



# DEVELOPMENT & BUSINESS GROWTH IN ALEXANDRIA

Christina Mindrup | *Vice President, Commercial Real Estate*

ALEXANDRIA ECONOMIC DEVELOPMENT PARTNERSHIP



# City of Alexandria

## Overview

- Largest GSA lease landed in Alexandria - PTO
- #1 Downtown, as recognized by Livability.com
- Fastest growing Millennial population in the region
- Lowest commercial real estate tax rate in the region
- Award-winning planning staff
- Forward thinking projects in Alexandria
  - The Station at Potomac Yard
  - Alex Renew project in Carlyle



# City of Alexandria

## By the Numbers

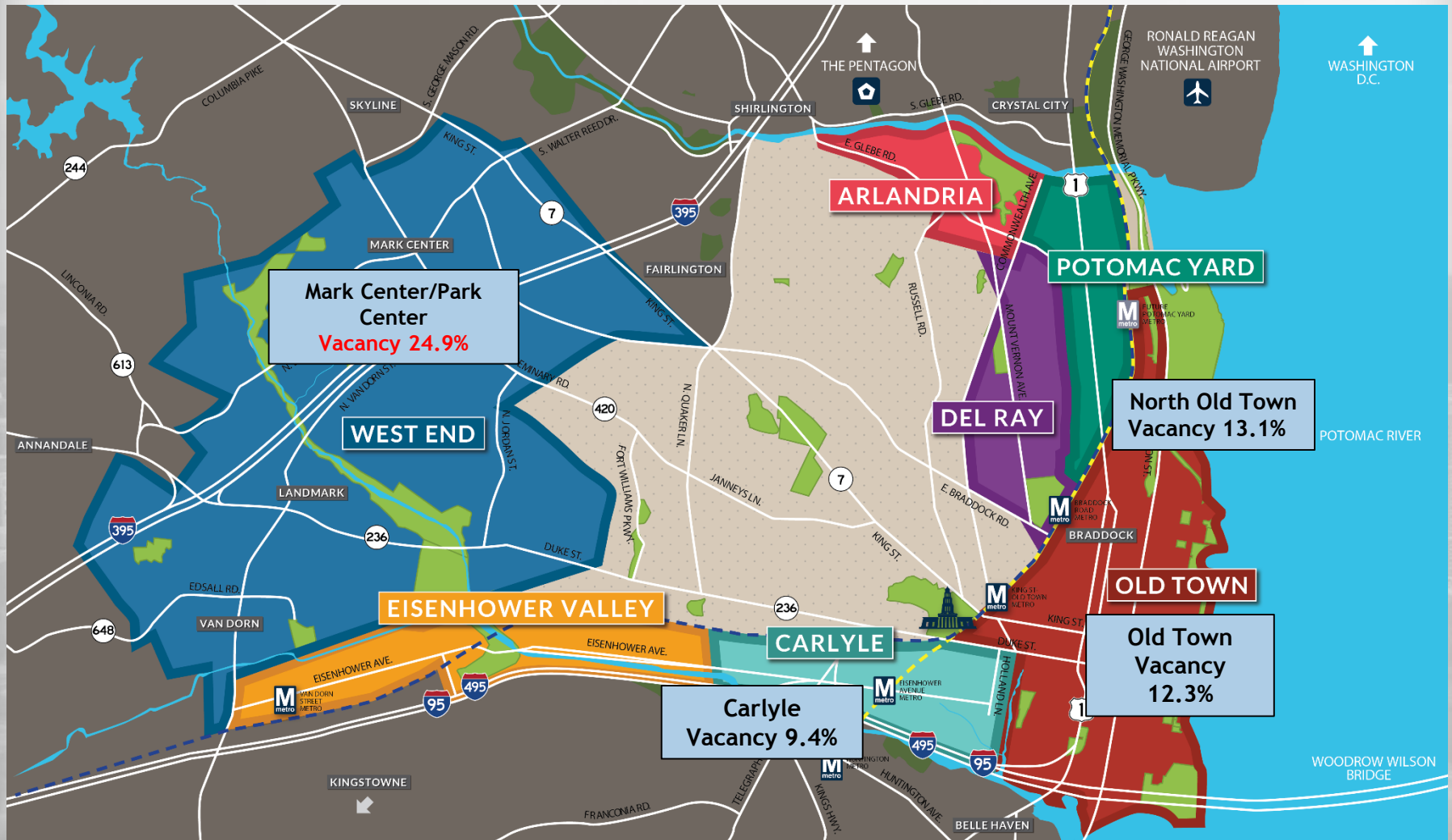
- 22 million square feet
  - 10% of our office stock is Class A space
  - 13% vacancy within ¼ mile from metro
  - Historically, our vacancy rate has never exceeded 20%
- 
- 18 blocks of independent retail (longest continuous shopping district in the region)
  - Redevelopment of Landmark Mall includes 300K sf of retail in Phase I





