



WELCOME TO  
**NATIONAL LANDING**

JBG SMITH  
AT  
NATIONAL  
LANDING

# NATIONAL LANDING: UNPARALLELED LOCATION AT THE CENTER OF THE REGION



National Landing is a city-scale urban neighborhood in the DC Metro area immediately adjacent to the Pentagon, Reagan National Airport, and Virginia Tech's Innovation Campus. It is located directly across the river from policymakers and regulators and is home to Amazon's second headquarters and seven of the ten largest defense contractors in the United States. National Landing's central location also puts it within an easy driving commute of executive housing in McLean, Great Falls, Northwest DC, and Alexandria while two Metro lines provide a direct link to universities and young tech workers downtown as well as to the workforce in more outlying suburbs. Regional rail (VRE) access, future Amtrak connectivity, and walkable proximity to Reagan National Airport also opens up easy access to talent and collaboration further afield. These locational advantages are underscored by the Commonwealth of Virginia's business-friendly policies, which have attracted and retained scores of corporate headquarters locations from around the globe.

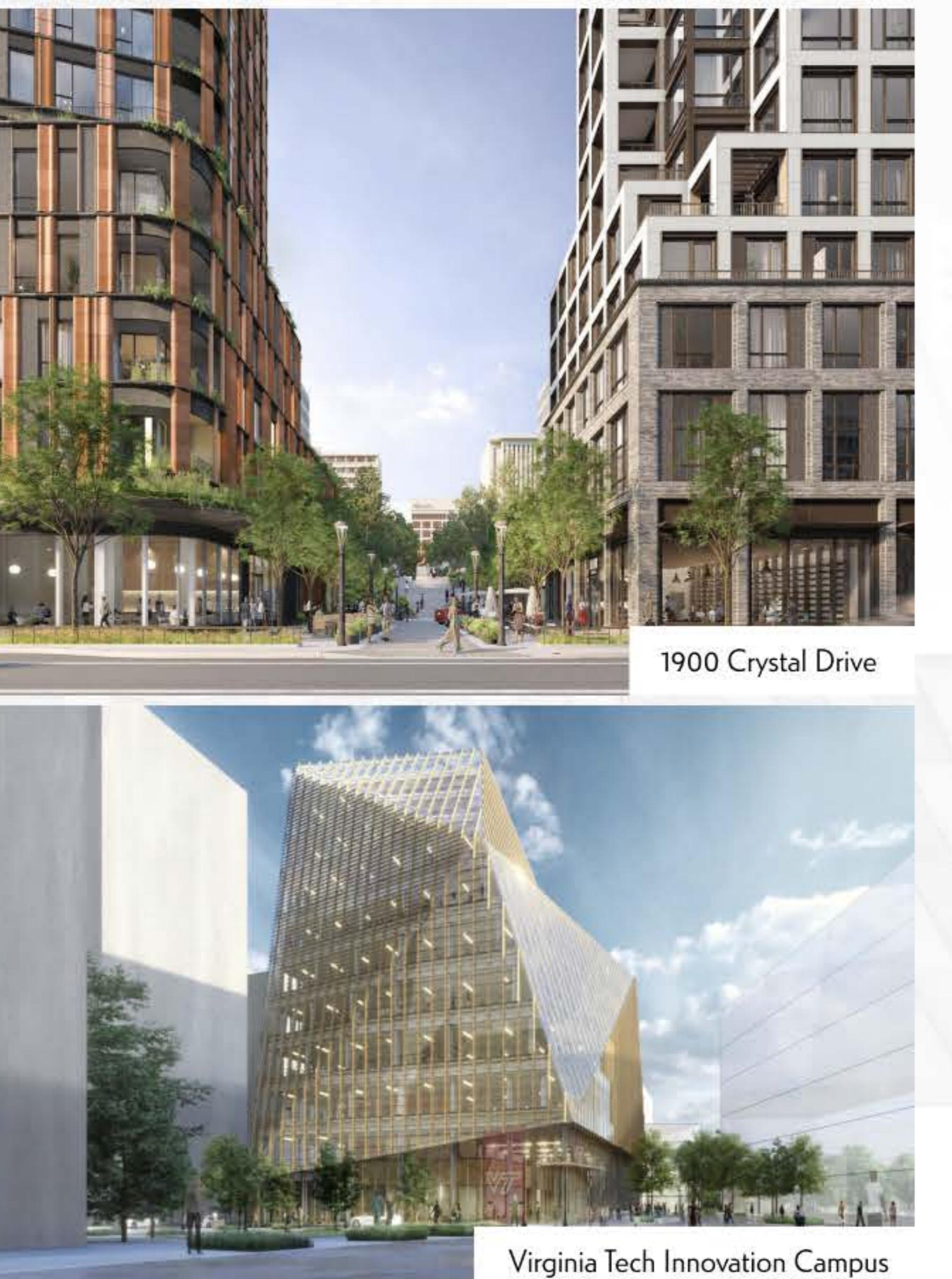


# NATIONAL LANDING: THE TRANSFORMATION OF A CITY



Vibrant, pedestrian-friendly streets lined with retail on both sides, will offer nearly 6,000 new multifamily units, and unparalleled transportation and connectivity.

JBG SMITH is orchestrating the unprecedented transformation of an entire city from an 8-hour office environment to a vibrant, mixed-use urban destination anchored by Amazon, Virginia Tech, and the Pentagon, and enhanced by billions in public infrastructure advancements.



