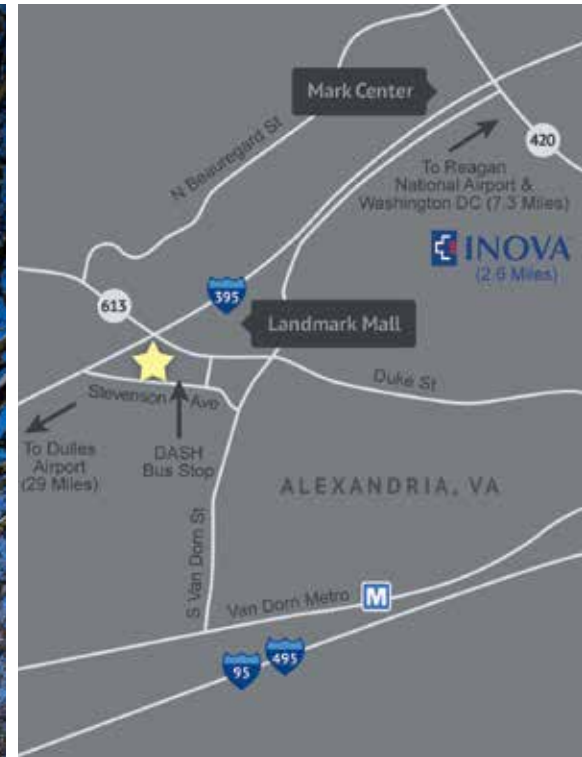


6101

STEVENSON AVENUE
ALEXANDRIA



- 2 FULL FLOORS AVAILABLE
- 62 SEAT CONFERRING FACILITY
- STRUCTURED PARKING

31,000 SF OF RENOVATED OFFICE SPACE AVAILABLE IN HEART OF ALEXANDRIA

MATAN

PROPERTY HIGHLIGHTS

6101

STEVENSON AVENUE
ALEXANDRIA

Overview

- 75,023 SF seven story Office Building located in the heart of Alexandria's West End
- Strategic location primed for major redevelopment which includes Landmark Mall and the Van Dorn submarkets
- I-395 visibility and ease of access via Duke Street exit. DASH stop located in front of property connects visitors to public transportation
- Major capital improvements and building upgrades include new common area finishes throughout, exterior facade enhancements and site upgrades
- A 62 seat shared conference facility located prominently off new building lobby
- 260,000 average estimated daily trips past Stevenson on I-395



