



ALEXANDRIA DEVELOPMENT PROJECTS

2024



Thrive in Alexandria

Alexandria is comprised of vibrant—and growing—neighborhoods. From the established live-work-play historic charm of King Street and recent waterfront development to new energy coming to the former Landmark Mall parcel, Alexandria continues to offer extensive opportunity for projects big and small.

The following maps show the active development areas and existing opportunities, highlighting the catalyst-sparked growth in WestEnd Alexandria and North Potomac Yard, and the availability in Carlyle and at the former Potomac River Generating Station, the last large block of developable waterfront land in Northern Virginia.

- Let’s Talk

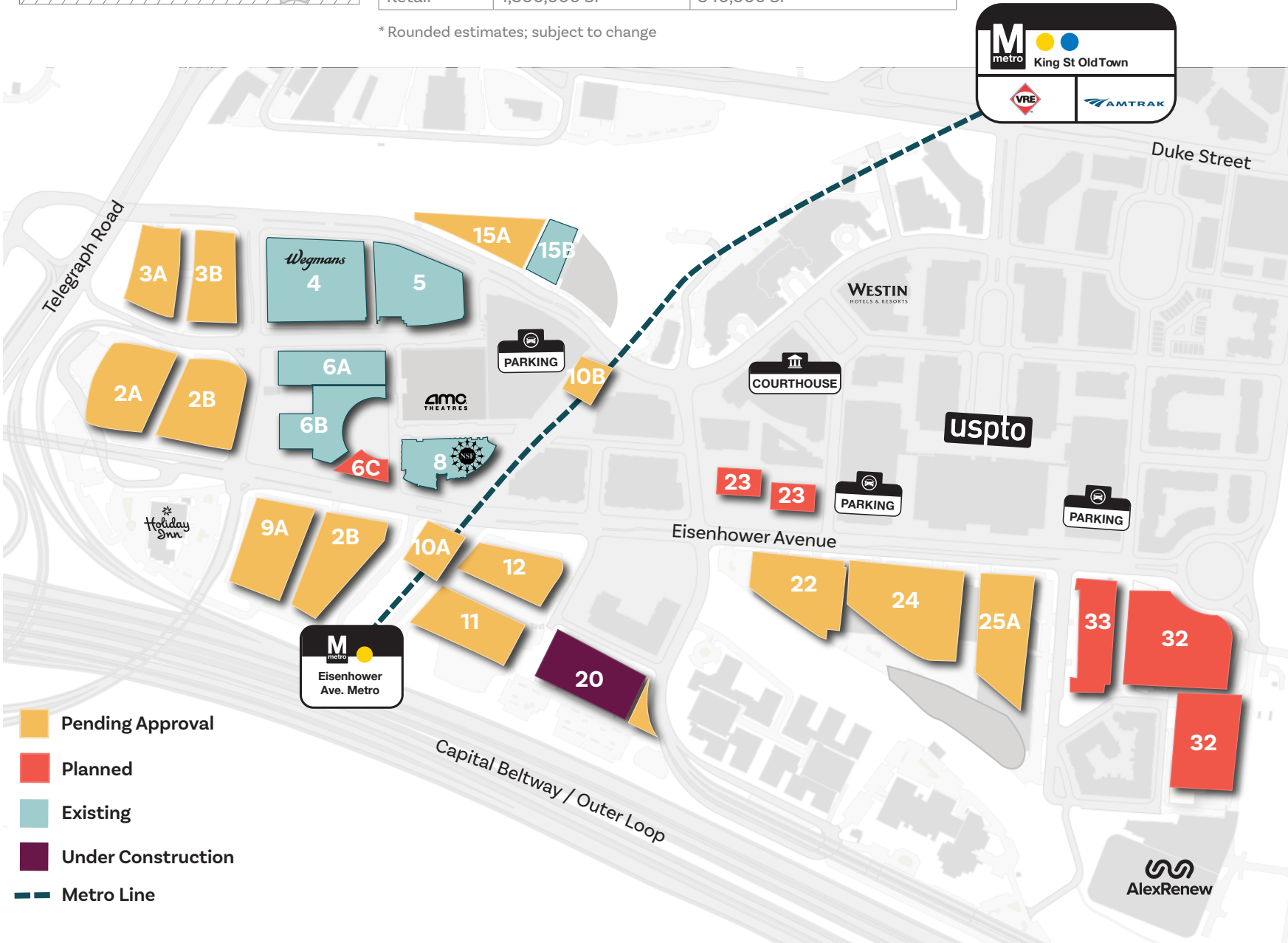
Christina Mindrup
Vice President, Real Estate
✉ mindrup@alexandriaecon.org

