

# NAIOP Northern Virginia *Focus on Alexandria*

# Douglas Firstenberg

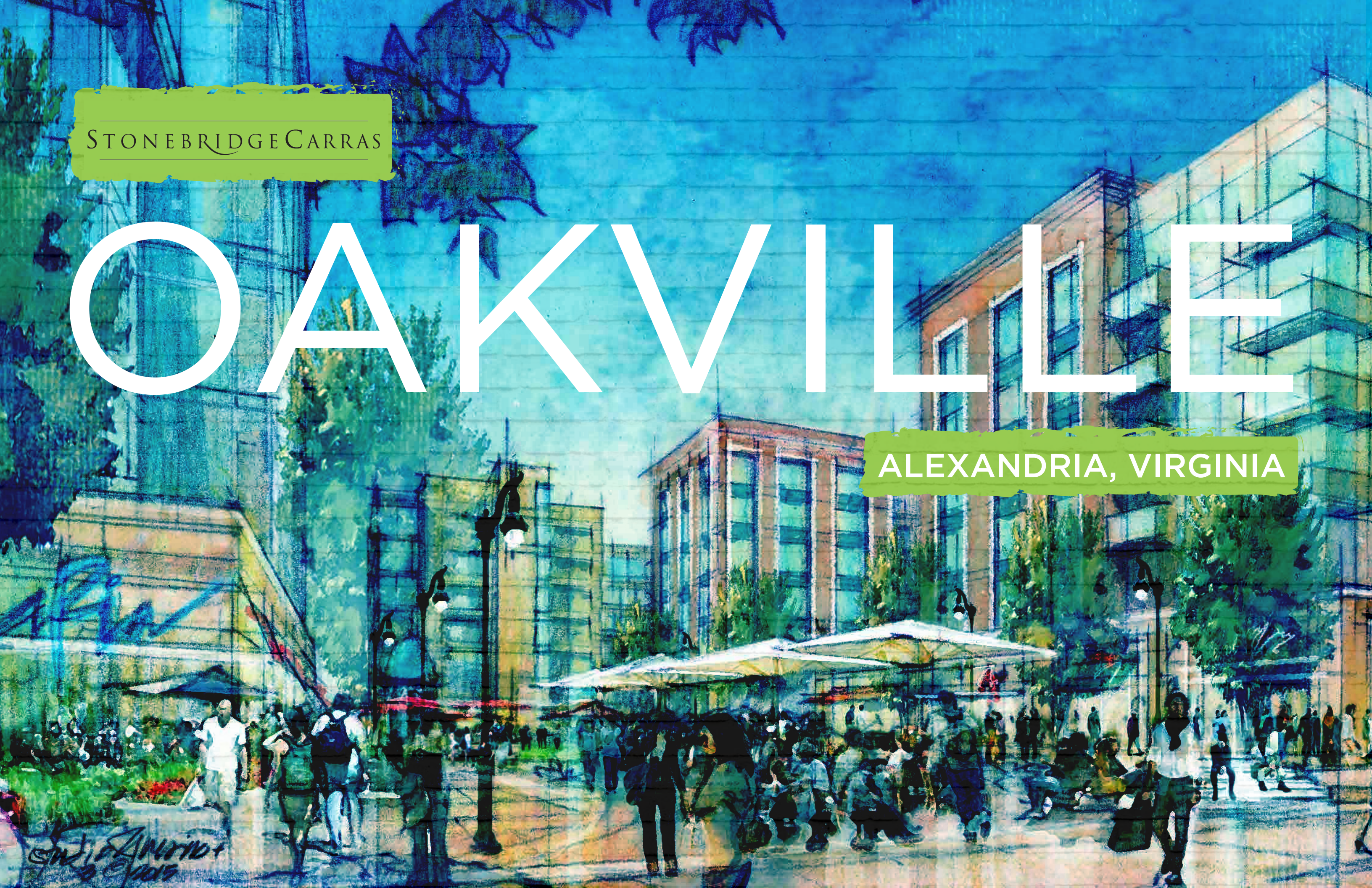
## *StonebridgeCarras, LLC*



STONEBRIDGE CARRAS

# OAKVILLE

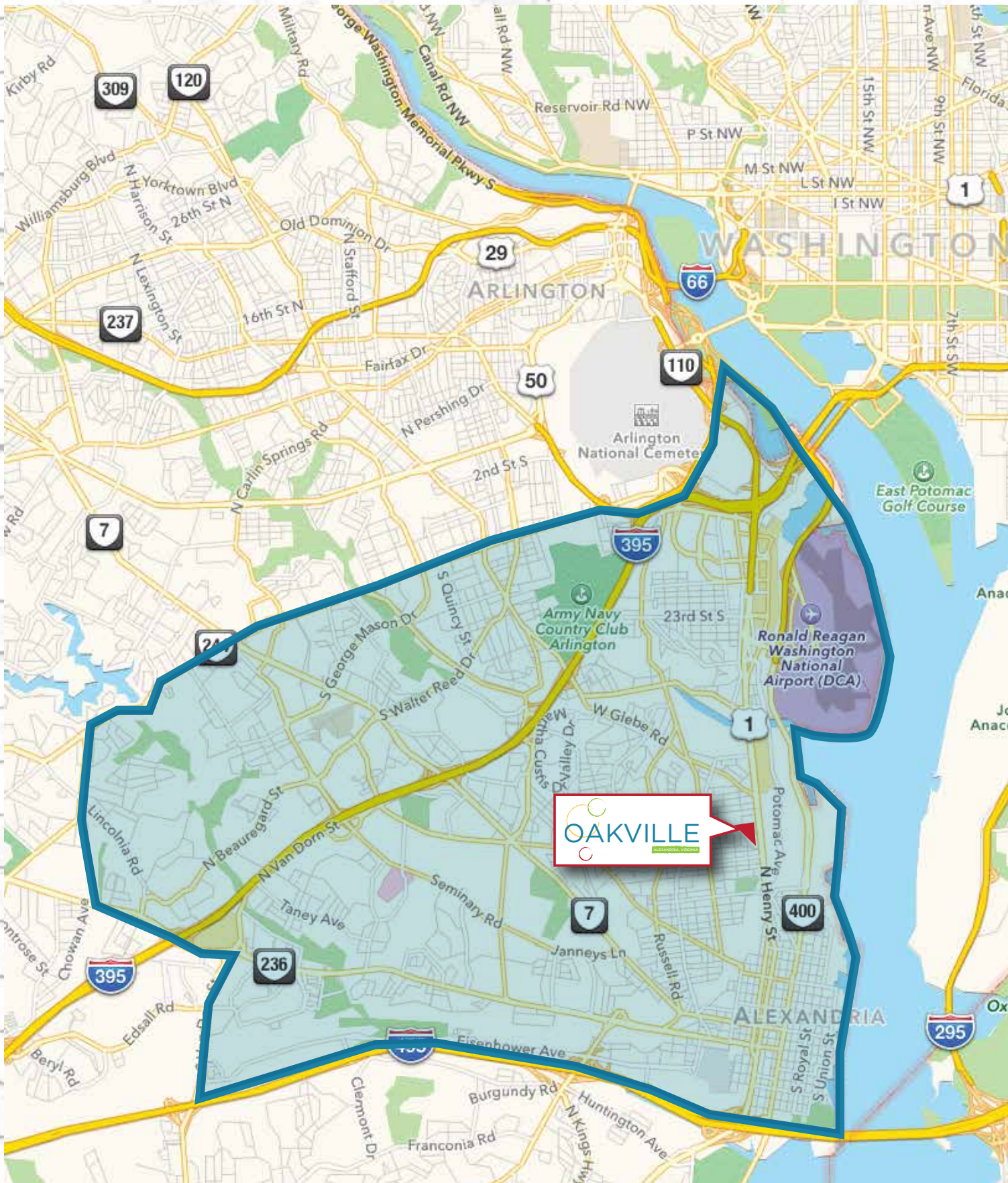
ALEXANDRIA, VIRGINIA



SNL Studio  
© 2015



# TRADE AREA DEMOGRAPHICS



**231,133**  
POPULATION



**2.05**  
AVERAGE  
FAMILY SIZE



**36.1**  
MEDIAN AGE



**\$86,252**  
MEDIAN HH  
INCOME



**\$108,419**  
AVERAGE HH  
