



Carlyle
INNOVATION CAMPUS



Reshaping the work experience

Located minutes from Washington DC, National Landing and Reagan National Airport, the Carlyle Innovation Campus puts your next headquarters at the world's power center.

4 buildings nested in a suburban, live, work, play community with a distinct sense of place, connected by world-class transportation. The campus offers your employees a unique and balanced work experience.

Availabilities

Full Buildings Available

400 Dulany Street	11 Floors	386,285 SF
401 Dulany Street	11 Floors	386,606 SF
550 Elizabeth Lane	5 Floors	49,185 SF
551 John Carlyle Street	3 Floors	28,598 SF



- 1 The Pentagon
- 2 Amazon Campus
- 3 DCA
- 4 Virginia Tech Campus
- 5 National Science Foundation

Easy access to a large network

Situated in Alexandria, Virginia, the Carlyle Innovation Campus is ideally located for commuters and locals alike to benefit from urban amenities and access of a small-city environment just outside of Washington, DC.

Directly connected to VRE, Metro and I-495, the property offers efficient access to a large network of talent, partners and clients.

Time To Destination

Metro Station	4'	VRE Station	6'
Old Town	4'	DCA	15'
National Landing	15'	The Pentagon	16'
Washington D.C.	17'	IAD	35'



Penthouse view

Where leaders connect

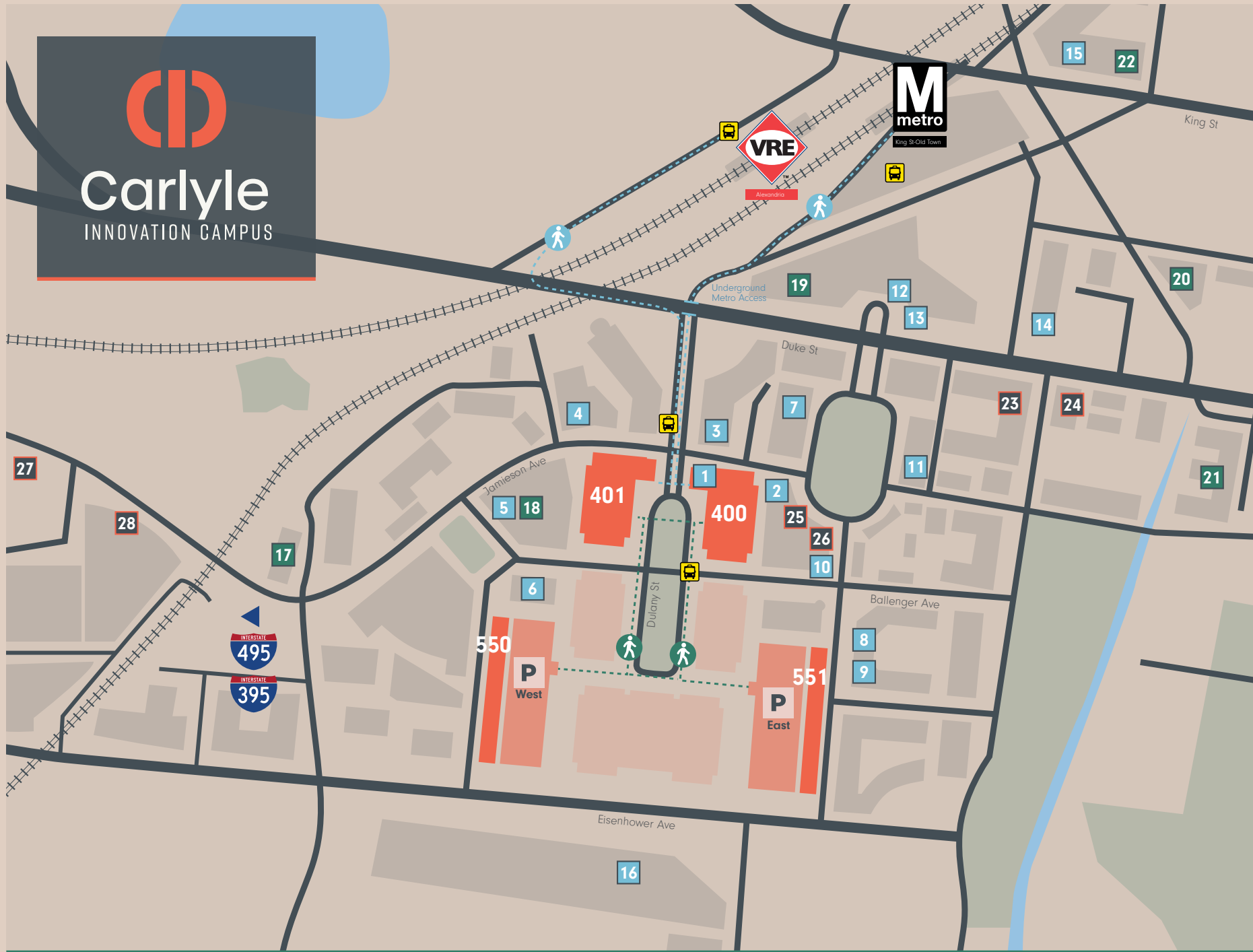
Adjacent to government agencies, government contractors, industry leaders and school campuses, the buildings are connected to a unique, innovative and growing business environment. Your corporate neighbors include:



Booz | Allen | Hamilton



REAGAN NATIONAL AIRPORT



RESTAURANTS

- | | |
|---------------------------|----------------------|
| 1 Dunkin' | 2 Potbelly |
| 3 Panera | 4 Pasara Thai |
| 5 Trademark Drink and Eat | 6 Sprig's Café |
| 7 Whiskey & Oyster | 8 Sweet Fire Donna's |
| 9 Tequila & Taco | 10 Starbucks |
| 11 Jimmy John's | 12 Bistro Sancerre |
| 13 Quattro Formaggi | 14 Table Talk |
| 15 King Street Tavern | 16 Foster's Grille |

HOTELS

- | | |
|------------------------------|----------------------|
| 17 Residence Inn by Marriott | 18 Westin Hotel |
| 19 Embassy Suites by Hilton | 20 Hilton Garden Inn |
| 21 Residence Inn by Marriott | 22 Hilton Hotel |

OTHER

- | | |
|-------------------------------|-------------------------------|
| 23 Whole Foods Market | 24 CVS |
| 25 Bright Horizons Child Care | 26 Purre Barre Fitness Studio |
| 27 Wegmans | 28 Celebree School |

A distinct sense of place

- Carlyle Innovation Campus
- P Dedicated Parking Garages
- P 400 Dulany Street
- P 401 Dulany Street
- P 550 Elizabeth Lane
- P 551 John Carlyle Street
- P East & West Garages
- P 2-min. Underground Walk to Parking
- P 4-min. Walk to Metro (6-min. to VRE)
- P Metro & VRE Shuttle (Every 10 Min.)