Wynn Hunsaker
Real Estate Project Manager
✉ hunsaker@alexandriaecon.org

Carlyle

Type	Existing	In the pipeline
Office	6,500,000 SF	1,250,000+ SF
Residential	4,500 units	4,500+ units
Retail	1,300,000 SF	340,000 SF

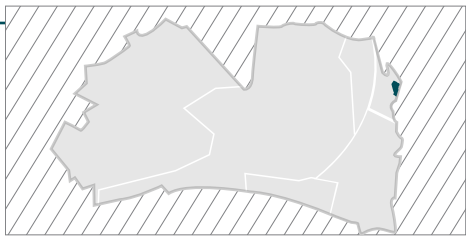
* Rounded estimates; subject to change



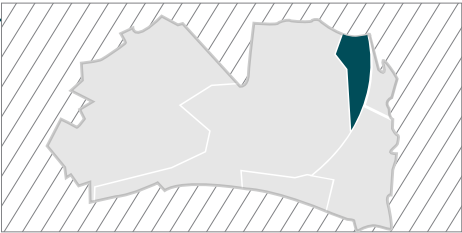
Map #	Project Name	Square Footage by Use	Notes
2A/2B	Hoffman Proposed office / Residential	30% Commercial	Site will be split to include a proposed school.
3A/3B	Hoffman Proposed office / Residential	30% Commercial	
4 + 5	Carlyle Crossing 2455 Mandeville Ln.	Residential - 720 units Retail - 210,000 SF Retail includes 84,000 SF for grocery	Site owned by Stonebridge Associates and Creek Lane Capital. Retail includes a 84,000 SF Wegmans.
6A	The Foundry 2470 Mandeville Ln.	Residential - 520 units Retail - 26,000 SF	Delivered in 2020 by Perseus. Sold to Timberline for \$262M in December 2021.
6B/6C	Carlyle Tower	Office - 336,190 SF Existing Retail - 12,000 SF Existing Additional Retail Proposed - 7,752 SF	Office is actively marketed; owned by Rubenstein Partners. Currently approved for an additional 7,752 SF retail center on remaining undeveloped lot 6B.
8	National Science Foundation 2415 Eisenhower Ave.	700,000 SF Built-to-suite by USAA / Lowe in 2017	
9A/9B	Hoffman Proposed	9A Residential/ Commercial – 551,206 SF 9B Residential / Commercial – 779,284 SF	60% Commercial
10A/10B	Proposed Urban Plazas		
15A	WMATA Proposed	Commercial or Residential - 300,000 SF	
15B	WMATA Integrated Command and Communications Center 2395 Mill Rd.	Office- 433,453 SF	WMATA's new building delivered in October 2023, by Jair Lynch Development.
11 +12	Hoffman Proposed	Retail - 68,000 SF Residential - 1,200 units	Total density is 1.15 M SF.
20	Meridian 2250	Residential - 404 units	Under construction, expected delivery by Paradigm Companies in 2024. Smaller parcel being planned for condos.
23	Simpson, Phase I &II / MRP 2121 Eisenhower Ave.	Residential Development	Phase I - 364 residential apt units (proposed) Phase II - 424 residential apt units (proposed)
22/24/25A	Carlyle Corner	Retail - 53,872 SF Warehouse - 62,700 SF Parking Garage - 922 spaces	Existing to remain but likely to redevelop in the future; Owned by Fundrise.
32	Carlyle Park 765 John Carlyle St.	I. 372 units II. 339 units III. & IV 1,400 units	JM Zell – 4 phases of residential
33	1900 Eisenhower Ave.	Senior Living – 268,000 SF Medical – 115,000 SF	Trammell Crow / JM Zell

*The map is numbered according to the City of Alexandria's Eisenhower East Small Area Plan.

