

2011  
CRYSTAL  
DRIVE

BEAUTIFULLY CONNECTED

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## 2011 Crystal Drive Reimagined

Nestled at the base of the future Pedestrian Bridge to DCA, 2011 Crystal Drive is being transformed into a vibrant hub, blending work, leisure, and social spaces seamlessly. Join us in this place where work meets life, where every corner sparks a new connection.





**CONSTELLATION**  
ALL-DAY MARKET & CAFÉ

*Altitude*  
LISTENING ROOM & WINE BAR

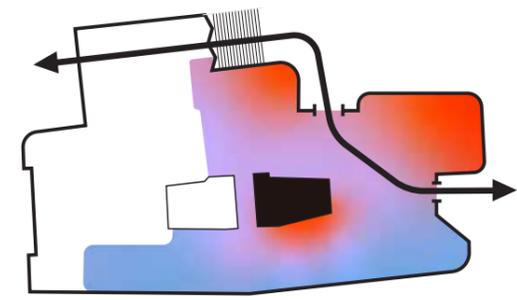
**MODERNIZED LOBBY**

**PEDESTRIAN BRIDGE TO DCA**

**CONCORDE**  
EVENTS & MEETING VENUE



The center of energy and activity



Become part of a vibrant community where everything you need is just a step away. 2011 Crystal Drive has been completely redesigned to help company's build culture and foster collaboration for the next generation of work.

# Settle, Connect, Nourish & Chill

From the moment you enter, you're greeted by an open, welcoming lobby. The stunning red staircase serves as a visual and physical connection to various floors, enhancing the sense of unity and flow throughout the space. The staircase's sleek design and bold color create a striking centerpiece, encouraging serendipitous interactions and easy navigation.

grab & go

Amtrak Station  
→  
Reagan National Airport  
→

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## Settle

Feel at home as soon as you walk in. 2011 Crystal Drive is designed to bring people together, offering spaces that blend work and relaxation. The warm wood paneling and modern fixtures throughout the lobby create a cozy yet professional atmosphere. The perfect setting for conversations that lead to innovation.



