

WELCOME TO NATIONAL LANDING'S REIMAGINED SOUTH DISTRICT

JBG SMITH
AT
NATIONAL
LANDING



WHERE INNOVATION MEETS CONNECTIVITY

NATIONAL LANDING'S SOUTH DISTRICT IS A VIBRANT, FORWARD-THINKING ENERGY HUB DESIGNED TO MEET THE EVOLVING NEEDS OF TODAY'S OFFICE USERS.



HEART OF INNOVATION

- Home to a powerful cluster of like-minded organizations, from Fortune 500 companies like Amazon and Lockheed Martin to cutting-edge startups like Starburst and Nooks
- AI-Ready infrastructure that empowers businesses to ideate, sell, and perform
- Secure and flexible workspaces including SCIF spaces for high security businesses



ONSITE & OFFSITE EXPERIENCE

- Tenants gain access to a dynamic environment that combines onsite convenience with offsite hospitality, housed at 2011 Crystal Drive
- The redevelopment will feature a fully-serviced large scale meeting and events venue, new restaurants and a redesigned exterior for improved accessibility and vibrancy and caters to modern work and entertainment needs



UNMATCHED CONNECTIVITY

- As the most connected neighborhood in the region, the South District has unmatched access to major transit networks like the future National Landing Station and the Pedestrian Bridge to Reagan Airport, ensuring effortless mobility for residents and businesses for years to come
- Proximate to key demand drivers such as the Pentagon, the Virginia Tech Innovation Campus, and Amazon



ACTIVATED STREETS & LUSH GREENSPACES

- New landscaping creates a relaxing park experience and provides a lush backdrop for events and community gatherings
- Central to an established restaurant scene, which includes Michelin-starred dining at Surreal by Seven Reasons Group and popular favorites such as Ruth's Chris and the Starbucks Military Family Store, which supports local veterans



LUXURY LIVING & HOSPITALITY

- Today, National Landing is home to 17,000 apartment units and over 5,500 hotel rooms
- In addition, 1,500 newly-delivered luxury apartments are now leasing at The Grace, Reva, The Zoe, and Valen
- Future developments like a 330+ room hotel and 200-unit apartment building will add density and further enhance the area's dynamic blend of business, leisure, and home life

THE NEXUS OF POLICY, DEFENSE, AND TECHNOLOGY WHERE INNOVATORS AND NATIONAL INTEREST COME TO WORK

National Landing's South District is quickly becoming a prime destination in the region, featuring innovative dining concepts from Episcopo Hospitality, including the Michelin-starred Surreal by Chef Enrique Limardo, alongside Concorde, the region's premier venue for meetings and events of all sizes. The district is defined by walkable streets, green spaces, and urban landscapes, creating an ideal environment for work and leisure. Home to Fortune 500 companies and startups, it offers top-tier infrastructure, secure spaces, and diverse amenities.

With seamless access to mass transit and a pedestrian-friendly airport connection, the South District provides unmatched convenience. Luxury living options round out this 18-hour community, where business, leisure, and home life intersect.



 HEART OF INNOVATION

 ONSITE & OFFSITE EXPERIENCE

 UNMATCHED CONNECTIVITY

 ACTIVATED STREETS & LUSH GREENSPACES

 LUXURY LIVING & HOSPITALITY



THE HEART OF INNOVATION

The South District is the epicenter of innovation in National Landing, home to leading-edge tenants that validate its role as a hub for technology, defense, and creativity with its unique proximity to its customer at the Pentagon and deep, local talent. From established Fortune 500 companies like Lockheed Martin to innovative startups like Nooks, a partner to the National Security community who offers subscription access to a nationwide network of classified workspaces, the district provides secure spaces and a vibrant environment for business growth and collaboration custom-designed for the users that leverage it.



