

# POTOMAC YARD

AT NATIONAL  
LANDING

  
CLICK TO  
WATCH  
VIDEO

# A NEW CITY IS BORN

**STARTUPS & HQ READY**  
390,644 SF AVAILABLE

WELCOME TO NATIONAL LANDING  
A CRYSTAL CITY TRANSFORMATION

AMAZON, VIRGINIA TECH  
MEET YOUR NEW NEIGHBORS

A PLACE TO DISCOVER  
IT'S TIME TO SPARK YOUR CREATIVITY

**CBRE**

2733 | 2777 CRYSTAL DR | ARLINGTON | VA



4 LOCATION & ACCESS  
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18 STACKING PLANS  
20 FLOOR PLANS



FUTURE SEMI-PRIVATE PATIO







**WELCOME TO  
YOUR NEW HOME**



# UNMATCHED ACCESS

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



**10 minute walk**  
to the Crystal City Metro station



**Direct access**  
to Reagan National Airport



**15 minute walk**  
to the Crystal City VRE station



**On-site**  
Capital Bikeshare station



**On-site**  
Bus Rapid Transit station



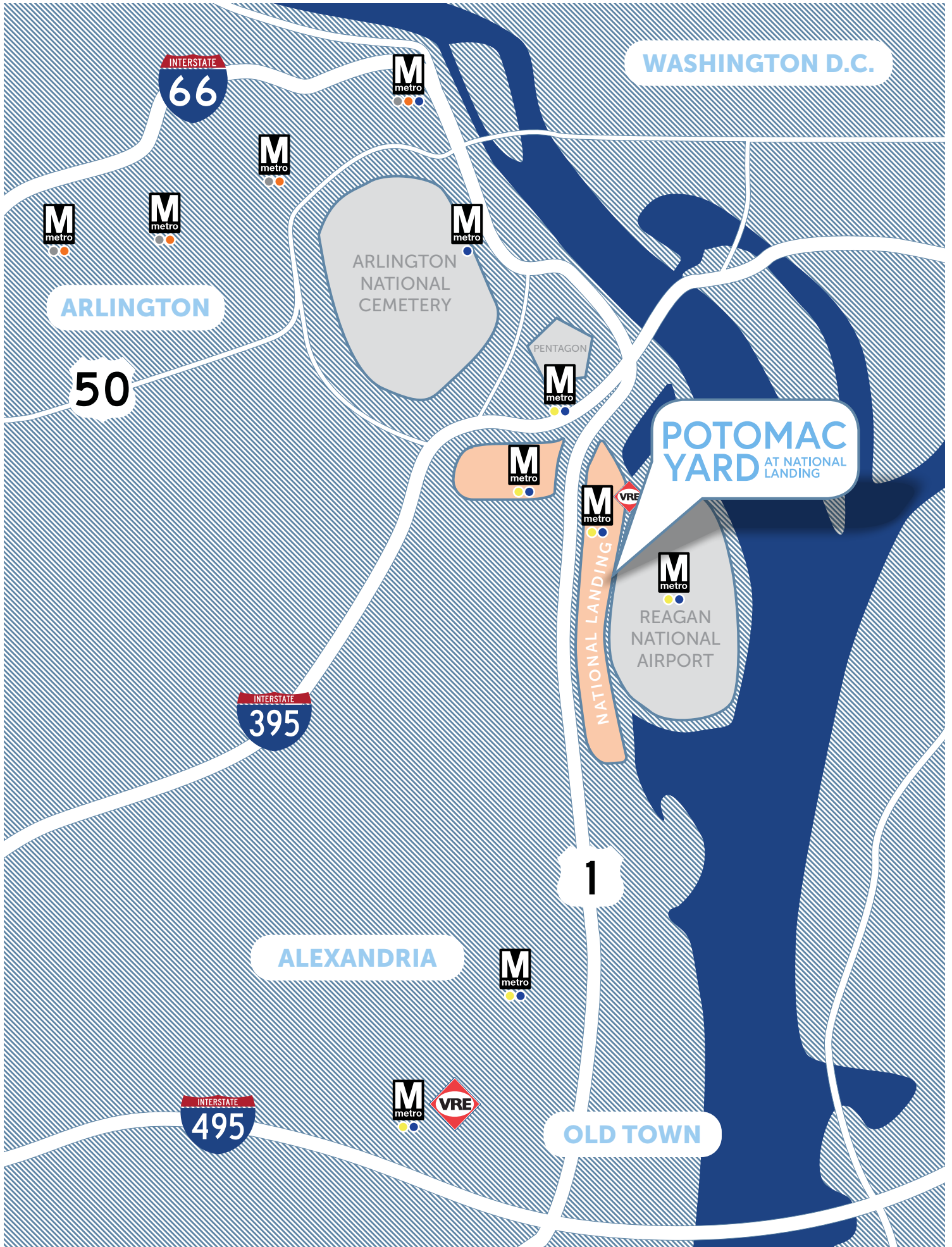
**Convenient availability**  
to electric scooters



**Quick access to**  
Rte 1, I-395







WASHINGTON D.C.

