

101

12TH STREET



JBG SMITH

# WELCOME TO A UNIQUE OPPORTUNITY

To announce a presence in one of the nation's fastest-growing, most dynamic business clusters.

To locate in a hyper-connected neighborhood that is rich with retail and wellness experiences.

To create an environment inspired by your values and tailored to your needs, that motivates and rewards your talent.



# THIS IS 101 12TH STREET

**A building to inspire ambitious firms and motivate their talent, creating the perfect platform for success**

101 12th creates a unique opportunity be the first to work in the newest development in National Landing.

Bold design and an innovative facade complement a prominent site to deliver a striking brand presence.

Wellness is built in. From an impressively appointed fitness suite to a private rooftop deck with monument views and a ground floor café that spills out into Long Bridge Park.

And beyond this, 101 12th offers a marquee tenant the flexibility to tailor the building to its specific requirements.



# MAKE YOUR MOVE

...IN A PLACE THAT  
CATALYZES SUCCESS





# WELCOME TO NATIONAL LANDING

## **Inspired by vision**

For how cities should look, function and feel.

## **Energized by access**

To policymakers, to tech titans, and to the top-tier talent they attract.

## **Enlivened by vibrancy**

New tenants, new residents, new places to eat, drink and shop.

Adjacency to the Pentagon, the Capitol and National Landing's exciting new commercial tenants allows access to business opportunity and to talent.

# A DYNAMIC NEW NEIGHBORHOOD

National Landing is an exemplar for the contemporary, tech-enabled city: places to live, work and play all within walkable or bikeable distance. And to realize this vision, National Landing is receiving over \$10 billion of investment.

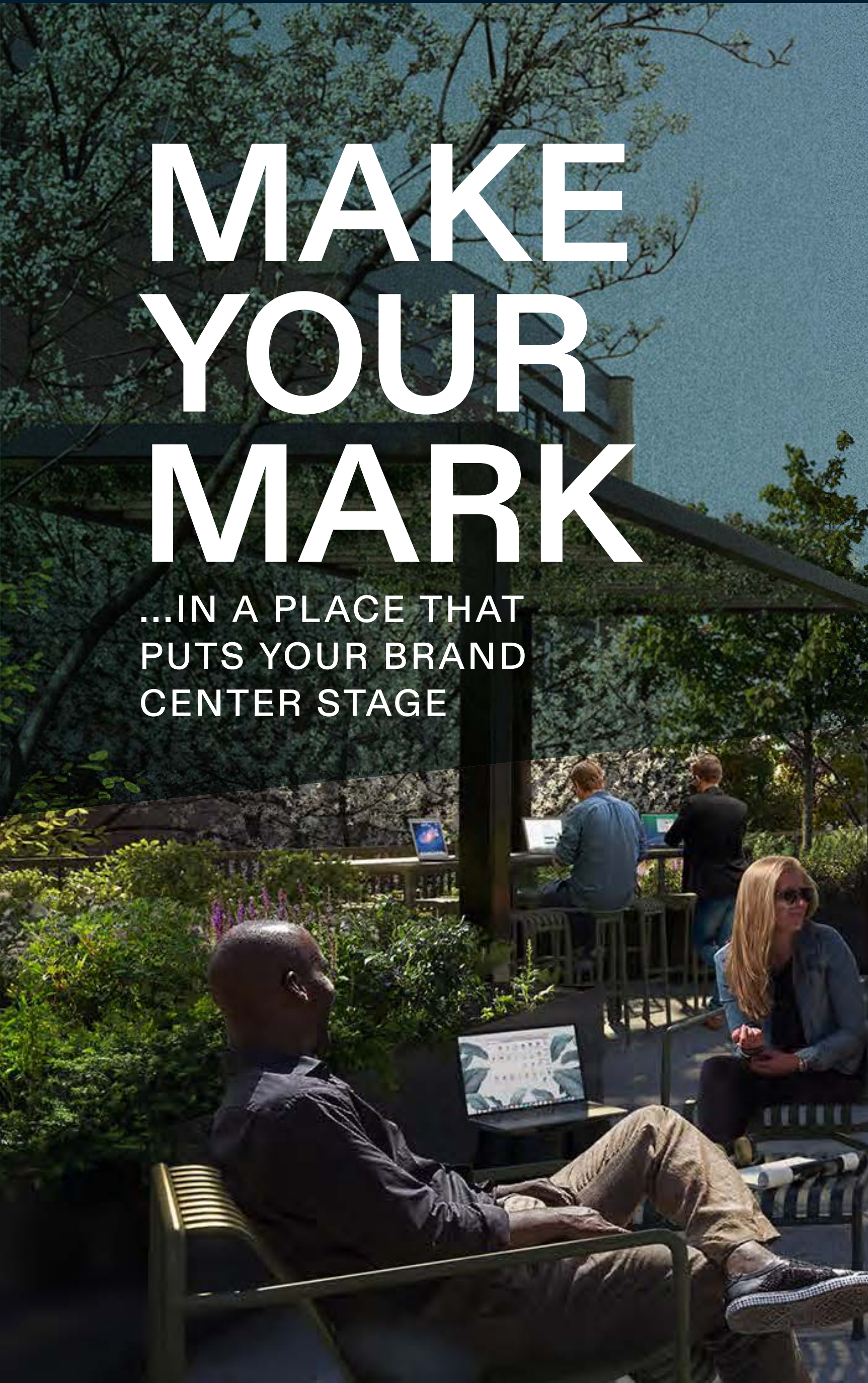
- Over 315,000 SF of existing and newly delivered retail, entertainment and dining that call National Landing home.
- Over 6,100 multifamily residential units existing, 808 under construction and 3,000 planned for near-term development.
- An existing office density greater than downtown Austin, TX.
- Superior transportation access.
- Delivering the Nation's First 5G Smart City at Scale.

