



500 L'ENFANT PLAZA



WORK ON THE

# BRIGHAM

# SIDE

## TABLE OF CONTENTS

Executive Summary .....	5
The Building .....	6
The Location .....	14
The Developer .....	24
The Architect .....	27



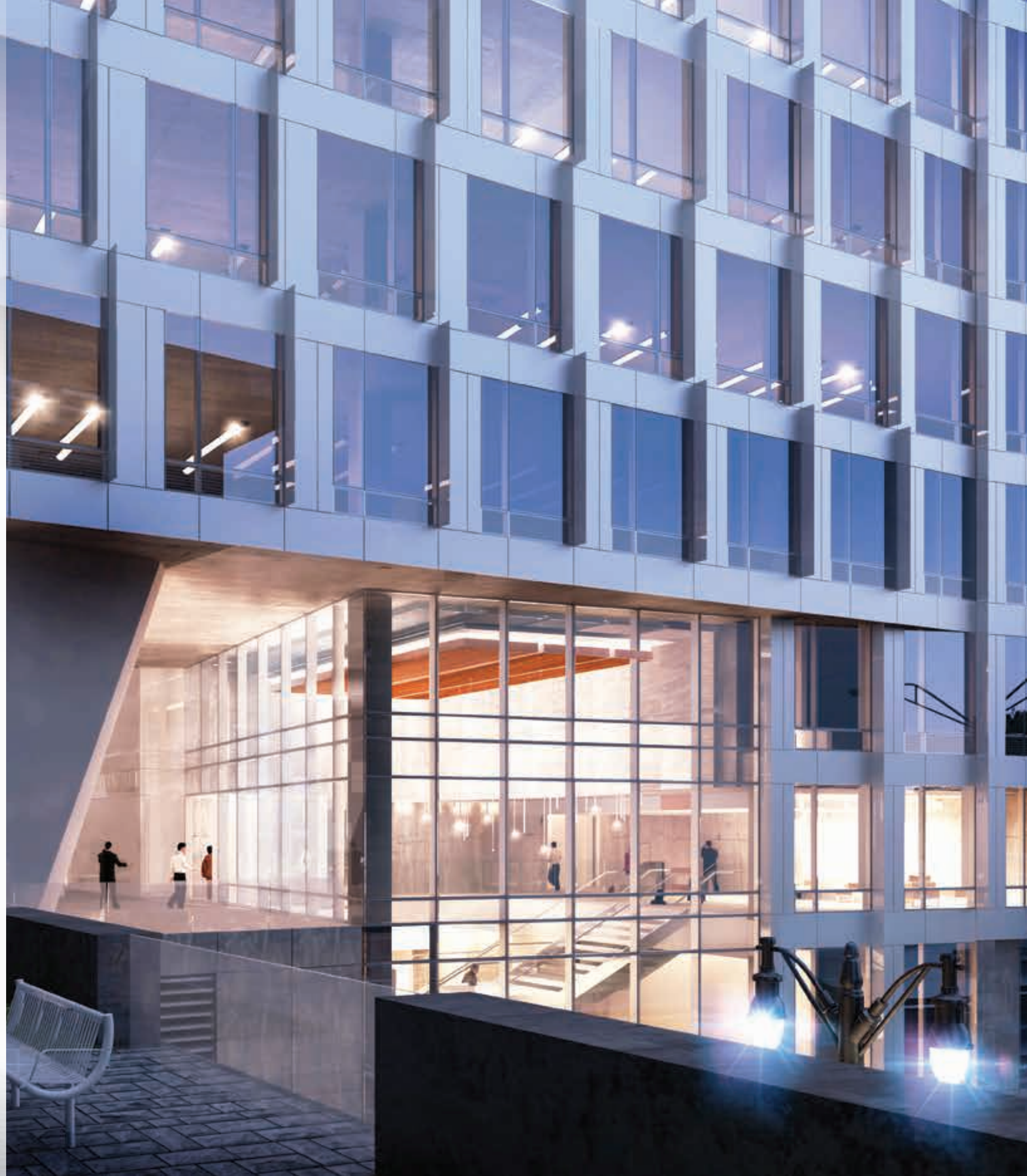
## 500 L'ENFANT PLAZA

500 L'Enfant Plaza is a brand new office building of remarkable character, a confident blend of dramatic beauty, unbeatable access and intelligent efficiency. It is a sparkling addition to the dynamic L'Enfant Plaza mixed-use development.

Offering 215,000 square feet of trophy space in 12 stories of floor-to-ceiling glass, 500 L'Enfant Plaza rises over the Southwest Waterfront. Its open, light-infused spaces offer sweeping, unobstructed views of the Potomac River and Northern Virginia skyline.

