

# ALEXAN EARL

1122 N. HUDSON STREET | ARLINGTON, VA 22201



RARE PRE-SALE ACQUISITION OPPORTUNITY FOR 333-UNIT TROPHY  
MULTIFAMILY COMMUNITY LOCATED IN THE HEART OF CLARENDON





**2021**

Year Built

**2**

Buildings

**333 Units**

234 Units – Building 1  
99 Units – Building 2

**827**

Avg. SF

**152**

Residential Parking Spaces

**3,396**

SF of Retail

JLL is pleased to present for sale Alexan Earl (the “Property”), a brand new, best-in-class asset featuring 333 residential units across two buildings and 3,396 SF of retail. Delivering first units this spring, the highly-anticipated asset is located within the heart of Clarendon, in the sought-after Rosslyn-Ballston (“R-B”) Corridor of Arlington, VA.

Located just off Wilson Boulevard, the Property is a short walk to the Clarendon Metro Station (Silver and Orange Lines – with less than a 10-minute connection to the DC CBD and all of Northern Virginia) in Northern Virginia’s premier Live-Work-Play-Learn neighborhood. The Property, with a 96 Walk Score, is surrounded by 28 million square feet of office and 3.3 million square feet of retail within a two-mile radius, bookended by the Rosslyn office employment hub, the nightlife, popular bars, and restaurants in Clarendon, as well as the revitalized Market Commons and the resurging Ballston submarket redevelopments. The R-B Corridor is an ideal dual-commuter or roommate location, providing direct metro access (Orange/Silver Lines) to downtown DC CBD, R-B Corridor, Reston, and Tysons Corner within a 20-minute commute. Continued growth for the submarket is projected due to the demand drivers created by Amazon HQ2 and the George Mason & Virginia Tech Innovation campuses. George Mason’s Law, Business and Policy schools (a 6-minute walk from the Property) are set to be expanded to include the \$250MM new School of Computing and Institute for Digital Innovation, the future talent pipeline from which was a key component of Amazon’s selection of the DC region for HQ2.

Alexan Earl is the most compelling opportunity in the market and provides an investor the rare chance to invest in the R-B Corridor in an entirely urban-infill location that is uniquely positioned and programed to offer future residents an energized destination within one of the top submarkets in the Nation’s Capital region.





## INVESTMENT HIGHLIGHTS



Institutional acquisition opportunity in the R-B Corridor, a prime infill location



Located in the Epicenter of Northern Virginia's Premier Live-Work-Play-Learn Environment



Significant Demand Drivers – 5 Nearby Universities & 35MM SF Office, 5MM SF Retail within 2 Miles



Walkable Location (96 Walk Score) with Direct Proximity to Market Common and the Transformational Ballston Quarter & Ballston Exchange Redevelopments



Outstanding Transit Access Adjacent to Clarendon Metro (Orange/Silver) in the Ideal Dual Commute/Roommate Location



3 Miles from Amazon HQ2 – 25K+ jobs, 4MM+ SF of Office SF



Wealthy, High-Caliber Demographics: \$172K AHHI, 85% of Population Hold Bachelor's Degree or Higher within One-Mile of the Property



**ALEXAN EARL IS AT THE EPICENTER OF AN AMENITY RICH LIVE-WORK-PLAY-LEARN ENVIRONMENT**

# LIVE

Walkable to the Clarendon Metro Station, providing unrivaled access throughout the DC Metro area on the Orange and Silver Lines.

# WORK

Down the street from the FDIC headquarters and is within a two-mile radius of over 25MM SF of office space while also providing a 15-minute commute from the DC CBD, Amazon HQ2, and Tysons Corner.

# PLAY

With a 96 Walk Score, the Property is surrounded by over 2.3MM SF of retail within a one-mile radius and features Northern Virginia's finest restaurants and bars.

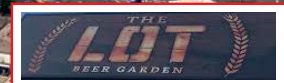
# LEARN

Down the street from Antoin Scalia Law School and future \$250MM Tech Program at George Mason University.



