

2733 & 2777 CRYSTAL DRIVE,  
ARLINGTON VA

# NLC

National Landing Center





REACH YOUR CRUISING

# ALTITUDE

NATIONAL LANDING'S ONLY INDOOR-OUTDOOR ROOFTOP AMENITY







# ALTITUDE



VIRTUAL TOUR

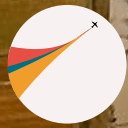






NATIONAL LANDING CENTER

ALTITUDE



VIRTUAL TOUR



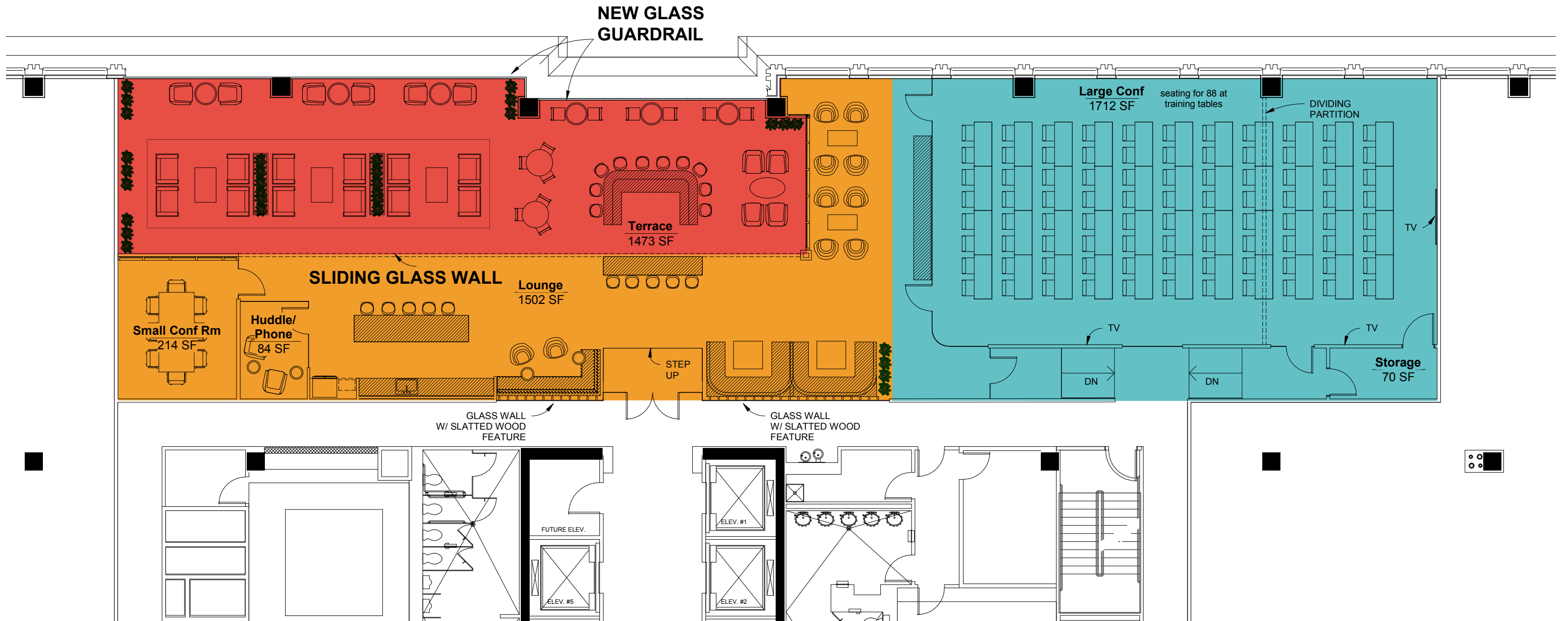


# ALTITUDE FLOOR PLAN

**Major Conferencing Amenity** with flexible layouts (85+ seat capacity)

**Fresh Air Terrace** with views of DC, DCA and the Potomac River

**Tenant Lounge** featuring space to work, meet and socialize





THE JUMBO JET OF

# AIRPRIORITIES

10,000 SF LOBBIES  
5,000 SF FITNESS + LOCKERS





LUXE LOBBIES  
10,000 SF





5,000 SF  
FIRST CLASS  
FITNESS

## ASCEND YOUR WORKDAY



Brand new spa quality fitness +  
locker facility



Top floor conference center +  
open air lounge



4th floor open air terrace



LEED Platinum & Gold EB O+M  
Energy Star



On-site property management



Food service



On-site security



Future sundry shop & dry  
cleaning service



Parking ratio – 1.67/1000



7 EV Charging stations & bike  
room w/ showers







COOL DOWN BAR  
+  
YOGA STUDIO







4TH FLOOR  
OUTDOOR TERRACE



VIRTUAL TOUR





24 MILLION VIEWS/YEAR  
**FROM DCA**  
SIGNAGE THAT SOARS

YOUR SIGN HERE

TOP-OF BUILDING SIGNAGE  
OVERLOOKING REAGAN  
NATIONAL AIRPORT





# THE WINDOW SEAT ADVANTAGE



VS

## THEIRS

### TRADITIONAL CRYSTAL CITY OFFICE SPACE CONDITIONS

- Abundant columns
- Low ceiling heights
- Constrained window line
- Challenging depths (access to natural light)



## OURS

### NATIONAL LANDING CENTER DESIGN QUALITY + EFFICIENCY

- Virtually column free floor plate
- 9' finished ceilings
- Panoramic full height window line
- Optimal natural light throughout