National Landing is bursting with life, and 101 12th is in the middle of it all.



# MAKE YOUR MARK

...IN A PLACE THAT  
PUTS YOUR BRAND  
CENTER STAGE



**Located on a prominent, standalone site, 101 12th is highly visible from all around.**

Intelligent design reflects 101 12th's location between the green space of Long Bridge Park and the start of Crystal Drive.

Looking towards the park, a clean, glass facade reflects light and natural elements. Facing down Crystal Drive, distinctive blue stainless-steel panels catch the light, evoking both water and sky. The unique facade creates a focal point at this prominent site.



**A strong headquarters presence makes an organization proud.**

**A striking signage opportunity allows a brand to gain the recognition it deserves.**

**101 12th encourages ambition and helps to realize bold vision.**



# MAKE YOUR STATEMENT

...IN A PLACE THAT  
ANNOUNCES YOUR VALUES



# INSPIRED DESIGN CREATES 236,000 SF OF TROPHY OFFICE SPACE

- A soaring lobby and living green wall
- Unimpeded panoramic monument views
- 3,000 SF indoor/outdoor penthouse amenity lounge and conferencing
- 5,000 SF fitness center and studio located above grade
- Secure, capacious storage for bicycles with street-level entrance and repair station
- Superior opportunities for tenant customization
- Exclusive 10,000 SF outdoor tenant terrace amenity and entertaining capability on the ground floor
- Ground floor opportunity for dedicated tenant lobby
- Highly visible top-of-building signage available
- Directly connected to Long Bridge Park featuring access to 60+ miles of walk/run/bike trails and new aquatic center
- Situated in National Landing, the DC Region's fastest growing urban neighborhood
- A part of JBG SMITH's portfolio-wide level commitment to carbon neutrality.



**28,300 SF**

Typical flexible  
floor plates

**Targeting  
LEED Gold &  
Carbon Neutral**

**9 STORIES**

360 degree  
windowline

**State-of-the-art  
DOAS HVAC  
System**

**9'0"**

Finished ceiling  
Heights

**Touchless  
Technology  
for entry**



## A meeting point between National Landing's urban center and its green open spaces.

On approach, the facade's textures and angles are revealed, showcasing exceptional attention to detail, and putting the finishing touches on an elevated arrival experience.