MAIN LOBBY

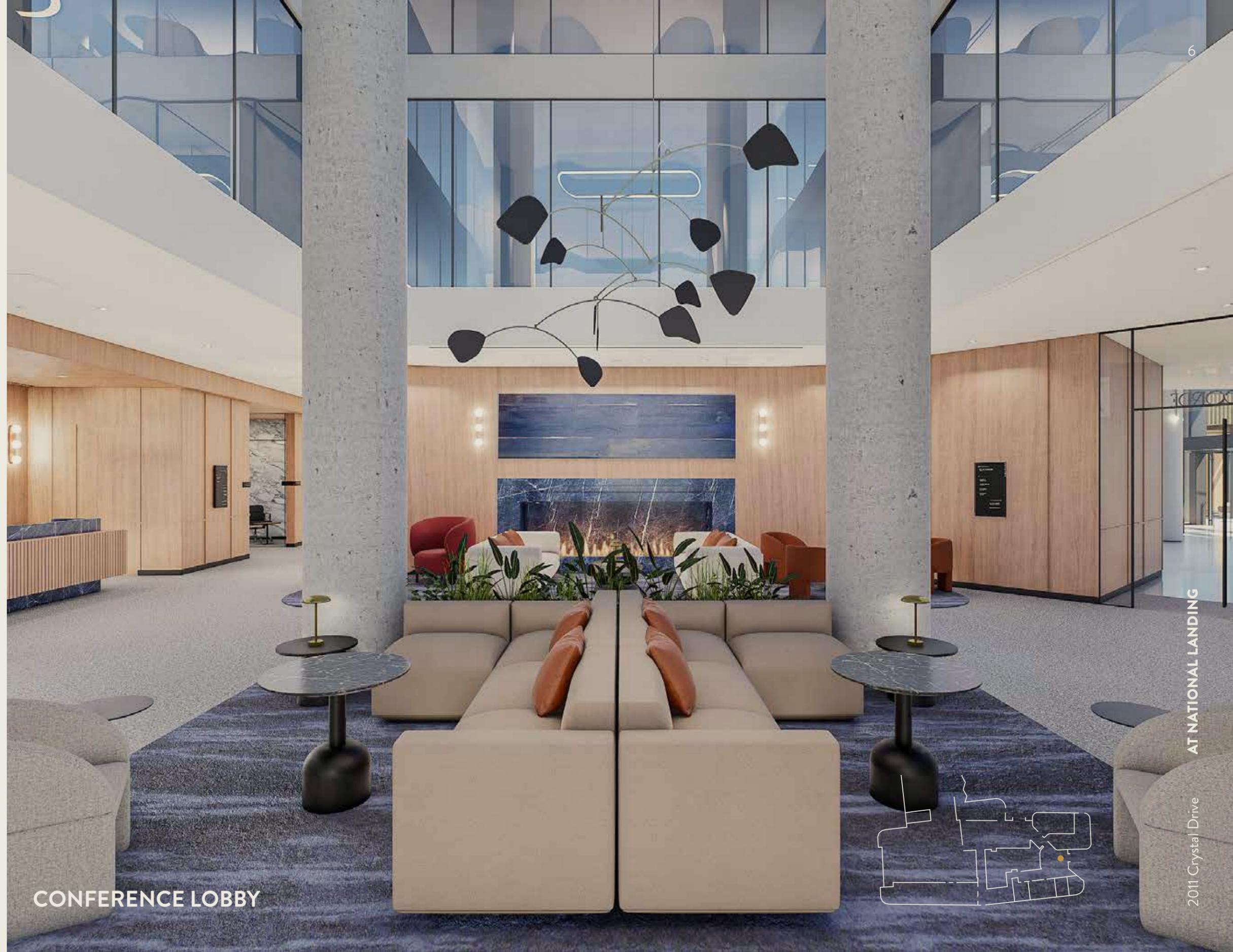
AT NATIONAL LANDING

2011 Crystal Drive

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## Connect

Host your meetings in our fully-serviced conference spaces, perfect for gatherings of any size. The center is equipped with high-tech amenities and can comfortably accommodate up to 300 guests. The conference rooms are designed with flexibility in mind, featuring movable walls and adaptable layouts to suit any event.