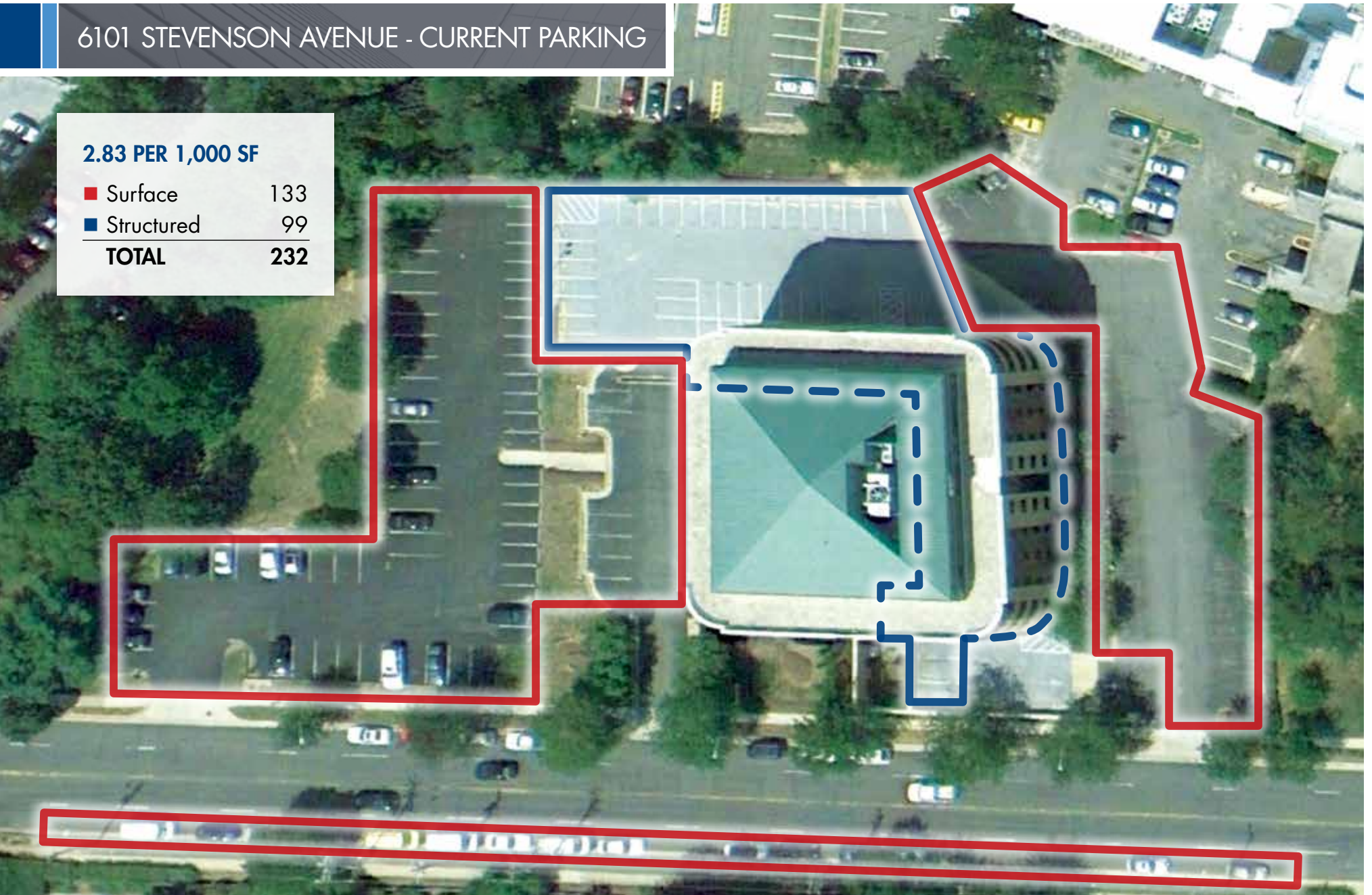
7 STORY CLASS A OFFICE BUILDING

MATAN

6101 STEVENSON AVENUE - CURRENT PARKING

2.83 PER 1,000 SF

■ Surface	133
■ Structured	99
TOTAL	232



BUILDING IMPROVEMENTS

- Building entrance to receive new ADA compliant push button doors
- Main lobby to be appointed with modern and sleek finishes throughout
- Flat screen tenant directory boards efficiently guide visitors to their destination
- New finishes to elevator cabs
- Restrooms to receive new fixtures and finishes
- Upper floor common areas to receive new finishes throughout



6101 STEVENSON AVENUE - BUILDING SUMMARY

Building	6101 Stevenson Avenue, Alexandria, VA 22304
Year Built/Renovated	1985/2014
Rentable Building Area	75,023 RSF
Stories	7
Acres	1.97
Zoning	OCM (50)
Parking	2.83 per 1,000 SF
Occupancy Summary	Floors four (14,577 rsf) and five (14,629 rsf) available
Building Location	Located in the heart of the I-395 submarket and within the Van Dorn Small Area Plan which is spurring neighboring redevelopment efforts, 6101 offers proximity to Washington DC's most coveted Federal and private assets including Washington Headquarter Services at the Mark Center (2.8 miles), INOVA's Alexandria Hospital (2.6 miles) and the Pentagon (7 miles)
Transportation	Access to public transportation includes a DASH stop at property with service to Metro's Van Dorn Blue Line Station (1.5 miles) which is 3 stops from Reagan National Airport (7.3 miles)
Building Improvements	Lobby and floor common areas finishes Refinished elevator cabs Refinished restrooms New building entrance Exterior renovations include refinishing of building facade Large 62 seat state-of-the-art conference center