DULANY GARDENS





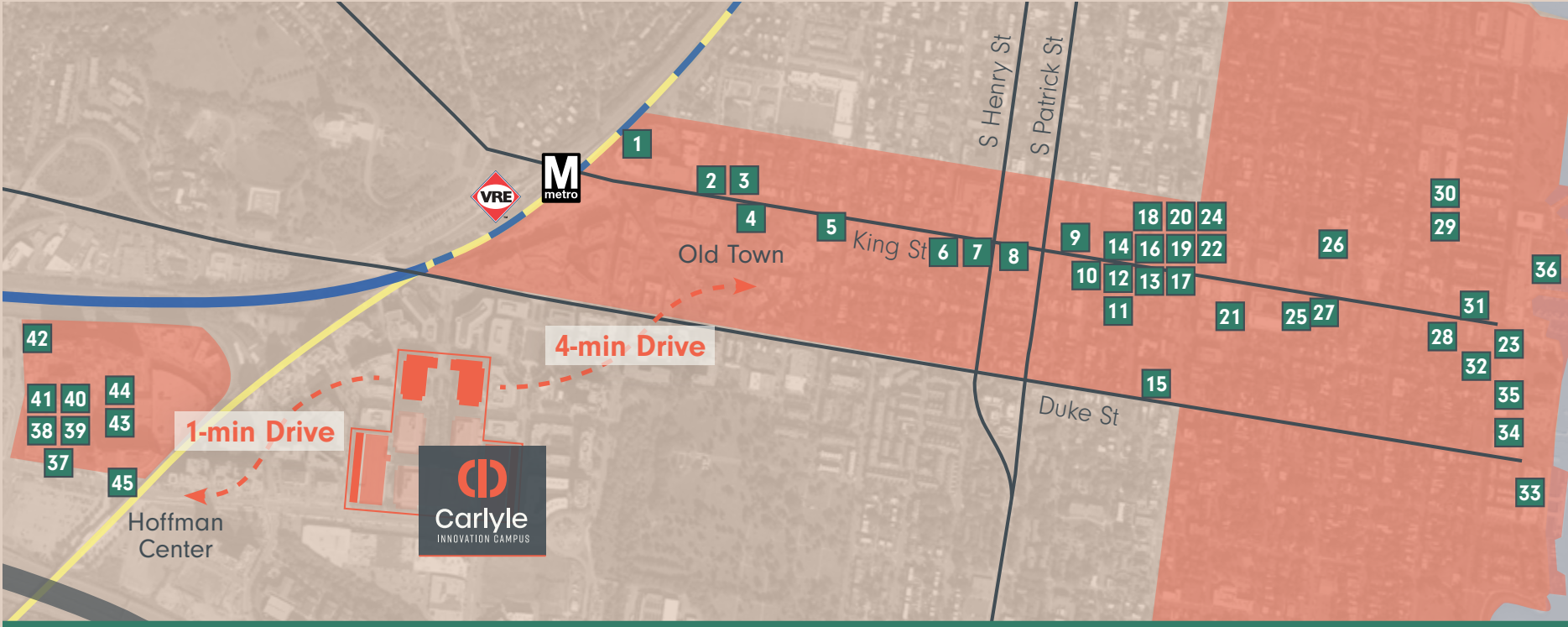
Experience the new live, work, play

Just steps from Metro, the Carlyle District is a great place to live, work and play. With a unique balance of urban and green spaces, this mixed-use development offers a variety of amenities for residents, workers and visitors. Whether you're looking for a convenient commute, a delicious meal, or a place to relax, you'll find it here.

In addition to the many dining options, the Carlyle District also offers a variety of shops and services, such as childcare, fitness studios and grocery stores, all of which help employees feel more at home.

Minutes from the best eateries

In addition to many walkable amenities, you are just minutes from Old Town, a vibrant neighborhood with a diverse culinary scene. Whether you're in the mood for trendy restaurants, casual eateries, fine dining, or international cuisine, you're sure to find something to your liking.



- 1 King Street Tavern
- 4 Brabo Brasserie
- 7 Augie's Mussel House
- 10 Taverna Cretekou
- 13 Handover by the Slice
- 16 King's Ransom
- 19 The Light Horse
- 22 Michael's on King
- 25 1799 Prime Steak & Seafood
- 28 Urbano 116
- 31 Landini Brothers
- 34 Hummingbird
- 37 Ted's Montana Grill
- 40 &Pizza
- 43 Rus UZ

- 2 Indochien
- 5 Hard Times Cafe
- 8 Thompson Italian
- 11 The Study
- 14 The Rub Chicken & Beer
- 17 Alexandria Bier Garden
- 20 Murphy's Irish Pub
- 23 Virtue Feed & Grain
- 26 Gadsby's Tavern
- 29 Myron Mixon's Pitmaster BBQ
- 32 Union Street Public House
- 35 Chadwicks
- 38 Galae Thai
- 41 Nando's Peri-Peri
- 44 San Antonio Bar & Grill

- 3 Toastique
- 6 Vermilion
- 9 The Majestic
- 12 Don Taco
- 15 Virginia's Darling
- 18 Hen Quarter
- 21 Josephine Brasserie & Bar
- 24 Le Refuge
- 27 Kisso Asian Bistro
- 30 Elaine's
- 33 Barca Pier
- 36 Blackwall Hitch
- 39 Delia's
- 42 Wegmans
- 45 CVS



Branding opportunity

Anchor your headquarters in Alexandria with unique naming rights and branding opportunities.

Make a statement naming the building after your company and have your logo prominently displayed. Gain high visibility, brand recognition and position your company as a leader in the region.

*For illustration purposes only.
Signage size and location to be determined.



