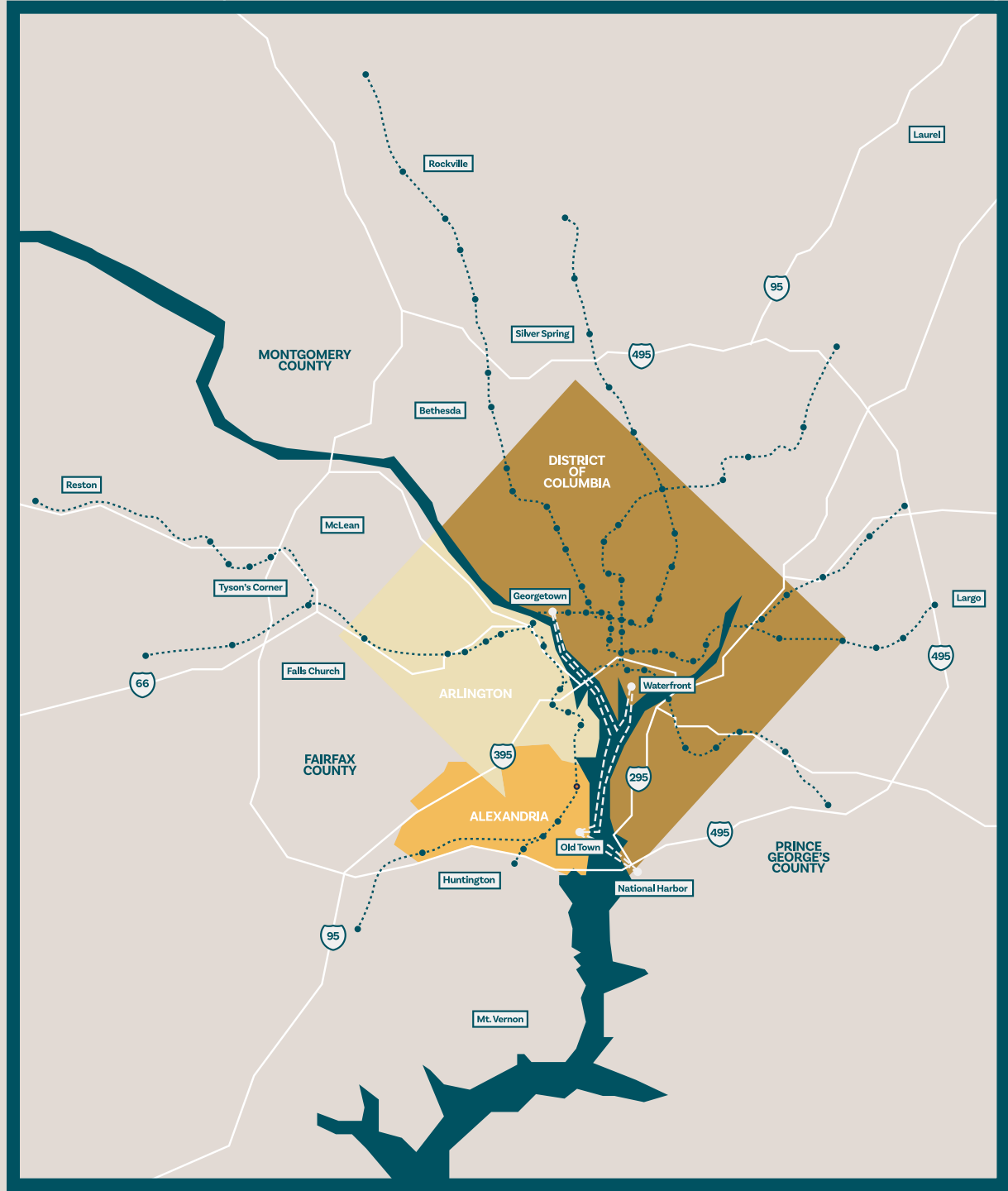




YOUR FUTURE STARTS IN **ALX**



Alexandria
Economic
Development
Partnership



Potential Catalyst

Existing Catalyst

Metro Station

VRE / Amtrak Station

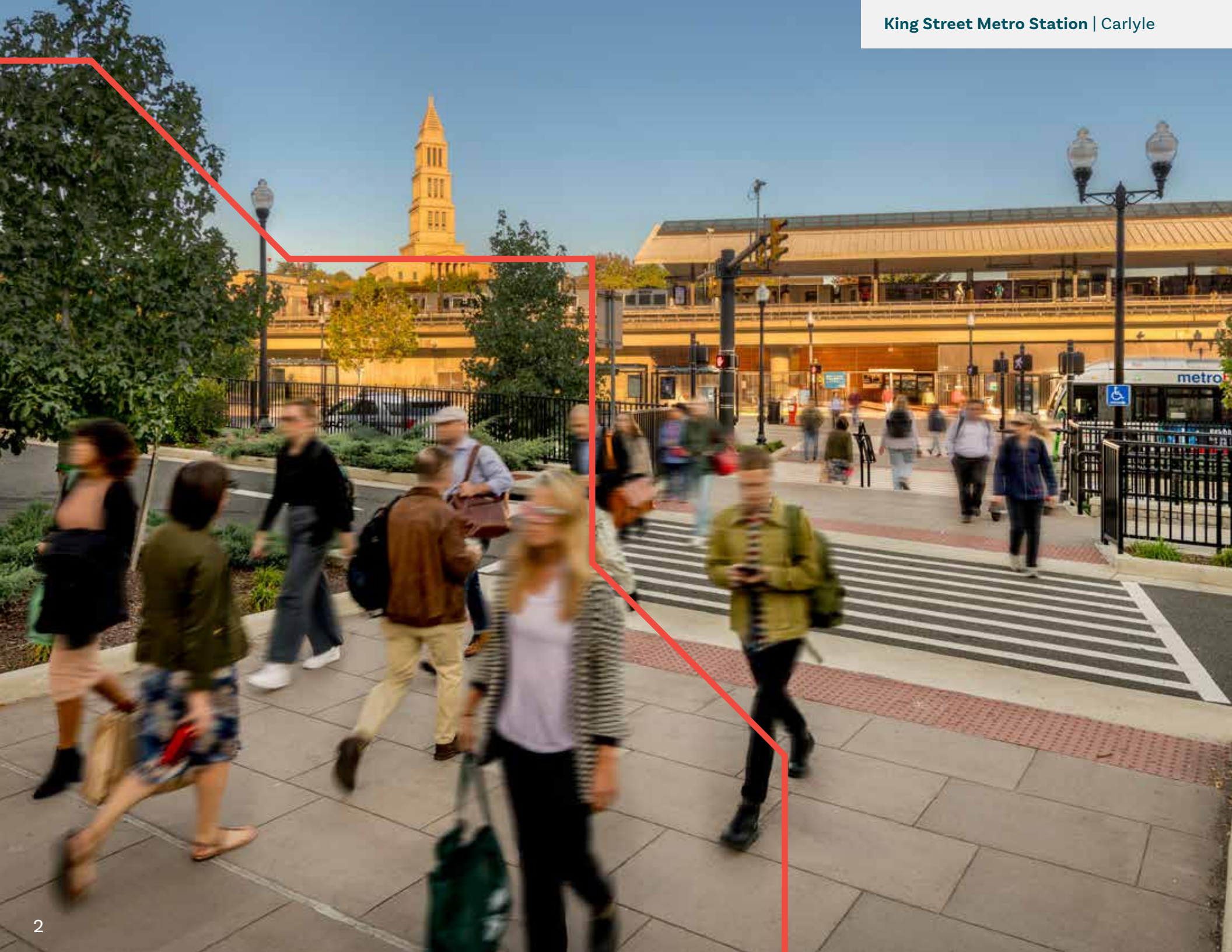
Airport

Metro Line

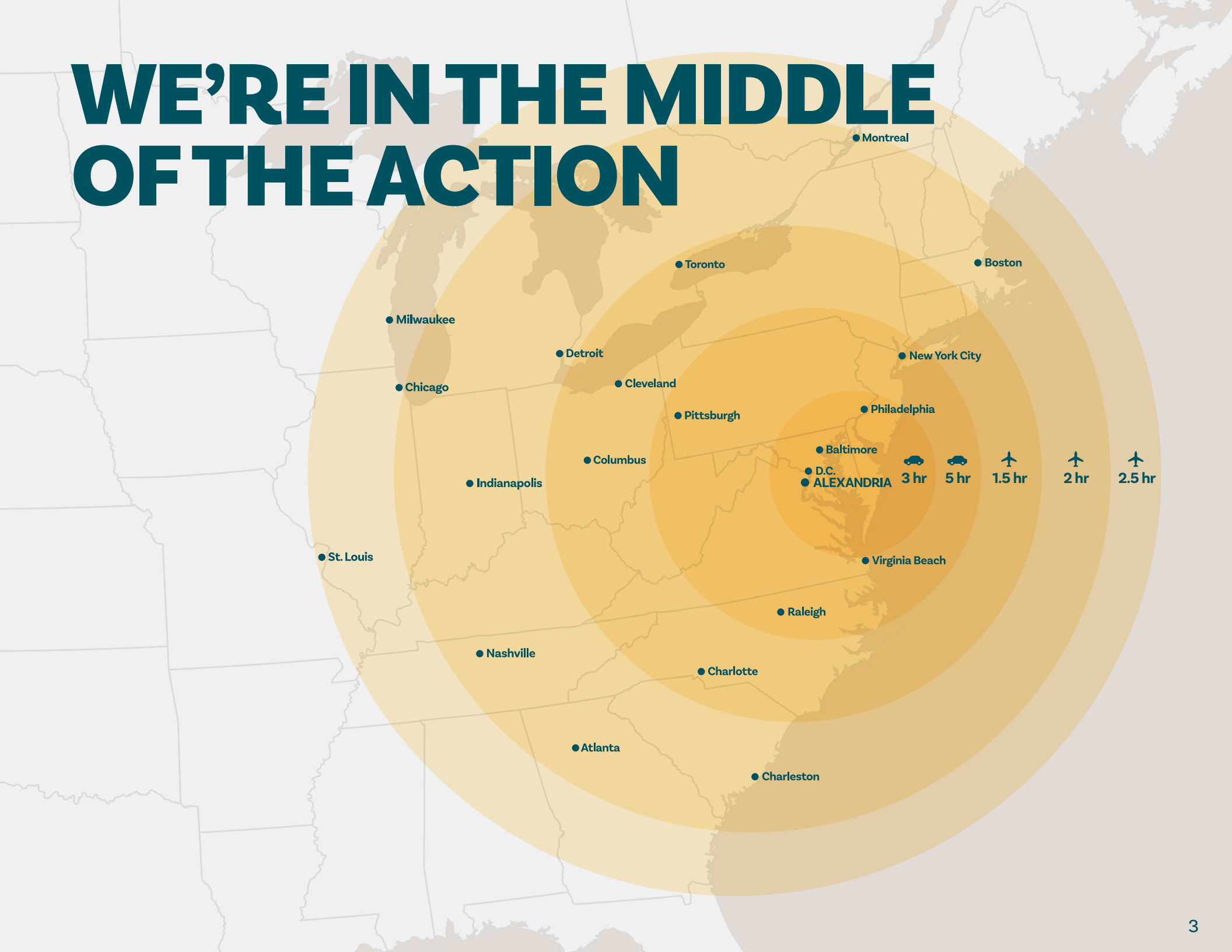
Bus Rapid Transit

King Street Trolley





WE'RE IN THE MIDDLE OF THE ACTION





