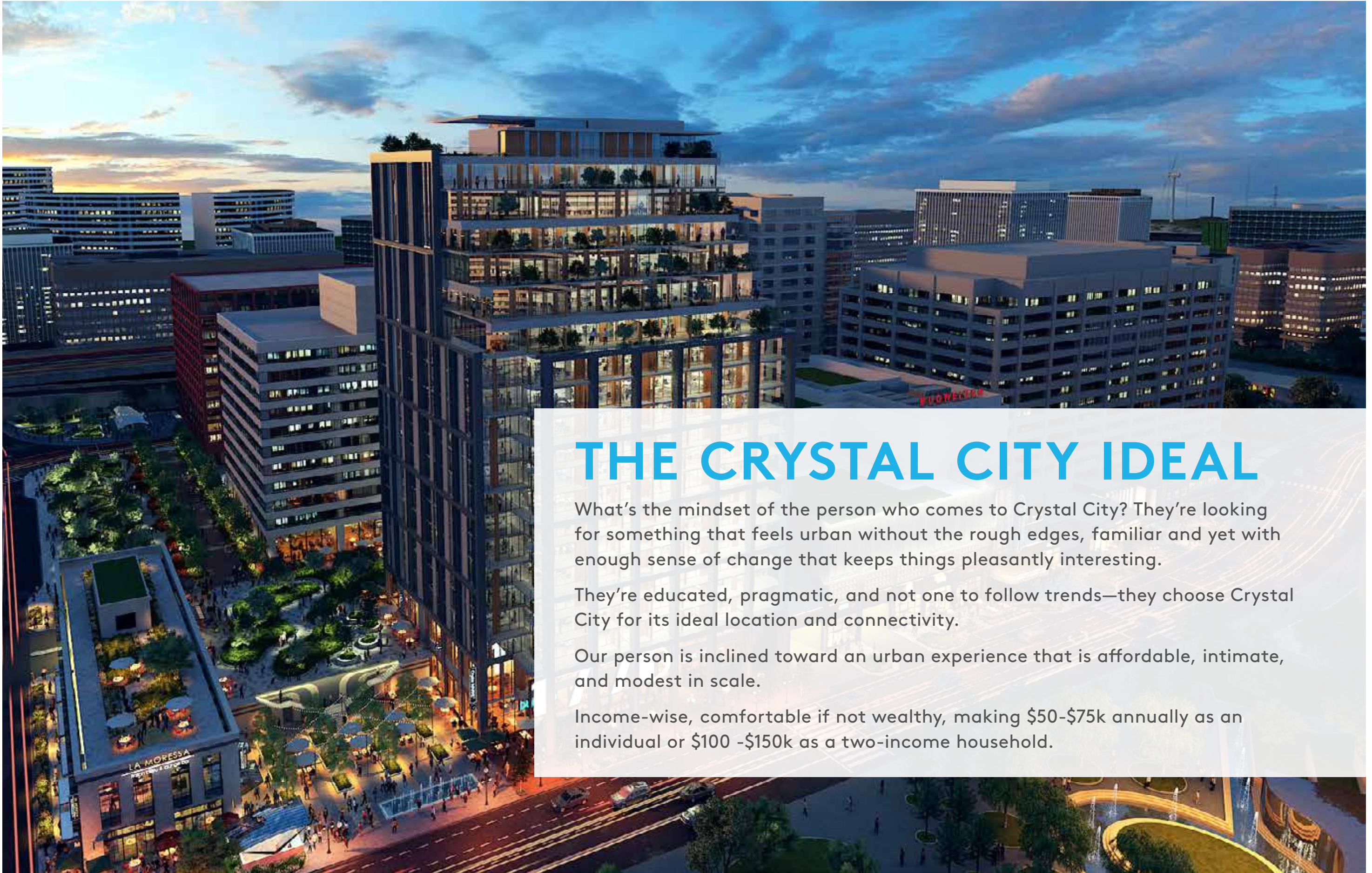


OUR VISION

With its many textures, rhythms, and offerings, the future **Crystal City** will deliver a full spectrum of needs for people who want an urban lifestyle that's **alive and approachable**. Like the most successful compositions, it will be defined by its harmonious mix more than a single, dominant element.

That harmonious mix will stem from the interplay of three neighborhood zones, each with their own distinct character—one clean and everyday, one lush and romantic, one modern and sophisticated. This interplay will create a series of **diverse, yet familiar experiences**.