INCOME



**\$449,280**  
MEDIAN HOME  
VALUE



**168,568**  
DAYTIME  
POPULATION



**61%**  
HAVE A  
BACHELOR'S  
DEGREE OR  
HIGHER



**2,685,961 SF**  
OF OFFICE SPACE  
IN THE CITY OF  
ALEXANDRIA



**4,195,795 SF**  
OF OFFICE SPACE  
IN CRYSTAL CITY



**1,464,482 SF**  
OF OFFICE SPACE  
IN PENTAGON CITY



**8,346,238**  
TOTAL OFFICE  
SPACE



# MASTER PLAN





# LEASING PLAN







# DEVELOPMENT SUMMARY

## USES SUMMARY

	PHASE I	PHASE II	TOTAL
RESIDENTIAL (FOR RENT)	400 UNITS	300 UNITS	700 UNITS
RESIDENTIAL (FOR SALE)	130 UNITS	190 UNITS	320 UNITS
DEDICATED RETAIL	132,000 SF	53,000 SF	185,000 SF
OFFICE	125,000 SF		125,000 SF
HOTEL	190 ROOMS		190 ROOMS
TOTAL GLA:			1.5 MILLION SF

## PARKING SUMMARY

RESIDENTIAL	1,220 SPACES
DEDICATED RETAIL	620 SPACES
RETAIL/OFFICE <small>ADDITIONAL RETAIL SPACES ON EVENINGS/WEEKENDS</small>	250 SPACES
HOTEL	130 SPACES
TOTAL PARKING:	2,220 SPACES

