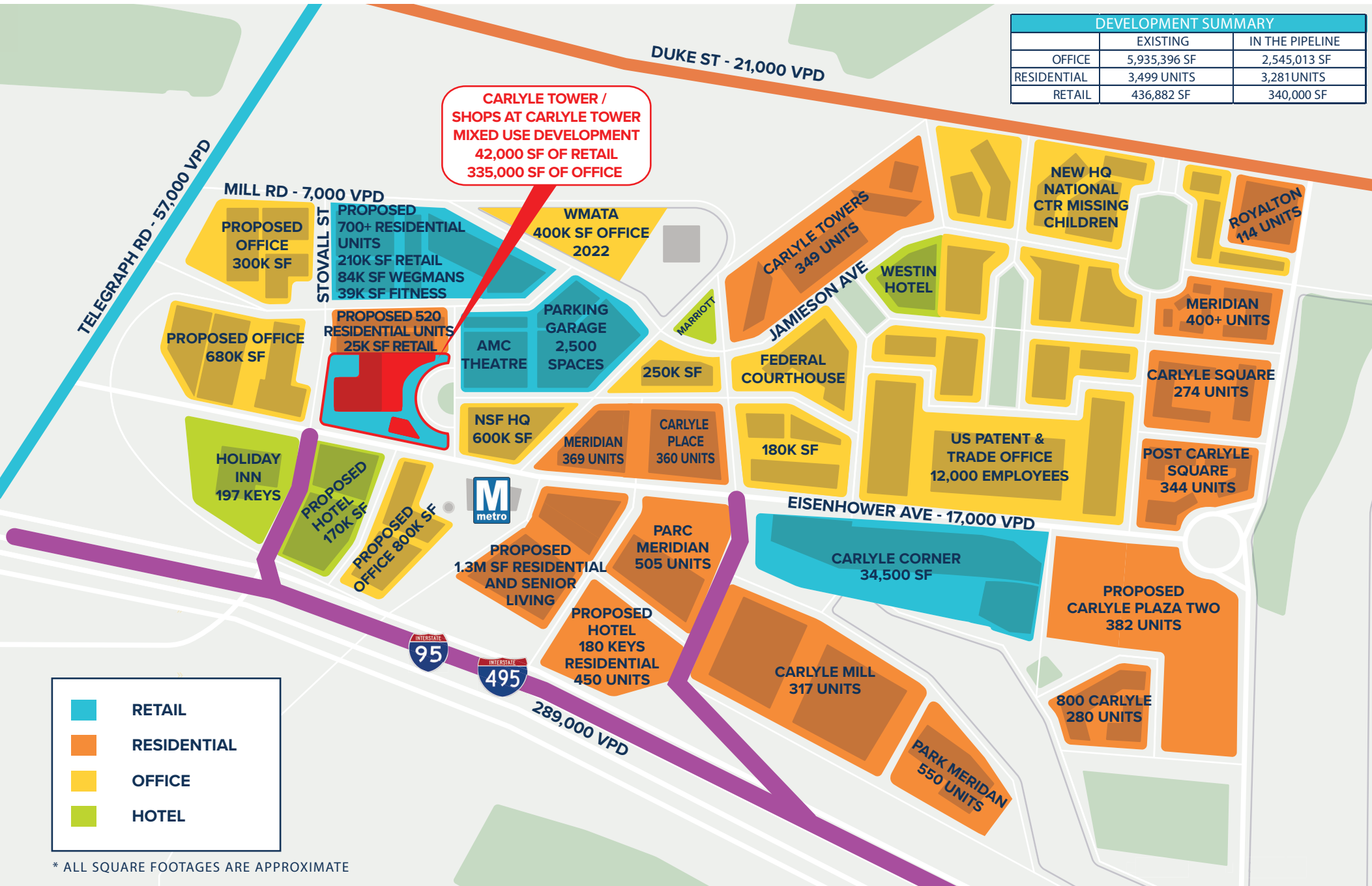
5.7M+ RSF TOTAL OFFICE SPACE	3,877 RESIDENTS	82% BACHELOR'S DEGREE OR HIGHER	15,000+ EMPLOYEES	\$147,000 AVERAGE HH INCOME	562 HOTEL ROOMS
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ALEXANDRIA

