



THE FUTURE OF **ALX** STARTS HERE.



Alexandria
Economic
Development
Partnership



WE DON'T BELIEVE IN BUSINESS AS USUAL HERE

Alexandria is a Community of Makers, Innovators and So Much More

Don't let our quaint exterior fool you. Underneath the cobblestones and beyond our rich history is a place where business can experiment, innovate, and most importantly thrive.

Alexandria is a vibrant, creative, and diverse city that offers businesses and their employees a fast-paced professional environment with walkable amenities and an unmatched quality of life. Our ideal location in the Washington, DC market, paired with access to top talent that few other cities can offer makes it easy to understand why Alexandria is ranked one of the best cities for entrepreneurs and one of the nation's top digital cities.

“The Innovation Campus is all about connectivity. Our location in Alexandria positions us to unite industry, government, and academia in learning and research to shape the way emerging technologies influence society and to diversify the talent in high-tech fields. Diversity isn't just a core value of our campus—it's a hallmark of excellence.”

Lance Collins | VP & Executive Director, Virginia Tech Innovation Campus



DRIVEN BY PASSION AND AMBITION

Companies don't just grow in Alexandria, they thrive. Our rapidly growing city is nationally recognized as one of the best places to work, live, and play in the U.S.

#1

BEST BUSINESS CLIMATE (POP. LESS THAN 200K)

BUSINESS FACILITIES, 2021



#1

CITY FOR ENTREPRENEURS

ENTREPRENEUR MAGAZINE, 2017

Key Facts

14%

Population Growth from 2010-2020

60%

Of Residents Have a Bachelor's Degree or Higher

#1

Downtown in the U.S. in 2016

“Coming back to Alexandria feels like coming home in a lot of ways—it is where Mayvin started. We’re planning to grow and expand economic opportunities in the City, hiring 130 employees by the end of the year, and we are grateful for the support from AEDP and the City on making that happen. We couldn’t have this space anywhere else.”

Lisa Rosenthal | CEO, Mayvin



Potomac Yard Park | Potomac Yard



“We’re incredibly excited about being in Potomac Yard. The ability to have access to transportation is a big change. It allows us to appeal to a new workforce, attracting people of diverse abilities, backgrounds, and experience.”

Justin D. Moore, PT, DPT | CEO, American Physical Therapy Association

Key Facts

24/7

Amenity-Rich
Neighborhoods

22M+ SF

of Office Space

12K SF

Approximate
Median Office Size

\$32.8/SF

Average Asking
Rental Rate

#3

**MOST WALKABLE
CITY IN VIRGINIA**

WALKSCORE, 2020

#1

**NORTHERN VIRGINIA
NAMED DATA
CENTER LEADER**

BUSINESS FACILITIES, 2021

SCALE UP IN ALEXANDRIA

**Fortune Favors the Bold
(and Those with the Best
Infrastructure)**

Whether you're starting a new business or expanding an established one, Alexandria's prime location inside the Beltway and office spaces with room to grow offer value that is competitive throughout the region.

The variety of real estate options, spread across several exciting neighborhoods, means that any size or stage entrepreneur or employer can find the right space in the perfect location to access all the region has to offer.





THRIVE IN ALEXANDRIA

Consistently Ranked One of the Best Places to Live and Work in the Nation

Restaurants range from white tablecloth cafes ideal for special occasions, to fast casual spots perfect for any lunch break. And when it comes to shopping, the City offers everything from national stores to locally owned boutiques.

Alexandria is home to two nationally recognized main streets, filled with beloved local businesses that have been serving loyal customers for decades. The City offers resources, counseling, and opportunities for local independent business owners to thrive.

#4

CITY FOR MILLENNIALS IN THE U.S

NICHE, 2017

#1

DOWNTOWN IN THE U.S.

LIVABILITY, 2016

#3

SMALL CITY

CONDÉ NAST TRAVELER READER'S CHOICE AWARDS, 2021

Key Facts

159K

Total Population

\$89K

Median Household Income

200+

Independent Stores and Restaurants

1.4M SF

Retail Under Construction

LIVE SMARTER

A Workforce Close to Business, and Close to Home

From colonial row homes and single-family homes to modern multifamily developments rich with amenities, there are housing options to fit anyone's lifestyle. A variety of transportation networks, including the Metro, bus and rapid transit lines, and Capital Bikeshare provide easy access throughout the city and into DC.