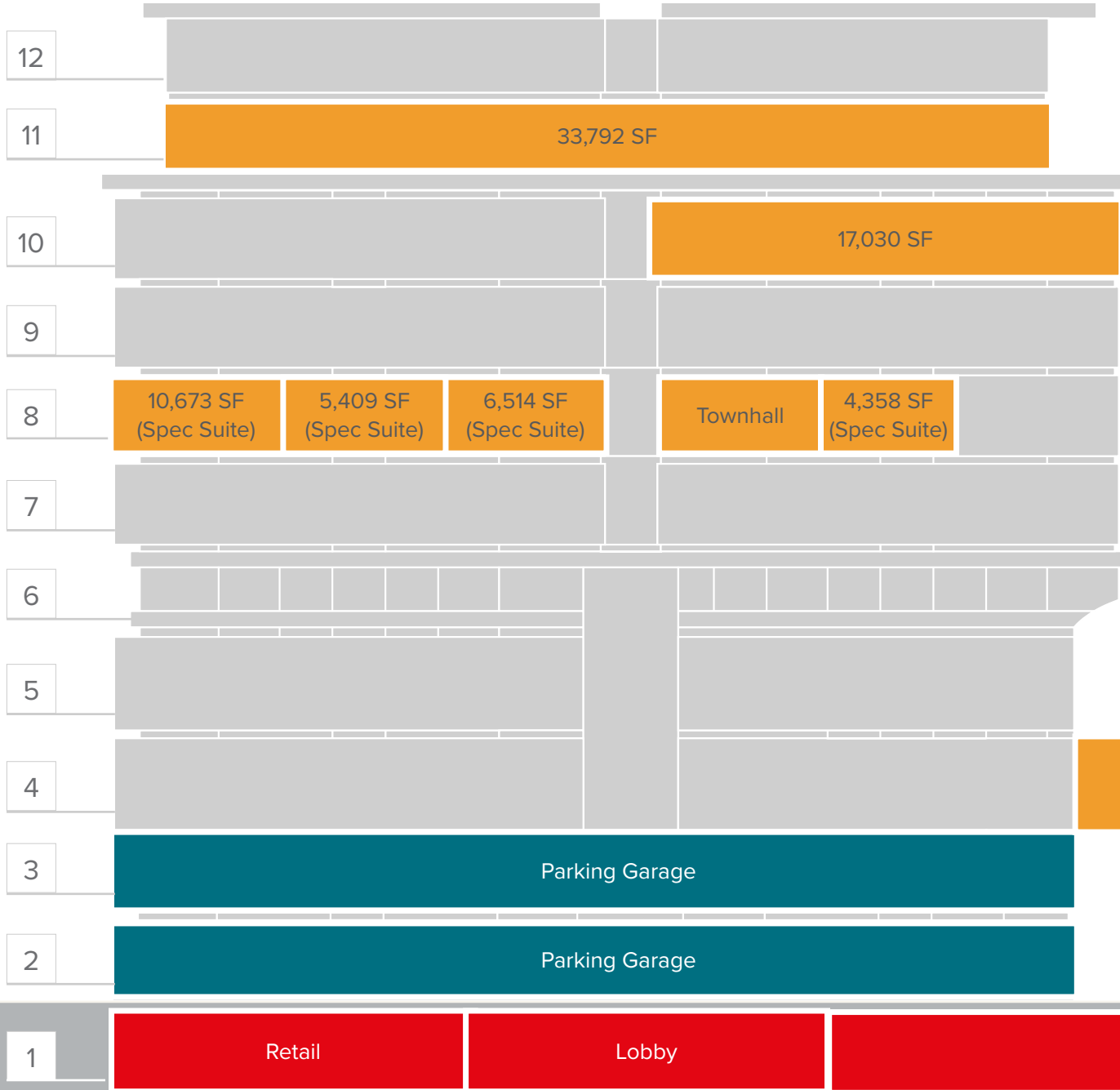


# AVAILABLE SPACE

WHERE EVERY SPACE FEELS LIKE A WINDOW SEAT

## 2733 CRYSTAL DRIVE

77,776 SF Available



## 2777 CRYSTAL DRIVE

314,216 SF Available





# 2733 CRYSTAL DR

8TH FLOOR

# TOWN HALL

**SPEC SUITE 840**  
10,673 SF



**SPEC SUITE 810**  
4,358 SF

**SPEC SUITE 830**  
5,409 SF

**TOWN HALL**  
1,742 SF

**SPEC SUITE 820**  
6,514 SF



**SPEC SUITE 810**  
4,358 SF



**SPEC SUITE 820**  
6,514 SF



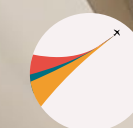
# SPEC SUITE 830

5,409 SF



# SPEC SUITE 840

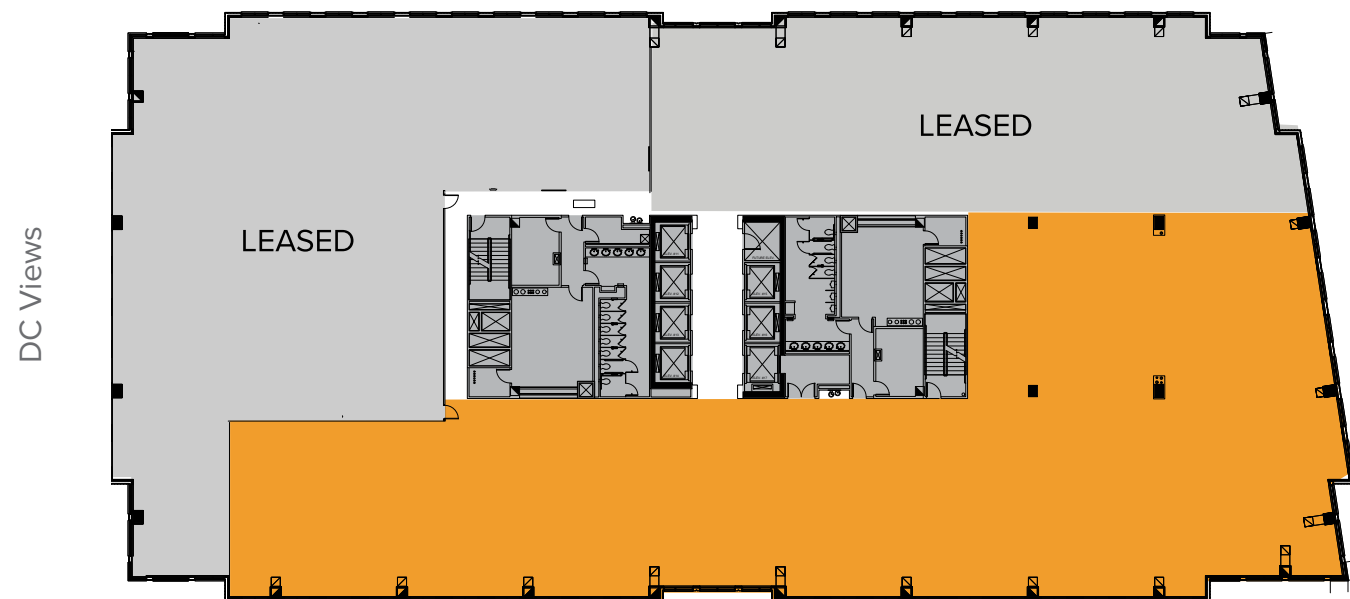
10,673 SF



## 10TH FLOOR

17,030 SF (Shell condition)

DCA Views



## 11TH FLOOR

33,792 SF (Shell condition)