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 regularly ranks on lists of the best places to visit, work, live, and do business.

“ We are connecting the world's best talent and partners to the commonwealth and bridging the gaps between academia, industry, and government in the greater D.C. area. This new institute strengthens a growing ecosystem of partners, professors, students, and peers working together to address global scale problems.”

Tim Sands | President, Virginia Tech, on the Institute for Advanced Computing, located in Alexandria



DRIVEN BY PASSION AND AMBITION

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

#1

**BEST BUSINESS
CLIMATE (POP.
LESS THAN 200K)**

BUSINESS FACILITIES, 2022

E-Lofts | 4501 Ford Ave | West End



#1

**TOP STATE
FOR BUSINESS**

CNBC, 2024

Key Facts

#18

Fortune Magazine's 50
Best Places to Live, 2023

66%

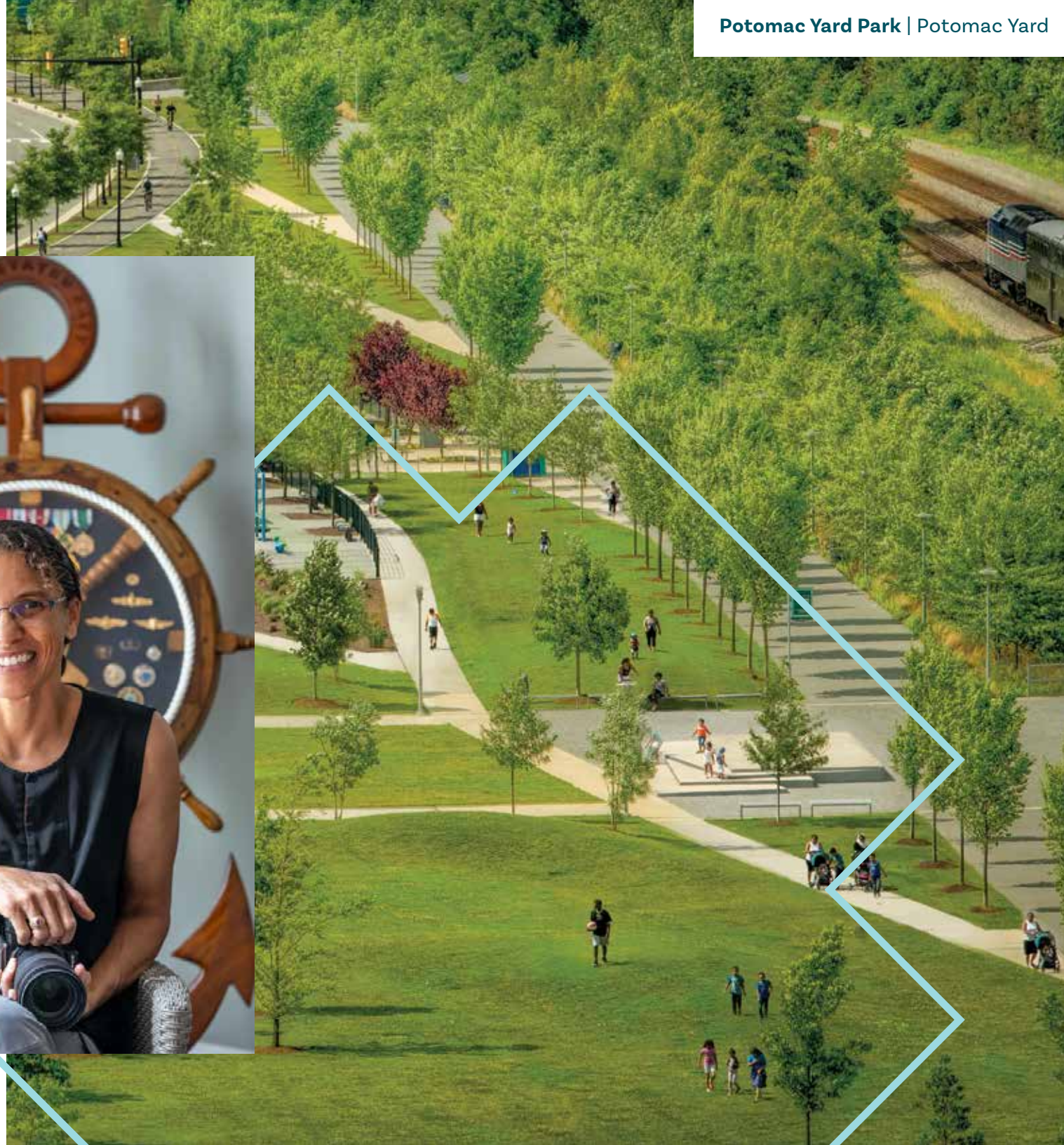
Of Residents Have
a Bachelor's Degree
or Higher