## TIMELINE

GROUNDBREAKING:	SUMMER 2017
PHASE I OPENING:	SUMMER 2019



# Mark Rivers

## *Lowe Enterprises*



# NATIONAL SCIENCE FOUNDATION

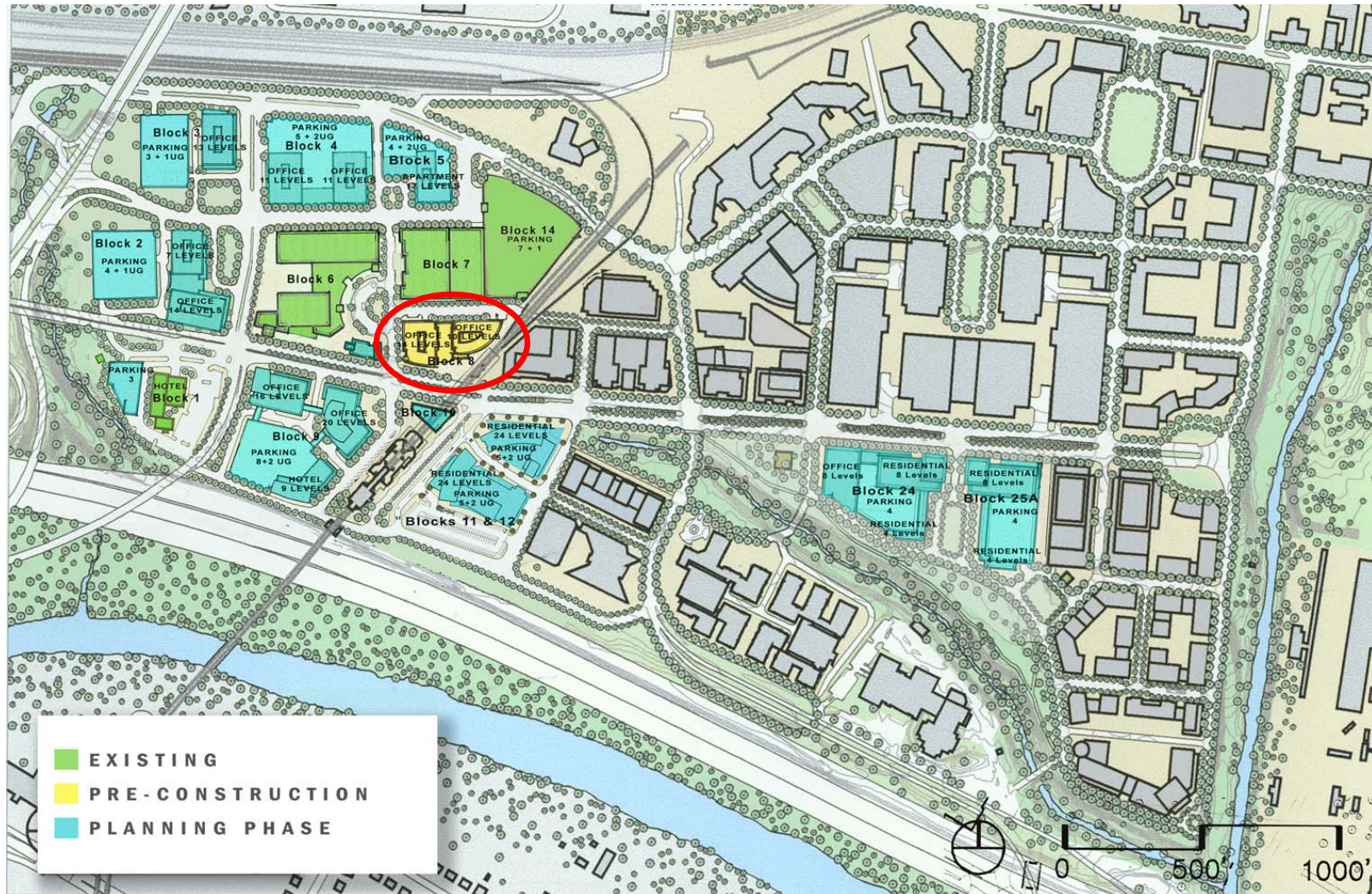
2415 EISENHOWER AVENUE.

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# EISENHOWER EAST SMALL AREA PLAN







NATIONAL SCIENCE FOUNDATION



## Project Overview

- 680,000 RSF – Office (Fully leased to GSA/NSF)
- 18,000 RSF – Retail
- 380 Parking Spaces + availability in adjacent garage
- Investor/Owner – USAA US Government Building Fund
- Lease Executed - June 2013
- Site Acquisition and Construction Start – April 2014
- Construction Completion and Occupancy – September 2017
- City Incentives, including RE Tax Abatement







NATIONAL SCIENCE FOUNDATION



## NSF Overview

- Relocating from Ballston to Alexandria
- Staff of approximately 2,100 including hundreds of “Rotators”
- Estimated 30,000 visitors generating more than 60,000 Hotel Rooms Annually
- Highly educated, Highly compensated workforce
- Annual Budget of \$7.5 Billion (24% of all Fed-Supported research)





# Fred Rothmeijer

## *MRP Realty*



# Potomac Yard Alexandria



MRP | REALTY

THE JBG COMPANIES®



# Potomac Yard – MRP/JBG















Ground Level Plan



# The Alric @ The Exchange



- ▶ 323 residential units in two buildings
- ▶ Delivered 2015/Lease Up and Sold 2016