#1

STATE FOR BUSINESS: VIRGINIA

CNBC, 2019, 2021



Key Facts

COMMUTING

22K

Commute Daily into Alexandria

22%

Of Residents Take Public Transportation

RESIDENTIAL

3K

New Multi-Family Units Since 2012

\$1,500

Approximate Monthly Residential Median Rent

AMENITIES

43

Capital Bikeshare Stations

52

Miles of Bike Lanes and Trails

#1

STATE FOR TECH TALENT PIPELINE

BUSINESS FACILITIES, 2021



CULTIVATING DIVERSITY

5X

African Americans Are 5X More Likely to Work in Tech in Northern Virginia Than in Silicon Valley

2X

Women Are 2X More Likely to Work in Tech in Northern Virginia Than in Silicon Valley

39%

Of Businesses Are Owned by People of Color

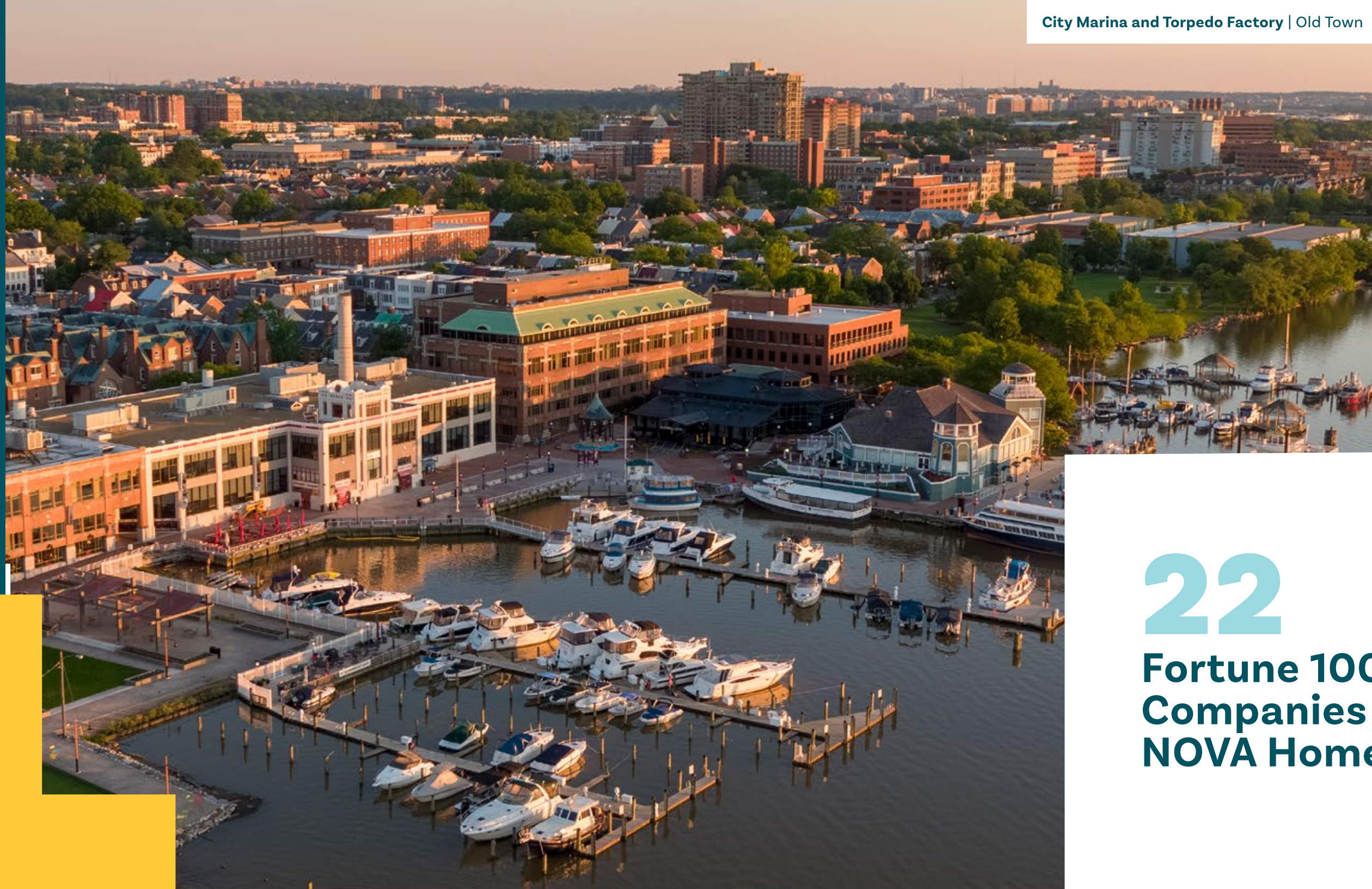
36%

Of Businesses Are Owned by Women

#6

BIRTHPLACE DIVERSITY IN SMALL CITIES

WALLETHUB, 2021



22

Fortune 1000 Companies Call NOVA Home

A PLACE FOR MOVERS AND SHAKERS

Alexandria's Infrastructure Is Built for Connection

NOVA is committed to exploring every possible way to efficiently move people and ideas from Point A to Point Z. WMATA, our regional transit authority, continues to invest in enhancements to keep up with demand and improve customer experience.



#2
LARGEST HEAVY RAIL SYSTEM IN THE U.S.

#1
BEST STATE BUSINESS CLIMATE
BUSINESS FACILITIES, 2021

Key Facts

TRANSPORTATION

45%

Of Residents Under Age 35 Bus, Train, Carpool or Walk to Work

#11

Largest Regional Bus Network in the U.S.

CONNECTIVITY

70%

Of All Internet Traffic Goes Through NOVA

\$16.3B

Investment in VA Data Centers Since 2016



“ Old Town Alexandria has been my home for over 20 years. So, when I needed to find a larger space for my business to continue to grow, it was natural to stay in the neighborhood I know and love. It’s been heartwarming to see so many diverse and active small businesses pull together during this past year, as well as the Alexandria Economic Development Partnership for always supporting our small business community.”

