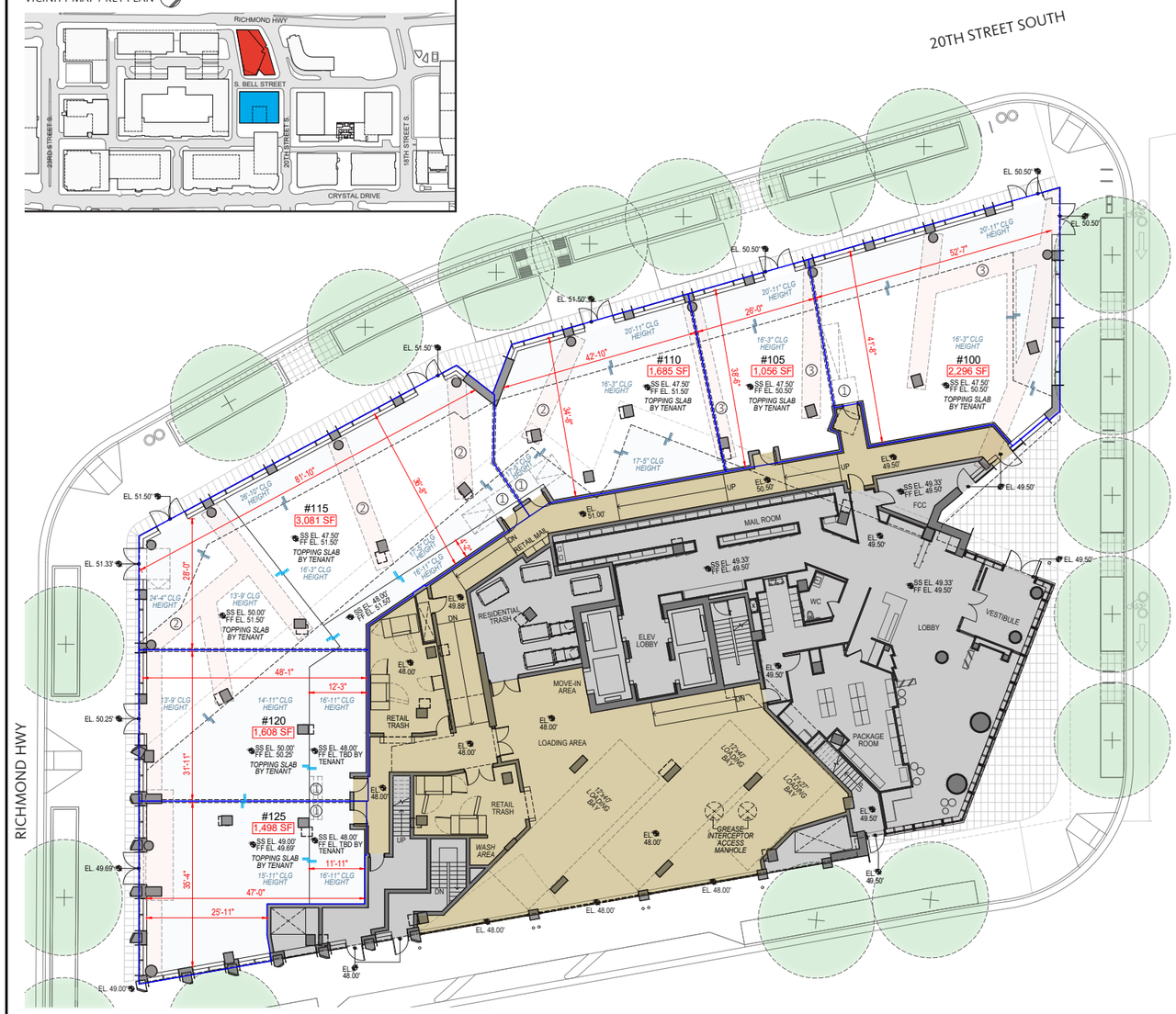
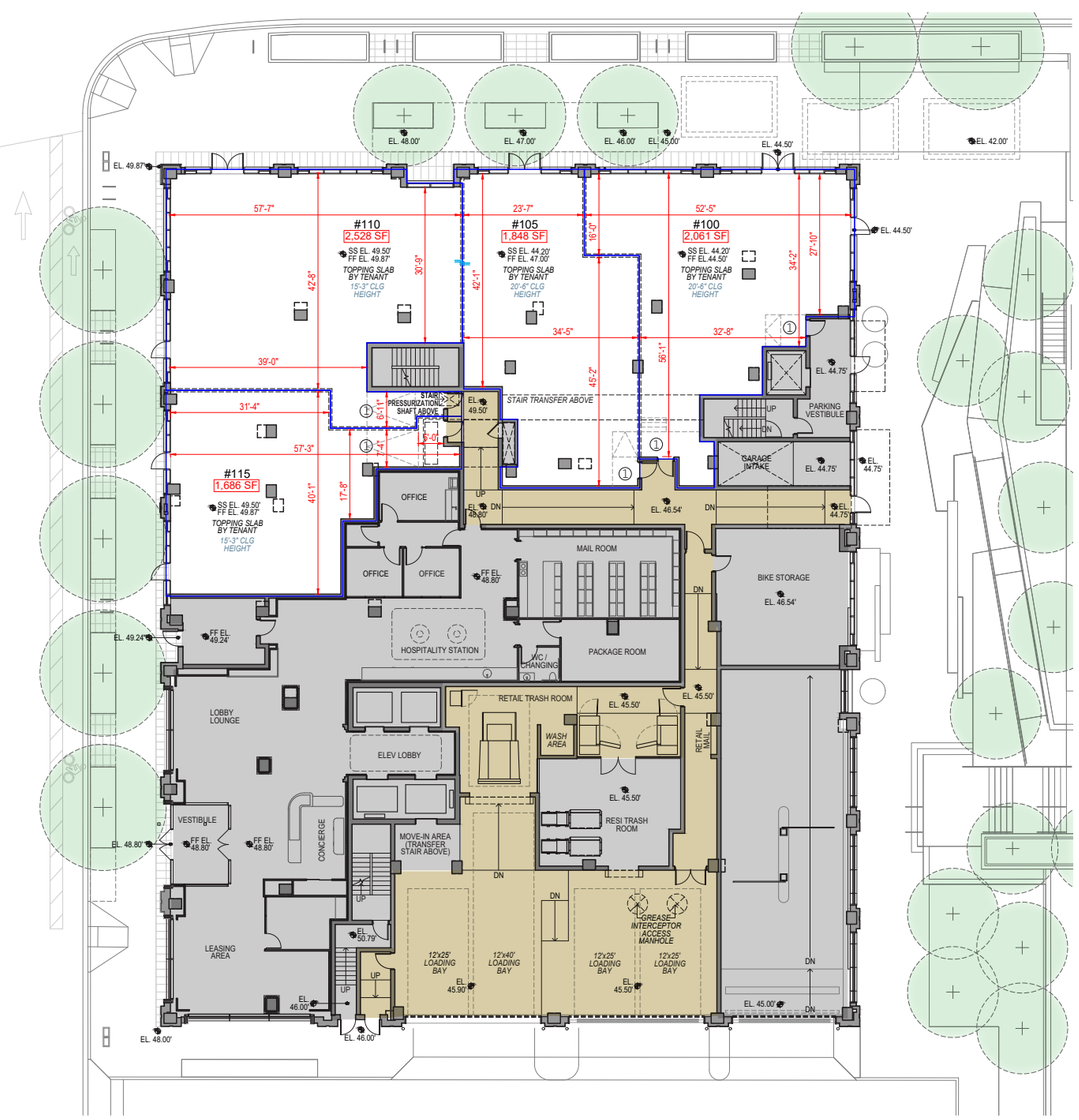
VICINITY MAP / KEY PLAN