COURTHOUSE SQUARE



JOHN CARLYLE SQUARE



DULANY GARDENS



401 LOBBY

Campus & building features

Future Conference Center*

Multiple Terraces

Metro & VRE Shuttle

Future Tenant Lounge

On-Site Property Management

Branding Opportunities

Future Fitness Center

On-Site Security

Walkable to Multiple Parks

Food Service

Strong Ownership

Carlyle Council Membership

Concierge Services

Dedicated Covered Parking

LEED Certified

Café

Climate-controlled Parking Access

*Future Amenities to be determined



SWEET FIRE DONNA'S



Building specs

400 & 401 Dulany Street

Building Architects

Exterior: SOM
Interiors: Gensler

Landscape Architect

EDAW

Building Developer

LCOR

Building Owner

LCOR Alexandria LLC

Floors

11 (1 below grade, 10 above grade)

Year Built

400 Dulany Street: 2003
401 Dulany Street: 2005

Typical Floor Size

40,000 SF

Sustainability

Energy Star

Ceiling Heights

Finished: 9 feet typical
Slab to slab: 12 feet typical

Column Spacing

30' x 30'

Elevators

8 passenger, 1 freight elevators at each building

Floor Loads

Typical live load rating for 400 & 401 floors:
- 20lbs/SF for partitions
- Plus another 80lbs/SF for occupants and furnishings

Each typical floor has four areas made future ready for high density filing systems:
- These four areas are approximately 27' X 32' and have a live load rating of 150lbs/SF

Most special use areas are located on the concourse grade level and 1st floor which have live load ratings ranging between 100 and 150 lbs/SF

Electrical Description

Typical floors are served by two copper bus risers in each of two electrical rooms (i.e. four in total). Base buildings systems include telecom distribution raceways, surge and lightning protection, and grounding systems.

Generator

400 Dulany Street: 1,000KW
401 Dulany Street: 800KW

HVAC/Mechanical Description

The primary mechanical system consists of centrifugal chillers located in the building penthouses. Two air distribution risers are fed by roof top units that contain enthalpy wheel air exchangers where energy from discharged air is recycled to help condition incoming outside air. In addition, these units contain cooling coils and natural gas furnaces to economically pre-condition air before it is distributed down through the building. A typical floor has two air handling units which mix return air with pre-conditioned fresh air before conditioned air is horizontally distributed to each floor. Horizontal distribution on each floor is accomplished using variable air volume units with electrical reheat.

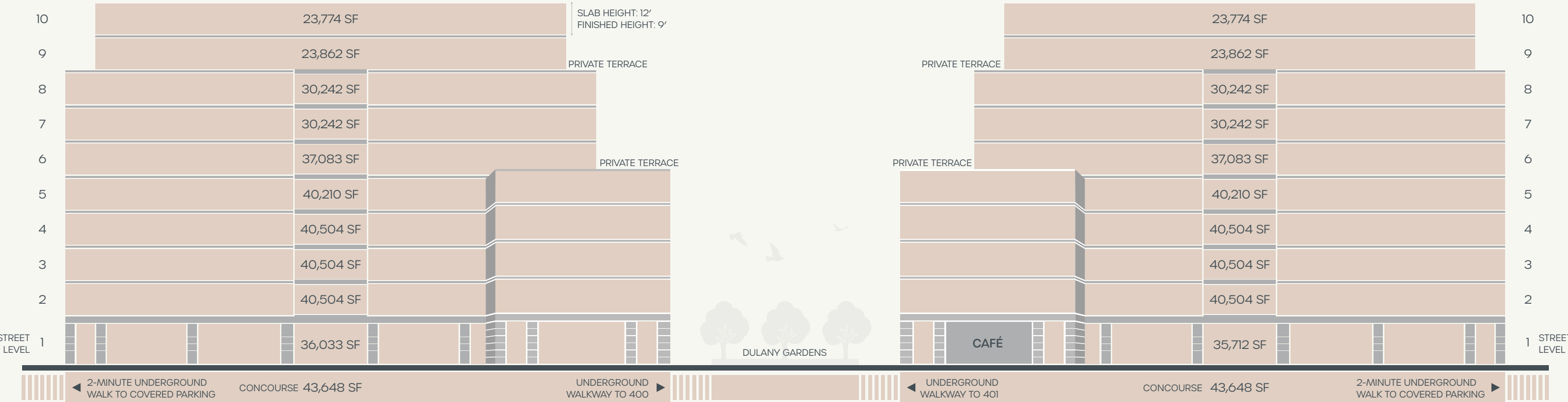
Plumbing Description

North and South plumbing risers containing domestic water and sewer systems supporting core restrooms and pantries. Stormwater sewer system for all roofs are filtered through stormwater management vaults before entering City systems.

Fire Life Safety Information

Recent upgrade to Siemens XLS fire alarm system. Design is high rise configuration. Two pressurized emergency exit stairwells serve each floor