Vicki Vasques | Owner & Chairwoman, TribalTech

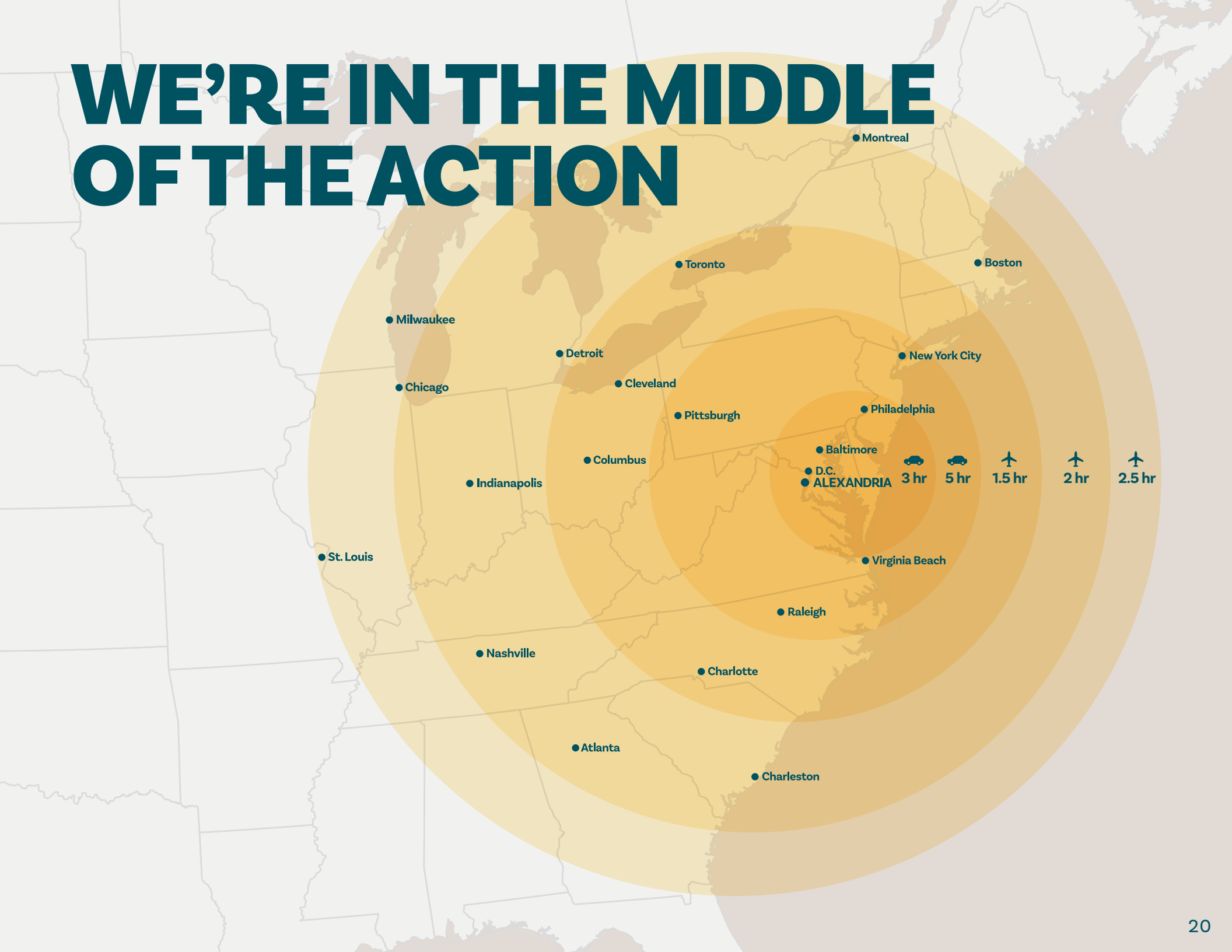


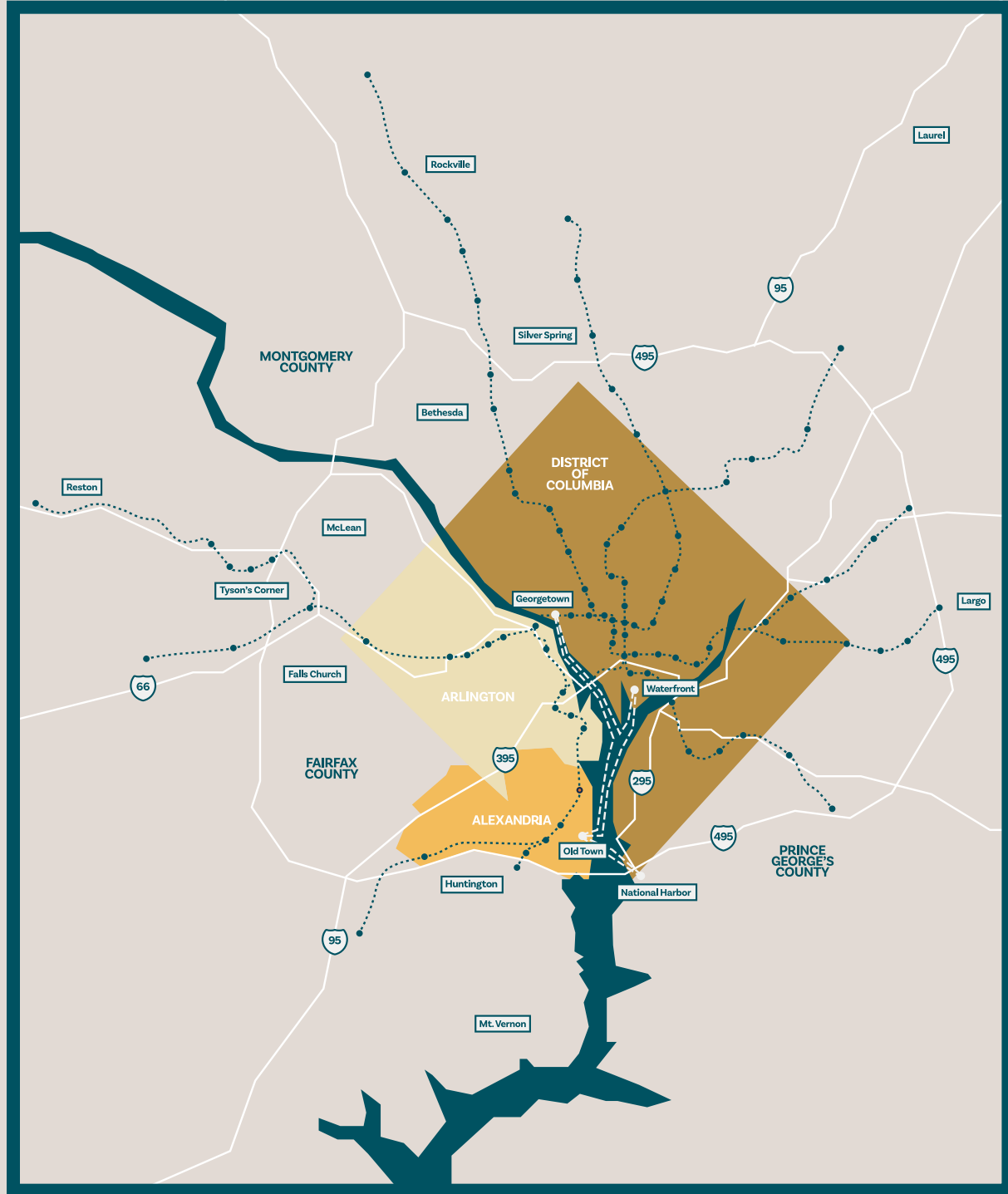
“ AEDP was critical, because they understood the local real estate landscape and understood the zoning regulations. It took us a while to find the right space. Ultimately, the location where we ended up was perfect because of accessibility.”