**90,000+**  
Workers with addition of Amazon jobs



**~21,000**  
Overall market inventory including JBG SMITH multifamily units



**~85**  
New street-level retailers



**\$1B Innovation Campus**  
For Virginia Tech



**Unparalleled Transportation Infrastructure**  
3 New Metro Entrances (1 New Station)  
New Amtrak Station  
1,000-foot Walkable Pedestrian Bridge to DCA Airport



**5G Smart City**  
Converged connectivity suite with redundant secure fiber, edge data centers, public, and private 5G and ubiquitous wi-fi

WASHINGTON, DC

POTOMAC RIVER

## NATIONAL LANDING: AT THE NEXUS OF TECHNOLOGY, POLICY, DEFENSE & TRANSPORTATION

PENTAGON

US 395

amazon

5 Minutes To Washington, DC

MOUNT VERNON BIKE  
TRAIL

REAGAN AIRPORT

M  
metro

ARLINGTON

VIRGINIA  
TECH

MOUNT VERNON BIKE

M  
metro

ALEXANDRIA



### The Pentagon

Heightened focus on global security and national defense will attract technology partnerships and make this mission-critical node even more important



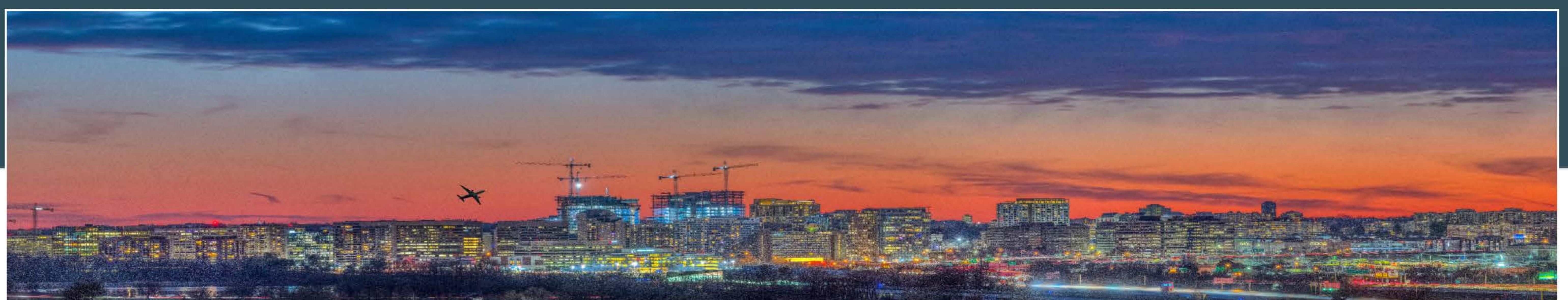
### Digital Infrastructure

Digital infrastructure initiatives in National Landing will create differentiated technology-oriented space options for prospective tenants

National Landing is centrally located amidst the key demand drivers of Amazon, Virginia Tech, the Pentagon, and an unprecedented converged network of digital infrastructure promising innovators exceptional connectivity. The neighborhood is also being transformed by the addition of thousands of new residential units and a tripling of the amount of street-level retail, enhancing the market's innate locational advantages with the amenities and housing options required to attract top talent. As a result of Amazon's decision to locate their second headquarters in the neighborhood, a coalition of local, state, and federal government infrastructure investment is also bringing \$6B of committed infrastructure and growth incentive dollars to the market. These include funding for building a first-in-the-United States pedestrian connection to a major airport, a new Amtrak stop (eventually to include high-speed rail), enhanced Metro and regional rail stations, and even a major highway brought down to grade.

Amazon's decision to bring 38K+ new jobs and occupy ~6M SF of office in National Landing is expected to drive significant multifamily and office demand

With 750 annual graduates, the \$1B Innovation Campus will attract a steady stream of technology talent and tenants to National Landing