DC Startup Week





South Entrance to 2011 Crystal Drive



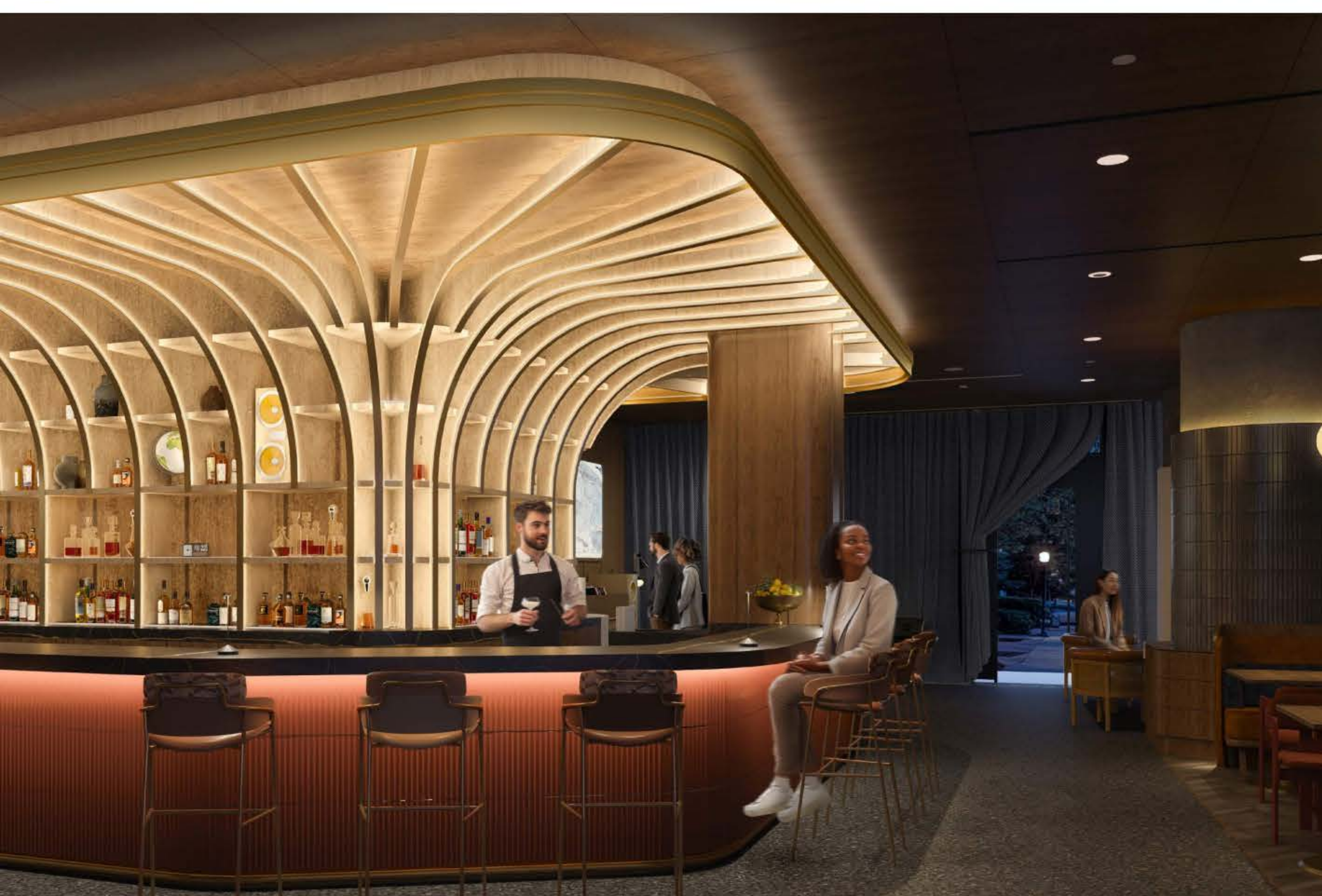
ONSITE & OFFSITE EXPERIENCE

National Landing's South District is redefining the modern workplace with priority tenant access to a fully-served events venue, Market & Café, and upscale Wine Bar & Listening Room—all designed to support both work and social connection.

A redesigned exterior and ground level creates a more vibrant, accessible entry experience, blending collaborative spaces, individual work areas, and on-site entertainment to meet the needs of today's workforce.