Among its premium amenities are a beautifully landscaped rooftop terrace with 360-degree panoramic views, direct access to Metro and major highways, ample underground parking, a tenant fitness center and state-of-the-art building systems.

500 L'Enfant Plaza is designed to offer the perfect combination of tenant objectives—efficient, Class A office space located in an amenity-rich environment, with ideal access to transportation.







## THE DEVELOPER

### The JBG Companies

A world-class investor, owner, developer and manager of real estate properties in the Washington Metropolitan Area, JBG has deep experience and a diverse portfolio of office, residential, hotel and retail space.

## THE ARCHITECT

### ZGF Architects LLP

An award-winning architectural, planning and interior design firm, ZGF was founded on the principle that excellence is reflected in every aspect of a building: its fit within the community, function and relationship to users, building systems and use of resources.

## AT A GLANCE

- 215,000 SF OF TROPHY OFFICE SPACE
- 20,000 SF TYPICAL FLOOR PLAN
- 12 STORIES OF 360-DEGREE FLOOR-TO-CEILING GLASS
- DRAMATIC TRIPLE-HEIGHT LOBBY WITH ENTRANCES AT BOTH STREET AND RETAIL LEVELS
- PANORAMIC VIEWS OF THE POTOMAC RIVER
- ABUNDANT NATURAL LIGHT
- BEAUTIFULLY LANDSCAPED ROOFTOP TERRACE WITH CATERING KITCHEN AND RESTROOMS
- DIRECT INDOOR METRO ACCESS TO FIVE LINES (BLUE, GREEN, ORANGE, YELLOW, SILVER)
- TWO BLOCKS TO VRE (VIRGINIA RAILWAY EXPRESS)
- UNDERGROUND CONNECTION TO L'ENFANT PLAZA RETAIL
- NEWLY RENOVATED HOTEL AND CONFERENCE CENTER LOCATED NEXT DOOR
- AMPLE UNDERGROUND PARKING
- TARGETING LEED® GOLD



Bridging the modern and the monumental, 500 L'Enfant Plaza is a flash of inspiration among the iconic landmarks that surround it. With its bold angles, gleaming glass and shining metal reflecting sunlight, it illuminates the promise of Southwest Washington, DC's dynamic transformation.

From its prominent location in the city, 500 L'Enfant Plaza is highly visible and easily accessible. Behind its walls of glass is trophy office space offering panoramic views and ample interior light.

A BRIGHT NEW

# VISION



# DAZZLING VIEWS

Situated on a dramatic overlook above the Southwest Waterfront, 500 L'Enfant Plaza combines urban connectivity with sweeping views of the Potomac River landscape.

Open and airy define the architectural approach. The office floors offer efficient 45-foot-deep floor plates and allow for optimal flexibility in office layouts. Nine-foot-tall, 360-degree floor-to-ceiling windows afford dramatic views and abundant natural light.

An 8,000 SF landscaped and well-appointed roof terrace tops it all off, providing a highly desirable space for activities ranging from small lunch gatherings to larger social events, with unparalleled views of the city and river.