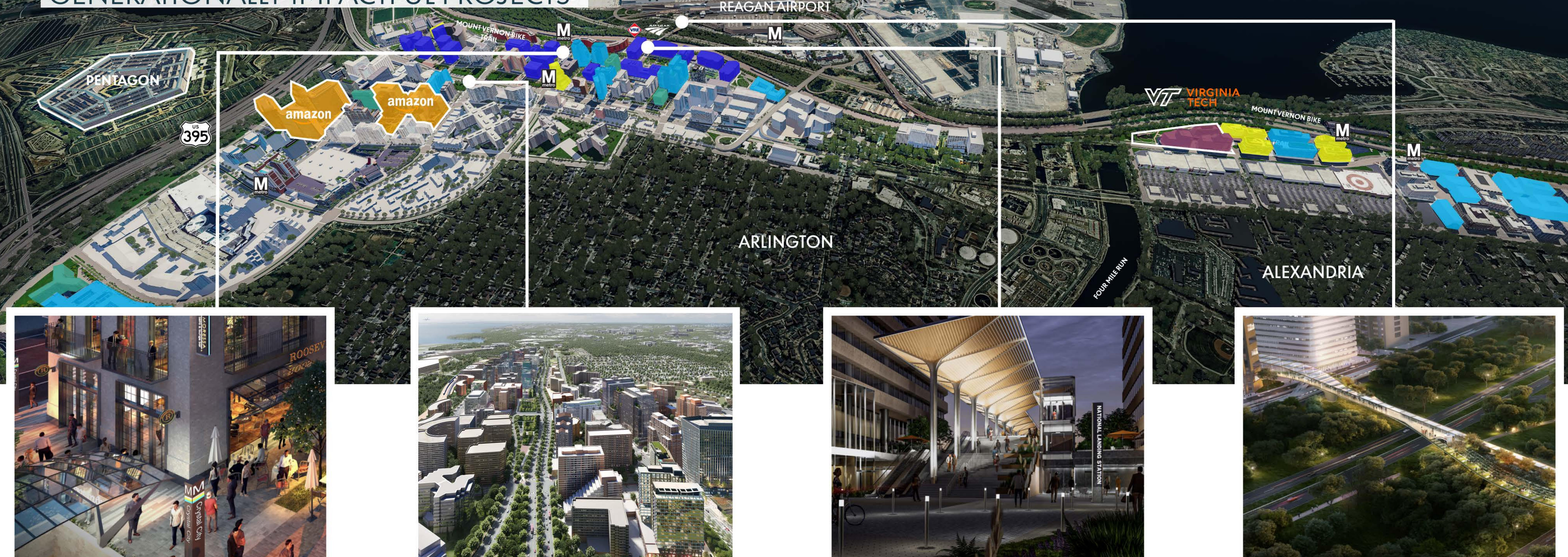




## PHYSICAL INFRASTRUCTURE: \$6 BILLION OF PUBLIC DOLLARS FOR GENERATIONALLY-IMPACTFUL PROJECTS

POTOMAC RIVER

- Office Operating
- Office Redevelopment
- Multifamily Operating
- Multifamily Redevelopment
- Amazon-Owned



### NEW METRO STATIONS

- New at-grade entrance to the existing Crystal City Metro station (Estimated Delivery 2027)
- Two newly-delivered entrances at the new Potomac Yard Metro to connect to Virginia Tech Innovation Campus

### ROUTE 1 BOULEVARD

- Replaces existing elevated highway dividing the city with an at-grade urban boulevard

### NATIONAL LANDING STATION (INCLUDING AMTRAK)

- Will include both Amtrak and Virginia Railway Express (VRE) regional service
- Provide a stop for Acela at completion of accompanying bridge expansion across the Potomac River
- Will connect directly to pedestrian bridge to airport enabling rail-to-air transfers



### PEDESTRIAN BRIDGE TO REAGAN AIRPORT

- First & only pedestrian connection between a business district and an international airport
- Will connect directly to new Amtrak Station
- Distance approximately 1,000 feet to the airport

# VIRGINIA TECH INNOVATION CAMPUS: TO ATTRACT, RETAIN AND SUPPORT TECH TALENT



- STEM-focused \$1B Innovation Campus in National Landing will bolster the region's leading position as a technology talent hub
- 750 planned Master's and PhD candidates in STEM annually, supplying knowledge workers to National Landing

