

3451 EXCHANGE

POTOMAC  
YARD



JBG SMITH



POTOMAC YARD

# THE BIRTH OF DC METRO'S FIRST INNOVATION DISTRICT





# AN EXCEPTIONAL LOCATION IN NATIONAL LANDING





POTOMAC YARD

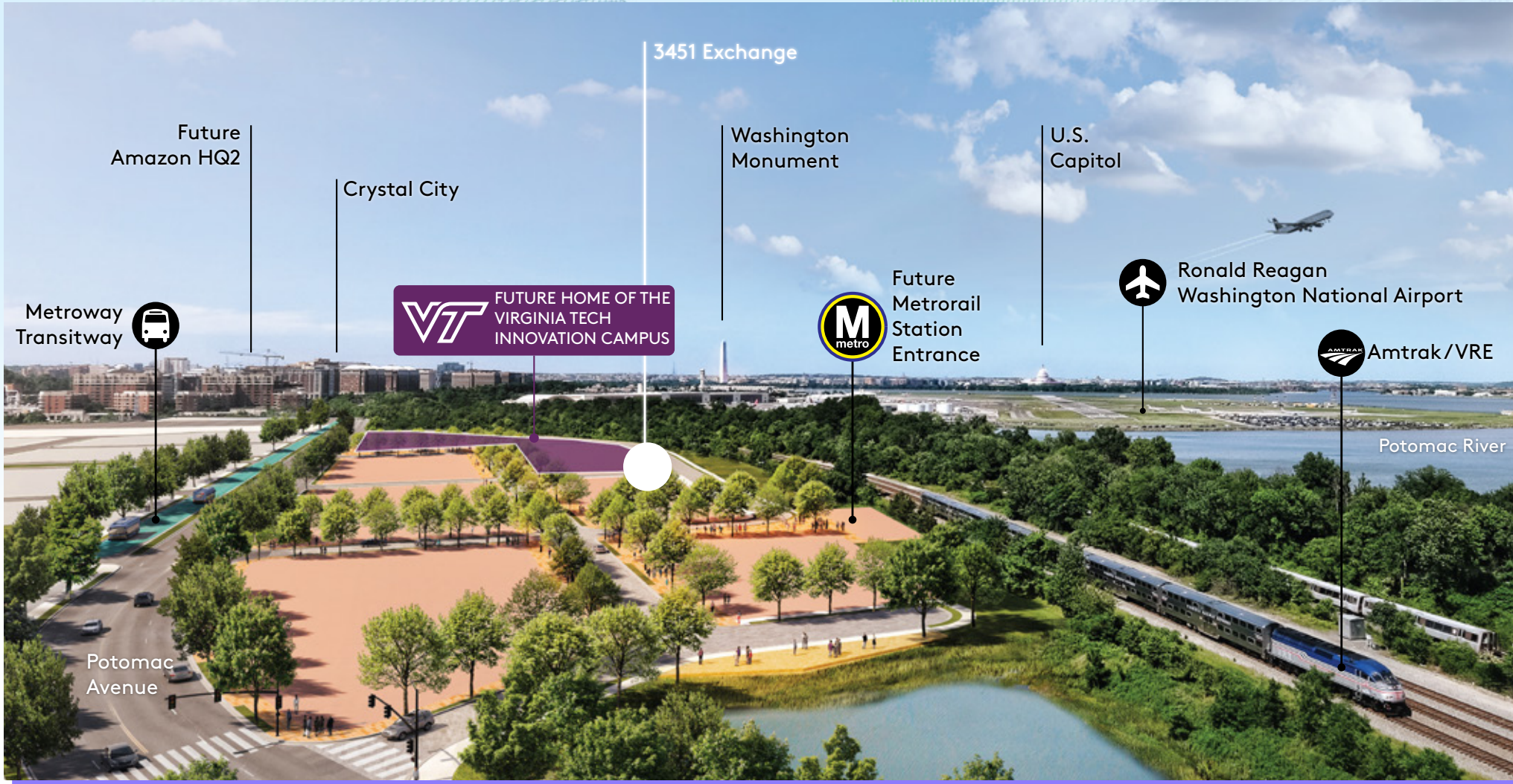
# A THRIVING NEW URBAN CENTER THAT INSPIRES DISCOVERY AND NURTURES TALENT

Potomac Yard, anchoring National Landing as the region's first Innovation District...





