

HREC Arranges Sale of the Hilton Alexandria Old Town – Alexandria, Virginia



(Denver, Colorado; Washington, District of Columbia; Tampa, Florida) – HREC Investment Advisors is pleased to announce it has arranged the sale of the 252-room Hilton Alexandria Old Town, situated at 1767 King Street, Alexandria, Virginia. The property was acquired by an institutional buyer.

HREC Investment Advisors exclusively represented the seller, Ashford Hospitality Trust, on this transaction. The marketing and negotiations were led by Scott Stephens (Senior Principal & COO – Tampa), Mark Morris (SVP – Washington D.C.), and Dana Weinberg (Broker of Record – Virginia).

“The Hilton Alexandria was a wildly attractive investment opportunity garnering bids from local and national players. Metro DC remains one of the most resilient hospitality markets in the country, benefiting from the federal government’s growing presence, the defense industry, technology, corporate and educational demand drivers. Tourism is quickly returning to the region as well,” stated Morris.

“The hotel sector continues to attract institutional investors due to higher yields over other asset classes and the ability to adjust quickly to the continued recovery. Metro DC is a top tier gateway market, and we’re delighted to have other opportunities in the region,” added Stephens.

Positioned in the center of Alexandria, directly opposite the King Street–Old Town Metro Station, the Hilton Alexandria Old Town provides seamless connectivity to Washington D.C., the Pentagon, National Landing, and Reagan National Airport. Major employers such as the Department of Defense, the U.S. Patent and Trademark Office, the Salvation Army, VSE Corporation, and ST Engineering are all within close proximity. Alexandria benefits from its proximity to Washington, D.C. and its well-established base of federal agencies, defense contractors, and large corporations. Anchored by institutions such as the U.S. Patent and Trademark Office and the Department of Defense, the market enjoys a consistent flow of government and corporate travel. The recent federal return-to-office policies, combined with the city’s thriving private-sector presence, create durable, year-round lodging demand. Alexandria is also a renowned tourism destination, known for its waterfront, historic Old Town, rich colonial heritage, and over 200 restaurants and boutiques.

For additional information on this transaction, please contact:

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