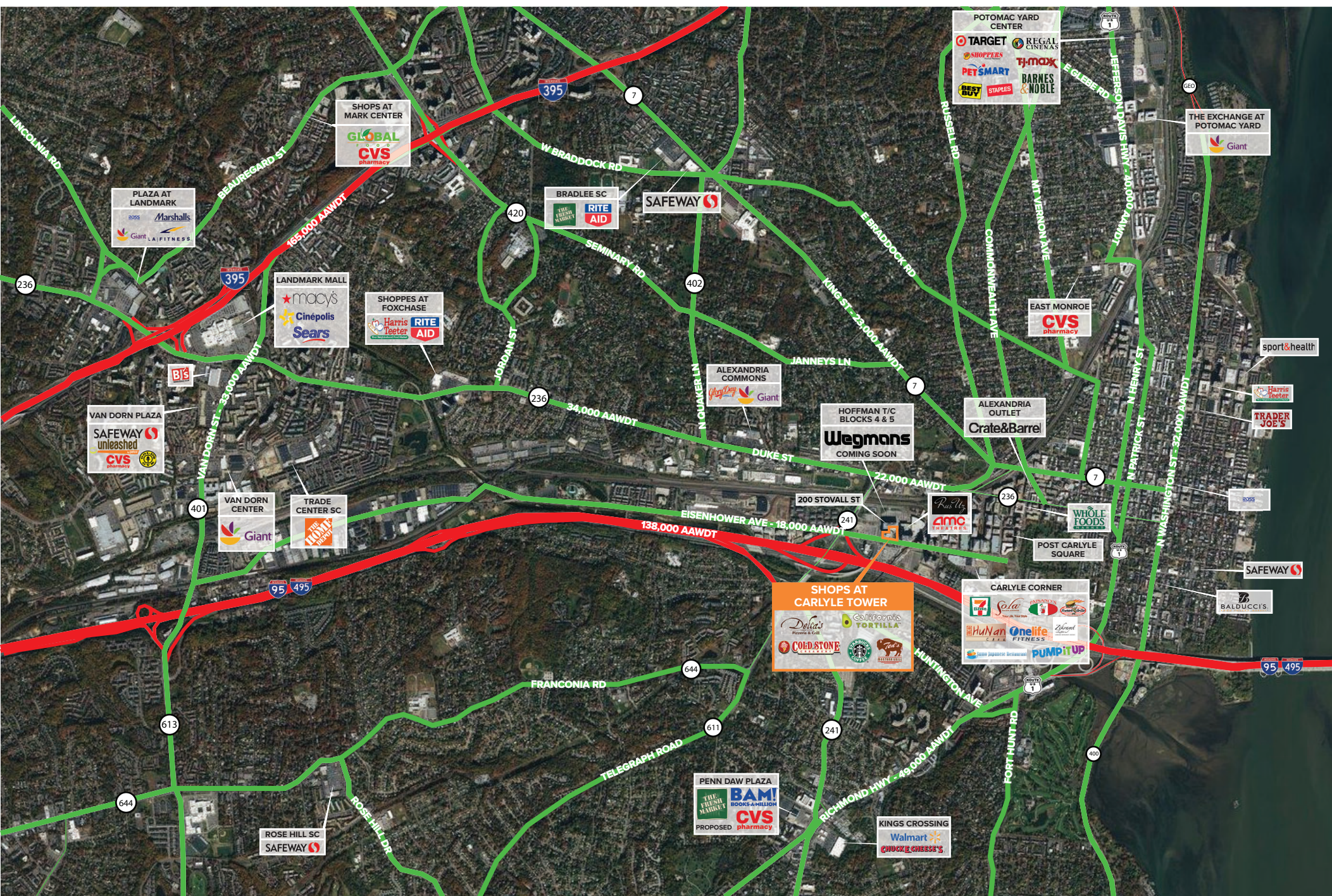
148,892 RESIDENTS	\$107,793 MEDIAN HH INCOME
97,180 TOTAL JOBS	

