

STONEBRIDGE

Carlyle Crossing

Alexandria, Virginia



Carlyle Crossing Blocks 4 & 5 is a landmark mixed-use development, uniquely positioned to transform the Carlyle and Eisenhower area of Alexandria into a hub of live-work-play. The 930,000 square foot complex includes 720,000 square feet of residential uses, in addition to over 210,000 square feet of retail anchored by an 84,000 square foot Wegmans, the region's premier grocer. Approximately 741 residential units will reside in three separate towers, infilled with a three-acre amenity park situated over a five (5) story podium. Outdoor amenities include pet parks, gardens, a pool with wading area, fountains, a theater and fireside lounges. Units range from studios to three bedroom apartments. Interior amenities include fitness centers, a pet spa, a wine and coffee bar, a demonstration kitchen, club rooms and business centers.

Carlyle Crossing is strategically located, sitting one block from the Eisenhower Avenue Metro Station and immediately off the Capital Beltway, with direct access from the I-495/95 ramp. The complex also finds itself within walking distance of two of Alexandria's largest employers, the new National Science Foundation Headquarters and the U.S. Patent and Trademark Office.

Stonebridge fully entitled and capitalized the \$450 million project. Construction of Carlyle Crossing was completed in the winter of 2023.

PROJECT DETAILS

- 930,000 square foot mixed-use development across five acres
- 720,000 square foot, approximately 740 residential units
- 210,000 square foot retail – anchored by 84,000 GSF Wegmans Grocery Store
- 1,520 space parking garage

JOINT VENTURE PARTNER

- Met Life
- Creek Lane Capital

PROJECT COST

- \$450 million capitalization

YEAR COMPLETED

- Winter of 2023