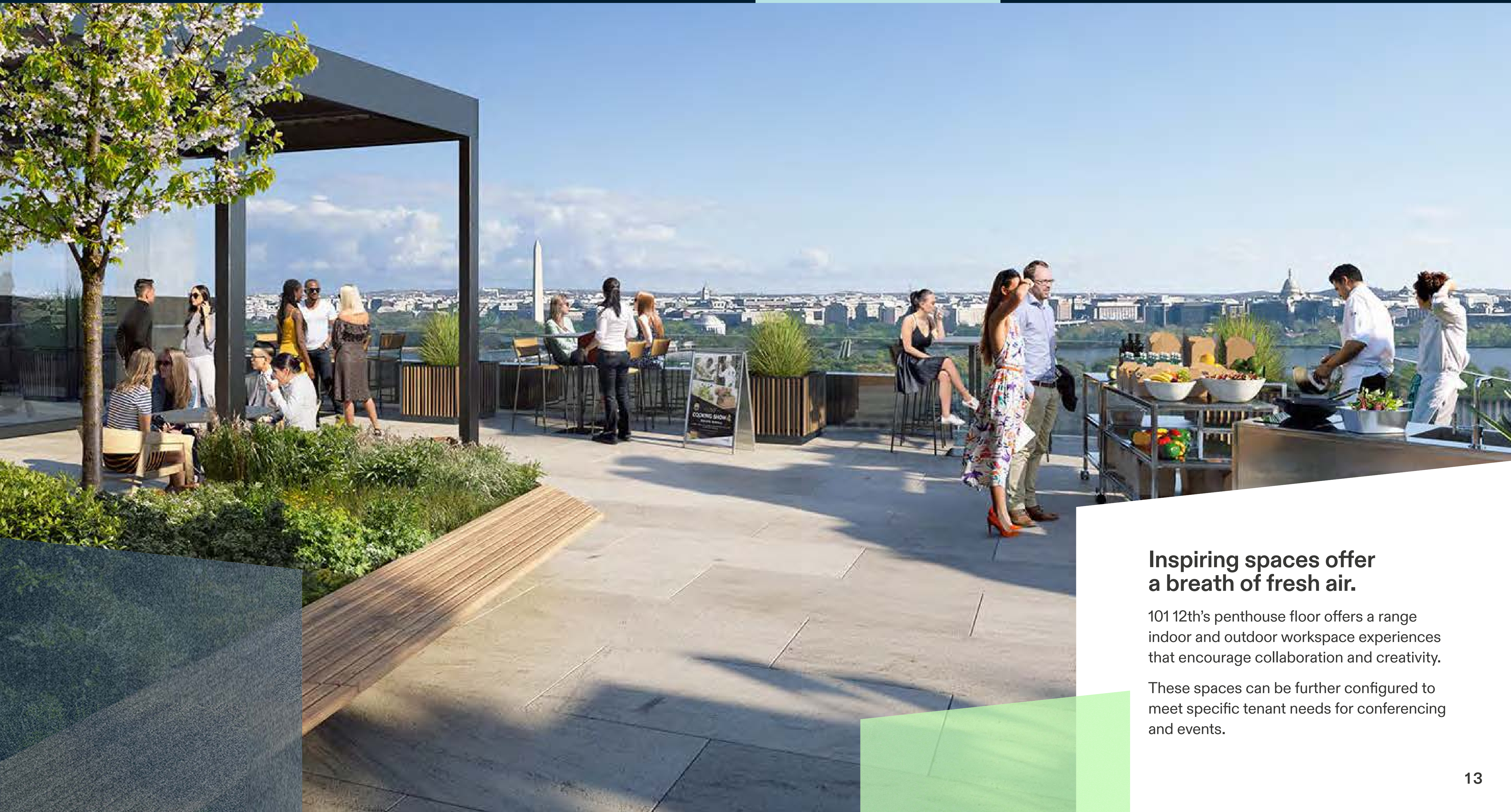
Inside, the soaring lobby, with its living green wall, sets the tone: this building will nourish and inspire.

Innovative design is attuned to what tenants need, creating a space where visionary businesses can express their identity.

