

2733 & 2777 CRYSTAL DRIVE,
ARLINGTON VA

NLC

National Landing Center



REACH YOUR CRUISING

ALTITUDE

NATIONAL LANDING'S ONLY INDOOR-OUTDOOR ROOFTOP AMENITY



NAIOP
COMMERCIAL REAL ESTATE
DEVELOPMENT ASSOCIATION

2024 AMENITY SPACE
AWARD OF EXCELLENCE



ALTITUDE

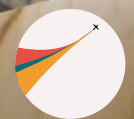


VIRTUAL TOUR





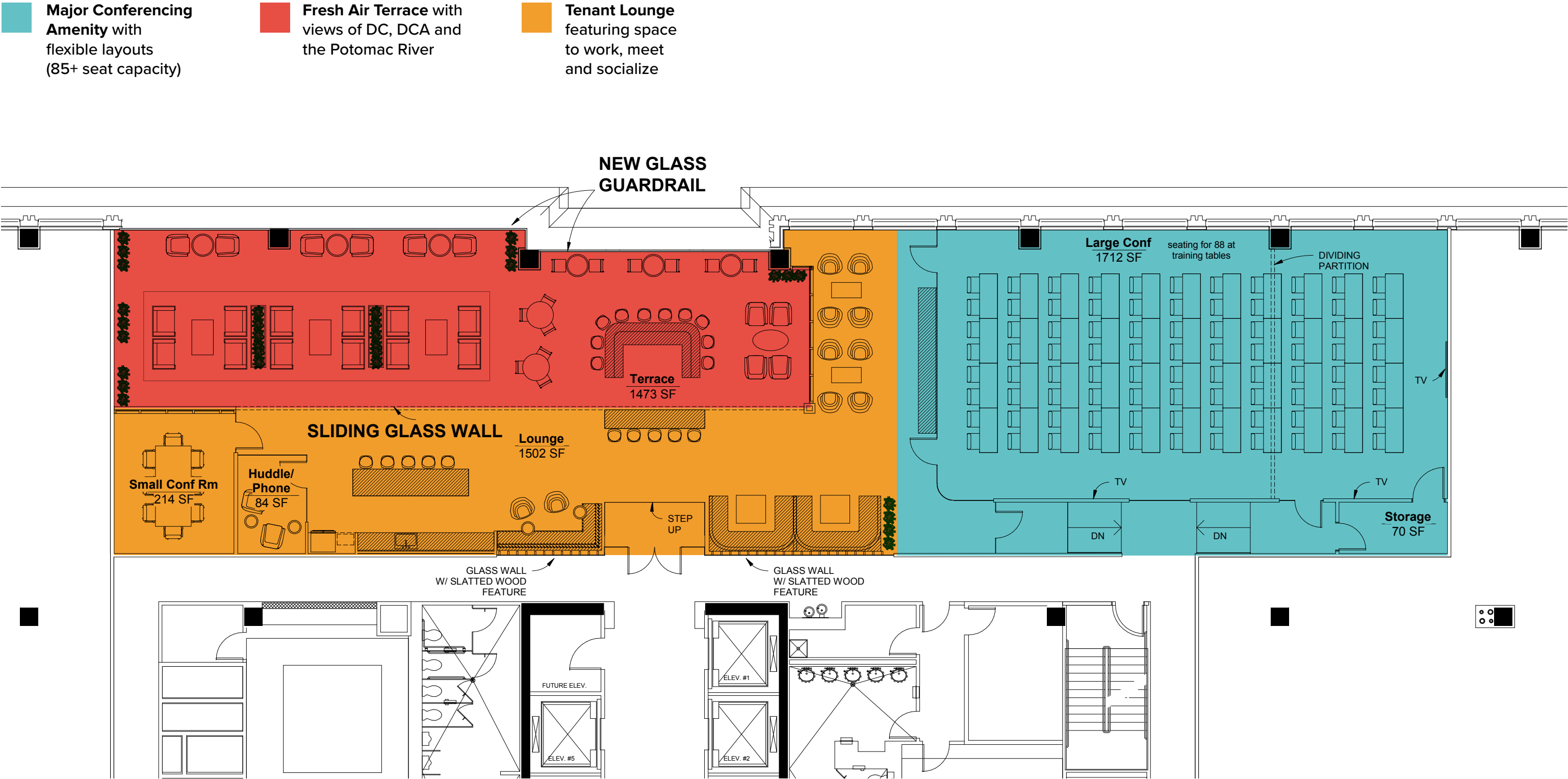
ALTITUDE



VIRTUAL TOUR



ALTITUDE FLOOR PLAN



THE JUMBO JET OF

AMENITIES

NAIOP
COMMERCIAL REAL ESTATE
DEVELOPMENT ASSOCIATION

2024 AMENITY SPACE AWARD OF EXCELLENCE

10,000 SF LOBBIES
5,000 SF FITNESS + LOCKERS



LUXE LOBBIES

10,000 SF



5,000 SF
FIRST CLASS
FITNESS

ASCEND YOUR WORKDAY



Brand new spa quality fitness +
locker facility



Top floor conference center +
open air lounge



4th floor open air terrace



LEED Platinum & Gold EB O+M
Energy Star



On-site property management



Food service



On-site café/coffee shop



On-site security



Parking ratio – 1.67/1000



7 EV Charging stations & bike
room w/ showers





COOL DOWN BAR
+
YOGA STUDIO





4TH FLOOR
OUTDOOR TERRACE



VIRTUAL TOUR



24 MILLION VIEWS/YEAR
FROM DCA
SIGNAGE THAT SOARS

YOUR SIGN HERE

TOP-OF BUILDING SIGNAGE
OVERLOOKING REAGAN
NATIONAL AIRPORT

THE WINDOW SEAT ADVANTAGE



VS

THEIRS

TRADITIONAL CRYSTAL CITY OFFICE SPACE CONDITIONS

- Abundant columns
- Low ceiling heights
- Constrained window line
- Challenging depths (access to natural light)

