

2011
CRYSTAL
DRIVE

BEAUTIFULLY CONNECTED

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.



NATIONAL LANDING

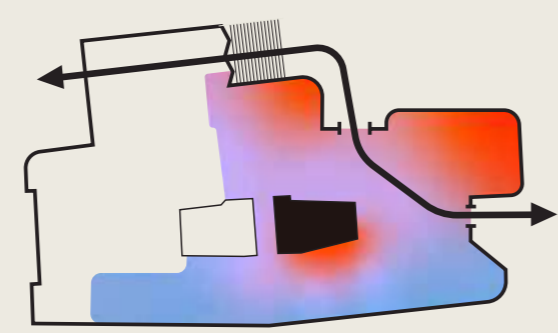
2011 Crystal Drive



NATIONAL LANDING

2011 Crystal Drive

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
→

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



MAIN LOBBY

Enjoy a private entrance with a dramatic staircase that serves as a central link between floors. The lobby is designed with large windows, allowing natural light to flood the space and offering views of the vibrant neighborhood outside.



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

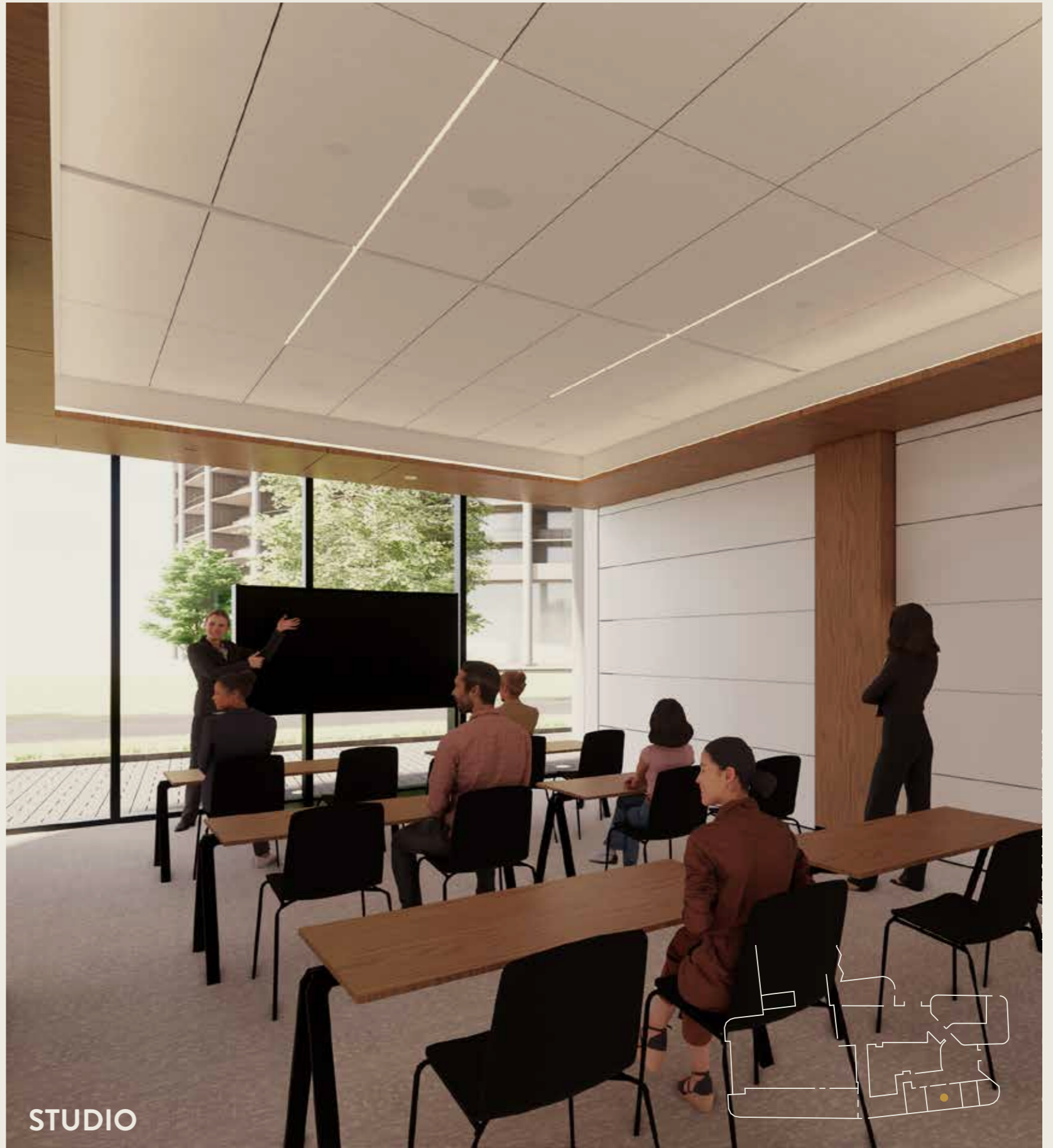


AT NATIONAL LANDING

2011 Crystal Drive



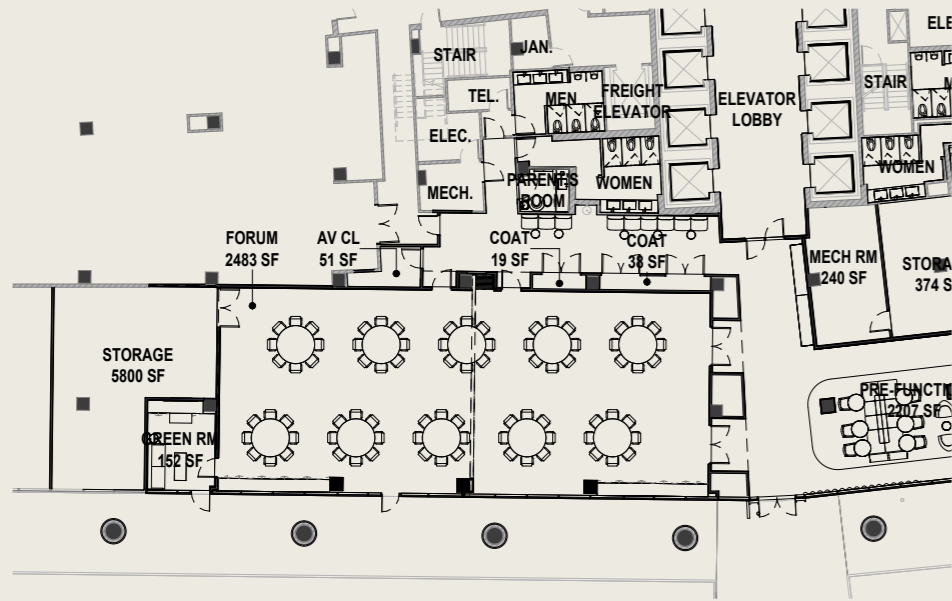
