



EISENHOWER

ALEXANDRIA, VIRGINIA



VALUE-ADD INFILL INDUSTRIAL OPPORTUNITY



EXECUTIVE SUMMARY

Jones Lang LaSalle Americas, Inc. ("JLL"), as exclusive representative for the Owner, is pleased to present this offering for 4700 Eisenhower, "The Property", an institutionally owned, infill warehouse comprised of 45,407 square feet in Alexandria, Virginia. 4700 Eisenhower is located inside the Capital Beltway in one of Northern Virginia's innermost industrial submarkets and offers exceptional accessibility throughout the Washington, DC Metro area. The Property features 32' ceilings, dock and drive-in loading, significant surface lot parking and a well-appointed interior office build out, perfect for single tenant users.

4700 Eisenhower is fully vacant, offering investors a rare opportunity to take advantage of strong market fundamentals to re-lease the asset and achieve value-add returns within one of the Washington, DC area's most land constrained industrial submarkets. Investors will immediately benefit from re-releasing the asset, while being well positioned to capture additional value from the Property's long-term redevelopment potential within Alexandria's rapidly transforming Eisenhower Avenue Corridor.





INVESTMENT HIGHLIGHTS



Value-Add Investment Opportunity With Strong Upside Potential Through Re-Leasing The Asset



Last Mile Location Provides Access to Unmatched Demographic Pool



32' Clear Heights With Dock And Drive-In Loading



Unmatched Industrial Submarket Fundamentals



Land Constrained Market With Depleting Industrial Inventory



Inside The Beltway Location With Superior Transportation Access Via I-495/I-95 & I-395



Immediate Proximity To Pentagon, Fort Belvoir, And US Capitol



Metro Accessible (Van Dorn Street Station - Blue Line)