Stacking plans



401 Dulany Street

386,606 SF / Full Building Available

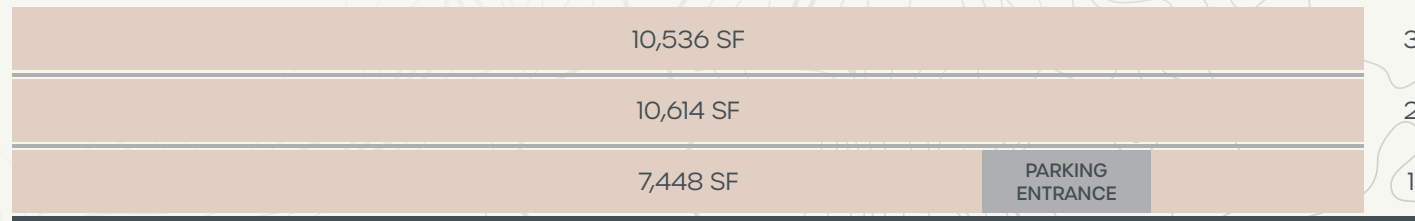


550 Elizabeth Lane

49,185 SF / Full Building Available

400 Dulany Street

386,285 SF / Full Building Available

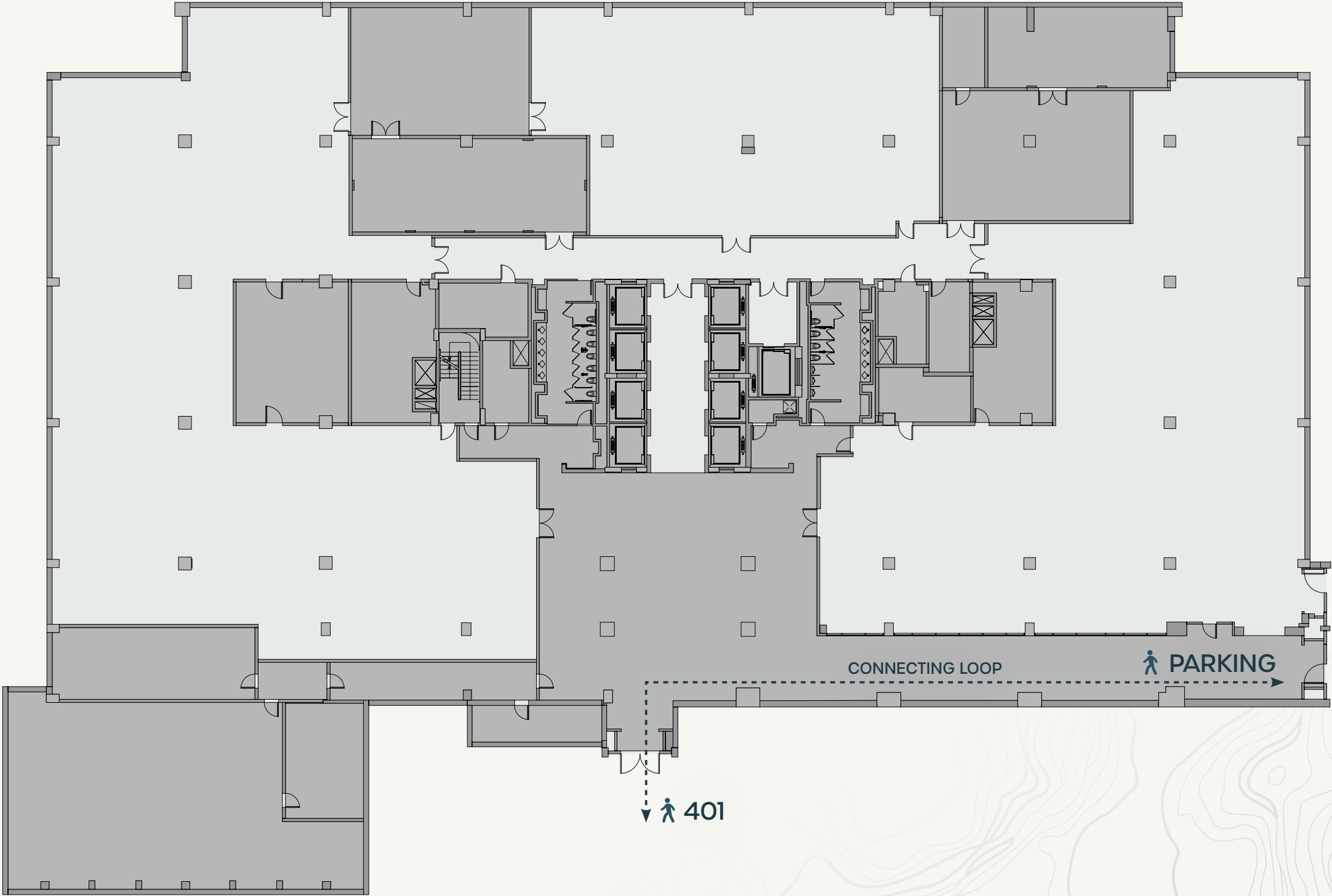


551 John Carlyle Street

28,598 SF / Full Building Available



400 DULANY ST

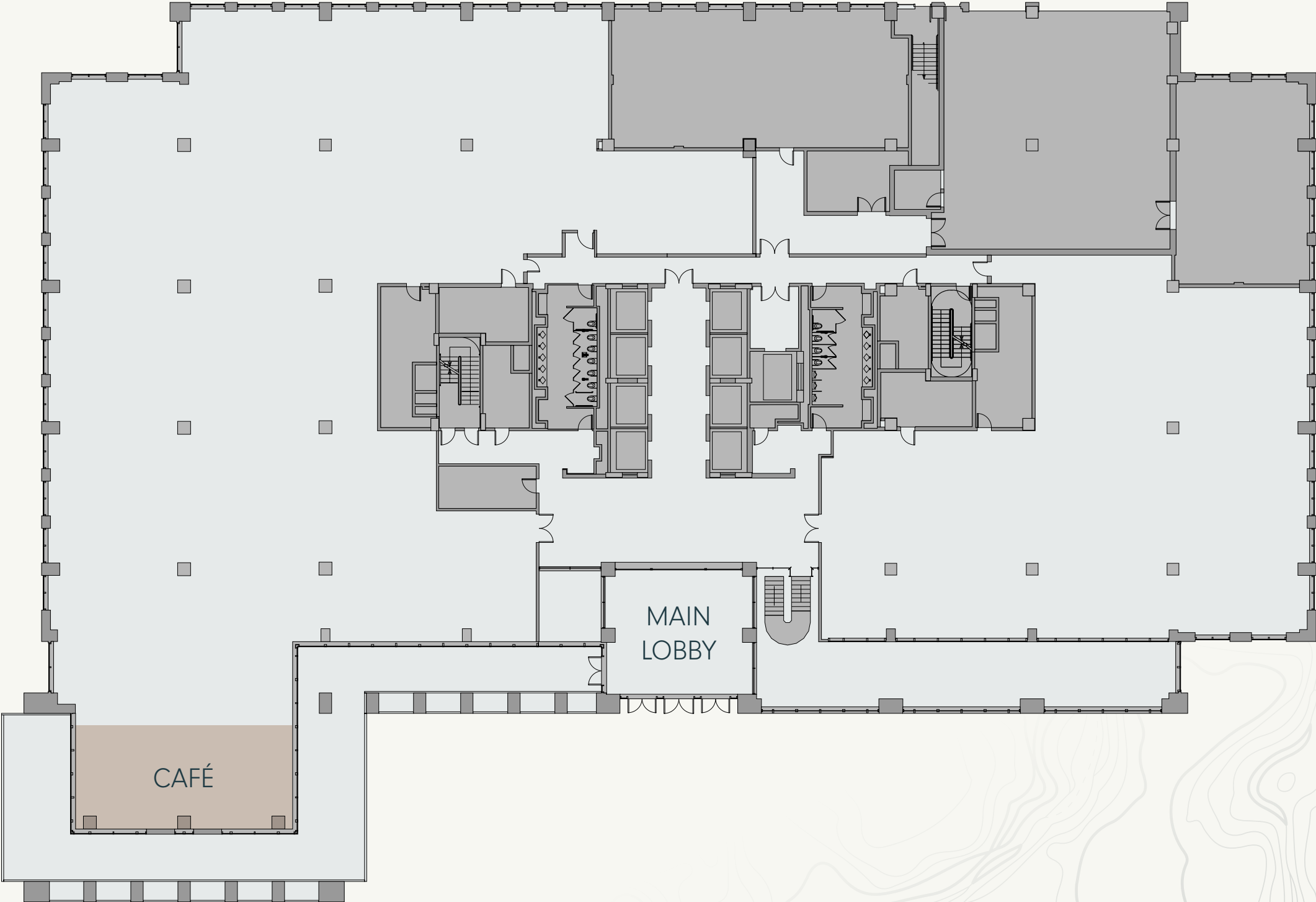


Concourse Level

43,648 SF / As-Built

Multiple storage and conference solutions

Build & Tour in 3D [↗](#)