ARLINGTON

ALEXANDRIA

OLD TOWN

POTOMAC YARD AT NATIONAL LANDING

ARLINGTON NATIONAL CEMETERY

PENTAGON

NATIONAL LANDING

REAGAN NATIONAL AIRPORT

INTERSTATE 66

50

INTERSTATE 395

1

INTERSTATE 495



# NATIONAL LANDING

FIND CLIENTS, PARTNERS & TALENT  
IN THE NEW SILICON VALLEY



The arrival of Amazon and Virginia Tech to National Landing will deeply change the former Crystal City for generations to come.

Be part of the most exciting neighborhood on the East Coast.





# MEET YOUR NEIGHBORS...AND MORE

**Deloitte.**

Booz | Allen | Hamilton



**FEMA**



**METROPOLITAN WASHINGTON AIRPORTS AUTHORITY**



**Transportation Security Administration**

1

NEW VRE STATION CONNECTED TO REAGAN NATIONAL AIRPORT  
PEDESTRIAN BRIDGE RENDERING



2

MULTI-MODAL TRANSIT HUB RENDERING





TWO POTOMAC YARD  
REDESIGNED LOBBY



REDESIGNED FITNESS FACILITY





# ENJOY WHERE YOU WORK

## ON-SITE FEATURES & AMENITIES



Brand new fitness facility



Conference center



Food service



Sundry shop, dry cleaning service



Outdoor patio with seating



On-site security



Property management office  
Ownership regional office



Parking ratio – 1.67/1000



7 EV Charging stations  
Bike room



LEED Platinum & Gold EB O+M



Energy Star



# DYNAMIC LIFESTYLE

## TIME TO TRY SOMETHING NEW?

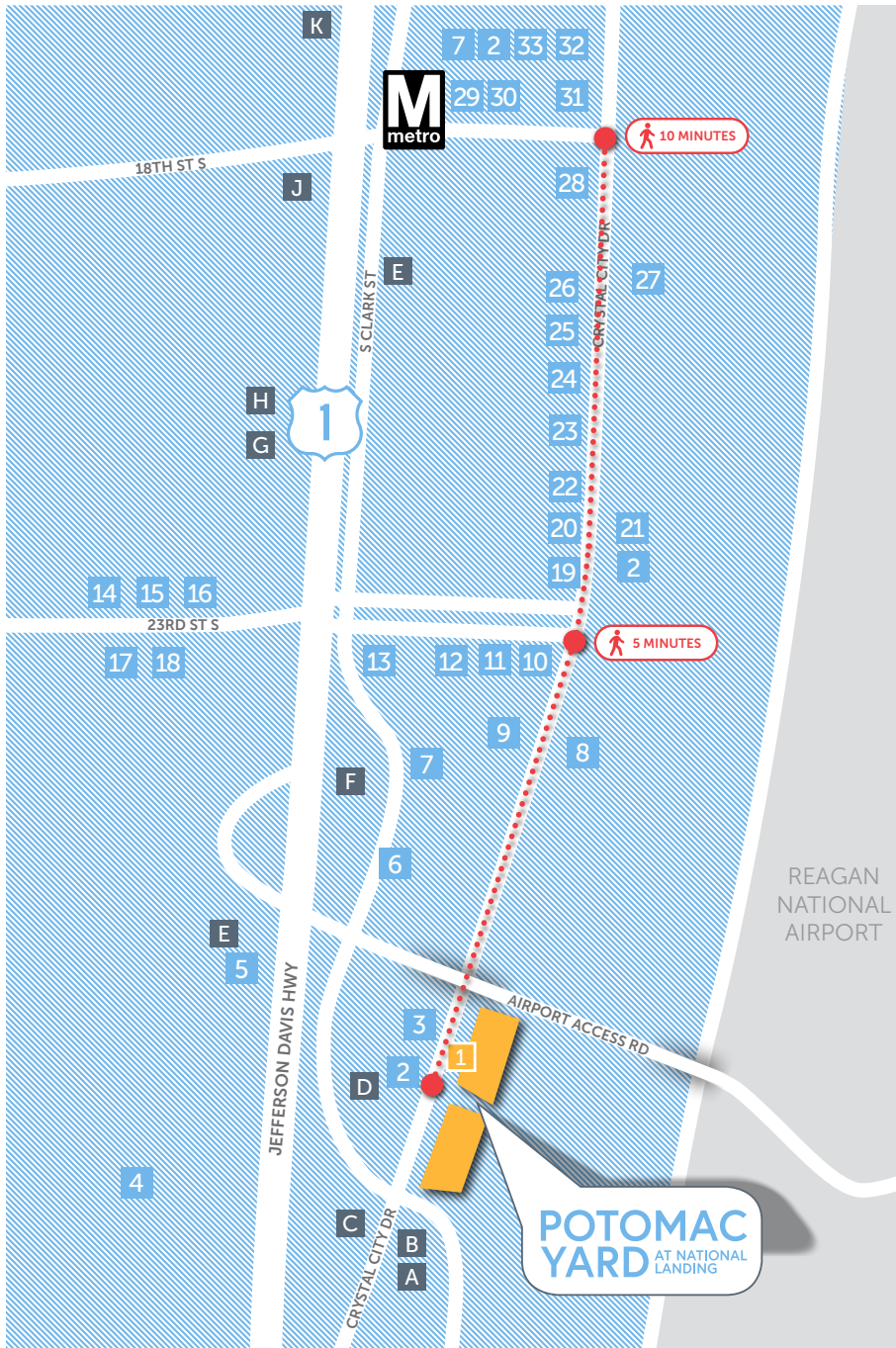
Enjoy our diverse & plentiful culinary scene

