










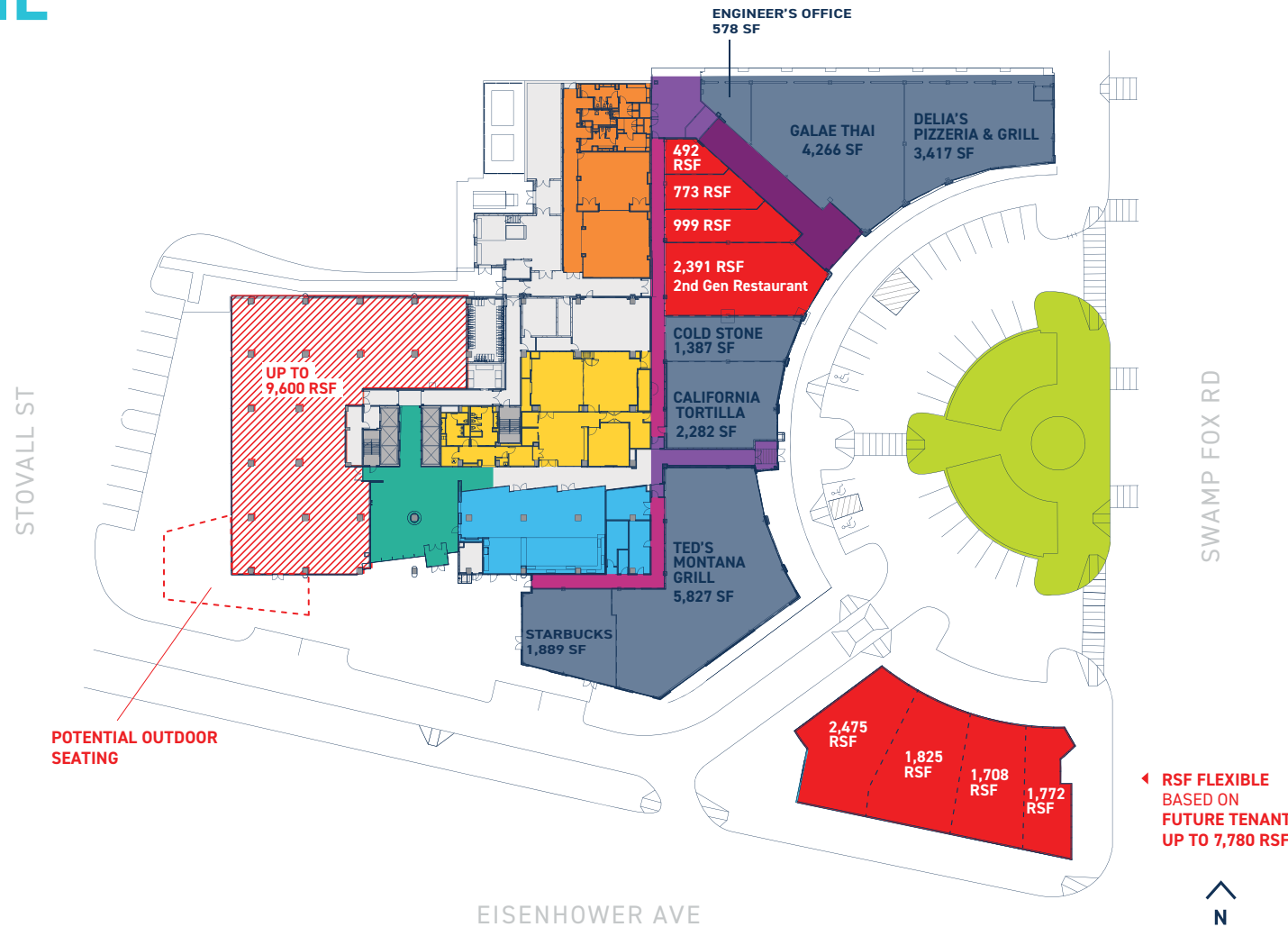


**BRING PEOPLE  
TOGETHER AND  
GREAT THINGS  
WILL HAPPEN**

- Mixed-use project with 335,000 SF of renovated office space and approximately 42,000 SF retail
- Excellent visibility to over 16,000 cars per day on Eisenhower Avenue
- Immediate access to I-495 (200,000 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	19,646 RSF
	AVAILABLE RETAIL	12,435 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	



# AREA DEMOGRAPHICS

## CARLYLE

5.6M+ RSF	3,839	1,993	48	31	562
TOTAL OFFICE SPACE	RESIDENTS	HOUSEHOLDS	STOREFRONTS	RESTAURANTS	HOTEL ROOMS

## ALEXANDRIA

148,892	\$107,793
RESIDENTS	MEDIAN FAMILY 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



- RETAIL
- RESIDENTIAL
- OFFICE
- HOTEL

\* ALL SQUARE FOOTAGES ARE APPROXIMATE



# SHOPS <sup>AT</sup>

carlyle tower

## FOR LEASING INFORMATION

**BILLY  
ORLOVE**

**703.893.0630**  
borlove@  
rosenthalproperties.com

**JANE  
LE**

**703.893.0634**  
jle@  
rosenthalproperties.com



**ROSENTHAL**



**NORTHPOINT**



**RUBENSTEIN  
PARTNERS**

**[www.carlyletower.com](http://www.carlyletower.com)**