Former Potomac River Generating Station



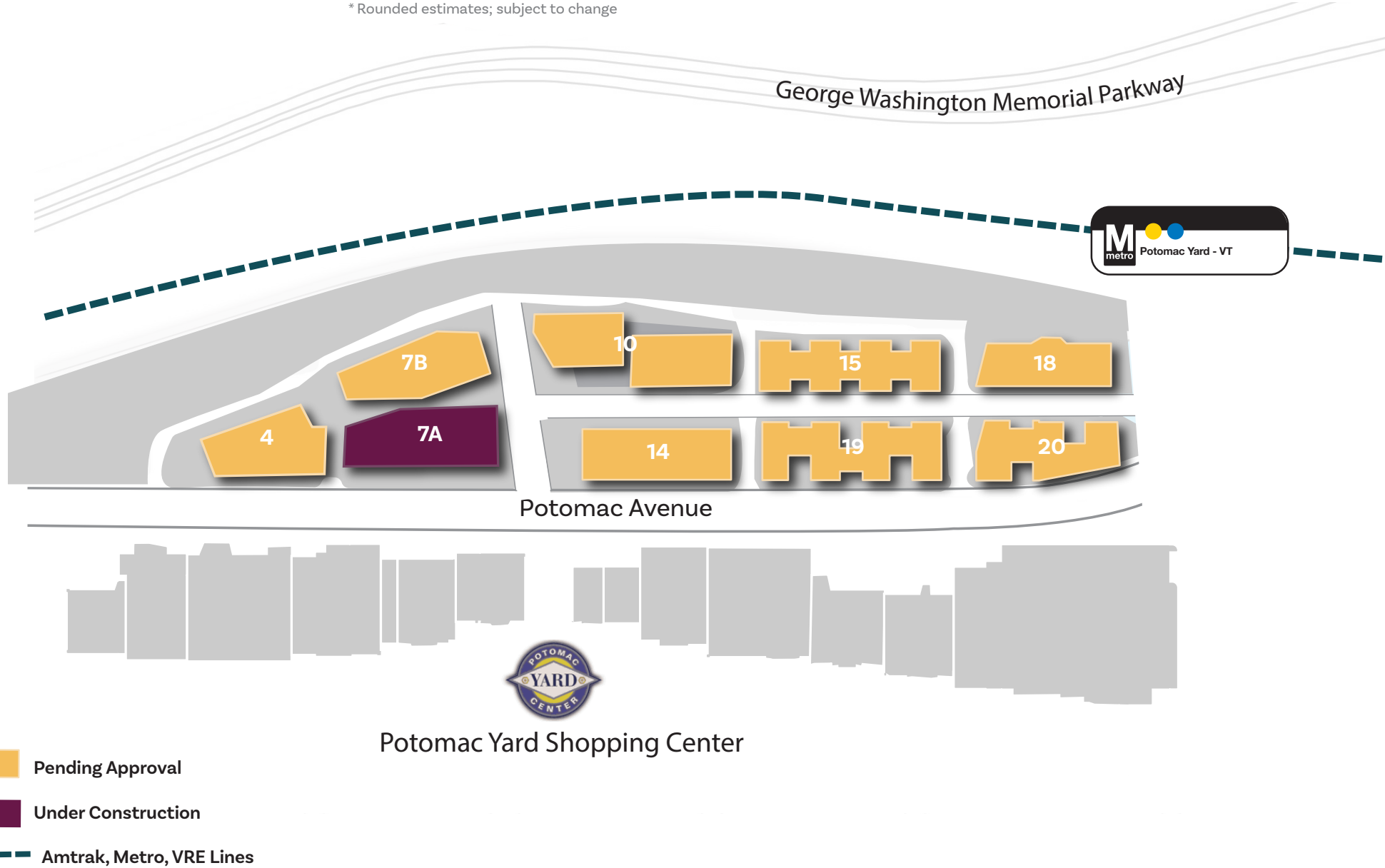
Block	Project Name	Square Footage by Use
A	Hilco Redevelopment Partners Pending Approval, Phase I	Office - 48,000 SF Retail - 1,500 SF Arts & Cultural Anchor Space - 10,000 SF
B	Hilco Redevelopment Partners Pending Approval, Phase I	Office - 46,000 SF Retail - 20,000 SF Residential - 333 units
C	Hilco Redevelopment Partners Pending Approval, Phase II	Office - 73,000 SF Retail - 30,000 SF Residential - 470 units
D	Hilco Redevelopment Partners Planned, Phase II	Office/Retail/Hotel/Residential Uses Permitted - 325,000 SF
E	Hilco Redevelopment Partners Planned, Phase III	Office/Retail/Hotel/Residential Uses Permitted - 580,000 SF
F	Hilco Redevelopment Partners Planned, Phase III	Office/Retail/Hotel/Residential Uses Permitted - 470,000 SF