- 1 On-Site Deli
  - 2 Bozzelli's Italian Deli
  - 3 Starbucks
  - 4 Kohindoor Dhaba
  - 5 O'Mally's Pub
  - 6 Subway
  - 7 New York Deli
  - 8 The Perfect Pita
  - 9 Jimmy John's
  - 10 Buffalo Wild Wings
  - 11 Ruth's Chris Steakhouse
  - 12 Bar Louie
  - 13 Legal Sea Foods
  - 14 Urban Thai
  - 15 Bob and Edith's Diner
  - 16 Crystal City Sports Pub
  - 17 La Bettola
  - 18 Portofino
  - 19 Jaleo by José Andrés
  - 20 Kora
  - 21 Chipotle
  - 22 Ted's Montana Grill
  - 23 sweetgreen
  - 24 Chick-Fil-A
  - 25 Good Stuff Eatery
  - 26 We, The Pizza
  - 27 Cosi
  - 28 McCormick & Schmick's
  - 29 Dunkin
  - 30 Sushi Garden
  - 31 Morton's Steakhouse
  - 32 San Antonio Bar and Grill
  - 33 Philadelphia Mike's
- + more...
- A Residence Inn by Marriott
  - B Renaissance Arlington
  - C Courtyard by Marriott
  - D Hyatt Regency Crystal City
  - E Holiday Inn National Airport
  - F Hilton Crystal City
  - G Hilton Garden Inn
  - H Hampton Inn & Suites
  - E Marriott Crystal City
  - J The Westin Crystal City
  - K Crystal Gateway Marriott



**50+**  
COFFEE SHOPS  
& RESTAURANTS  
WITHIN  
**.5**  
MILES





## LIVE, WORK, PLAY

Nearly 400,000 rental apartments, condos, townhouses and houses are located within a five-mile radius of National Landing in Northern Virginia and Washington DC, with approximately 40,000 more in the pipeline.

Direct connections to nearly 100 cities from neighboring Reagan National Airport plus two other international airports within 36 miles from National Landing.







# SO MUCH TO DISCOVER

JASON WOODSIDE, CRYSTAL CITY ART WALLS



# FOCUS ON...

# JALEO

BY JOSÉ ANDRÉS



"It's impossible to be glum at Jaleo. This Spanish jewel is unafraid of color and pattern, and flaunts such decorative accents as mounted bear trophies and convoluted art installations. Of course, that table you're eating on doubles as a foosball table for a lively duel in between courses. Cocktails are enticing, so sip on the magic mojito strained over cotton candy. The mood may be fun, but the food is seriously good (this is a José Andrés venture, after all). Some of the standouts from this kitchen are the simplest—a white bean salad tailed by the razor-thin crust of the pan de cristal con tomate. But don't forget about that jamón—the 48-month cured jamón ibérico de Bellota is not to be missed. The hits keep coming here, so save room for a bit of sweet."

- MICHELIN guide inspectors



JOSÉ ANDRÉS - JALEO, TAPAS BAR

# FOCUS ON...



MAS PAZ, JEFF HUNTINGTON, JUAN PINEDA, CITA SADELI "CHELOVE", THOMAS PIPKIN

## ART WALLS

Crystal City is a gallery and the area's walls serve as its canvases. Launched in October of 2008, the Art Walls project infuses color and character into the area while leading to fun, whimsical, and interesting spaces for Crystal City's guests, residents, and employees.



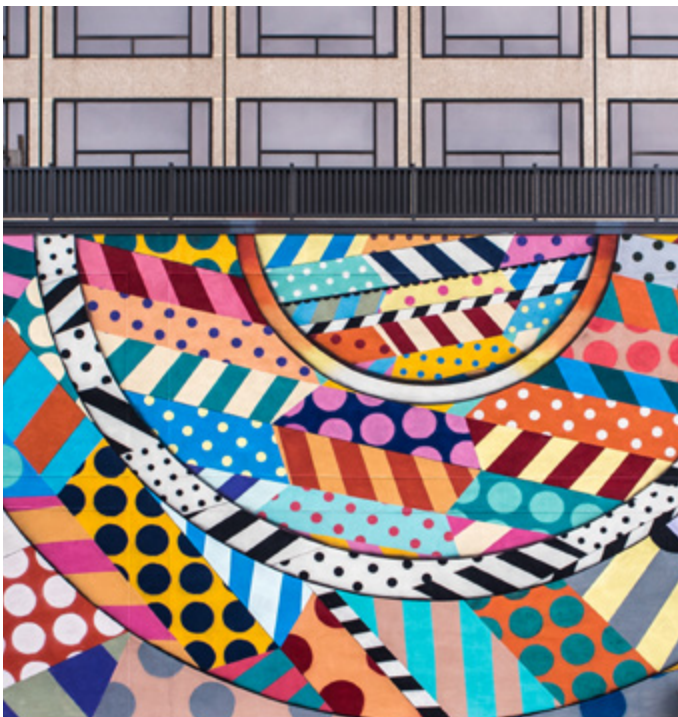
ETHAN KERBER





CRYSTAL WYNWOOD

JASON WOODSIDE



JASON WOODSIDE

B. 1982

Attended school of visual arts, New York City.