CONFERENCE LOBBY





300-PERSON FORUM



AT NATIONAL LANDING

2011 Crystal Drive



PRE-FUNCTION



RECEPTION

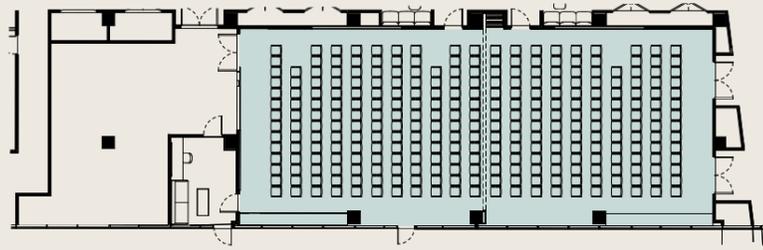


STUDIO

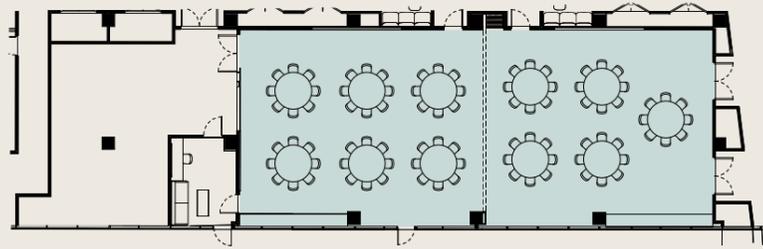
# Forum Layouts

Capacity for up to 300 people

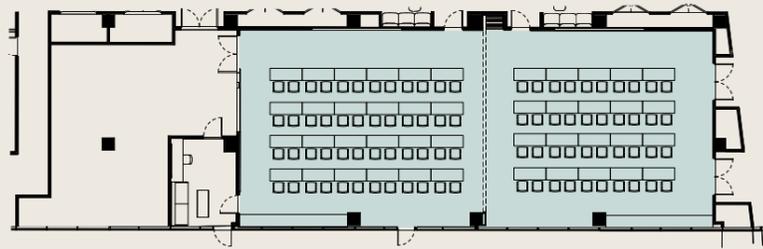
## COMBINED ROOM LAYOUT OPTIONS



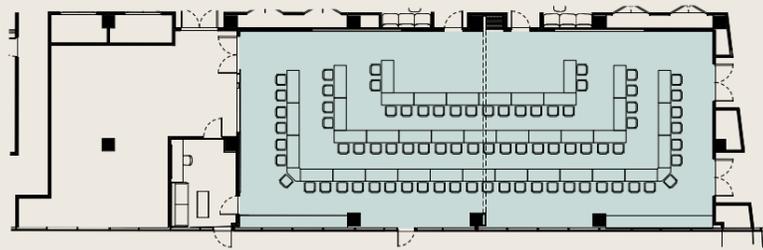
**THEATER**  
300 Seats



**ROUNDS (6')**  
88 Seats, 11 Tables

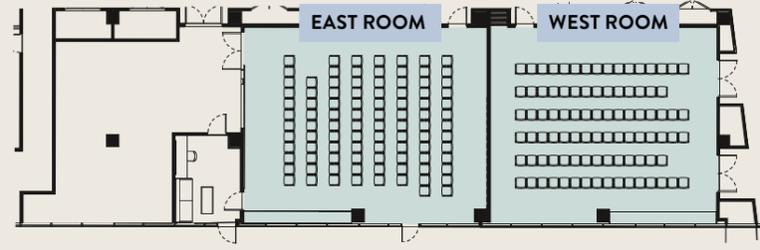


**CLASSROOM**  
88 Seats, 44 Tables

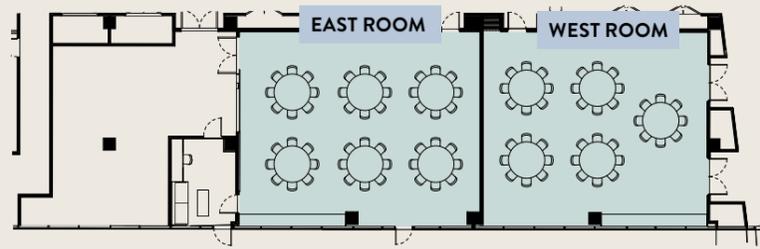


**U-SHAPE**  
78 Seats, 38 Tables  
2 Connector Tables

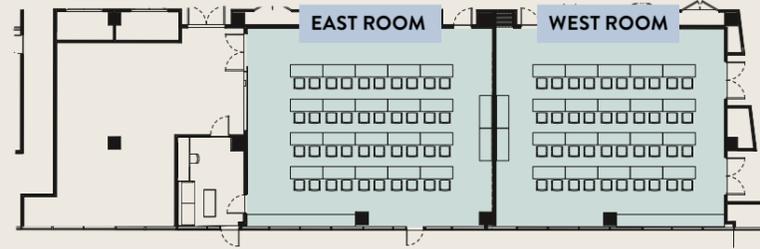
## SEPARATE ROOM LAYOUT OPTIONS



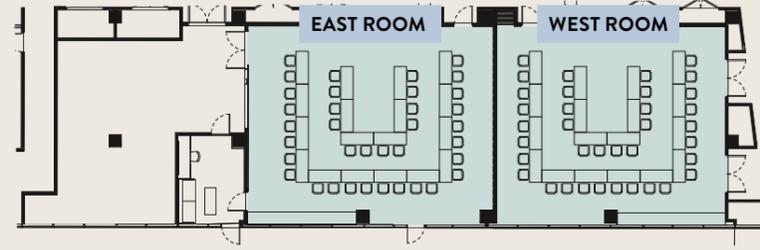
**THEATER - 2 ROOMS**  
188 Seats (Each Room)



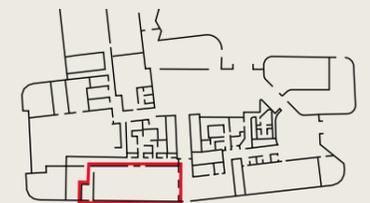
**ROUNDS (6') - 2 ROOMS**  
48 Seats, 6 Tables (East Room)  
40 Seats, 5 Tables (West Room)



**CLASSROOM - 2 ROOMS**  
40 Seats, 22 Tables (Each Room)



**U-SHAPE - 2 ROOMS**  
36 Seats, 18 Tables (Each Room)



## Nourish & Chill

Discover a variety of dining options right on-site. Whether you need a quick bite, a leisurely lunch, or a fine dining experience, we've got you covered. Our food and beverage services are top-notch, offering convenience and quality under one roof. The cafe and bar areas feature elegant designs with ample seating, making them perfect spots for casual meetings or unwinding after a long day. And yes, we can cater your in-house conference too.