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*LEASE PLAN IS BASED ON CAD BACKGROUND RECEIVED ON 09/27/2022. DO NOT SCALE DRAWING.

LEGEND:

- FUTURE DEMISING WALL
- NON-RETAIL BASE BUILDING
- RETAIL BACK OF HOUSE
- OUTDOOR SEATING ZONE
- CHANGE IN SLAB ELEVATION
- CHANGE IN STRUCTURE ABOVE

1. FUTURE RAMP / STAIR BY TENANT
2. TRANSFER GIRDER ABOVE (BOTTOM OF GIRDER AT 62.67')
3. TRANSFER GIRDER ABOVE (BOTTOM OF GIRDER AT 62.17')

2000 S BELL STREET

Tenant Space	Premise Area (SF) [1]	Perimeter Frontage [2]	Street Frontage [3]	Underside of Slab (Clear) [9]	KE Shaft	Topping Req'd [4]
100	2,296	121'-8"	114'-11"	16'-3" to 20'-11" +/-	NO	YES
105	1,056	27'-8"	27'-8"	16'-3" to 20'-11" +/-	NO	YES
110	1,685	51'-10"	47'-3"	16'-3" to 20'-11" +/-	NO	YES
115	3,081	111'-0"	107'-0"	13'-9" to 26'-10" +/-	NO	YES
120	1,608	33'-4"	33'-4"	13'-9" to 16'-11" +/-	NO	YES
125	1,498	82'-2"	82'-2"	15'-11" to 16'-11" +/-	NO	YES
Total	**11,224**					