OURS

NATIONAL LANDING CENTER DESIGN QUALITY + EFFICIENCY

- Virtually column free floor plate
- 9' finished ceilings
- Panoramic full height window line
- Optimal natural light throughout



AVAILABLE SPACE

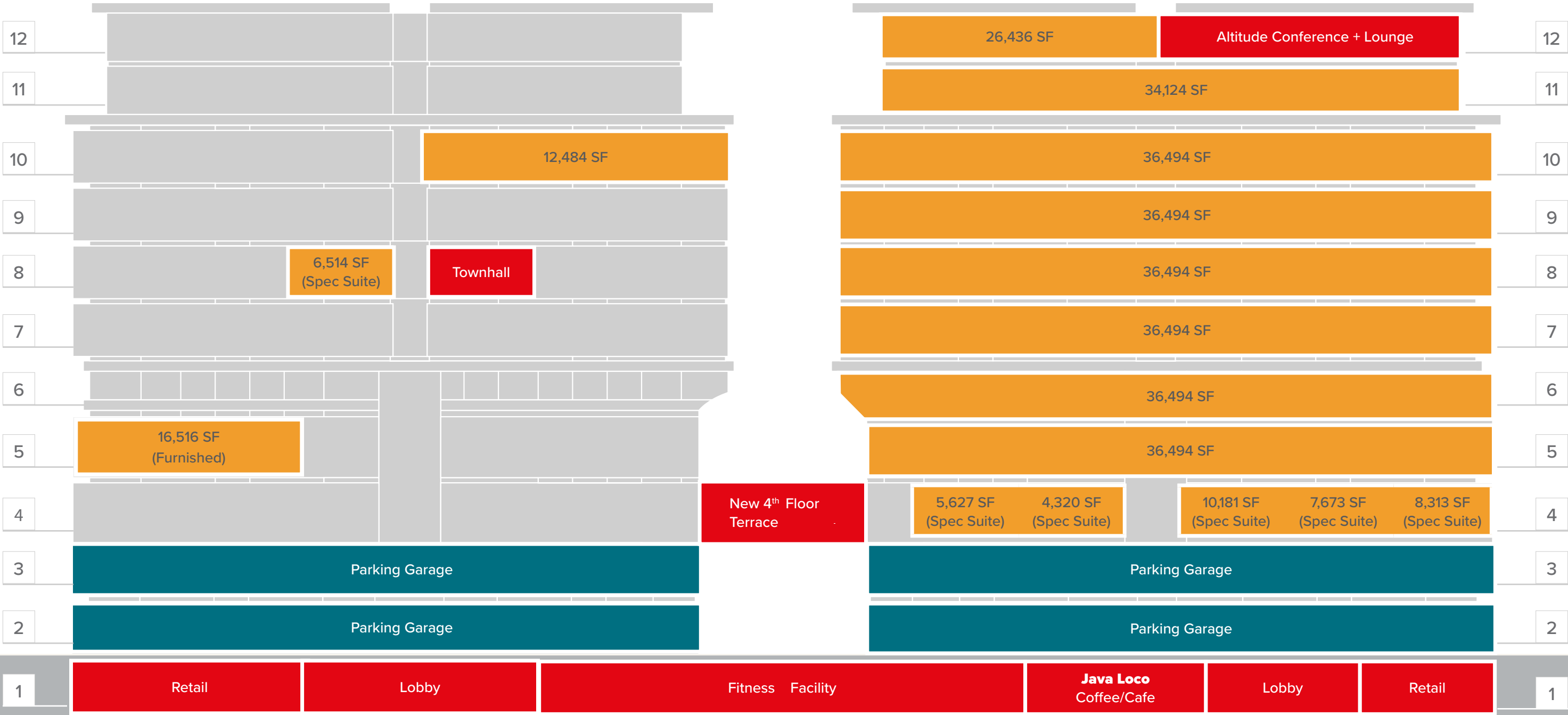
WHERE EVERY SPACE FEELS LIKE A WINDOW SEAT