North Potomac Yard Innovation District

Type	In the pipeline
Office	1,160,000 SF
Residential	150,000 SF
Retail	241,900 SF

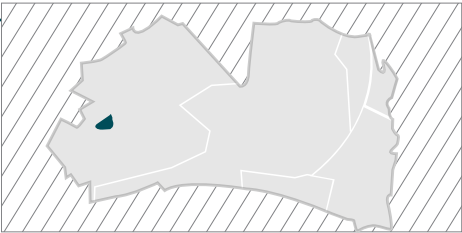
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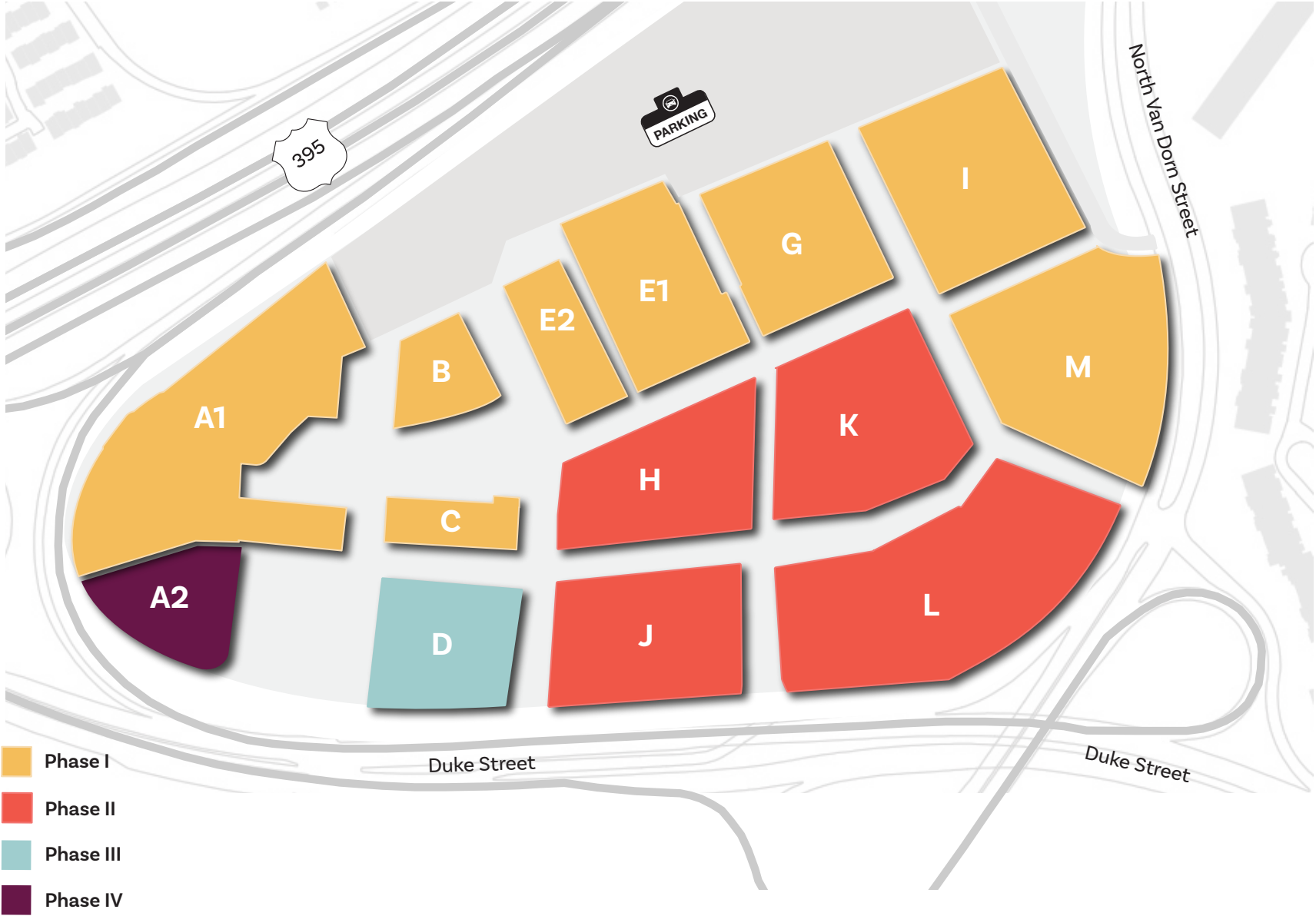
Map #	Project Name	Square Footage by Use
4	Virginia Tech Innovation Campus Phase II	School/Academic - 150,000 SF - Future Phase
7A/7B	Virginia Tech Innovation Campus, Academic Building 1 and Future Phase	School/Academic - 300,000 SF - Under Construction School/Academic - 150,000 SF - Future Phase
10	3451 Exchange	Office - 230,300 SF Retail - 32,600 SF
14	Proposed Office	Office - 266,900 SF Retail - 17,600 SF
15	Flexible District Neighborhood Zone (Blocks 15 - 20)	Office - 18,100 SF Residential 206 units
18	Flexible District Neighborhood Zone (Blocks 15 - 20)	Office - 121,500 SF Retail - 11,700 SF
19	Flexible District Neighborhood Zone (Blocks 15 - 20)	Office - 11,700 SF Retail - 23,300 SF Residential - 296 units
20	Flexible District Neighborhood Zone (Blocks 15 - 20)	Retail - 18,600 SF Residential - 216 units