2001 S BELL STREET

Tenant Space	Premise Area (SF) [1]	Perimeter Frontage [2]	Street Frontage [3]	Underside of Slab (Clear) [9]	KE Shaft	Topping Req'd [4]
100	2,061	95'-9"	53'-2"	20'-6" +/-	NO	YES
105	1,848	26'-5"	24'-6"	20'-6" +/-	NO	YES
110	2,528	119'-10"	102'-5"	15'-3" +/-	NO	YES
115	1,686	43'-11"	40'-10"	15'-3" +/-	NO	YES
Total	**8,123**					

NOTES

[1] For the purposes of calculating "floor area", measurements are from the building line (outside face of exterior walls) for walls with street or pedestrian way/plaza frontage, the dominant surface (inside face of glass or wall) for exterior walls without street or pedestrian way/plaza frontage, the finished surface of the Premises) side of a major vertical building penetration (such as a stair or elevator), and the center of partitions or demising walls that separate the Premises from adjoining other premises, office or residential uses, Common Area (such as service/egress corridors) or Building Common Areas (such as main entrance building lobby). Vertical penetrations for the private use of a premises (internal stair or elevators) are included in the area total, unless noted otherwise. Where alcoves, recessed entrances or similar deviations from the corridor line are present, floor area is computed as if the deviation were not present. Exterior tenant areas behind the building line such as recessed vestibules, entrances or other similar deviations are included in the floor area total. One story bay-windows projecting beyond the building line are not included in the floor area. Multi-story building projections extending beyond the building line are included in the floor area. No deductions are made for columns and projections necessary to the Building.

[2] For the purpose of calculating Premise perimeter frontage, measurements are from centerline of demising walls to the outside face of the storefront, including all sides of bay windows and façade recesses (perimeter).

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[4] Refer to plan for indication of adjacent structural slab and exterior grade or service corridor finish elevations. Topping / leveling slab by Tenant may be required for flush transition.

[5] All existing conditions and dimensions to be field verified by Tenant.

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[9] Clear height measured from top of structural slab to underside of slab above. Drop beams may reduce this clear height (refer to plan).

2000-2001 S BELL STREET

ARLINGTON, VA 22202

LEASE PLAN

JANUARY 9, 2023

PREPARED FOR:

JBG SMITH
4747 BETHESDA AVE
SUITE 200
BETHESDA, MD 20814

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PREPARED BY:

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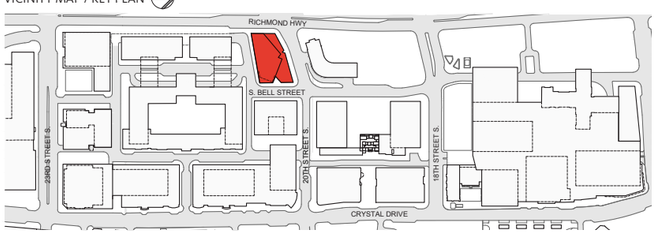

LEGEND:

=== FUTURE DEMISING WALL
NON-RETAIL BASE BUILDING
RETAIL BACK OF HOUSE
OUTDOOR SEATING ZONE
CHANGE IN SLAB ELEVATION
CHANGE IN STRUCTURE ABOVE