#1

Best Places for Cultural
Riches, Travel + Leisure, 2023

“Being a veteran business owner in Alexandria feels akin to the camaraderie and support I experienced in the Navy. The City’s business community and resources provide the same sense of belonging, teamwork, and shared mission, allowing me to thrive while I continue to serve others.”

Laura Hatcher | Owner, Laura Hatcher Photography



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

18M SF

of Office Space

\$33/SF

Average Asking
Rental Rate

#3

**MOST WALKABLE
CITY IN VIRGINIA**

WALKSCORE, 2025

View of the Masonic Memorial | Carlyle

#1

**CUSTOMIZED
WORKFORCE
TRAINING**

BUSINESS FACILITIES, 2025

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.





King Street | Old Town

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.

#6
TOP MID-SIZE CITY FOR
STARTING A CAREER
AFTER GRADUATION

COWORKING CAFE, 2025

#15
BEST CITIES
IN THE U.S.

TRAVEL + LEISURE, 2024

#3
SMALL CITY

CONDÉ NAST TRAVELER
READER'S CHOICE
AWARDS, 2024

Key Facts

155K

Total
Population

\$110K

Median
Household Income

200+

Independent Stores
and Restaurants



LIVE SMARTER IN NORTHERN VIRGINIA

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 OF THE YEAR:
VIRGINIA**
BUSINES FACILITIES, 2024