6101
STEVENSON AVENUE
ALEXANDRIA



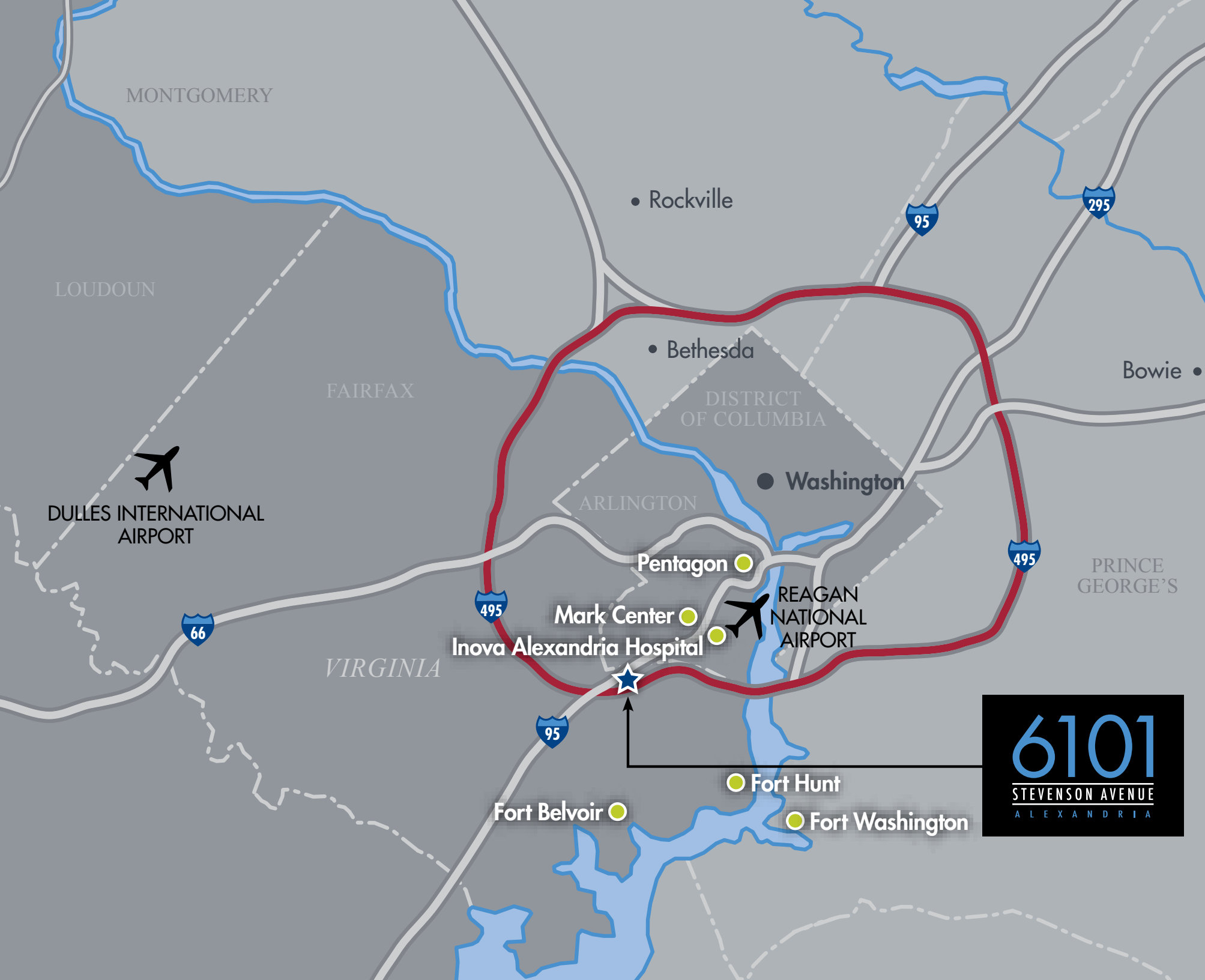
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MAPS & AERIALS



6101
STEVENSON AVENUE
ALEXANDRIA



I-395 Southbound

260,000 Annual
Trips Per Day

LANDMARK
MALL

395
I-395 Northbound

Duke St

South Walker St

1.2 Miles
from I-395

DASH
Bus Stop

1.5 Miles to
Van Dorn Metro

6101 STEVENSON AVENUE - ACCESS

AMENITIES & TRANSPORTATION

Amenities Listing

MARK CENTER

Clyde's Restaurant

LANDMARK MALL

(REDEVELOPMENT COMMENCING 2014)