① FUTURE RAMP / STAIR BY TENANT
② TRANSFER GIRDER ABOVE (BOTTOM OF GIRDER AT 62.67')
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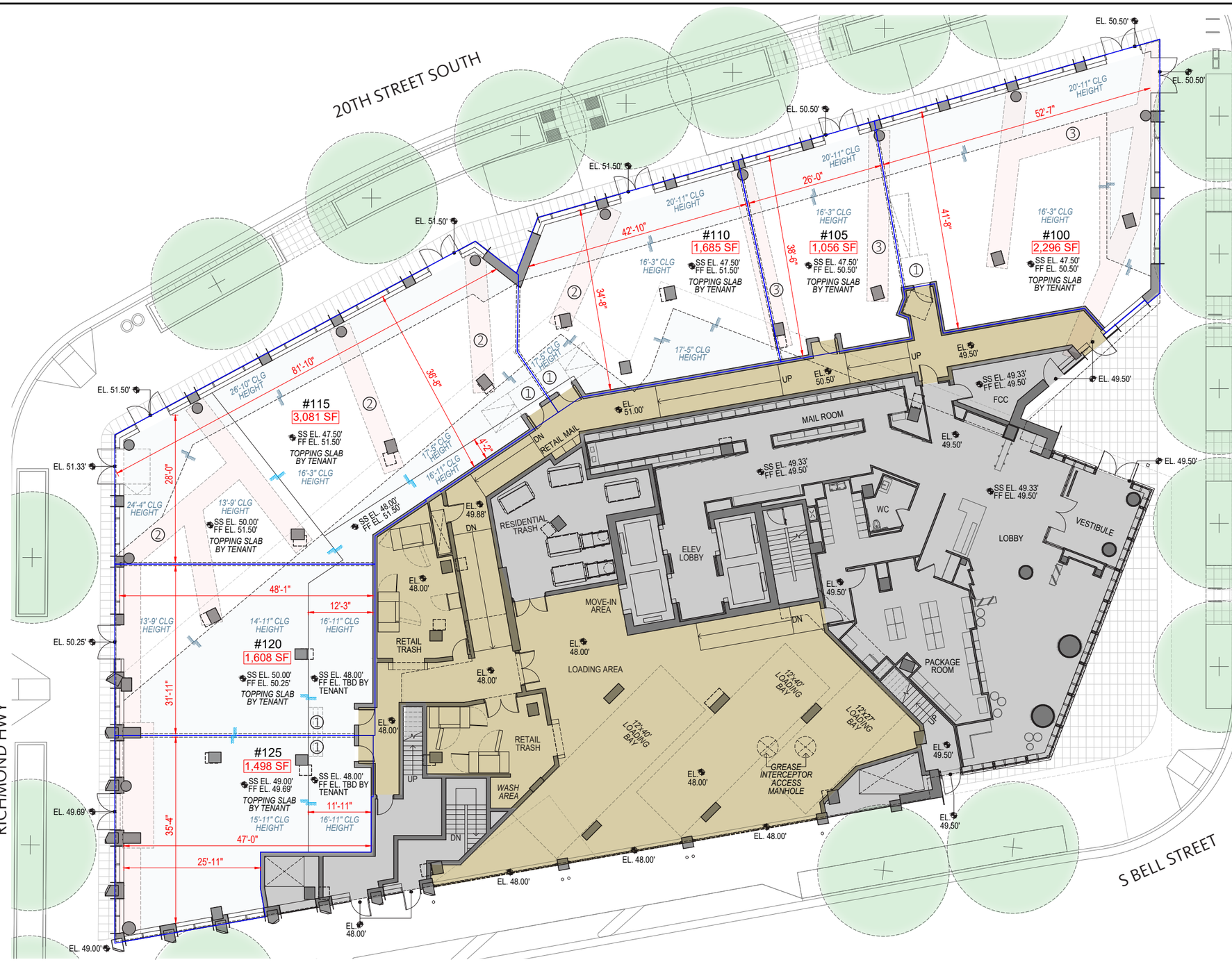

2000 S BELL STREET

ARLINGTON, VA 22202

LEASE PLAN

JANUARY 9, 2023

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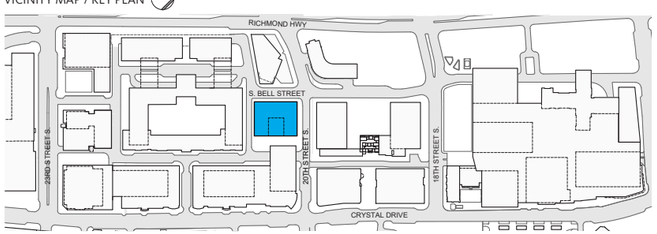

