

POTOMAC YARD AT NATIONAL LANDING



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WATCH
VIDEO

NATIONAL
LANDING
VIDEO

WELCOME TO ARLINGTON A CITY OF OPPORTUNITY

STARTUPS & HQ READY
390,644 SF AVAILABLE

**BE ARLINGTON'S NEXT
SUCCESS STORY**

**LEARN ABOUT ARLINGTON
& VIRGINIA'S INCENTIVES**

2733 | 2777 CRYSTAL DR | ARLINGTON | VA

CBRE

RIGHT ON
GREEN
ARROW
ONLY



← 27th St S
Potomac Ave →



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FUTURE SEMI-PRIVATE PATIO





**WELCOME TO
YOUR NEW HOME**

ARLINGTON'S SUCCESS STORIES



[Amazon Announces Locating Second U.S. Headquarters in Arlington](#)

"Amazon Selects Virginia for Major New Corporate Headquarters"

The Virginia Economic Development Partnership (VEDP) collaborated with Arlington County, the City of Alexandria, the General Assembly's Major Employment and Investment (MEI) Project Approval Commission, and hundreds of other local, regional, and state partners to secure the project for Virginia. Northern Virginia's proposal included four sites in the City of Alexandria, Arlington County, Fairfax County, and Loudoun County. National Landing, the winning location, was proposed as a joint partnership between the City of Alexandria and Arlington County.



[Click for more information and the full text of Virginia's proposal to Amazon](#)

"It turns out that tech talent was the biggest driving factor for us. Both tech talent on day one, but also tech talent in the future."

- Brian Huseman AMAZON VICE PRESIDENT OF PUBLIC POLICY

The foundation of the cooperative pitch for Amazon's headquarters is a statewide investment program to double the annual number of graduates with bachelor's and master's degrees in computer science and closely-related fields, ultimately yielding 25,000 to 35,000 additional graduates over the next two decades in excess of current levels. The Commonwealth of Virginia, Arlington County, and the City of Alexandria have also committed funding for transportation investments to support mobility in the region. In addition to investments that will broadly benefit Virginians, the Commonwealth offered post-performance incentives that will be paid only after the company has produced new, qualifying jobs, resulting in net positive state revenue on day one.

TO SUPPORT THE GROWTH OF THE TECHNOLOGY SECTOR ACROSS THE COMMONWEALTH, VIRGINIA WILL:

- ▶ Make performance-based investments in bachelor's degree programs in computer science and related fields that will be distributed statewide based upon a negotiated agreement with each public university or community college that wishes to participate;
- ▶ Make performance-based investments of up to \$375 million over 20 years for new master's degree programs in computer science and related fields at George Mason's Arlington campus and for Virginia Tech to establish a new Innovation Campus in Alexandria, both of which are subject to a one-to-one match from the universities with philanthropic funds; and
- ▶ Invest \$50 million over 20 years in K-12 tech education and internship programming to connect higher ed students to tech jobs.

AMAZON'S IMPACT BY THE NUMBERS

\$3.2B	The minimum level of cumulative new general fund revenue Virginia expects to receive over 20 years, after accounting for direct company incentives
\$2.5B	The minimum capital investment Amazon will make to establish its new Virginia headquarters
6:1	The expected rate of return on Virginia's incentives to Amazon over 20 years
25K	The minimum number of new jobs Amazon has committed to produce at its new Virginia headquarters within 10-12 years
28K	The number of small and medium sized Virginia businesses that currently sell on Amazon
\$29B	The investment that Amazon has already made in Virginia
\$150K	The minimum average annual compensation of employees at Amazon's new Virginia headquarters, plus benefits

block.one™

Blockchain Company, Block.one to Establish U.S. HQ in Arlington

"Block.one is at the forefront of blockchain software development, and the company's decision to establish its U.S. headquarters in Arlington County demonstrates the wealth of resources available to technology businesses in the Commonwealth"

- Brian Ball SECRETARY OF COMMERCE AND TRADE OF VIRGINIA

Block.one is the publisher of the EOSIO blockchain software, the fastest public blockchain protocol in the market. The free, open-source protocol is designed to be adapted and used by the developer community and companies to create a more secure and transparent digital infrastructure. Block.one has locations around the world, including Hong Kong and Los Angeles, and the Arlington location complements the company's significant presence in Blacksburg, Virginia, where it employs over 80 engineering and research and development workers in the heart of the Virginia Tech Corporate Research Center. The Arlington County office will house corporate services talent as well as highly skilled IT professionals.

[Click for more information](#)

AXIOS

Arlington Startup Axios Announces Expansion

Clarendon-based media startup Axios is expanding and opening its own space in Clarendon, thanks in part to a Gazelle Grant from Arlington Economic Development.

The media company, which prides itself on providing "news with smart brevity," opened in January in the Clarendon coworking space of MakeOffices. The company is now growing and moving to its own space in the same building, joining other media enterprises like Politico, Sinclair Broadcasting and Graham Holdings, who call Arlington home.

As part of the move, Axios will receive a \$60,000 performance-based Gazelle Grant from Arlington County. It is the fourth Gazelle Grant issued by the County to a fast-growing technology company since the initiative's launch.

[Click for more information](#)

ARLINGTON'S SUCCESS STORIES



Nestlé

Nestlé USA Chooses Arlington as New U.S. Headquarters

- ▶ Relocation from California to Arlington's Rosslyn neighborhood
- ▶ Nestlé USA to invest almost \$40 million in move, which will create some 750 jobs
- ▶ Company to occupy 206,000 square feet in region's tallest building beginning in September 2017

The new location in the Rosslyn neighbourhood is home to Nestlé USA's corporate functions, its beverage, baking and global foods divisions, as well as its e-business team and centre for marketing excellence.