DCA Views

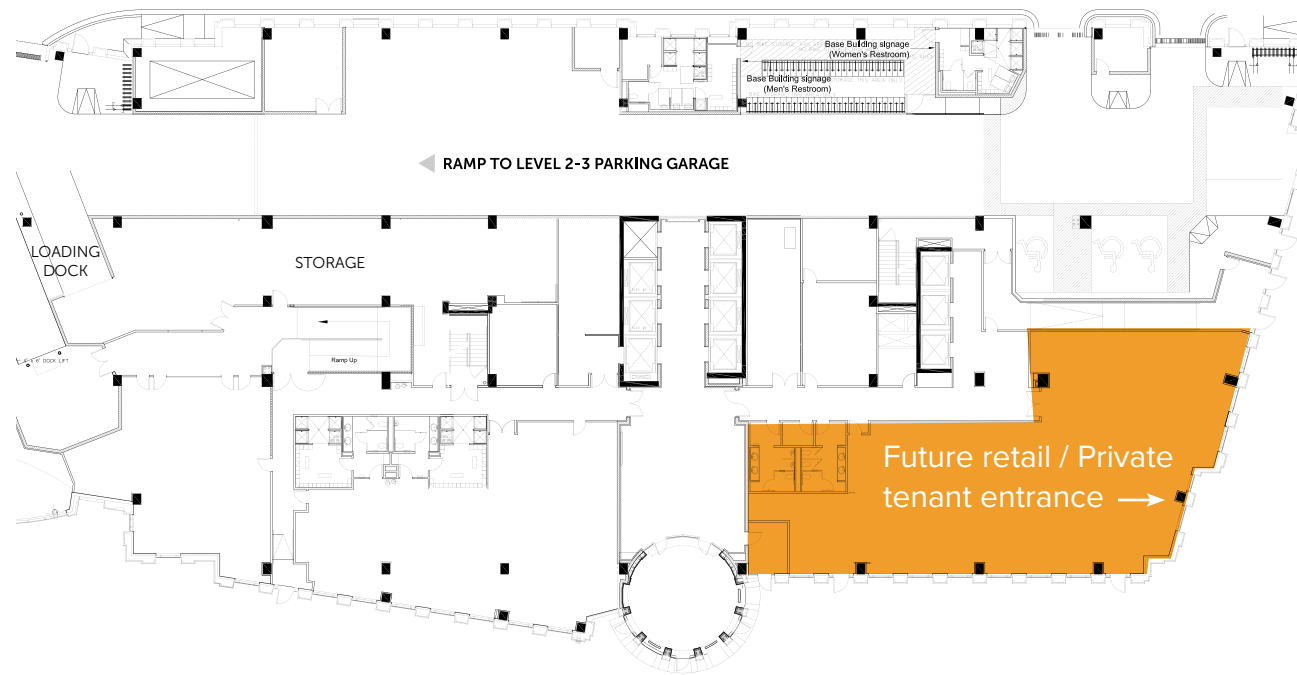




# 2777 CRYSTAL DR

## 1ST FLOOR

19,882 SF



## 5 - 10TH FLOOR

36,494 SF

DCA Views

DC Views

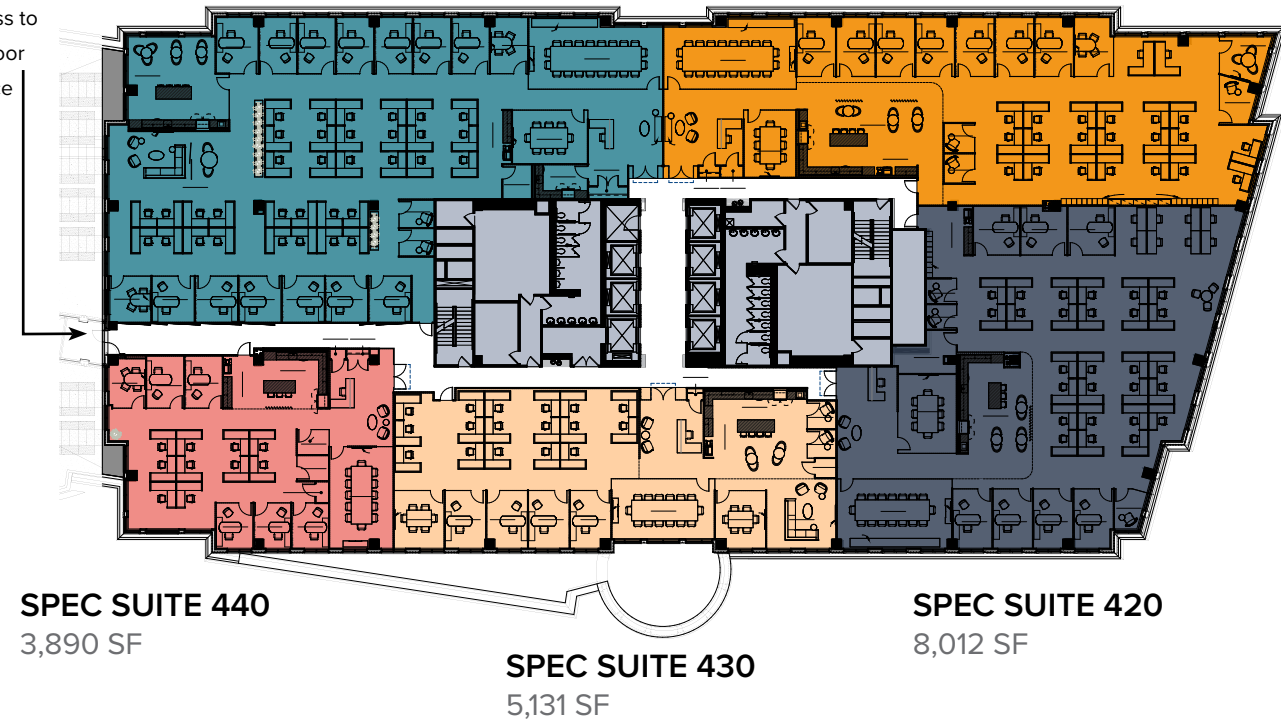


## 4TH FLOOR

**SPEC SUITE 400**  
10,091 SF

**SPEC SUITE 410**  
7,568 SF

Access to  
4th floor  
terrace



**SPEC SUITE 440**  
3,890 SF

**SPEC SUITE 430**  
5,131 SF

**SPEC SUITE 420**  
8,012 SF

## 11-12TH FLOOR

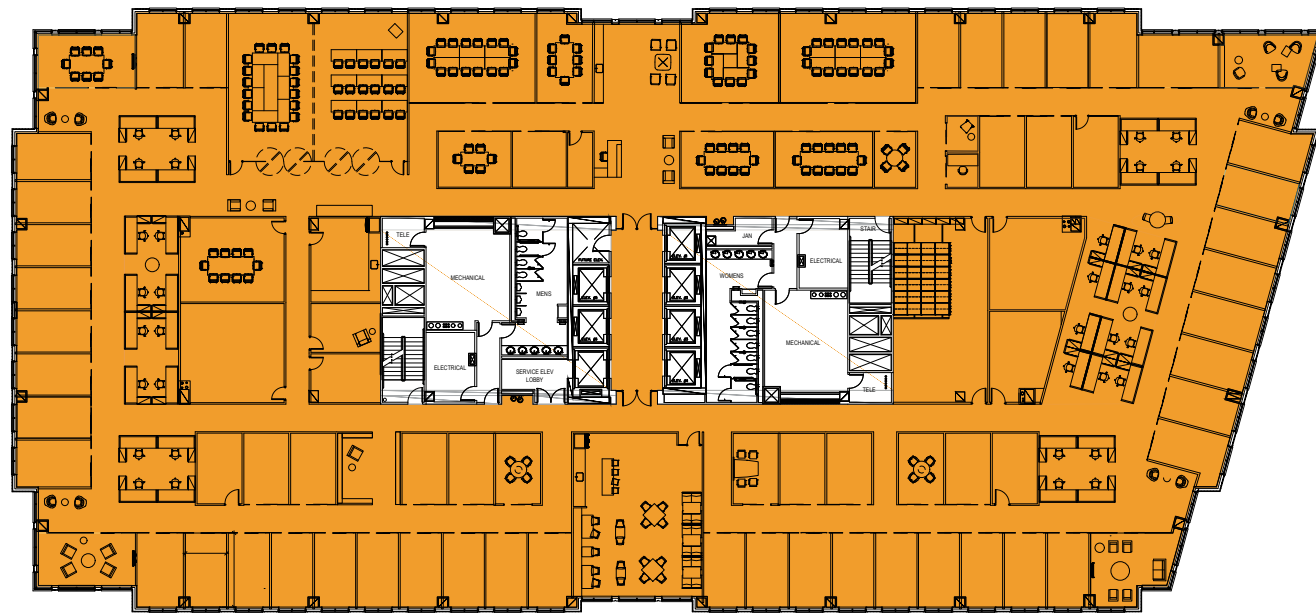
34,124 - 26,436 SF



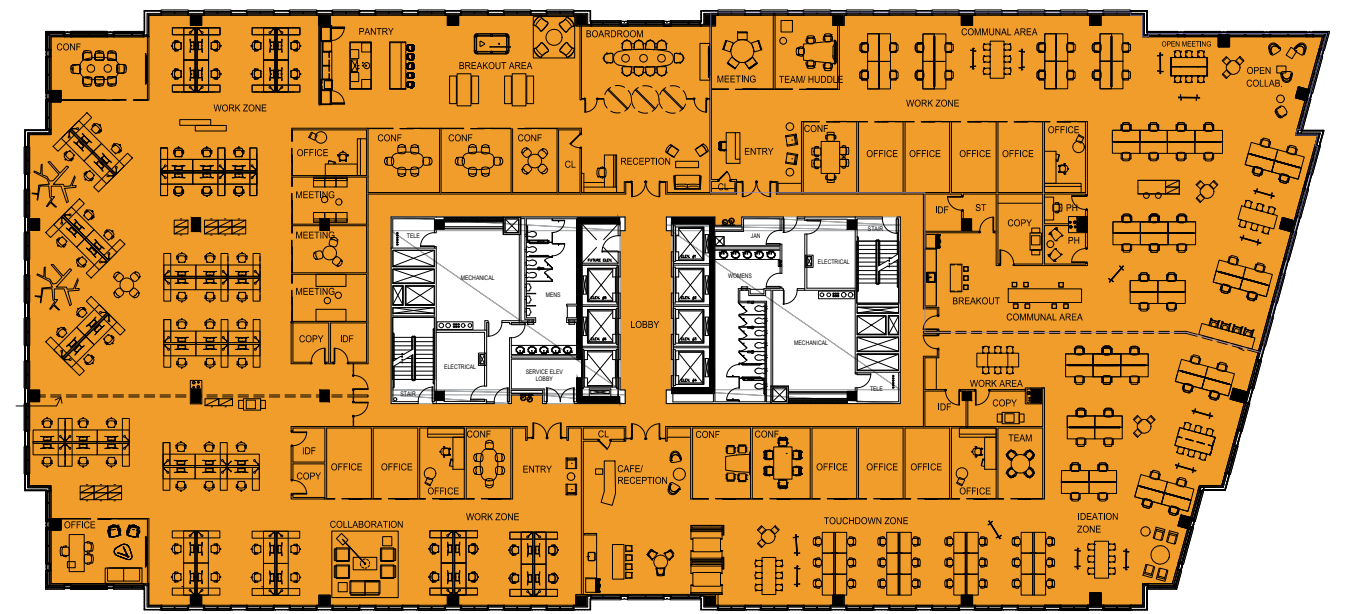


# TEST FITS

## SINGLE TENANT TEST FIT









## MULTI-TENANT TEST FIT





# A CENTRAL HUB

Located in the heart of National Landing and minutes away from Washington D.C., National Landing Center has access to an extensive network of mass transit, airports, commuter rail, roads, bike lanes and walking trails.

|  |   |   |
|--|---|---|
