

# Lease in the Heart of Del Ray

Newly available: 4,300 SF on 3rd floor of iconic Alexandria building

## FOR LEASE

1908 Mt. Vernon Ave., Ste. 300  
Alexandria, VA 22301



*\* As quoted in Mount Vernon Ave. Business Area Plan*



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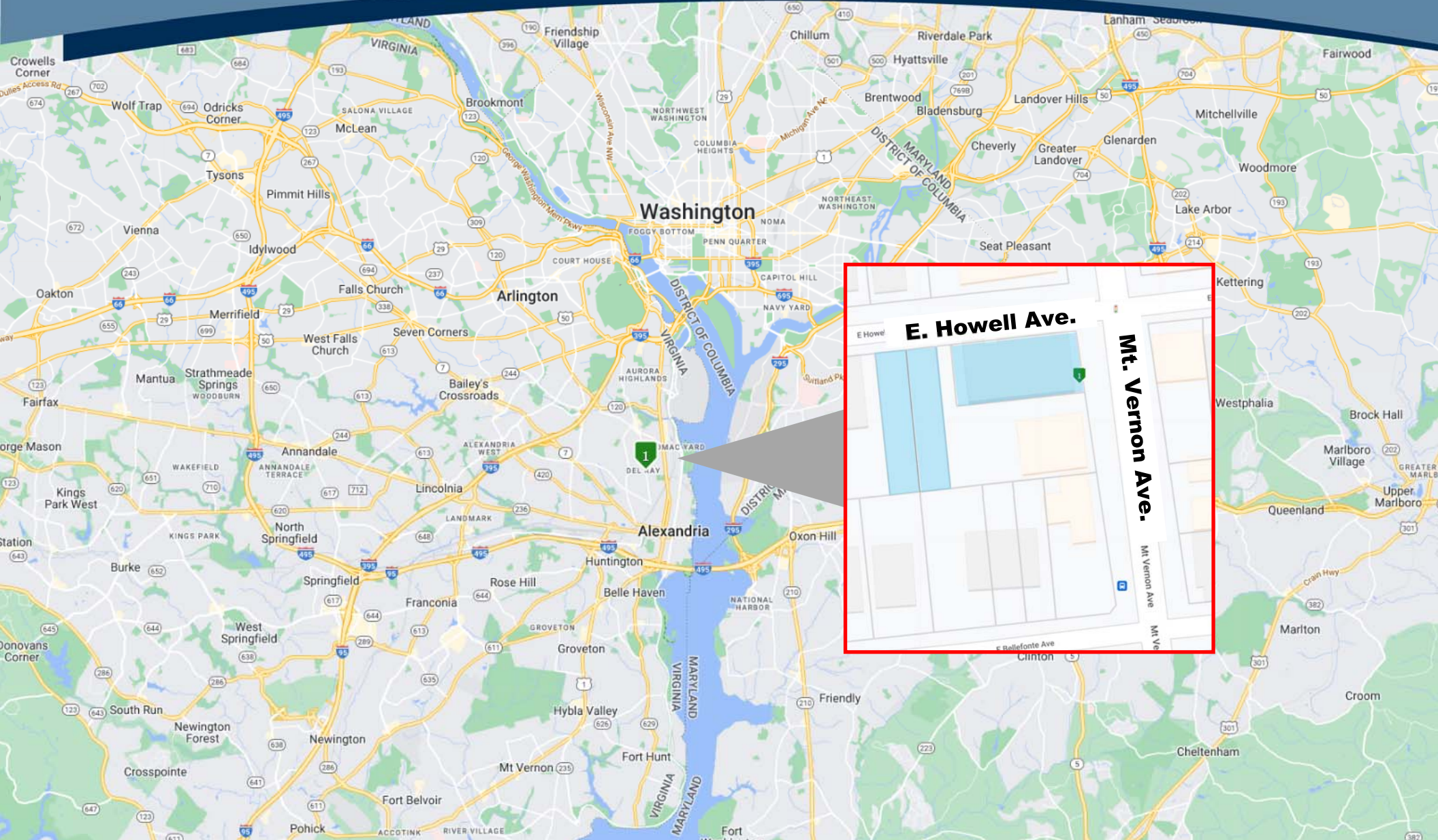
# 703-536-2100