PRE-FUNCTION



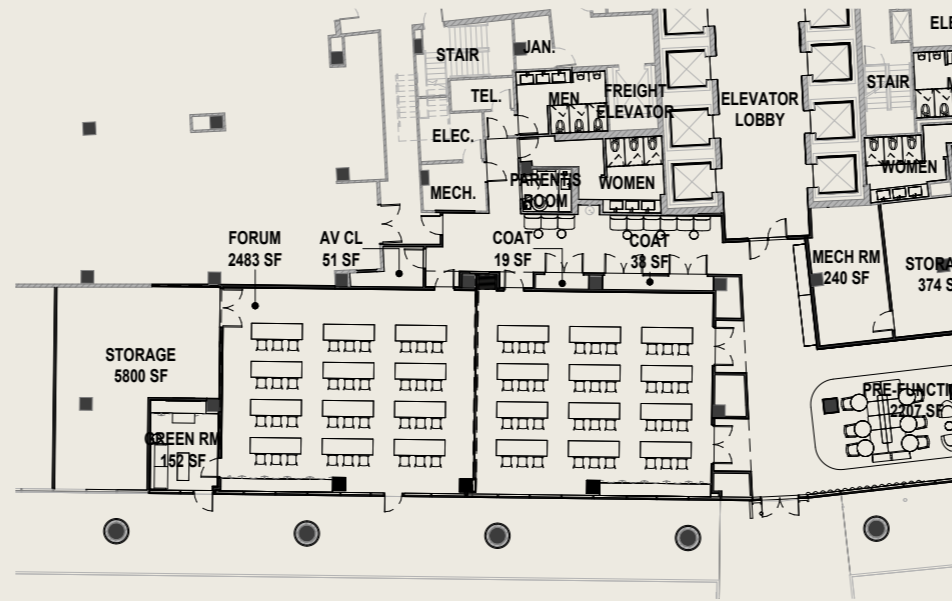
STUDIO

Conference Center Layouts

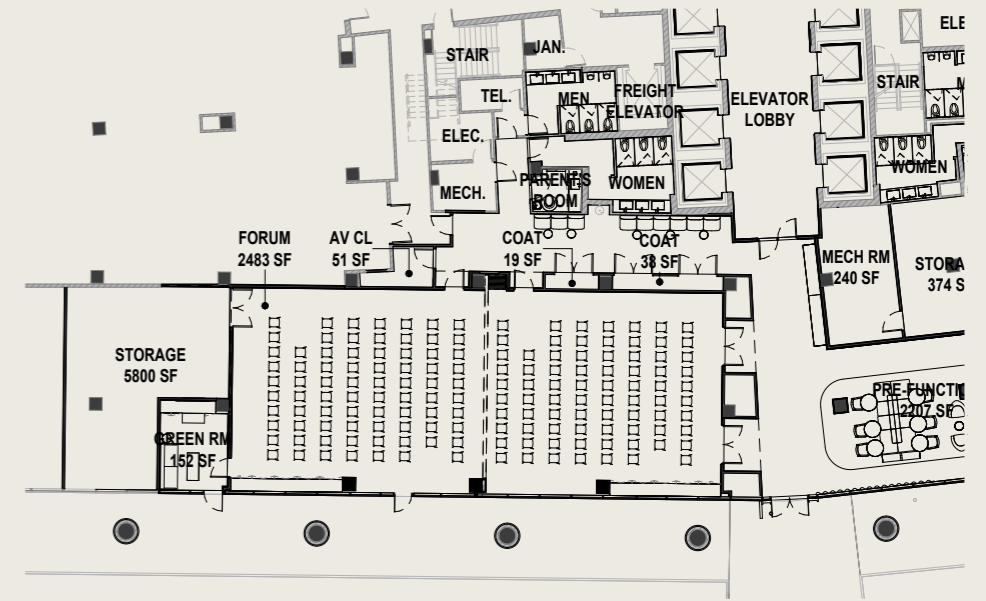
Capacity for up to 300 guests



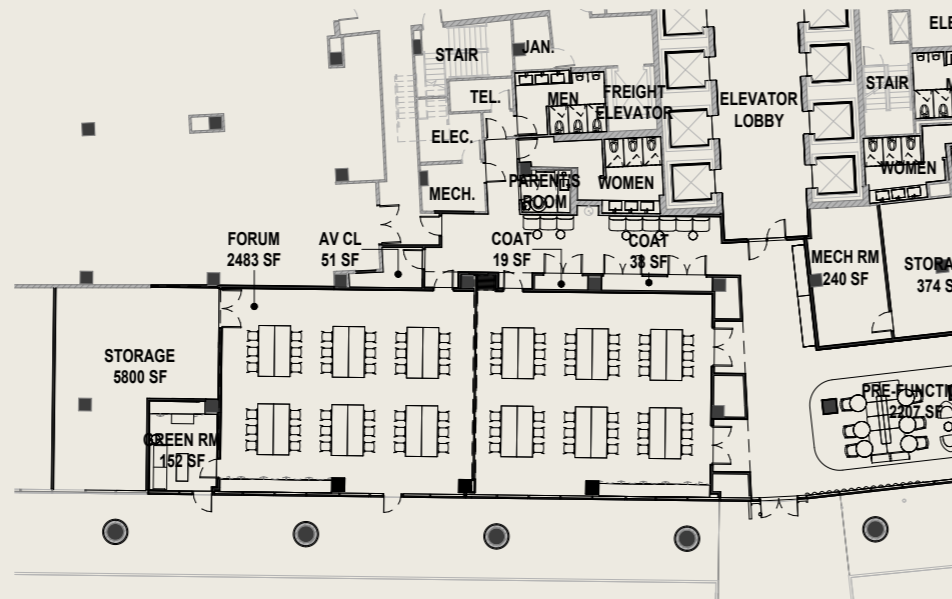
Ballroom: 96 people capacity



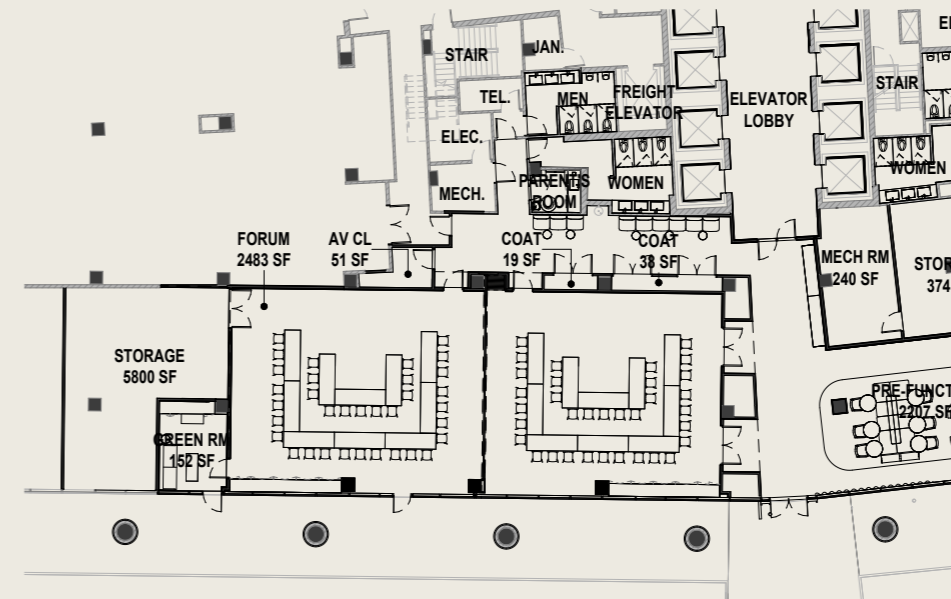
Classroom: 36 people per room



Full Lecture Seating: 229 people (including ADA seats)