|  8 MINUTE DRIVE TO DOWNTOWN D.C.   |  DIRECT ACCESS TO REAGAN NATIONAL AIRPORT          |  CONVENIENT ACCESSIBILITY TO ELECTRIC SCOOTERS |
|  4 MINUTE WALK TO METRO STATION    |  10 MINUTE WALK TO VIRGINIA TECH INNOVATION CAMPUS |  8 MINUTE WALK TO AMAZON HQ2                   |
|  ON-SITE CAPITAL BIKESHARE STATION |  ON-SITE RAPID TRANSIT STATION                     |  EASY ACCESS TO I-395 & I-95 EXPRESS LANES     |

# PLATINUM CHAMPION



**Paving the path to more sustainable commutes in Arlington,** National Landing Center joined Arlington Transportation Partners to promote and enhance its strong multi-modal commute capability (Metro, bus, bike, carpooling, community events like bike to work day, car free day).

**In 2021, National Landing Center 1 and 2 became Platinum Champions.**

**Only 17 other organizations reached the highest level, including Amazon & George Mason University.**

Champions is an initiative of Arlington Transportation Partners (ATP) that provides dedicated support and exclusive perks for properties and companies to enhance transportation benefits, amenities, and programs that help more people travel by walking, biking, public transit, carpooling, vanpooling, and telework.

## MEET YOUR Neighbors

## Community CONNECTION

### FIND CLIENTS, PARTNERS & TALENT IN THE NEW SILICON VALLEY

National Landing is home to a thriving business community with numerous small businesses, start-ups and entrepreneurs, as well as mission-driven organizations including March of Dimes, PBS, Conservation International, and the Consumer Technology Association.

### JOIN THE COMMUNITY

With a highly skilled, creative, and innovative workforce of 50,000 people, over 70 percent of National Landing's office tenancy is STEM-related, long bolstered by the Pentagon and now the presence of Amazon.