# MAKE YOUR HOME

...IN A PLACE THAT NURTURES  
YOUR ORGANIZATION'S CULTURE





## Inspiring spaces offer a breath of fresh air.

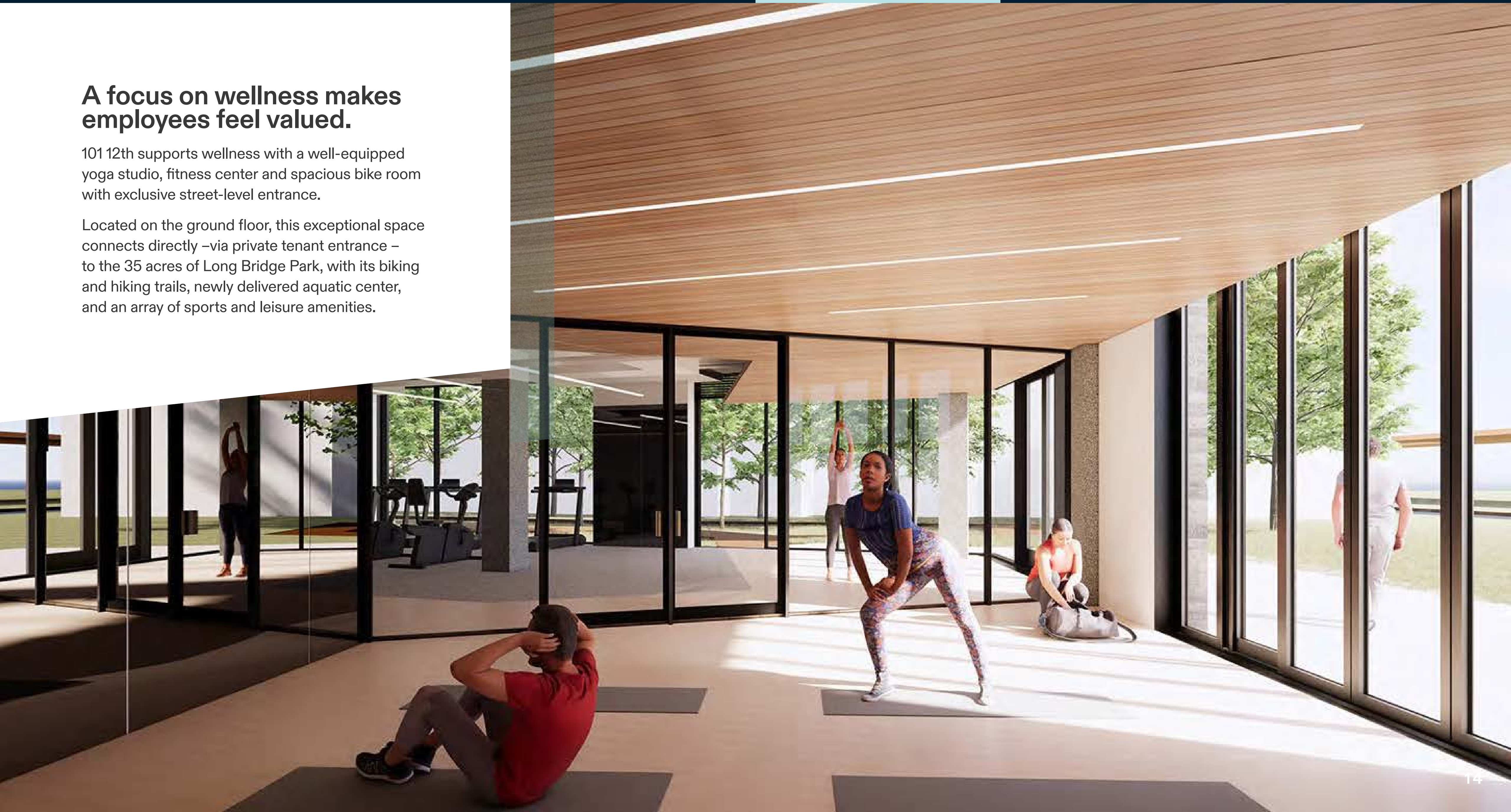
101 12th's penthouse floor offers a range of indoor and outdoor workspace experiences that encourage collaboration and creativity.

These spaces can be further configured to meet specific tenant needs for conferencing and events.

## A focus on wellness makes employees feel valued.

101 12th supports wellness with a well-equipped yoga studio, fitness center and spacious bike room with exclusive street-level entrance.

Located on the ground floor, this exceptional space connects directly –via private tenant entrance – to the 35 acres of Long Bridge Park, with its biking and hiking trails, newly delivered aquatic center, and an array of sports and leisure amenities.