Meeting & Events Venue

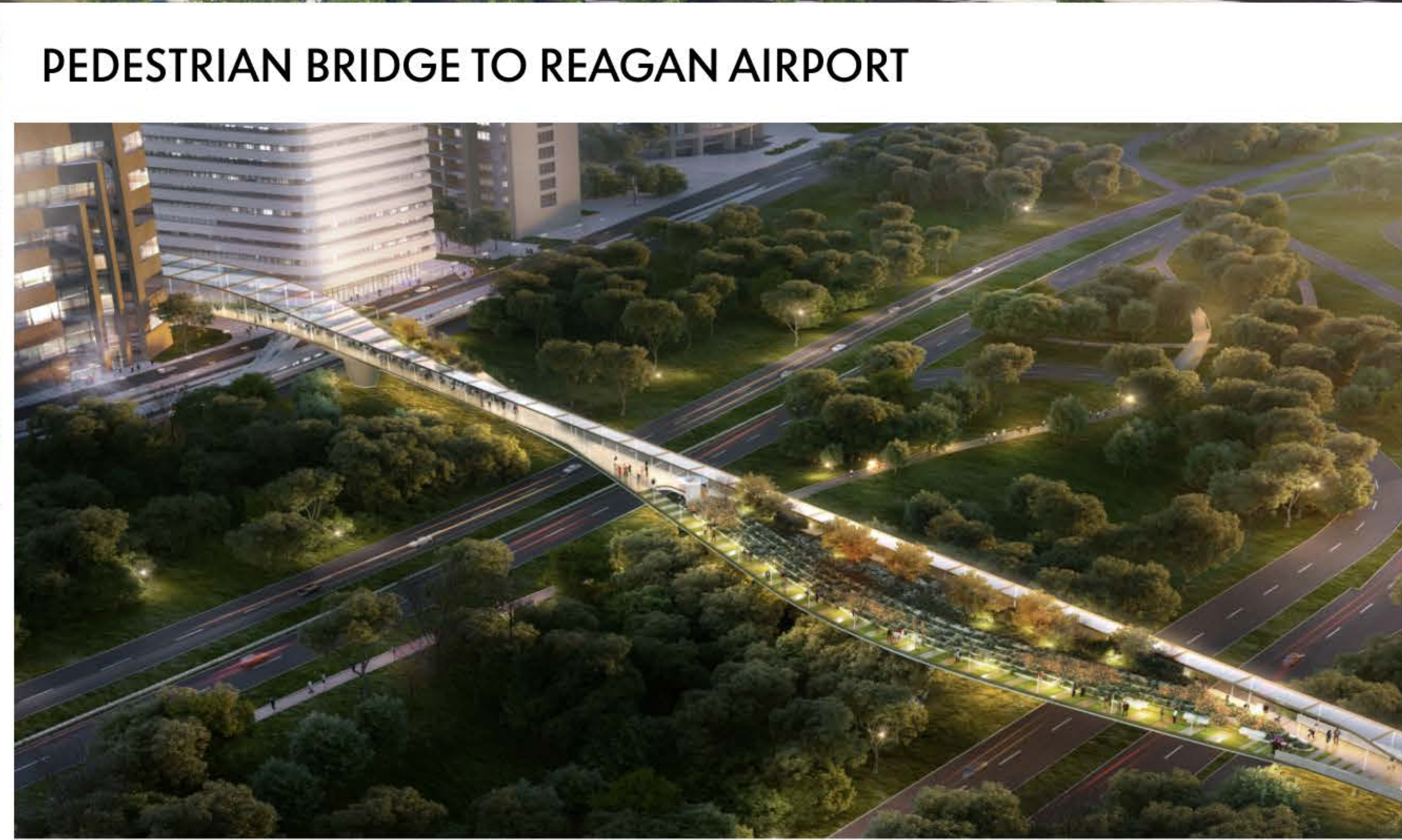
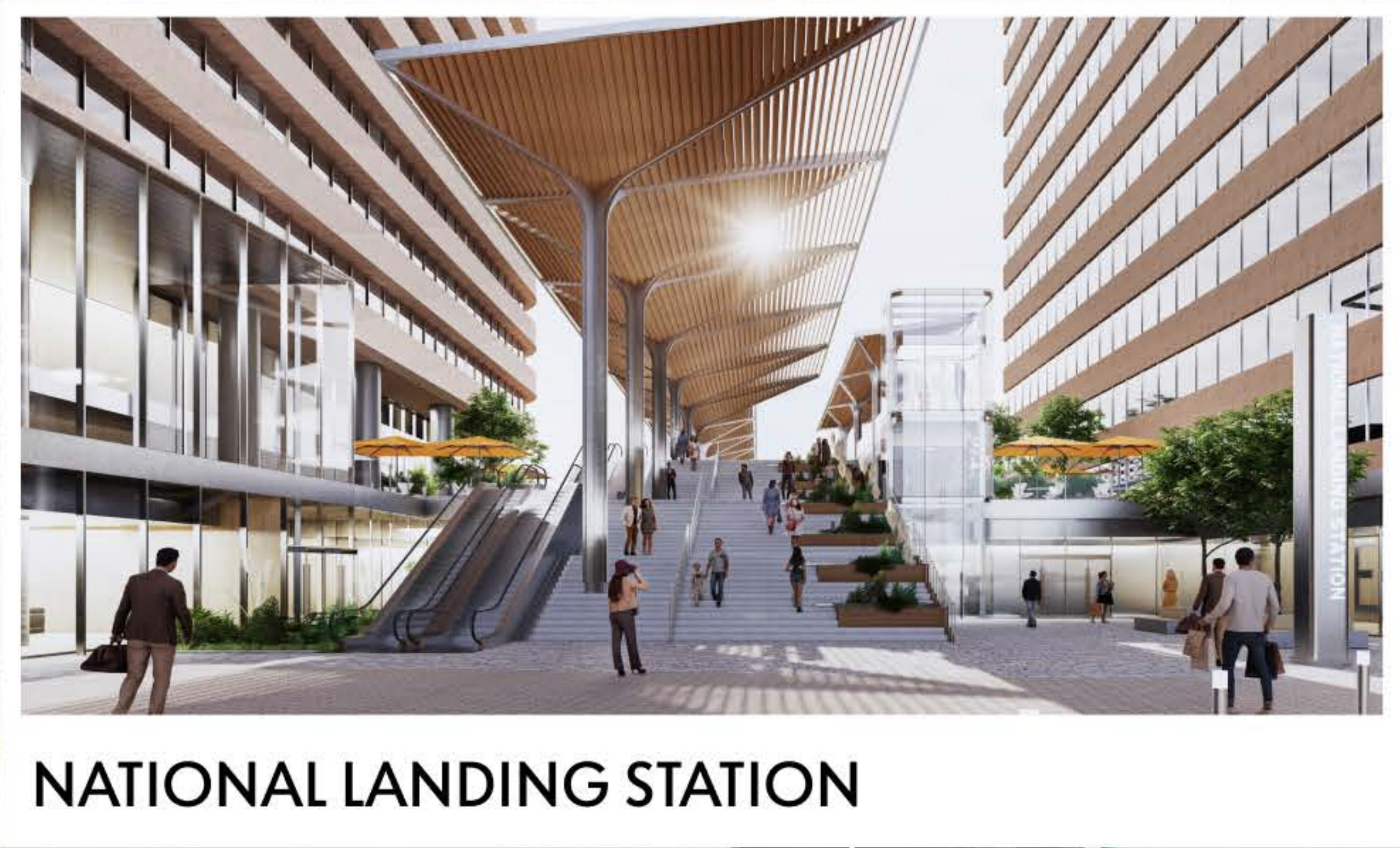