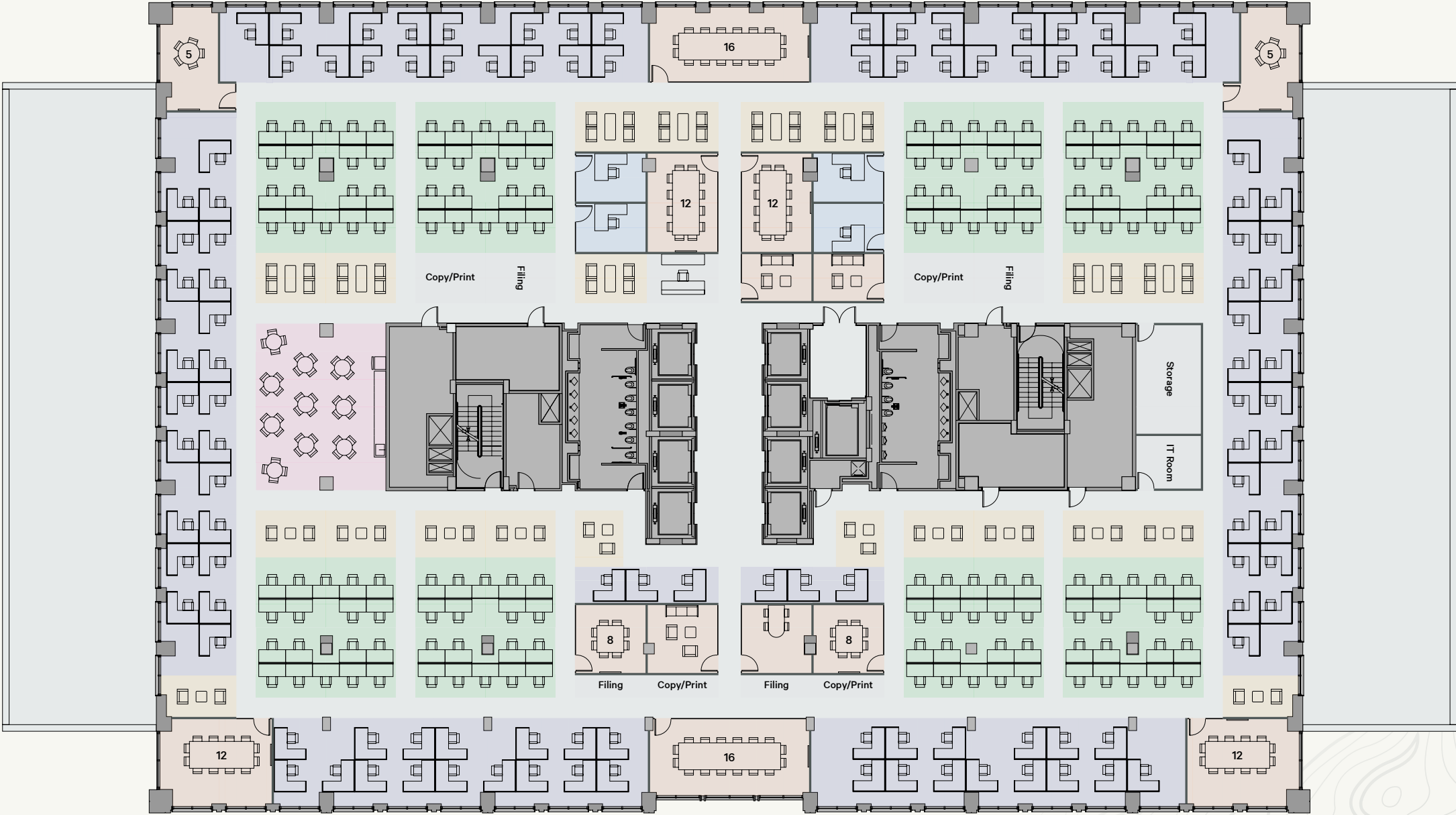
1st Floor
35,712 SF / As-Built

Conference centers, mail room, direct access to loading

Build & Tour in 3D [↗](#)



Floors 2-5
40,504 SF / Potential Layout



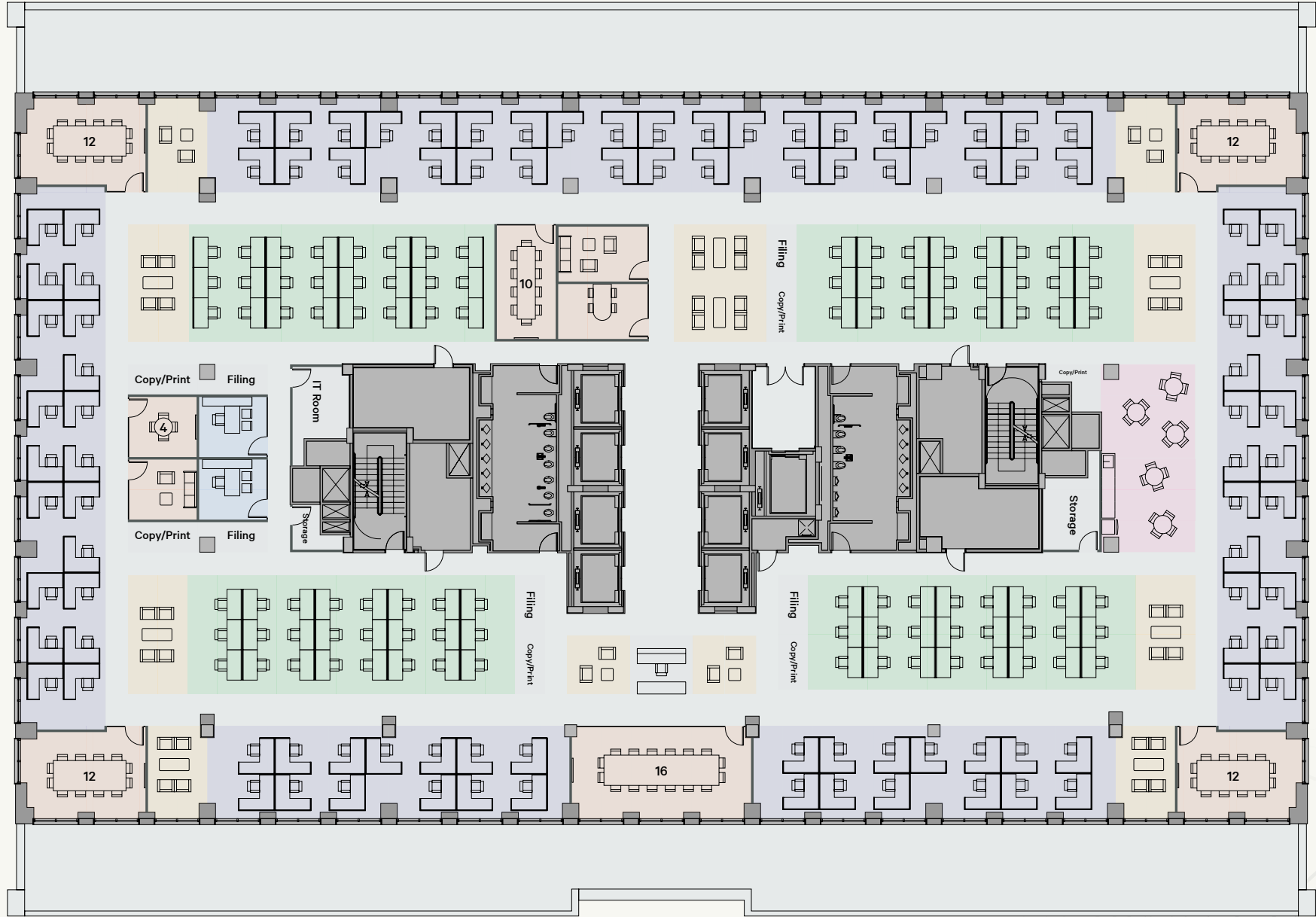
- 258 Workstations
- 4 Private Offices
- 10 Conference Rooms
- 10 Breakout Areas

