

Owned and managed by:



American Real Estate Partners

# CHART A NEW COURSE

Alexandria's premier office destination on the Potomac River



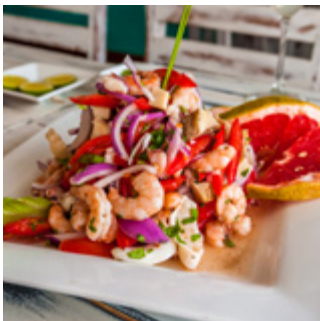


## OVERVIEW

Companies aren't the only ones reimagining the modern workday. At Canal Center, we are committed to reimagining the modern workplace experience, ensuring tenants have access to an environment of safety, comfort and inspiration like never before.

Set along the Potomac River in charming Old Town Alexandria, this premier location allows for quick access to Old Town Alexandria's King Street location with an abundance of restaurants and shopping. Canal Center offers a suite of flexible amenities that will give employees the confidence they need to work productively and with peace-of-mind.





## BUILDING HIGHLIGHTS

- Panoramic views of the Potomac River
- First floor suites with immediate access off common areas
- Stairwell access to upper floors
- Private terraces
- Abundant parking

## BUILDING AMENITIES

- New on-site bike room
- Waterfront park with sculptures and fountains
- Outdoor social and collaboration areas with wi-fi connectivity
- Spacious plaza for tenant community events
- Walkable to Mount Vernon train with jogging and bike paths
- Fitness center overlooking with the Potomac River
- Restaurants with outdoor seating: Café 44, Woodstock Café and Tokyo Japanese Steakhouse
- Food trucks on-site twice a week
- Tenant-only shuttle to Metro + King Street restaurant district