# Notch 8 @ The Exchange



- ▶ 253 residential units and 60,000 sf grocer
- ▶ Delivered 2015/Lease Up 2016



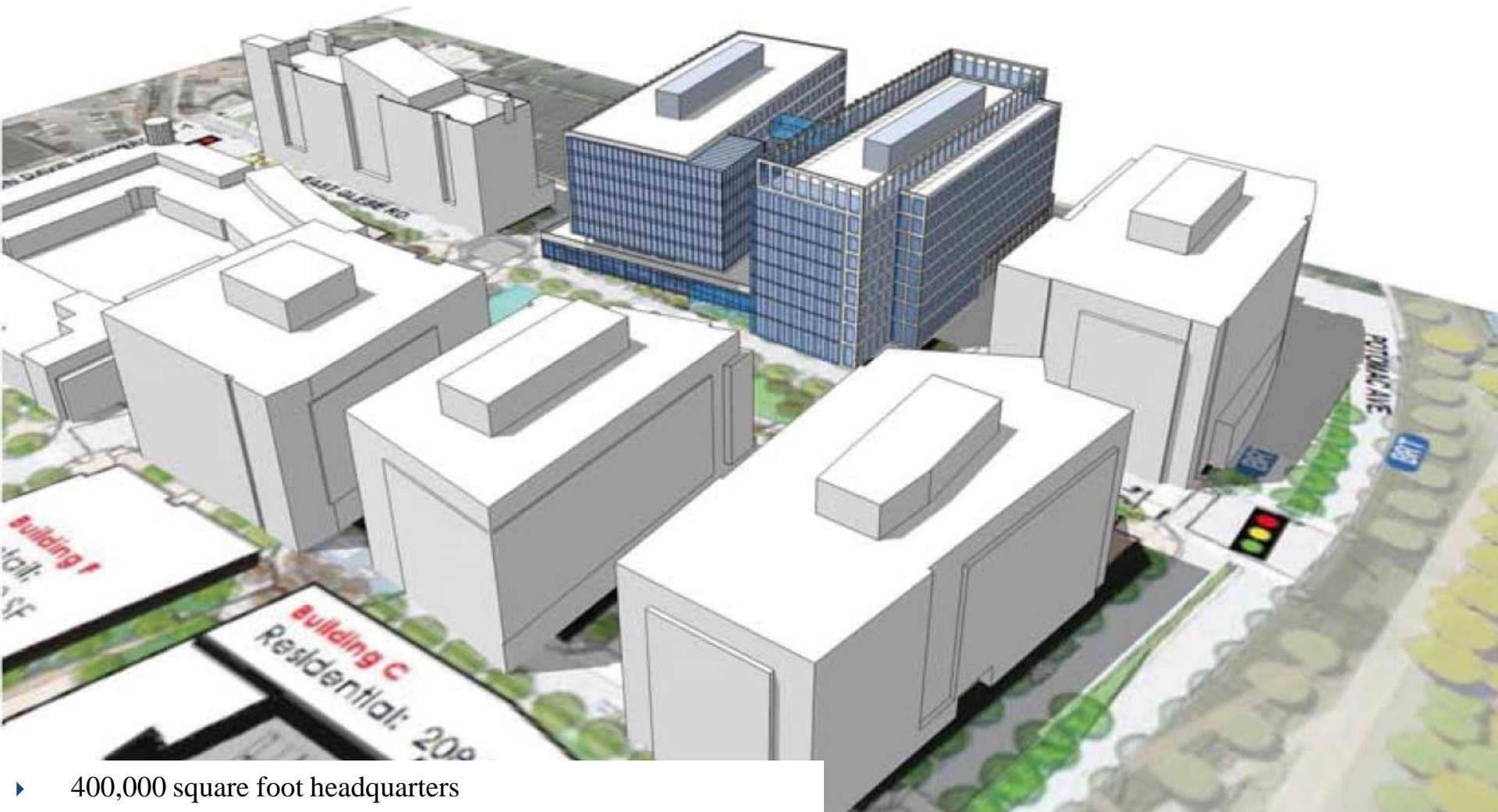
# National Industries for the Blind



- ▶ 70,000 square foot headquarters
- ▶ Construction Start 2016/Occupancy Early 2018