Bill Butcher | Founder, Port City Brewing Company



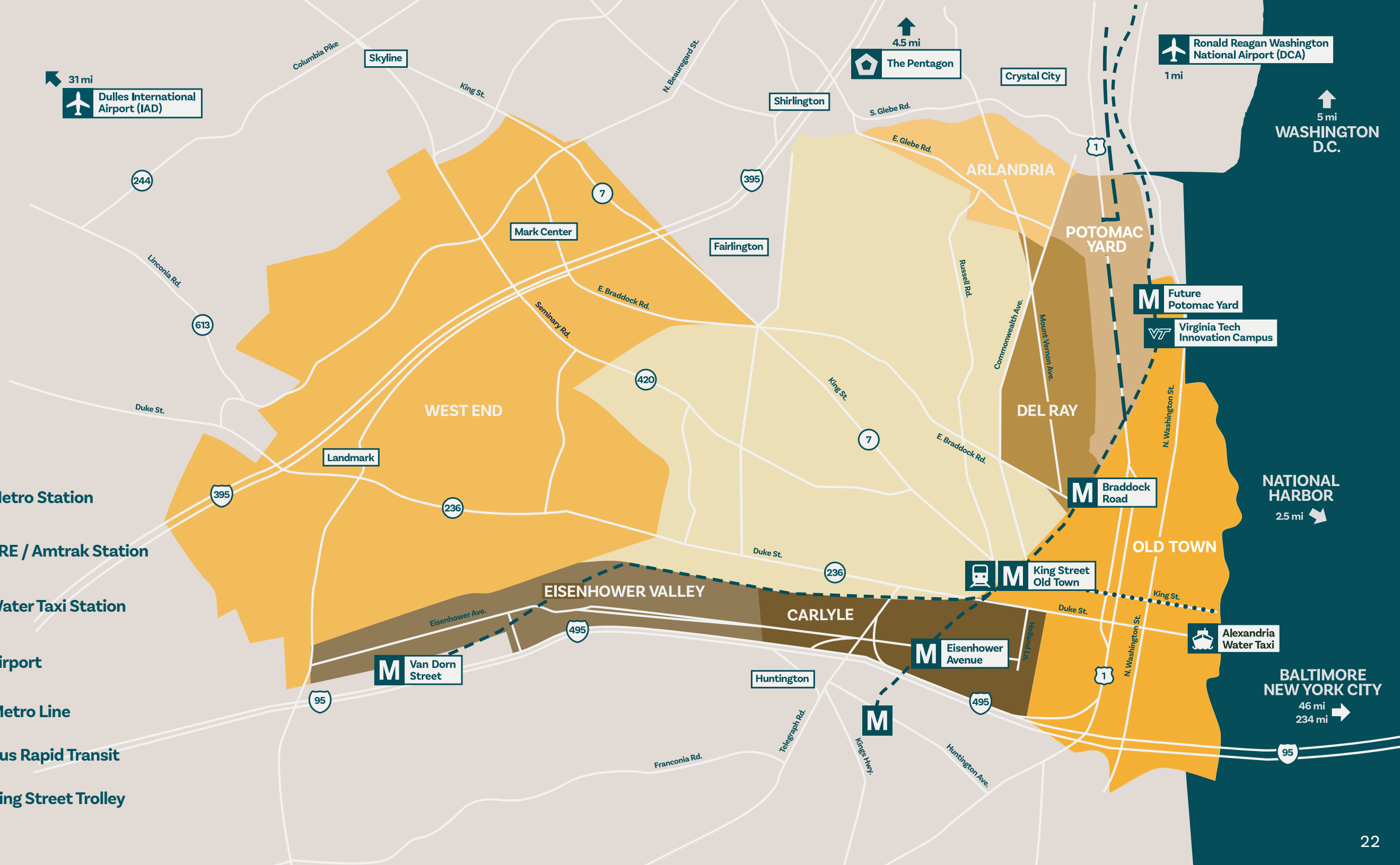
WE'RE IN THE MIDDLE OF THE ACTION





Key

-  Metro Station
-  VRE / Amtrak Station
-  Water Taxi Station
-  Airport
-  Metro Line
-  Bus Rapid Transit
-  King Street Trolley





DEVELOPMENT AREAS TO WATCH

Potomac River Generating Station

In 2020, Hilco Redevelopment Partners acquired the 18-acre waterfront industrial site in Old Town North.

Over the next five to ten years, the site will transform into a livable, walkable, vibrant, mixed-use community.

- 2 Million+ SF in Housing, Office Space, and Retail
- Arts and/or Cultural Institutional Anchor
- Community Waterfront Access
- Focus on Environmental Sustainability



Motley Fool | 2000 Duke St | Carlyle



CARLYLE

Carlyle

Anchored by the U.S. Patent and Trademark Office and the National Science Foundation, Carlyle is home to innovation. It's also an exceptionally well-connected neighborhood, with two Metro stations, access to VRE and Amtrak trains, direct Beltway access, bike lanes and Capital Bikeshare docks, and multiple bus routes.

Already home to 5 million SF of commercial space and robust residential offerings, the neighborhood will expand with 2.5 million SF of commercial office space, hotel, and 5,000 residential units.

- At Least 1,600 Residential Units
- An 80,000SF Wegmans-Anchored Mixed-Use Development
- More Than 120,000SF Neighborhood-Serving Retail to Include Fitness Studios, Coffee Shops, Dry Cleaners, and Eateries

Landmark/West End