Wine Bar & Listening Room



Market & Café

Room	Capacity
Forum <i>Divisible</i>	300
Studio <i>Divisible</i>	144
Conference Room	8
Huddle Room	4
Board Room	14



UNMATCHED CONNECTIVITY

The South District offers unmatched connectivity, making it easy to access your business, your customers, and your workforce. A one-of-a-kind pedestrian bridge links directly to Terminal 2 at Reagan National Airport—so you can walk to any meeting in the country. With seamless access to Metro, Amtrak, and VRE, you can get here from anywhere in the U.S. and move easily throughout the D.C. region.



The Colada Shop



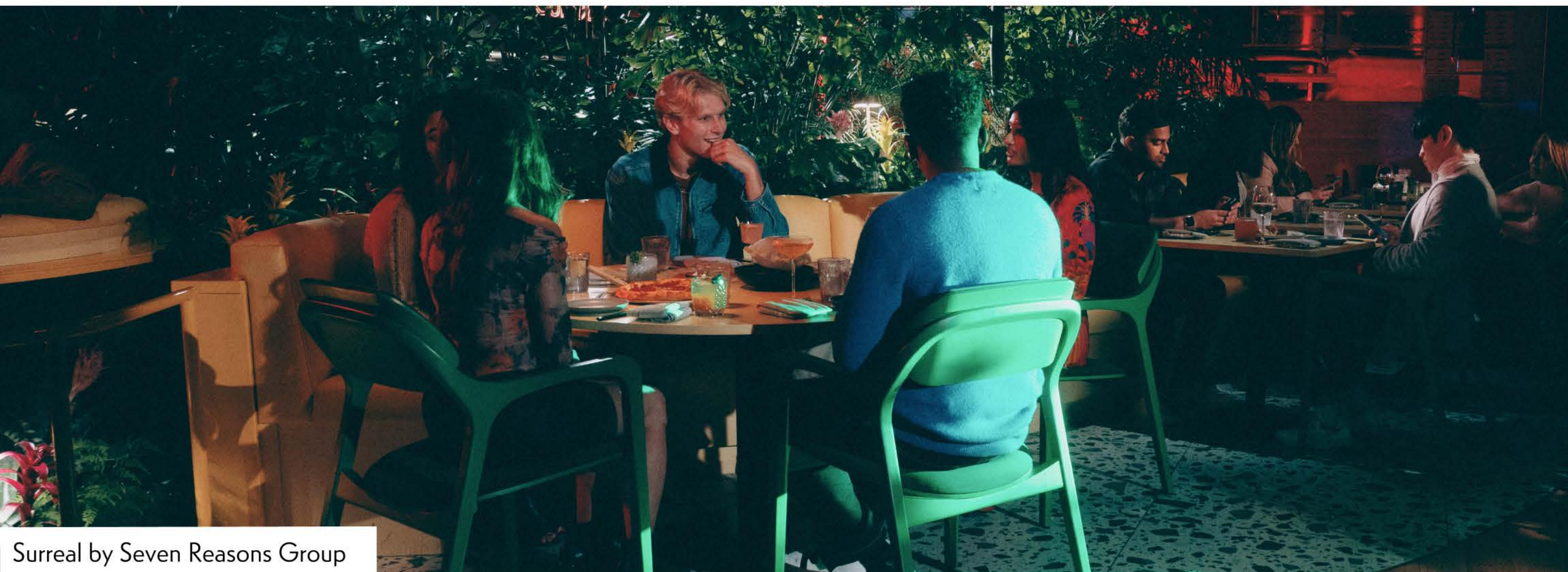
Ruth's Chris Bar Overlooking Reagan Airport



