

DENIZEN

AT EISENHOWER SQUARE

2827 TELEK PLACE, ALEXANDRIA, VA



336-UNIT TROPHY MULTIFAMILY ACQUISITION OPPORTUNITY STRATEGICALLY LOCATED
STEPS FROM HOFFMAN TOWN CENTER AND MINUTES FROM AMAZON HQ2
AND VIRGINIA TECH'S NEW INNOVATION CAMPUS





EXECUTIVE SUMMARY

JLL is pleased to present Denizen (the "Property"), a best-in-class 336-unit trophy multifamily asset located in Virginia's vibrant Alexandria submarket. The 23-story high-rise was built in 2019 and boasts an impressive market differentiating amenity package and unit finishes.

Situated between I-495 and King St, the Property offers residents a variety of transit options in and around the DC region via both public transportation and vehicular access. Only a fifteen-minute drive from Downtown Washington, DC, the Property is less than a 15 minute walk from the Eisenhower Metro Station and just 3 metro stops or a 12-minute drive to Ronald Reagan Washington National Airport. Strategically located just steps away from Old Town, Alexandria, the Property is 3 metro stops or an 11-minute drive from Virginia Tech's new Innovation Campus, and 5 metro stops or a 17-minute drive from Amazon HQ2. Denizen is within walking distance (0.7 miles) from the Hoffman Town Center, which holds 3.5 MM SF of Class A office, two full-service hotels, 200,000 SF of retail and restaurants and an AMC movie theater.

The 23rd level amenity level features unparalleled views of Washington, DC, Masonic Temple, National Harbor and the Potomac River from the multiple outdoor decks and indoor spaces. The best in class amenities include a spacious community room with a demonstration kitchen and semi-private spaces. Additionally, the game room has a ping pong table, pool table, pinball machines and sports viewing wall. The 3,000 SF gym includes free weights, machines, and a multi purpose room with modern equipment. Denizen's unique design creates a sunken swimming pool and an interstitial slab, which isolates noise and vibration from the amenity level from the rest of the building. The south facing 6th floor amenity level features an expansive dog park with attached dog spa. Powdercoated shade structures are utilized throughout to offer residents a break from the sun while utilizing the grill stations, outdoor dining rooms, hammock lounge and dog park. The Property boast spacious apartments.

Denizen presents the opportunity to acquire a transit-oriented, best-in-class multifamily asset in the rapidly maturing Eisenhower Corridor with outsized prospects for growth.

2019
YEAR BUILT

336
UNITS

857
AVG. SF

446
PARKING
SPACES

23
STORIES



Transit Oriented Development
Less than 1 Mile from Eisenhower
Metro Station (0.5 Miles)



Top-of-the-Market Property Amenities
and Unit Finishes



Core, Infill Northern VA Location:
Significant Demand Drivers
11.8 MM SF Office & 4.2 MM SF Retail
Within 2 Miles of the Property



**Exceptional Alexandria
Demographics**

\$114,000 Median Household Income,
60% of Residents Have a Bachelor's
Degree or Higher



**Close Proximity to Amazon HQ2 and
VA Tech's Innovation Campus** 4.5
Miles (3 Metro Stops) from VA Tech's
Innovation Campus and 6.5 Miles
(5 Metro Stops) from Amazon HQ2



Positioned for Ideal Outsized
Rent Growth Due to Submarket
Demographics and Fundamentals

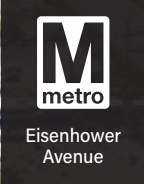


Proximity to Dynamic, Growing
Tech Employment Sector



2.

1.



1.

HOFFMAN TOWN CENTER

Hoffman Town Center is the most significant component of the City of Alexandria's award winning 7 MM SF East Eisenhower Small Area Plan. The Hoffman Town Center features a combination of:

- 3.5 MM SF of Class A office space in 10 buildings including the 660,848 SF leased by the National Science Foundation
 - 1.5 MM SF residential space in four residential towers
 - Two full-service hotels
 - 200,000 SF of retail stores and restaurants
 - A 22-screen AMC Theater



**2.
STRONG
FEDERAL PRESENCE**

- US Patent & Trade Office
- Department of Defense
- National Science Foundation

Significant cluster of federal government offices draws numerous defense contractors, technology companies, law firms and consultants to the area.