Auntie Anne's Pretzels

Avon

Bath & Body Works

Chick-fil-A

Chicken Kabob

Claire's

Direct Furniture

Finish Line

Footlocker

GNC

Hour Eyes

Kay Jewelers

Lenscrafters

Macy's

Motherhood Maternity

Nails & Spa Salon

Payless Shoes

Radio Shack

Sears

Sprint

Sunglass Hut

T-Mobile

Suntrust Bank

Victoria's Secret

VAN DORN PLAZA

BB&T

Blockbuster Express

CVS Pharmacy

Delhi Bazaar

Dollar Plus

Don Alberto's Pizza

Edgardo's Restaurant

Fitness First

Good Taste

Lady's Bodega

Package Store

Provident Bank

Subway

TD Bank

Wendy's

OTHER AMENITIES

1 Best Buy

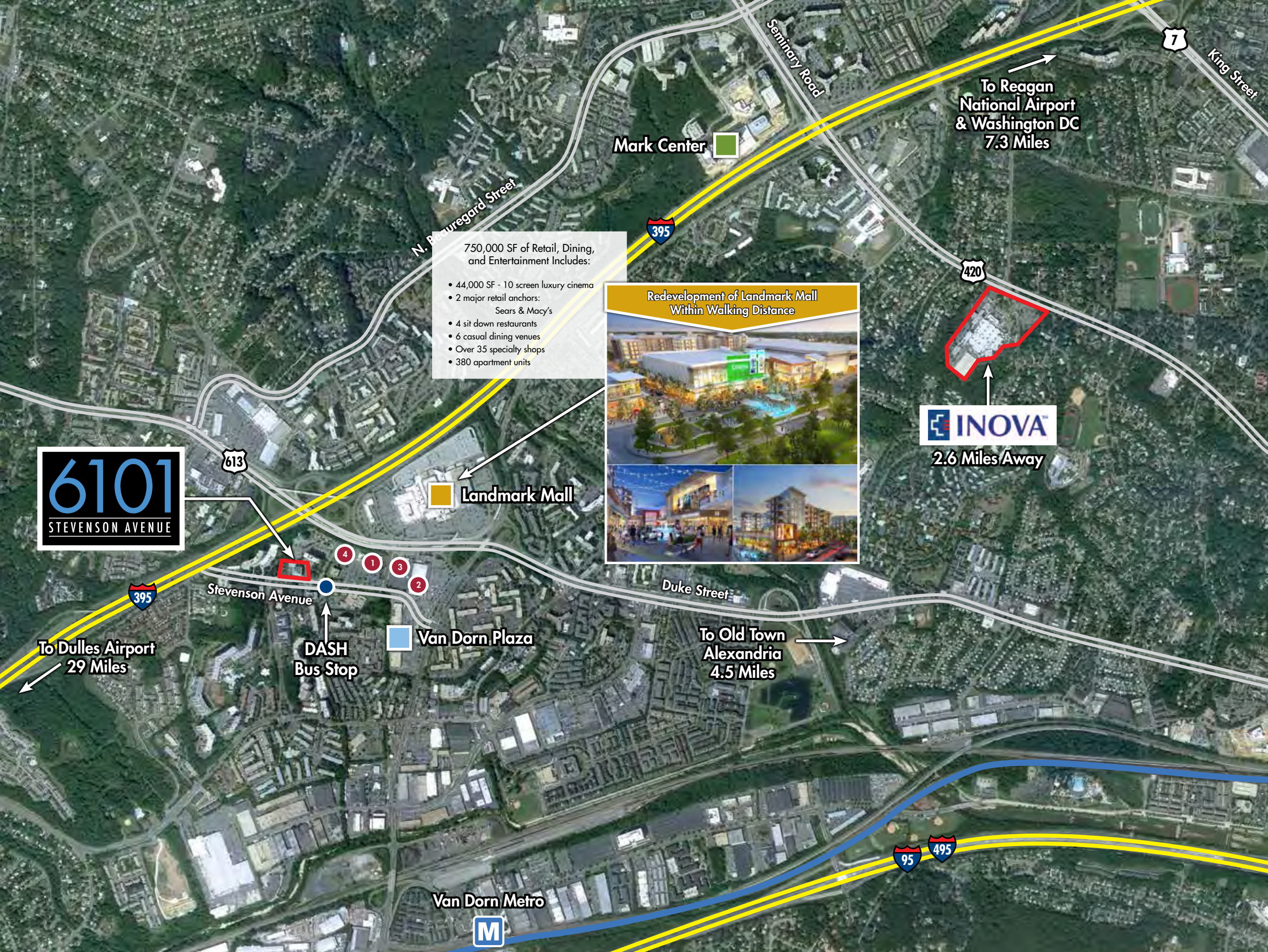
2 BJ's Wholesale Club

3 Passport Mini of Alexandria

4 Restaurants

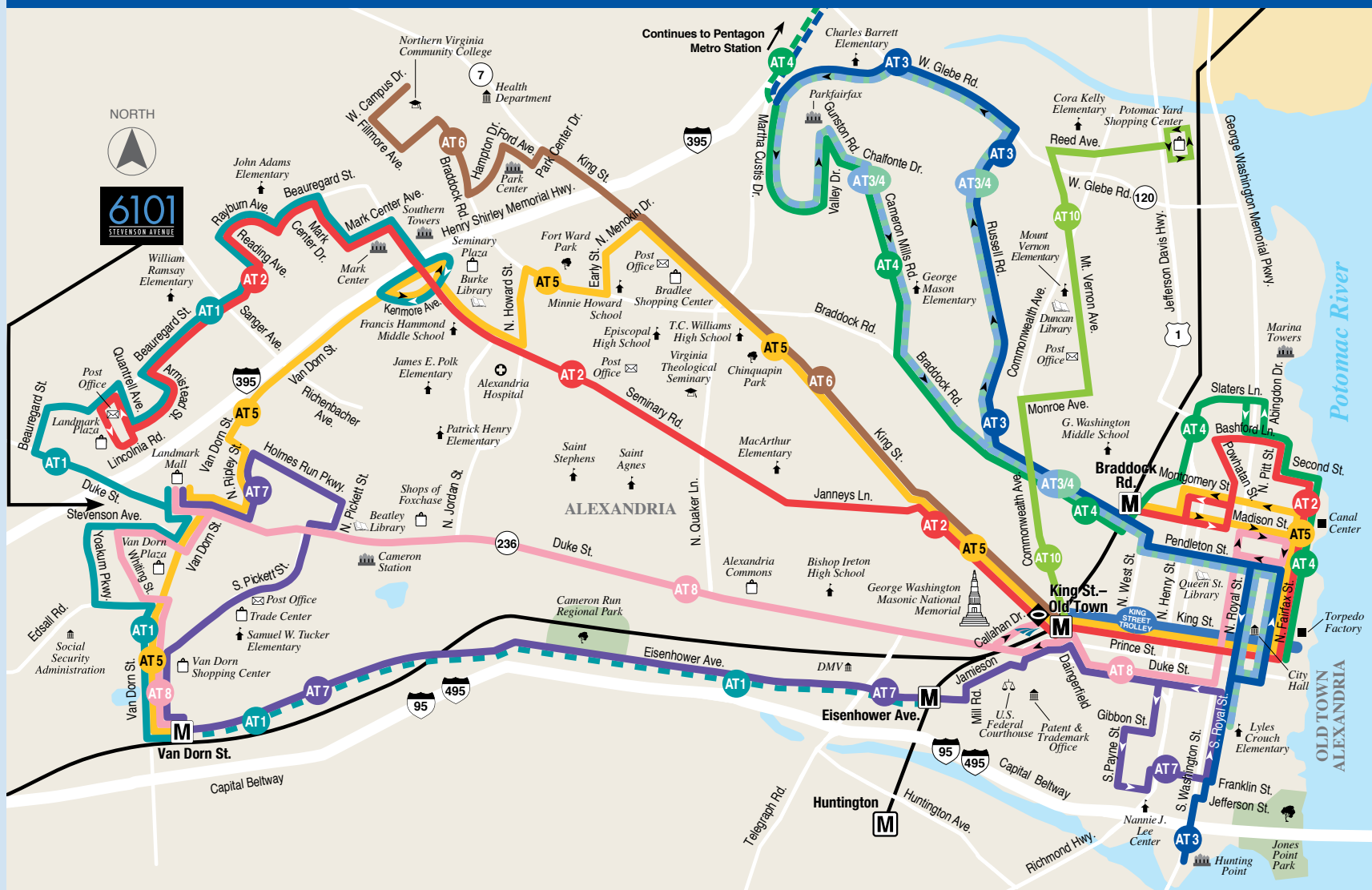
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Alexandria, Virginia