As part of the deal, Nestlé USA will receive a total of \$6 million from the Commonwealth of Virginia in a Commonwealth Opportunity Fund grant, which will be matched by Arlington County in the form of \$4 million in Industrial Development Authority Performance Incentives grants and \$2 million in Arlington County infrastructure mainly focused on Metro, transportation and the area surrounding the new headquarters. Arlington County is also providing extensive relocation assistance to the company to help ensure a seamless transition and maintain a high level of employee retention, including workforce assistance, familiarization tours, a staffed onsite resource center and technology tools to help transferring employees learn more about relocating to Arlington and the entire D.C. region.



"Nestlé USA carefully considered a number of locations and Arlington hit all the marks. The area offers appealing benefits for our current employees as well as a great talent pool for the future. This location allows us to be closer to our business operations, our customers and other important stakeholders,"

- Paul Grimwood CHAIRMAN AND CEO OF NESTLÉ USA

[Click for more information](#)



Nestle Is Moving Gerber Headquarters to Rosslyn

Gerber Products Company, a leader in early childhood nutrition and subsidiary of Nestlé S.A., will invest \$5 million to relocate its U.S. headquarters from New Jersey to the new U.S. corporate headquarters operation of its sister company, Nestlé USA, in Arlington County. The project will create 150 new jobs.



The Virginia Economic Development Partnership worked with Arlington County Economic Development to secure the project for Virginia. Governor Northam approved a grant in the amount of \$862,500 from the Commonwealth's Opportunity Fund to assist the County with the project. The company is also eligible to receive a Major Business Facility Job Tax Credit. Funding and services to support the company's employee training activities will be provided through the Virginia Jobs Investment Program.

[Click for more information](#)



National Landing Welcomes Lidl U.S. Corporate Headquarters

Lidl, one of the leading European retailers, will invest \$202 million to establish operations in Virginia, including a \$77 million investment in its U.S. corporate headquarters in Arlington County. Lidl's arrival will create 500 new jobs at its Arlington location and mark a strategic decision for an international company launching its expansion into the United States.

Arlington was a top contender for Lidl's choice, meeting its criteria of an urban location, young and educated workforce and excellent public transportation system. Ultimately, it was Arlington's real estate and incentives package, and the County's ability to meet Lidl's timeframe that led to its decision to locate in Arlington.

The Virginia Economic Development Partnership worked with the two counties to secure the project. State incentives included \$5 million in grants from the Governor's Opportunity Fund and \$2 million from the Virginia Economic Development Incentive Grant program. The Spotsylvania Board of Supervisors in July approved a \$9.7 million incentive package for Lidl. The incentives include an up-front payment of \$1.4 million from the county.



[Click for more information](#)

INCENTIVES OVERVIEW

LOOKING BEYOND AMAZON: THE NEW WAY FORWARD

The Amazon effect, as it is being called, has been a game-changer for Arlington's business community. Not only does Amazon's decision really cement Arlington as a technology leader on the East Coast, the revenue generated from this company in the coming years will go a long way toward restoring stability to Arlington's office environment.

What Amazon has truly done is put us on the map as a desired location to do business. That is where the real work begins. The AED team is always working to find the next innovative company that is considering making Arlington its home. We are focusing on diversifying our economic base. We have come a long way in the last four years, but there is still work to be done to ensure Arlington's place as a leader in the innovation economy.

- Victor Hoskins ARLINGTON ECONOMIC DEVELOPMENT DIRECTOR

SUCCESS AWAITS YOU AT POTOMAC YARD AT NATIONAL LANDING

Arlington Economic Development is committed to attracting and retaining high-quality businesses of all shapes and sizes. When it comes to assisting businesses, we don't believe in a "one size fits all" policy. Our approach is to get to know your business, understand your needs and find solutions that will help you grow and succeed in Arlington.

Learn about all the advantages to locate your company in Arlington, Virginia:

ARLINGTON TAXES & INCENTIVES

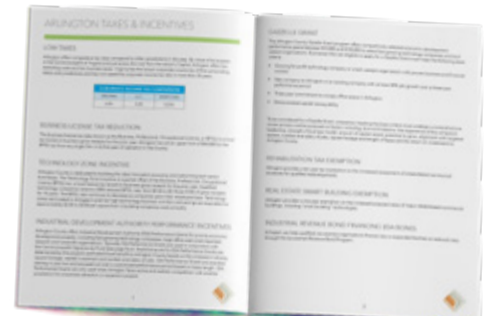
- ▶ Low Taxes
- ▶ Business License Tax Reduction
- ▶ Technology Zone Incentives
- ▶ Industrial Development Authority Performance Incentives
- ▶ Gazzelle Grant
- ▶ Rehabilitation Tax Exemption
- ▶ Real Estate Smart Building Exemption
- ▶ Industrial Revenue Bond Financing

ARLINGTON BUSINESS ASSISTANCE

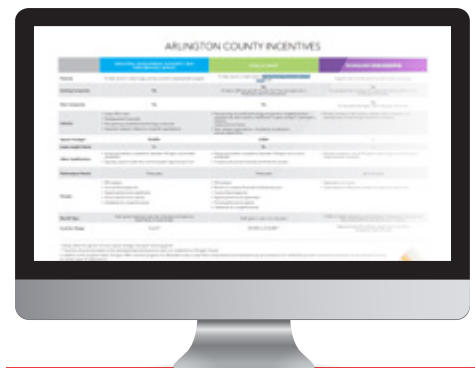
- ▶ Relocation/Expansion Project Assistance
- ▶ Bizlaunch
- ▶ Transportation/Commuting Assistance
- ▶ Employee Recruitment Assistance

VIRGINIA INCENTIVES

- ▶ Commonwealth's Opportunity Fund
- ▶ Virginia Economic Development Incentive Grant
- ▶ Virginia Jobs Investment Program
- ▶ Small Business Job Grant Fund
- ▶ Major Business Facility Job Tax Credit



[Click download the incentives overview](#)



[Click to view the incentives matrix](#)



A COMMUNITY OF OPPORTUNITY

[Watch video](#)

[Learn more](#)



INNOVATION HOTSPOT

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.