2.3MM SF OF RETAIL WITHIN A MILE

DOWN THE STREET FROM GEORGE MASON UNIVERSITY



## MARKET COMMONS RETAIL







# ALEXAN EARL





# UNMATCHED ACCESSIBILITY & WALKABLE AMENITY BASE

WORK

## RESTON HERNDON

8 Stops | 20-25 Minutes | 33.8 Million SF of Office



## TYSONS

5 Stops | 10-15 Minutes | 30.5 Million SF of Office



## R-B CORRIDOR

Max 2 Stops | 0-6 Minutes | 26.5 Million SF of Office



## DOWNTOWN CBD

3 Stops | 5-10 Minutes | 111.8 Million SF of Office



PLAY

## NORTHSIDE SOCIAL



## LIBERTY TAVERN



## AMBAR



## THE LOT





# ARLINGTON'S PREMIER LIVE-WORK-PLAY-LEARN SUBMARKET

**CLARENDON**

WHITLOWS	THE CONTAINER STORE
LA TASCA	CHEESECAKE FACTORY
MEXICALI BLUES	LIBERTY TAVERN
BOULEVARD WOODGRILL	SPIDER KELLY'S
WHOLE FOODS	LEONORA BAKERY
APPLE	MAD ROSE TAVERN
CRATE & BARREL	MISTER DAY'S
LULULEMON	DON TITO
BLUE MERCURY	CLARENDON GRILL
POTTERY BARN	BRACKET ROOM
WILLIAMS SONOMA	CIRCA
BARNES & NOBLE	CAVE MEZZE
JOS. A. BANK	

**ALEXAN EARL**

**CLARENDON**

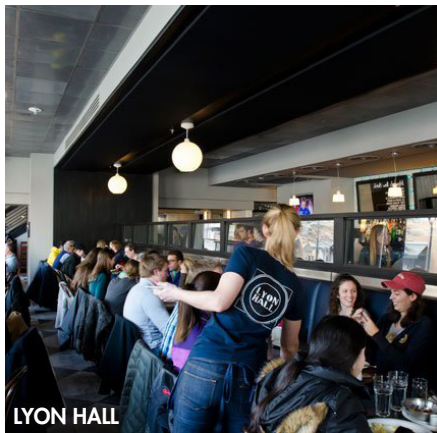
COURTHAUS SOCIAL	
ME JANA	
ARLINGTON ROOFTOP	
FIRE WORKS PIZZA	
EARLS	
JAVA SHACK	
PHO DELUXE	
SWEET LEAF CAFE	
AMC COURTHOUSE	

**COURTHOUSE**

FOUR COURTS	BROOKLYN BAGEL
TUPELO HONEY CAFE	SUMMERS RESTAURANT
CALIFORNIA TORTILLA	BAYOU BAKERY
THE OLIVE OIL BOOM	UPTOWN CAFE
CORE POWER YOGA	RAGTIME
SUSHI ROCK	ABENDROTH & DAVIES
RHODESIDE GRILL	BURGER DISTRICT
IL RADICCHIO	

**ROSSLYN**

BEAN GOOD
BEN'S CHILI BOWL
YOGA ALLIANCE
RAY'S HELL BURGER
CAFE ASIA
PIOLA
DISTRICT TACO
TOM YUM DISTRICT
KANPAI JAPANESE
WISE GUY PIZZA
CHIPOTLE
TARGET EXPRESS
SAFEWAY
BISTRO 360 WINE BAR
KONA GRILL
PHO 75
ROLLS-BY-U
ICE BERRY
ORANGE THEORY
GUAJILLO