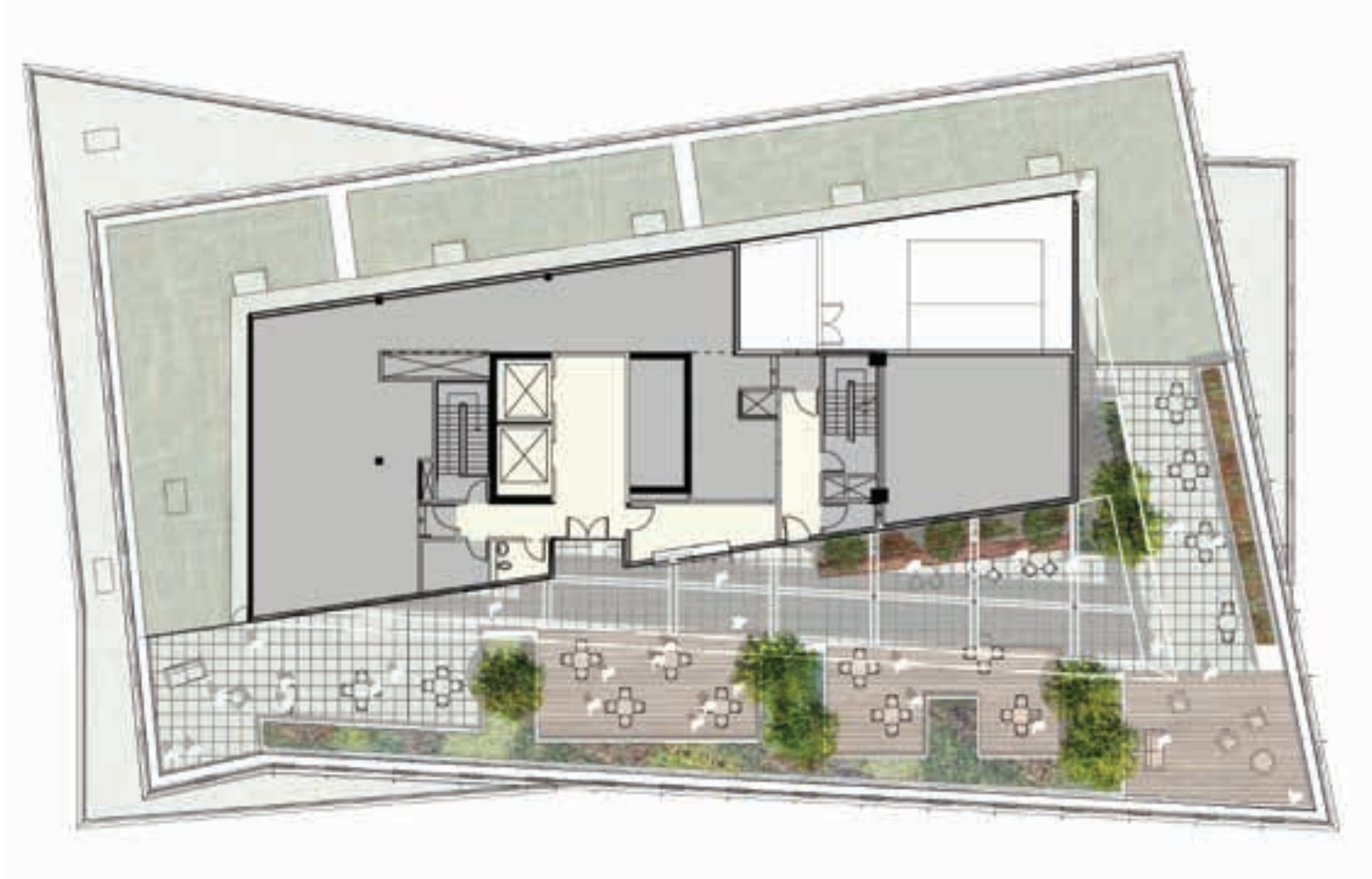
# SPARKLING SUSTAINABILITY

500 L'Enfant Plaza is a shining example of smart and sustainable building practices. Targeting LEED® Gold certification, it features energy-efficient mechanical systems and a high-performance building envelope with glazing and sunshade strategies for maximizing daylight.