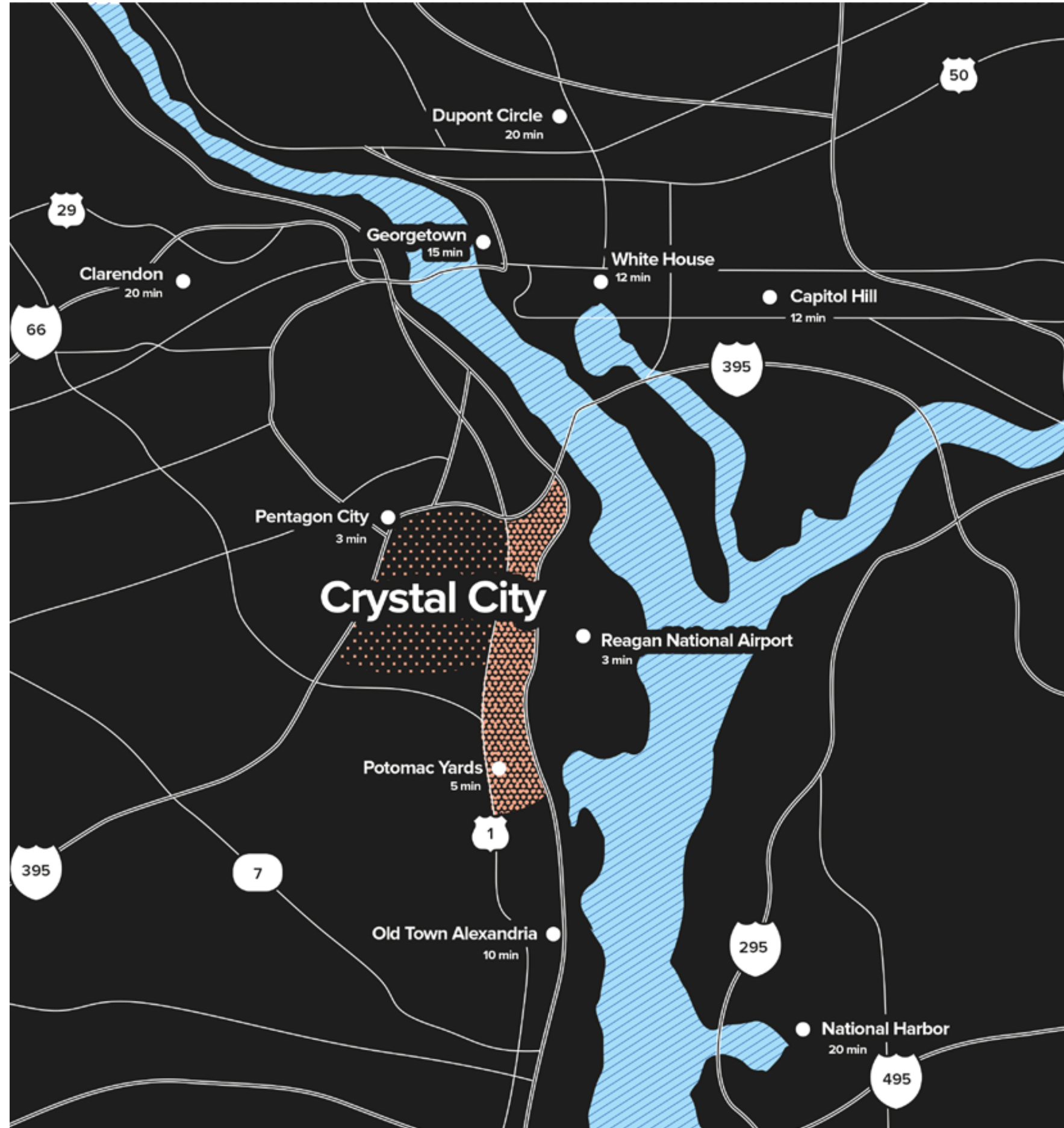
THE CRYSTAL CITY IDEAL

What's the mindset of the person who comes to Crystal City? They're looking for something that feels urban without the rough edges, familiar and yet with enough sense of change that keeps things pleasantly interesting.

They're educated, pragmatic, and not one to follow trends—they choose Crystal City for its ideal location and connectivity.

Our person is inclined toward an urban experience that is affordable, intimate, and modest in scale.

Income-wise, comfortable if not wealthy, making \$50-\$75k annually as an individual or \$100 -\$150k as a two-income household.



THE CENTER OF IT ALL

No place in the region is more connected than Crystal City—National Airport, Route 1, GW Parkway, VRE, and the Mt. Vernon bike trail all converge in the center of the neighborhood.