Key Facts

COMMUTING

73K

Commute Daily
into Alexandria

14%

Of Residents Take
Public Transportation

RESIDENTIAL

3K

New Multi-Family
Units Since 2012

\$2,000

Approximate Monthly
Residential Median Rent

AMENITIES

62

Capital Bikeshare
Stations

49

Miles of Bike
Lanes and Trails

#3

**STATE FOR
TECH TALENT
PIPELINE**

BUSINESS FACILITIES, 2024



CULTIVATING DIVERSITY IN NORTHERN VIRGINIA

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

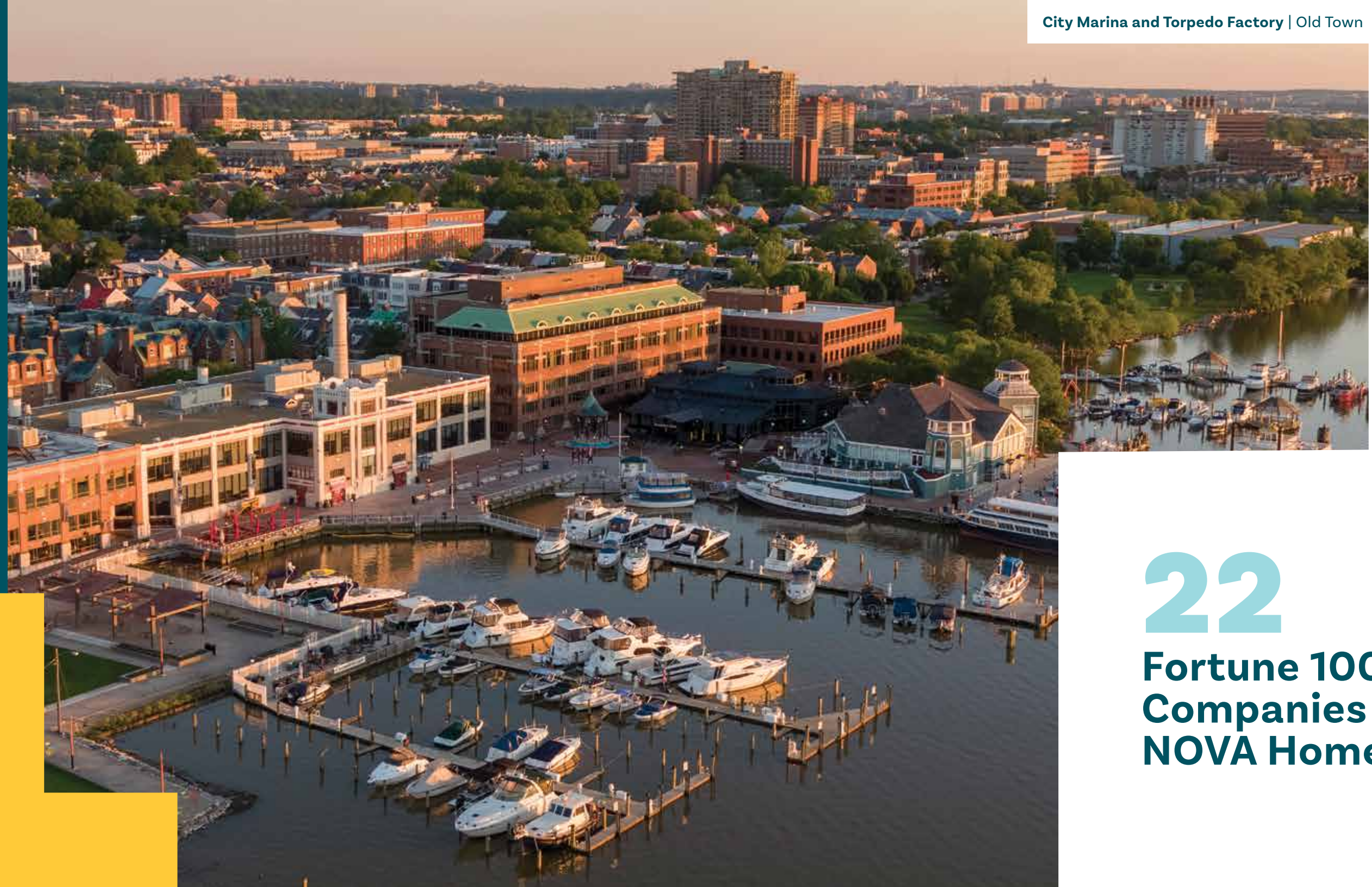