A grid of logos for various organizations and government agencies, including:

- amazon
- VIRGINIA TECH
- UVA DARDEN
- UNIVERSITY OF MARYLAND ROBERT H. SMITH SCHOOL OF BUSINESS
- NSA
- DEFENSE DEPARTMENT
- USDA
- EPA
- USAID
- NSF
- GSA
- DHA
- FEMA
- Transportation Security Administration
- SOCIAL SECURITY ADMINISTRATION
- DEPARTMENT OF JUSTICE
- METROPOLITAN WASHINGTON AIRPORT AUTHORITY
- ACIPSA
- IJM
- OBLON
- IDA
- spa
- LOCKHEED MARTIN
- THALES
- SAIC
- GENERAL DYNAMICS
- SNC
- Raytheon
- leidos
- ATTAIN
- NAVANTI
- Deloitte.
- Booz | Allen | Hamilton
- Bloomberg BNA
- RAND
- AIR
- PENFED CREDIT UNION
- CGI
- VECTRUS
- JSI
- savi
- REED TECH
- Chemonics
- PBS
- ye XT
- HALFAKER
- The Motley Fool
- ASCO
- MERRILL LYNCH
- NACS
- imge
- WETA
- SRM



# A WORD FROM YOUR CO-PILOTS

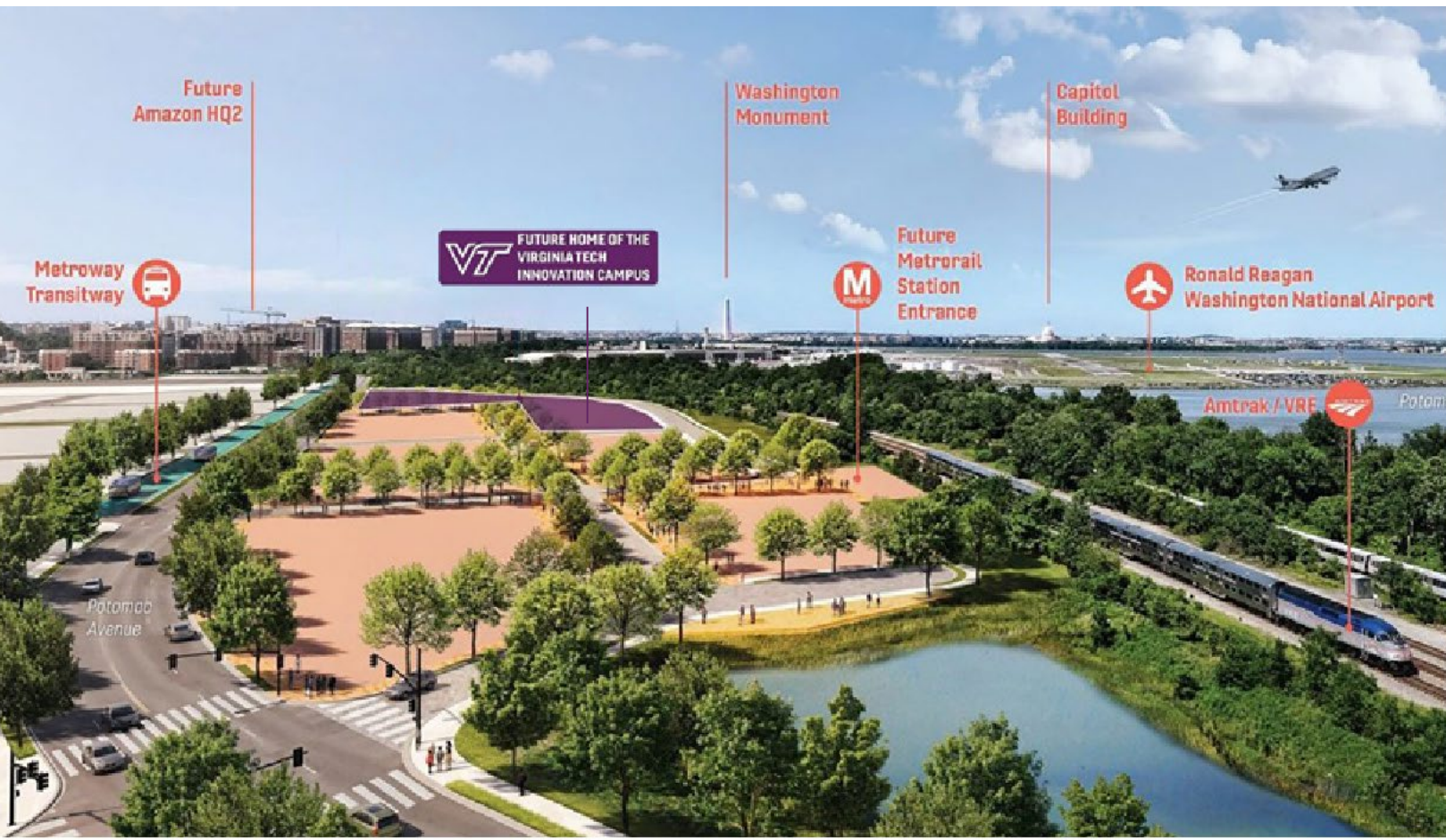
We were particularly impressed by the dedication to higher education and the K 12 talent pipeline [in Virginia]. The investments the local community and the state are going to make are really going to augment the great talent pipeline, which is a primary reason we chose the Commonwealth for this new headquarters.