Floors 6-8

30,242 SF / Potential Layout

Multiple terrace options available

[Build & Tour in 3D](#)



- 196 Workstations
- 2 Private Offices
- 10 Conference Rooms
- 10 Breakout Areas

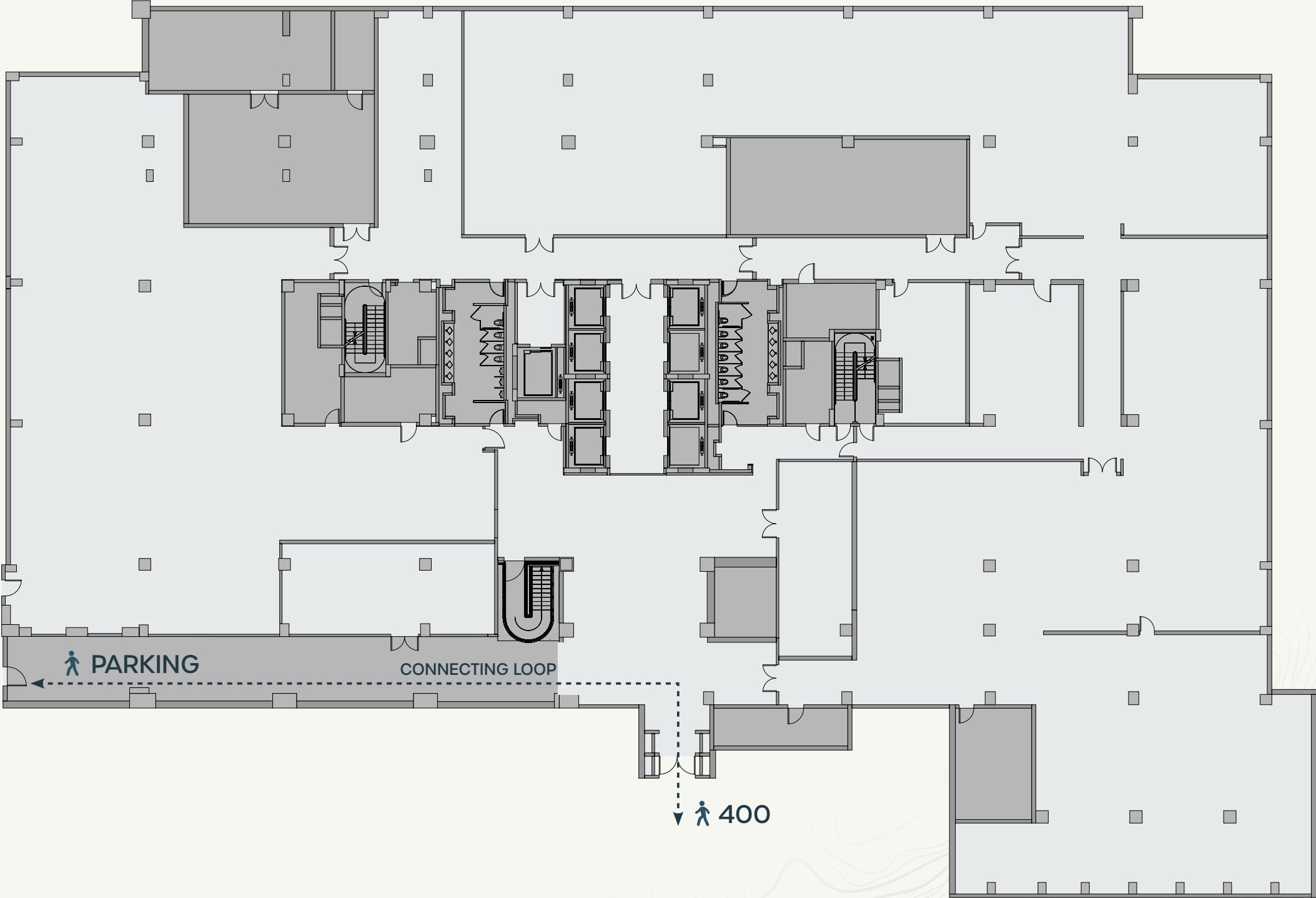
Floors 9-10

23,862 SF / Potential Layout

Multiple terrace options available

[Build & Tour in 3D](#)