39%

Of Businesses Are Owned by People of Color

36%

Of Businesses Are Owned by Women

City Marina and Torpedo Factory | Old Town



22

**Fortune 1000
Companies Call
NOVA Home**

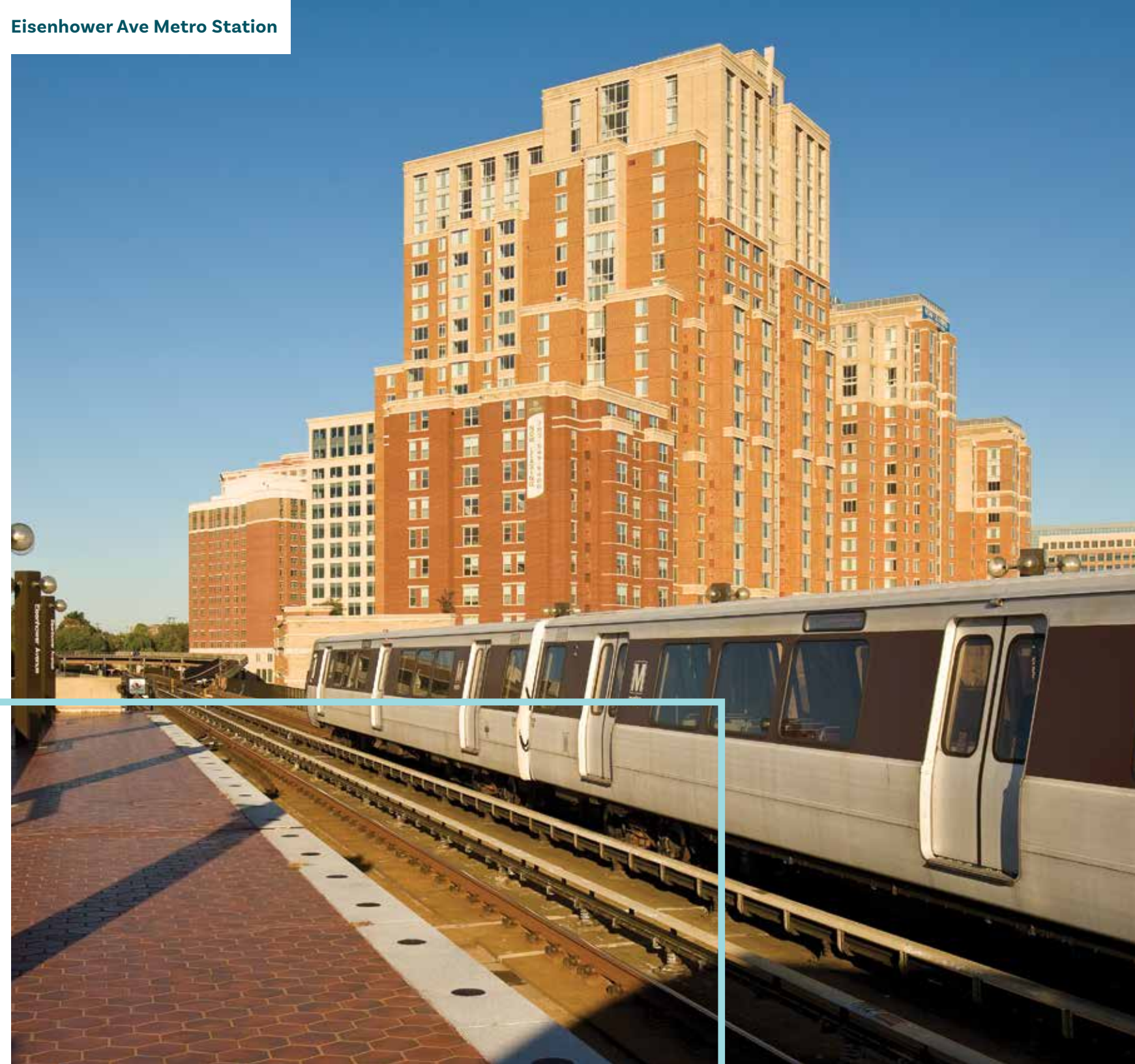
A PLACE FOR MOVERS AND SHAKERS

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.

Eisenhower Ave Metro Station



#1
BEST STATE BUSINESS CLIMATE

BUSINESS FACILITIES, 2024

Key Facts

#11
Largest Regional Bus Network in the U.S.