**HOLLY SULLIVAN**

**HEAD OF WORLDWIDE  
ECONOMIC DEVELOPMENT**



- \$1 billion graduate campus focusing on master's and PhD programs in computer science and engineering.
- Plan to host 750 master's degrees and 200 doctoral students in computer science annually
- Construction of the first academic building, an 11 story, 300,000 SF structure, is on track to start this summer and open to students in 2024
- The Innovation Campus' 300,000-square-foot academic building is scheduled to open in 2024 and will only be 10 minutes away from National Landing Center





# NATIONAL LANDING

## A WINDOW SEAT TO DIVERSE DEVELOPMENT

- Urban district with a population of 50,000+
- Home of Amazon's HQ2, which will employ over 25,000 at full build out
- Walking distance to Reagan National Airport
- 450+ restaurants and shops, including the Fashion Centre at Pentagon City
- Numerous parks and public spaces under construction or in planning



**HOUSING**  
EXISTING | 11,685 UNITS  
PIPELINE | 4,581 UNITS



**RETAIL**  
EXISTING | 2,859,396 SF  
PIPELINE | 758,638 SF



**LODGING**  
EXISTING | 5,469 KEYS  
PIPELINE | 200 KEYS



# A DREAM DESTINATION

WELCOME TO ARLINGTON, VIRGINIA

● **PERFECT**  
MUNICIPAL EQUITY INDEX SCORE  
*- Human Rights Campaign 2020*

● **#1** BEST CITY TO LIVE IN AMERICA  
*- Niche.com 2020*

● **#1** FITTEST CITY IN THE U.S.  
*- American Fitness Index 2019*

● **#1** BEST SCHOOL DISTRICT IN VIRGINIA  
*- Niche.com 2020*

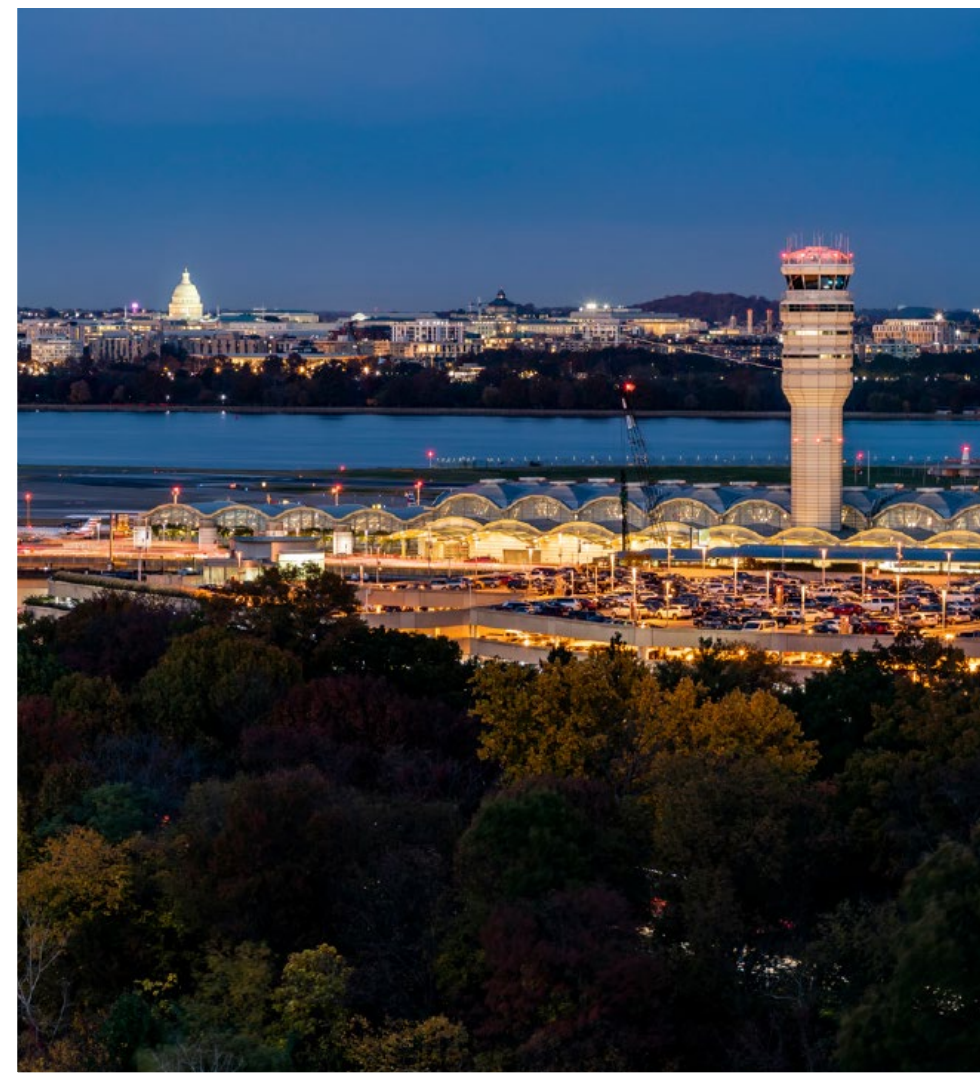
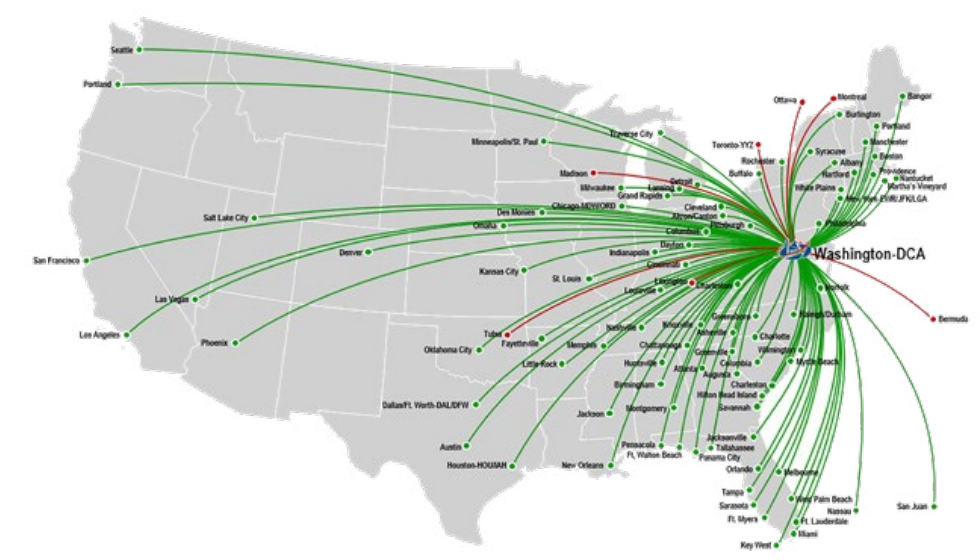
● **#1** TOP DIGITAL COUNTY  
*- Center for Digital Government 2020*







