

BACKGROUND RECEIVED ON 30 FT 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

TRANSFER GIRDER ABOVE (BOTTOM OF GIRDER AT 62.67') TRANSFER GIRDER ABOVE (BOTTOM OF GIRDER AT 62.17')

2000 S BELL STREET								
Premise Area (SF) ¹	Perimeter Frontage ²	Street Frontage ³	Underside of Slab (Clear) 9	KE Shaft	Topping Req'd 4			
2,296	121'-8"	114'-11"	16'-3" to 20'-11" +/-	NO	YES			
1,056	27'-8"	27'-8"	16'-3" to 20'-11" +/-	NO	YES			
1,685	51'-10"	47'-3"	16'-3" to 20'-11" +/-	NO	YES			
3,081	111'-0"	107'-0"	13'-9" to 26'-10" +/-	NO	YES			
1,608	33'-4"	33'-4"	13'-9" to 16'-11" +/-	NO	YES			
1,498	82'-2"	82'-2"	15'-11" to 16'-11" +/-	NO	YES			
11,224								
	2,296 1,056 1,685 3,081 1,608 1,498	Area (SF)¹ Frontage² 2,296 121'-8" 1,056 27'-8" 1,685 51'-10" 3,081 111'-0" 1,608 33'-4" 1,498 82'-2"	Area (SF)¹ Frontage² Frontage³ 2,296 121'-8" 114'-11" 1,056 27'-8" 27'-8" 1,685 51'-10" 47'-3" 3,081 111'-0" 107'-0" 1,608 33'-4" 33'-4" 1,498 82'-2" 82'-2"	Area (SF)¹ Frontage² Frontage³ (Clear)³ 2,296 121'.8" 114'.11" 16'.3" to 20'.11" +/- 1,056 27'.8" 27'.8" 16'.3" to 20'.11" +/- 1,685 51'.10" 47'.3" 16'.3" to 20'.11" +/- 3,081 111'.0" 107'.0" 13'.9" to 26'.10" +/- 1,608 33'.4" 33'.4" 13'.9" to 16'.11" +/- 1,498 82'.2" 82'.2" 15'.11" to 16'.11" +/-	Area (SF)¹ Frontage² Frontage³ (Clear)° Shaft 2,296 121¹-8" 114¹-11" 16¹-3" to 20¹-11" +/- NO 1,056 27¹-8" 27⁻-8" 16¹-3" to 20¹-11" +/- NO 1,685 51¹-10" 47⁻-3" 16¹-3" to 20¹-11" +/- NO 3,081 111¹-0" 107⁻-0" 13³-9" to 26¹-10" +/- NO 1,608 33¹-4" 33'-4" 13¹-9" to 16¹-11" +/- NO 1,498 82'-2" 82'-2" 15¹-11" to 16¹-11" +/- NO			

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					

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 (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/gress 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

²For the purpose of calculating Premise ⁵All existing conditions and dimensions

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).

For the purposes of measuring Premise street frontage, measurements are the linear frontage of the Premises along a street, not including façade recesses, measured from centerline of the demising walls. For multi-height spaces, street frontage is only counted once per linear foot of building frontage.

A 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.

to be field verified by Tenant.

*Neither the Landlord nor its Agents shall be responsible for any information contained, and any representation made or locations shown herein. This document is for general information and approximation purposes only.

*Tenant's representative, Architect, and/or Engineer are to verify all conditions, sightlines, and elevations in field.

• lenant shall have the sole responsibility for compliance with all applicable statutes, codes, ordinances and other regulations for all work, performed by or on behalf of the Tenant at the premises. Landlord, Landlord's Agents or representatives approval of

Tenant's working drawings or Tenant's construction shall not constitute an implication of code approval. Landlord review is for issues pertinent to lease exhibits and design criteria compliance only. For instances where several sets of requirements must be met, Landlord's insurance underwriter or the strictest standard shall apply, where not prohibited by applicable codes.

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



4747 BETHESDA AVE SUITE 200 BETHESDA, MD 20814

T: 240.333.3600 www.jbgsmith.com

NAHRA

SUITE 640 WASHINGTON, DC 20015

www.nahradesign.cor

Tenant Space	Premise Area (SF) ¹	Perimeter Frontage ²	Street Frontage ³	Underside of Slab (Clear) ⁹	KE Shaft	Topping Req'd⁴
100	2,296	121'-8"	114'-11"	16'-3" to 20'-11" +/-	NO	YES
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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		,			

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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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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 ABOVE
(BOTTOM OF GIRDER ABOVE
(BOTTOM OF GIRDER AT 62.17)