## FUTURE TALENT PIPELINE

**\$1B**  
Of anticipated investment  
at full build out

**~300K**  
SF of academic space, cutting-edge R&D facilities

**~250K**  
SF of corporate partners space

**65-acre**  
Mixed-use district in Potomac Yard

**~100K**  
SF of retail and support spaces

**~350K**  
SF of housing space for students and faculty

## MAJOR CORPORATE PARTNERS

**BOEING**  
\$50M

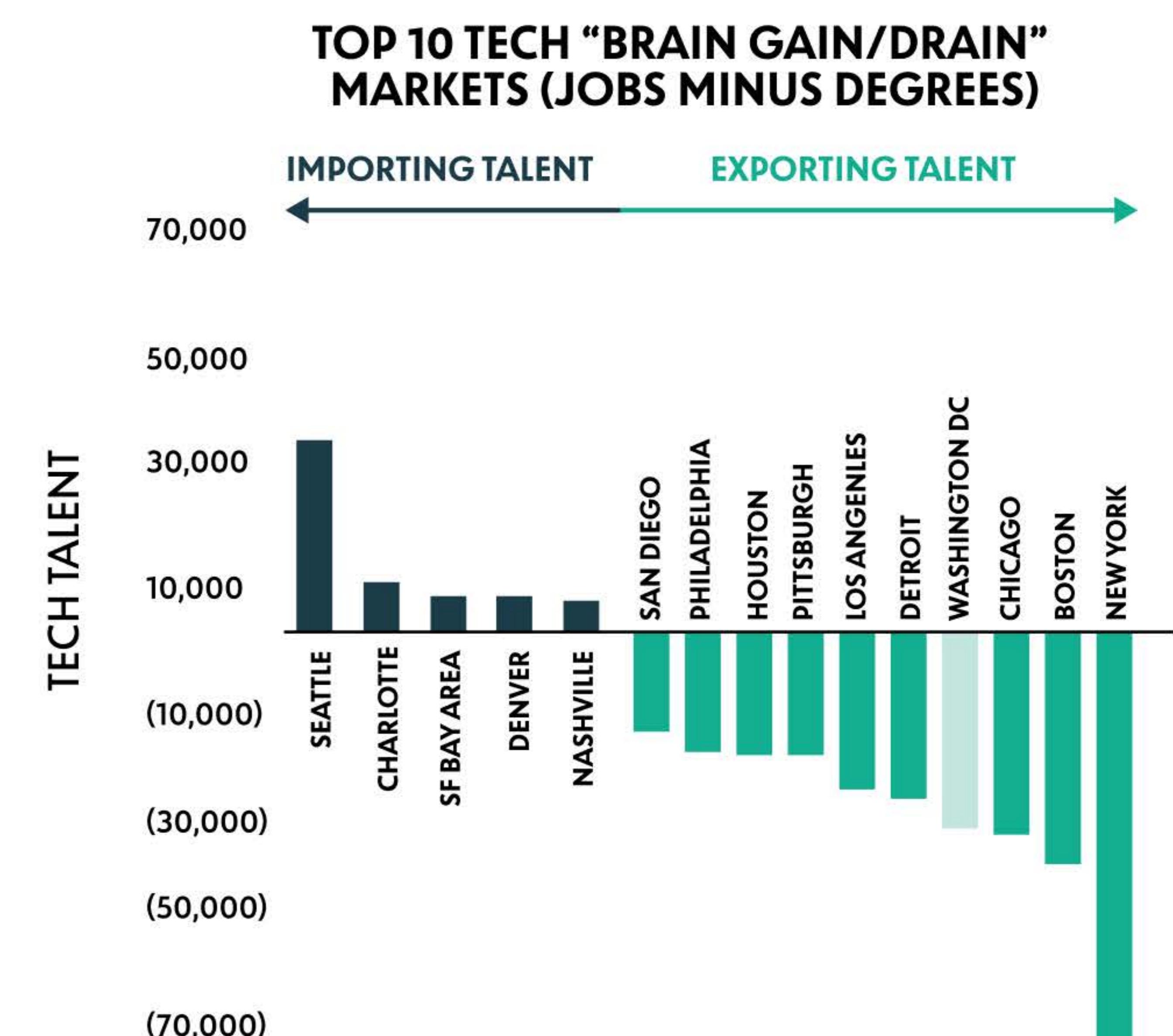
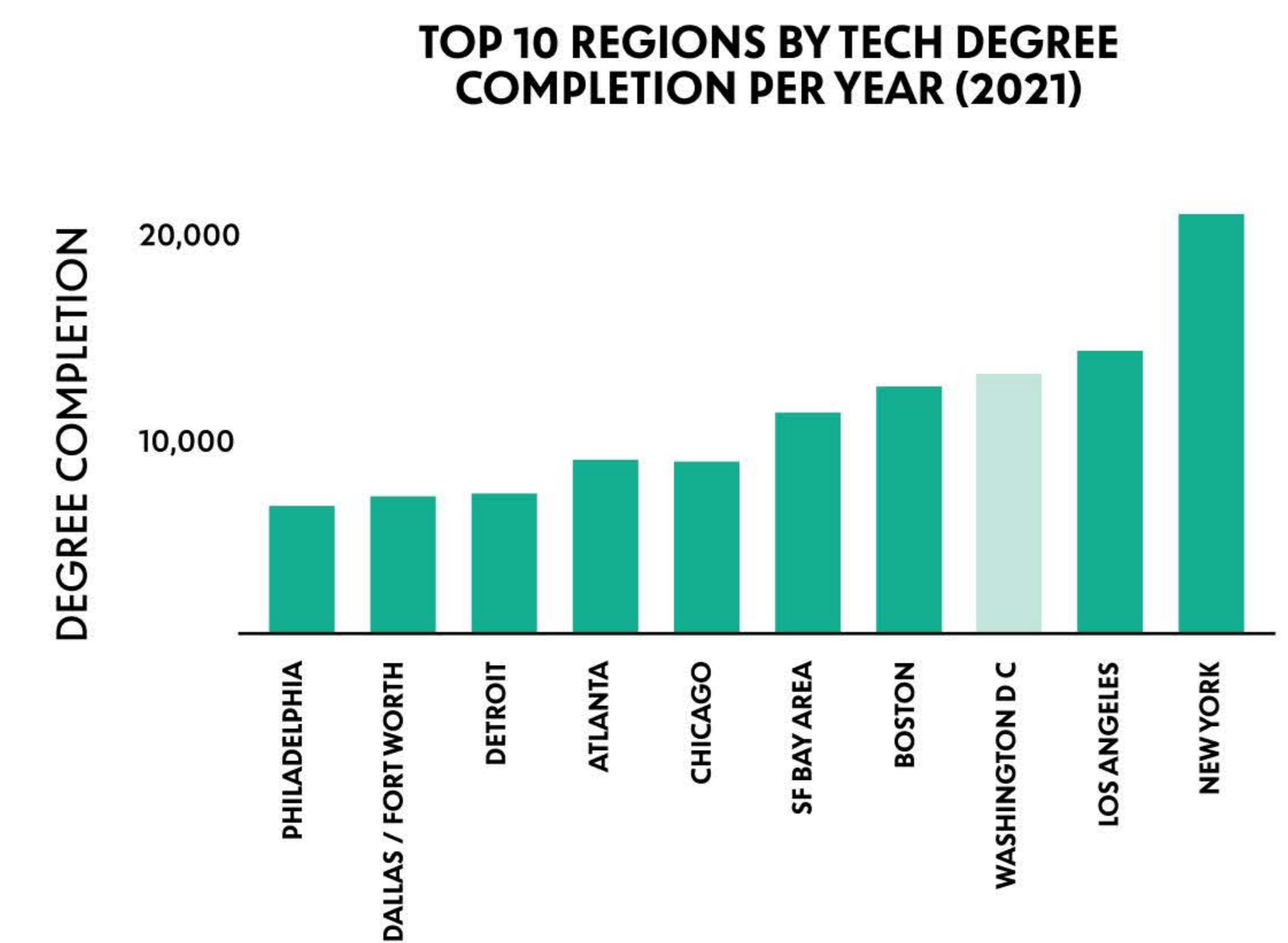
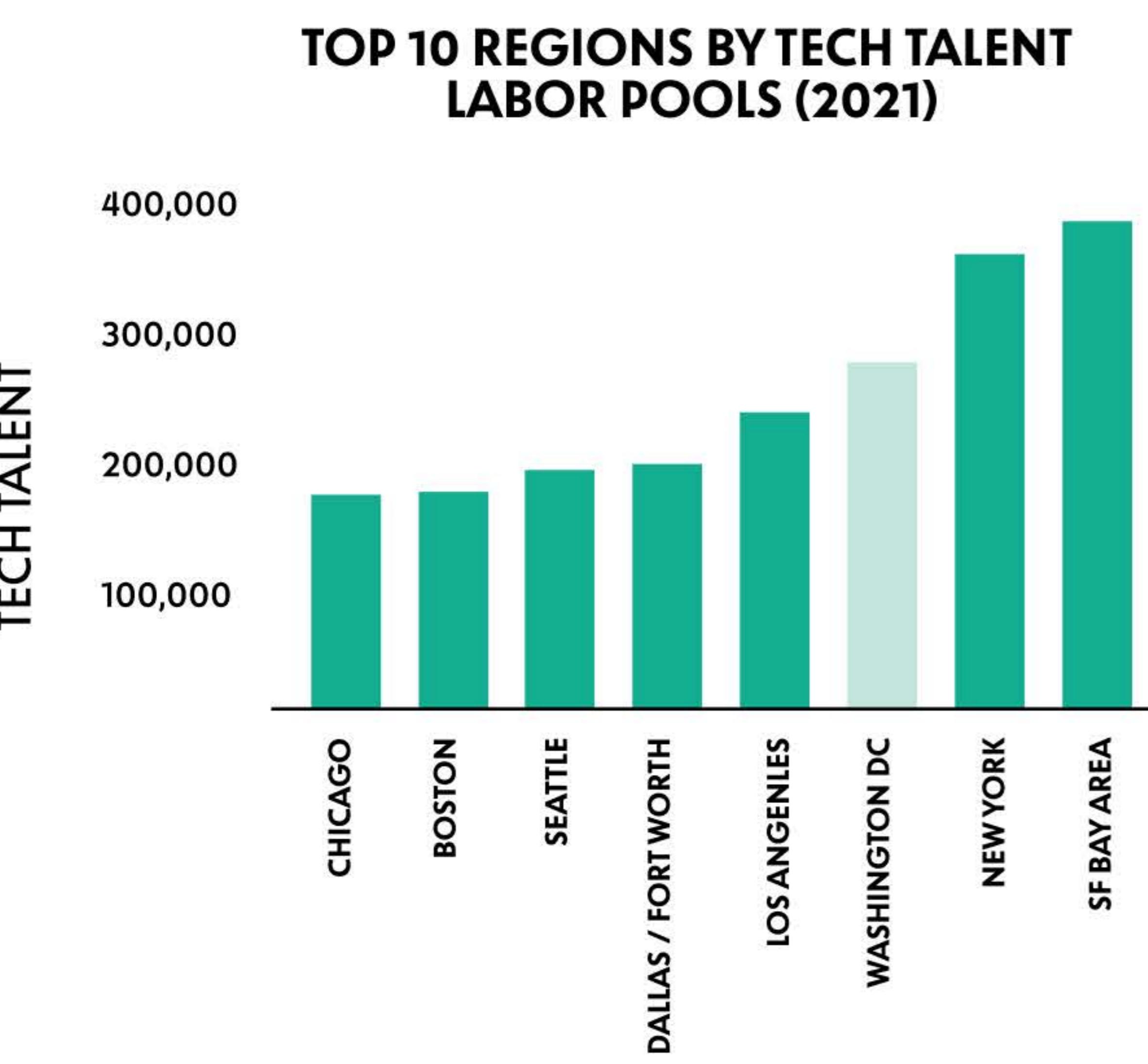
**NORTHROP  
GRUMMAN**  
\$12.5M