Vacancy Amenity Parking

2733 CRYSTAL DRIVE

2777 CRYSTAL DRIVE

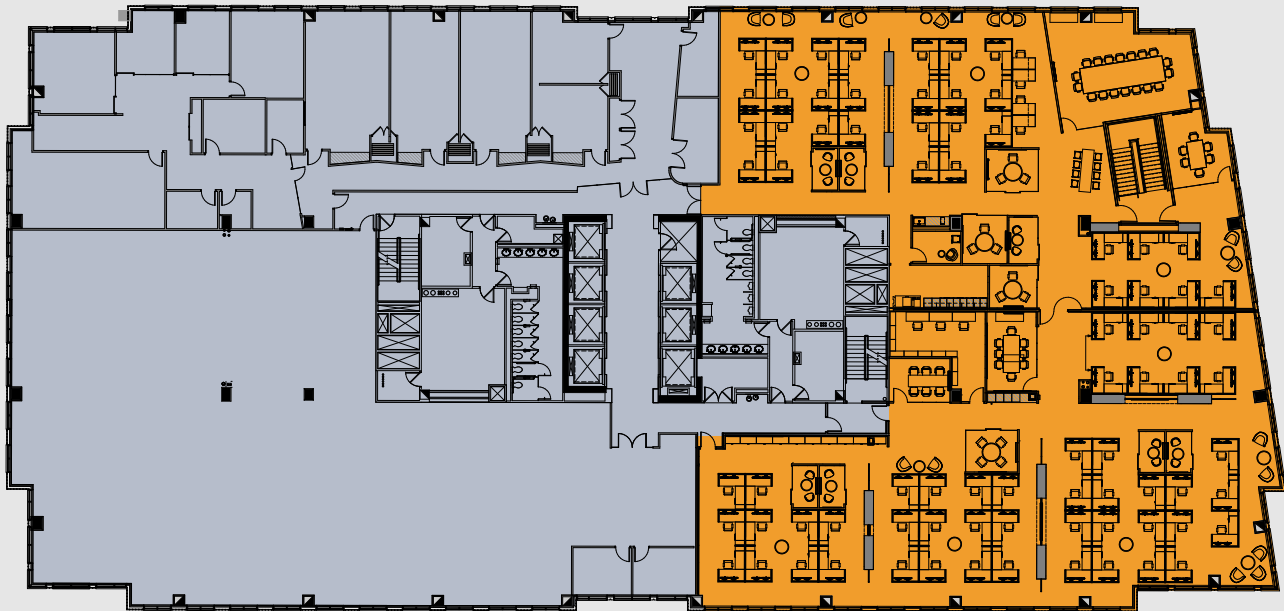
315,638 SF Available



2733 CRYSTAL DR

OPTION 1

5 TH FLOOR
16,516 SF



LEASED

16,516 SF

8 TH FLOOR
6,514 SF



LEASED

TOWN HALL
1,742 SF

SPEC SUITE 820
6,514 SF

PLUG & PLAY,
MOVE-IN READY



2024 AMENITY SPACE
AWARD OF EXCELLENCE

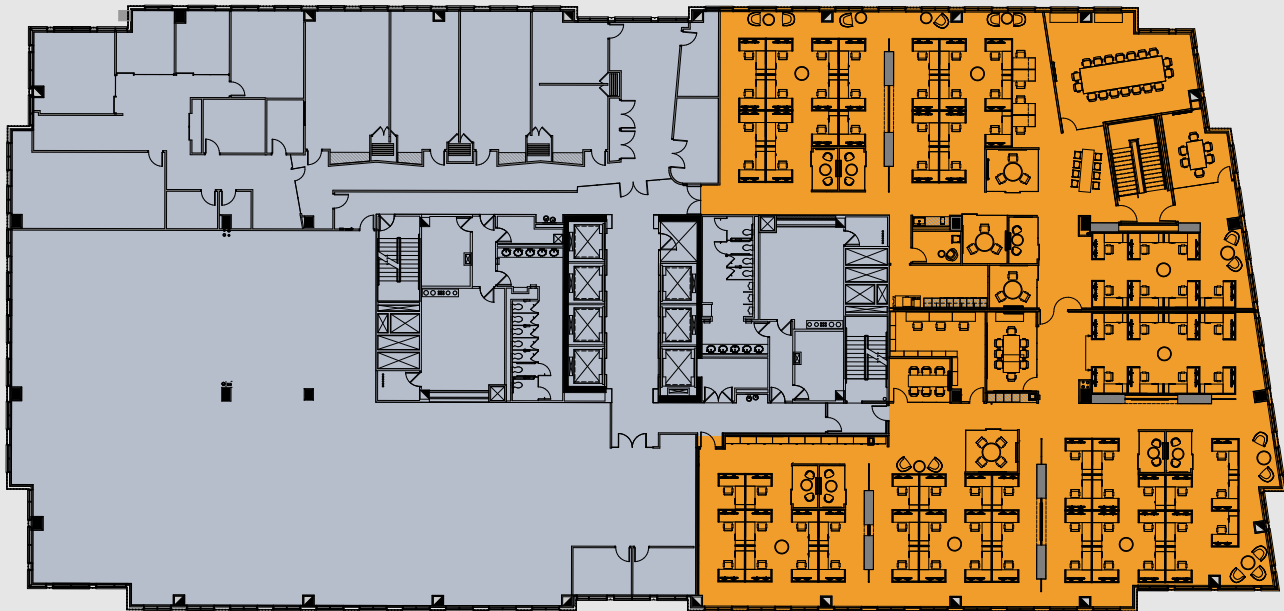


TOWN HALL

2733 CRYSTAL DR

OPTION 2

5 TH FLOOR
16,516 SF



LEASED

16,516 SF

8 TH FLOOR
6,514 SF



LEASED

LEASED

LEASED

TOWN HALL
1,742 SF

SPEC SUITE 820
6,514 SF

PLUG & PLAY,
MOVE-IN READY



2024 AMENITY SPACE
AWARD OF EXCELLENCE



TOWN HALL

2733 CRYSTAL DR

10TH FLOOR

12,484 SF (Shell condition)