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

2000 S BELL STREET

ARLINGTON, VA 22202



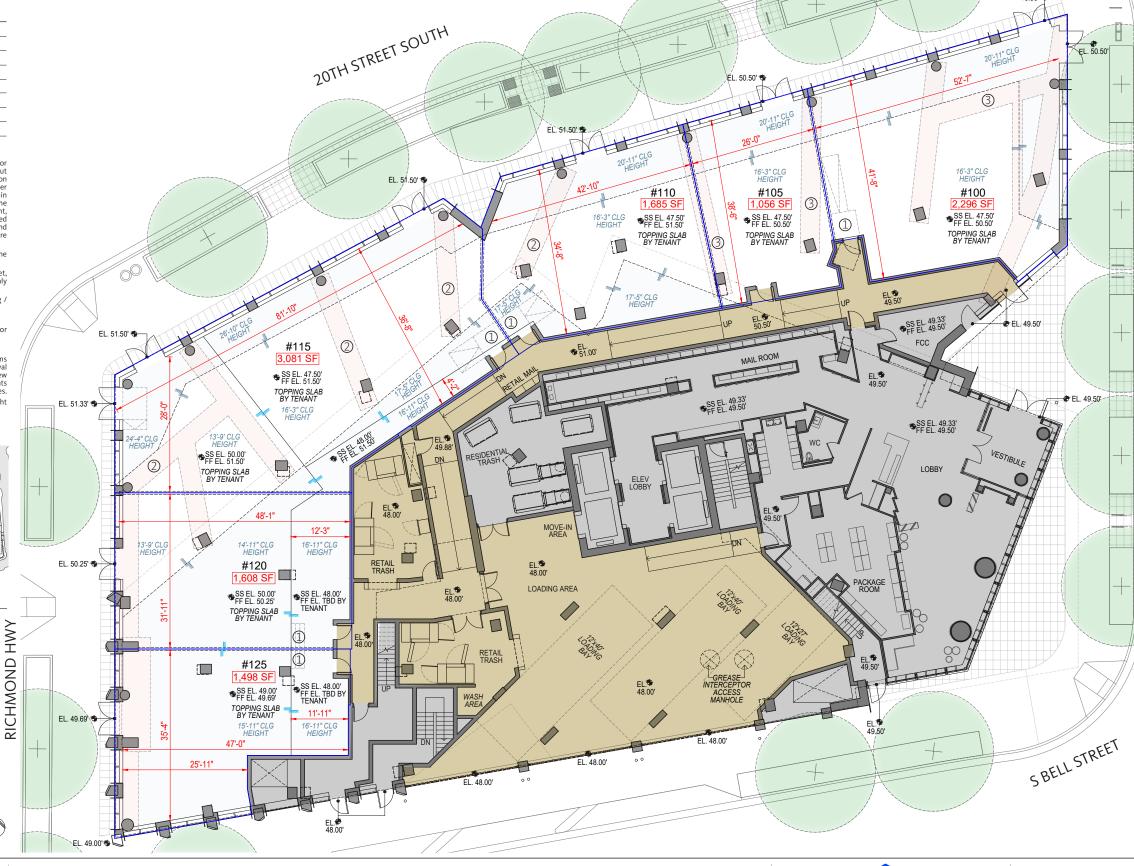
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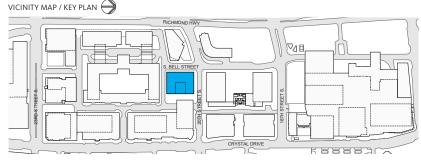
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LEGEND:

=== 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





2001 S BELL STREET

ARLINGTON, VA 22202



EL. 48.00'

PRESSURIZATION 49.50'

OFFICE

OFFICE

HOSPITALITY STATION

2,528 SF

TOPPING SLAB BY TENANT

1

OFFICE

ELEV LOBBY

MOVE-IN AREA (TRANSFER STAIR ABOVE)

1 20TH STREET SOUTH

57'-7"

#115 1,686 SF

TOPPING SLAB BY TENANT

LOBBY LOUNGE

VESTIBULE

LEASING AREA

46.00'

BELL STREET

EL. 49.24

57'-3"

EL. 49.87'

EL. 47.00'

1,848 SF

SS EL. 44.20' FF EL. 47.00'

TOPPING SLAB BY TENANT

34'-5"

STAIR TRANSFER ABOVE

MAIL ROOM

PACKAGE ROOM

EL. 45.50'

WASH AREA

12'x40' LOADING BAY

EL. 45.50'

EL. 46.00' EL. 45.00'

#100

TOPPING SLAB BY TENANT

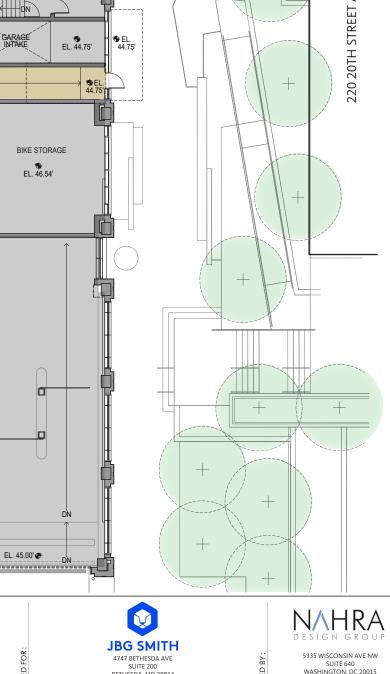
◆ SS EL. 44.20' [-]

2,061 SF

EL. 44.50'

(1)

JANUARY 9, 2023



♦EL. 42.00'