DASH SYSTEM MAP

ROUTE LEGEND



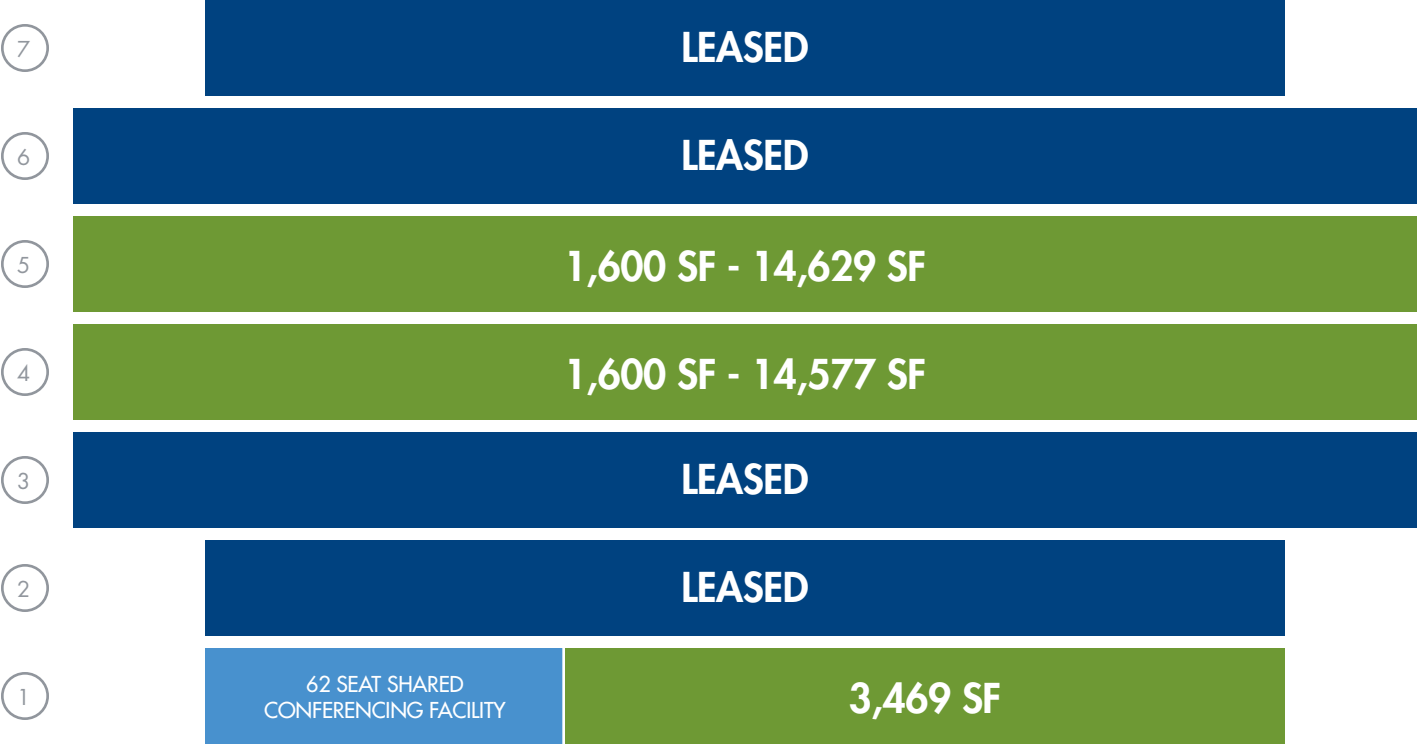
- AT1
- AT2
- AT3
- AT4
- AT3/4
- AT5
- AT6
- AT7
- AT8
- AT10
- KING STREET TROLLEY