# OUTDOOR PLAZA





# UPGRADED CONTEMPORARY ATRIUM



# FITNESS CENTER





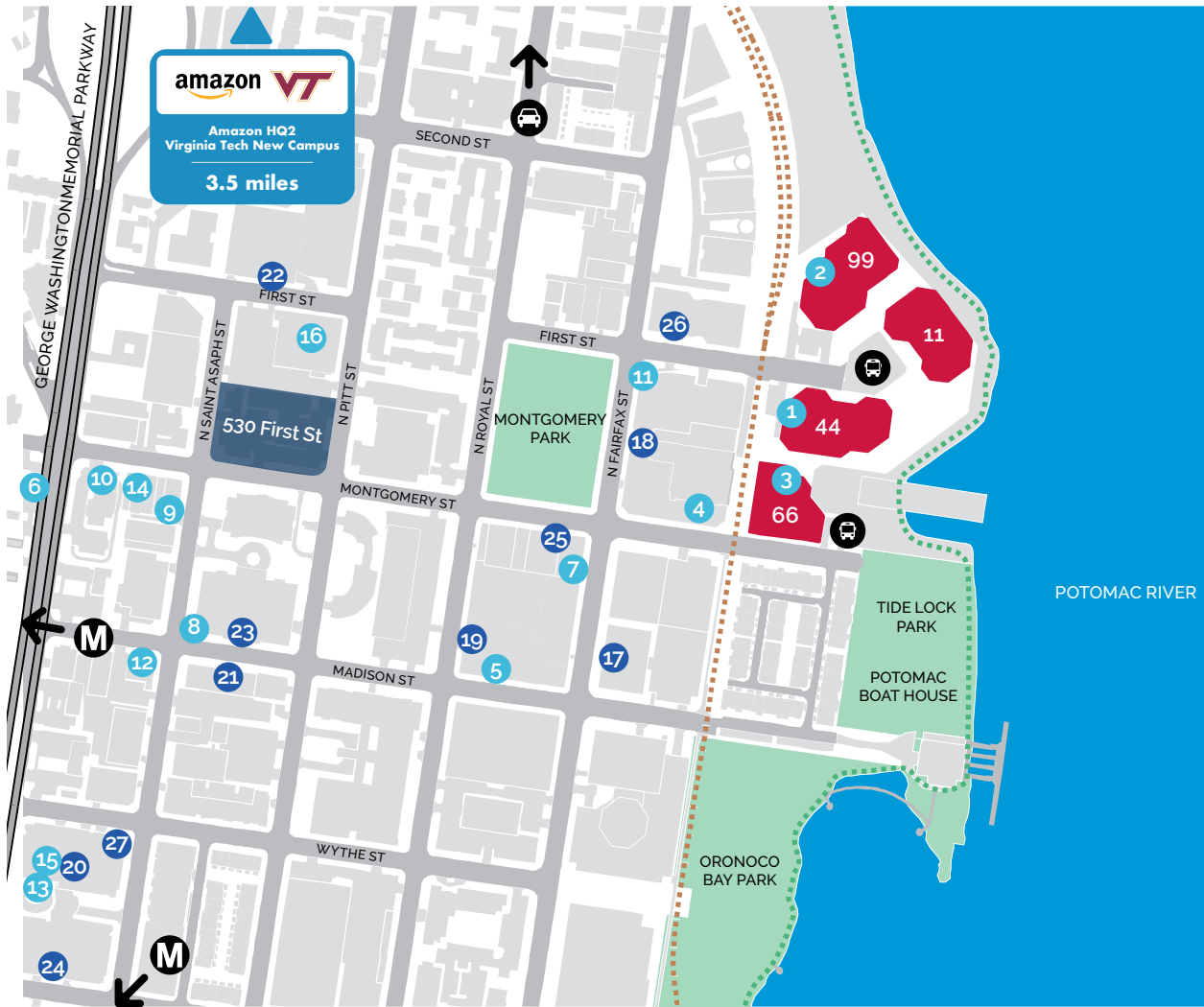
# CAFE 44



# WOODSTOCK CAFE



# IDEALLY SITUATED



## RESTAURANTS

- |                               |                          |
|-------------------------------|--------------------------|
| 1. Café 44                    | 23. Sheraton Suites      |
| 2. Woodstock Café             | 24. Trader Joe's         |
| 3. Tokyo Japanese Steak House | 25. Wheel Nuts Bike Shop |
| 4. Railstop Gastopub          | 26. Alphagraphics        |
| 5. A La Lucia                 | 27. TR Framing           |

## TRANSPORTATION

- Mt. vernon Bike trail
- Mt. vernon jogging trail

**M** Braddock Rd Metro (1.0 Mile)

**M** King Street Station (1.8 Miles)

Reagan Washington National Airport (10 Minutes)

Tenant-only shuttle to Metro + Metro King Street Restaurant District (<10 Minutes)

## HOTEL | RETAIL

17. Old Town Sport & Health
18. Crowne Plaza Old Town Alexandria
19. Crossfit Old Town
20. FedEx
21. Harris Teeter
22. Holiday Inn

