



OLD TOWN DEVELOPMENT EXPERIENCE

CPG is a boutique land and investment sales real estate brokerage firm. Equipped with a wealth of experience across multiple product and property types, CPG has forged a strong presence in the real estate investment and land development industry in Maryland, Virginia and Washington D.C.

CPG's approach to selling real estate is simple; understand the client's objectives, understand the property, understand the market, and execute on a plan to maximize return and minimize our client's risk. We maintain deep local ties to the investment, development and building community, and bring 75+ years of combined real estate experience with over \$2 Billion in lifetime consummated deals.



701 N. HENRY STREET | ALEXANDRIA, VA



1200 N. HENRY STREET | ALEXANDRIA, VA



125,000 SF
GROUND UP
DEVELOPMENT

94 UNITS
RESIDENTIAL
CONDOS

\$9.7MM
(SITE PLAN APPROVED)



200,000 SF
MIXED USE
DEVELOPMENT

120 UNITS
+ 30,000 FT
COMMERCIAL

\$10.5MM
(SITE PLAN APPROVED)

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699 PRINCE STREET | ALEXANDRIA, VA



720 N ST ASAPH STREET | ALEXANDRIA, VA



90,000 SF
OFFICE TO HOSPITALITY
CONVERSION

134 KEYS

\$12MM
ACQUISITION PRICE
(WITHOUT APPROVALS)



29,000 SF
OFFICE TO RESIDENTIAL
CONVERSION

12 LUXURY CONDOS
+ GROUND FLOOR
RETAIL

\$5.1MM
SALE PRICE
(AT ZONING APPROVAL)



1605 KING STREET | ALEXANDRIA, VA



515 N. WASHINGTON STREET | ALEXANDRIA, VA



17,000 SF
OFFICE
CONVERSION

4 UNITS
COMMERCIAL
CONDOS

\$6.4MM
SALE PRICE (USER BUYERS)



25,000 SF
OFFICE TO RESIDENTIAL
CONVERSION

35 UNITS
COMMERCIAL
CONDOS

\$5.2MM
ACQUISITION
(SITE PLAN APPROVED)

Our team has conducted numerous transactions over the last **19 years** with deep experience in the following:



Evaluating Office Assets as Conversions into Multifamily Residential, Senior Living, Hospitality, Self Storage, Medical, and other specialty uses targeted toward User buyers.



Creating value by virtue of excess FAR/development rights associated with smaller office buildings, retail shopping centers, industrial projects, or Land.



Our Database and company network is unrivaled. We participate in the National Investment Services group at CPG, in addition to our thousands of contacts across all asset classes in our database.



We come up with a detailed game plan from start to finish, on how to execute these projects and provide deal certainty, with highest and best value for Owners.



2401-2525 MT VERNON AVE | ALEXANDRIA, VA



601 N. WYTHE STREET | ALEXANDRIA, VA



72,540 SF
MIXED USE
DEVELOPMENT

2 BUILDINGS
ON 1.71 ACRES

\$23MM
SALE PRICE



28,500 SF
OFFICE TO RESIDENTIAL
CONVERSION

22 UNITS
COMMERCIAL
CONDOS

\$5.4MM
ACQUISITION
(AT ZONING APPROVAL)