# Institute for Defense Analyses HQ



- ▶ 400,000 square foot headquarters
- ▶ Sale of Land/Build-to-Suit



# PY METRO STATION

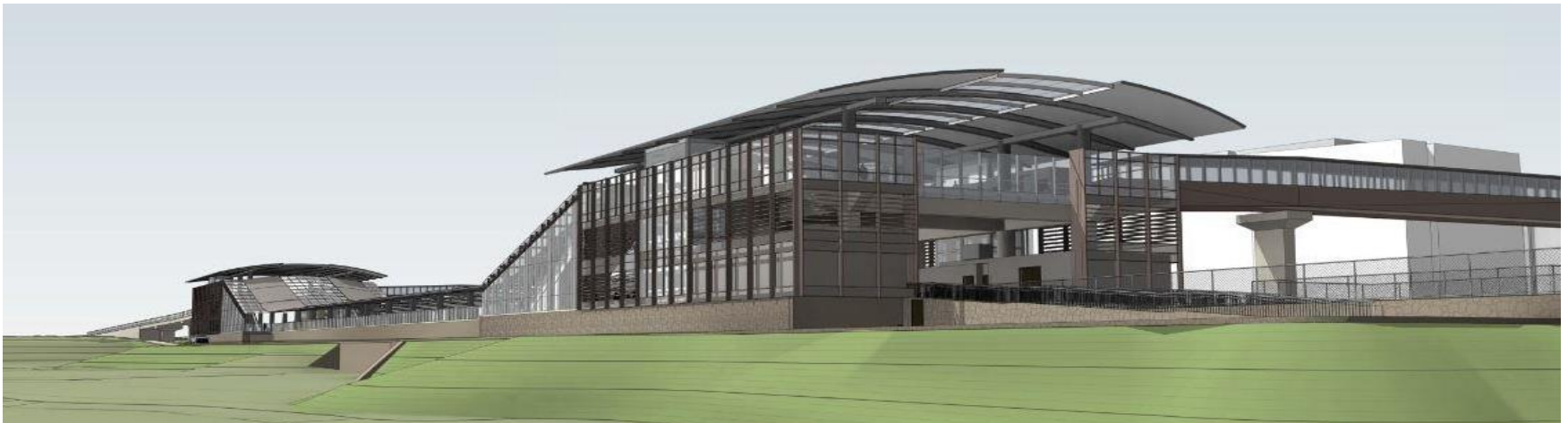


## Design and Construction Schedule

Procurement Design-Build Contractor (Summer 2016)

Select Design-Build Team & Start Construction (Spring 2017 - Spring 2020)

Station Opening (2020)