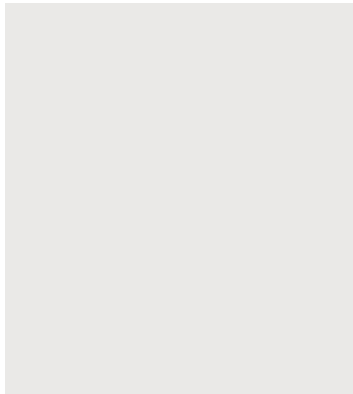


# 44 CANAL

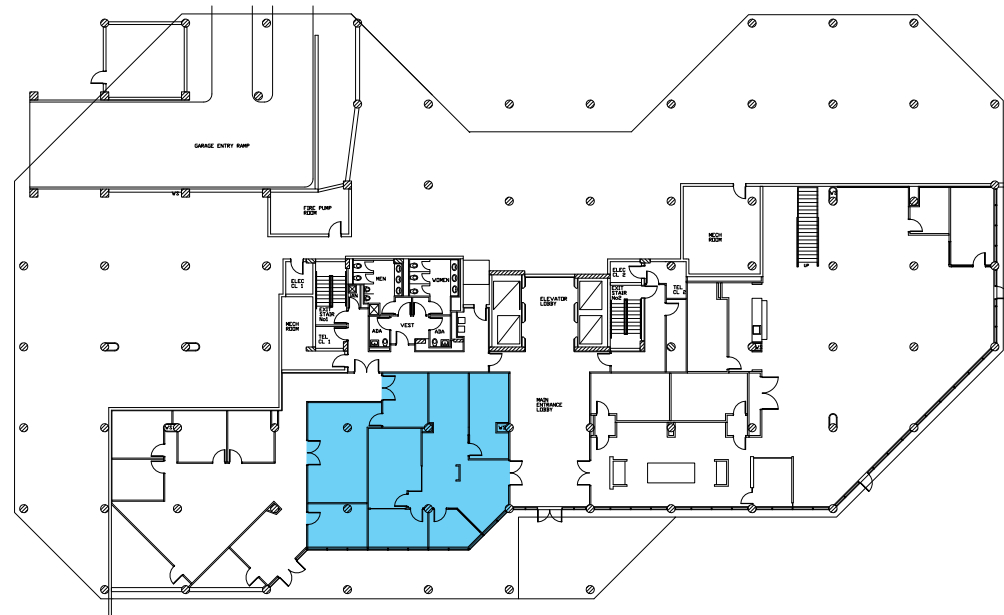
GROUND FLOOR

THIRD FLOOR

FIFTH FLOOR



## GROUND FLOOR



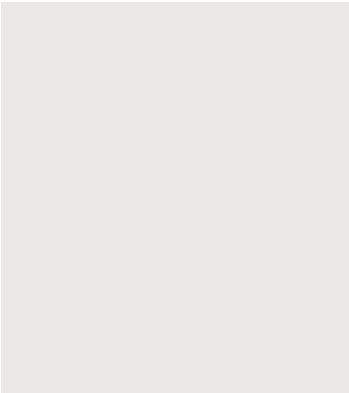
SUITE G1  
1,584 SF  
Available 8/1/20

# 44 CANAL

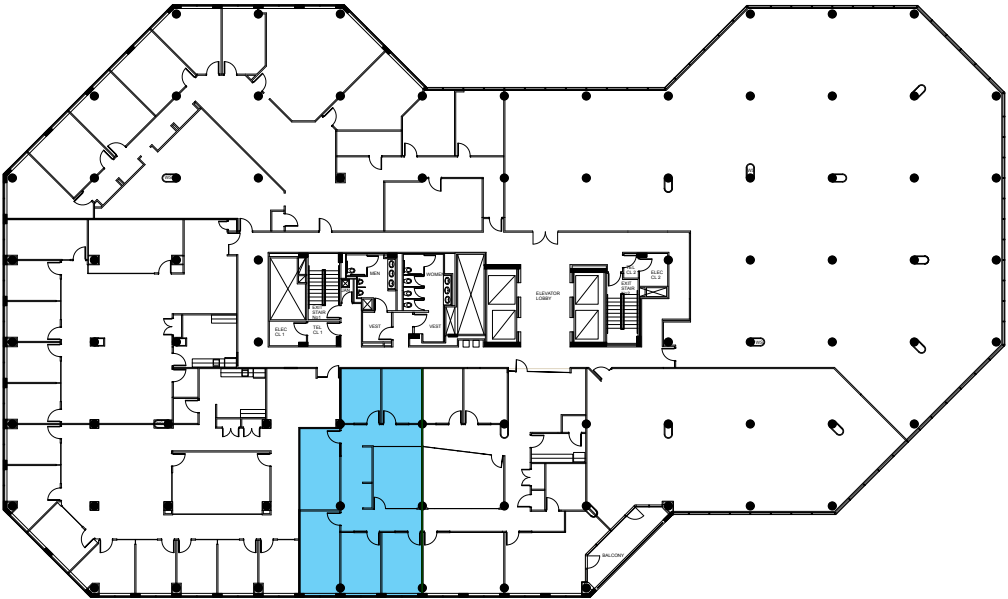
GROUND FLOOR

THIRD FLOOR

FIFTH FLOOR



# THIRD FLOOR



Suite A  
1,860 SF

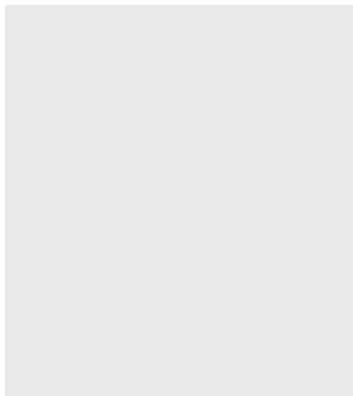


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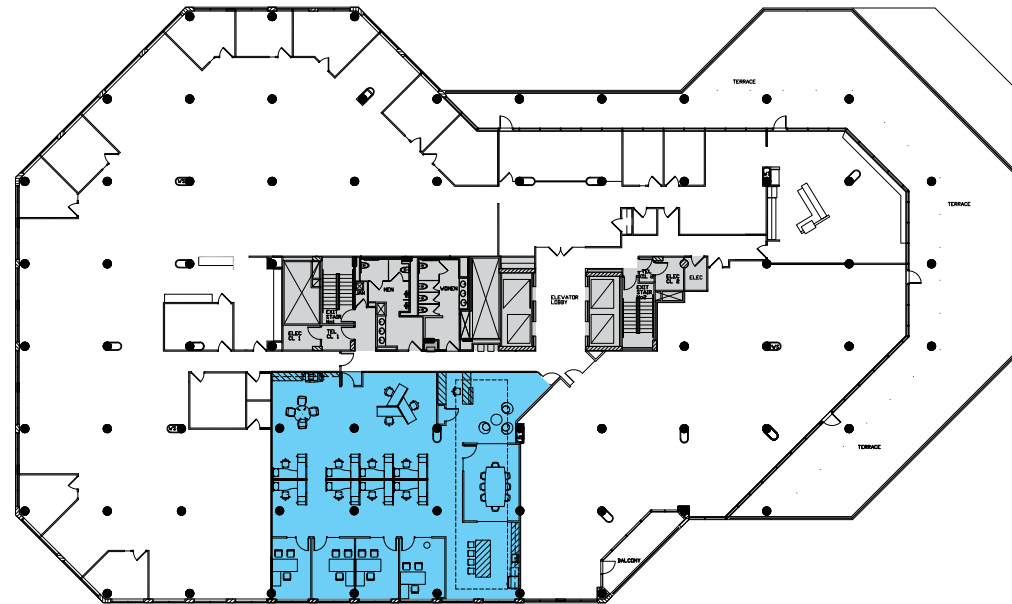
GROUND FLOOR