[Learn more](#)

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.

[Learn more](#)



CC2DCA: CRYSTAL CITY TO DCA

WALK TO REAGAN NATIONAL AIRPORT FROM POTOMAC YARD AT NATIONAL LANDING

[Learn more](#)

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



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

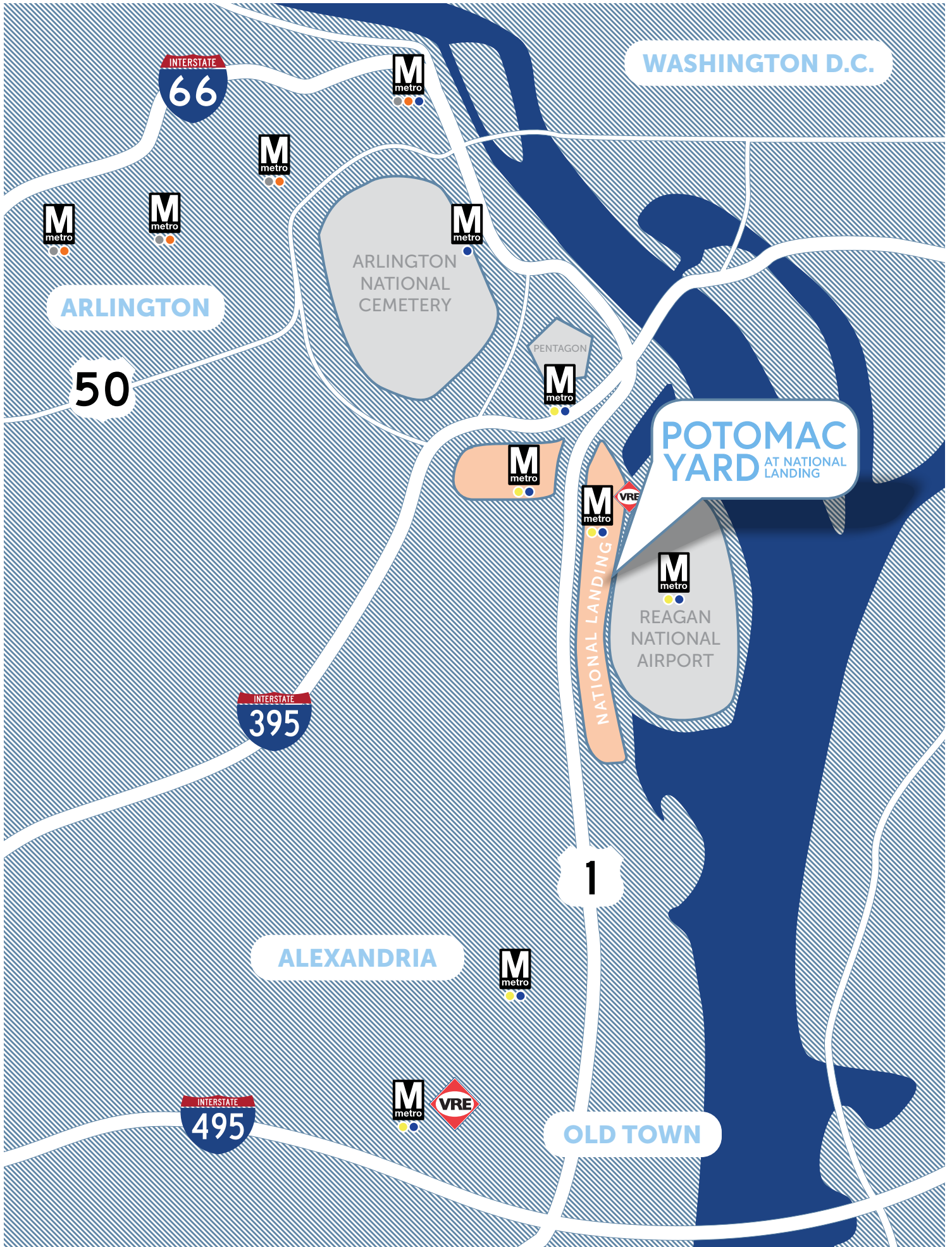


Convenient availability
to electric scooters



Quick access to
Rte 1, I-395





WASHINGTON D.C.