70%
Of All Internet Traffic Goes Through NOVA



“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



Old Town North



“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



OPPORTUNITIES FOR INVESTMENT

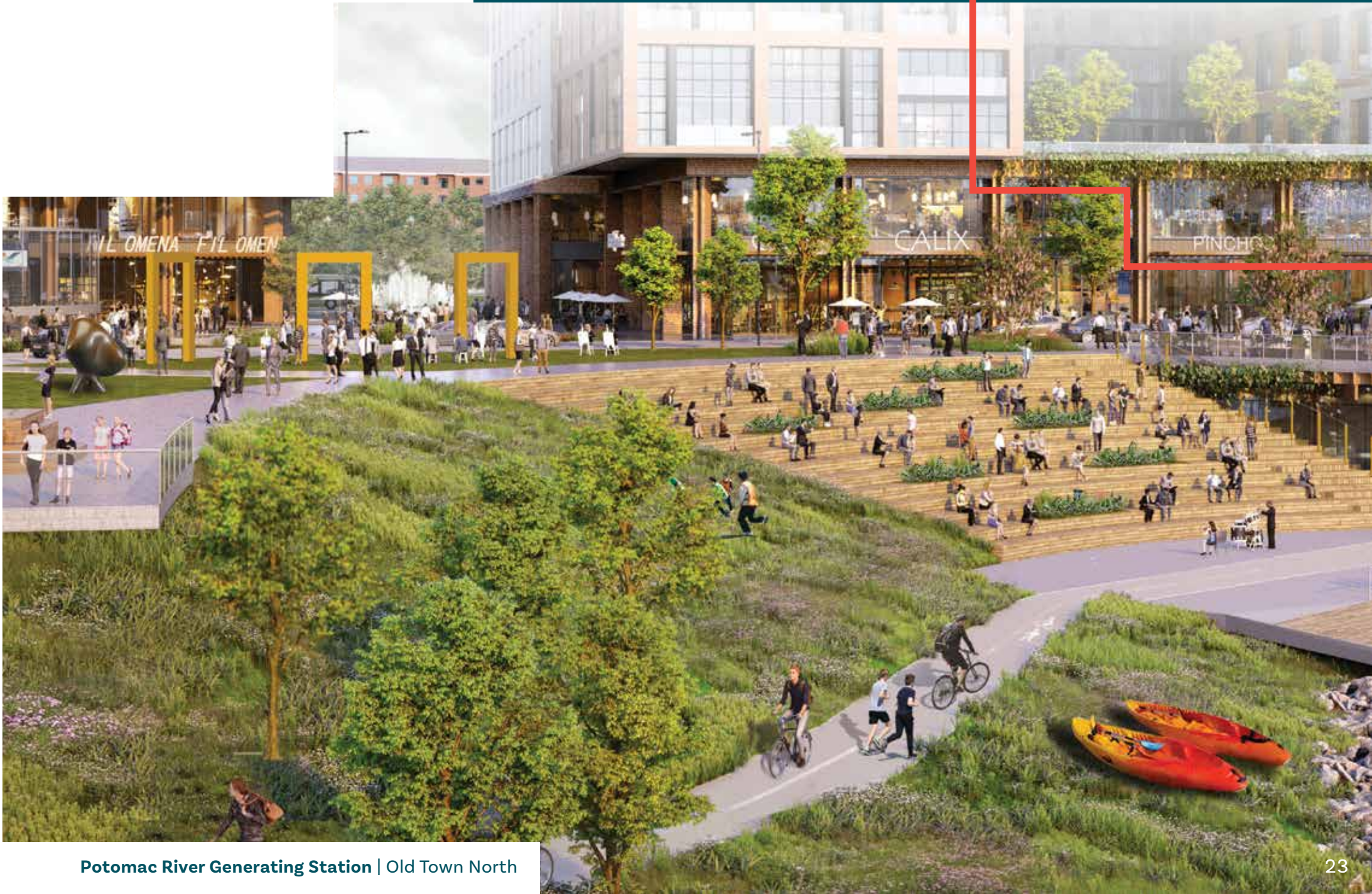
Potomac River Generating Station

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

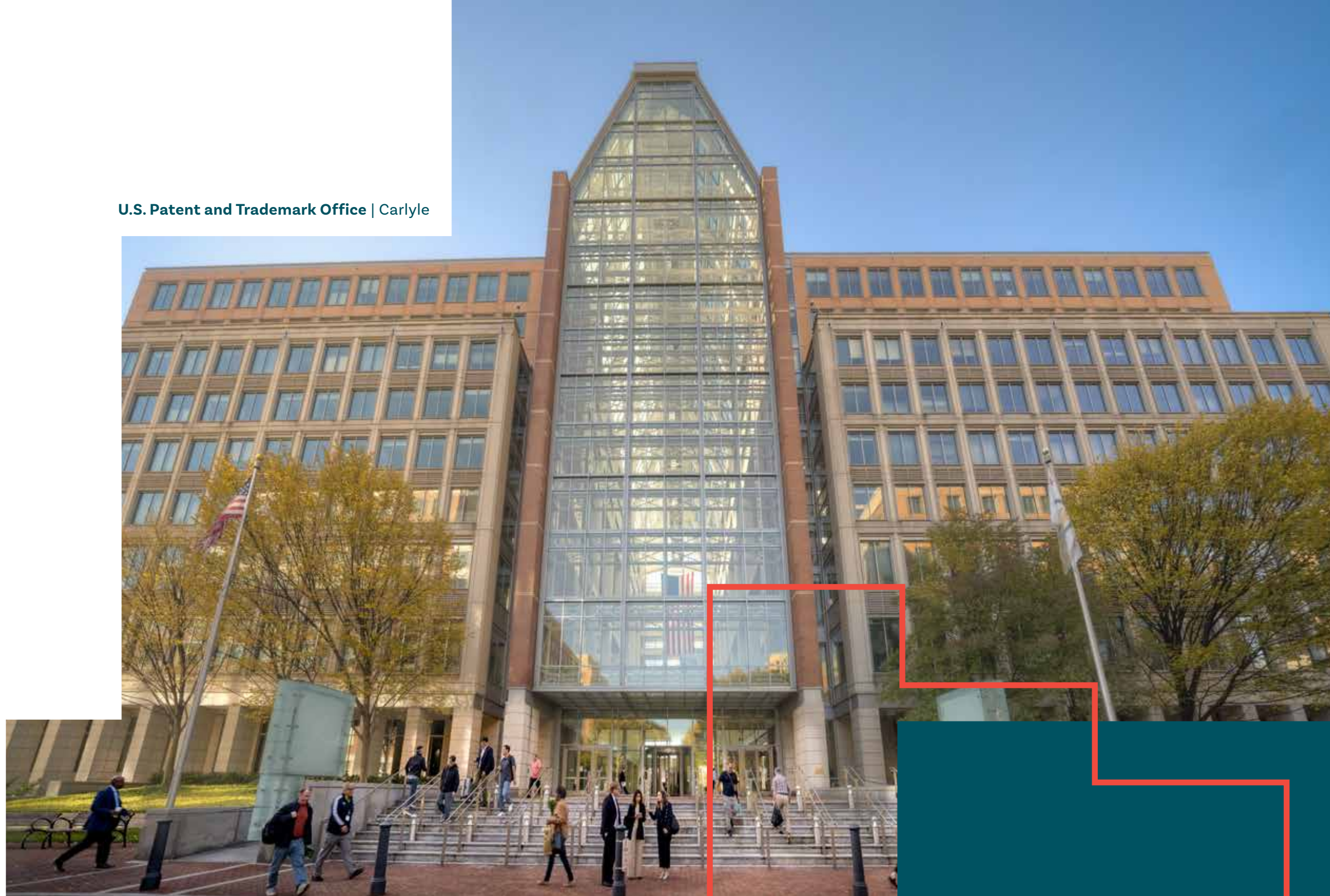
Over the next five to ten years, the site will transform into a livable, walkable, vibrant, mixed-use community.