DCA Views

DC Views

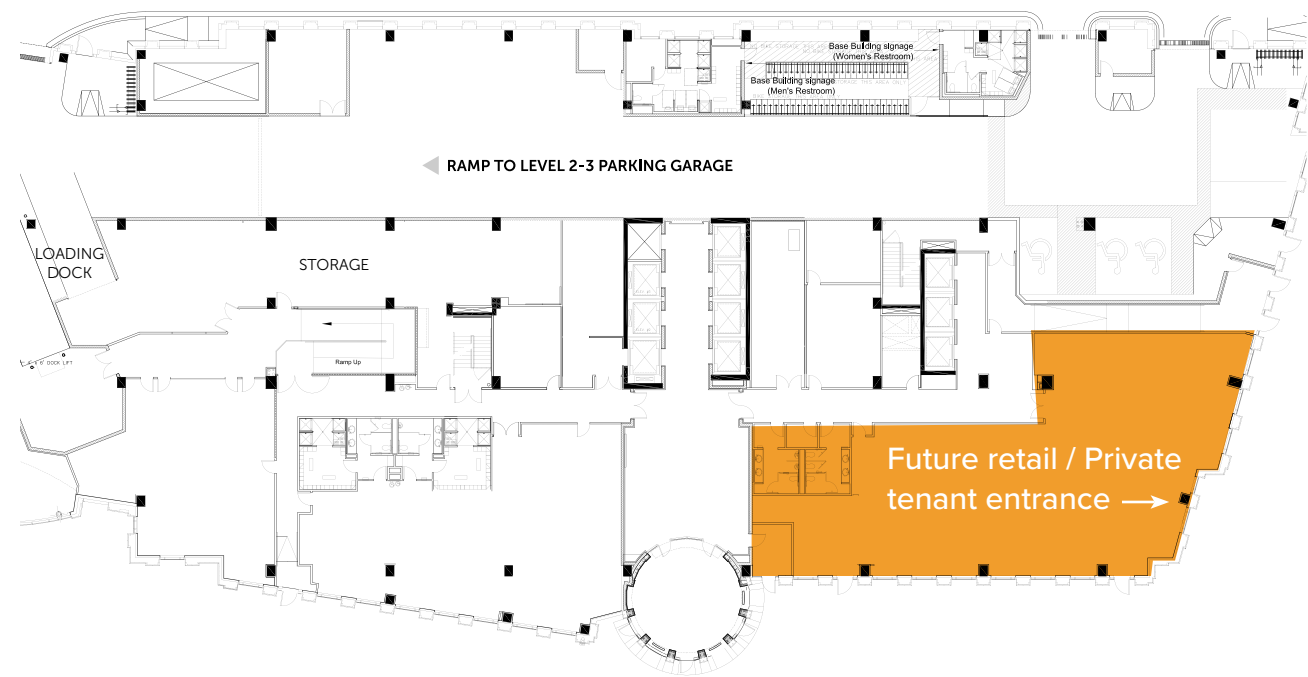


12,484 SF

2777 CRYSTAL DR

1ST FLOOR

19,882 SF

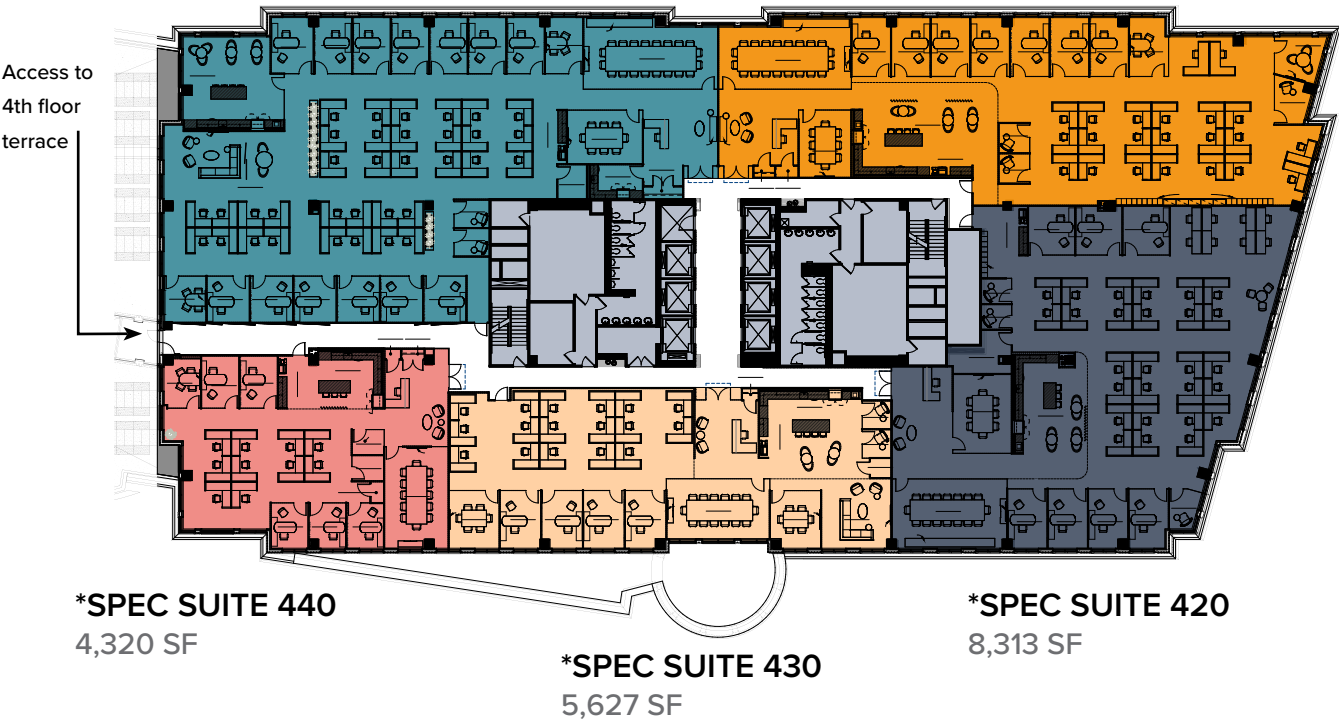


4TH FLOOR

**Spec suites are pending*

***SPEC SUITE 400**
10,181 SF

***SPEC SUITE 410**
7,673 SF



5 -10TH FLOOR

36,494 SF

DCA Views



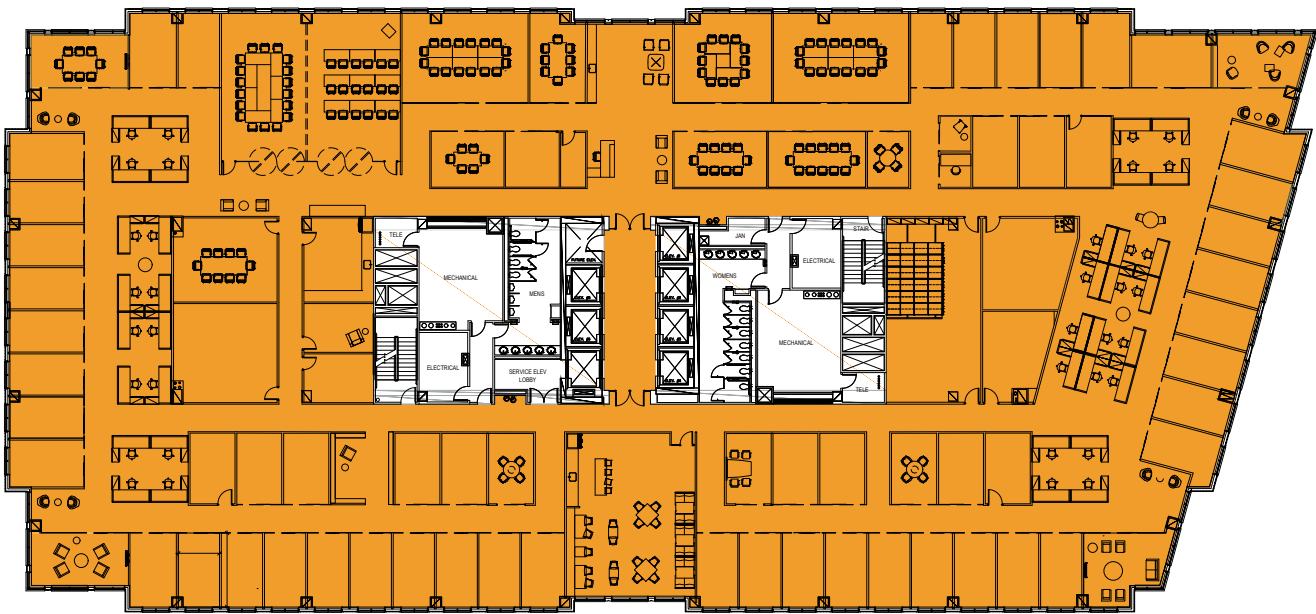
11-12TH FLOOR