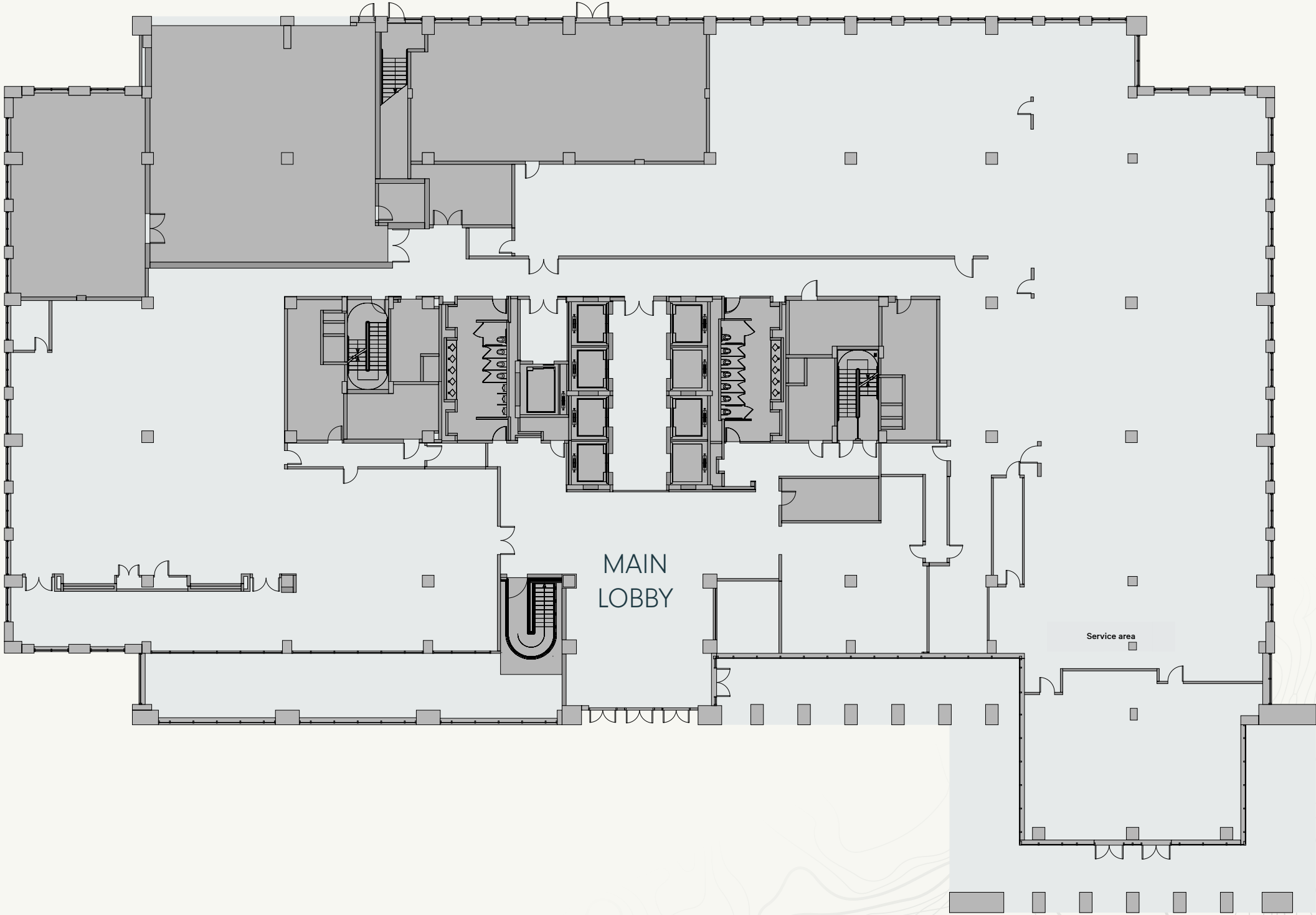


Concourse Level

43,648 SF / As-Built

Multiple storage and conference solutions

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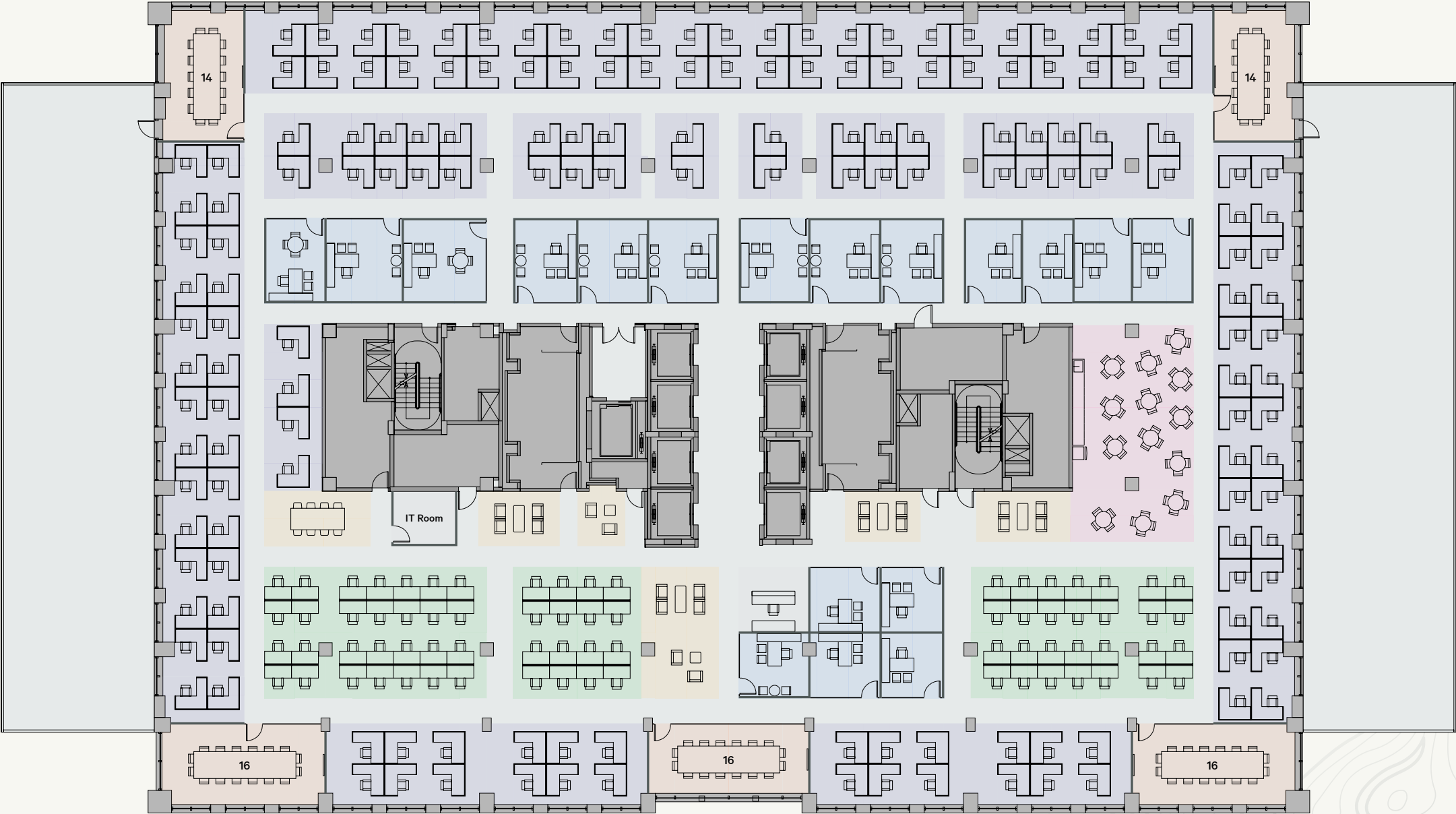
1st Floor
36,033 SF / As-Built