ACTIVATED STREETS & LUSH GREENSPACES

The South District features dozens of established retailers, with exciting new concepts like Constellation Café & Market and Altitude Wine Bar opening soon at 2011 Crystal Drive. Enjoy Michelin-starred dining at Surreal by Chef Enrique Limardo, along with community favorites like Ruth's Chris and the Starbucks' Military Family Store, which supports local veterans.

A dynamic mix of active streetscapes and tranquil green spaces, including Volo Sports volleyball courts and serene parks, offer the perfect blend of work and recreation. With refreshed facades, new parks, and enhanced landscaping, the area is designed for both functionality and beauty.



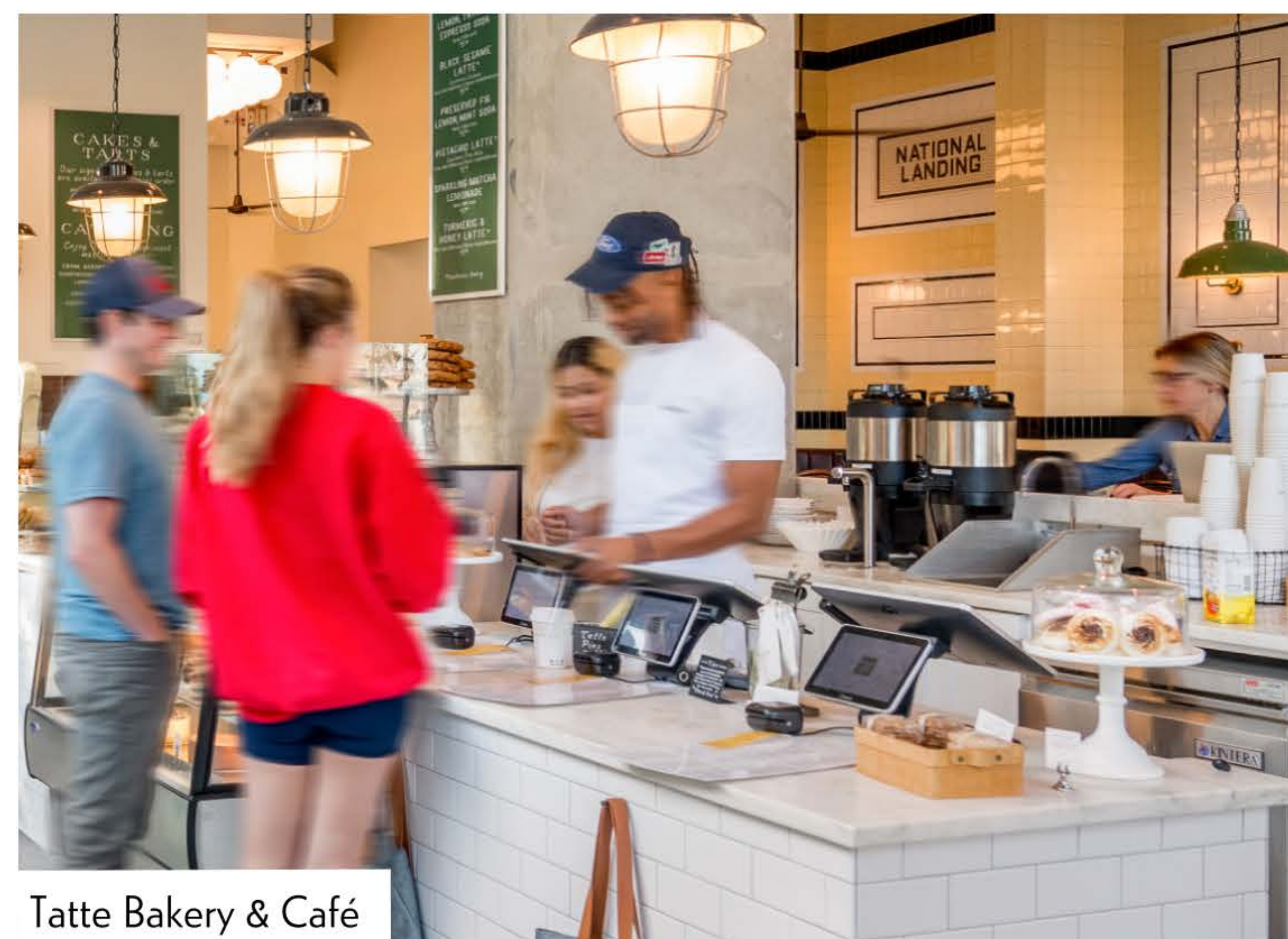
Surreal by Seven Reasons Group



South District Crystal Drive Retail



Water Park Outdoor Food Hall



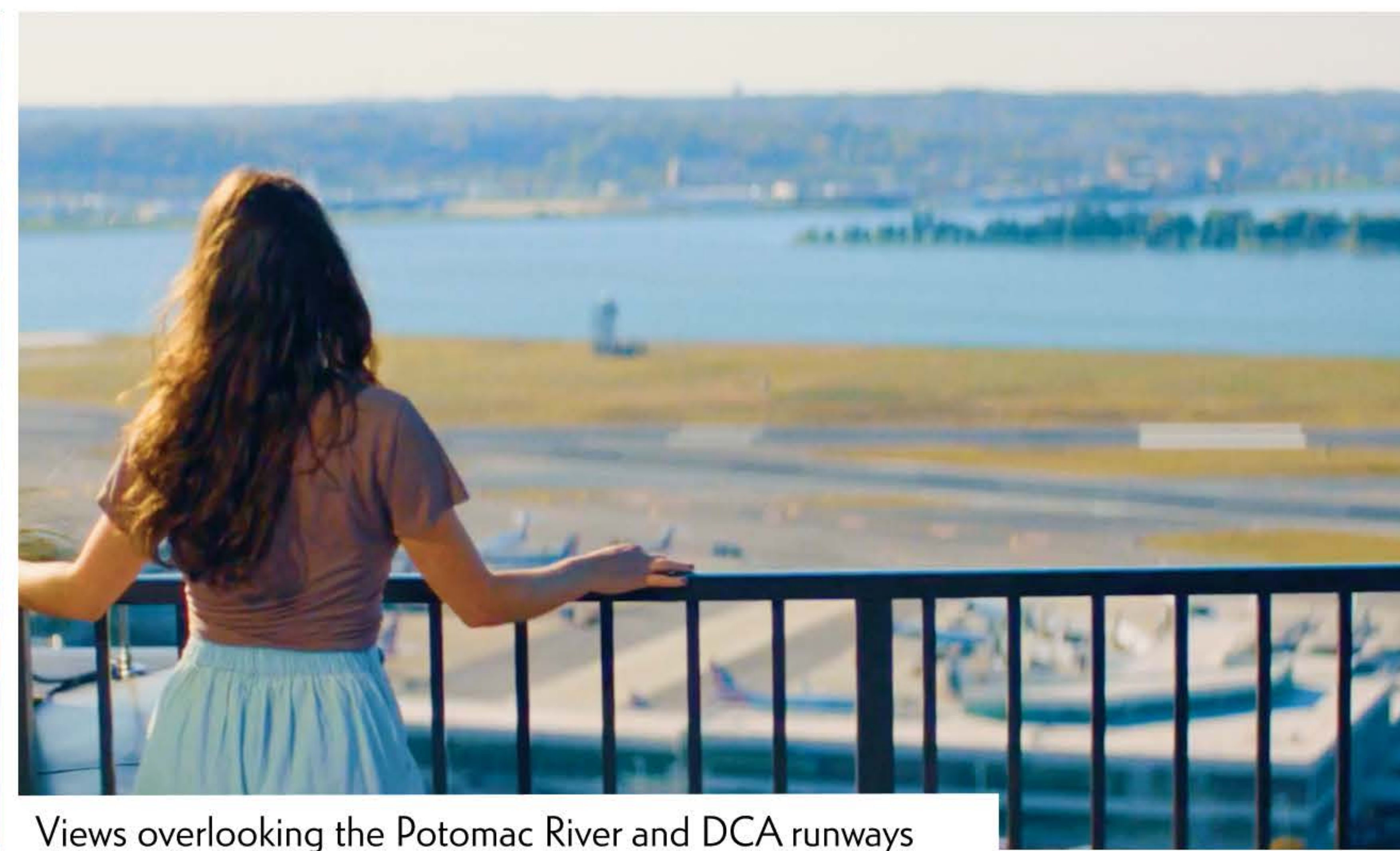
Tatte Bakery & Café



Outdoor Events and Entertainment



Resident Pool at The Grace



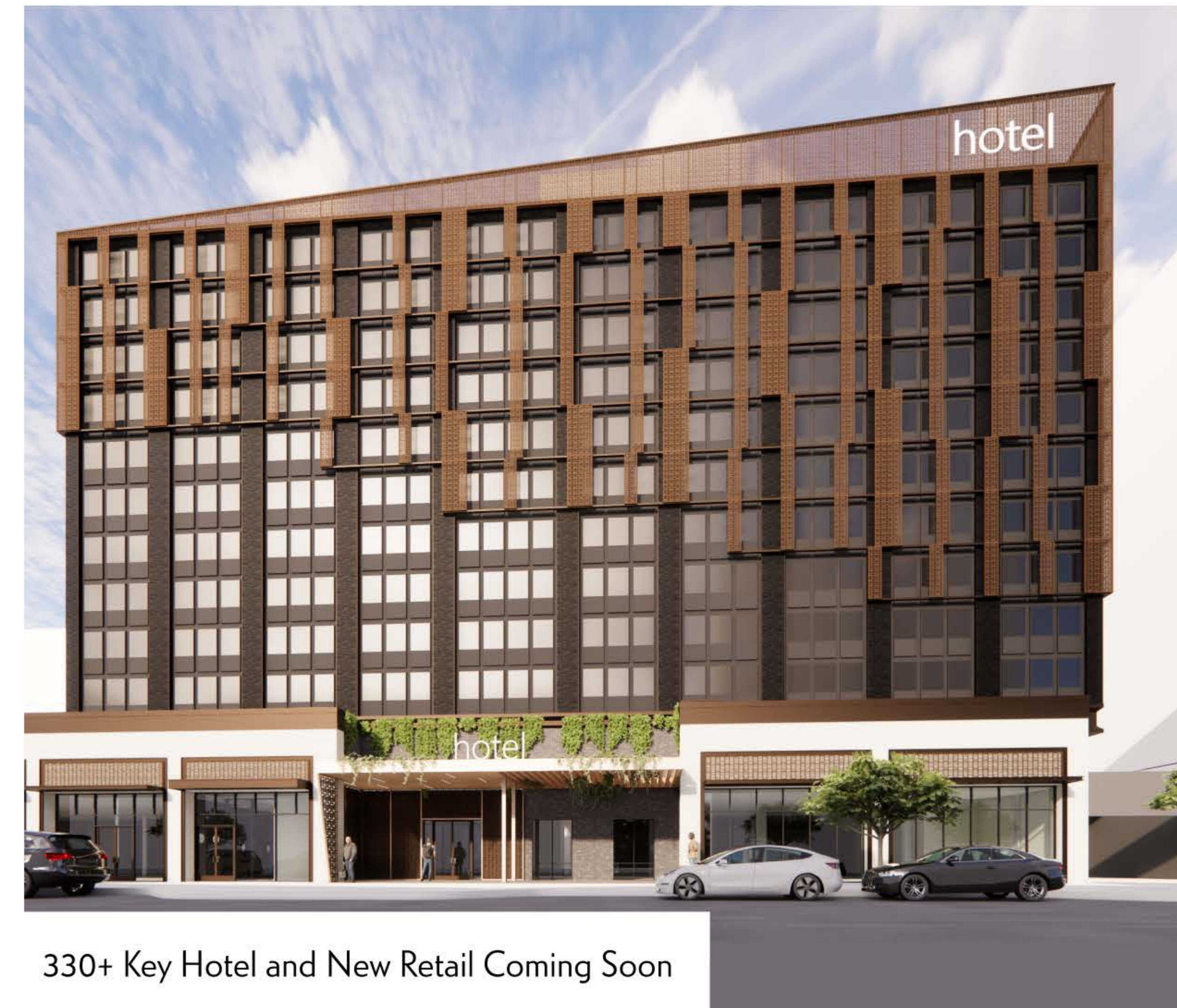
Views overlooking the Potomac River and DCA runways



LUXURY LIVING & HOSPITALITY

The district is already home to 17,000 apartments units and over 5,500 hotel rooms, with 1,500 newly-delivered luxury apartments and 330+ key hotel with new retail coming soon. The area is intentionally merchandized for a variety of offerings and life stages providing an urban, walkable neighborhood to work and live. With more development underway including hospitality and other use conversions, the South District continues to thrive as a dynamic 18-hour community.