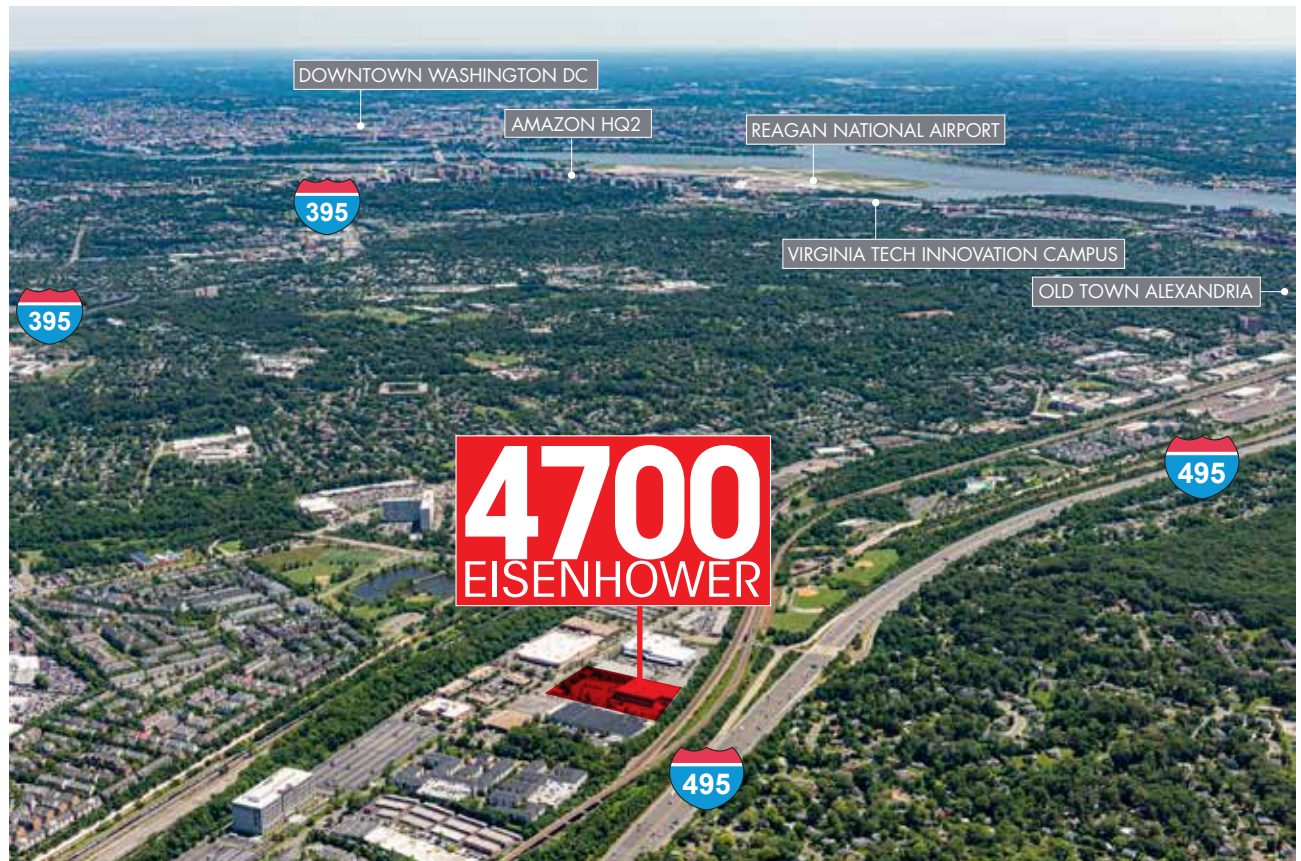
HIGHLY FUNCTIONAL WAREHOUSE WITH EXCESS PARKING

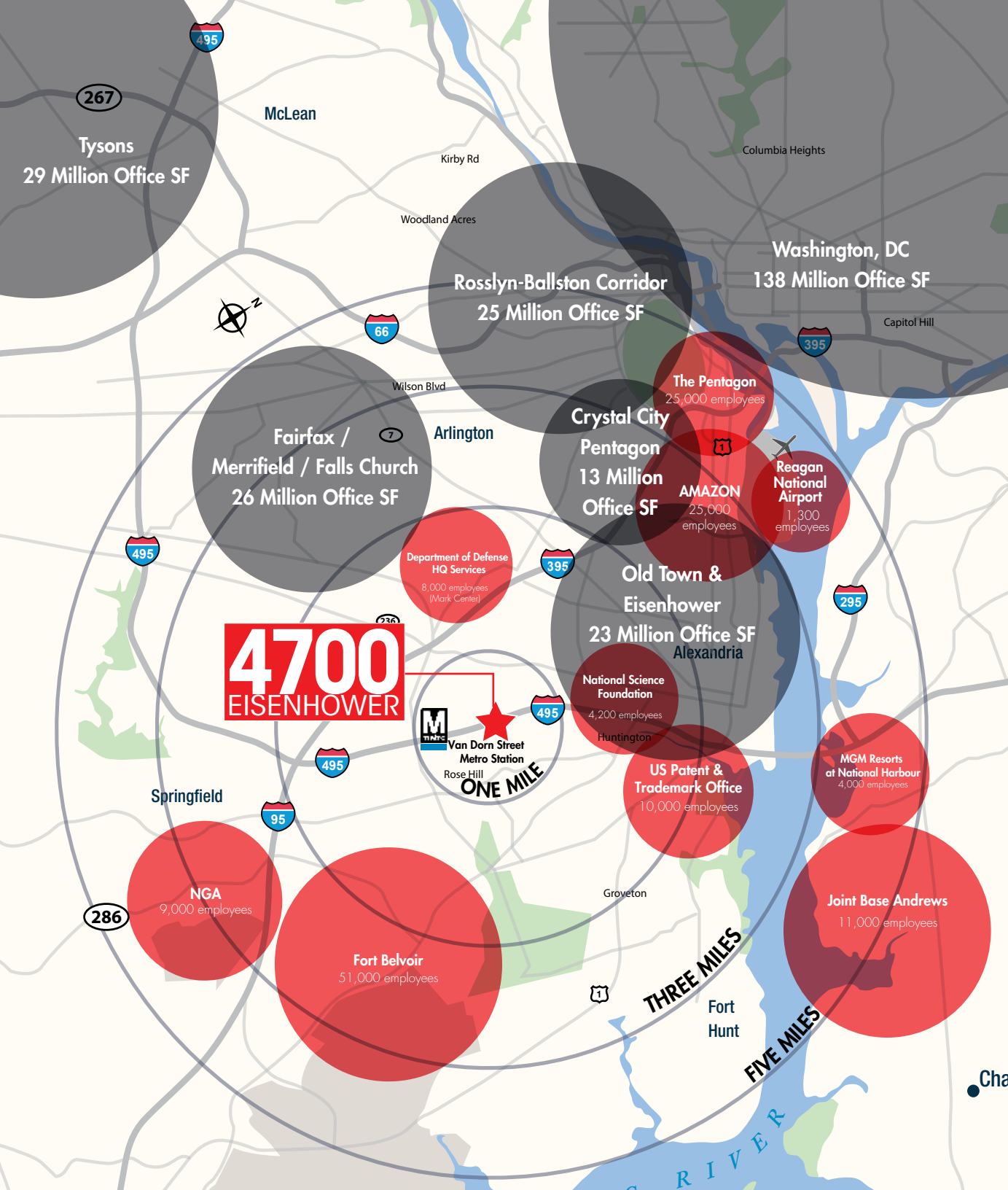
- Quality brick construction with dock and drive in loading, 32' warehouse ceiling heights, and a well-appointed interior office build out.
- Approximately 1.1 acres of excess parking space, perfectly suited for fleet parking or trailer storage.