# VIRGINIA TECH INNOVATION CAMPUS



National Landing continues to cultivate a higher education ecosystem in the Greater Washington, D.C. Region. The Virginia Tech Innovation Campus will bolster our community and broaden the university network, delivering a highly-educated workforce.



**750**

Graduates Degrees per Year



**#14**

Best Ranked Engineering School in the Country



**\$1B**

Estimated Project Cost

**#5**

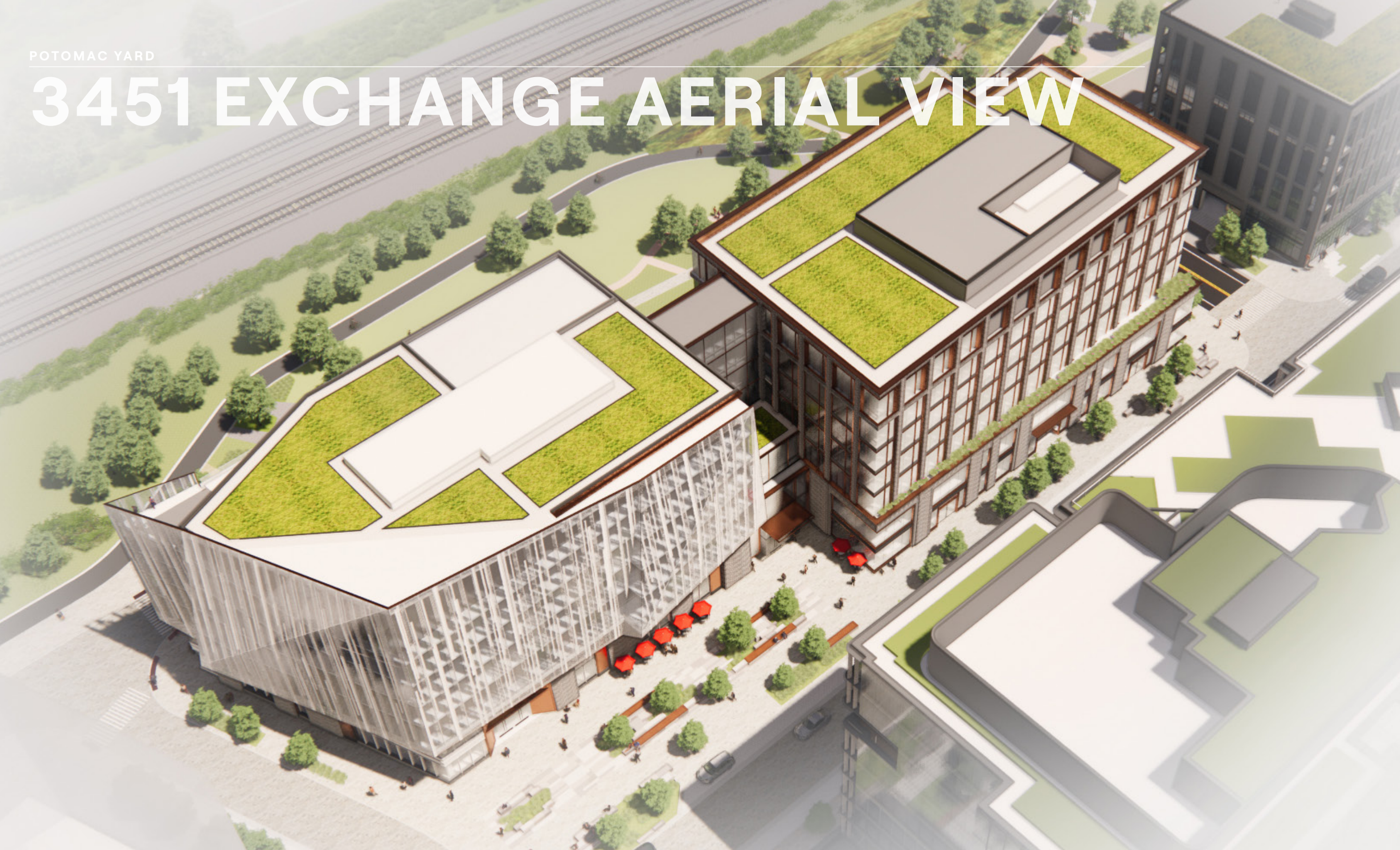
Nationally in STEM degrees awarded

American Society of a Engineering Education



POTOMAC YARD

# 3451 EXCHANGE AERIAL VIEW





POTOMAC YARD

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Northeast Corner