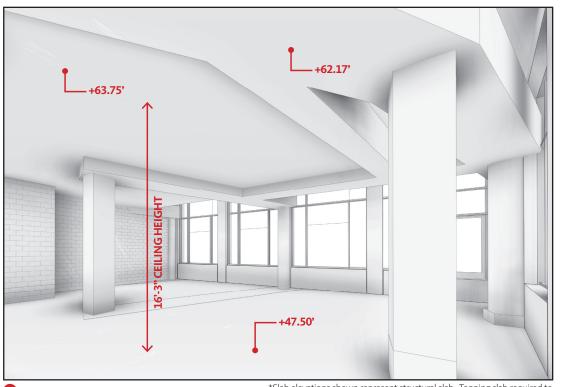
→ EL. 44.50'



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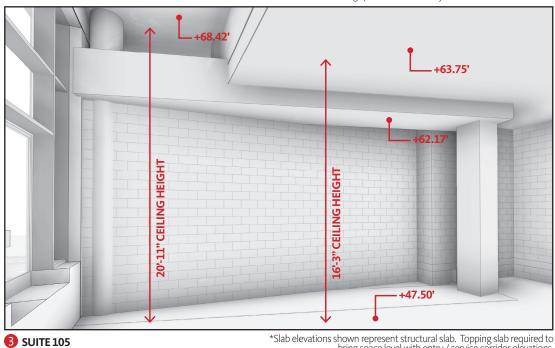
APARTMENTS



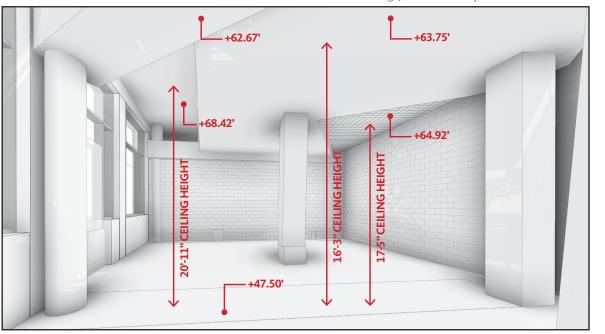
-+62.17 **-+47.50**' **2** SUITE 100 *Slab elevations shown represent structural slab. Topping slab required to bring space level with entry / service corridor elevations.

1 SUITE 100

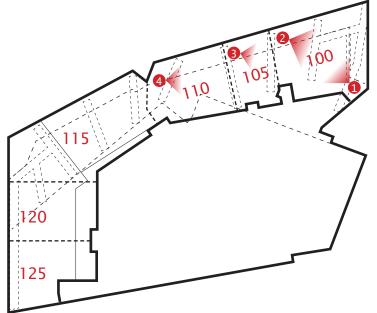
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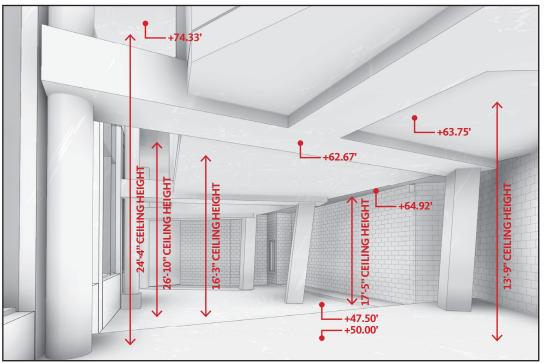
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2000 S BELL STREET

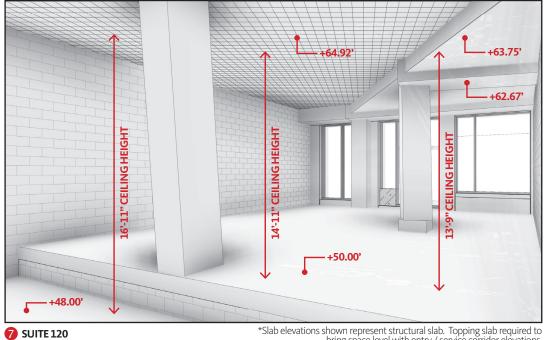


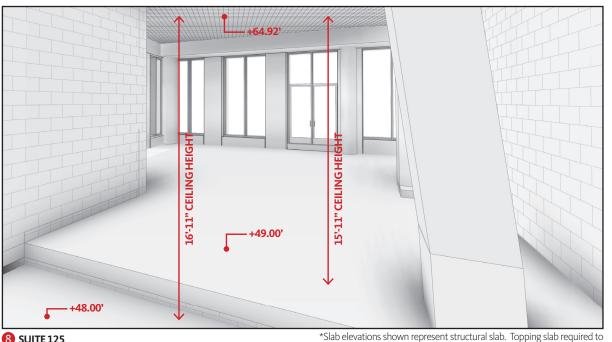
+63.75

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

6 SUITE 115

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





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2000 S BELL STREET

ARLINGTON, VA 22202

3D DIAGRAMMATIC VIEWS



NAHRA DESIGN GROUP

5335 WISCONSIN AVE NW SUITE 640 WASHINGTON, DC 20015