# Current Office Vacancy

Lower Vacancy Rates in Areas with Transit & Amenities





# Carlyle Vitality

*Turning a planned development into a great community*

- Spring/Summer 2016 programming
  - Special events featuring local restaurant pop-ups, food trucks and fitness courses
  - Outdoor seating and lawn games
  - City produced events include movie nights and concerts
  - Public WiFi and art exhibitions
- New branding and wayfinding
  - Modernizing and unifying the Carlyle brand
  - New investments in wayfinding to enhance navigation and the pedestrian environment



# CARLYLE



# Construction Forecast

Submarket	Construction Forecast 2015-2025	
	Residential (Units)	Office (Sq.Ft.)
Beauregard / Mark Center / Van Dorn	4,830	875,000
Carlyle	2,438	2,900,000
Old Town	1,742	300,000
Potomac Yard (South)	1,660	2,000,000
Waterfront	174	--
<b>Total</b>	<b>12,144</b>	<b>6,075,000</b>

## FUTURE CONSTRUCTION EXPECTED IN 2020-2040

- West Eisenhower
- North Potomac Yard
- Landmark





# Potomac Yard

New Infill Metro Station will Service Office, Hotel, Retail & More







# Oakville

Mixed Use Development

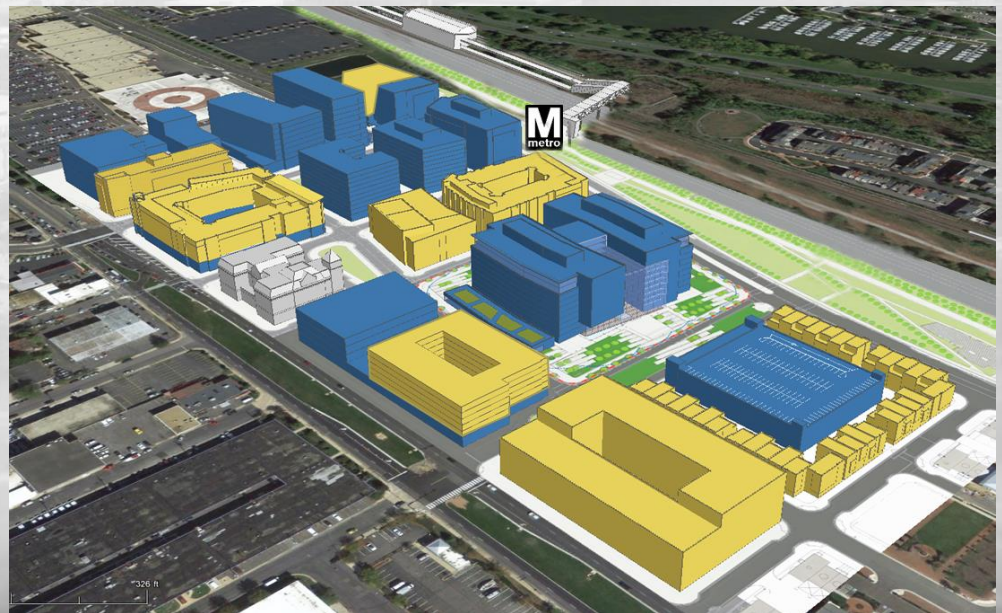






# The Exchange

Town Center Includes Office, Retail, Hotel, GSA Tenant Site







# Hotel Indigo WATERFRONT





From Point Lumley Park



2 Duke St



# Robinson Terminal South WATERFRONT





New Boat Club From Southeast Corner



Existing Boat Club



Old Dominion Boat Club  
**WATERFRONT**





# Robinson Terminal North WATERFRONT





# Carlyle & Eisenhower Avenue

Office, Hotel and Multi-Family Residential on Metro

**NSF**

**USPTO**

**Carlyle  
Plaza**

**AlexRenew**







# The National Science Foundation Breaks Ground in Alexandria, VA

Monday, January 27, 2014







# Carlyle Plaza 2

Office, Hotel, and Residential in New, Modern Building







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