- EXISTING
- FUTURE
- Office
- Residential
- Hotel
- Development

- 1

201 12th Street S.
Gateway North
332,000 SF
- 2

201 12th Street S.
Gateway North
New Residential
- 3

1215-1235 S. Clark Street
+ 200 12th Street
1,209,000 SF
- 4

1550 Crystal Drive
458,348 SF
- 5

1770 Crystal Drive
Residential Conversion and
Additional New Retail
2019/2020
- 6

241 18th Street S.
326,237 SF
- 7

251 18th Street S.
289,550 SF
- 8

S. Clark Street/S. Bell Street
New Residential
- 9

1800/1851/1901 S. Bell Street
891,587 SF
1900 Crystal Drive
New Residential and Office
775 units 2020
- 10

2011 Crystal Drive
440,000 SF
- 11

2121 Crystal Drive
506,000 SF
- 12

2231 Crystal Drive
464,000 SF
- 13

2345 Crystal Drive
507,644 SF
- 14

2451 Crystal Drive
399,000 SF
- 15

220 Twentieth
265 Units
- 16

2100 Crystal Drive
249,000 SF
- 17

2200 Crystal Drive
280,000 SF
- 18

Crystal Drive New Retail
New Standalone Retail Infill
2019/2020
- 19

2001 Jefferson Davis Hwy
New Residential and Office
- 20

1919 S. Eads Street
98,750 SF
- 21

223 23rd Street S.
New Residential, Office
and Retail
185,500 SF
- 22

2221 S. Clark Street
WeWork/WeLive
216 Units
- 23

Airport Infill
New Residential
- 24

Met 6
New Residential
and Retail
2019/2020
- 25

PenPlace
New Residential and Retail
2021/2022
- 26

The Bartlett
699 Units
- 27

Met 7 + 8
New Residential
and Retail
2021/2022
- 28

Marriott Crystal City
345 Keys

CRYSTAL CITY

MINUTES TO THE CAPITOL





350

organizations do business in Crystal City

9,000

employees on the same block



5,500

hotel rooms in Crystal City and Pentagon City

1.3M

visitors/travelers to Crystal City each year

NEIGHBORHOOD RETAILERS

Whole Foods
Earth Treks Climbing Center
Nordstrom
Macy's
Costco
Jaleo
Techshop
Chik-fil-A
Good Stuff Eatery
We, The Pizza



63,000

people live, work or visit Crystal City daily

10,000

households in Crystal City

\$129,136

average household income



10,200

Metro riders at Crystal City Metro station each day

22M

passengers through Reagan National Airport each year

200,000

cars per day on the adjacent road network—I-395, Route 1, Route 110, and GW Parkway