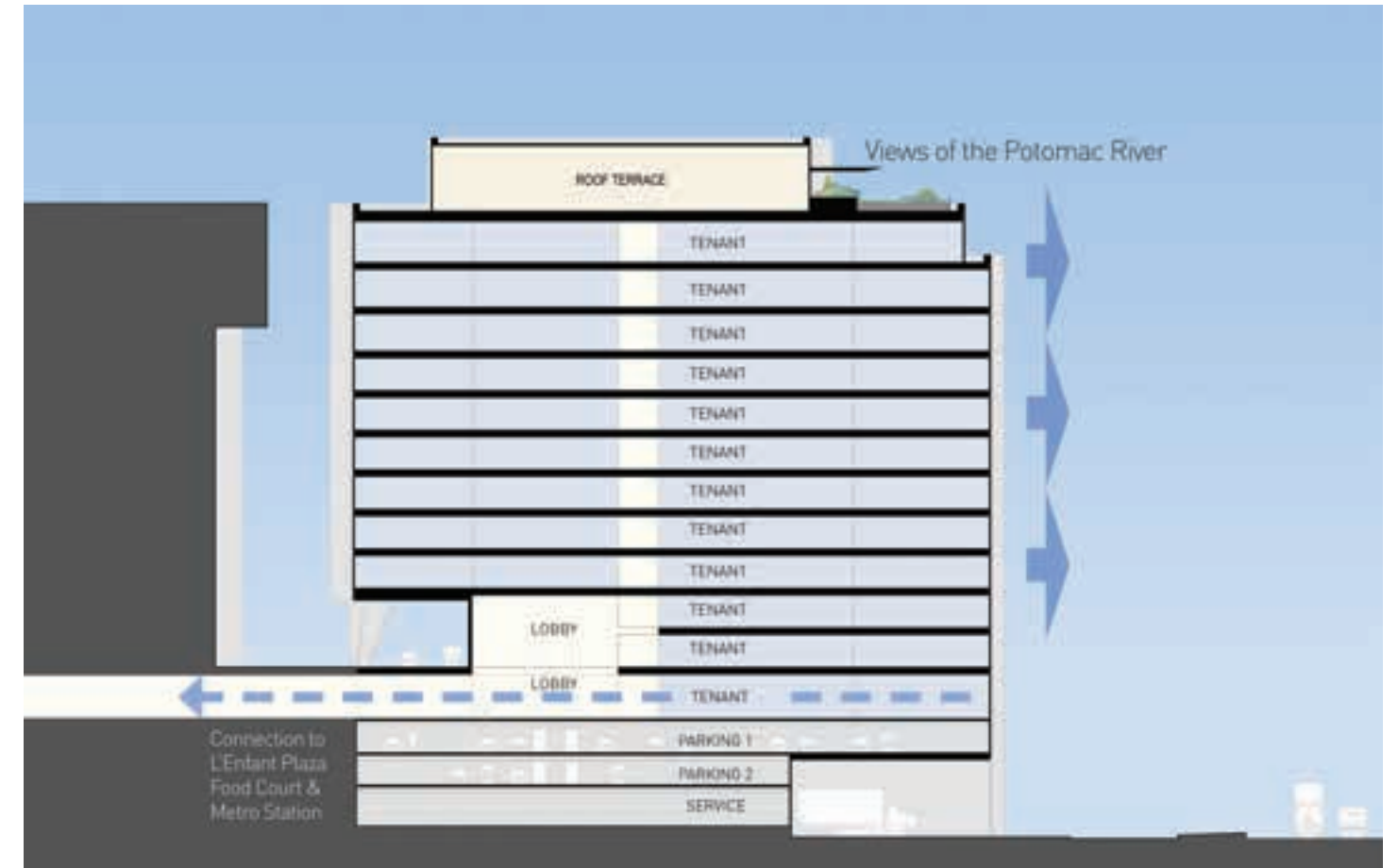
Water conservation capabilities are enhanced by a green roof designed to filter and retain storm water, in addition to water-efficient irrigation and plumbing fixtures.

While 500 L'Enfant Plaza creates an impactful presence on the Washington, DC skyline, its environmental impact has been greatly reduced through the use of recycled and regional materials, as well as low-VOC paints and adhesives during construction. The building also features electric vehicle charging stations and a unique green housekeeping program.





ROOF LEVEL 8,000 SF FINISHED AREA



BUILDING CROSS-SECTION







# DRAMATIC SPACE

Open to natural light and extraordinary views, 500 L'Enfant Plaza is open in other ways as well. A beautifully landscaped vehicular bridge extends across the south face of the plaza and brings visitors to a distinctive glass and metal motor court.

The landscaped rooftop terrace creates the perfect venue for business and social functions. Unique to office buildings in this area, it provides a refreshing and elegant outdoor space for tenants and guests to enjoy—along with views unlike any others in the city.

As the Southwest revitalization expands, 500 L'Enfant Plaza will create an elegant transition to the nearby parks and waterfront developments.

# RADIANT LIGHT

Welcoming and airy, 500 L'Enfant Plaza's distinctive crystalline form invites an abundance of natural light. From the L'Enfant Plaza Metro and retail concourse below, a spectacular stone-and-wood lobby creates a dramatic sense of arrival, opening up to a light-filled volume that extends three levels above.

Light is not only brought in, but projected outward off the reflective glass, allowing 500 L'Enfant Plaza to illuminate its surroundings in Southwest Washington, DC.





# SHINING LOCATION

Set close to the cultural and governmental heart of Washington, DC, 500 L'Enfant Plaza is the cornerstone of a dynamic transformation that's helping to create a new vision for the city's southwest corner.

Occupying one of the most easily accessible and highly visible locations in the District, 500 L'Enfant Plaza stands in a powerful position as the gateway to a large concentration of government agencies, numerous museums and memorials, and the burgeoning Southwest Waterfront mixed-use developments.



## BRILLIANT ACCESS

500 L'Enfant Plaza is perhaps the most commuter-friendly office building in the DC market. Just steps via direct indoor access to the L'Enfant Plaza Metro station, it offers access to five of Metro's six lines (Blue, Green, Orange, Yellow and Silver).

Commuters driving in will find that 500 L'Enfant Plaza offers direct access to the Southwest-Southeast Freeway, I-295, I-395 and I-95. Its location also makes it within a 10-minute drive of both Union Station and Reagan National Airport.

500 L'Enfant Plaza offers unrivaled access to the cultural attractions that make the city unique. It is within walking distance of the Washington Monument, National Mall and a majority of the Smithsonian Institution museums.