34,124 - 26,436 SF

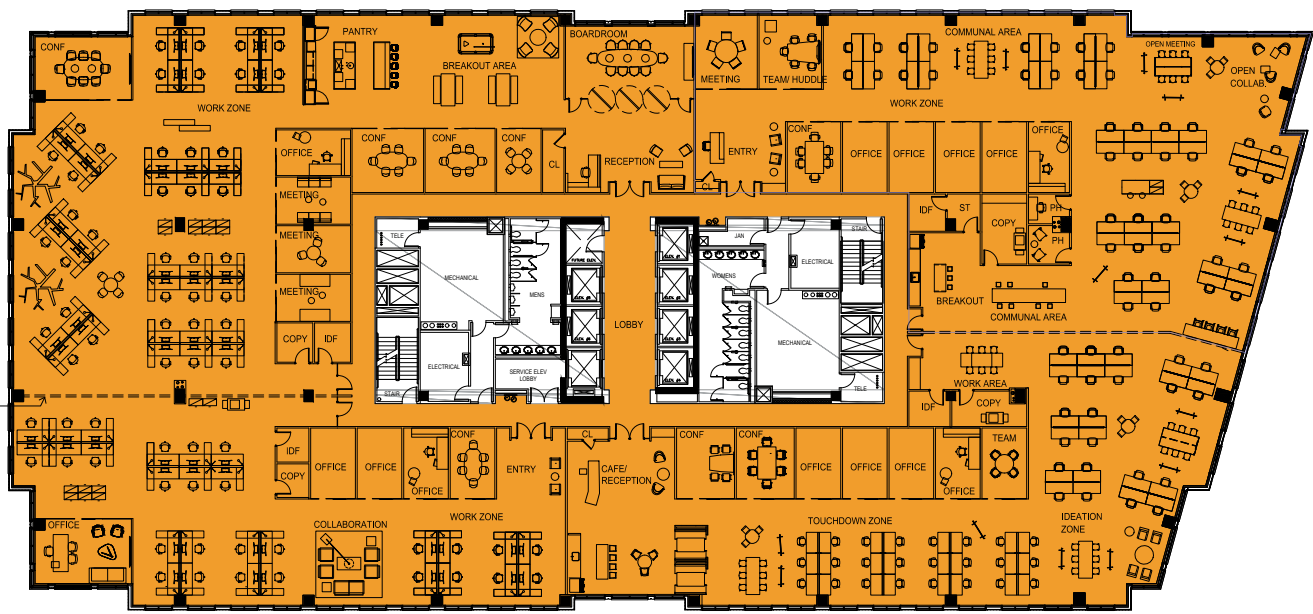


TEST FITS

SINGLE TENANT TEST FIT



MULTI-TENANT TEST FIT



A CENTRAL HUB

Located in the heart of National Landing and minutes away from Washington D.C., National Landing Center has access to an extensive network of mass transit, airports, commuter rail, roads, bike lanes and walking trails.