# ACCESS WITH EASE FAR & NEAR





# HEALTH & WELLNESS

## CERTIFICATIONS



- Leed Platinum - EB O&M Certified since 2013 (Operations & Maintenance)
- GRESB (Global Real Estate Sustainability Benchmark) - Top performing fund in peer group
- ENERGYSTAR rated (93) building since inception
- BOMA International - 360 Performance Building

## AIR QUALITY

- MERV-13 dual filtration system + MERV-8 prefilters to maximize filtration per ASHRAE recommendations
- Microbial UV lighting for HVAC systems to neutralize virus and bacteria particulates (design review)
- CO2 sensors located throughout tenant spaces programmed to increase fresh air supply

## ELEVATORS

- Social distancing measures in elevator cabs
- Nanoseptic applications applied to elevator buttons

## TOUCHLESS

- Touchless plumbing fixtures
- Nanoseptic applications to common areas/high frequency touch areas

## ADDITIONAL MEASURES

- Enhanced janitorial protocols for all building common areas
- EPA approved COVID-specific sustainable cleaning products

# BUILDING SPECIFICATIONS

|  |  |
|--|--|
| <b>Project Description</b>             | Class "A", LEED Platinum EB O&M (2777) & LEED GOLD EB O&M (2733) certified office buildings. The twelve-story assets are located just across from Reagan National Airport in Arlington, Virginia |
| <b>Location</b>                        | 2733 & 2777 Crystal Drive, Arlington, Virginia   |
| <b>Year Completed</b>                  | 2006   |
| <b>Total Rentable Area</b>             | (2777) 326,057 sf & (2733) 306,543 sf  |
| <b>Number of Floors</b>                | 13 (including Penthouse), Height 169'  |
| <b>Typical Floor Size</b>              | 33,402 sq. ft.   |
| <b>Architects</b>                      | Davis Carter Scott   |
| <b>Amenities in the Building</b>       | Bicycle storage, locker room and shower facilities, green roof with seating, fitness center, electric car charging stations  |
| <b>Close Proximity to Building</b>     | Reagan National Airport, easy access to Washington, D.C., numerous hotels, shopping within walking distance and Metro access   |
| <b>Structural System</b>               | Post-tensions with concrete slab floor 1 thru 12; reinforced concrete garage decks   |
| <b>Parking</b>                         | Five level parking garage (3 below-grade and 2 above)  |
| <b>Parking Ratio</b>                   | 1.67 spaces per 1,000 sf (908 total spaces)  |
| <b>Reserved Spaces</b>                 | Available  |
| <b>Electric Car Charging Stations</b>  | 7  |
| <b>Windows</b>                         | Windows are blast and sound resistive  |
| <b>Lobby Finishes</b>                  | Timeless and modern design. Limestone and cherry wood panels on walls and ceiling with black granite floors  |
| <b>Roof</b>                            | Highly reflective, Energy Star-compliant materials, which decreases demand for air conditioning and energy consumption, and tenant occupancy cost  |
| <b>HVAC</b>                            | Digitally controlled system on a floor-by-floor basis Hours of Operation: 8:00 a.m. - 6:00 p.m., M-F; 8:00 a.m. - 1:00 p.m., Sat., Federal holidays excepted                                     |
| <b>Electrical</b>                      | The building has two bus duct risers (North & South side) rated at 4,000 amps each   |
| <b>Emergency Generator</b>             | One emergency generator. The generator is a 600 KW, 480/277 three phase, 4 wire.   |
| <b>Elevators</b>                       | 7 passenger elevators (traction) including a freight elevator as well as 3 hydro elevators providing service to the garage levels.   |
| <b>Environmental Success</b>           | One National Landing Center achieved LEED Platinum EB O&M & Two National Landing Center achieved LEED Gold EB O&M; which provides tenant comfort and low OPEX                                    |
| <b>Finished Ceiling Height</b>         | 9 feet   |
| <b>Slab-to-Slab Heights</b>            | Floors 4 thru 11 (slab to slab) is 12 feet 4 inches<br>Floor 12 (slab to slab) is 13 feet 4 inches   |
| <b>Fire/Life Safety</b>                | All floors sprinklered; base building life safety systems designed to current NFPA standards; base building ADA compliant  |
| <b>Exterior Construction Materials</b> | Precast with brick veneer with beautiful, timeless granite base panels   |









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