POTOMAC YARD

# EAST FACADE – PARK SIDE





POTOMAC YARD

# EAST FACADE – PARK VIEW





POTOMAC YARD

# ENTRANCE







## BUILDING FEATURES

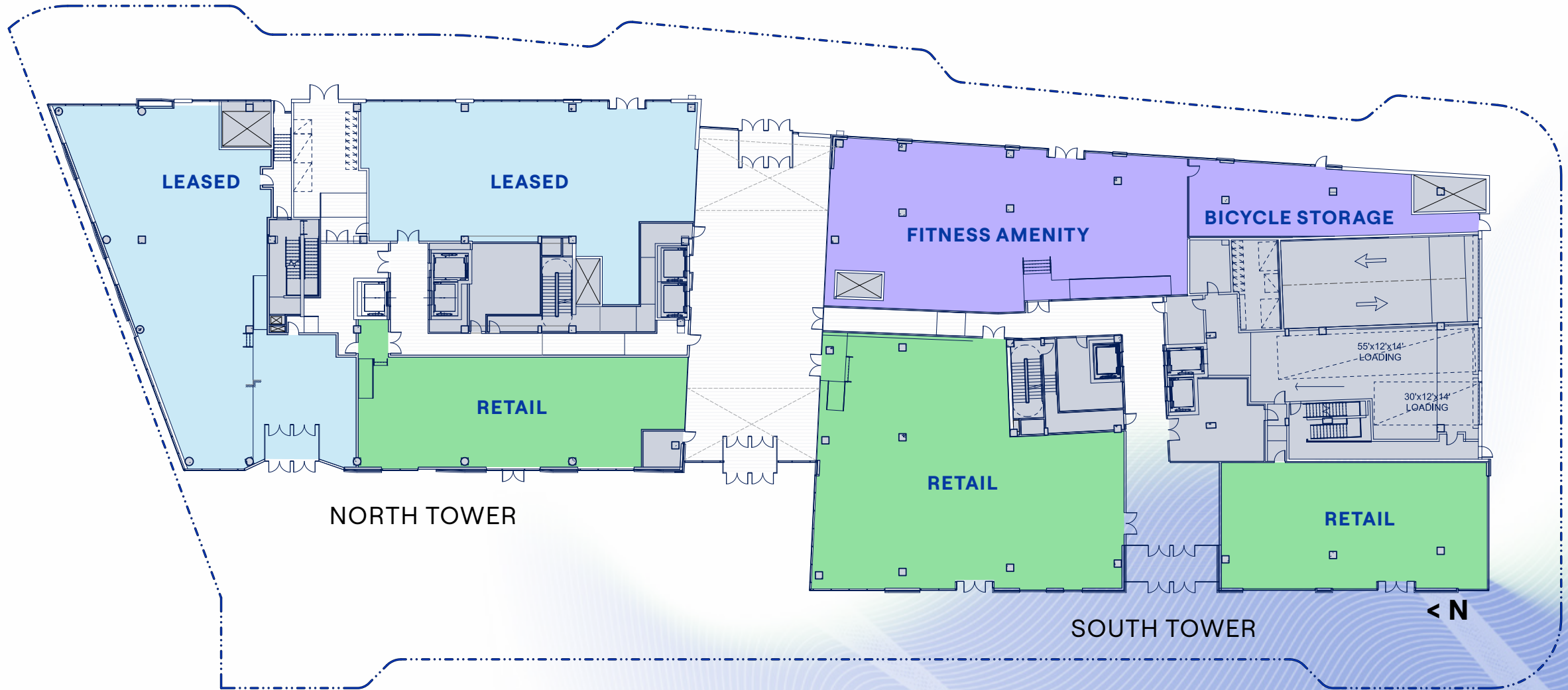
- 262,000 SF of trophy office space
- 7 stories with optionality for horizontal or vertical tenant stacking
- Flexible floor plates ranging from 18,600 to 40,000 SF
- 9'0" typical finished ceilings
- Expansive river views
- Exterior architecture features a modern glass expression with an industrial masonry and metal detail
- Expansive through-lobby
- Rooftop amenity
- Fitness center
- Secure bicycle storage
- State-of-the-art DOAS HVAC system
- Targeting LEED Silver certification