As part of the vibrant Southwest revitalization, 500 L'Enfant Plaza is a short seven-minute walk from the waterfront area and The Wharf, which will include the new stadium for the Washington Kastles professional tennis team.





# GLOWING ATTRACTION

Next to 500 L'Enfant Plaza is the luxurious L'Enfant Plaza Hotel. \$30 million in extensive renovations are polishing this Southwest Washington, DC property into a modern, stylish 4-Diamond hotel that will provide a host of first-class amenities for both guests and area residents to enjoy.

- 372-ROOM, 4-DIAMOND STATUS LUXURY HOTEL
- TWO RESTAURANTS AND TWO BARS
- 21,000 SF OF CONFERENCE AND BANQUET SPACE
- 700-SEAT BALLROOM
- RETAIL SPACES, COFFEE KIOSK AND HEALTH CLUB
- ROOFTOP POOL





# REVITALIZED SOUTHWEST

Southwest DC is being transformed from a government-office enclave into a mixed-use, transit-oriented live/work/play environment—and 500 L'Enfant Plaza is lighting the way.

As the area continues to thrive, 500 L'Enfant Plaza will be adjacent to parks, an outdoor stadium for sports and cultural events, as well as restaurants, shops and other entertainment options in the new Waterfront Station and The Wharf developments.



Courtesy of the National Capital Planning Commission / Image by ZGF Architects, LLP



# ILLUMINATING PLAN

The SW Ecodistrict Plan, led by the National Capital Planning Commission (NCP) and U.S. General Services Administration (GSA), aims to transform the 10th Street SW and Maryland Avenue SW corridors into a livable and highly sustainable mixed-use community. Through the interconnection of high-performance buildings, infrastructure and public open spaces, the new development is intended to meet net-zero energy and water goals by 2030.

The Ecodistrict will feature cultural attractions, parks, offices, residential living, and improved transit connections. Future development will respond to changing federal office workplace needs and security requirements. Additionally, the GSA is currently using the SW Ecodistrict Plan as a basis for its Federal Triangle South initiative.



## ★ ON-SITE RETAIL

- |                       |                       |                           |
|-----------------------|-----------------------|---------------------------|
| 4-U                   | Gateway Newstands     | Perfect Eyebrows          |
| Amsterdam Falafelshop | Gourmet Too           | Phenix Hair Salon         |
| Au Bon Pain           | Green Beans Coffee    | Pie Five Pizza Co.        |
| Bike and Roll         | Hallmark              | Pivot Physical Therapy    |
| Brown Bag             | Italian Gourmet       | Potbelly Sandwich Works   |
| California Tortilla   | Jamba Juice           | Red Robin Burger Works    |
| Capital Teas          | Jay Jewelers          | Roti Mediterranean        |
| Charleys Philly Steak | L'Enfant Shoe Shine   | Sandella's Flatbread Café |
| Church's Chicken      | Luxury Nails          | Shoes by Lara             |
| CVS Pharmacy          | Mamma Ilardo's        | Starbucks                 |
| Dental Bug            | Mina                  | Subway                    |
| dressbarn             | Moe's Southwest Grill | SunTrust Bank             |
| Enterprise Rent-A-Car | Naan & Beyond         | U.S. Post Office          |
| Five Guys             | Nash's Sports Center  |                           |
| Gadget                | Panda Express         |                           |