# VIRGINIA TECH INNOVATION CAMPUS: ADDING TO AN EXCEPTIONAL REGIONAL TECH TALENT BASE



## EXISTING TALENT



\*Source: CBRE, "Scoring Tech Talent" year-end 2021.

#1  
DN'S  
HOUSE

REGION FOR FEMALE  
REPRESENTATION IN  
TECH TALENT\*

#4

REGION FOR RACIAL  
DIVERSITY IN TECH  
GRADUATES

# HOUSING: 6,000 MULTIFAMILY UNITS TO CREATE A VIBRANT 18-HOUR CITY

## UNDER CONSTRUCTION TODAY

1,583 UNITS

57,670 SF RETAIL

1900 CRYSTAL DRIVE  
808 Units | 38,670 SF retail  
Delivering: 2024



2000/2001 S. BELL STREET  
775 Units | 19,000 SF retail  
Delivering: 2025



New multifamily adds residents to the neighborhood to support evening retail and stands to benefit from new Amazon and follow-on demand.

# PLACEMAKING RETAIL: ADDING AMENITIES & ENERGY

Significant retail interventions are complete and underway in each district bringing a new amenity base to attract world-class talent. By 2024, street retail in the market will be tripled, with 90% of the tenancy already committed today and 70%+ women- and minority-owned creating the critical mass necessary for a vibrant, 18-hour market.

SOUTH DISTRICT



## DINING IN THE PARK

Reimagined culinary experience by Michelin-starred Chef Enrique Limardo and Seven Restaurant Group

*Surreal*

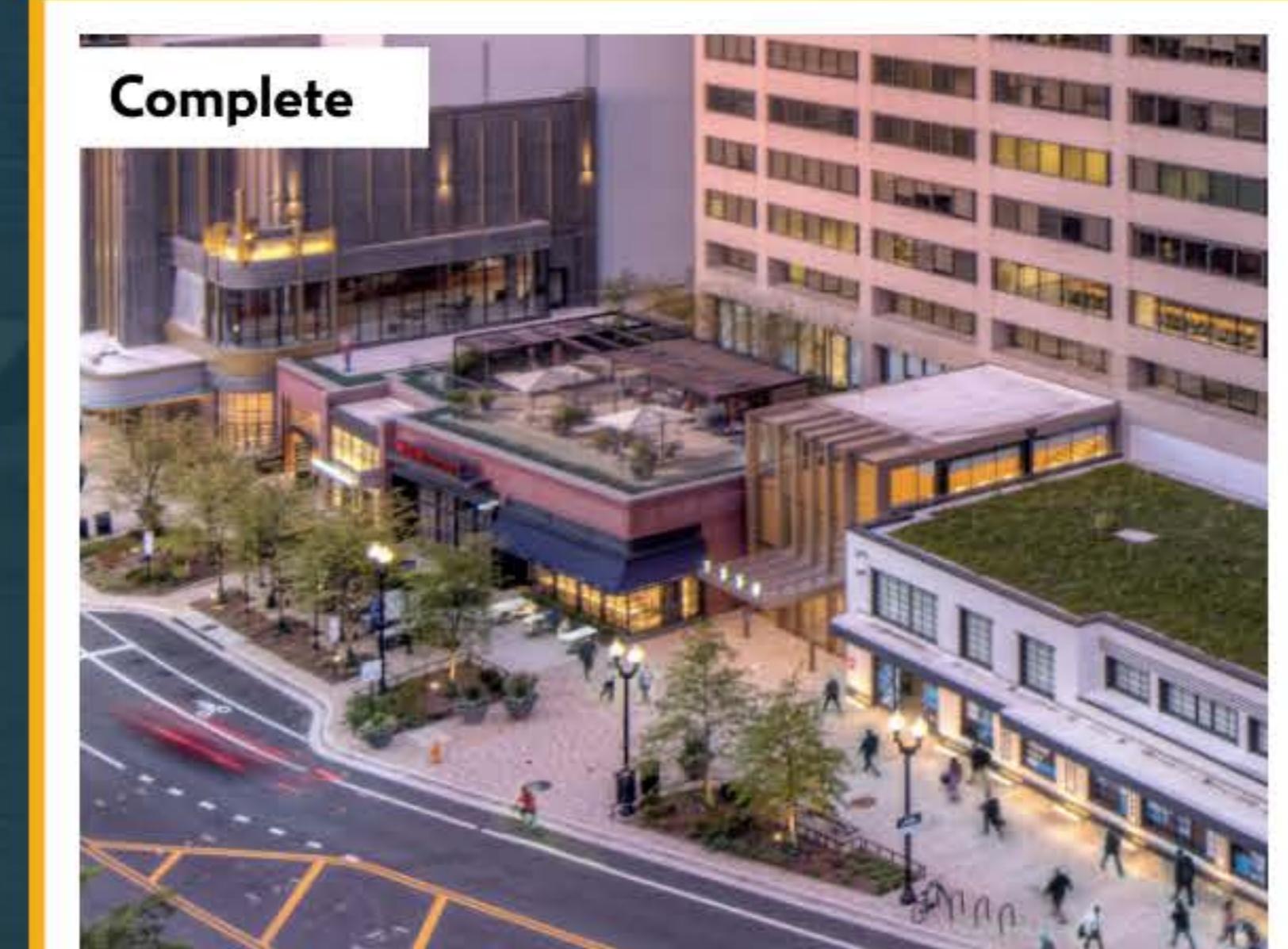


## 1900 CRYSTAL DRIVE SHARED STREET RETAIL

Over 38,000 SF of new neighborhood-serving retail and pedestrian-friendly woonerf with a grand staircase leading to serene Center Park



CENTRAL DISTRICT



## CENTRAL DISTRICT RETAIL

Over 100,000 SF of food, entertainment and lifestyle retail steps away from new Crystal City Metro East Entrance