THIRD FLOOR

FIFTH FLOOR



# FIFTH FLOOR

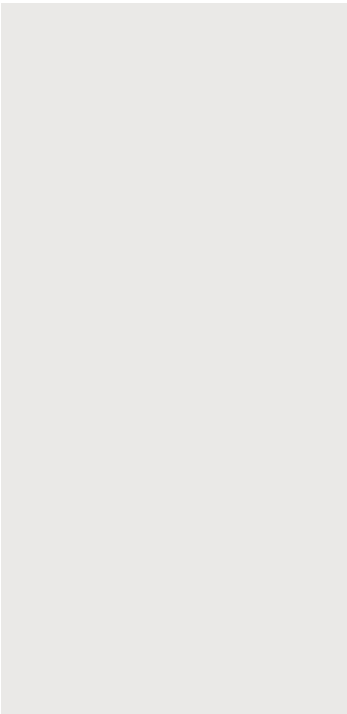


Suite 510  
4,083 SF  
Hypothetical plan

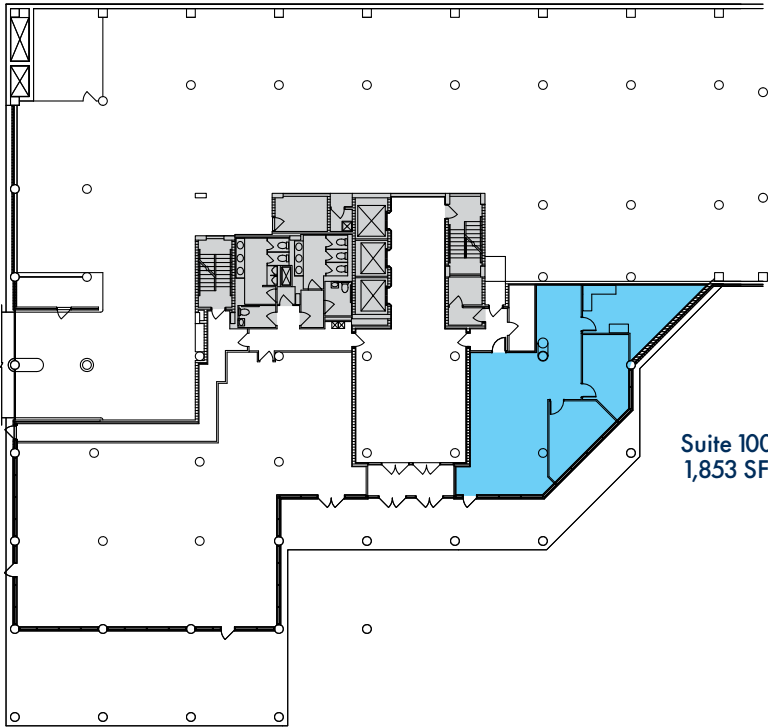
# 66 CANAL

## FIRST FLOOR

Suite 100 1,853 SF



# FIRST FLOOR



Suite 100  
1,853 SF



# 99 CANAL

## FIRST FLOOR

FIRST FLOOR

SECOND FLOOR

THIRD FLOOR

FIFTH FLOOR

9,094 SF  
Contiguous

8,701 SF  
Contiguous

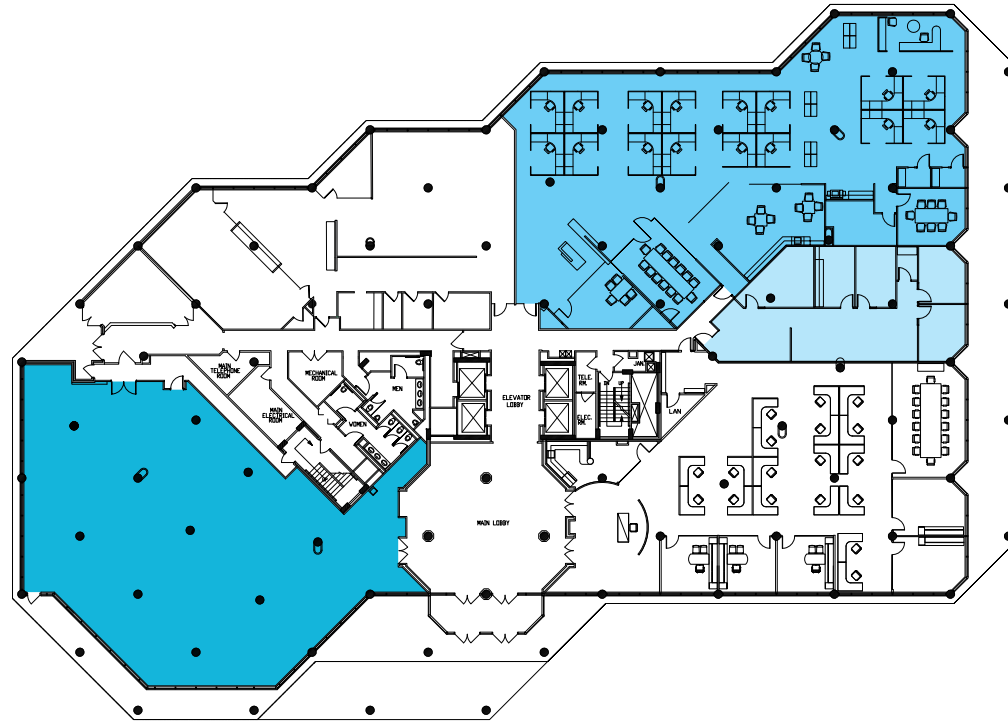
8,521 SF  