# Landbay H – GSA Build-to-Suit



- ▶ 800,000 square foot GSA building



# Jeff Zell

## *JM Zell Partners, Ltd.*



# Carlyle Plaza South Residential



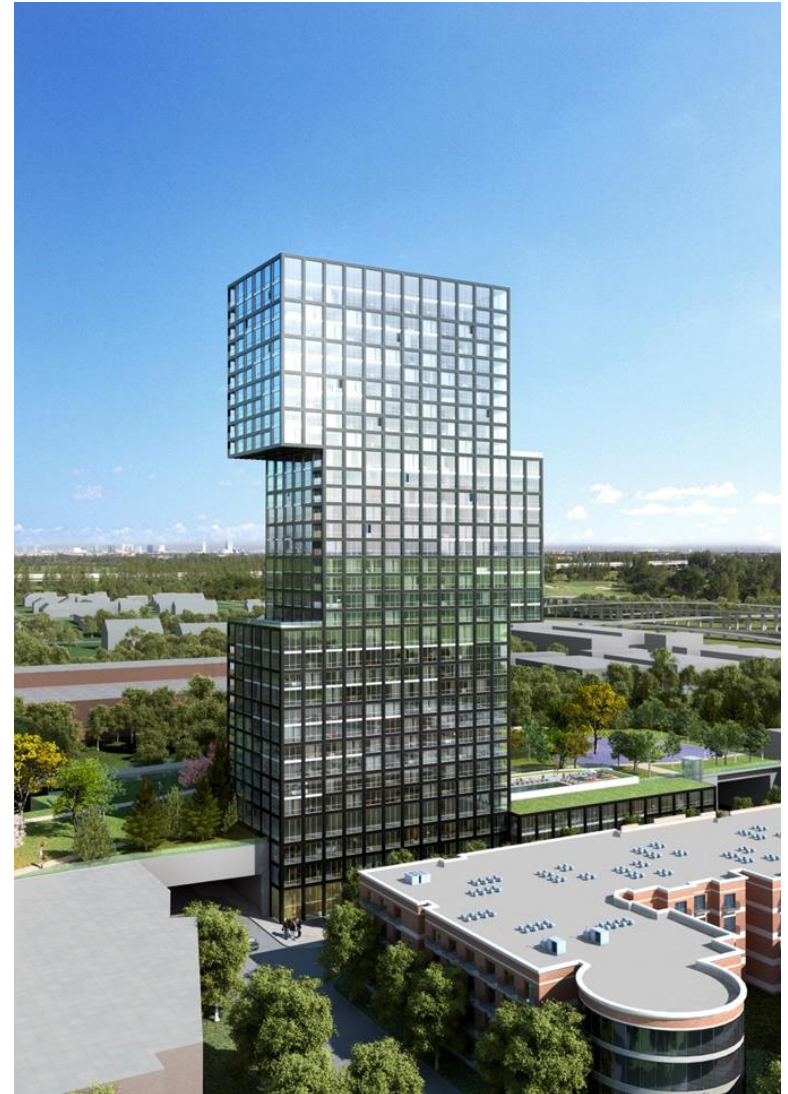


# Carlyle Plaza

	Current Approval		Hotel Option	
<u>Office</u>	<u>FAR SF</u>	<u>NRSF</u>	<u>FAR SF</u>	<u>NRSF</u>
765 John Carlyle	341,577	337,471	341,577	337,471
Carlyle Plaza Two	755,114	746,037	380,114	375,545
Total Office	1,096,691	1,083,508	721,691	713,016
<u>Retail</u>	<u>FAR SF</u>	<u>NRSF</u>	<u>FAR SF</u>	<u>NRSF</u>
765 John Carlyle	27,825	29,887	27,825	29,887
<u>Residential</u>	<u>FAR SF</u>	<u>Units</u>	<u>FAR SF</u>	<u>Units</u>
Carlyle Plaza South	364,311	378	364,311	378
Carlyle Plaza North	266,725	284	391,725	417
Total Residential	631,036	662	756,036	795
<u>Hotel</u>			<u>FAR SF</u>	<u>Program</u>
			250,000	300+ keys
TOTAL SF	1,755,552		1,755,552	



# Carlyle Plaza South Residential Concept Renderings



Confidential and proprietary



# City of ALEXANDRIA



## KEY LANDMARKS

1. Landmark Mall
2. BRAC-133 - Mark Center
3. Inova Alexandria Hospital
4. T.C. Williams High School
5. George Washington Masonic Temple
6. United States Patent and Trademark Office
7. The Birchmere Music Hall
8. Potomac Yard Shopping Center
9. Alexandria City Hall
10. Torpedo Factory Art Center



Metro Station  
BLUE LINE  
YELLOW LINE

King Street Trolley



VRE / Amtrak Station

Residential Area

Public Park

Ronald Reagan Washington National Airport