**EASY COMMUTE
TO MAJOR
EMPLOYMENT CENTERS**

- Hoffman Town Center - Walkable
 - Carlyle Plaza - Walkable
 - Old Town - Walkable
- Crystal City - 5 Metro Stops
- Pentagon City - 6 Metro Stops
- R-B Corridor - 8-12 Metro Stops
- Downtown - 9-13 Metro Stops
- Tysons Corner - 16 Metro Stops

CAPITAL BELTWAY I-495/I-95
(135,000 VEHICLES PER DAY)

**EISENHOWER SQUARE
TOLL BROTHERS
AVG. SALE: \$1.01 M**



**DENIZEN PHASE II
(200 UNITS ENTITLED)**



**DN
ZN**



Fitness Center



Rooftop Pool

BEST-IN CLASS AMENITIES

- State-of-the-art 3,000 SF fitness center with yoga and flex studio
- Rooftop pool with bathhouse and sundeck
- Two outdoor terraces with grilling areas and fireplaces
- Outdoor hammock lounge
- Resident club room
- Game room with ping-pong, billiards and pinball
- Outdoor theater
- A media room with lounge seating
- Dog run and pet spa



23rd Floor Deck



Game Room



Community Center



Dog Park



TOP OF THE MARKET UNIT FINISHES

- Quartz countertops
- Full tile backsplash
- Stainless steel appliances
- Spacious cabinetry with under cabinet lights
- Hardwood-inspired flooring in the living rooms & kitchen
- Ceramic tile in the bathrooms
- Plush carpet in the bedrooms
- Moveable kitchen islands
- Private balconies
- Glass encased showers



PREMIER NORTHERN VIRGINIA LOCATION



AIRPORTS

REAGAN NATIONAL
12 Minute Drive

DULLES INTERNATIONAL
33 Minute Drive



**THOROUGH
FARES**

I-495 – 4 Minute Drive

Route 1 – 5 Minute Drive

I-66 – 17 Minute Drive



METRO
0.8 Mile Walk to the Eisenhower
Avenue Metro Station



LAST MILE





The Pentagon



Village at Shirlington



Old Town Alexandria

DOWNTOWN WASHINGTON, DC

Located just a short drive north east on I-395, Downtown DC is the nation's second largest CBD with over 150 million square feet of office space and over 700,000 employees.

VILLAGE AT SHIRLINGTON

The Harris Teeter anchored center is reachable in 13 minutes. The Center, with over 250,000 SF of retail and dining options has been a staple of Alexandria for decades.

MARK CENTER

The Mark Center, home to the DOD's Washington Headquarters Service, opened in 2011 placing 1.7 million square feet of office space 4.5 miles north of Denizen. The Mark Center employs over 8,000 people.

AMAZON

In November 2018, Amazon announced that its HQ2 would be placed in National Landing, 7.5 miles from Denizen. With this decision, Amazon will occupy 4 million square feet of office space with the opportunity to expand to 8 million over the next decade while creating a minimum of 25,000 full-time high paying jobs at Amazon and more than 22,000 indirect jobs throughout Northern Virginia.

NATIONAL SCIENCE FOUNDATION

In 2017 the NSF (2,200 employees) relocated to Alexandria, 0.8 miles east of the Property and adjacent to the US Patent and Trademark Office. The NSF boasts an annual budget of \$7.5 billion and is the funding source for approximately 24% of all federally supported basic research conducted by America's colleges and universities.

PENTAGON

The Pentagon, headquarters of the Defense Department, is located 6.9 miles north of Denizen. Comprised of over 3.7 million square feet, the Pentagon is one of the world's largest office buildings and is home to 23,000 employees.

INOVA ALEXANDRIA

INOVA Alexandria Hospital, located just 3.8 miles northwest of Denizen, is a 318-bed community hospital with around 2,000 employees and a full range of healthcare services. The hospital has received national recognition for healthcare excellence.

UNMATCHED CONNECTIVITY



LOCATION OVERVIEW

Northern Virginia is one of the Top Ten Markets to watch in the nation in ULI's Emerging Trends in Real Estate 2021 report.

DC Metropolitan area produces the largest number of digital tech-oriented degrees and certificates of any regional economy in the US.

In AFIRE's Summit Journal for Summer 2020, Nuveen concluded that Washington, DC, due to its large exposure to federal government contracting, defense industry and infrastructure, is one of the five highest ranked MSAs positioned to recover from the COVID-19 downturn.