Pods: 36 people per room



U Shape: 34 people per 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



COCKTAIL BAR

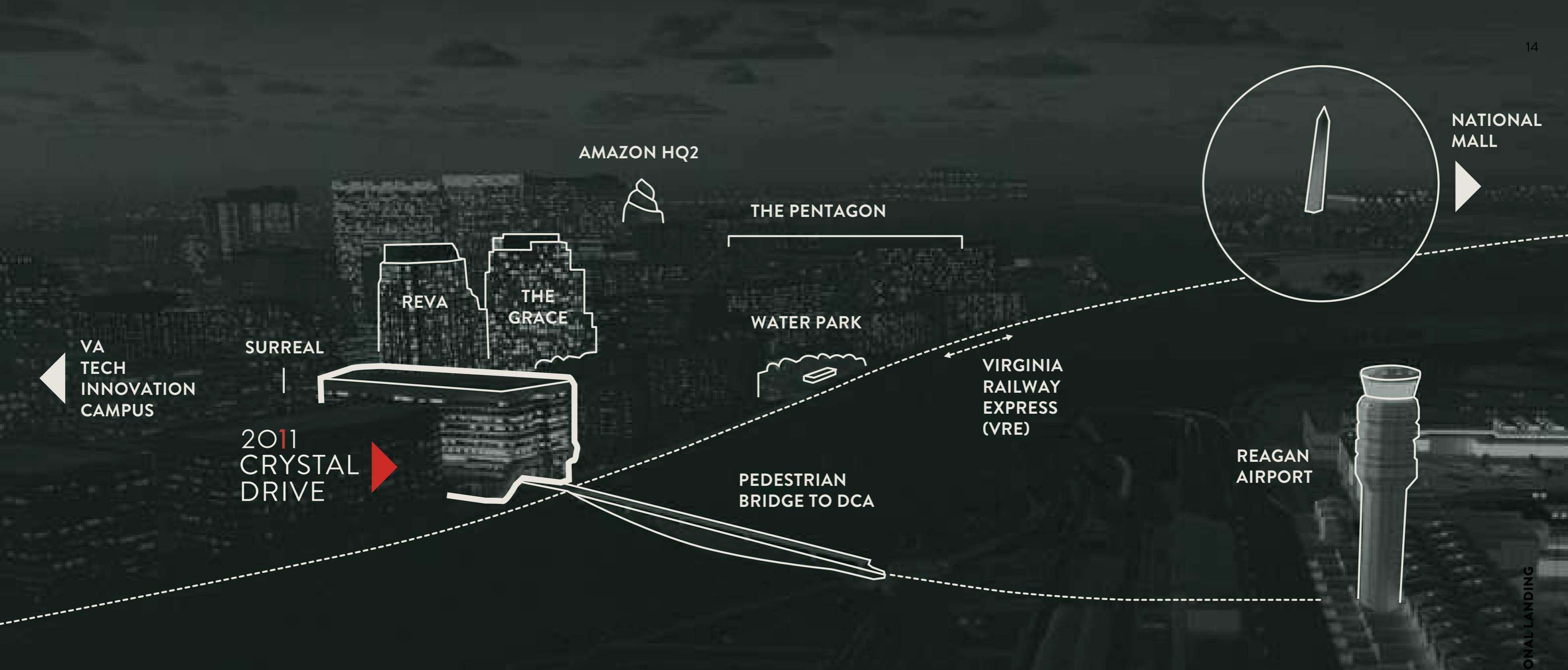




GRAB & GO CAFE

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





The place to be

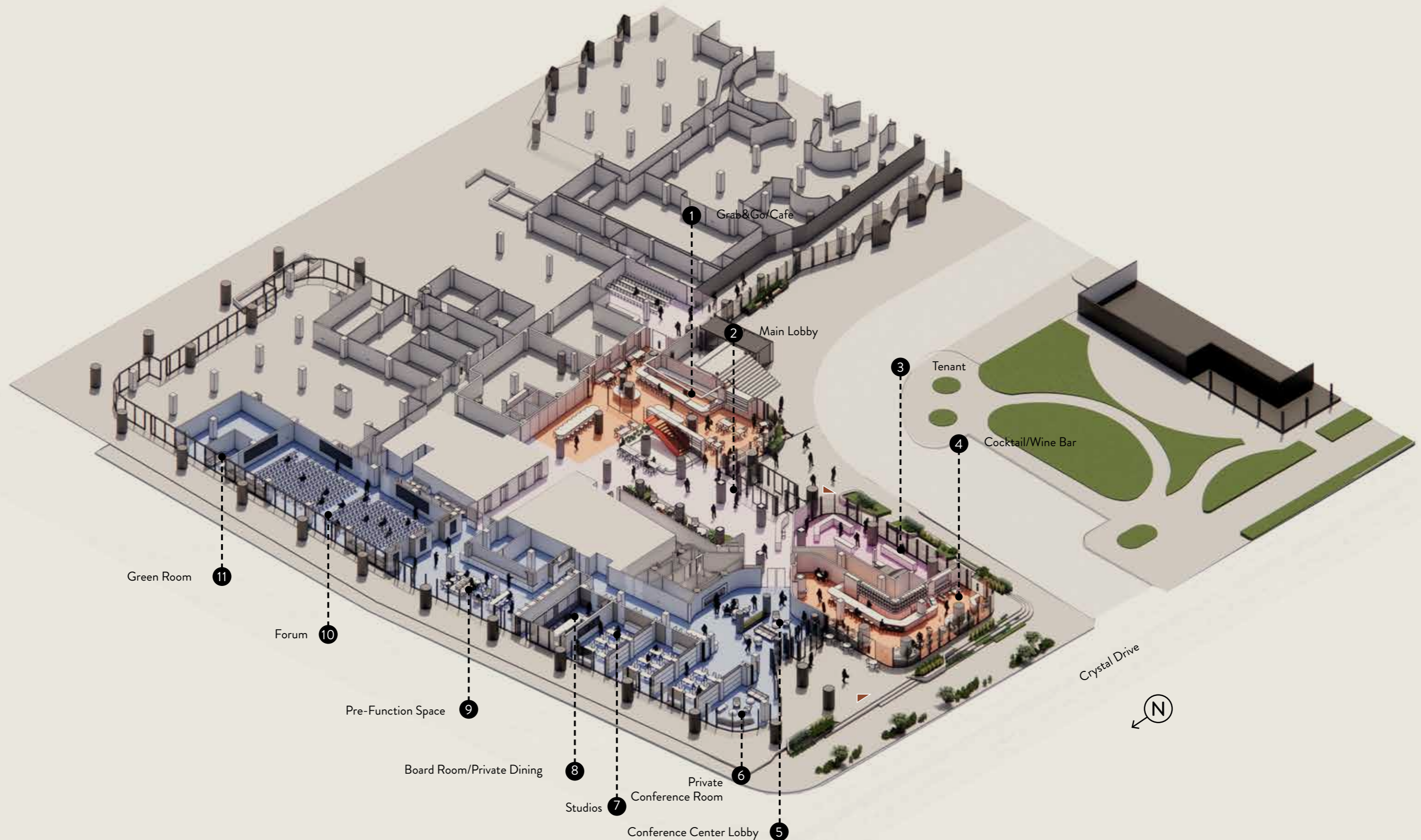
Situated in the heart of a walkable neighborhood, 2011 Crystal Drive makes it easy to stay active with nearby parks and trails. You'll find fitness facilities, childcare, and cool eateries just steps away. The proximity to public transportation hubs ensures that you're always well-connected to the rest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

A photograph of a modern lounge or bar interior. The space is characterized by extensive wood paneling on the walls and ceiling. In the foreground, there's a red armchair. To the right, a bar area is visible with a woman behind the counter and shelves stocked with bottles. In the background, several people are seated at tables, and large windows offer a view of the city at night. The overall atmosphere is warm and sophisticated.