# Regional and Local Map

*Easy access to Amazon HQ2, DC line, National Airport, Beltway and nearby Metro stations*

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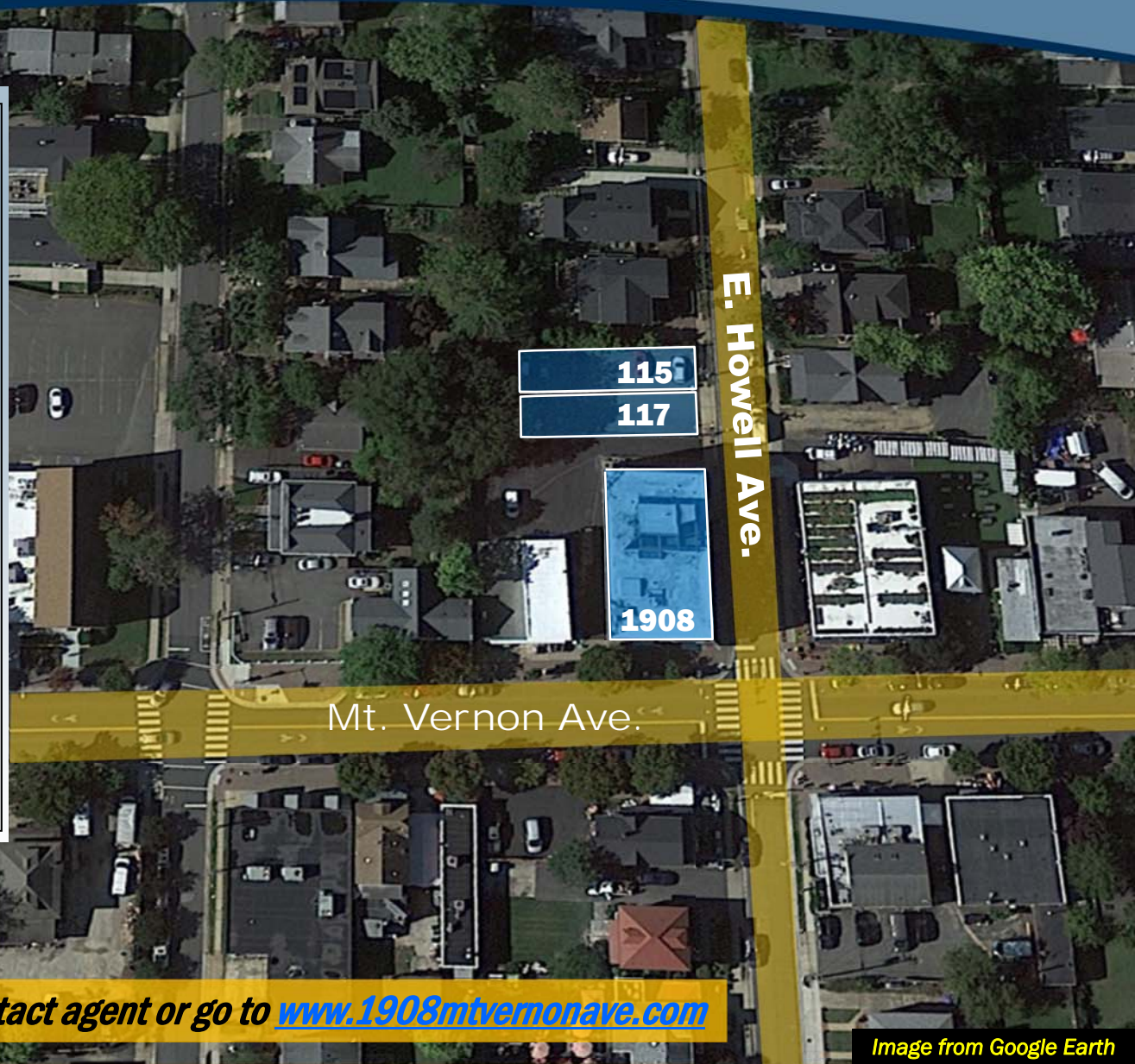
# Put Your Business on Del Ray's "Main Street"