HERE COMES THE NEIGHBORHOOD

SURROUNDED BY LUXURY RESIDENTIAL TOWERS AND OFFICE BUILDINGS
ACCESSIBLE FROM VARIOUS I-495 RAMPS AND METRO STATIONS



MARKET AERIAL



NEIGHBORHOOD PROFILE

	0.25 miles	0.5 miles	1 mile
POPULATION			
2000 Population	485	3,616	17,735
2010 Population	1,826	5,383	22,131
2018 Population	2,179	6,528	27,058
2023 Population	2,528	7,731	30,067
2000-2010 Annual Rate	14.18%	4.06%	2.24%
2010-2018 Annual Rate	2.17%	2.37%	2.47%
2018-2023 Annual Rate	3.02%	3.44%	2.13%
2018 Male Population	53.4%	51.2%	50.8%
2018 Female Population	46.6%	48.8%	49.2%
2018 Median Age	35.4	36.3	37.9

RACE AND ETHNICITY			
2018 White Alone	71.5%	66.6%	65.4%
2018 Black Alone	13.6%	13.3%	13.3%
2018 American Indian/Alaska Native Alone	0.3%	0.3%	0.3%
2018 Asian Alone	8.9%	9.9%	8.8%
2018 Pacific Islander Alone	0.2%	0.1%	0.1%
2018 Other Race	1.6%	4.9%	7.7%
2018 Two or More Races	3.9%	5.0%	4.4%
2018 Hispanic Origin (Any Race)	9.2%	14.2%	17.4%

HOUSEHOLDS			
2000 Households	150	1,881	8,775
2010 Households	863	2,832	11,347
2018 Total Households	1,073	3,464	13,517
2023 Total Households	1,256	4,142	15,034
2000-2010 Annual Rate	19.12%	4.18%	2.60%
2010-2018 Annual Rate	2.68%	2.47%	2.14%
2018-2023 Annual Rate	3.20%	3.64%	2.15%
2018 Average Household Size	1.87	1.81	1.96

The household count in this area has changed from 11,347 in 2010 to 13,517 in the current year, a change of 2.14% annually. The five year projection of households is 15,034, a change of 2.15% annually from the current year total. Average household size is currently 1.96 compared to 1.90 in the year 2010. The number of families in the current year is 5,557 in the specified area.

MEDIAN HOUSEHOLD INCOME			
2018 Median Household Income	\$123,345	4,438	\$101,593
2023 Median Household Income	\$128,994	9,713	\$109,256
2018-2023 Annual Rate	0.90%	0.99%	1.47%
AVERAGE HOUSEHOLD INCOME			
2018 Average Household Income	\$163,979	3,598	\$134,605
2023 Average Household Income	\$182,052	8,757	\$151,927

	0.25 miles	0.5 miles	1 mile
PER CAPITA INCOME			
2018 Per Capita Income	\$99,470	\$75,440	\$67,269
2023 Per Capita Income	\$110,436	\$84,185	\$75,884
2018-2023 Annual Rate	2.11%	2.22%	2.44%

Current median household income is \$88,576 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$101,471 in five years, compared to \$65,727 for all U.S. households.

Current average household income is \$119,695 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$137,720 in five years, compared to \$96,109 for all U.S. households.

Current per capita income is \$52,550 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$60,454 in five years, compared to \$36,530 for all U.S. households.

HOUSING			
2000 Total Housing Units	153	1,972	9,143
2000 Owner Occupied Housing Units	104	668	4,331
2000 Renter Occupied Housing Units	45	1,214	4,444
2000 Vacant Housing Units	4	90	368
2010 Total Housing Units	1,031	3,238	12,627
2010 Owner Occupied Housing Units	219	1,185	5,159
2010 Renter Occupied Housing Units	644	1,647	6,188
2010 Vacant Housing Units	168	406	1,280
2018 Total Housing Units	1,234	3,847	14,688
2018 Owner Occupied Housing Units	227	1,264	5,724
2018 Renter Occupied Housing Units	846	2,200	7,793
2018 Vacant Housing Units	161	383	1,171
2023 Total Housing Units	1,333	4,443	16,088
2023 Owner Occupied Housing Units	278	1,467	6,301
2023 Renter Occupied Housing Units	978	2,676	8,732
2023 Vacant Housing Units	77	301	1,054

Currently, 40.9% of the 222,541 housing units in the area are owner occupied; 52.4%, renter occupied; and 6.7% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 207,395 housing units in the area - 43.0% owner occupied, 49.9% renter occupied, and 7.1% vacant. The annual rate of change in housing units since 2010 is 3.18%. Median home value in the area is \$445,167, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 1.54% annually to \$480,513.

SHOPS carlyle tower

FOR LEASING INFORMATION

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