NATIONAL LANDING

THE SITE

THE BUILDING

THE SPACE

CONTACT

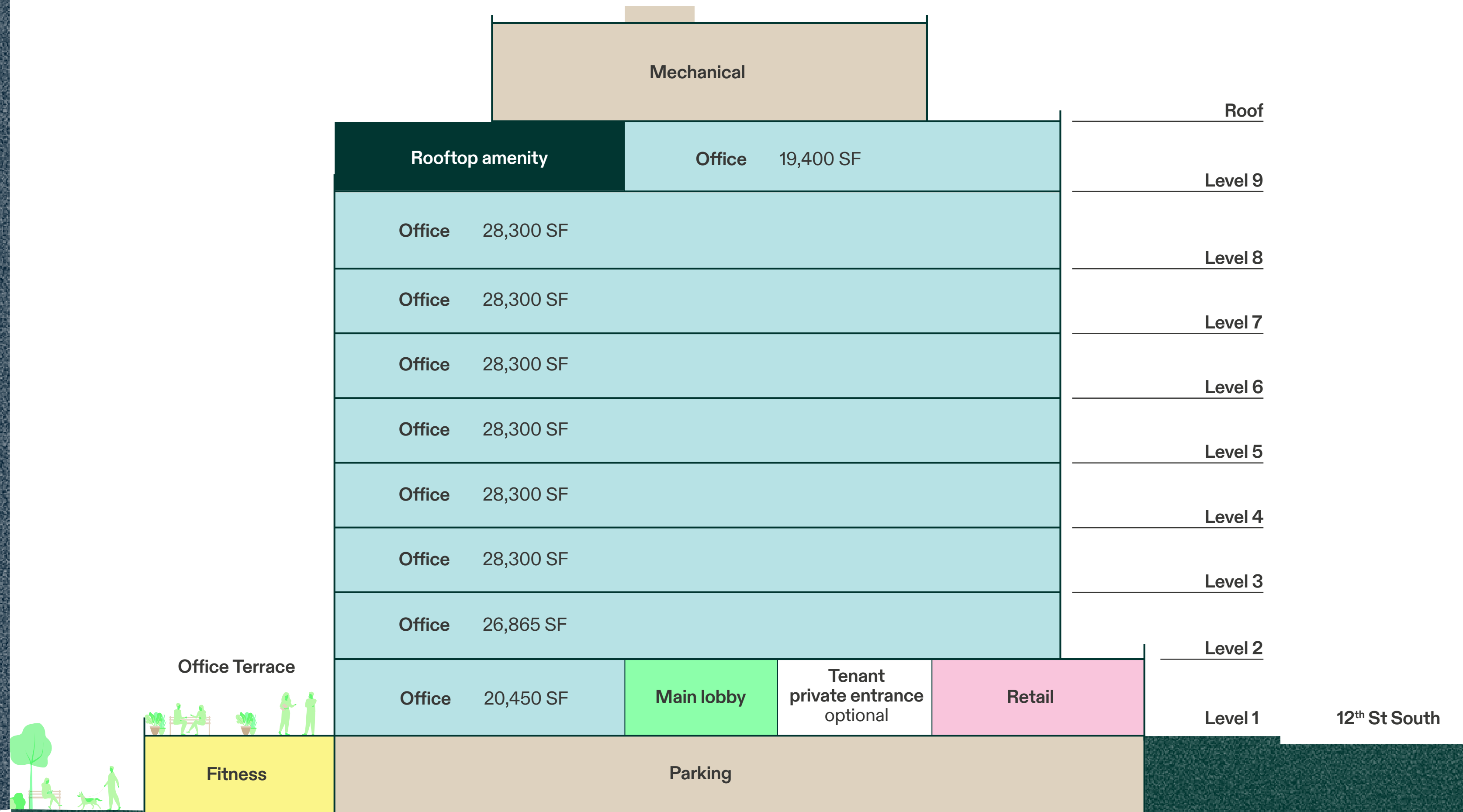


# MAKE IT YOUR OWN

... in a place you can  
tailor to your needs

# NEW BUILDING EFFICIENCY

Typical floor	28,300 SF
Number of floors	9
Slab to Slab height	11'2"
Finished ceiling height	9"
Elevators	4 passenger, 1 freight
Targeted LEED certification	Gold
HVAC	DOAS system