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## Key Property Data

Lease Rate .....Call Agent  
Type of Lease .....Modified Gross\*  
Suite 300 (entire floor) .....4,300 SF  
Location ..... 3rd Floor  
Construction: Steel Frame, block w/brick face  
Ceiling Height .....9 ft.  
Parking..... 22 shared spaces  
Elevator..... Yes  
Market: .....Washington, DC  
Sub-Market/Neighborhood .....Del Ray  
Zoning.....C-L (Commercial Low)  
Year Built: ..... 1946  
Year Renovated .....1980/1994/2008  
Heat .....Gas-fired boiler system  
AC.....Central air  
\* Tenant responsible for pro rata taxes



**Building also available for sale. Contact agent or go to [www.1908mtvernonave.com](http://www.1908mtvernonave.com)**

Image from Google Earth

Information concerning the property described herein has been obtained from sources other than Capital Realty Advisors and we make no representations or warranties, express or implied, as to the accuracy or completeness of such information. Any and all references to age, square footage, income, expenses and any other property-specific information are approximate. Any opinions, assumptions, or estimates contained herein are projections only and used for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a buyer. Buyers should conduct their own independent investigation and rely on those results. Information herein is subject to change.

# A Unique Property in a Vibrant Neighborhood

*Includes penthouse office and access to rooftop deck—with a spectacular view*

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- Interior renovated to Class-A style
- Controlled 24-hr access
- Free parking
- Sprinkler and fire alarm systems
- Skylights and spectacular rooftop views

### Flexible Zoning Allows Several Uses

The flexibility of use types in Alexandria's C-L zoning is a big plus for a prospective tenant as it allows multiple options, whether traditional office use, medical office or retail-type use such as fitness studio or spa. Veterinary use is also allowed—with administrative approval. Perfect location for a non-profit, government contractor, professional society, etc.

Per City of Alexandria, the C-L zone provides for small-scale retail and service uses offering pedestrian-oriented shopping and services primarily for nearby residential areas. For a list of permitted uses as well as uses allowed with a Special Use Permit, click on the following link [CL \(Commercial Low\)](#).

### Off-Street Parking for Tenants and Visitors

Parking is a scarce—and valuable—commodity in Del Ray and most of Alexandria City. The parking on the residential lots at 115 and 117 E. Howell Ave. was approved by City Council via a special use permit in 1987, on the condition that it only be used by tenants or visitors of 1908 Mt. Vernon Ave. Tenants are provided free parking in these lots on terms as specified in their leases.



*The 3rd floor features 9 ft. ceilings and was originally renovated in 1980, adding skylights and the penthouse office space, and renovated again in 1993, and then underwent a third renovation in 2008 at a cost of approximately \$230K, with new restrooms, and accent and glass walls. Floor has 7 offices, two large open offices, reception area, conference room with skylight, kitchenette, and men's and women's restrooms.*