* This map is labeled according to the City of Alexandria's North Potomac Yard Small Area Plan.

The North Potomac Yard Small Area Plan was last updated in 2020, before the demand for office fell. Construction has not started on any building other than the first Virginia Tech Innovation Campus academic building. It is unlikely that offices will be built in the near term, but any changes to this plan will have to go through a new public planning process.



WestEnd Alexandria



Block	Project Name	Square Footage by Use
A1/B/C	Inova Health Care Services Pending Approval, Phase I, Expected 2028	Hospital - 569,114 SF Cancer Center - 110,831 SF Specialty Care Center - 82,733 SF
A2	Inova Health Care Services Proposed, Phase IV	Future Additional Hospital Wing - Up to 185,000 SF
D	Foulger-Pratt Development Proposed, Phase III	Office - 140,000 SF Hotel - 125,000 SF or Residential - 335,000 SF
E1+G	Foulger-Pratt Development Pending Approval, Phase I	Retail - 80,434 SF Residential - 390 units
E2	Foulger-Pratt Development Pending Approval, Phase I	Medical Office - 125,000 SF Retail - 56,568 SF Residential - 146 units
H	Foulger-Pratt Development Proposed, Phase II	Residential/Retail - Up to 392,000 SF
I	Foulger-Pratt Development Pending Approval, Phase I	Retail - 105,000 SF Residential - 390 units
J	Foulger-Pratt Development Proposed, Phase II	Residential/Retail - Up to 307,000 SF Fire Station Proposed - 52,000 SF
K	Foulger-Pratt Development Pending Approval, Phase II	Retail - 32,000 SF Residential - 337 units
L	Foulger-Pratt Development Pending Approval, Phase II	Residential - 43 Townhomes
M	Foulger-Pratt Development Pending Approval, Phase I	Residential - 66 Townhomes



**Alexandria
Economic
Development
Partnership**

Christina Mindrup
Vice President, Real Estate
mindrup@alexandriaecon.org

Wynn Hunsaker
Real Estate Project Manager
hunsaker@alexandriaecon.org

alexandriaecon.org