

A DRAMATIC UNION OF CLASSIC AND CONTEMPORARY

**I701 DUKE**  
AT EDMONSON PLAZA



A STRIKING SENSE OF PLACE

1701 DUKE  
AT EDMONSON PLAZA



The signature blending of contemporary architecture with classical elements gives 1701 Duke at Edmonson Plaza a dramatic presence in Old Town Alexandria. Most striking is the building's monumental glass feature wall, providing spectacular views of the plaza, the historic property, and the

Alexandria skyline. The modern facade is further defined by its brick masonry, metallic bays, and expansive windows on the remaining three sides of the freestanding building.

This new Class A space features 115,000 rentable square feet in five stories.

**E**dmonson Plaza's glass entry canopy and vestibule complement the exterior glass curtainwall. Moving to the interior, the elegant use of stone, steel accents, and warm wood panels extend the rich exterior facade into the welcoming lobby.

While remaining true to the historic tone of Alexandria, Edmonson Plaza is also a model of forward-thinking sustainable design.



**T**he building combines a new public urban space with a historically significant structure. Tenants will appreciate:

- 30 x 40 foot column spacing
- high window ratio
- sustainable building design aspects
- 9-foot ceilings, and
- fifth floor tenant will enjoy a private 1,800-sf roof terrace



**RESTAURANTS**

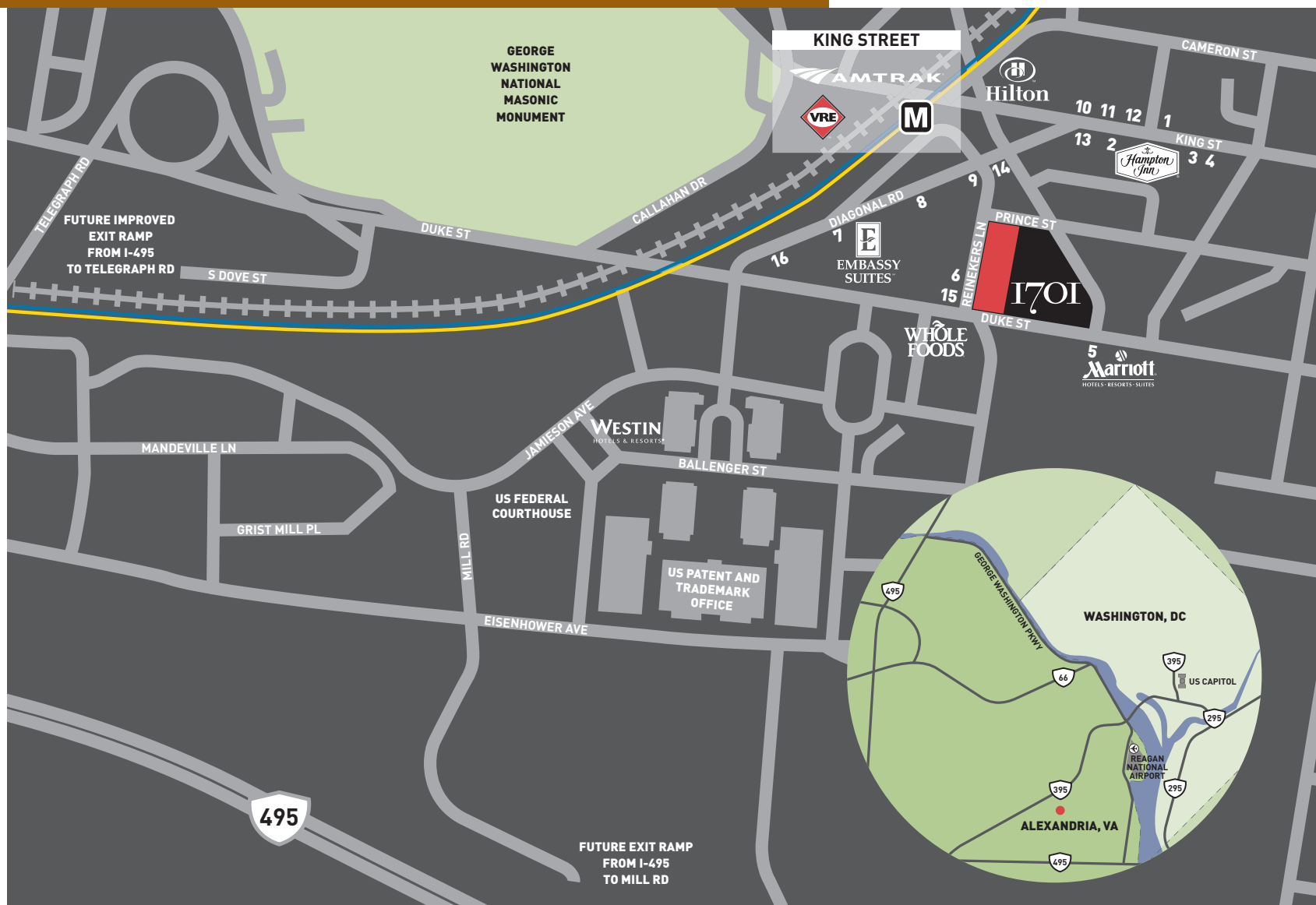
- 1 The Uptowner Cafe
- 2 The Perfect Pita
- 3 Subway
- 4 Casablanca
- 5 Laporta's
- 6 Primo Gourmet
- 7 Duke's
- 8 Dutch Touch
- 9 Joe Theismann's

**FINANCIAL**

- 10 Cardinal Bank
- 11 Morgan Stanley
- 12 BB&T
- 13 SunTrust
- 14 PNC Bank
- 15 Smith Barney
- 16 Merrill Lynch

**1701**

Duke at Edmonson Plaza is located within easy walking distance of the King Street Metro and is conveniently reached from I-95, the Capital Beltway, and Reagan International Airport. Whole Foods Market is across the street and numerous shops, banks, and restaurants are close by. Trade association tenants will find many other nearby association headquarters. Proximity to Albert V. Bryan U.S. Courthouse and U.S. Patent & Trademark Office also makes this an ideal address for law firms.



**1701**

Duke Street will be a 'Green Building', incorporating numerous environmentally and energy friendly measures to reduce the Building's impact on the environment and improve its operating efficiency:

- Enhanced air quality through material selection, construction measures and systems operation
- Green vegetative roof that will reduce the Building's heat island effect on the environment and increase the Building's thermal efficiency
- Showers and lockers to encourage alternative transportation means
- Water saving methods and equipment
- Superior indoor environment by providing a high percentage of windows which will result in increased daylight and improved work conditions on the floor
- Smart growth measures such as close proximity to Metro, car and ridesharing programs, car pool/hybrid car parking spaces and public transportation discounts



E

dmonson Plaza honors the dramatic story of Emily and Mary Edmonson. The

Edmonson sisters were held for a brief period in the historic building at 1707 Duke Street, which served as a holding facility during America's slave trade. After the infamous Pearl incident in which the two sisters were captured with a larger group of slaves attempting to flee to the North on the schooner Pearl, Emily and Mary were later emancipated from slavery. While Mary died within a few years of receiving her freedom, Emily became a well-known educator and human rights activist, working frequently with the famous abolitionist Frederick Douglass.

The sisters' life experiences served as the basis for several of the characters in Harriet

Beecher Stowe's well-known novel, *Uncle Tom's Cabin*, considered by many to be one of the most important novels of the 19th century.



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