ARLINGTON

ALEXANDRIA

OLD TOWN

POTOMAC YARD AT NATIONAL LANDING

ARLINGTON NATIONAL CEMETERY

PENTAGON

REAGAN NATIONAL AIRPORT

NATIONAL LANDING

INTERSTATE 66

50

INTERSTATE 395

1

INTERSTATE 495



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

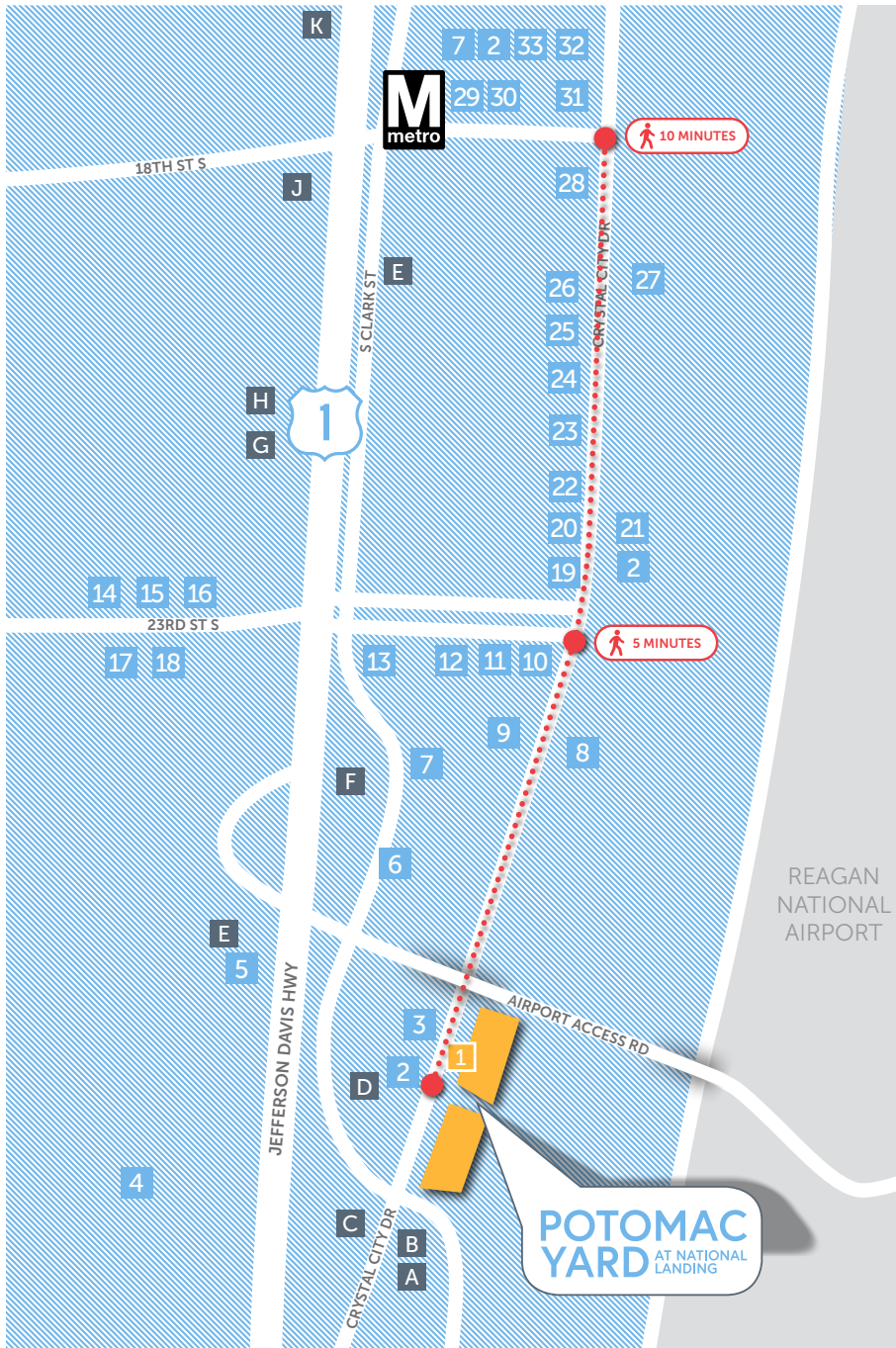
TIME TO TRY SOMETHING NEW?

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.

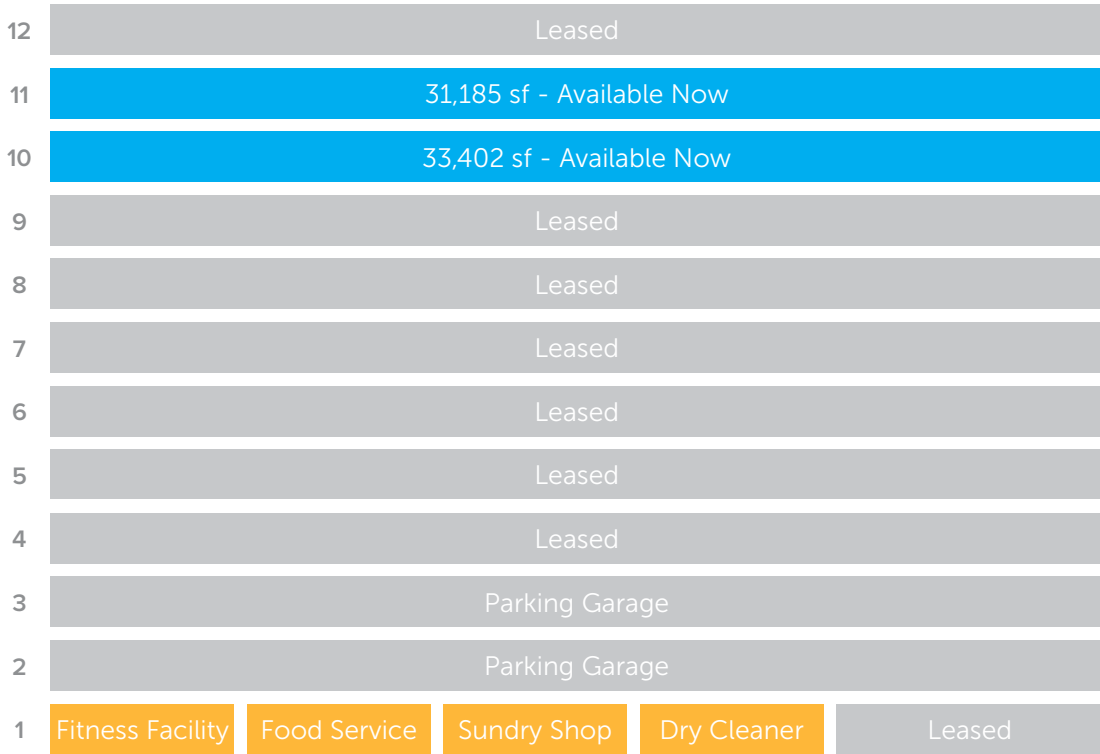
Direct connections to nearly 100 cities from neighboring Reagan National Airport plus two other international airports within 36 miles from National Landing.