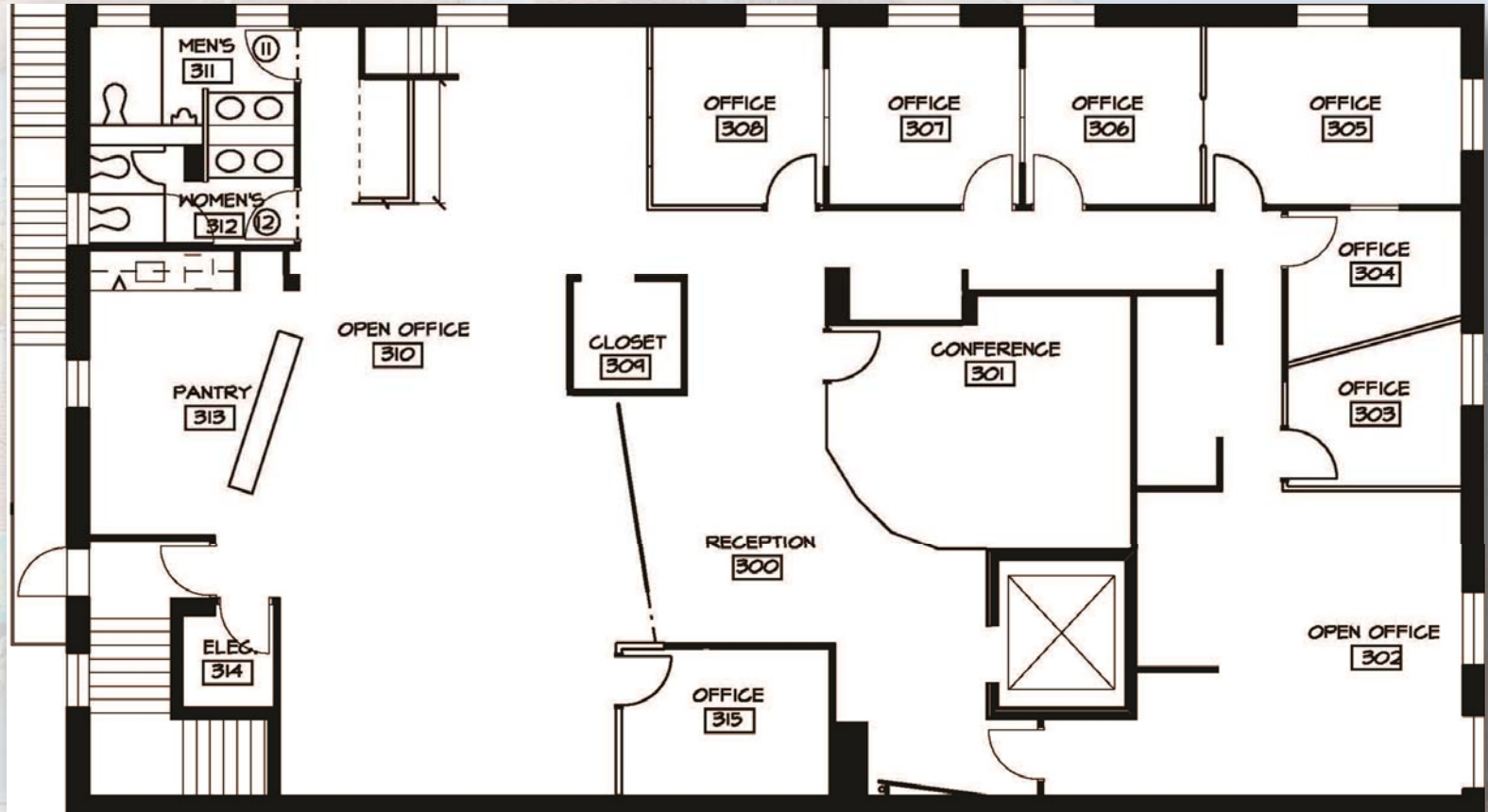
# Existing Third Floor Plan

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## Newly Available To Lease

The 3rd floor was the long-time home of Bremmer & Goris, owners of building, but now vacant. Renovated in 1980 and 1987, it was essentially gut-renovated again in 2008 at a cost of \$230,000. Perfect location for any number of tenants allowed under CL zoning, such as medical, legal, tech, small trade assn. or professional society, exercise studio, etc. Interior staircase from the third floor provides access to a small penthouse and rooftop deck.