Lives and works in New York City.

Collaborations and commissions include Colette, Adidas, Saatchi & Saatchi, Haydenshapes, WeWork, Obey Clothing, Faberge, New Museum.

Woodside's large scale works have graced walls in New York City, Paris, Los Angeles and Sydney.

# FOCUS ON...



## MARINE CORPS MARATHON

Each year, runners from all over the world participate in the Marine Corps Marathon. Spectators can line up along Crystal Drive to cheer on their loved ones as they come up and down Crystal Drive.







## 5K FRIDAYS

Every Friday in April...

Who wants to spend extra time in your stiff work clothes, fatigued at a Friday happy hour? That's why you gotta love your favorite spring evening race series, the Crystal City 5k Fridays. Select any one event or join us every Friday in April at 6:30 pm for one of the most popular and fun 5k races in the metro area.

## SOCIAL SPORT

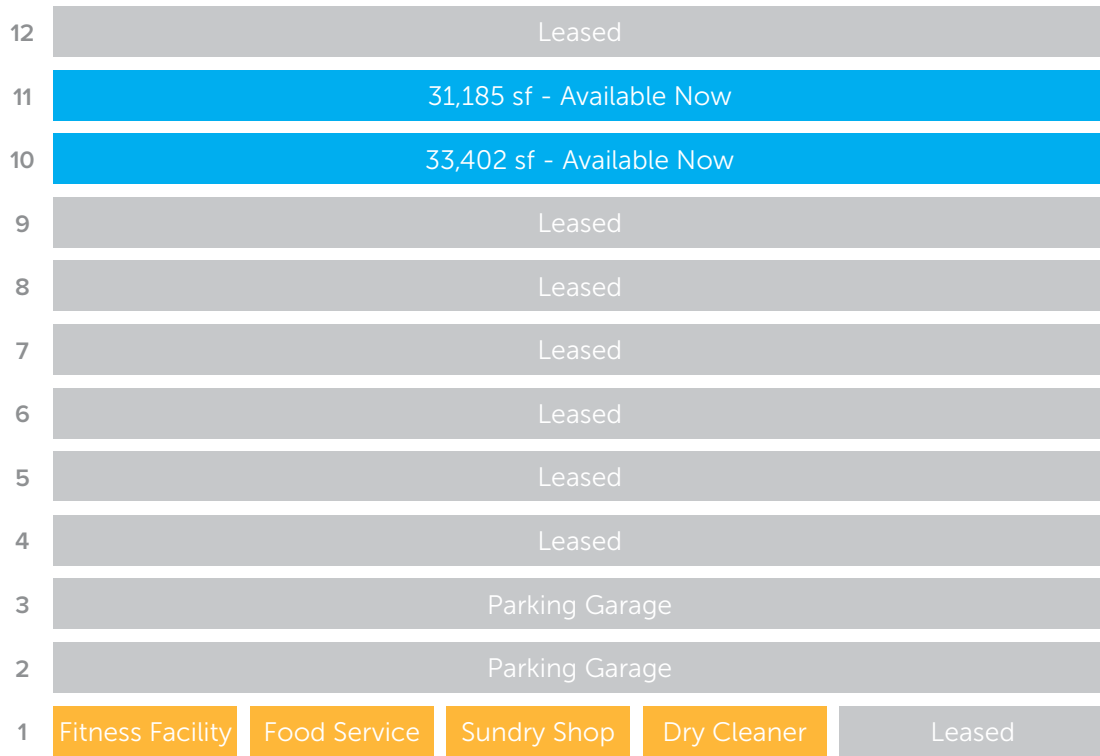
Crystal City hosts a number of social sports leagues including street hockey, touch football, soccer, bocce, and more. Sign up and compete for glory... or just meet you next best friend.