The thriving Clarendon submarket is a hub of activity within the Rosslyn-Ballston Corridor, which has won numerous awards, accolades, and distinctions for offering a template for a smart, sustainable, mixed-use live/work/play/learn community. Alexan Earl offers residents an ideal locale with 3 million square feet of retail within a mile including Whole Foods, Giant, and Trader Joe's grocery stores, fine dining and casual restaurants, fitness facilities, boutique shopping, and an array of lifestyle amenities. The asset is adjacent to the FDIC headquarters as well as George Mason's Law, Business, and Policy schools as well as the future \$250MM Technology Campus. Alexan Earl is also within walking distance to the thriving 29 million SF R-B Corridor office market and offers unparalleled access to employment centers throughout the greater DC Metro area. The Property benefits from direct access to I-66, Lee Highway, Route 50, and numerous other regional arteries, providing residents superior vehicular accessibility to downtown Washington, DC and the greater metro area. Alexan Earl is steps away from the Clarendon Metro Station (Orange and Silver), offering direct connectivity to downtown CBD in just minutes and Tysons Corner in just 5 stops.

# EDUCATION, TALENT, & EMPLOYMENT

Already the largest producer of tech talent in the country, the Capital Region will continue to benefit from increased education investment, a more competitive talent pool, and immense job growth catapulted by Amazon HQ2's impact both directly and indirectly. More specifically, Arlington's leading demographics will benefit from Amazon demand.

	1 Mile	3 miles	5 Miles
<b>Population</b>			
2000 Census	31,262	226,016	613,775
2010 Census	37,082	251,455	663,150
2020 Estimate	45,913	292,866	791,005
2025 Projection	49,087	311,182	842,940
<b>Median Age</b>			
2020 Estimate	33.76	34.61	35.34
<b>Average Household Income</b>			
2020 Estimate	\$166,981	\$169,369	\$164,335

## DIRECT ACCESS TO 5 PRESTIGIOUS UNIVERSITIES



### Virginia Tech Innovation Campus

(less than five miles from the Property): \$1 billion, Potomac Yard campus less than two-miles from Amazon HQ2. Over 1M SF of facilities: 300K SF devoted to academics and research and development, 250K SF for startups and corporate offices, 350K SF for student and faculty housing and 100K SF of retail and support spaces.



### George Mason School of Computing & Institute for Digital Innovation

(Adjacent to the Property) 400,000 SF, \$250MM investment in facilities and programs aimed to technology and digital innovation as a part of the HQ2 intellectual pipeline. The future Arlington campus has been coined an "innovation district," offering startups and large tech firms the chance to share space with academic programs to share ideas.



# NORTHERN VIRGINIA: ONE OF THE TOP GROWTH STORIES

## TOP ABSORBING MARKET NATIONALLY

#	Market	2019 Total Absorption (SF)	Inventory (SF)	Total Absorption as % of Inventory (SF)
1	Silicon Valley	5,277,433	74,686,539	7.1%
2	New York City	4,866,679	457,481,328	1.1%
<b>3</b>	<b>Northern Virginia</b>	<b>3,988,511</b>	<b>147,602,044</b>	<b>2.7%</b>
4	Chicago	3,634,967	251,519,383	1.4%
5	Phoenix	3,625,983	91,101,014	4.0%
6	Los Angeles	3,573,370	188,952,152	1.9%
7	Austin	3,279,144	56,125,427	5.8%
8	Charlotte	3,198,921	54,143,298	5.9%
9	San Francisco	2,718,764	78,743,933	3.5%
10	Seattle/Puget Sound	2,574,863	99,054,023	2.6%
11	Boston	2,365,488	167,733,627	1.4%

