



APTA Completes Sale of Transpotomac Plaza Buildings, Sets Up Mixed-Use Redevelopment in Old Town Alexandria

Community Three Development and Whitaker Plan to Redevelop the Three Aging Office Buildings As APTA Prepares Move to New HQ in Early 2021



1055 N. Fairfax St. is one of three office buildings acquired by Community Three Development and Whitaker that has been proposed to be converted to multifamily. (CoStar)

By **Ella Anderson**
CoStar Research



September 1, 2020 | 12:36 P.M.

After more than two years on the market, the American Physical Therapy Association has sold its longtime headquarters in Alexandria, Virginia, in a deal that clears the way for a new mixed-use redevelopment in Old Town.

The APTA sold its three corporate office buildings in the Transpotomac Plaza business park to Community Three Development and Whitaker Investment Corp. for \$28.95 million, according to public record. The three low-rise buildings together total 108,459 square feet, with the sale coming out to nearly \$267 per square foot.

The APTA has spent more than three decades in the three 1980s-vintage buildings on North Fairfax Street. But with the aging buildings in need of significant renovations, the organization's board of directors in 2015 began exploring relocation options. In 2017, the board finalized a \$7.1 million deal to acquire a plot at 3030 Potomac Ave. in Potomac Yard for its new headquarters.

The Gensler-designed building, known as the [APTA Centennial Center](#), is being developed blocks away from Virginia Tech's new \$1 billion innovation campus and less than two miles from Amazon's HQ2 in National Landing, a newly designated area in Northern Virginia that will also include the APTA Centennial Center.



Aerial rendering of the APTA's new headquarters building in Potomac Yard. (American Physical Therapy Association)

The \$70 million corporate office building, which also sits across from the planned Potomac Yard Metro station, allows the organization to consolidate its operations under one roof and puts the association in a better position to recruit staff in a competitive market. The contemporary office building is being developed to LEED Silver certification and FitWel's best ranking, signaling it as a workspace that supports human health, and is scheduled to be completed in March 2021. The APTA will occupy the majority of the building, with Meany & Oliver Cos. marketing the remaining 42,908 square feet of available space for lease.

With the purchase completed, Whitaker and Community Three Development can now move forward on plans that were submitted last year to rehabilitate and convert the three Transpotomac Plaza buildings into a multifamily mixed-use complex. Located across from Tide Lock Park, the planned development has been proposed to include 238 apartments and condominiums with an arts and cultural anchor on the ground floor. Ownership would also construct a 7,756-square-foot, two-story retail and arts building with an "active roof" on an existing plaza next to North Fairfax Street.



Aerial rendering of Transpotomac Plaza redevelopment. (Community Three Development)

The project would be the latest in the Washington area for Community Three, a local development firm that is currently wrapping up the [long-planned redevelopment of the historic Grimke School](#) in Northwest Washington. The redevelopment of the 132-year-old school, located across from the U Street Metro station, is set to include condos, office space, retail and a new home for the African American Civil War Museum.

For Whitaker, the deal comes just weeks after the San Diego-based firm finalized a deal for Transpotomac Plaza 5, a 10-story, 108,128-square-foot building the company acquired from Akridge and Stockbridge Capital Group in late July [for \\$29.35 million](#). With the recent acquisition, the company now has an ownership stake in four of the five buildings that make up Transpotomac Plaza.

The three buildings that sold are [1033](#), [1055](#) and [1111](#) N. Fairfax Street.

For the Record

Martin Griffin, Sharon Oliver and Philip Meany of Meany & Oliver Cos. represented American Physical Therapy Association in the sale.

Please see CoStar COMPS #5217103 for more information.

CoStar editor Bryce Meyers contributed to this report.