8 MINUTE DRIVE
TO DOWNTOWN D.C.



DIRECT ACCESS
TO REAGAN
NATIONAL AIRPORT



CONVENIENT
ACCESSIBILITY TO
ELECTRIC SCOOTERS



4 MINUTE WALK
TO METRO STATION



10 MINUTE WALK TO
VIRGINIA TECH
INNOVATION CAMPUS



8 MINUTE WALK
TO AMAZON HQ2



ON-SITE CAPITAL
BIKESHARE STATION



ON-SITE RAPID
TRANSIT STATION



EASY ACCESS TO
I-395 & I-95
EXPRESS LANES

PLATINUM CHAMPION



Paving the path to more sustainable commutes in Arlington, National Landing Center joined Arlington Transportation Partners to promote and enhance its strong multi-modal commute capability (Metro, bus, bike, carpooling, community events like bike to work day, car free day).

In 2021, National Landing Center 1 and 2 became Platinum Champions.
Only 17 other organizations reached the highest level, including Amazon & George Mason University.

Champions is an initiative of Arlington Transportation Partners (ATP) that provides dedicated support and exclusive perks for properties and companies to enhance transportation benefits, amenities, and programs that help more people travel by walking, biking, public transit, carpooling, vanpooling, and telework.

MEET YOUR Neighbors

Community CONNECTION

FIND CLIENTS, PARTNERS & TALENT IN THE NEW SILICON VALLEY

National Landing is home to a thriving business community with numerous small businesses, start-ups and entrepreneurs, as well as mission-driven organizations including March of Dimes, PBS, Conservation International, and the Consumer Technology Association.

JOIN THE COMMUNITY

With a highly skilled, creative, and innovative workforce of 50,000 people, over 70 percent of National Landing’s office tenancy is STEM-related, long bolstered by the Pentagon and now the presence of Amazon.















A WORD FROM YOUR CO-PILOTS

We were particularly impressed by the dedication to higher education and the K 12 talent pipeline [in Virginia]. The investments the local community and the state are going to make are really going to augment the great talent pipeline, which is a primary reason we chose the Commonwealth for this new headquarters.

HOLLY SULLIVAN

HEAD OF WORLDWIDE
ECONOMIC DEVELOPMENT



- \$1 billion graduate campus focusing on master’s and PhD programs in computer science and engineering.
- Plan to host 750 master’s degrees and 200 doctoral students in computer science annually
- Construction of the first academic building, an 11 story, 300,000 SF structure, is on track to start this summer and open to students in 2024
- The Innovation Campus’ 300,000-square-foot academic building is scheduled to open in 2024 and will only be 10 minutes away from National Landing Center



NATIONAL LANDING

A WINDOW SEAT TO DIVERSE DEVELOPMENT

- Urban district with a population of 50,000+
- Home of Amazon’s HQ2, which will employ over 25,000 at full build out
- Walking distance to Reagan National Airport
- 450+ restaurants and shops, including the Fashion Centre at Pentagon City
- Numerous parks and public spaces under construction or in planning



HOUSING
EXISTING | 11,685 UNITS
PIPELINE | 4,581 UNITS



RETAIL
EXISTING | 2,859,396 SF
PIPELINE | 758,638 SF



LODGING
EXISTING | 5,469 KEYS
PIPELINE | 200 KEYS



A DREAM DESTINATION

WELCOME TO ARLINGTON, VIRGINIA

● **PERFECT**
MUNICIPAL EQUITY INDEX SCORE
- Human Rights Campaign 2020

● **#1** BEST CITY TO LIVE IN AMERICA
- Niche.com 2020

● **#1** FITTEST CITY IN THE U.S.
- American Fitness Index 2019

● **#1** BEST SCHOOL DISTRICT IN VIRGINIA
- Niche.com 2020

● **#1** TOP DIGITAL COUNTY
- Center for Digital Government 2020





TAKE FLIGHT ON FOOT

Local Amenities

DINE

1. AC Kitchen & Lounge
2. Beaming
3. Bozzelli's Italian Deli
4. Buffalo Wild Wings
5. Altitude and Constellation
6. Chick-fil-A
7. Chipotle
8. Maman
9. Coffee Republic
10. Cold Stone Creamery
11. Crush Pizza & Wine
12. Pizzeria Paradiso Pronto
13. Good Stuff Eatery
14. Highline RxR
15. Kabob Palace
16. Kohindoor Dhaba Inc.
17. La Posada
18. Lantern Restaurant & Bar
19. McCormick & Schmick's
20. Mezeh
21. Neramitra Thai
22. Monstera
23. Spot of Tea - National Landing
24. Paris Baguette
25. Panera Bread
26. Queen Mother's
27. Ruth's Chris Steak House
28. Social All Day Bar
29. SOCCi
30. Starbucks Coffee
31. Scapegoat Beer Garden
32. Surreal
33. Sushi Garden
34. Sweetgreen
35. Tacombi
36. The Portofino Restaurant
37. Takagi Coffee
38. Van Leeuwen Ice Cream
39. Water Bar
40. We, The Pizza
41. Z Burger
42. Tiki Thai
43. Nash & Smashed