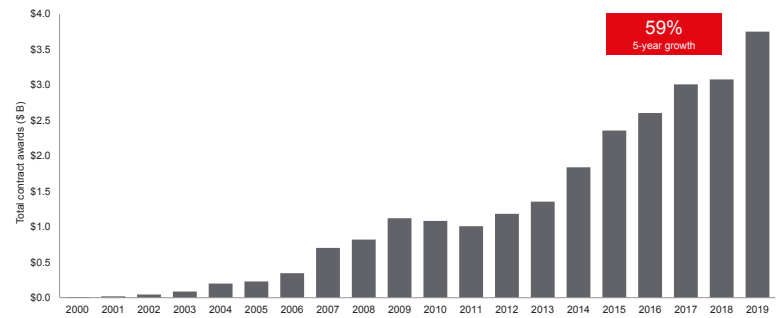


### VIRGINIA'S LEADING BUSINESS ENVIRONMENT

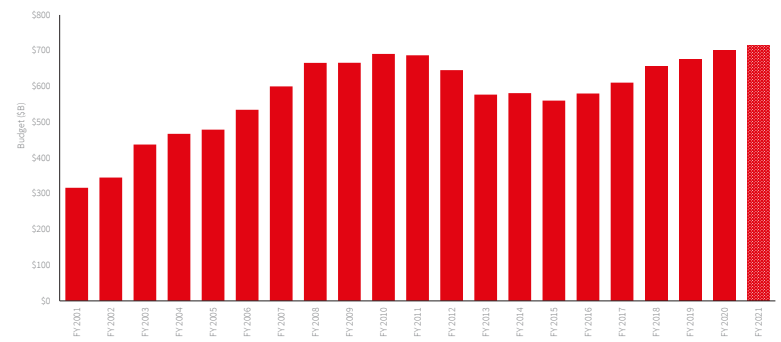
- #4 Best State for Business
- #3 Labor Supply
- #1 Regulatory Environment

\*According to Forbes

## EXPLOSIVE GROWTH IN CYBER CONTRACT VOLUMES



## CONSISTENT DEFENSE BUDGET YEAR OVER YEAR GAINS



## AMAZON HQ2 – THE SCOPE

- 4MM SF of Office Space – Potential to expand to 8MM SF
- Minimum of 37,500 jobs – Median Salary of \$180,000
- More than 22,000 indirect and induced jobs in VA
- Incremental tax revenue of \$3.2 Billion of the next 20 years

## AMAZON'S ADDITIONAL IMPACT:

Two large-scale investments in education institutions, both expanding drastically to help meet employment demand driven by Amazon HQ2.



# HIGHLY DESIRABLE LOCATION WITH PREMIER RENTER DEMOGRAPHICS

The overall Rosslyn-Ballston Corridor is widely considered an extension of downtown Washington, DC and offers distinct advantages – immediate connectivity to Washington, DC, superb transportation options, affluent millennial demographics, and a lower cost of living and doing business than across the Potomac River in Washington, DC – for the benefit of tenants and residents alike.