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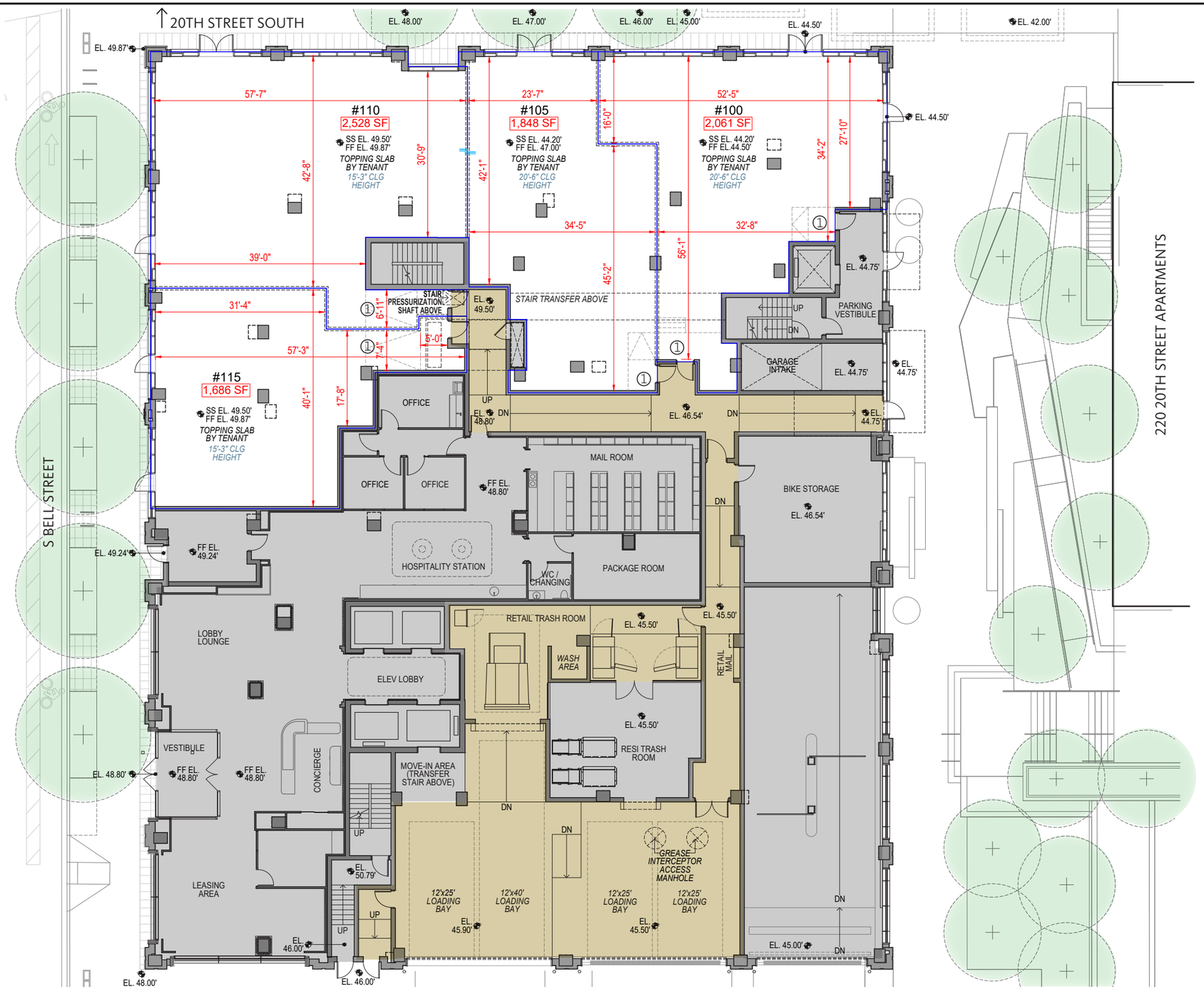

2001 S BELL STREET

ARLINGTON, VA 22202

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JANUARY 9, 2023

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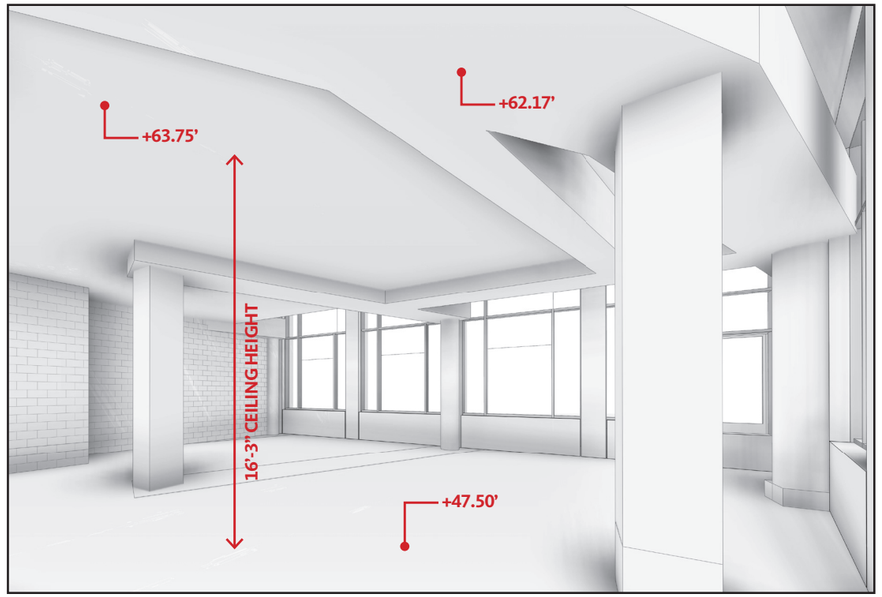
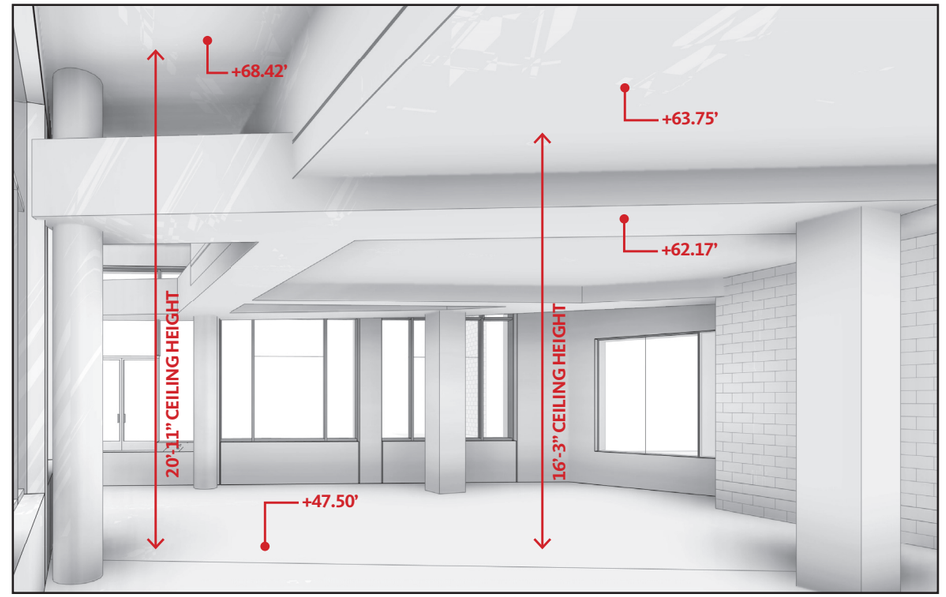