TRANSIT TIMES FROM PROPERTY



King Street (Old Town)	8 Min	1 Stop
Potomac Yard	10 Min	3 Stops
Del Ray	10 Min	N/A
Braddock (Old Town)	10 Min	2 Stops
VaTech Campus	11 Min	3 Stops
Crystal City	15 Min	5 Stops
Amazon HQ2	17 Min	5 Stops
Nat'l Landing/Pent City	17 Min	6 Stops
RB Corridor	20 Min	9 Stops
Washington, DC	22 Min	8 Stops

MARKET OVERVIEW

SUBMARKET HIGHLIGHTS

AMAZON HQ2

4.1 Million SF

Planned Campus

38,000

Direct Jobs by 2034 (25,000 to start)

\$150,000

Average Annual Salary

\$2 BN(+)

State, County, & Local Incentives

NEW INFRASTRUCTURE

New Potomac Yard Metro Station

Airport Pedestrian Bridge

Multi-modal Transit Hub

Expanded VRE Platform

2nd Crystal City Metro Station

Route 1 Expansion



Virginia Tech has chosen a 15-acre site just south of the Four Mile Run stream in Potomac Yard for its Innovation Campus. The future campus, strategically positioned in close proximity to Amazon HQ2, is poised to benefit directly from Northern Virginia's transformation into the nation's next technology hub while it develops the new tech talent pipeline for the region.

Project Overview & Highlights

At completion, will accommodate 750 graduate students annually

- Data Analytics and Machine Learning
- Computer Security
- Artificial Intelligence

\$1.5 Billion dollar, 2.5MM SF multi-phase mixed use development.

PHASE I: 300,000 SF education building with classrooms and R&D facilities, 25,000 SF of innovation space, and 450,000 SF of retail and additional uses

PHASE II: Additional 1MM SF with completion between 2025-2030 set to amplify the broader community feel of the campus

A new Metro station (Blue/Yellow) will be developed adjacent to the campus on the southern portion of the site in order to provide mass transit service

MORE THAN 10,000 NEW MASTER'S DEGREES IN COMPUTER SCIENCE AND RELATED FIELDS OVER THE NEXT 20 YEARS



ECONOMY, TECHNOLOGY & INNOVATION

Best States for Business
#1: Virginia, CNBC 2019

Best States
#7: Virginia, US News and World Reports 2019

Top Digital Cities
#4: Alexandria ("Medium" City),
Center for Digital Government (CDG) 2019

Community Economic Development Award (CEDA)
Alexandria & Arlington, Virginia Economic
Developers Association 2019

Best City for Entrepreneurs
#1: Alexandria, Entrepreneur Magazine 2017



COMMUNITY

Best City in America for Young Professionals
#9: Alexandria, Niche 2019

Safest Cities in America
#1: Alexandria, Smart Asset 2019

Most Diverse Cities in America
#23: Alexandria, WalletHub 2019

Best Cities to Live in America
#25: Alexandria, Niche 2019

Friendliest Cities in the U.S.
#2: Alexandria, (Readers' Choice)
Conde Nast Traveler 2019

Best Cities for Working Women
#2: Washington-Arlington-Alexandria,
DC-VA-MD-WV Metro Area, Business.org 2019

Best for Vets: Places to Live
#1: Alexandria (Medium City), Military Times 2019

"All-Star" in Virginia for LGBTQ Equality
#2: Alexandria, Human Rights Campaign 2017



TRANSPORTATION & WALKABILITY

Most Walkable Cities in Virginia
#3: Alexandria, WalkScore 2020

10 Best Cities for Accessible Living
#1: Alexandria, Arlington, Washington D.C.,
Redfin 2018

Bicycle Friendly Community Award
Silver: Alexandria, The League of American
Bicyclists 2018



ENVIRONMENT

2018 Platinum Status
Alexandria (10th consecutive year),
Go Green Government Challenge 2018

2018 Platinum: Excellence in Management
Alexandria Renew Enterprises,
National Association of Clean Water Agencies 2018

Greenest City in Virginia
#1: Alexandria, Insurify 2018

Greenest Cities in America
#3: Alexandria, Arlington, Washington D.C.,
Architectural Digest 2017



ARTS & TOURISM

The South's Best Cities 2020
#7: Alexandria, Southern Living 2020

The Best Cities in the U.S.: 2019 Readers' Choice Awards
#3: Alexandria (Best Small City),
Condé Nast Traveler 2019

"Editors' Favorite Cities of the Year: 2020 Legend Awards"
Alexandria, VA, Departures 2020

Best Travel U.S. Destinations
#1: Alexandria, MONEY 2018

The South's Prettiest Cities
#1: Alexandria, Southern Living 2018



EDUCATION

Top States for Higher Education
#2: Virginia, SmartAsset 2020

Most Educated Cities in America
#2: Alexandria, Arlington, Washington D.C.,
Forbes 2020



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D E N I Z E N AT EISENHOWER SQUARE

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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.