PRIVATE DINING

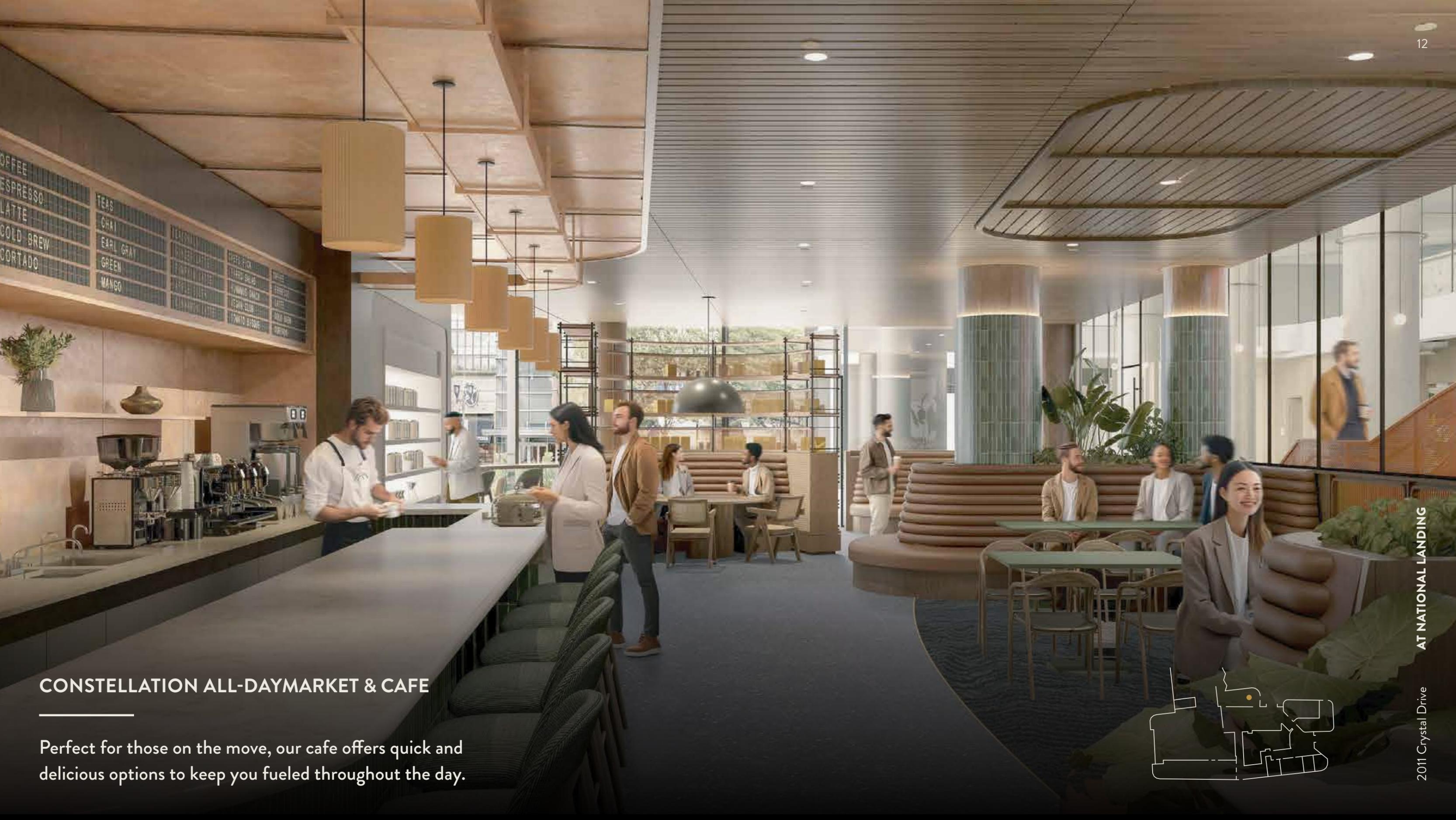


ALTITUDE WINE BAR & LISTENING ROOM



AT NATIONAL LANDING

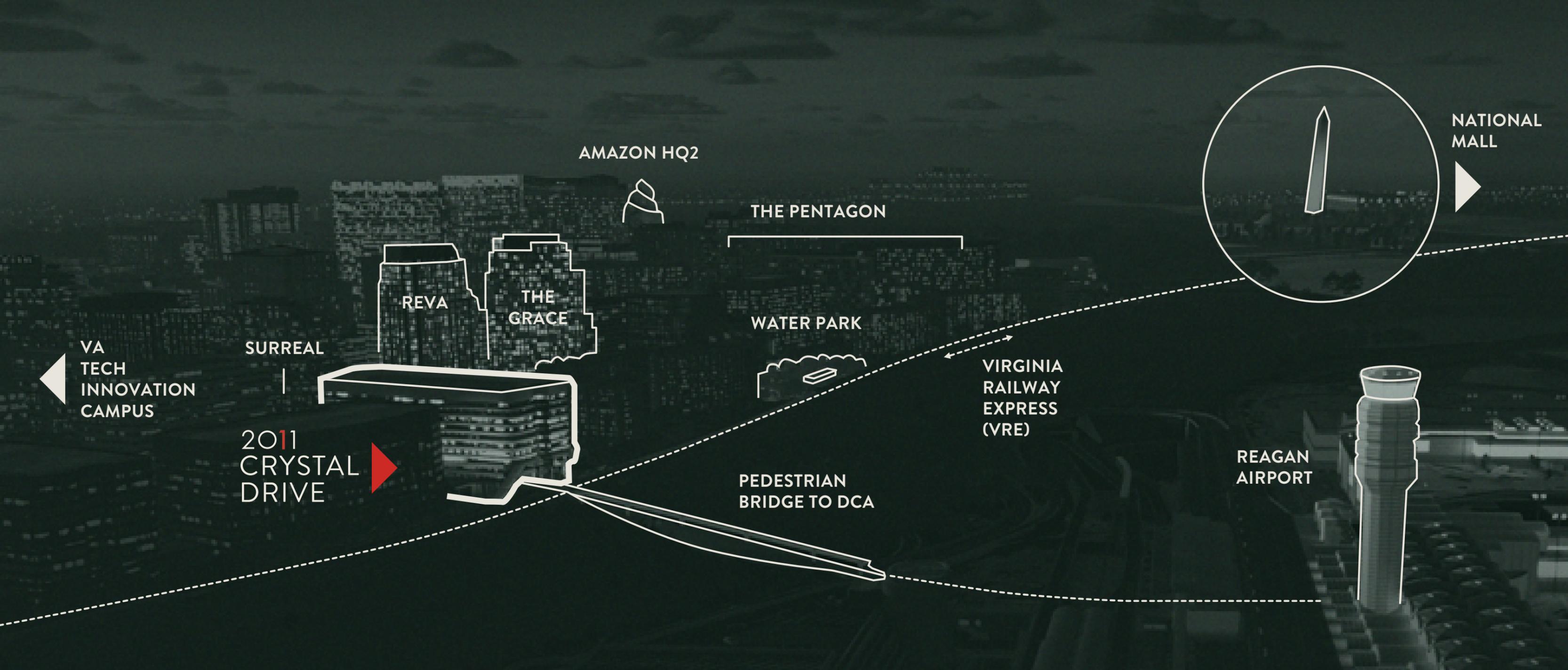
2011 Crystal Drive



## CONSTELLATION ALL-DAYMARKET & CAFE

Perfect for those on the move, our cafe offers quick and delicious options to keep you fueled throughout the day.





## The place to be

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Situated in the heart of a walkable neighborhood, 2011 Crystal Drive makes it easy to stay active with nearby parks and trails. You'll find fitness facilities, childcare, and cool eateries just steps away. The proximity to public transportation hubs ensures that you're always well-connected to the rest of the city.