SHOP

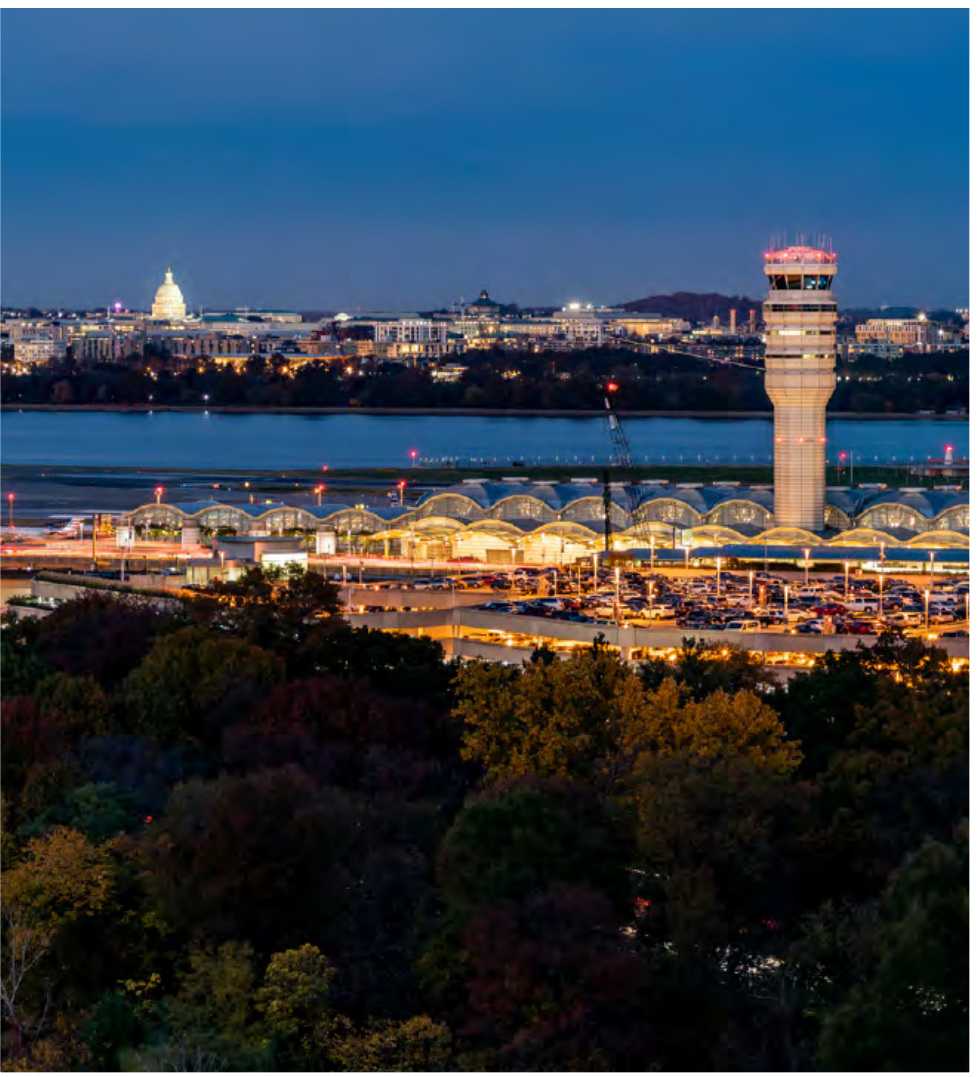
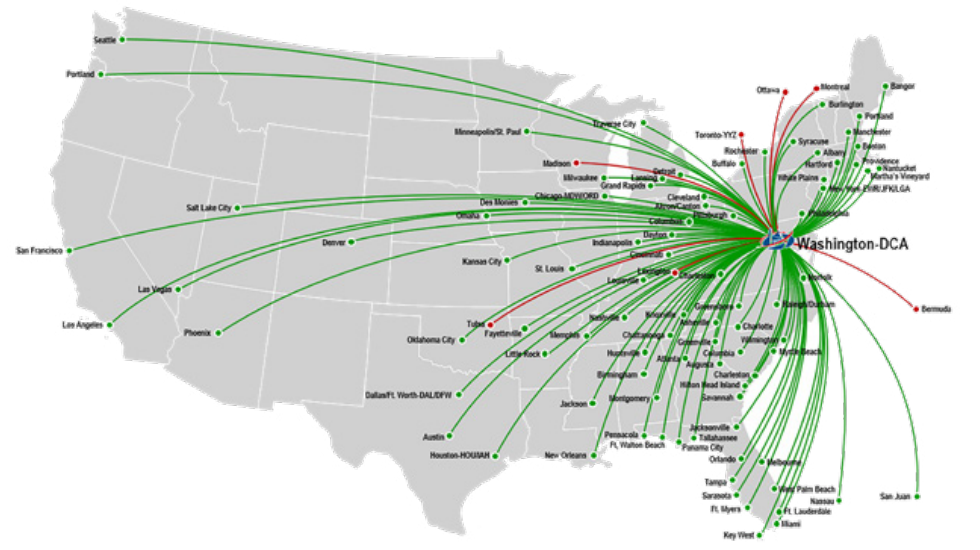
42. Costco
43. CVS
44. Fashion Centre at Pentagon City
45. Harris Teeter
46. Lidl Express
47. Whole Foods Market