## ARLINGTON RANKINGS

### #1 BEST CITY TO LIVE IN AMERICA

*(niche.com, 2020)*

### #1 BEST SCHOOL DISTRICT IN VIRGINIA

*(niche.com, 2020)*

### #1 MOST EDUCATED CITY IN VIRGINIA

*(Insurify, 2019)*

### #1 FITTEST CITY IN THE U.S.

*(American College of Sports Medicine, 2019)*

### #6 OF THE 15 CITIES WITH THE MOST HIGH-TECH JOBS

*(MSN Money, 2019)*

### #1 RICHEST MILLENNIALS IN THE U.S. (AGES 18-24)

*(Bloomberg)*

### #1 CITY WHERE WOMEN ARE THE MOST SUCCESSFUL

*(smartasset.com)*

### #2 OF THE 2018 BEST CITIES FOR RECENT COLLEGE GRADS

*(livability.com, 2018)*

### #3 IN THE BEST CITIES FOR MILLENNIALS IN AMERICA

*(niche.com, 2018)*

## WITHIN ONE-MILE OF THE PROPERTY...

### HIGHLY EDUCATED

85% OF THE POPULATION HOLDS  
AT LEAST A BACHELOR'S DEGREE  
OR HIGHER

### MILLENNIAL

54% OF THE POPULATION  
IS BETWEEN THE AGE OF 25-44

### WEALTHY

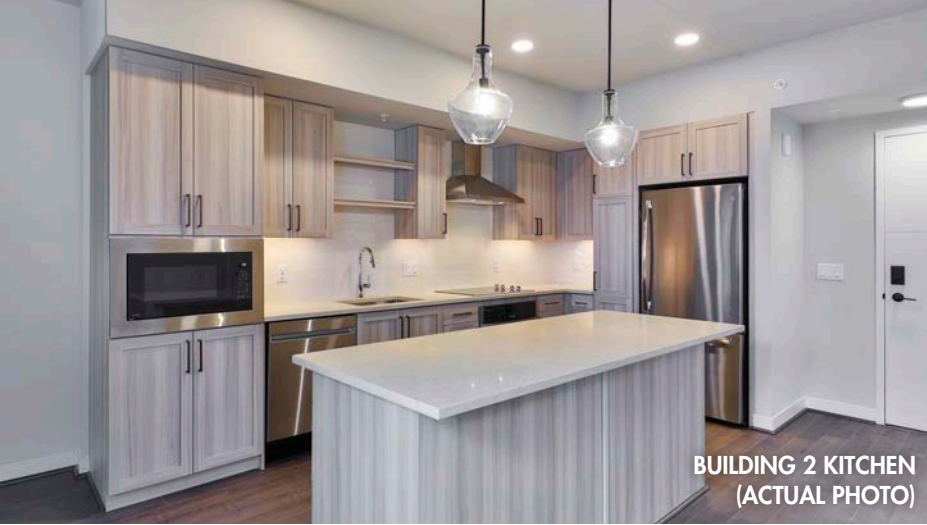
\$171,557 AVERAGE  
HOUSEHOLD INCOME

### WELL-EMPLOYED

3.8% POST-COVID UNEMPLOYMENT  
RATE (ARLINGTON COUNTY)



# TROPHY-QUALITY ASSET WITH FIRST-CLASS FINISHES & AMENITIES



BUILDING 2 KITCHEN  
(ACTUAL PHOTO)



BUILDING 1 KITCHEN – EVEN FLOORS  
(ACTUAL PHOTO)



BUILDING 1 KITCHEN – ODD FLOORS  
(ACTUAL PHOTO)



## BUILDING AMENITIES

- Heated rooftop pool and an indoor/outdoor bar (Building 2)
- Lush ground-level courtyards
- Two state-of-the-art fitness centers
- Social clubroom with bar, TV, billiards and a music room (Building 2)
- Complimentary WiFi in all amenity spaces
- 24/7 concierge services
- Co-working space with private offices and collaboration booths

## IN-HOME FEATURES

- Stylish kitchens in three designer color palettes
- Quartz countertops with full-height tile backsplashes
- Decorative kitchen lighting with dimmable island pendants and undercabinet lighting
- Moveable and fixed islands
- Undermount sink with stylish pull-down faucet
- Hardwood-inspired vinyl tile flooring
- Custom closets

## APPLIANCES

- Stainless steel appliances with hooded ranges
- Full size washer and dryer
- Tech rich home with USB outlets