1 SUITE 100

*Slab elevations shown represent structural slab. Topping slab required to bring space level with entry / service corridor elevations.



2 SUITE 100

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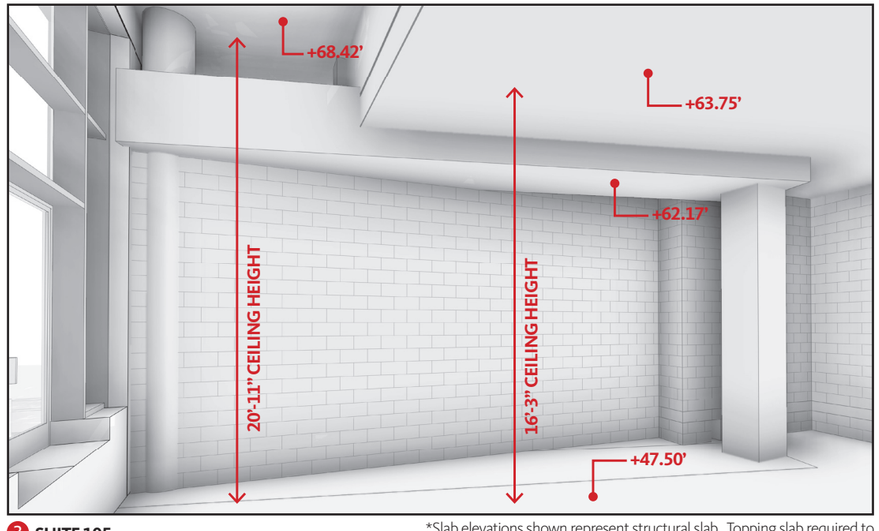
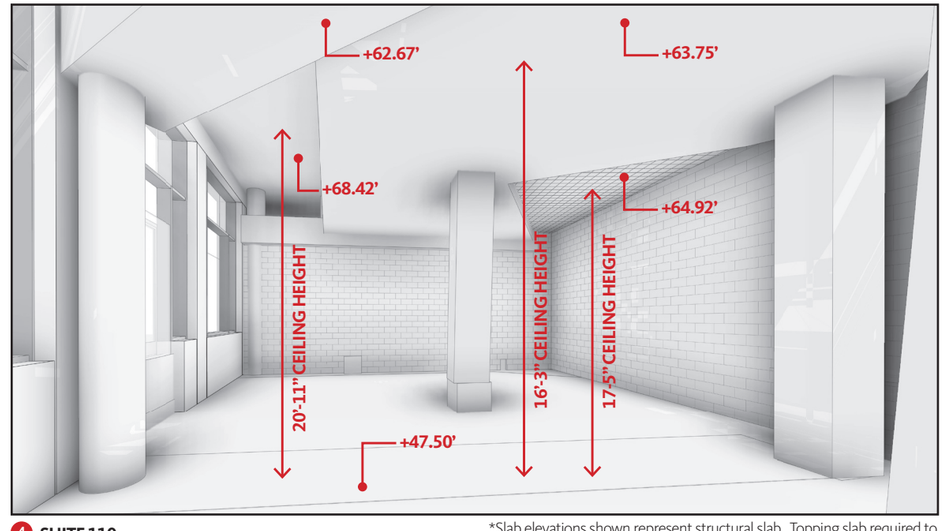


3 SUITE 105

*Slab elevations shown represent structural slab. Topping slab required to bring space level with entry / service corridor elevations.