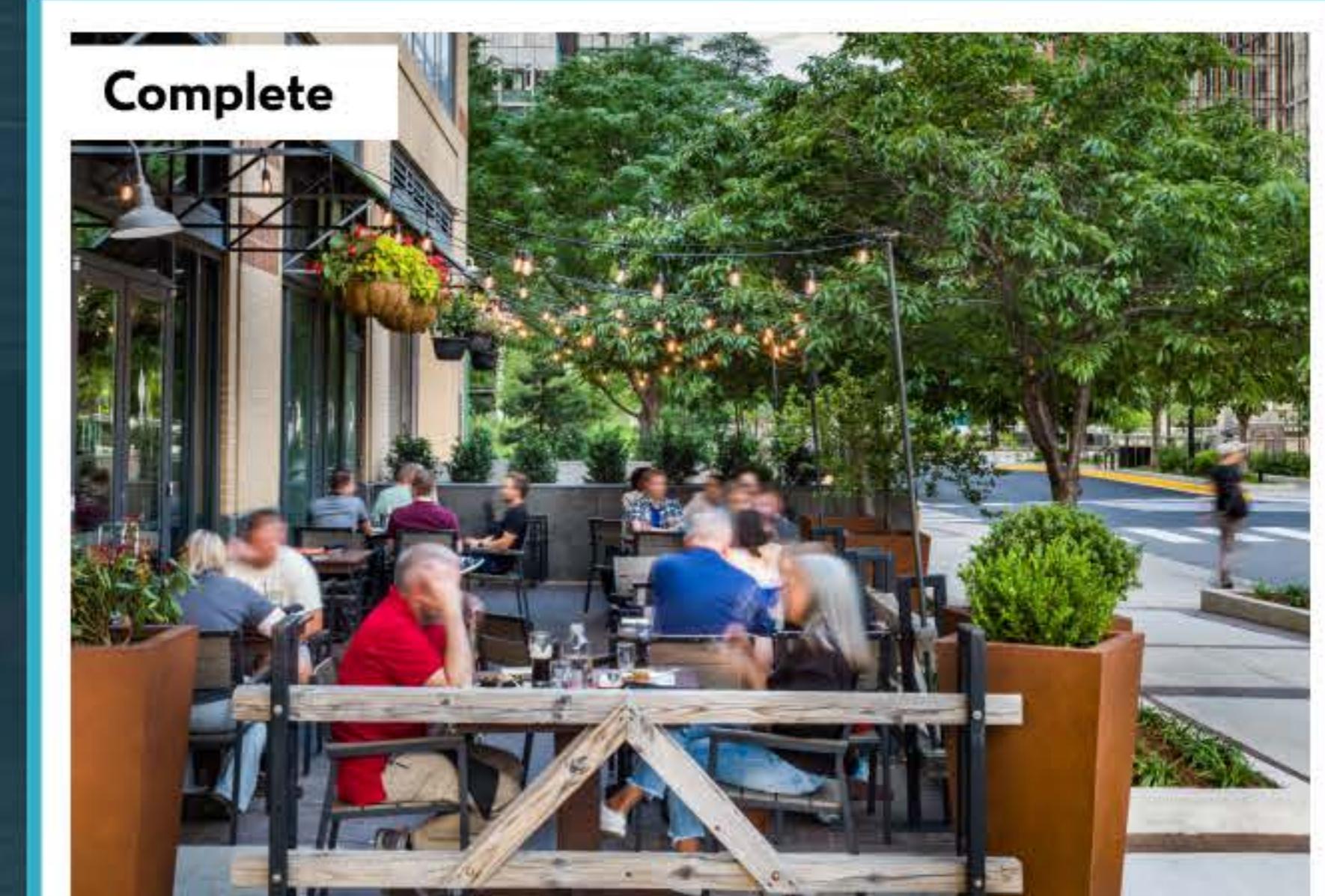


## WATER PARK

The region's first open container and outdoor dining designation featuring local, women and minority-owned operators

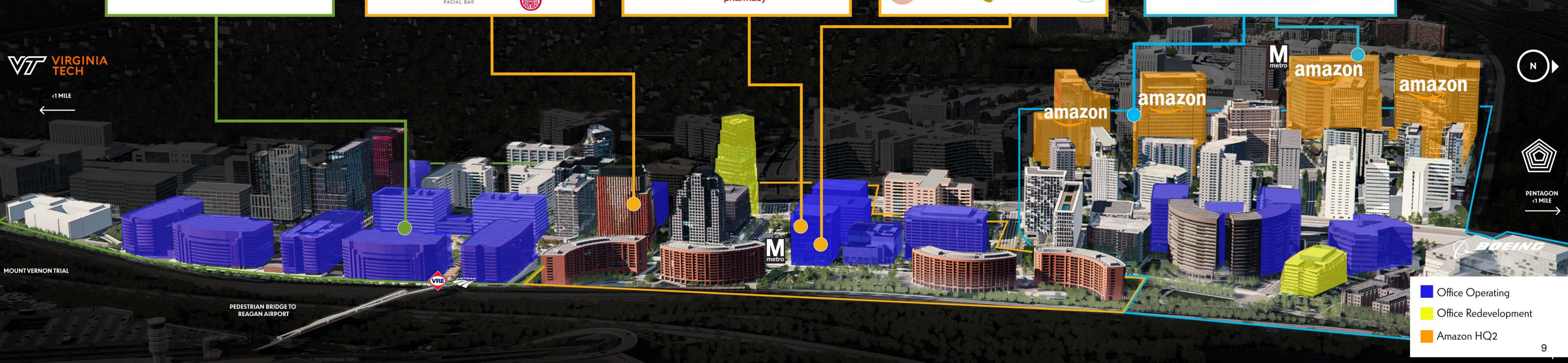


NORTH DISTRICT



## AMAZON HQ2 RETAIL

Over 150,000 SF of retail space and other community features at Metropolitan Park and Pen Place