Contiguous

6,811 SF  
Contiguous

Suite 110  
5,992 SF  
Available  
8/1/20

Suite 125  
7,249 SF

Suite 130  
1,845 SF  
Available  
8/1/20



# 99 CANAL

## SECOND FLOOR

FIRST FLOOR

SECOND FLOOR

THIRD FLOOR

FIFTH FLOOR

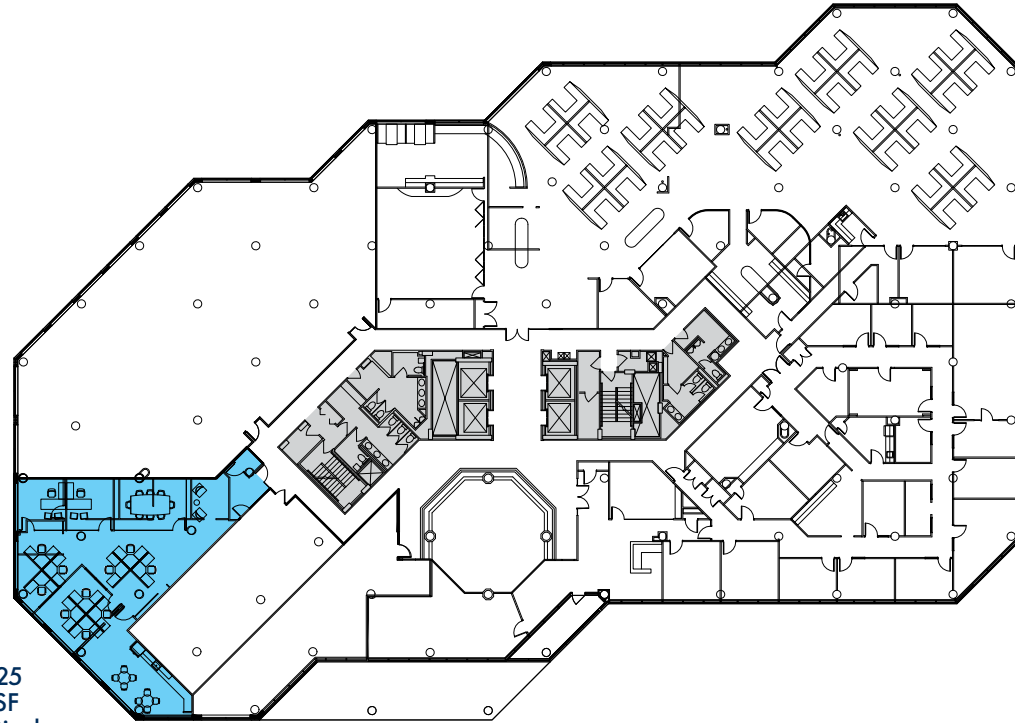
9,094 SF  
Contiguous

8,701 SF  
Contiguous

8,521 SF  
Contiguous

6,811 SF  
Contiguous

Suite 225  
2,695 SF  
Hypothetical  
Space Plan