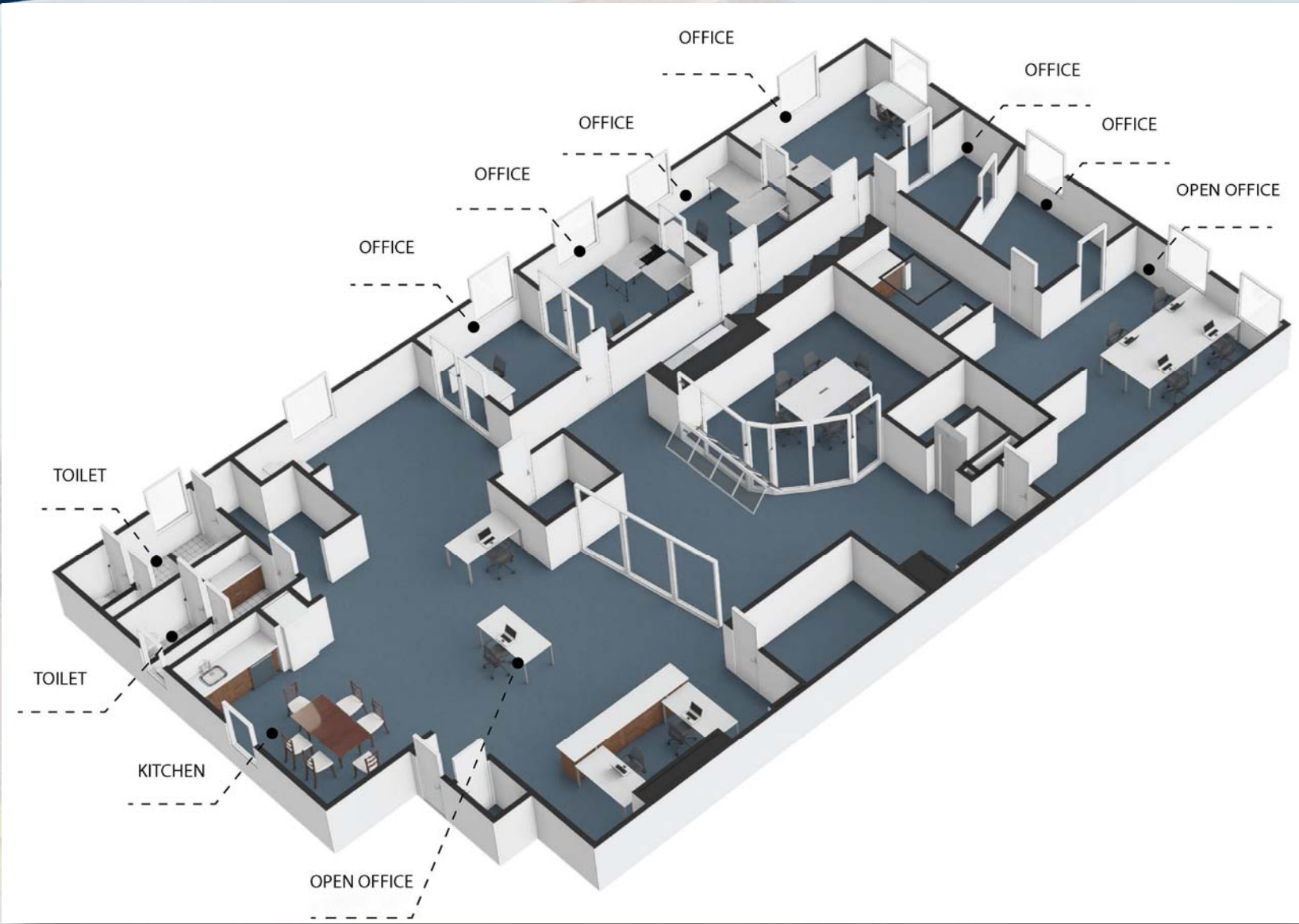


# 3D Plan of Existing Third Floor Office

[Link to virtual tour of third floor and penthouse](#)

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# Doll House View of 3rd Floor and Penthouse