## POINTS OF INTEREST

### ENTERTAINMENT/NIGHTLIFE

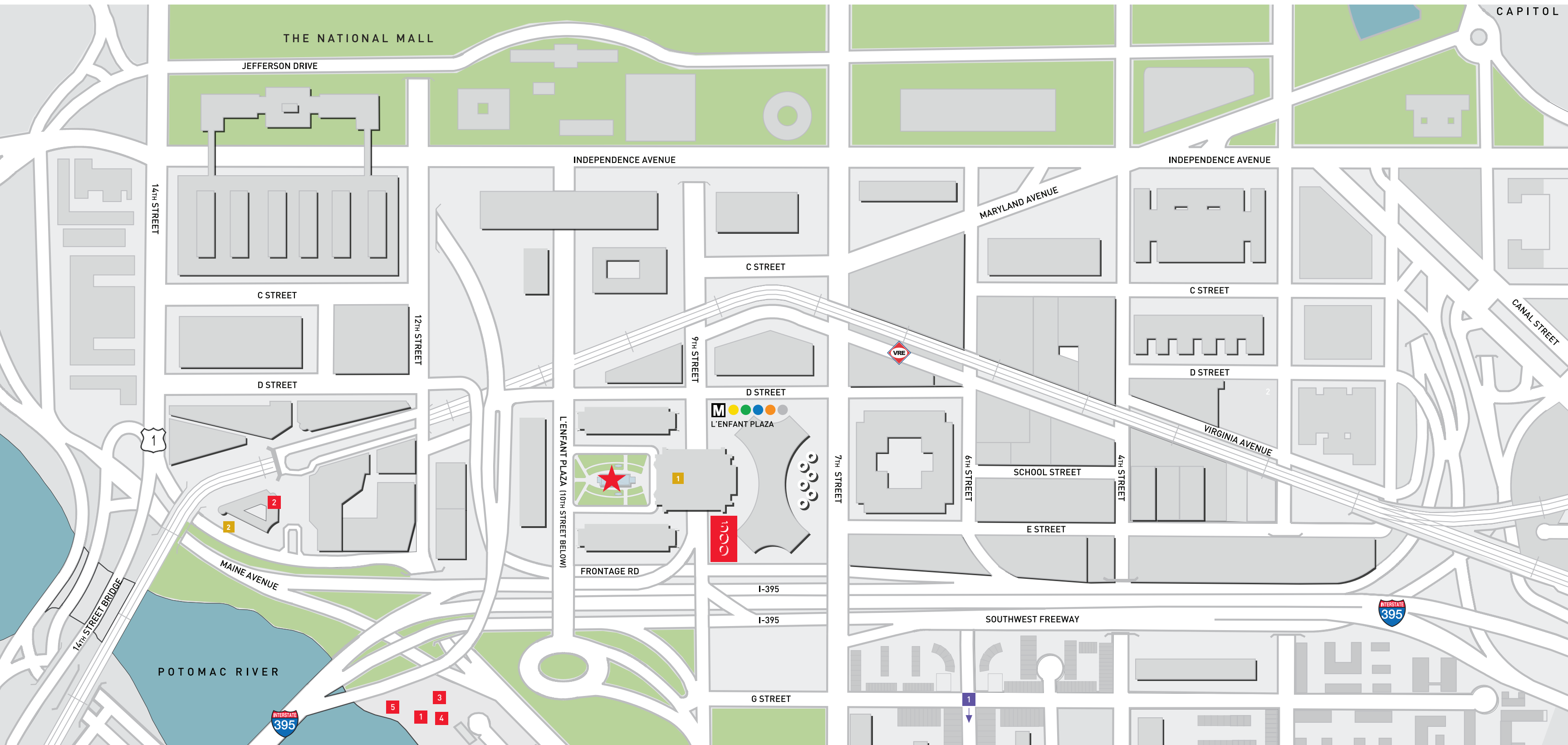
- 1 Arena Stage

### RESTAURANT/CAFE

- 1 Captain White Seafood
- 2 Muze
- 3 Fish Market
- 4 Jimmy's Grill
- 5 Pruitt's Seafood