This mix of luxury living and world-class hospitality creates a place where business, leisure, and home life intersect effortlessly.

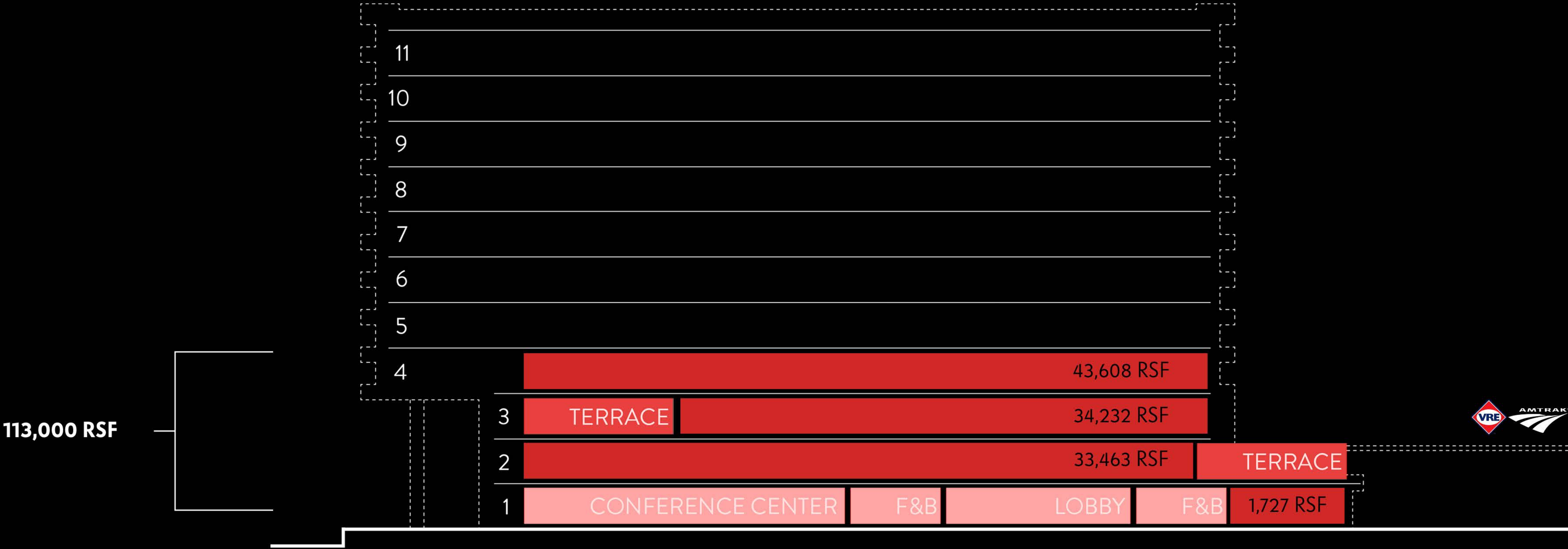


330+ Key Hotel and New Retail Coming Soon

The Grace and Reva Apartments

2011 CRYSTAL DRIVE

Current Availability



2011 CRYSTAL DRIVE

Virtual Flythrough



BRIAN COTTER
bcotter@jbgsmith.com

ANDREA MURRAY
amurray@jbgsmith.com

CONNOR STEWART
cstewart@jbgsmith.com

240.333.3600

About JBG SMITH

JBG SMITH owns, operates and develops mixed-use properties concentrated in amenity-rich, Metro-served submarkets in and around Washington, DC, most notably National Landing, that we believe have long-term growth potential and appeal to residential, office and retail tenants. Through an intense focus on placemaking, JBG SMITH cultivates vibrant, highly amenitized, walkable neighborhoods throughout the Washington, DC metropolitan area. Approximately 75.0% of JBG SMITH's holdings are in the National Landing submarket in Northern Virginia, which is anchored by four key demand drivers: Amazon's headquarters; Virginia Tech's \$1 billion Innovation Campus; proximity to the Pentagon; and our placemaking initiatives and public infrastructure improvements. JBG SMITH's dynamic portfolio currently comprises 11.9 million square feet at share of multifamily, office and retail assets, 98% of which are Metro-served. It also maintains a development pipeline encompassing 8.9 million square feet of mixed-use, primarily multifamily, development opportunities. JBG SMITH is committed to the operation and development of green, smart, and healthy buildings and plans to maintain carbon neutral operations annually. For more information on JBG SMITH please visit www.jbgsmith.com.



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