OPPORTUNITY AWAITS HERE

2 TWO
POTOMAC
YARD

64,587 SF AVAILABLE NOW



2733 CRYSTAL DR, ARLINGTON

Available Now Amenities

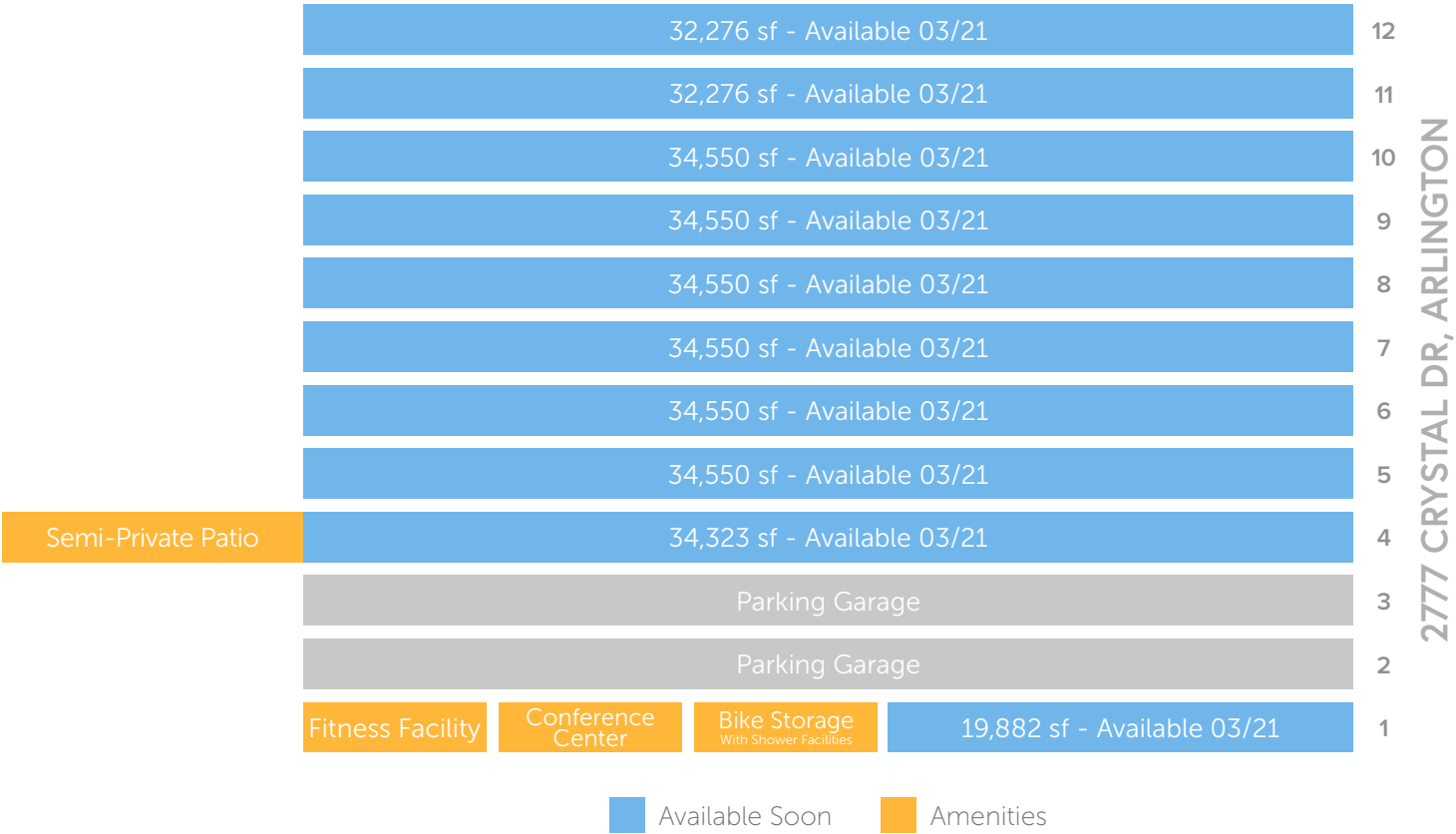


VIEW FROM POTOMAC YARD AT NATIONAL LANDING

POTOMAC YARD AVAILABILITIES

1 ONE POTOMAC YARD