# OPPORTUNITY AWAITS HERE

**2** TWO POTOMAC YARD

64,587 SF AVAILABLE NOW



2733 CRYSTAL DR, ARLINGTON

Available Now    Amenities

VIEW FROM POTOMAC YARD AT NATIONAL LANDING

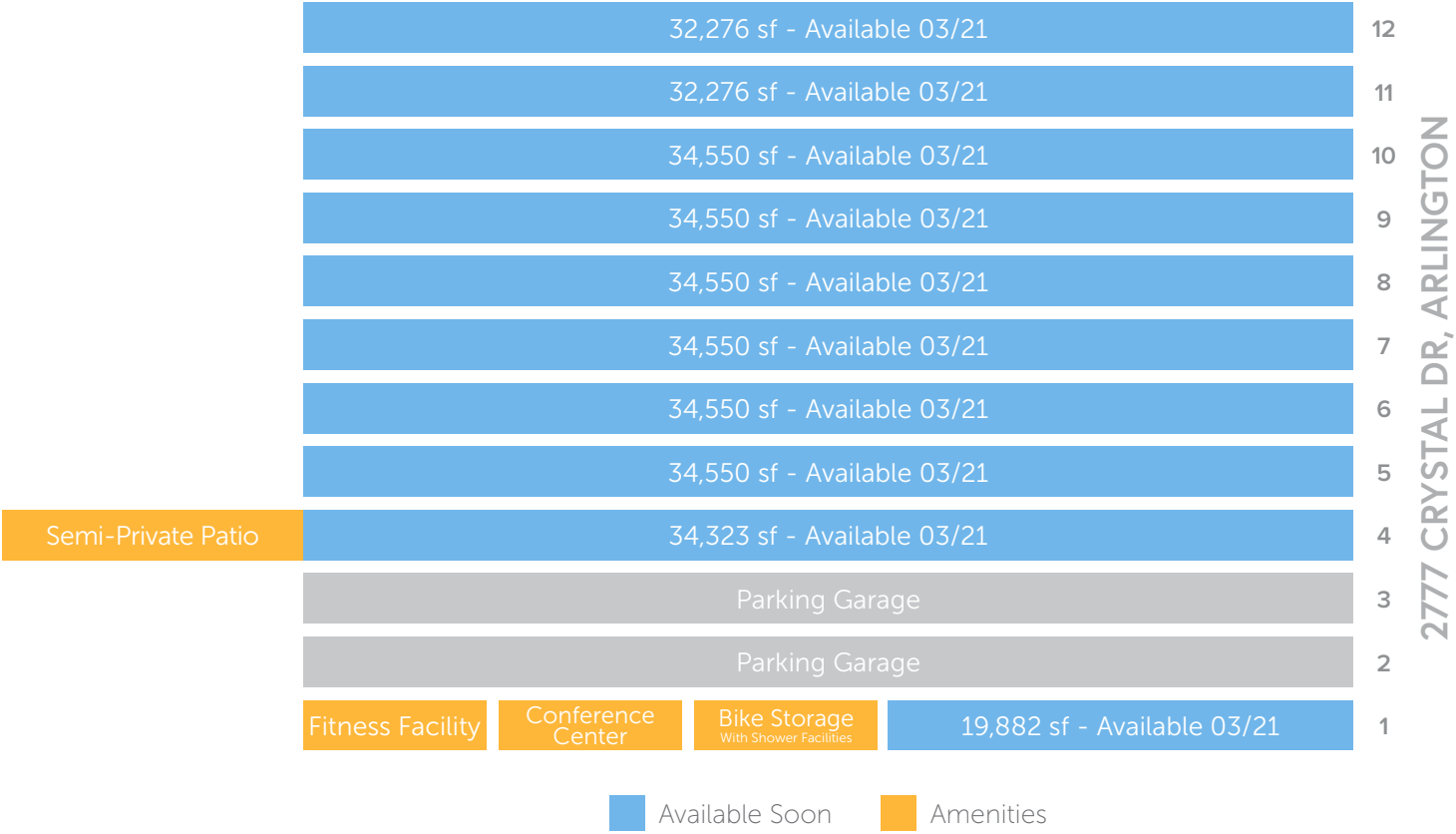




# POTOMAC YARD AVAILABILITIES

**1 ONE POTOMAC