# 99 CANAL

## SECOND FLOOR

FIRST FLOOR

SECOND FLOOR

THIRD FLOOR

FIFTH FLOOR

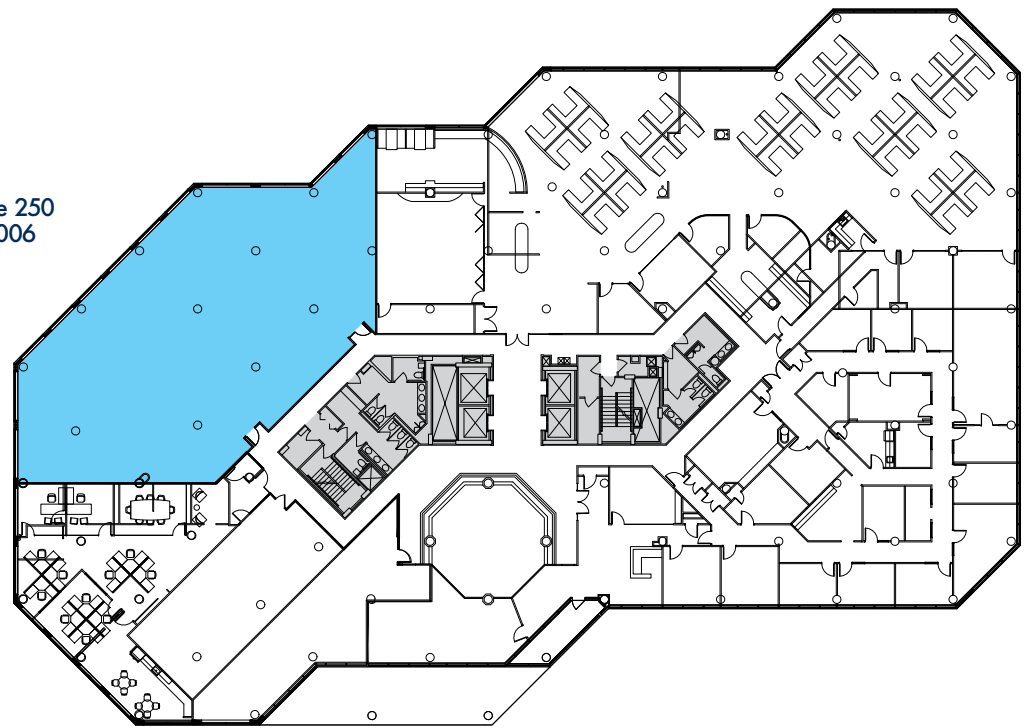
9,094 SF  
Contiguous

Suite 250  
6,006

8,701 SF  
Contiguous

8,521 SF  
Contiguous

6,811 SF  
Contiguous



# 99 CANAL

## THIRD FLOOR

FIRST FLOOR

SECOND FLOOR

THIRD FLOOR

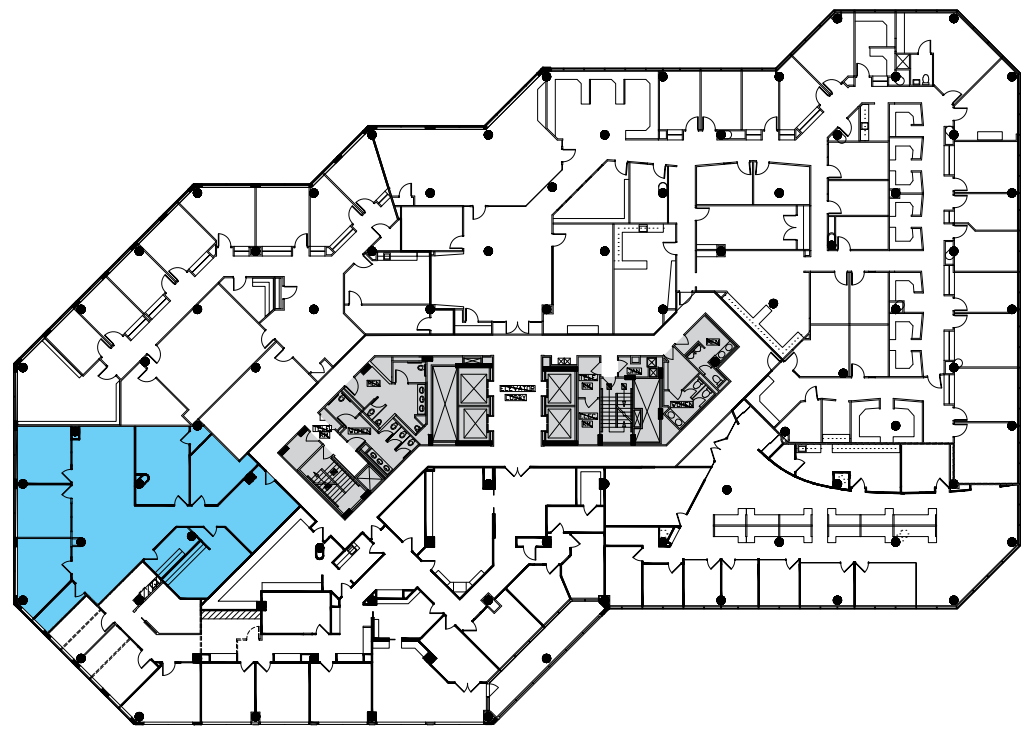
FIFTH FLOOR

9,094 SF  
Contiguous

8,701 SF  
Contiguous  
Suite 340  
3,009 SF

8,521 SF  
Contiguous