[Link to virtual tour of third floor and penthouse](#)

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# Demographic Highlights

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**1-Mile Median Household Income**

**\$166,355**



**3-Mile Population**

**190,531**



**3-Mile Daytime Employees**

**125,206**



**1-Mile Consumer Spending for  
Food Away from Home**

**\$80,517,983**

Population	1 Mile	2 Mile	3 Mile
2023 Total Population:	33,161	86,863	190,531
2028 Population Projection:	33,033	85,598	187,643
Annual Growth 2023-2028:	-0.1%	-0.3%	-0.3%
Median Age:	39.8	39.8	38.7
Households			
2023 Total Households:	15,310	42,027	94,146
HH Growth 2023-2028:	0%	-0.3%	-0.3%
Median Household Inc:	\$166,355	\$147,265	\$117,654
Avg Household Size:	2.1	2	2
2023 Avg HH Vehicles:	1.00	1.00	1.00
Housing			
Median Home Value:	\$803,142	\$772,393	\$656,790
Median Year Built:	1963	1968	1972

Demographic Data from CoStar

Icons courtesy of flaticon.com



# History of Del Ray and Mt. Vernon Ave.

*With an Art Deco-influenced building at its core...*

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### Blossoming of an Early Commuter Suburb

The community of Del Ray grew up around the railroad and could be considered one of the first commuting suburbs in the area. As the 19th century was ending, the new neighborhoods of Del Ray and St. Elmo were being planned north of the Alexandria city limits. The communities were laid out in grids of long blocks oriented in an east-west fashion to maximize access to transportation networks, including the Washington Alexandria Turnpike (now Route 1), and a railroad to the east and another on the western boundary of the town.

Mt. Vernon Avenue itself has a rich history, beginning as a main thoroughfare connecting the Del Ray and St. Elmo subdivisions in the late 19th century. The corridor went on to become an important regional route, paralleling U.S. Route 1 between Washington, D.C. and Alexandria. The Avenue's rich history parallels that of the Potomac Yard rail yard, a major railroad switching station on the East Coast, and today the location of a major mixed-use development and close to the new Amazon HQ2 in Crystal City.

Originally more of a residential street, Mt. Vernon Avenue evolved over time into a commercial corridor, now replete with a variety of retail establishments and restaurants, ranging from small antique stores and coffee shops to full-service restaurants.



1946 Cornerstone

### “Perhaps the Most Distinctive Building”

“This structure is a three story brick, commercial and office building built in 1946 with Art Deco elements, and occupied by the United States Post Office on the first floor and offices on the upper floors. This is perhaps the most distinctive building along Mt. Vernon Avenue.” It is a combination of Federal Revival and Art Deco stylistic influences. The building combines tradi-

tional seven course American bond red brick and twelve-over-twelve wood windows with a glass block window and transoms and fluted cast concrete door surrounds. The building is slightly asymmetrical in composition and has five bays fronting on Mt. Vernon Avenue. The first floor has a central entry door with a cast concrete surround, glass block transom above with an inset of a stylized cast concrete American eagle and is flanked by metal storefront system. A secondary entrance with a fluted cast concrete door surround with glass block transom provides access to the offices on the second and third floors. Both entrances are flanked by Art Deco influenced wall sconces.

The second level has a cast-concrete circular window centered over the entrance below, flanked by twelve-over-twelve double hung windows with brick jack arches with cast concrete keystone. An over large glass block window is set over the secondary entrance. The third level has four twelve-over-twelve double hung windows. The secondary elevations are more regular in fenestration with all windows being twelve-over-twelve double hung windows with brick jack arches and cast concrete keystone. There is a loading dock on West Howell side of the building. The roof is flat and there is an elevator penthouse.

—Material excerpted from the Mt. Vernon Ave. Business Plan,  
and from the Virginia Dept. of Historic Resources



12 over 12 wood window  
on E. Howell side.