4 SUITE 110

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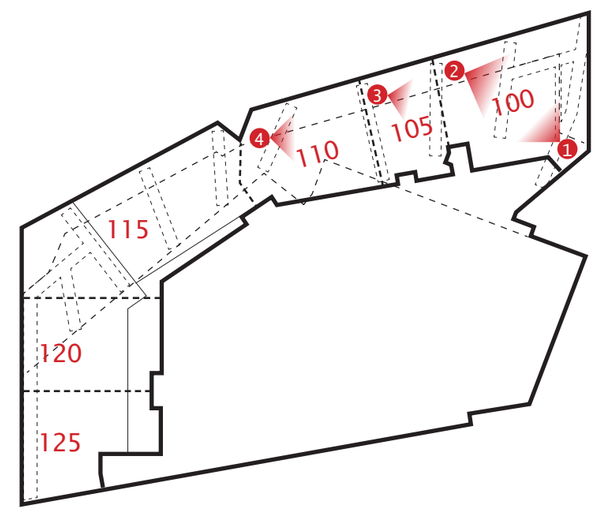

2000 S BELL STREET

ARLINGTON, VA 22202

3D DIAGRAMMATIC VIEWS

JANUARY 9, 2023

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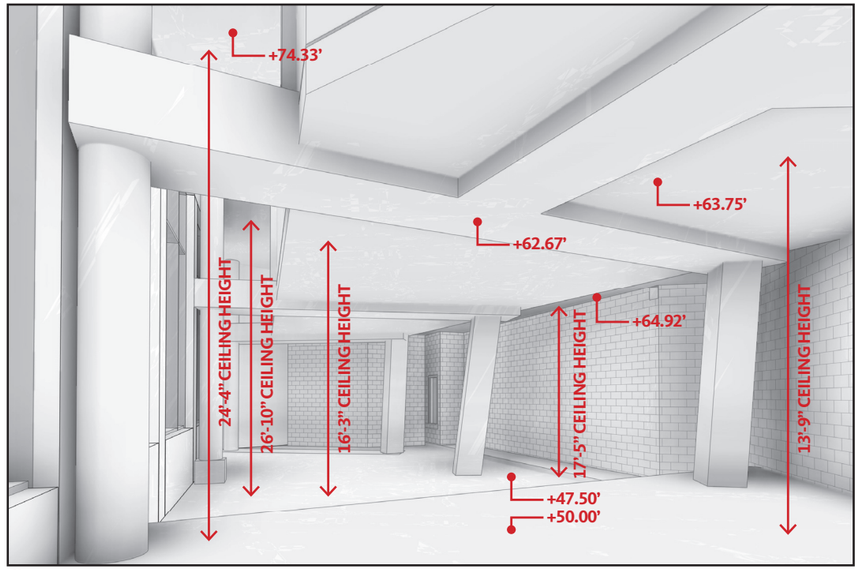

5 SUITE 115

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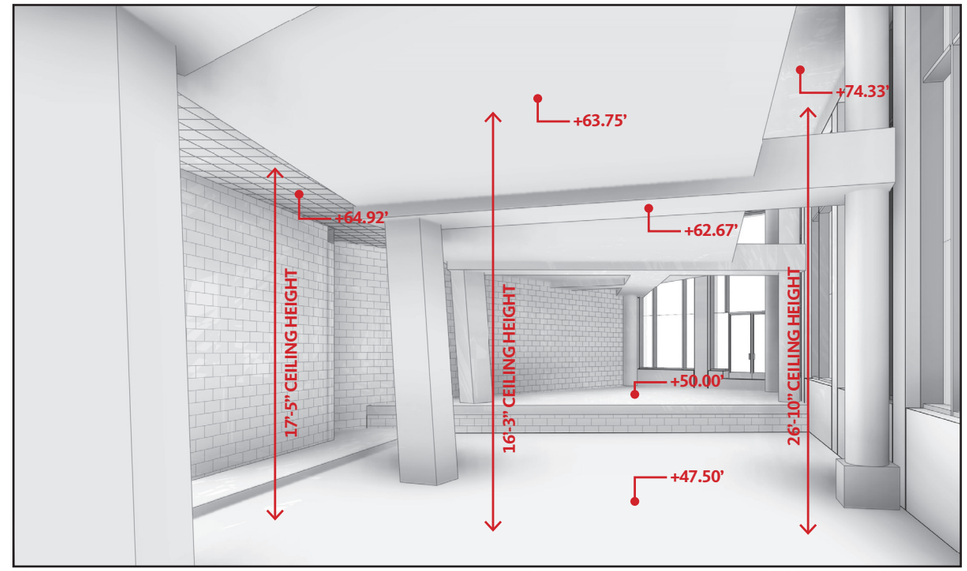