### HOTEL

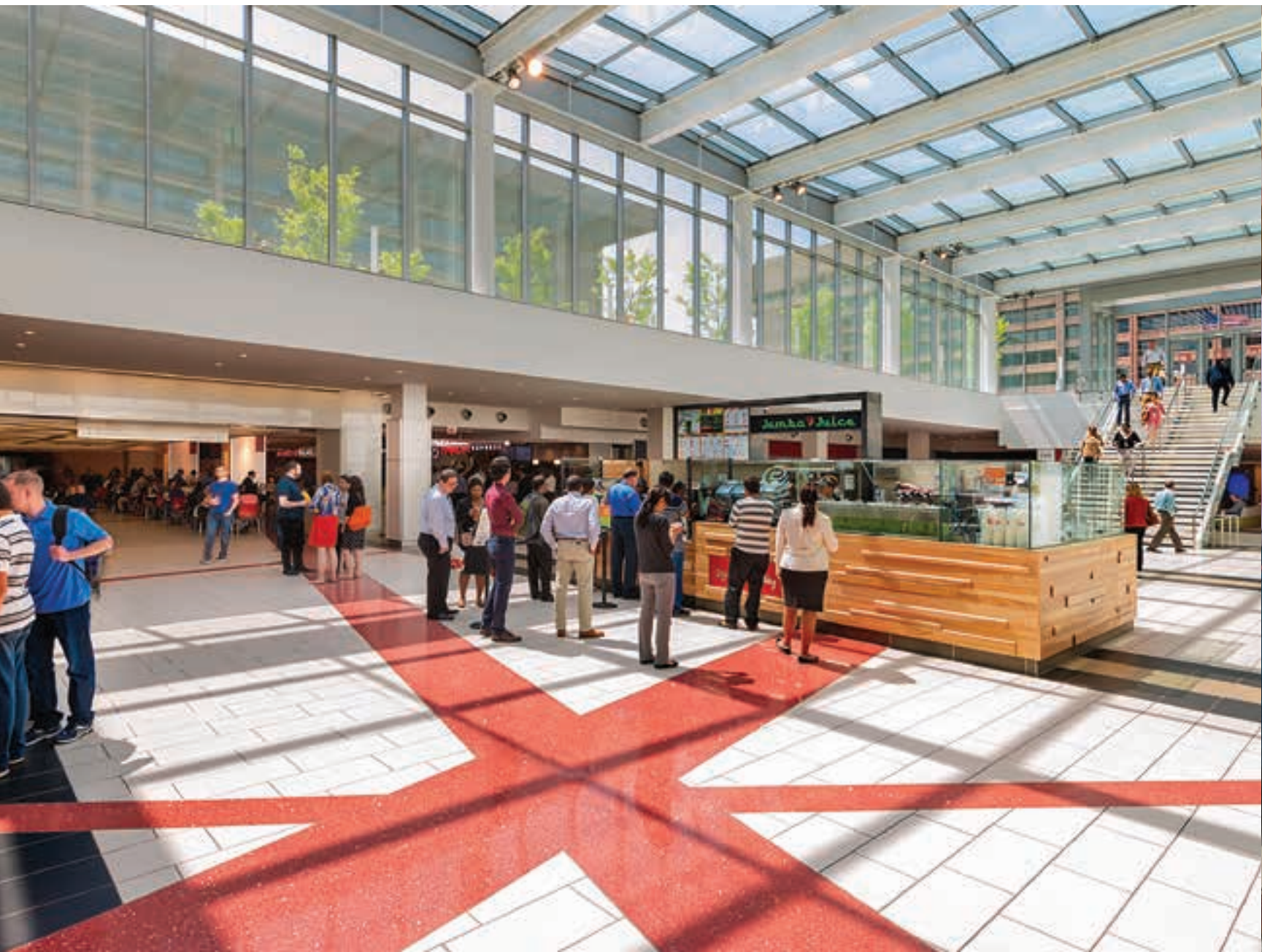
- 1 L'Enfant Plaza Hotel
- 2 Mandarin Oriental





## AMPLE ON-SITE RETAIL

Enjoy the convenience of on-site retail with more than 50 shops and restaurants, two large food courts with seating for over 900, free Wi-Fi access, a club room available for corporate lunches and parties, and an outdoor terrace offering regular events.





# THE DEVELOPER

## THE JBG COMPANIES

**Creating and enhancing value for more than 50 years**

It is the mission of The JBG Companies to be a world-class investor, owner, developer and manager of real estate properties in the Washington Metropolitan Area. We seek to generate superior, risk-adjusted returns for our investors while actively mitigating risk. JBG is committed to being an engaged and responsible member of the communities in which we operate.

JBG invests almost exclusively in urban-infill, transit-oriented developments, and holds a diverse portfolio that encompasses over 23.6 million square feet of office, residential, hotel and retail space.

Having deep experience across all product types enables us to diversify our investments, take advantage of market opportunities and mitigate risk through market cycles. We apply skill, experience and rigor to creating and preserving outstanding value for our investors.

JBG believes that each development we undertake should enrich its community. We are dedicated to developing active, sustainable communities, advancing affordable housing and promoting public art.

## CEB TOWER AT CENTRAL PLACE, ROSSLYN, VA

When it delivers in 2018, CEB Tower at Central Place will reinvent the Northern Virginia skyline and create a new standard for mixed-use development in the Washington, DC area. This two-building development features a 31-story trophy office building rising up from the shores of the Potomac River, 377 residences, 41,000 SF of retail and a public observation deck on the top floor. From its dramatic heights, CEB Tower at Central Place will offer unparalleled views of the capital city and surrounding area.

31-STORY, 525,000 SF TROPHY OFFICE BUILDING

377 RESIDENCES AND 41,000 SF OF RETAIL SPACE

DESIGNED BY BEYER BLINDER BELLE

BUILD-TO-SUIT FOR CORPORATE EXECUTIVE BOARD

TARGETED DELIVERY: 2018



## 1900 N STREET, WASHINGTON, DC

Standing at the gateway to the capital city's central business district and spanning a city block, 1900 N combines quiet power, revolutionary design and an ideal location. It offers 253,000 square feet of trophy office space in 11 stories of floor-to-ceiling glass, with panoramic views, a uniquely impressive top-floor conference center, landscaped terraces, a tenant fitness center, underground parking and state-of-the-art building systems.