YARD**

**326,057 SF AVAILABLE 03/21**



FUTURE SEMI-PRIVATE PATIO

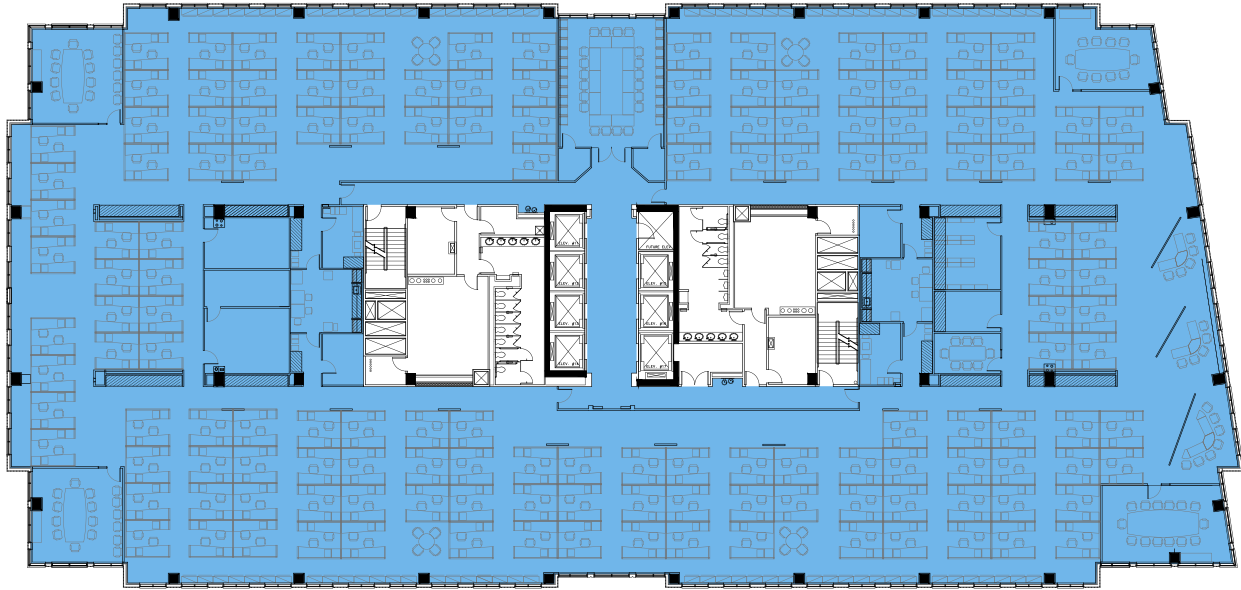


FUTURE SEMI-PRIVATE PATIO

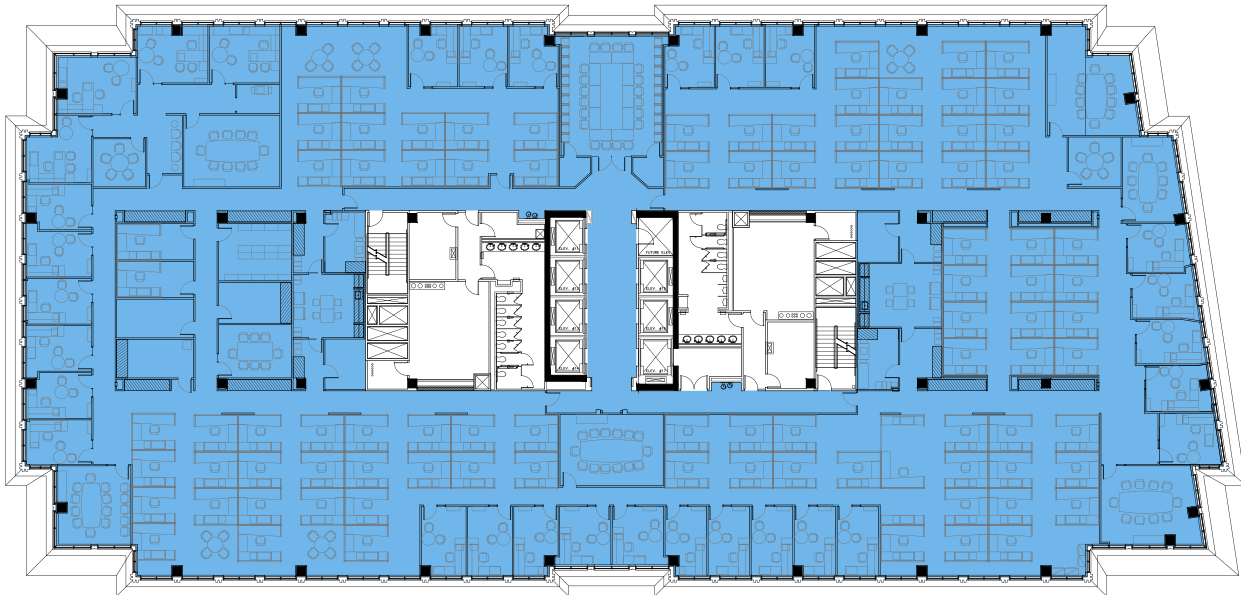




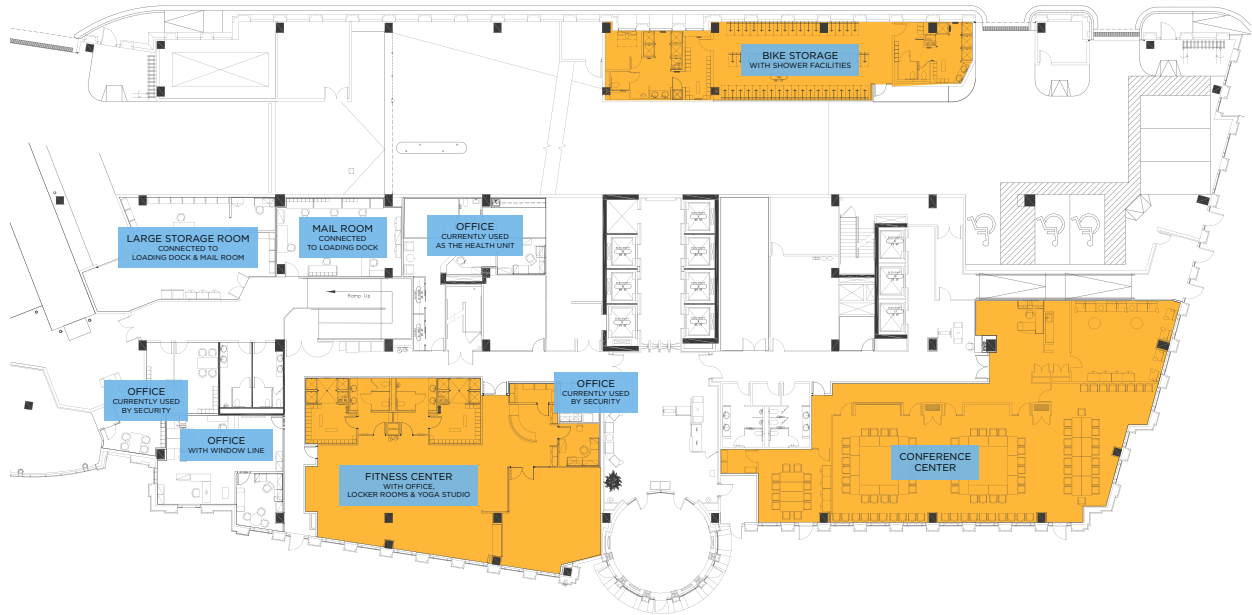
**10TH FLOOR**  
33,402 sf (As-built)