UNIFIED SPACES UNMATCHED EXPERIENCES

Ground Floor

- F&B / Retail
- Lounge / Lobby
- Prebuilts
- Conferencing



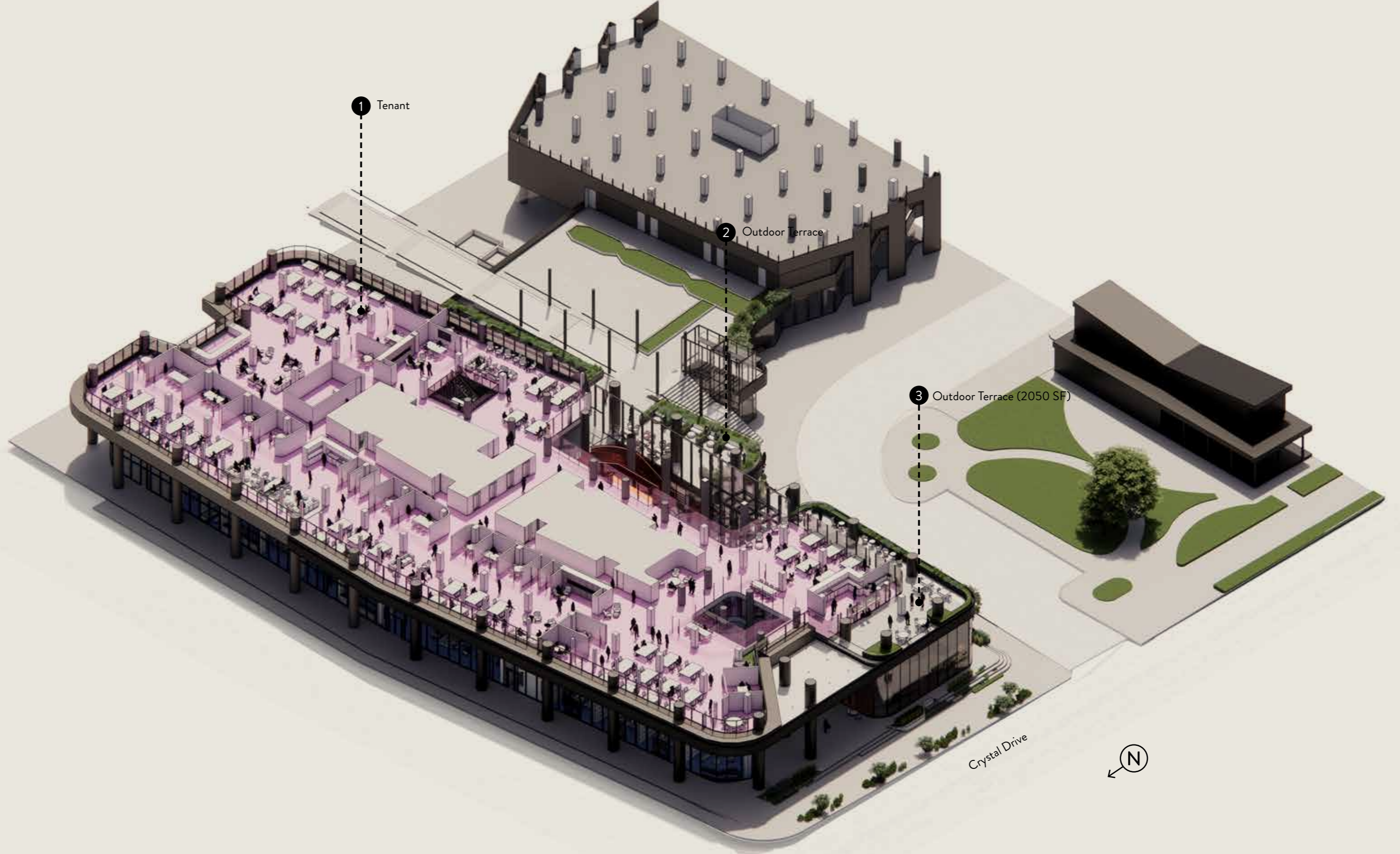
Second Floor

- F&B / Retail
- Lounge / Lobby
- Prebuilts
- Conferencing



Third Floor