- Service Extension
- Metrorail Station
- VRE Station
- Amtrak
- Hospital

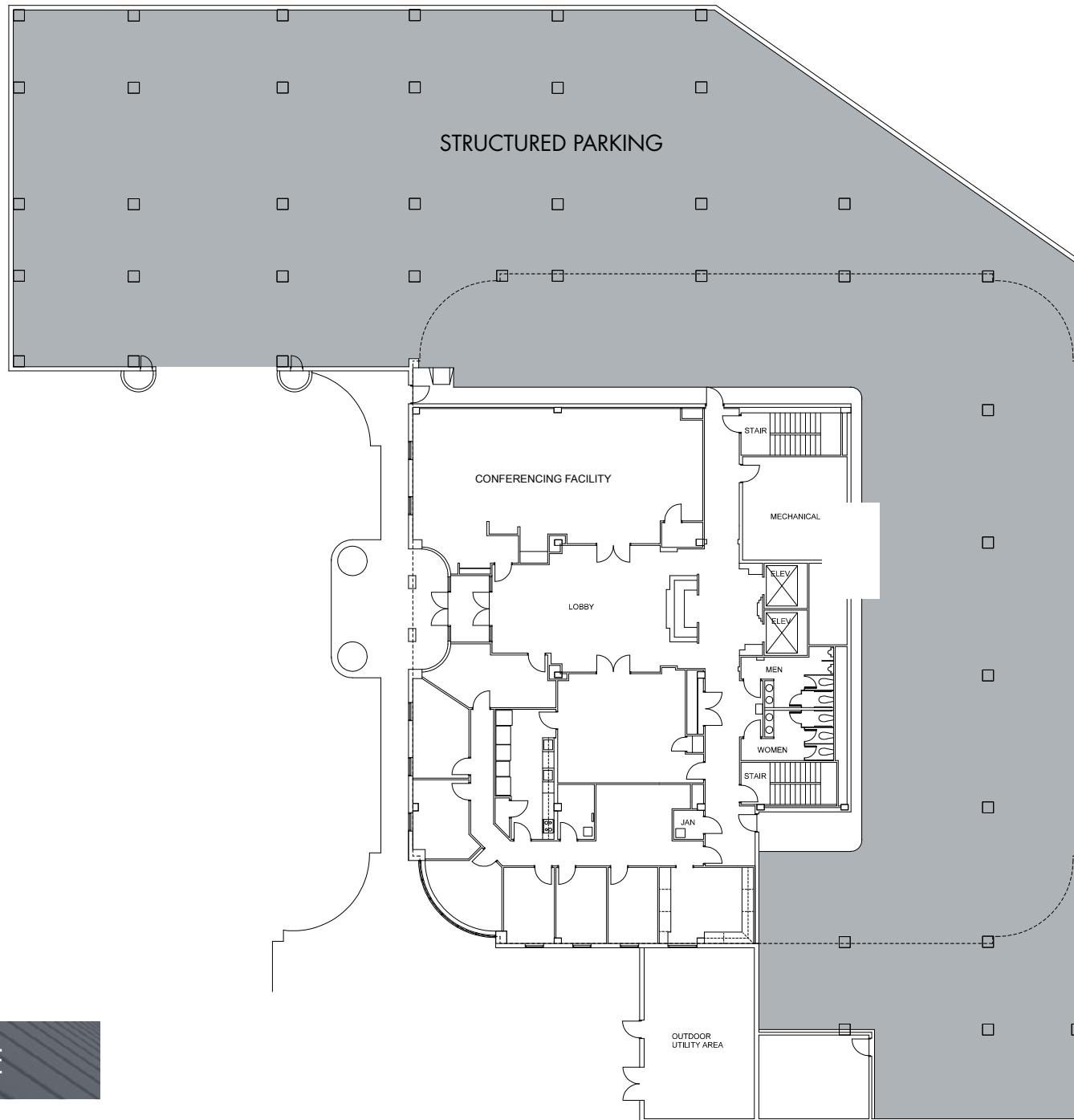
FLOOR PLANS

STACKING PLAN

RENTABLE AREA

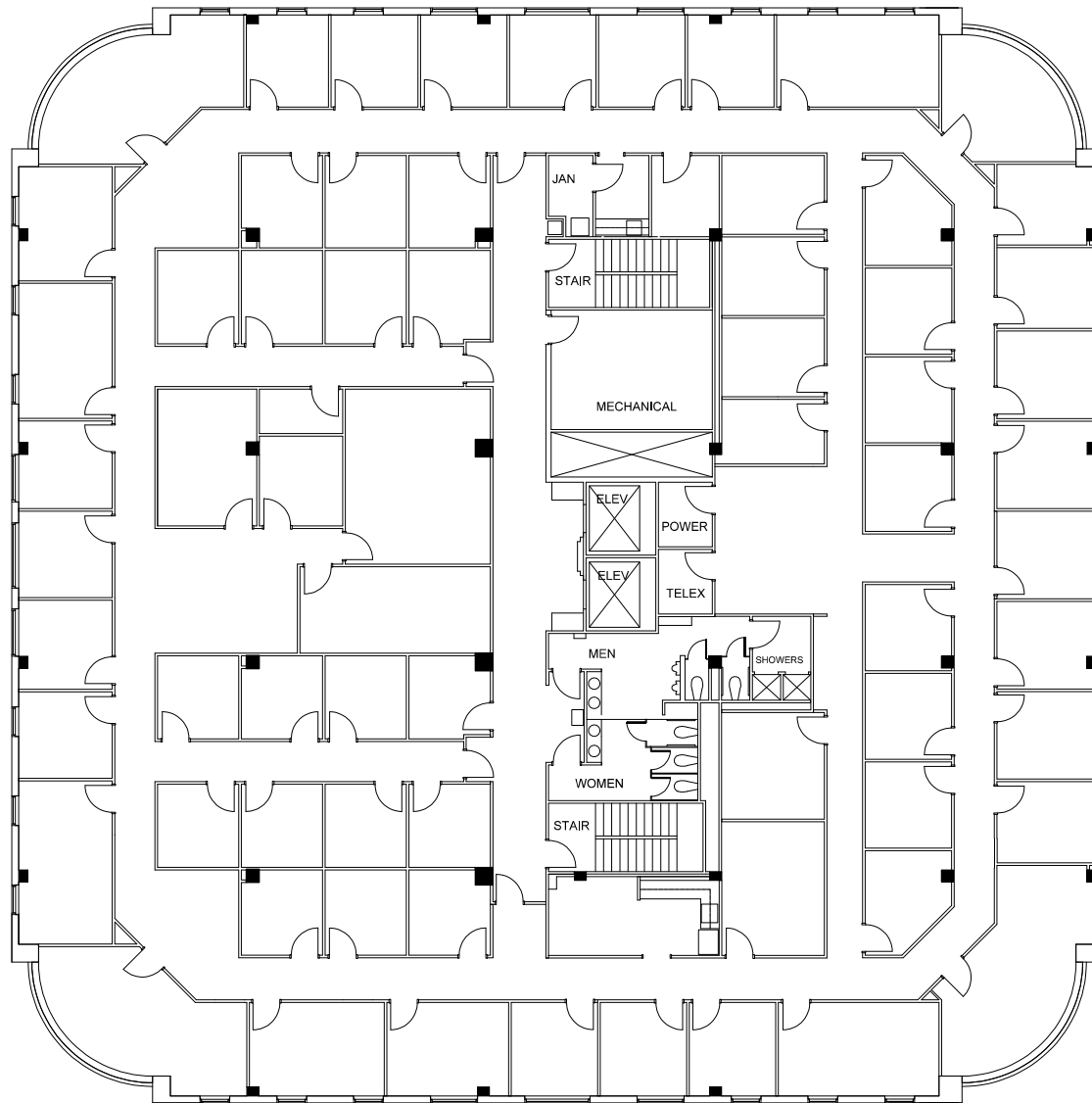


75,023 SF TOTAL



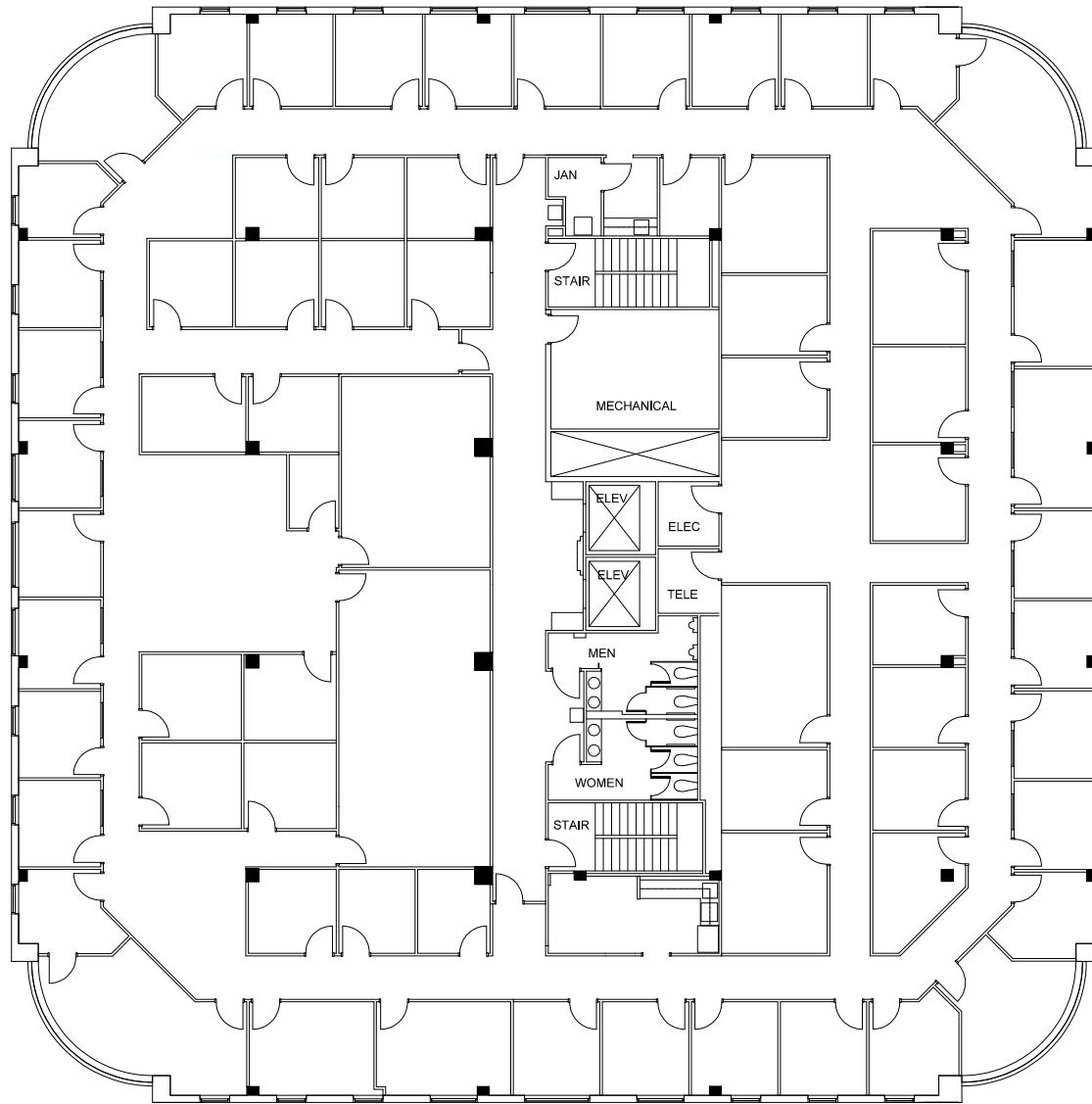
FLOOR ONE

3,469 SF



FLOOR FOUR

14,557 SF



FLOOR FIVE

14,629 SF

MATAN COMPANIES



MATAN COMPANIES

ABOUT US

Matan Companies, headquartered in Suburban Maryland, is one of the region's premier commercial real estate services and development