The 52-acre site of the former Landmark Mall is set to completely transform the West End of Alexandria.

- Inova Health Systems will construct a \$1 billion hospital facility to include 230 beds, a Cancer Research Center, and specialist offices
- 230,000SF of activated retail, restaurants entertainment, and ground-floor commercial spaces
- Residential options will include multi-family dwellings, townhouses, affordable housing, and senior housing

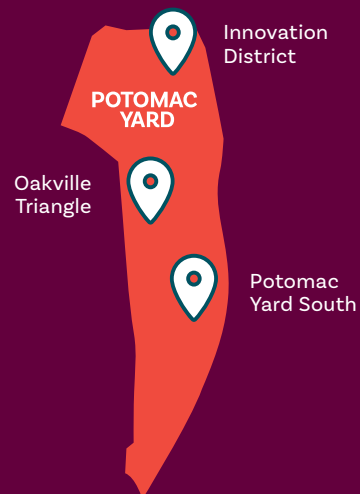


North Potomac Yard Innovation District in National Landing

Alexandria is becoming a college town—home to the most diverse computer science and engineering program in the country.

In addition to the Virginia Tech Innovation Campus:

- A Metro Station Will Open in 2022
- Build-to-Suit 630,000SF of Office Space, 718 Residential Units, and 130,000SF Retail



Virginia Tech Innovation Campus | National Landing



Potomac Yard South

Potomac Yard South is primarily dedicated to residential townhomes, multifamily dwellings, and senior living development, but it's also home to office spaces for the National Industries for the Blind, the Institute for Defense Analyses, and the American Physical Therapy Association, with 42,000SF class A office space currently available.

Oakville Triangle

Oakville Triangle is a 15-acre site that will include:

- Inova Health System's Inova Oakville at Potomac Yard will anchor the development
- Residential units will include townhouses, multi-family units, and retail

The project broke ground in 2021.



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