6,811 SF  
Contiguous





# 99 CANAL

## THIRD FLOOR

FIRST FLOOR

SECOND FLOOR

THIRD FLOOR

FIFTH FLOOR

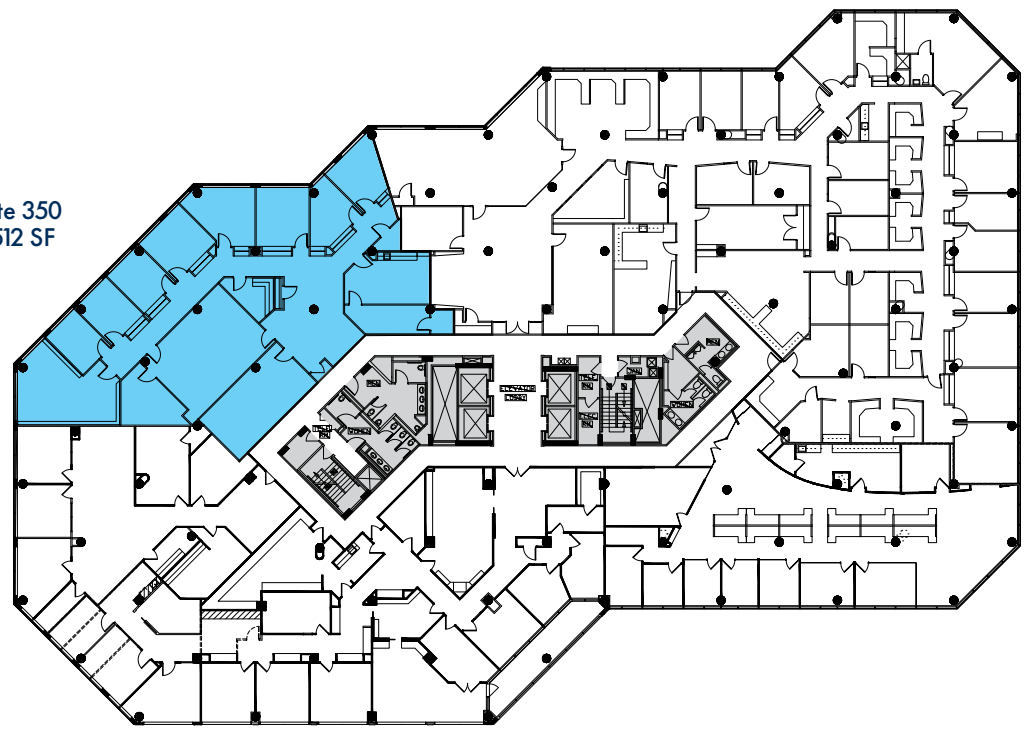
9,094 SF  
Contiguous

Suite 350  
5,512 SF

8,701 SF  
Contiguous

8,521 SF  
Contiguous

6,811 SF  
Contiguous



# 99 CANAL

# FIFTH FLOOR

FIRST FLOOR

SECOND FLOOR

THIRD FLOOR

FIFTH FLOOR

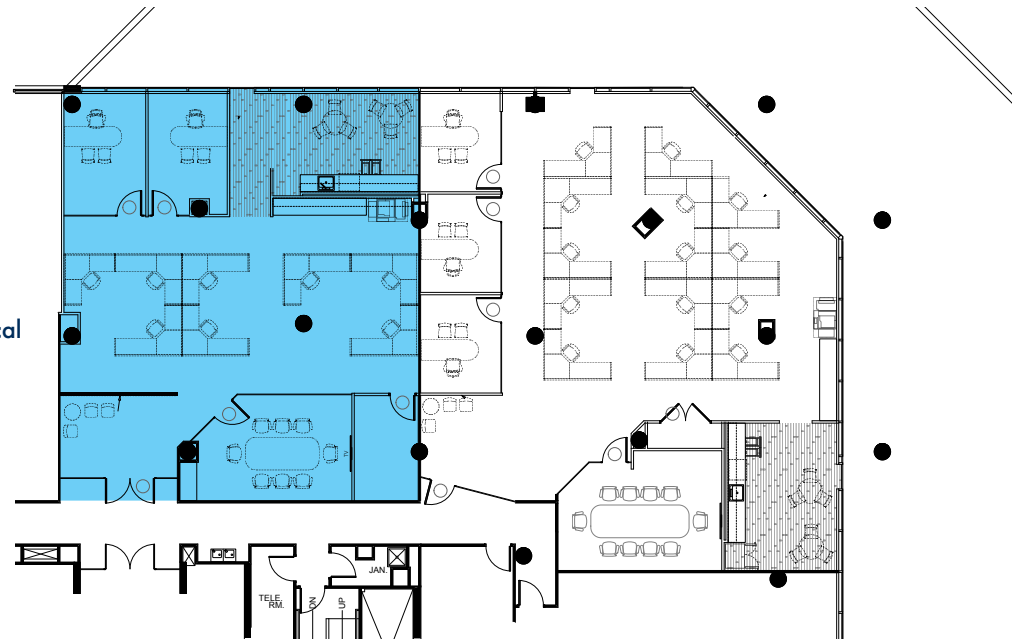
9,094 SF  
Contiguous

8,701 SF  
Contiguous