326,057 SF AVAILABLE 03/21



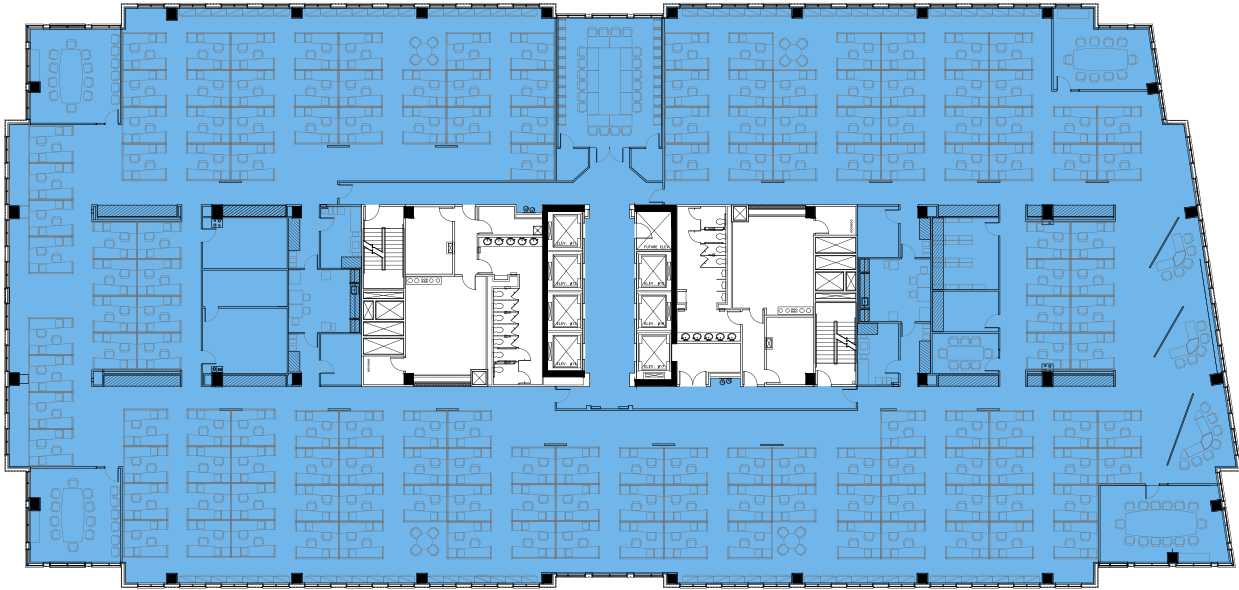
FUTURE SEMI-PRIVATE PATIO



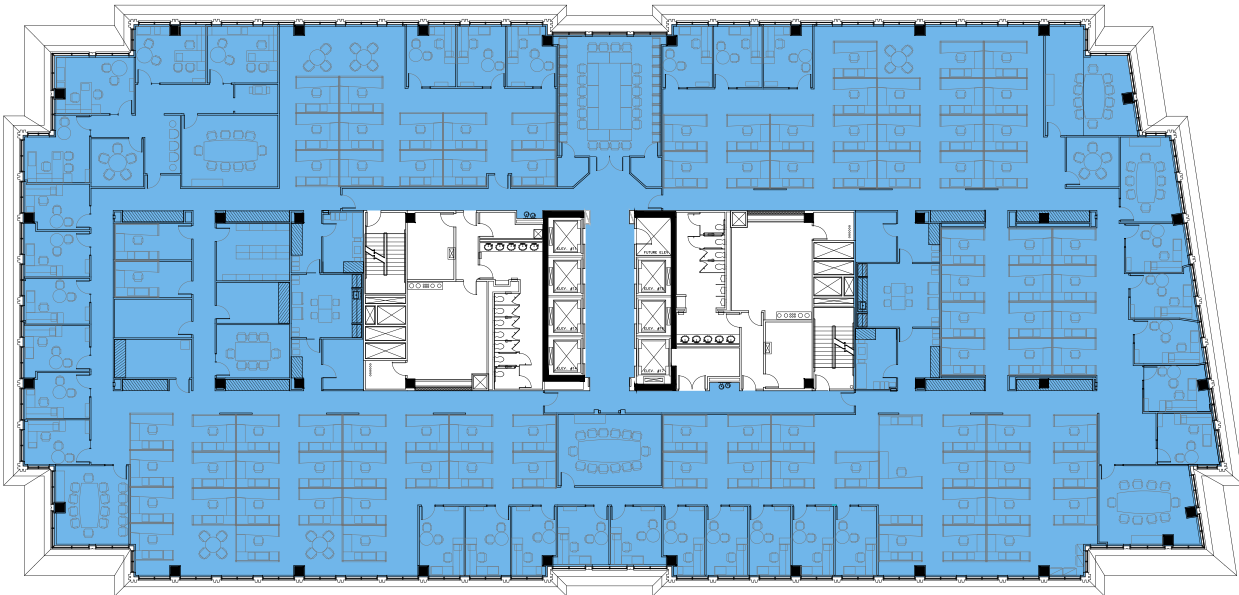
FUTURE SEMI-PRIVATE PATIO



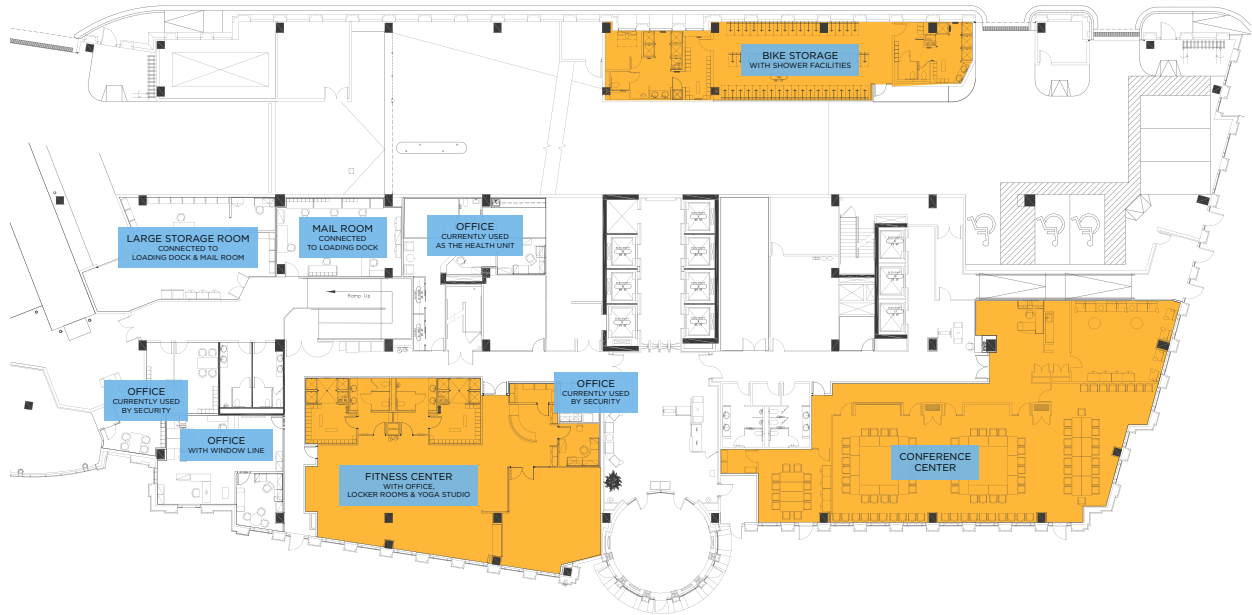
10TH FLOOR
33,402 sf (As-built)