firms. Founded over 35 years ago on the principle of providing a comprehensive, full service approach, the firm's current portfolio consists of over 4.5 million square feet of office/industrial assets, 3 million square feet in the development pipeline, several active residential developments, and a separate portfolio of multifamily units. The company delivers a full range of services to their real estate investors and tenants including asset and property management, leasing, and tenant services.

LEASING

DEVELOPMENT

ASSET MANAGEMENT

PROPERTY MANAGEMENT

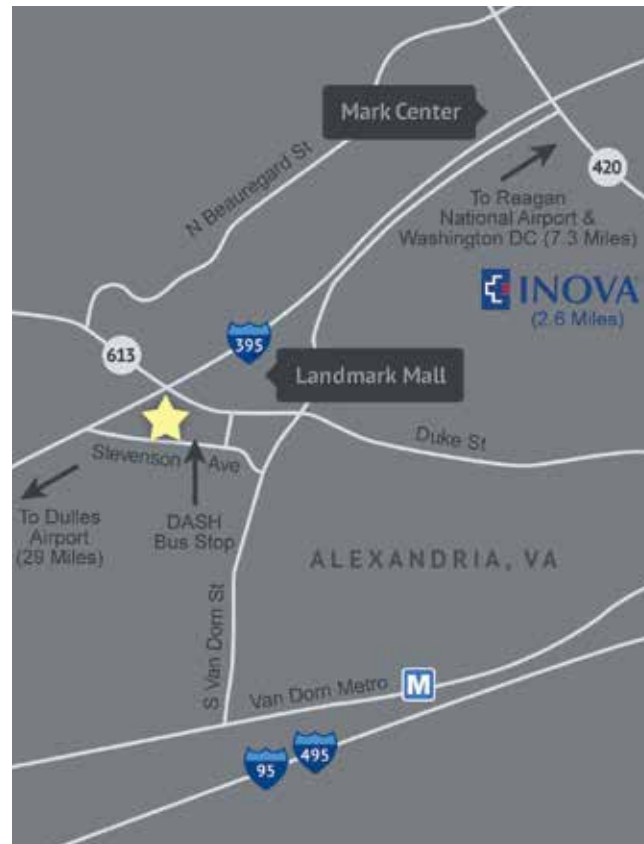
HIGHLIGHTS

- Current Portfolio of over 4.5 Million Existing Square Feet
- Close to 3 Million Square Feet of entitled space in the Development Pipeline
- Long and Established History in the Washington DC Area
- Family Owned and Operated for over 35 Years
- Full-Service Approach with In-House Property Management
- Leading Maryland Developer

MATAN
WWW.MATANINC.COM



6101
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