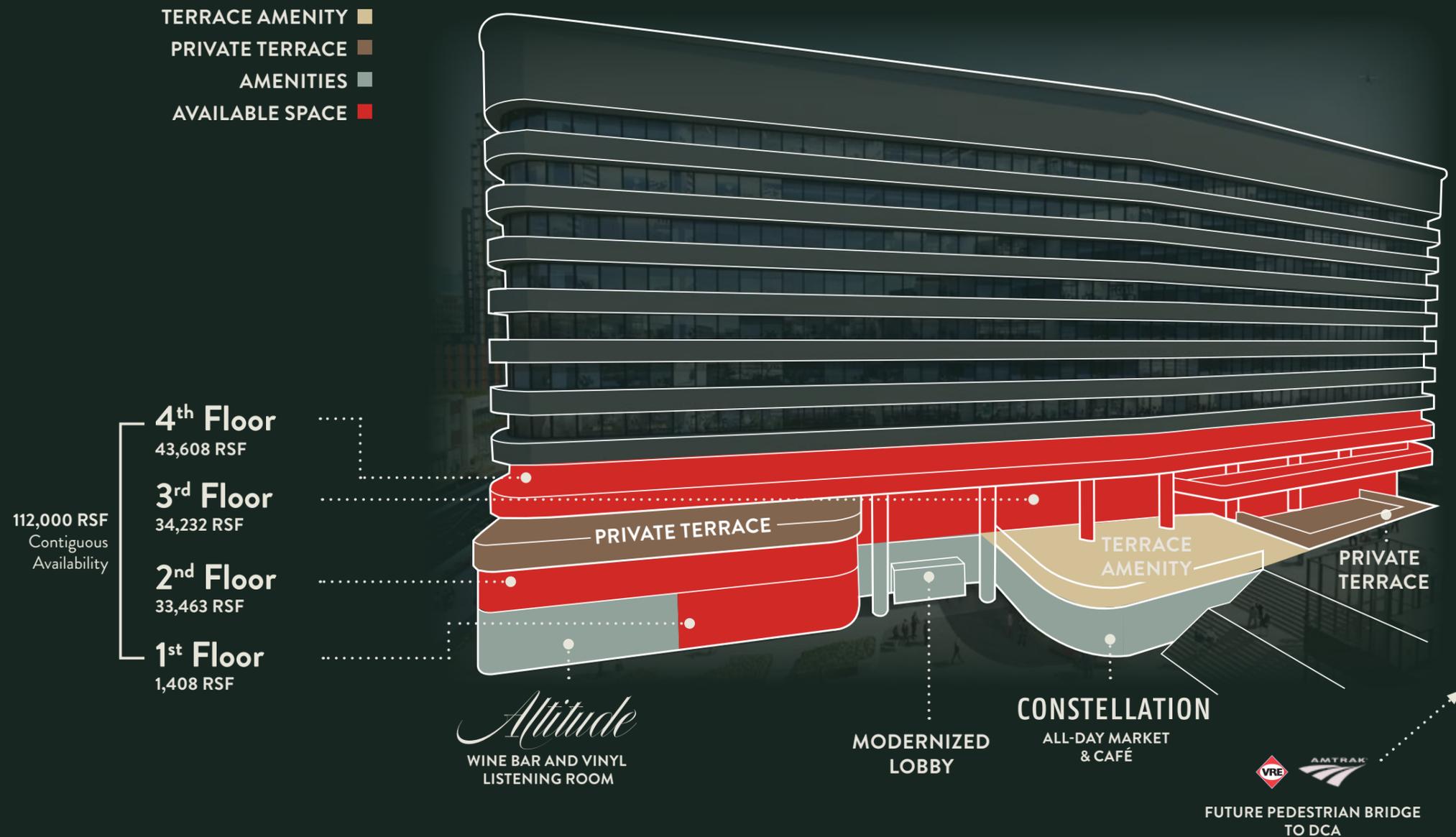
# DYNAMIC FLOOR PLANS



# AT THE PULSE OF PROGRESS

Our dynamic floor plans offer flexible spaces that adapt to your needs. From private dining rooms to open terraces, each area is thoughtfully designed to enhance your experience. The versatile layouts and modern amenities make 2011 Crystal Drive an ideal choice for businesses and individuals looking for a dynamic and inspiring environment.

This is more than just a place to work – it's a place to thrive. With fantastic views, modern amenities, and a prime location, it's where you want to be.