11-STORY TROPHY TOWER

253,000 SF OF OFFICE SPACE

DESIGNED BY KOHN PEDERSEN FOX ASSOCIATES (KPF)

CERTIFIED LEED® GOLD

TARGETED DELIVERY: 2020



## 800 NORTH GLEBE ROAD, ARLINGTON, VA

This 10-story, LEED® Gold Certified trophy tower is designed by FXFOWLE Architects and Cooper Carry. 800 North Glebe offers 300,000 square feet of office and retail space, state-of-the-art building systems, significant retail amenities and exciting new restaurants, including the Mussel Bar and Grille by Robert Wiedmaier. Completed in 2012, major tenants include Accenture and Evolent Health.

10-STORY TROPHY TOWER

275,000 SF OF OFFICE SPACE

25,000 SF OF RETAIL SPACE

DESIGNED BY FXFOWLE ARCHITECTS AND COOPER CARRY

CERTIFIED LEED® GOLD

DELIVERED 2012



## U.S. GENERAL SERVICES ADMINISTRATION, FEDERAL CENTER SOUTH BUILDING 1202, SEATTLE, WA

Federal Center South Building 1202 is the result of both the 2009 American Recovery and Reinvestment Act (ARRA) and the U.S. General Services Administration's (GSA) Design Excellence program. With aggressive mandates for reuse and energy performance, the new 1202 building transformed a 4.6-acre brownfield site into a highly flexible and sustainable 209,000 SF regional headquarters for the U.S. Army Corps of Engineers (USACE) Northwest District. The project was planned and designed in under 18 weeks in order to guarantee the performance-based contract that met GSA's construction budget, energy performance goals and an aggressive design and construction schedule. The building's "oxbow" design—reflecting the natural oxbows in the course of the adjacent Duwamish Waterway—is functional and flexible to accommodate the USACE's constantly changing team-based work. In 2015, the building won the prestigious Top Ten Plus Award from the American Institute of Architects (AIA) and its Committee on the Environment (COTE), which recognizes high-performance design.



# THE ARCHITECT

THE ARCHITECT 29

## ZGF ARCHITECTS LLP

ZGF Architects LLP is an award-winning architectural, planning and interior design firm serving a diverse mix of clients in both the public and private sectors throughout North America and Asia.

With offices in Portland, Seattle, Los Angeles, Washington, New York and, as ZGF Cotter Architects Inc., in Vancouver, BC, ZGF has extensive experience designing office environments for corporations, foundations, public agencies, hospitals and academic institutions. The firm's clients have included Microsoft Corporation, Nintendo of America, Clif Bar & Company, Conrad N. Hilton Foundation and the U.S. General Services Administration.

In addition to its many architectural projects, ZGF's portfolio includes master plans, design guidelines and strategies for the development and redevelopment of distinct districts, as well as the infrastructure to support their phased implementation.

ZGF's dedication to design excellence at every level has resulted in recognition by numerous national, regional and local awards, including the prestigious Architecture Firm Award from the American Institute of Architects.

## MARK O. HATFIELD CLINICAL RESEARCH CENTER, BETHESDA, MD

ZGF won an international competition to design a 1.2 million SF facility for the National Institutes of Health, which includes a 240-bed hospital for inpatient and outpatient care, as well as related clinical research laboratories and Clinical Center offices. Four wings, organized around quiet landscaped courtyards, create a flexible, efficient workplace and a comfortable environment for patients, staff and visitors. A seven-story atrium provides a central gathering area and serves as the circulation hub of the complex. The building is designed to fit within the existing Bethesda campus and respect adjacent residential neighborhoods.



## 1200 17TH STREET, WASHINGTON, DC

Developed by Akridge and Mitsui Fudosan America, 1200 17th Street is located at the northern edge of the Central Business District and offers spectacular views of the city's iconic landmark buildings and urban spaces. Its prominent, highly visible location provides an opportunity to make a distinctive architectural statement—one that is modern yet in tune with the surrounding historic environment. The building's exterior, with floor-to-ceiling windows, is light and contemporary, while the material palette, featuring marble and wood, hearkens to the city's heritage. A full complement of modern amenities includes a fitness center and rooftop garden. The building is targeted to achieve LEED® Platinum certification through the use of high-performance systems, daylight harvesting, solar control and on-site stormwater management.





**BOLD.**

500 L'Enfant Plaza illuminates the promise of Southwest Washington, DC's dynamic transformation. Its prominent location and distinctive design add a memorable new image to the monumental face of the city.

Offering light-filled office spaces, dramatic views, unbeatable access and a wealth of superior amenities and conveniences, 500 L'Enfant Plaza provides a bright new perspective for working in DC.

**BRILLIANT.**

**ENERGIZING.**



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# 500

L'ENFANT PLAZA