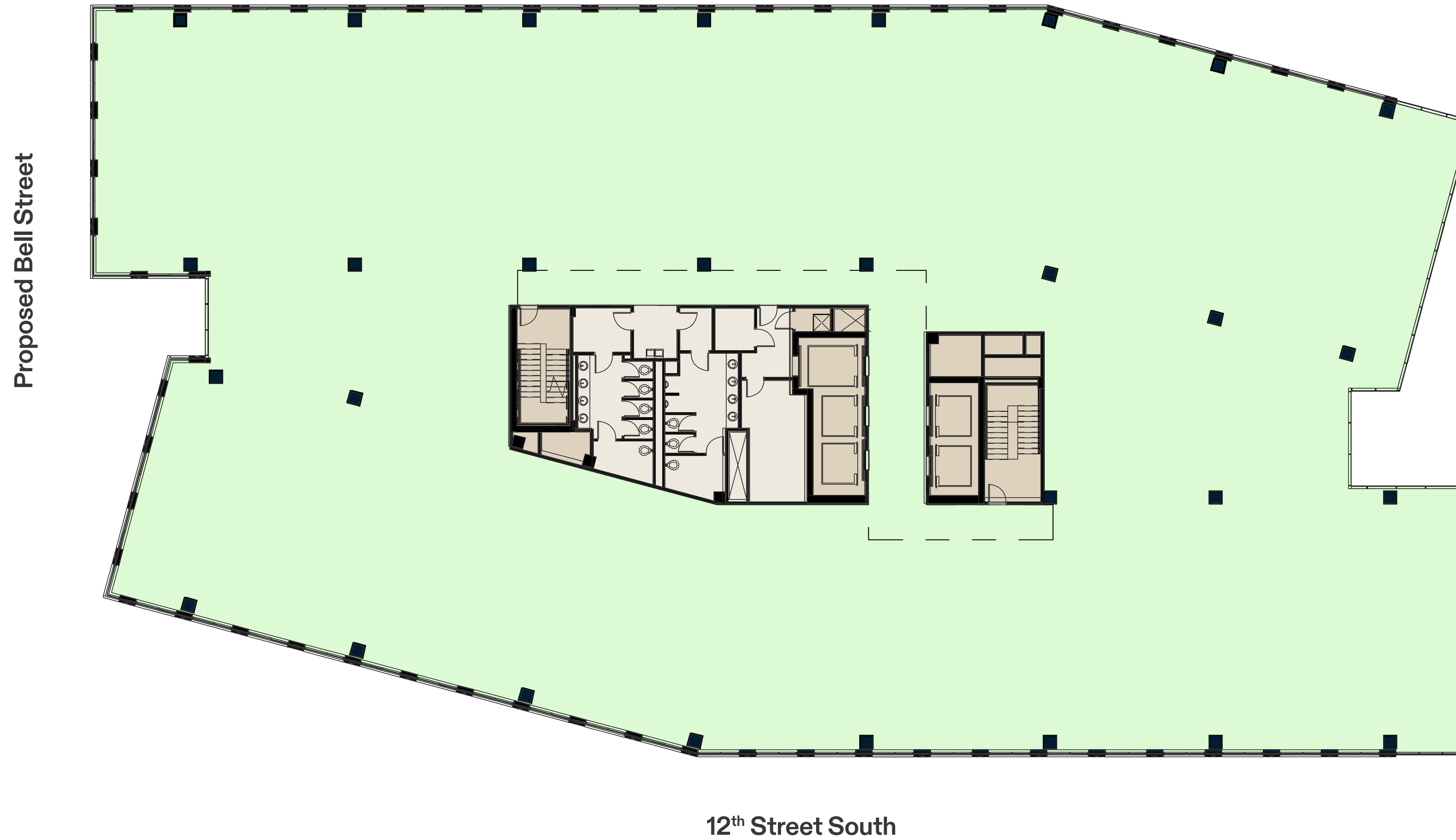






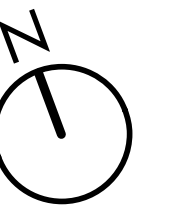
# TYPICAL FLOOR PLAN

28,000 SF COLUMN-FREE FLOORS



Unobstructed views of Washington, DC and Potomac River

Unobstructed views of Reagan National Airport



# ABOUT JBG SMITH

**JBG SMITH owns, operates, invests in and develops a dynamic portfolio of mixed-use properties in the high growth and high barrier-to-entry submarkets in and around Washington, DC.**