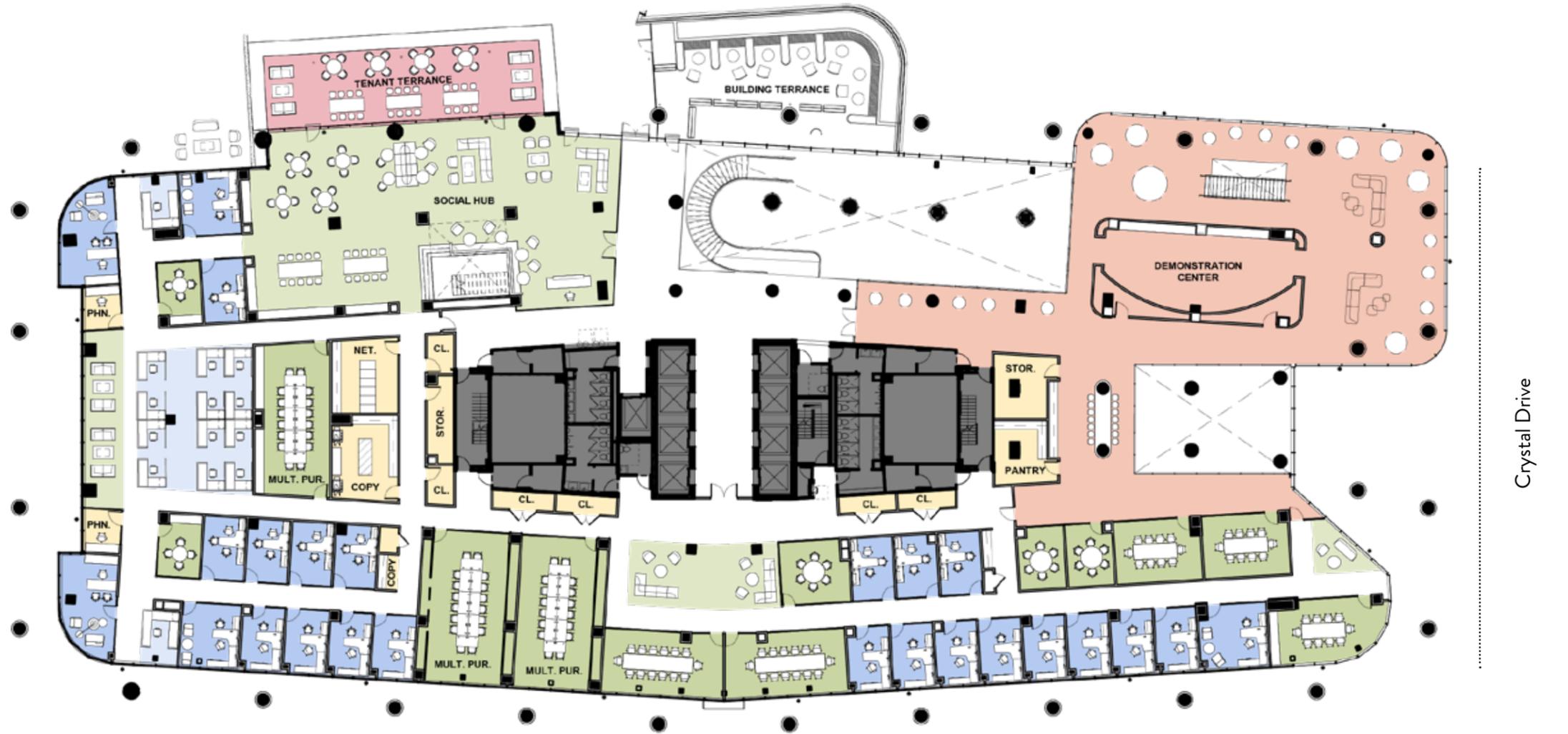
# Ground Floor

- F&B / Retail
- Lounge / Lobby
- Office Tenant
- Conferencing
- Connecting Stair