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

▼ A conceptual rendering of potential development at the Potomac River Generating Site in Old Town North. Rendering courtesy Hilco Redevelopment Partners



U.S. Patent and Trademark Office | 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

WestEnd

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

- Inova Health Systems is building 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



WestEnd Alexandria



North Potomac Yard Innovation District in National Landing

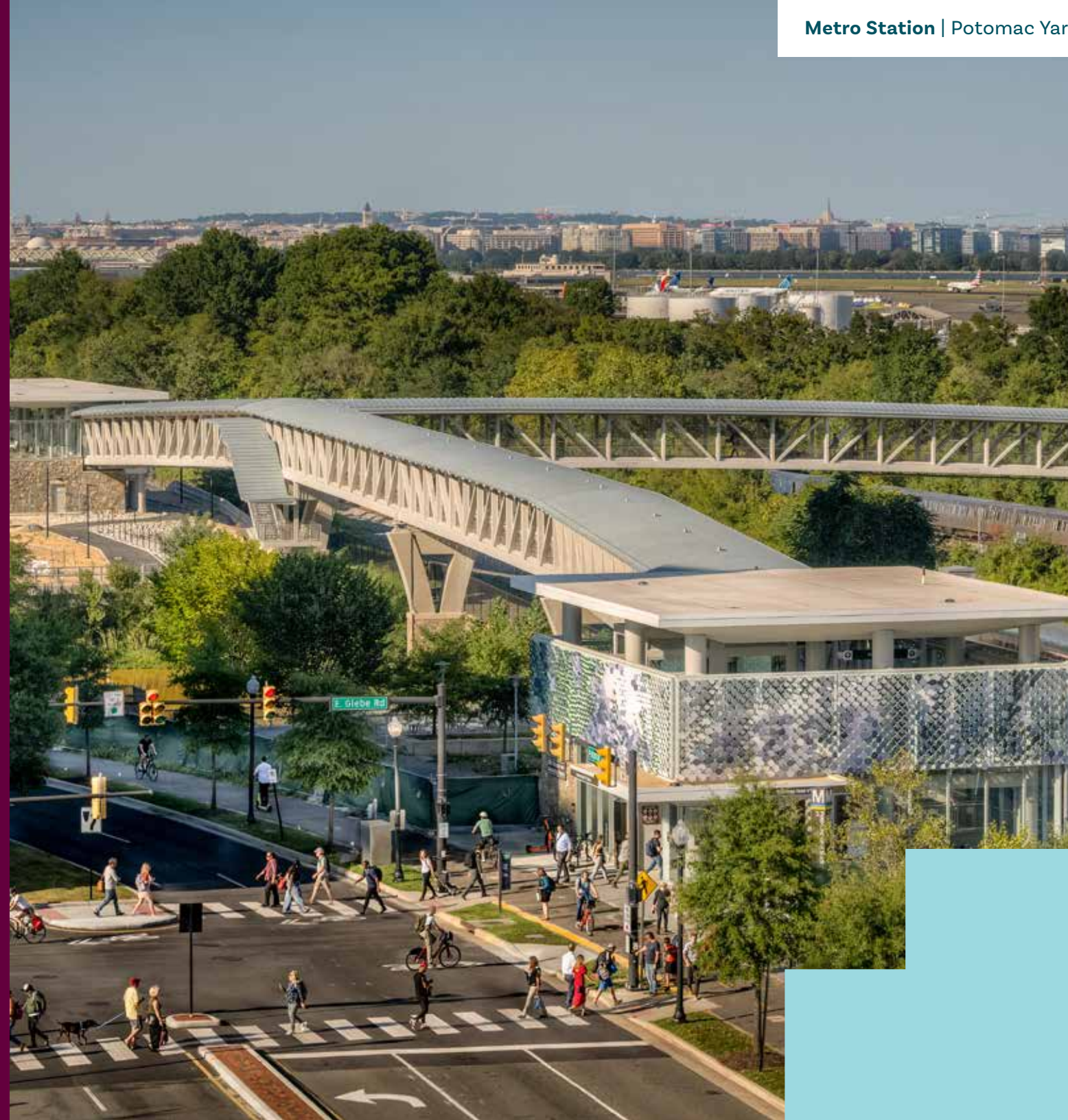
Alexandria is now a college town—home to the Virginia Tech Institute for Advanced Computing, a cross-cutting academic and research program at the forefront of computing and computing technology.

In addition to the Virginia Tech campus:

- A Metro Station opened in 2023
- 630,000SF of Office Space, 718 Residential Units, and 130,000SF Retail



Virginia Tech | Potomac Yard



Metro Station | Potomac Yard

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.

Oakville Triangle

Oakville Triangle is a 15-acre site that includes:

- Inova Health Center—Oakville which anchors the development with a fully equipped outpatient facility.
- Townhouses, multi-family units, retail, and restaurants, including Founding Farmers.



**Alexandria
Economic
Development
Partnership**

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