## SURROUNDING AMENITIES

- Immediately adjacent to Virginia Tech's future 600,000 SF Innovation Campus
- 1 block to the future Potomac Yard Metro station on the blue and yellow lines
- Adjacent to 4.5 acre Potomac Yard Park
- Adjacent to Potomac Yard Trail, which connects Old Town Alexandria to the Mount Vernon Trail for both commuting and recreation



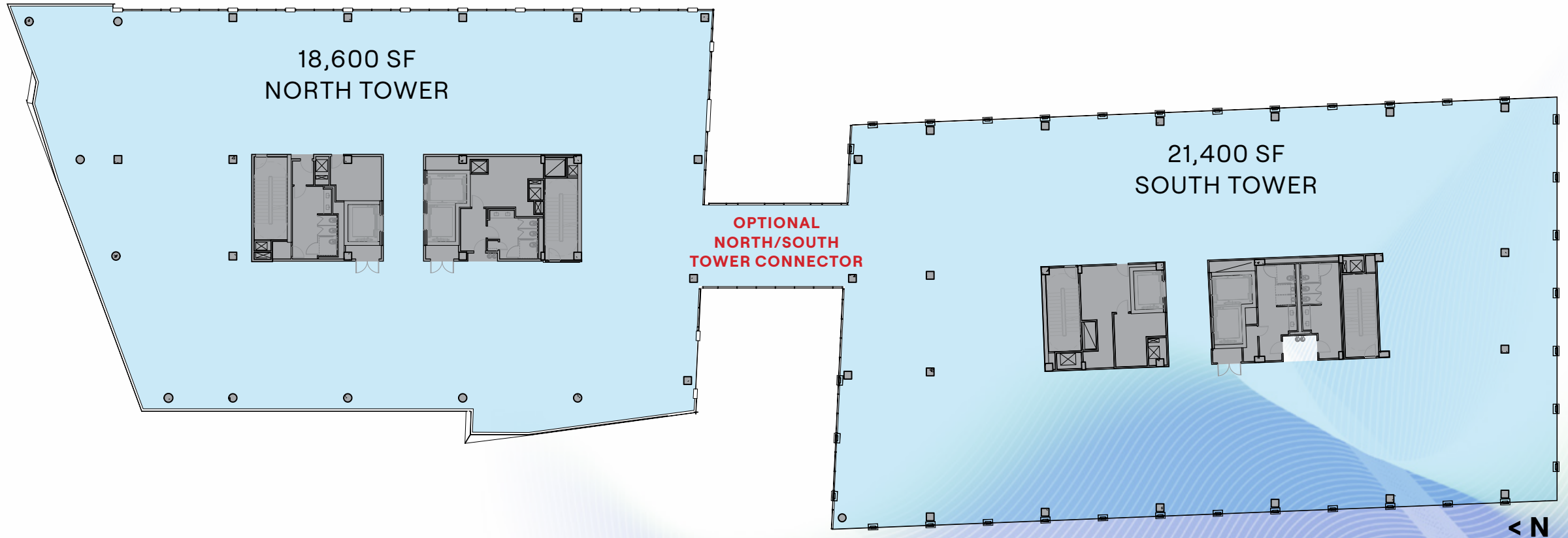
# GROUND FLOOR PLAN





# TYPICAL FLOOR PLAN

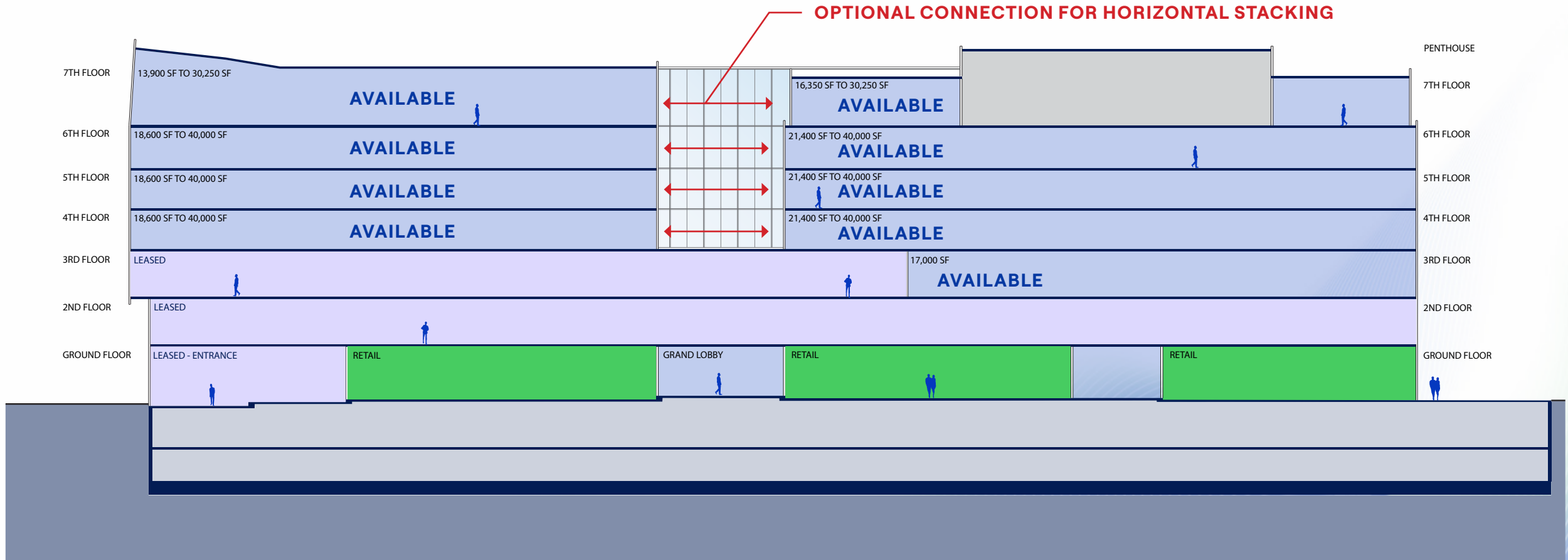
RIVER VIEWS



OPTION FOR 40,000 SF  
FULL FLOOR PLATE



# STACKING PLAN





# A TRANSFORMATIVE PLACEMAKER



JBG SMITH is an S&P 400 company that owns, operates, invests in and develops a dynamic portfolio of high growth mixed-use properties in and around Washington, DC. Through an intense focus on placemaking, JBG SMITH cultivates vibrant, amenity-rich, walkable neighborhoods throughout the Capital region, including National Landing where it serves as the exclusive



developer for Amazon's new headquarters. JBG SMITH's portfolio currently comprises 16.7 million square feet of high-growth office, multifamily and retail assets, 98% at our share of which are Metro-served. It also maintains a development pipeline encompassing 17.6 million square feet of mixed use development opportunities. For more information on JBG SMITH please visit [jbgsmith.com](https://www.jbgsmith.com).





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