6 SUITE 115

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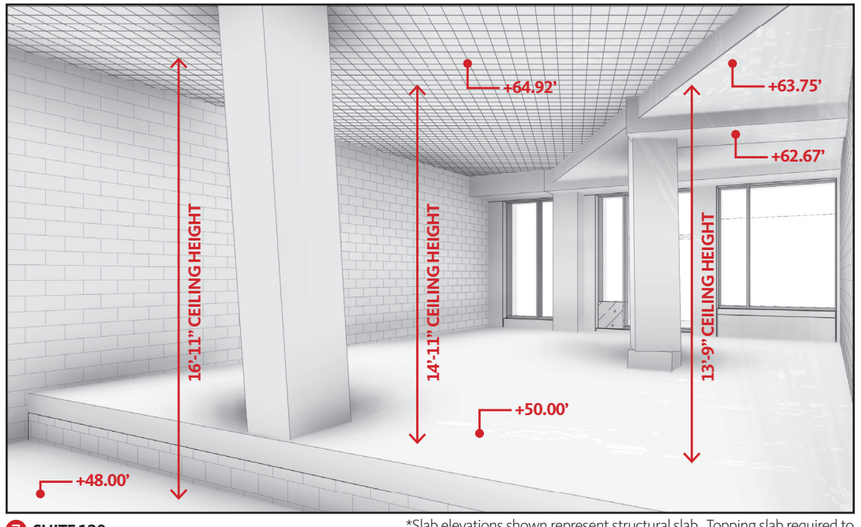
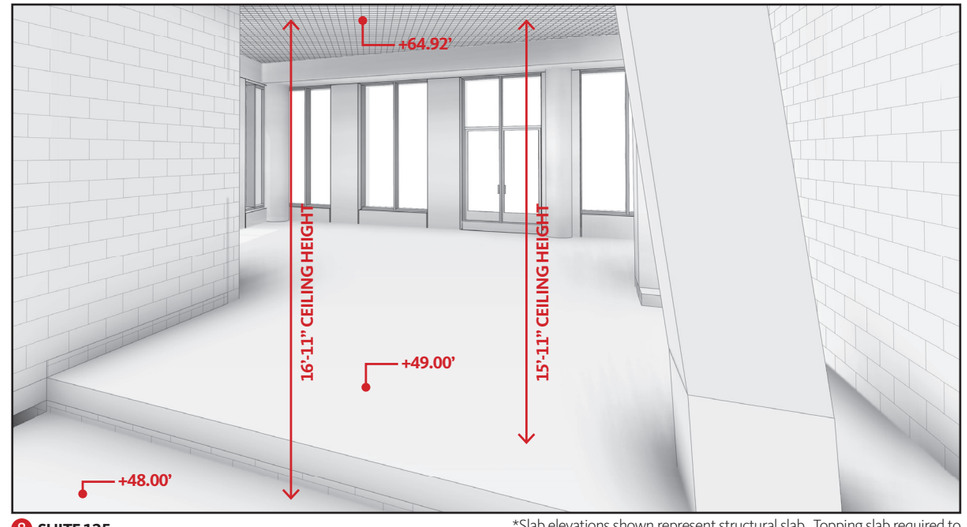


7 SUITE 120

*Slab elevations shown represent structural slab. Topping slab required to bring space level with entry / service corridor elevations.



8 SUITE 125

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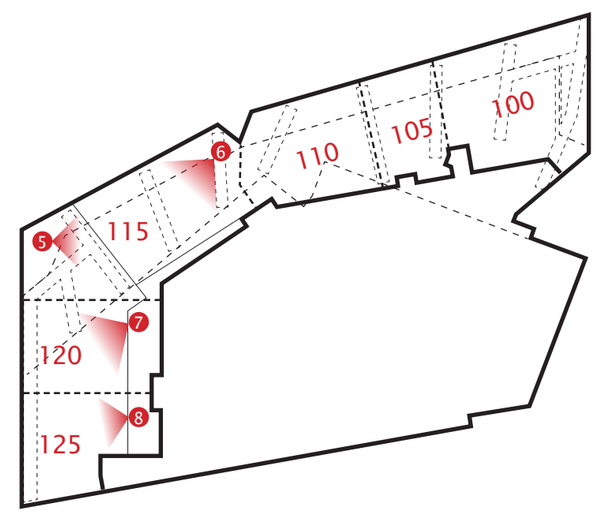

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