# ROOFTOP & POOL

*(Building 1)*



# CLUBROOM

*(Building 1)*





# WORK FROM HOME SPACE

*(Building 2)*



# TYPICAL UNIT

*(1 of 3 color schemes)*





## DEAL TEAM LEADS

### WALTER COKER

Senior Managing Director  
202 533 2537  
walter.coker@am.jll.com

### BRIAN CRIVELLA

Senior Managing Director  
202 533 2522  
brian.crivella@am.jll.com

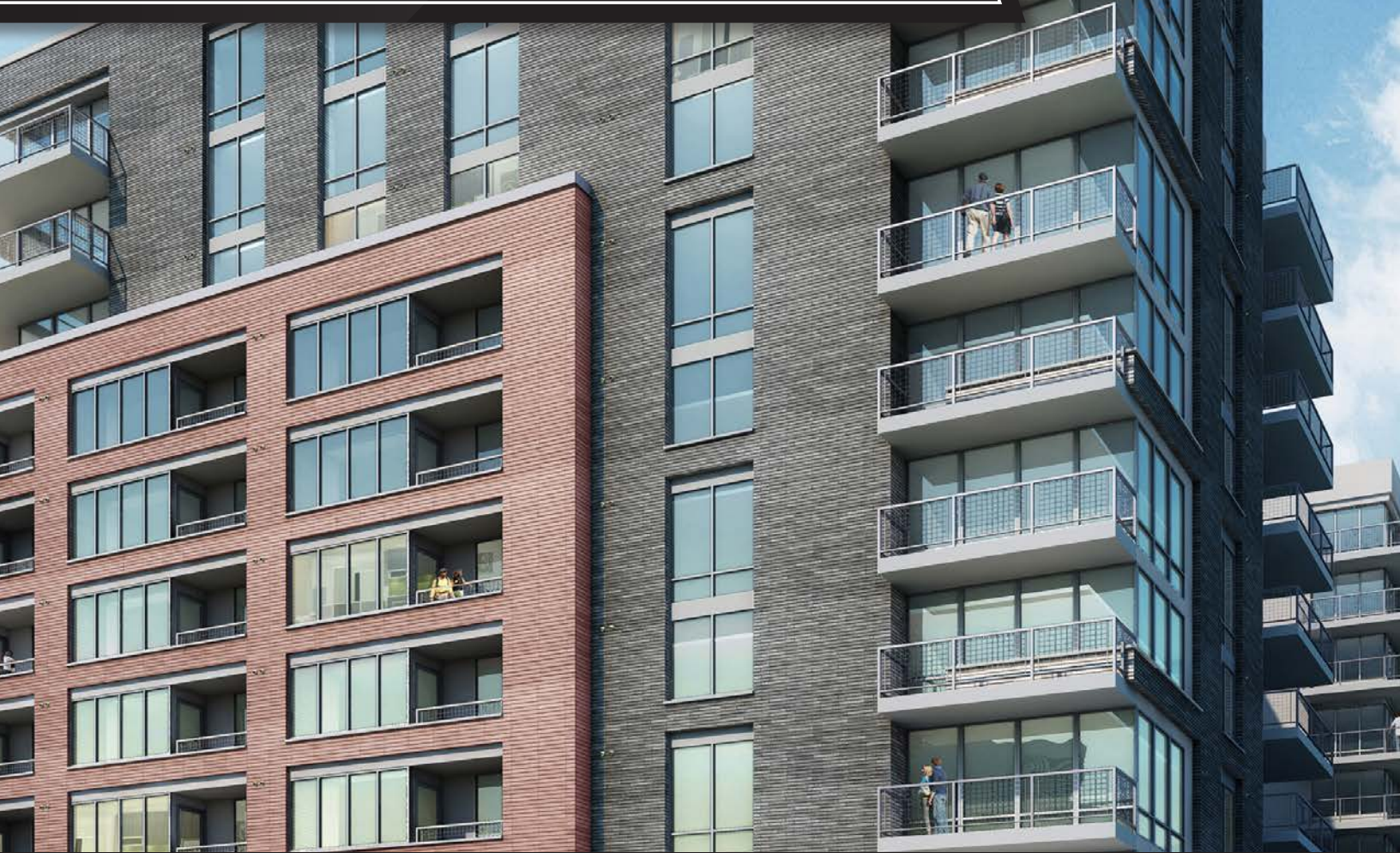
### ROBERT JENKINS

Director  
202 777 2308  
robert.jenkins@am.jll.com

## FINANCING

### JAMIE LEACHMAN

Senior Managing Director  
202 533 2524  
jamie.leachman@am.jll.com



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\*\*The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage. Given the prevailing domestic and global uncertainty arising from the Coronavirus, we recommend that the intended recipients of this information regularly seek our guidance.