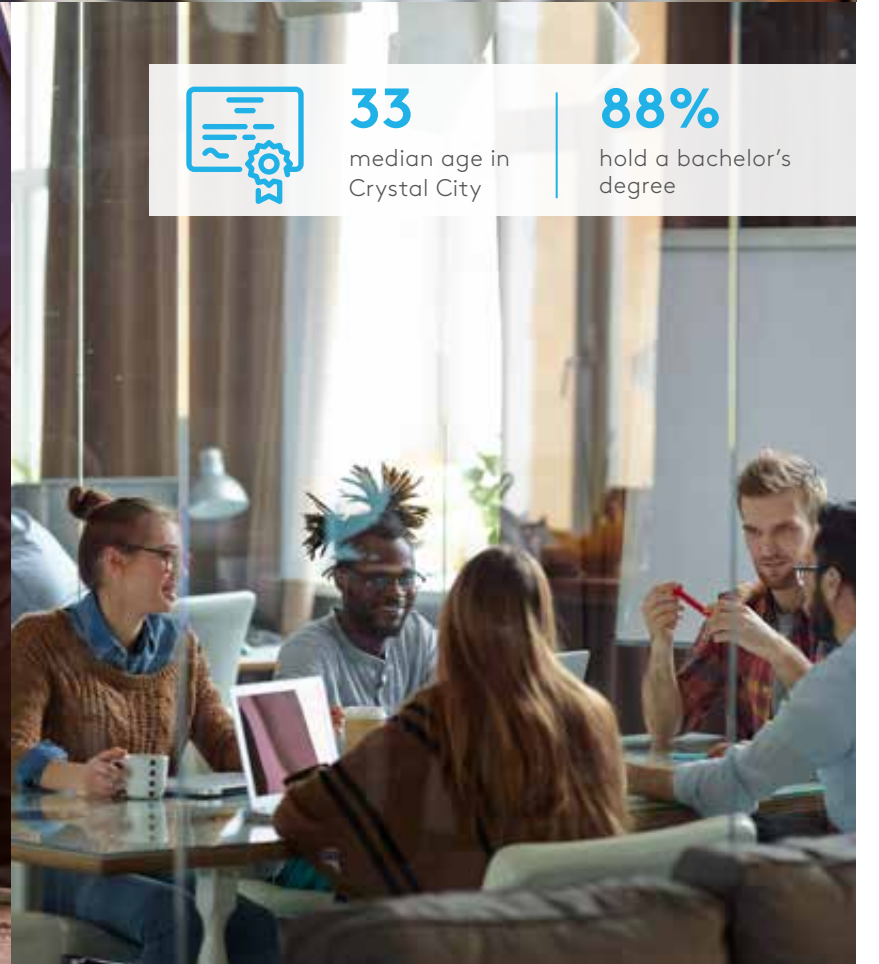


33

median age in Crystal City

88%

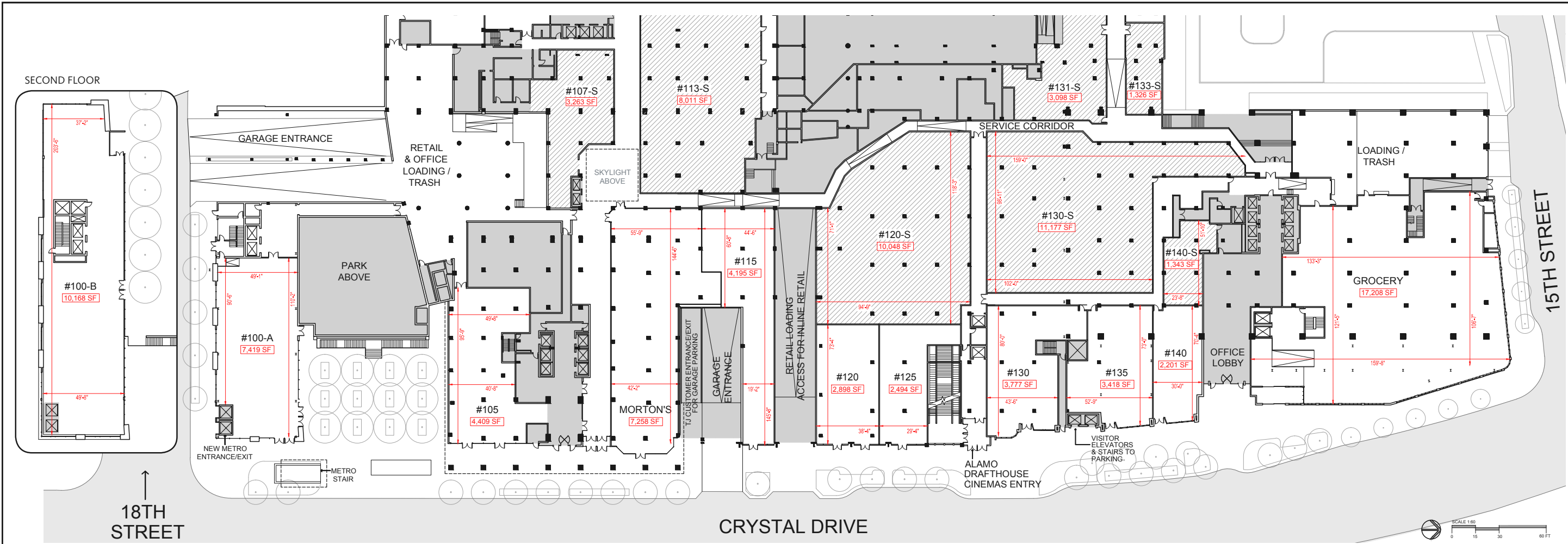
hold a bachelor's degree











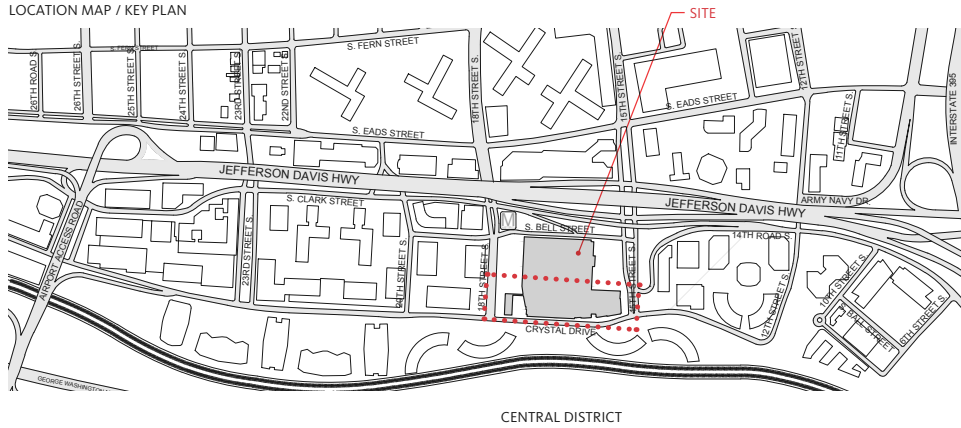
Tenant Space	Area (SF) ¹	Perimeter Frontage ²	Street Frontage ³	Underside of Slab (Clear)	KE Shaft
100-A	7,419	163'-2"	148'-3"	15'-0" & 16'-4"	TBD
100-B	10,168				
105	4,409	112'-8"	48'-8"	-- & 16'-4"	TBD
107-S	3,263	--	--	16'-4"	TBD
MORTON'S	7,258	52'-0"	42'-9"	-- & 16'-4"	TBD
113-S	8,011	--	--	16'-4"	TBD
115	4,195	20'-1"	20'-1"	16'-4" & 20'-4"	TBD
120	2,898	38'-11"	38'-11"	16'-4" & 20'-4"	TBD
120-S	10,048	--	--	16'-4"	TBD
125	2,494	29'-11"	29'-11"	16'-4" & 20'-4"	TBD
130	3,777	56'-0"	42'-3"	13'-2" & 16'-4"	TBD
130-S	11,177	--	--	16'-4"	TBD
131-S	3,098	--	--	16'-4"	TBD
133-S	1,326	--	--	16'-4"	TBD
135	3,418	43'-3"	32'-9"	13'-2" & 16'-4"	TBD
140	2,201	62'-1"	30'-10"	13'-2" & 16'-4"	TBD
140-S	1,343	--	--	16'-4"	TBD
GROCERY	17,208	290'-1"	271'-4"	113'-6" & 15'-11" & 16'-4"	TBD
TOTAL	103,711				

NOTES:
*Indicates Retail Expansion Space.
¹ For the purpose of calculating square footage, all measurements are from the exterior face of exterior walls (dominant surface), the centerline of demising partitions and the outside face of demising walls adjoining common retail areas. Exterior tenant areas behind the dominant surface (facade recesses) are included in the area total, unless noted otherwise. Vertical penetrations for the private use of tenants (stairs & elevators) are included in the area total, counted once at the ground floor, unless noted otherwise.
² For the purpose of calculating tenant space Perimeter Frontage, measurements are from centerline of demising walls to the outside face of the storefront, including all sides of bay windows and facade recesses (perimeter).