# Street Entrance to 3rd Floor

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Controlled access from street



Elevator lobby



Take staircase or elevator on right



Spacious and colorful elevator



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# Representative Photos—3rd Floor

[Link to virtual tour of third floor and penthouse](#)

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Storage space. Hallway leads to individual offices.



Open office area with skylight



Corner office



Staircase to penthouse

# Representative Photos—3rd Floor

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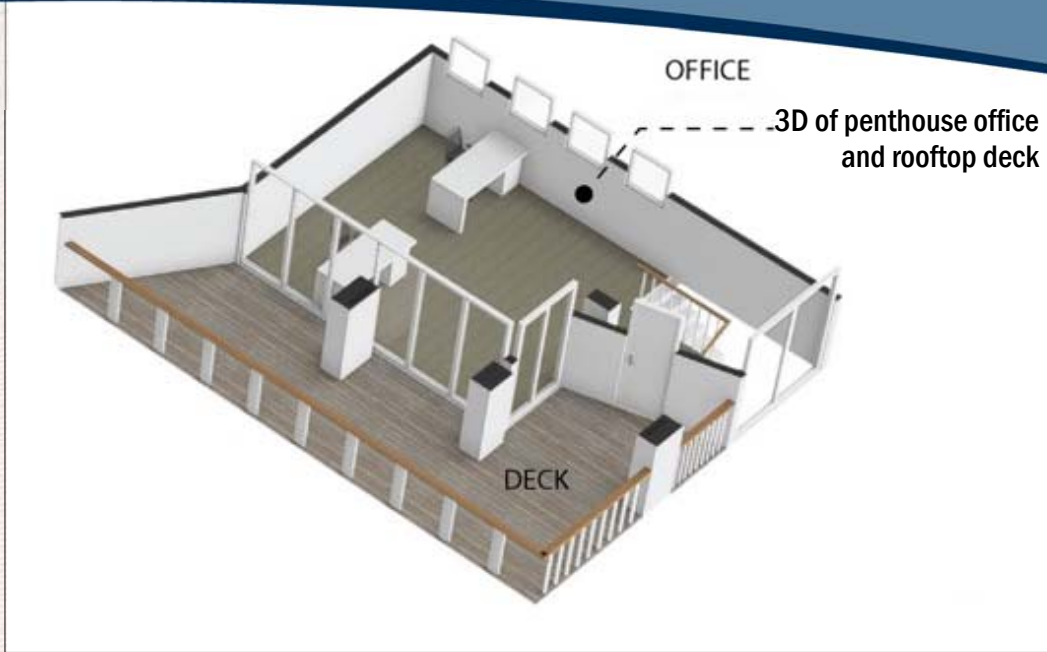
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# Office Penthouse

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# Rooftop

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# Broker Profile: Capital Realty Advisors

Geoffrey G. Lindsay is the president and principal broker of Capital Realty Advisors, LLC, specialists in commercial and investment properties. He has had listings from under \$1 million to \$70 million, and is licensed in DC, MD and VA.

Lindsay previously served as an advisor with a national commercial real estate firm, where he was its first salesperson hired in Northern Virginia as the company pursued its expansion strategy. Prior to that, he was in on the ground floor of the creation of the commercial division of a residential brokerage, then the largest privately held real estate company in the U.S.

In addition to his real estate background, Lindsay has over 20 years prior experience as a business owner, including a national publishing operation, East-West Communications, as well as eBusiness World Expo, which was the largest local trade show in the Washington, DC area on business use of the Internet. He also served as president of Lindsay & Co., a business mergers and acquisitions company.

His background as a business owner gives him a special insight into the business side of investment and commercial real estate.

This experience has enabled him to advise corporations and individuals on ways to maximize value as they pursue exit strategies, especially in situations where a business owner is ready to sell both the business and business real estate.



If you're ready to sell or buy investment or commercial real estate, Capital Realty Advisors is ready to help. Whatever the property, our objective is the same: to get you the best possible price in the shortest amount of time.

For your next transaction, contact Capital Realty Advisors. A Capital Idea!