STAY

48. Courtyard by Marriott Arlington
49. Crystal Gateway Marriott
50. Hilton Arlington National Landing
51. Hyatt Regency Crystal City (+ Cinnabar, LobbiBar & Market)
52. Renaissance Arlington Capital View (+ illy coffee)
53. Residence Inn Arlington Capital View

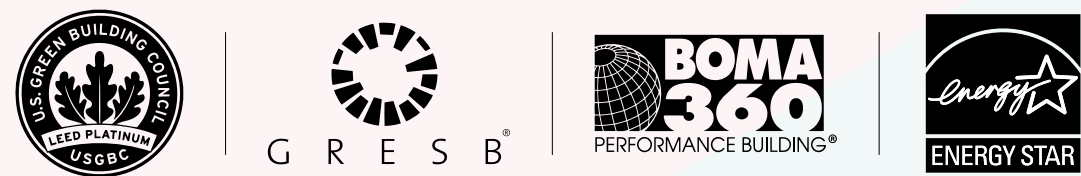


ACCESS WITH EASE FAR & NEAR



HEALTH & WELLNESS

CERTIFICATIONS



- Leed Platinum - EB O&M Certified since 2013 (Operations & Maintenance)
- GRESB (Global Real Estate Sustainability Benchmark) - Top performing fund in peer group
- ENERGYSTAR rated (93) building since inception
- BOMA International - 360 Performance Building

AIR QUALITY

- MERV-13 dual filtration system + MERV-8 prefilters to maximize filtration per ASHRAE recommendations
- Microbial UV lighting for HVAC systems to neutralize virus and bacteria particulates (design review)
- CO2 sensors located throughout tenant spaces programmed to increase fresh air supply

ELEVATORS

- Social distancing measures in elevator cabs
- Nanoseptic applications applied to elevator buttons

TOUCHLESS

- Touchless plumbing fixtures
- Nanoseptic applications to common areas/high frequency touch areas

ADDITIONAL MEASURES

- Enhanced janitorial protocols for all building common areas
- EPA approved COVID-specific sustainable cleaning products

BUILDING SPECIFICATIONS

Project Description	Class “A”, LEED Platinum EB O&M (2777) & LEED GOLD EB O&M (2733) certified office buildings. The twelve-story assets are located just across from Reagan National Airport in Arlington, Virginia
Location	2733 & 2777 Crystal Drive, Arlington, Virginia
Year Completed	2006
Total Rentable Area	(2777) 326,057 sf & (2733) 306,543 sf
Number of Floors	13 (including Penthouse), Height 169’
Typical Floor Size	33,402 sq. ft.
Architects	Davis Carter Scott
Amenities in the Building	Bicycle storage, locker room and shower facilities, green roof with seating, fitness center, electric car charging stations
Close Proximity to Building	Reagan National Airport, easy access to Washington, D.C., numerous hotels, shopping within walking distance and Metro access
Structural System	Post-tensions with concrete slab floor 1 thru 12; reinforced concrete garage decks
Parking	Five level parking garage (3 below-grade and 2 above)
Parking Ratio	1.67 spaces per 1,000 sf (908 total spaces)
Reserved Spaces	Available
Electric Car Charging Stations	7
Windows	Windows are blast and sound resistive
Lobby Finishes	Timeless and modern design. Limestone and cherry wood panels on walls and ceiling with black granite floors
Roof	Highly reflective, Energy Star-compliant materials, which decreases demand for air conditioning and energy consumption, and tenant occupancy cost
HVAC	Digitally controlled system on a floor-by-floor basis Hours of Operation: 8:00 a.m. - 6:00 p.m., M-F; 8:00 a.m. - 1:00 p.m., Sat., Federal holidays excepted
Electrical	The building has two bus duct risers (North & South side) rated at 4,000 amps each
Emergency Generator	One emergency generator. The generator is a 600 KW, 480/277 three phase, 4 wire.
Elevators	7 passenger elevators (traction) including a freight elevator as well as 3 hydro elevators providing service to the garage levels.
Environmental Success	One National Landing Center achieved LEED Platinum EB O&M & Two National Landing Center achieved LEED Gold EB O&M; which provides tenant comfort and low OPEX
Finished Ceiling Height	9 feet
Slab-to-Slab Heights	Floors 4 thru 11 (slab to slab) is 12 feet 4 inches Floor 12 (slab to slab) is 13 feet 4 inches
Fire/Life Safety	All floors sprinklered; base building life safety systems designed to current NFPA standards; base building ADA compliant
Exterior Construction Materials	Precast with brick veneer with beautiful, timeless granite base panels



NAIOP
COMMERCIAL REAL ESTATE
DEVELOPMENT ASSOCIATION

2024 AMENITY SPACE AWARD OF EXCELLENCE

BOB VESHANCEY

Executive Managing Director
robert.veshancey@jll.com
703 485 8771

MATT OWENS

Managing Director
matt.owens@jll.com
703 485 8764

**DAVID GOLDSTEIN**

Executive Managing Director
david.goldstein@jll.com
703 485 8743

JOHN DRAGELIN

Vice President
john.dragelin@jll.com
703 891 8399

YORKE ALLEN

Managing Director
yorke.allen@jll.com
703 485 8722

DYLAN KOERNER

Associate
dylan.koerner@jll.com
703 485 8723