Conference centers, mail room, direct access to loading

Build & Tour in 3D [↗](#)



Floors 2-5
40,504 SF / Potential Layout



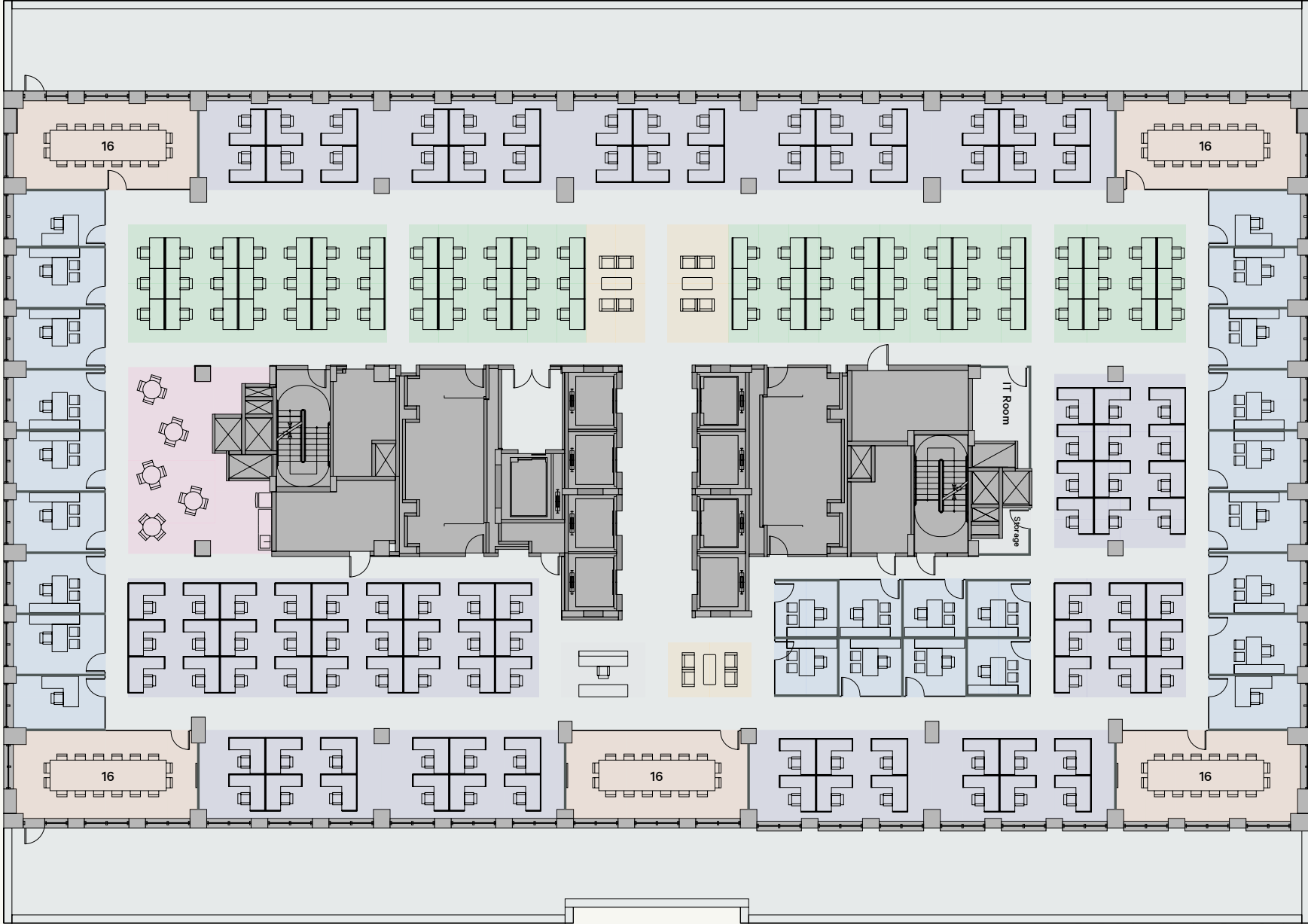
- 238 Workstations
- 18 Private Offices
- 5 Conference Rooms
- 7 Breakout Areas

Floors 6-8

30,242 SF / Potential Layout

Multiple terrace options available

[Build & Tour in 3D](#)



- 174 Workstations
- 26 Private Offices
- 5 Conference Rooms
- 3 Breakout Areas

Floors 9-10

23,862 SF / Potential Layout

Multiple terrace options available

Build & Tour in 3D [↗](#)



Floor plans

550 Elizabeth Lane

5th Floor
9,201 SF



4th Floor
10,604 SF



3rd Floor
10,432 SF



2nd Floor
10,502 SF



1st Floor
8,446 SF



Elizabeth Lane

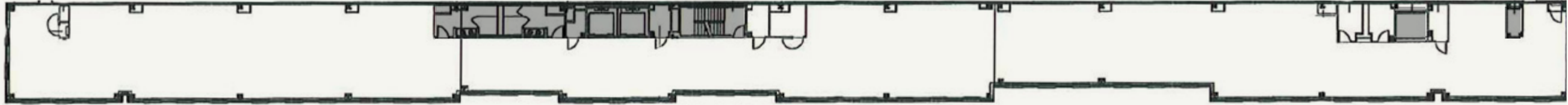


Floor plans

551 John Carlyle Street

3rd Floor

10,536 SF



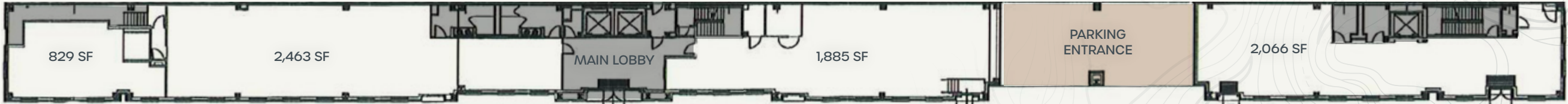
2nd Floor

10,614 SF



1st Floor

7,448 SF



John Carlyle Street



Carlyle

INNOVATION CAMPUS

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