- F&B / Retail
- Lounge / Lobby
- Prebuilts
- Conferencing



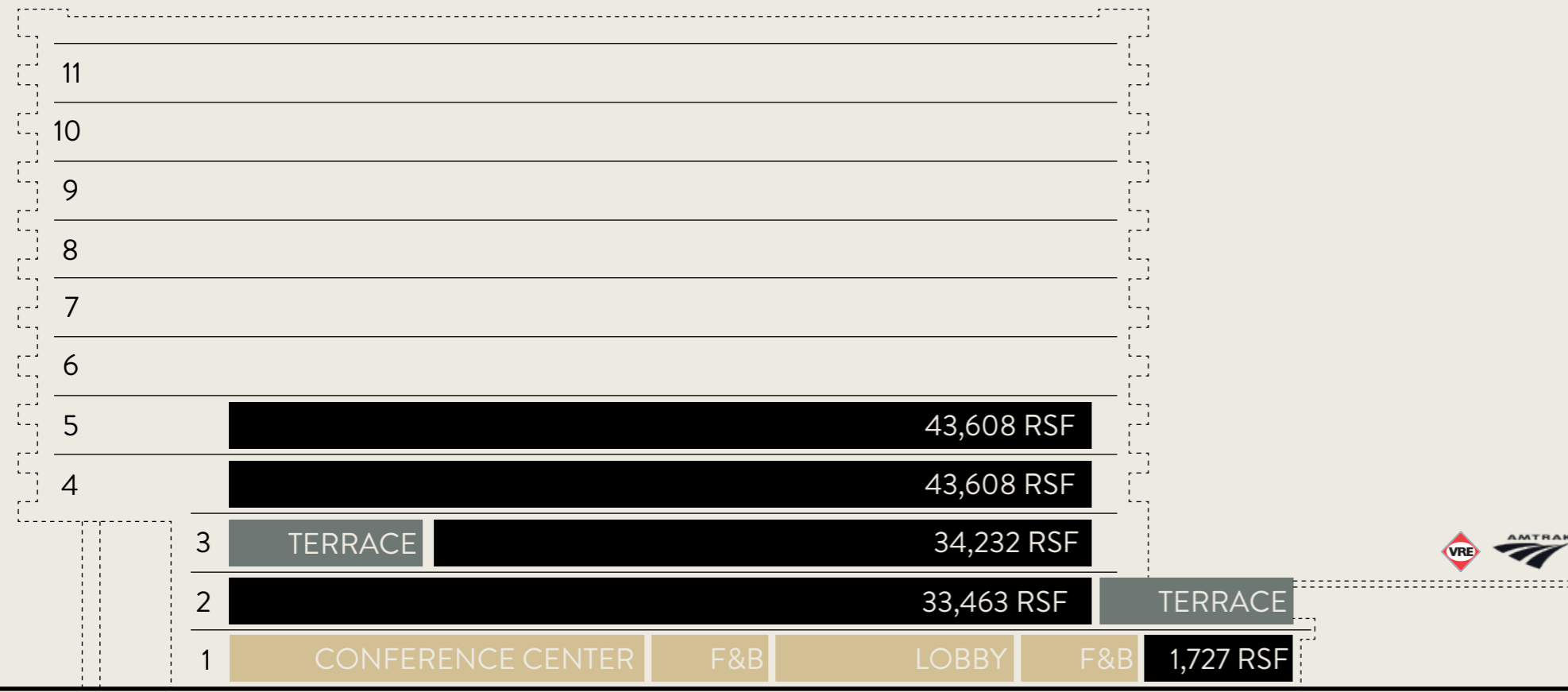
DYNAMIC FLOOR PLANS



NATIONAL BUILDING

2011 Crystal Drive

156,638 of total rentable square feet.
Abundant shared indoor and outdoor zones.