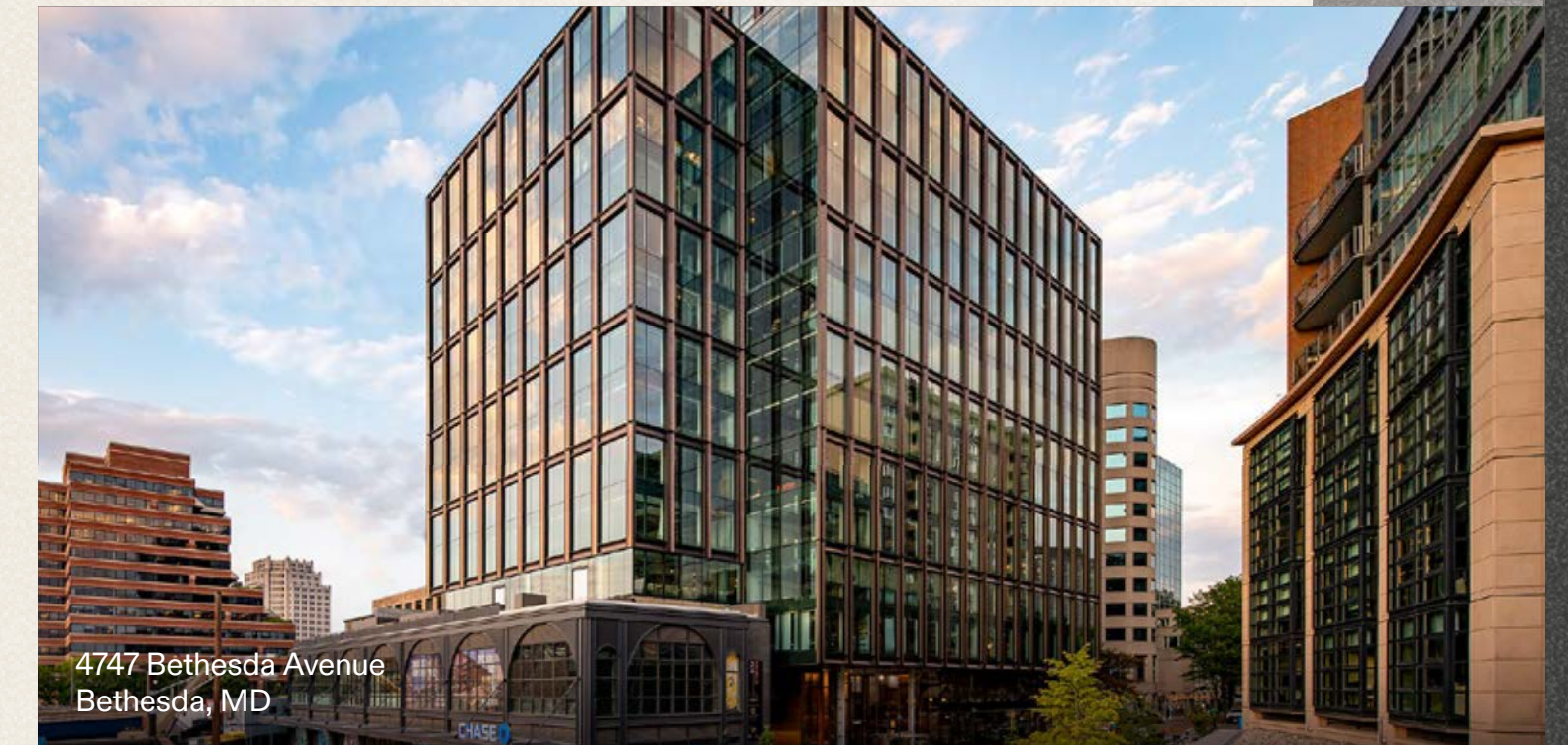
Through an intense focus on placemaking, JBG SMITH cultivates vibrant, amenity-rich, walkable neighborhoods throughout the Washington, DC metropolitan area. Over half of JBG SMITH's holdings are in the National Landing submarket in Northern Virginia, where it serves as the exclusive developer for Amazon's new headquarters, and where Virginia Tech's planned new \$1 billion Innovation Campus is located.

JBG SMITH's portfolio currently comprises 17.1 million SF of high growth office, multifamily and retail assets at share, 98% of which are metro-served. It also maintains a development pipeline encompassing 16.6 million SF of mixed-use development opportunities.

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



Central Place Tower,  
Arlington, VA



4747 Bethesda Avenue  
Bethesda, MD



1900 N Street,  
NW Washington, DC



1900 Crystal Drive,  
Arlington, VA



1770 Crystal Drive,  
Arlington, VA



Atlantic Plumbing,  
Washington, DC



**For More Information**

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[nl.jbgsmith.com](http://nl.jbgsmith.com)

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**MOMENTUM**

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NATIONAL  
LANDING