# TRANSFORMATIVE RETAIL: 55 NEW RETAILERS, TRIPLING STREET-LEVEL RETAIL BY 2024



WATER PARK - UNDER CONSTRUCTION



ALAMO DRAFHOUSE CINEMA - COMPLETED



TACOMBI - COMPLETED



CENTRAL DISTRICT RETAIL - COMPLETED



THE FRESHMAN - COMPLETED



SURREAL AT DINING IN THE PARK - UNDER CONSTRUCTION



1900 CRYSTAL DRIVE - UNDER CONSTRUCTION

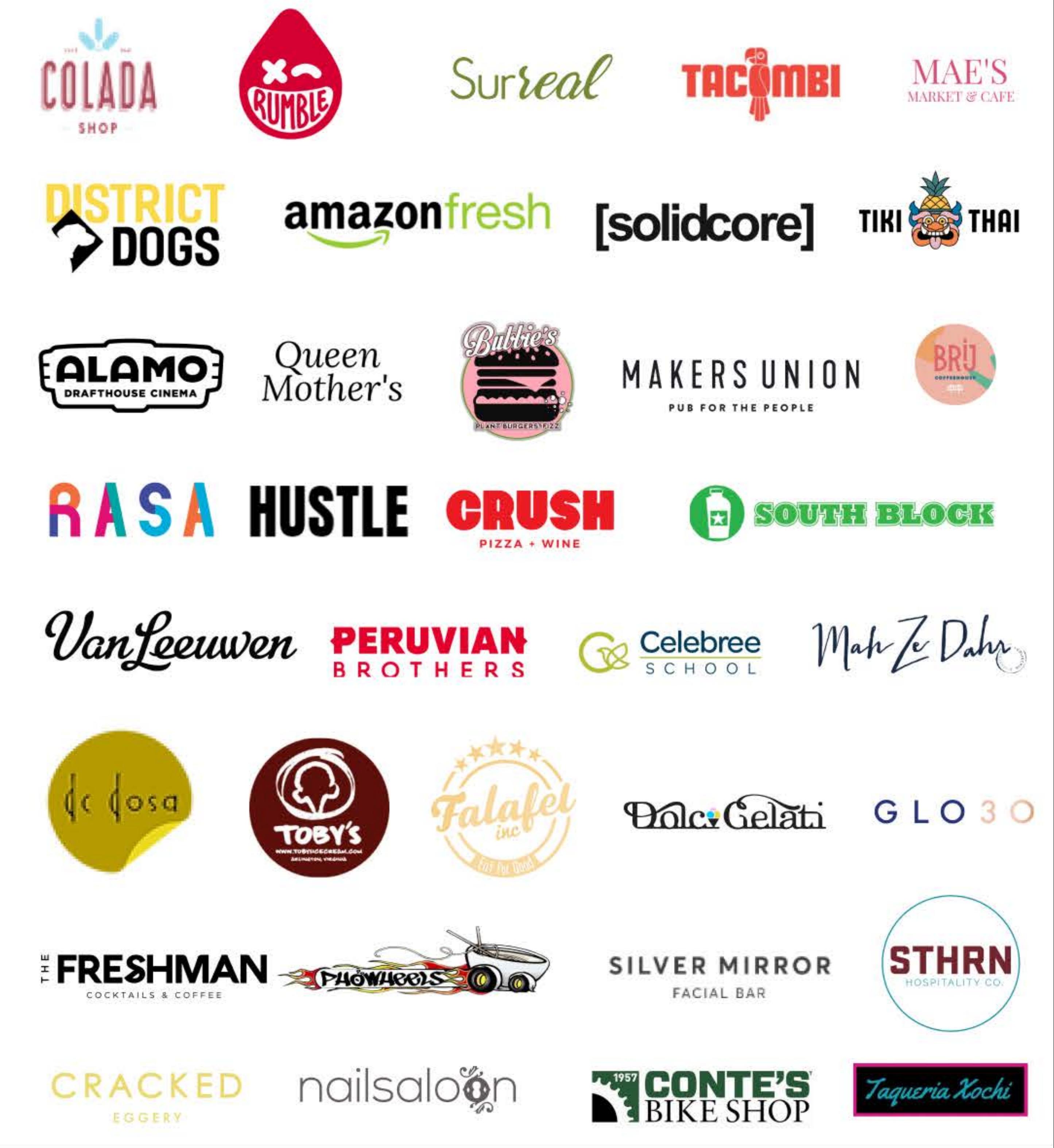


MAH-ZE-DAHR - COMPLETED



RASA - COMPLETED

## NEW RETAILERS



$$35 + 20 = 55$$

Retailers open by  
2023

Retailers open by  
2024

New retailers



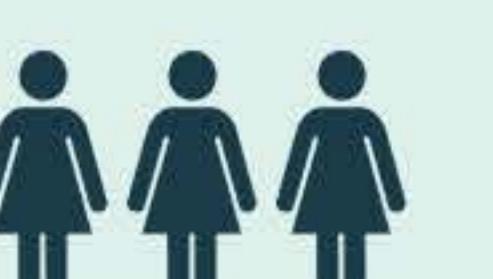
3x

Street-level retail



~90%

Committed/leased



~70%+

Women and minority-owned