³ For the purposes of measuring tenant space Street Frontage, measurements are the linear frontage of the retail suite along a street, not including facade recesses, measured from centerlines of the demising walls. For multi-height spaces, street frontage is only counted once per linear foot of building frontage.
⁴ Refer to plan for indication of finished slab elevation in relation to finished exterior elevation at each entrance.
All existing conditions and dimensions to be field verified by Tenant.
Neither the Landlord nor its Agents shall be responsible for any information contained, and any representation made or locations shown herein. This document is for general information and approximation purposes only.
Tenant's representative, Architect, and/or Engineer are to verify all conditions, sightlines, and elevations in field.
Tenant shall have the sole responsibility for compliance with all applicable statutes, codes, ordinances and other regulations for all work performed by or on behalf of the Tenant at the premises. Landlord, Landlord's Agents or representatives approval of Tenant's working drawings or Tenant's construction shall not constitute an implication of code approval. Landlord review is for issues pertinent to lease exhibits and design criteria compliance only. For instances where several sets of requirements must be met, Landlord's insurance underwriter or the strictest standard shall apply, where not prohibited by applicable codes.

LEGEND:

- ROAD / ALLEY
- NON-RETAIL BASE BUILDING
- RETAIL FLEX SPACE

LOCATION MAP / KEY PLAN



CRYSTAL CITY

CENTRAL DISTRICT
ARLINGTON, VA 22202

BASE PLAN

OCTOBER 13, 2017