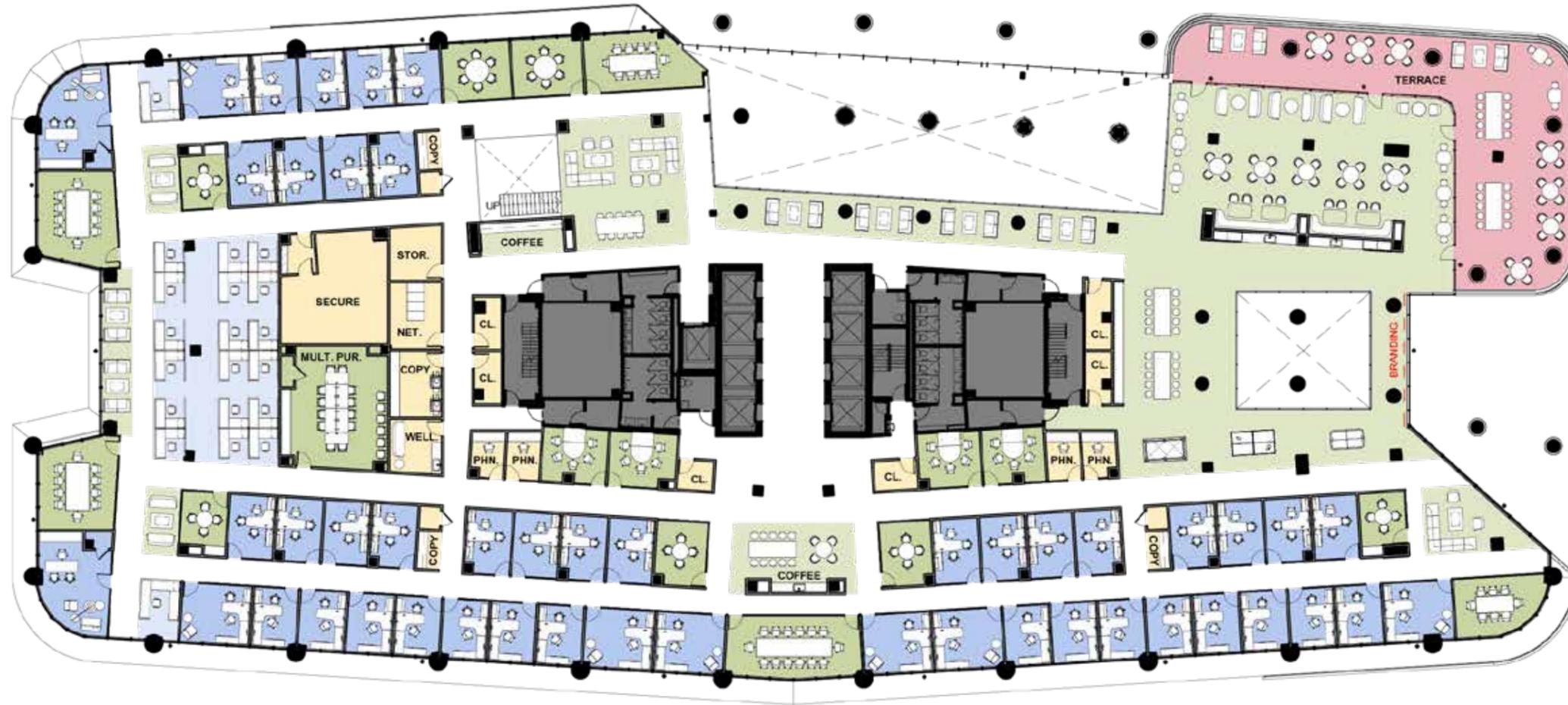
# Second Floor

- Office
- Closed Collaboration
- Open Collaboration
- Open Office Area
- Support
- Demonstration
- Terrace



# Third Floor

- Office
- Closed Collaboration
- Open Collaboration
- Open Office Area
- Support



Crystal Drive

# Fourth Floor

- Office
- Closed Collaboration
- Open Collaboration
- Open Office Area
- Support



Crystal Drive



# NATIONAL LANDING



## SURREAL

1 minute walk

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Surreal comes from the visionary team behind Seven Reasons and Imperfecto, featuring acclaimed Michelin-starred chef Enrique Limardo. This unique dining oasis serves fresh, original, and comforting fare in a glass-enclosed house—including tea and coffee by day that transforms into an enchanted speak-easy with delicious food by night.



## **WATER PARK**

4 minute walk

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In addition to over an acre of lush greenspace, this outdoor food hall includes 11 globally inspired menus, a performance stage and art installation spaces. It is also easy to reach and accessible for all. A trailhead building at the adjacent Mt. Vernon Trail is equipped with bike facilities, and an entrance to the future National Landing Station servicing Virginia Railway Express and Amtrak will feature a handicap-accessible connection.



## CENTRAL DISTRICT RETAIL

4 minute walk

Serving as the retail heart of National Landing, Central District Retail is a brand new approximately 109,000 square foot entertainment and shopping destination. The project's nearly 3/4 mile street-front retail includes tenants such as Alamo Drafthouse Cinema and NiHao, Mah-Ze-Dahr Bakery, Tacombi and Solidcore.

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## 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
- Placemaking initiatives and public infrastructure improvements

JBG SMITH's dynamic portfolio currently comprises 11.8 million square feet at share of multifamily, office and retail assets, 98% of which are Metro-served. It also maintains a development pipeline encompassing 8.7 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.

For more information on JBG SMITH please visit [www.jbgsmith.com](http://www.jbgsmith.com).