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



1ST FLOOR
Current build-out

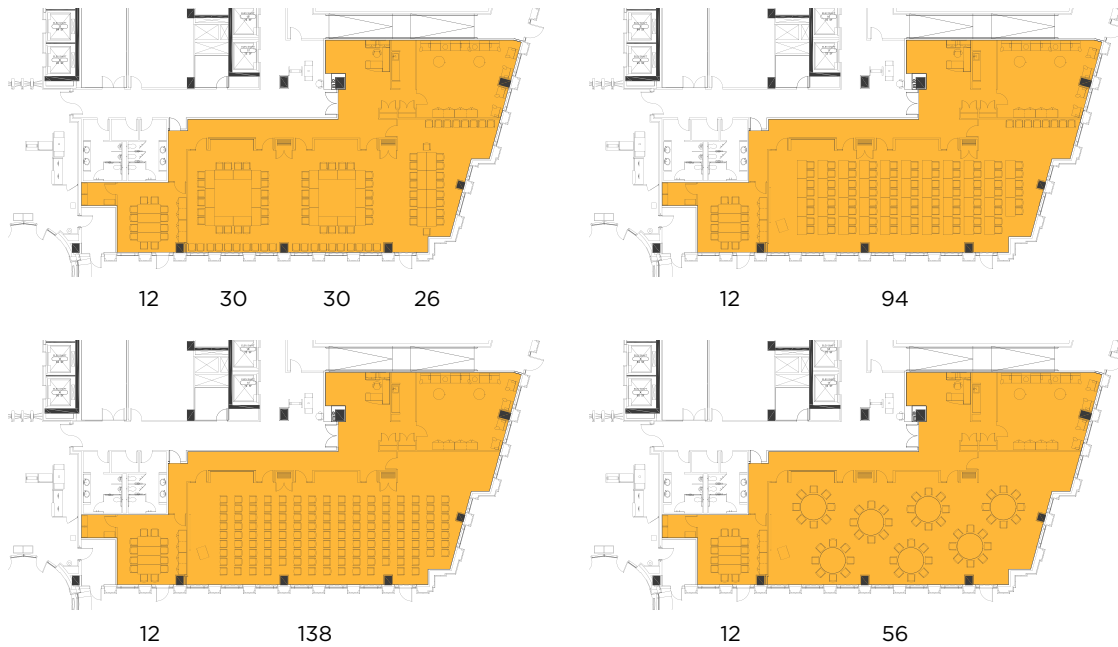


1ST FLOOR
19,882 sf



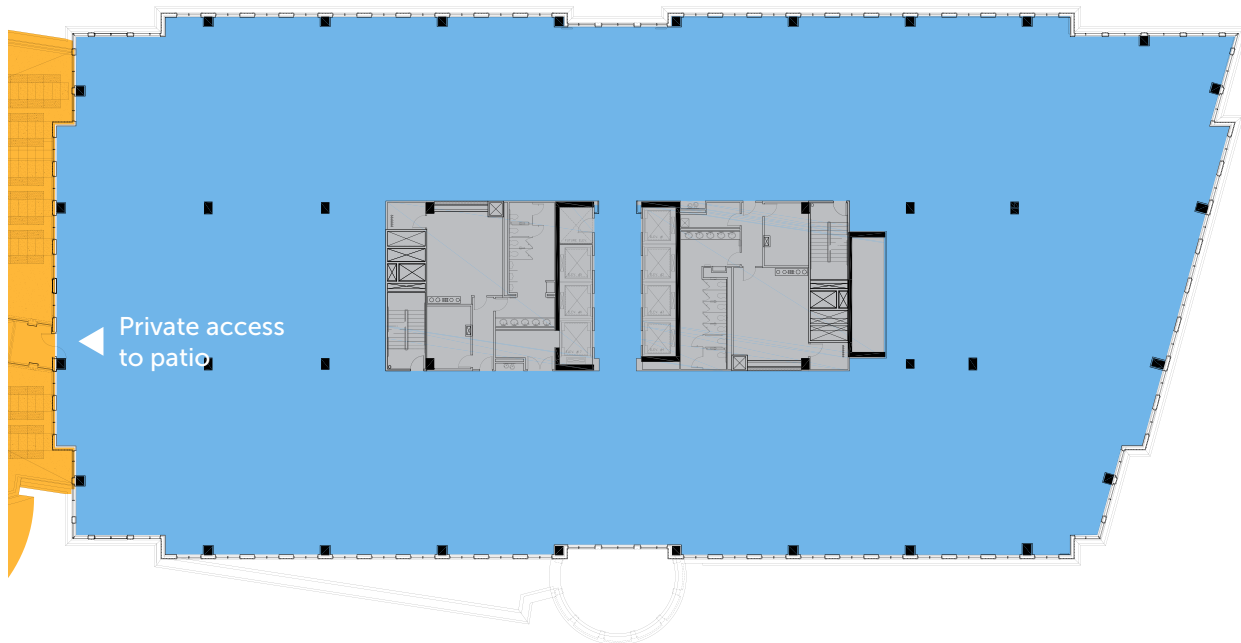
Available Soon Amenities

CONFERENCE CENTER LAYOUTS



*APPROXIMATE SEATING CAPACITY

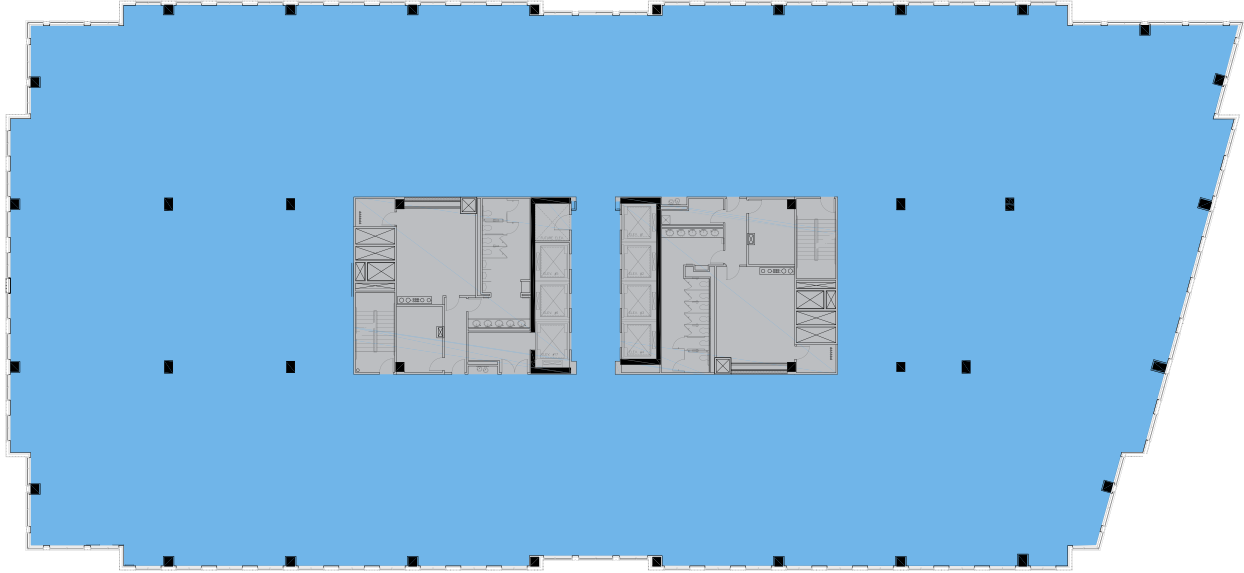
4TH FLOOR 34,323 sf



Available Soon Amenities

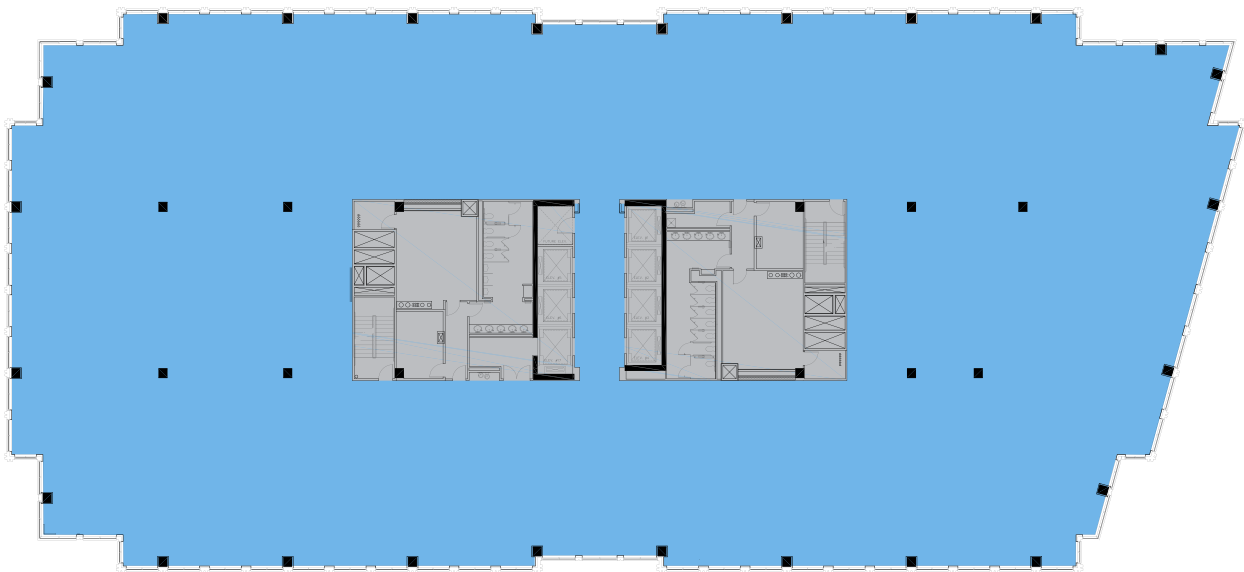
5-10TH FLOOR

34,550 sf



11-12TH FLOOR

32,276 sf



 Available Soon

BUILDING SPECIFICATIONS

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



CBRE

For leasing information, contact:

Malcolm Schweiker
+1 703 734 4716
malcolm.schweiker@cbre.com

Erik McLaughlin
+1 703 288 2548
erik.mclaughlin@cbre.com

Chloe Zulick
+1 703 734 4738
chloe.zulick@cbre.com

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