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

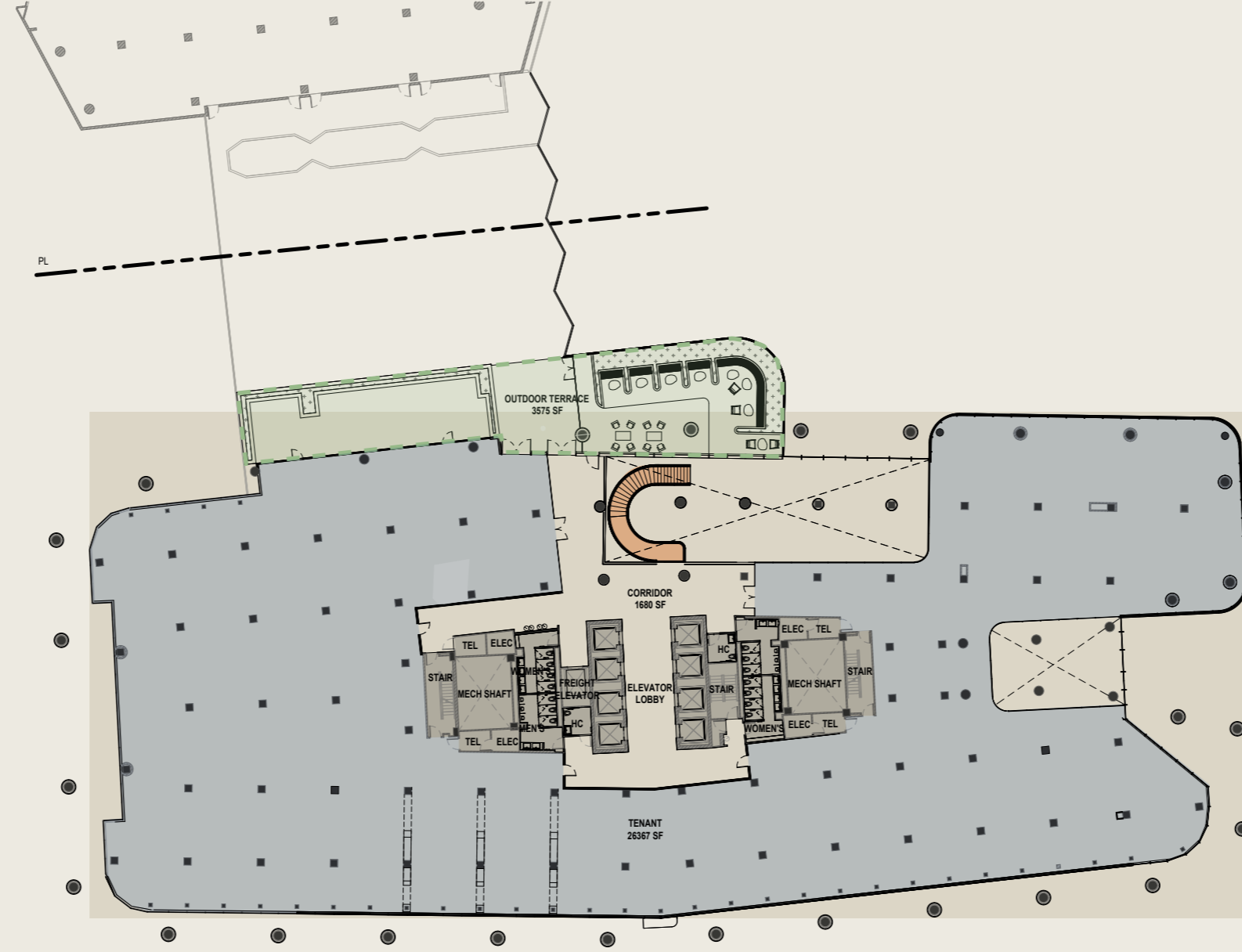
- F&B / Retail
- Lounge / Lobby
- Prebuilts
- Conferencing
- Connecting Stair
- Outdoor Terrace



Crystal Drive

Second Floor

- F&B / Retail
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Third Floor

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SURREAL

1 minute walk

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

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, invests in, and develops mixed-use properties in high growth and high barrier-to-entry submarkets in and around Washington, DC, most notably National Landing. Through an intense focus on placemaking, JBG SMITH cultivates vibrant, amenity-rich, 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 new headquarters
- Virginia Tech's under-construction \$1 billion Innovation Campus
- The submarket's proximity to the Pentagon
- Our retail and digital placemaking initiatives and public infrastructure improvements

JBG SMITH's dynamic portfolio currently comprises 13.4 million square feet of high-growth multifamily, office and retail assets at share, 98% of which are Metro-served. It also maintains a development pipeline encompassing 9.3 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.