LAND AND SUPPLY CONSTRAINED INDUSTRIAL MARKET

- Northern Virginia industrial land is extremely limited making it cost prohibitive to build new warehouse product
- Over 500,000 SF of Industrial Product Demolished since 2013 in Alexandria
- There has been just 72,000 SF of New Industrial Deliveries within the last 25 years
- 0 Projects Under Construction
- The I-395 & Eisenhower Avenue submarkets command some of the highest industrial rents in the Washington, DC area eclipsing \$15 PSF NNN.
- Tight submarket vacancy of 4.26%, and there has been Single Digit Vacancy since 1998
- The submarket is averaging 4-5% rent growth over the last 3 years, and with limited supply on the horizon, strong rent growth is expected to continue





AIRPORTS

Reagan National
15 Minute Drive
Dulles International
35 Minute Drive



Metro
.75 Miles From the Van Dorn
Street Metro
Blue Line



THOROUGH
FARES

I-495 - 2 Minute Drive
I-395 - 6 Minute Drive
I-66 - 15 Minute Drive



LAST MILE

capital
bikeshare



PROMINENT ALEXANDRIA, VIRGINIA LOCATION

- Located just 15 minutes driving distance from downtown Washington, DC in Alexandria, VA
- The Alexandria regional economy is strengthened by the presence and continued growth of several key economic drivers including: The Pentagon, U.S. Patent & Trademark Office, Fort Belvoir, The National Geospatial Intelligence Agency, Mark Center, the National Science Foundation and Inova Alexandria Hospital.
- Due to Alexandria's immediate proximity to Fort Belvoir, The Pentagon and Capitol Hill, it is a favored location for many government contractors, Department of Defense outposts and other GSA related entities
- Over 1,000 multifamily units have delivered in the last 18 months, and there are currently over 5,300 multifamily units under construction in Alexandria, signaling continued demand and population growth in the area.



OUTSTANDING TRANSPORTATION, ACCESS & AMENITIES

- 4700 Eisenhower is located inside the Beltway and is within minutes of I-95, I-395 and I-495.
- Several shopping centers are within a 15 minute drive of 4700 Eisenhower, including Landmark Mall, Springfield Town Center, Village at Shirlington, and Old Town Alexandria
- Advanced transportation infrastructure from the I-495 "HOT Lanes," I-95 road widening and the upgrade of the Springfield Interchange
- Metro accessible via the Van Dorn Street metro station on Metro's Blue Line, which provides direct connection to Reagan National Airport, the Pentagon, Crystal City, Rosslyn and downtown Washington, DC.

JUST 5 MILES FROM MAJOR NORTHERN VIRGINIA DEVELOPMENTS

AMAZON HQ2

Approximately 5MM 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



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

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

VIRGINIA TECH



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.

INVESTMENT SALES ADVISORY

BILL PRUTTING

Senior Managing Director
+1 202 719 5867
bill.putting@am.jll.com

JAY WELLSCHLAGER

Managing Director
+1 443 452 1516
jay.wellschlager@am.jll.com

CRAIG CHILDS

Director
+1 202 777 2315
craig.childs@am.jll.com

BRUCE STRASBURG

Senior Managing Director
+1 202 533 2501
bruce.strasburg@am.jll.com

LEASING

JOHN DETLEFF

Senior Managing Director
+1 703 485 8831
john.dettleff@am.jll.com

FINANCING

DRAKE GREER

Director
+1 202 533 2534
drake.greer@am.jll.com

ABBOT WALLENBORN

Vice President
+1 703 891 8437
abbot.wallenborn@am.jll.com

EVAN PARKER

Director
+1 202 777 2303
evan.parker@am.jll.com

ANALYST

JAKE GUTTMAN

Associate
+1 202 777 2309
jake.guttman@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.*