8,521 SF  
Contiguous

6,811 SF  
Contiguous

Suite A  
3,039 SF  
Hypothetical  
plan



# 99 CANAL

# FIFTH FLOOR

FIRST FLOOR

SECOND FLOOR

THIRD FLOOR

FIFTH FLOOR

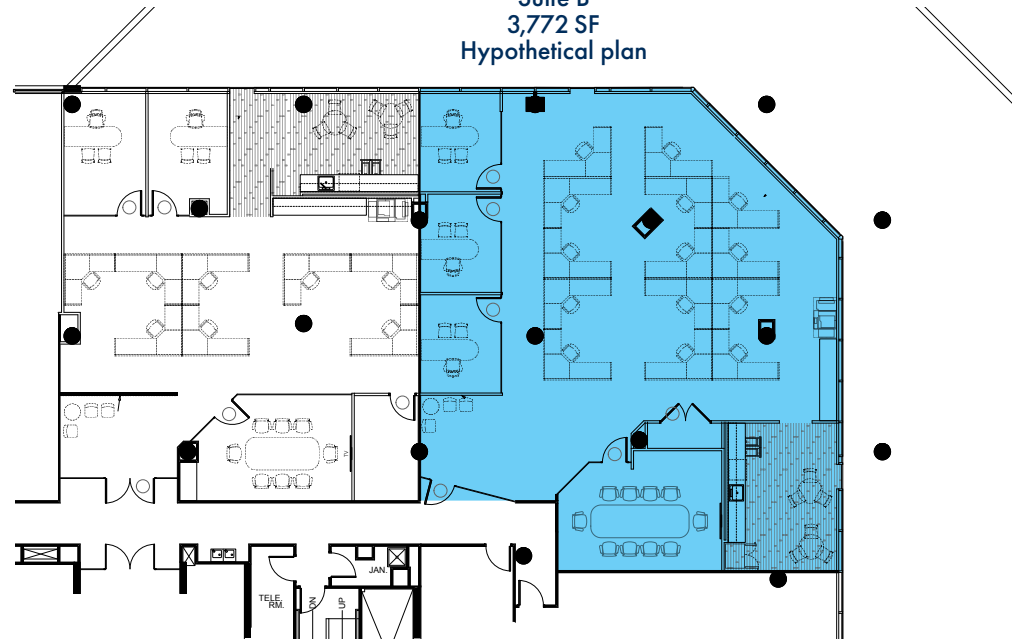
9,094 SF  
Contiguous

8,701 SF  
Contiguous

8,521 SF  
Contiguous

6,811 SF  
Contiguous

Suite B  
3,772 SF  
Hypothetical plan





703.485.8800

For leasing information contact JLL Northern Virginia Agency Leasing Team