**11TH FLOOR**  
31,185 sf (As-built)



**1ST FLOOR**  
Current build-out

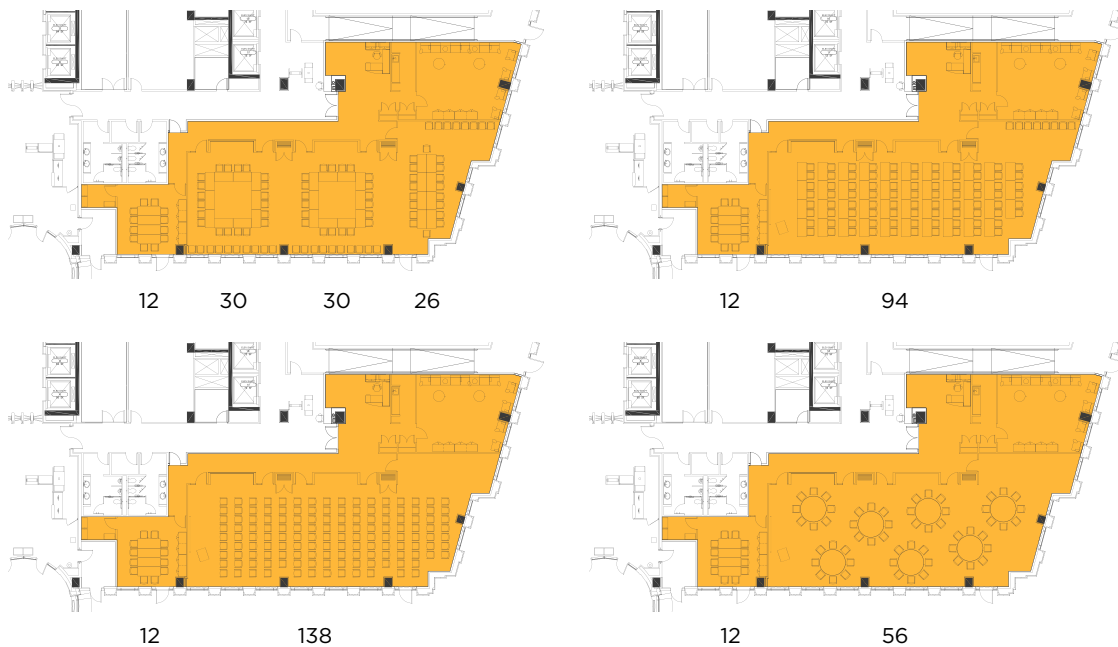


**1ST FLOOR**  
19,882 sf



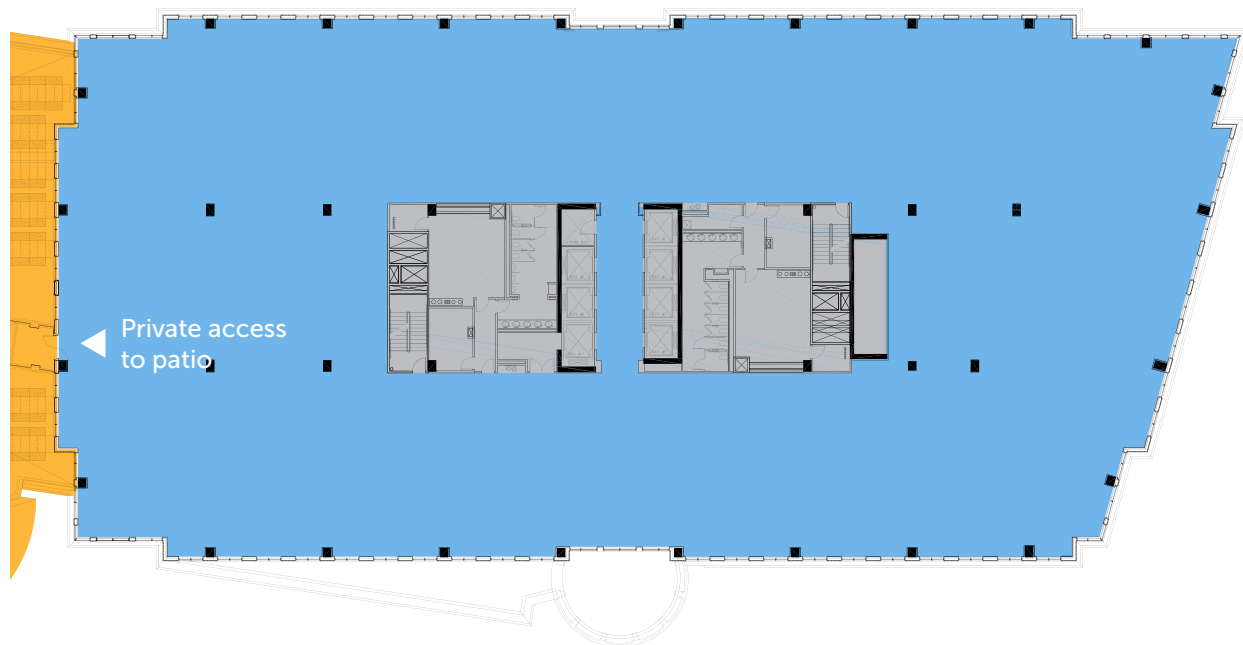


## CONFERENCE CENTER LAYOUTS



\*APPROXIMATE SEATING CAPACITY

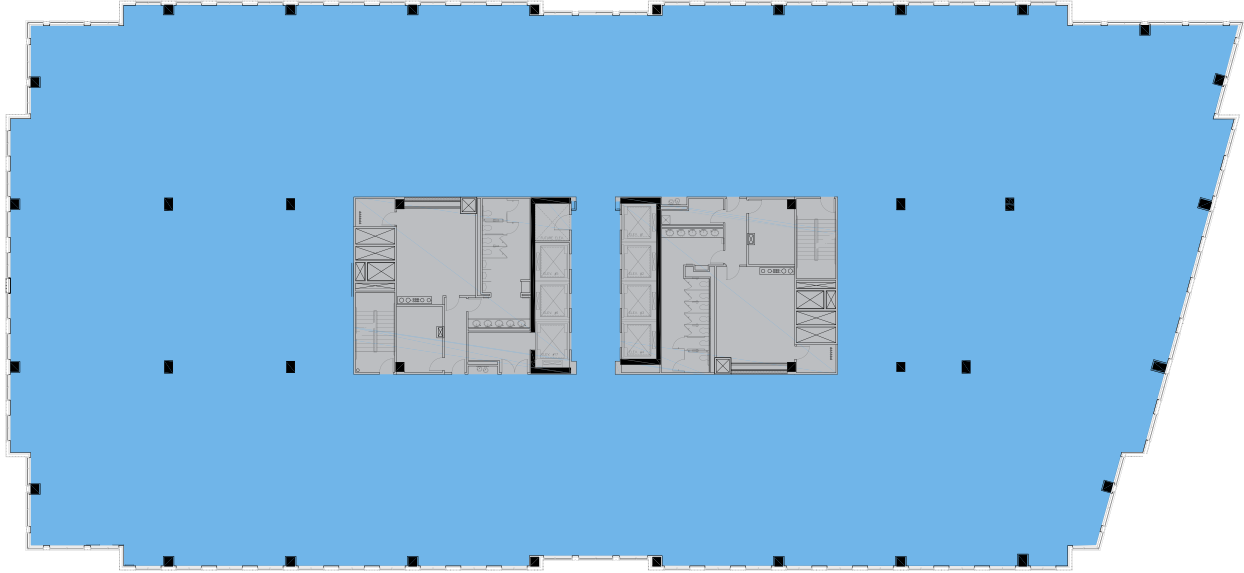
## 4TH FLOOR 34,323 sf



Available Soon    Amenities

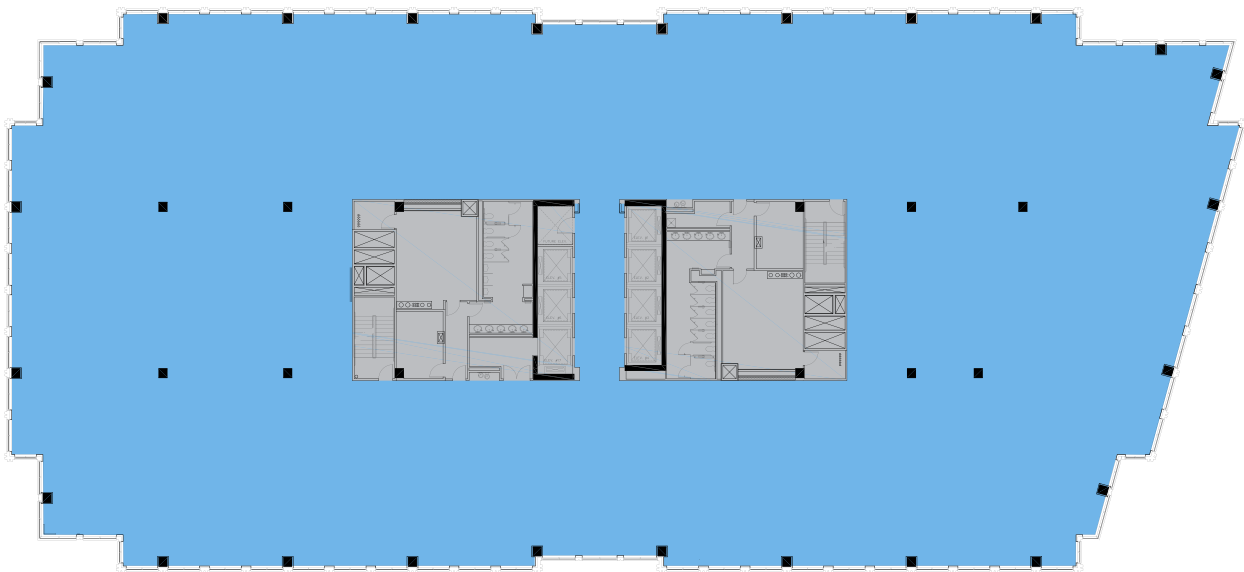
**5-10TH FLOOR**

34,550 sf



**11-12TH FLOOR**

32,276 sf



 Available Soon



# BUILDING SPECIFICATIONS

<b>Project Description</b>	Class "A", LEED Platinum EB O&M (2777) & LEED GOLD EB&OM (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 - 6:00, M-F; 8:00 - 1:00, 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 Potomac Yard achieved LEED Platinum EB O&M & Two Potomac Yard 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 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



# CBRE

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