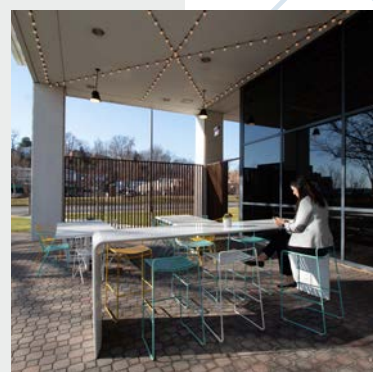
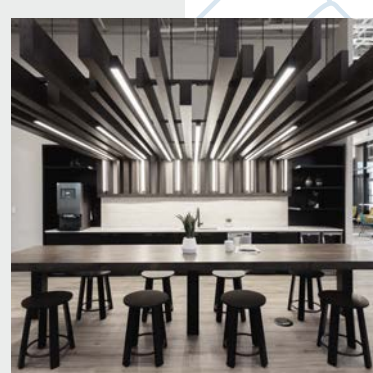
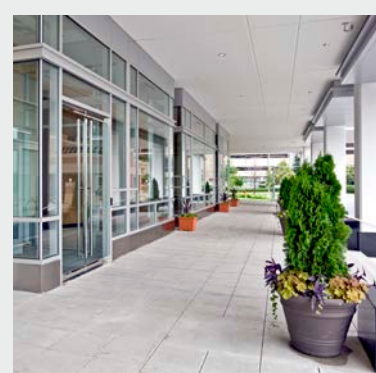
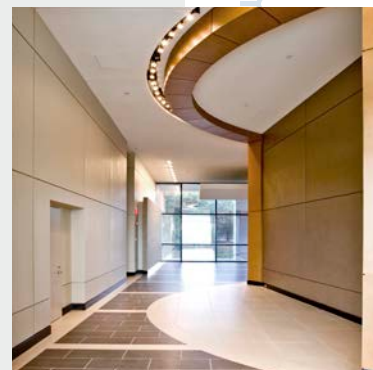
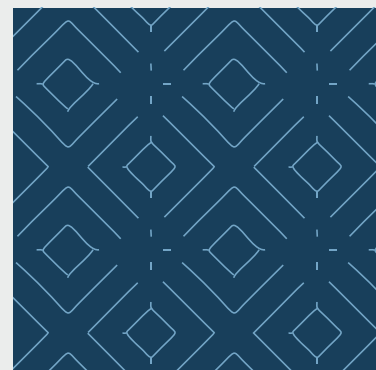




Potomac Gateway 2800 and 2900 Crystal Drive Arlington, VA 22202





DEFINED

- Two 175,000 SF 10-story office buildings
- Typical floor plate – 19,000 SF
- Finished Ceiling Height – 9'
- Underground parking for 700+ vehicles
- Property managed by landlord

ENHANCED

- Newly renovated lobbies and common areas with upgraded finishes
- New tenant-only fitness center and full-service café
- Conference center with lounge, galley pantry and meeting space for 40
- New landscaped plaza and connecting walkway



MODERN CONSTRUCTION

- Ideal/rectangular floor plate = MAXIMUM EFFICIENCY
- 28' x 32' Column Spacing (competition is 20' x 20') = OPTIMAL PLANNING FLEXIBILITY
- Depth from the window line provides = ABUNDANCE OF NATURAL LIGHT

CONNECTED

- Tenant-only shuttle to Metro, VRE and the Pentagon
- Prime National Landing location with easy access National Gateway
- Close to Pentagon, downtown Washington, DC and Old Town Alexandria
- Close to Reagan National Airport
- Close to the Metro, I-395, GW Parkway and 14th Street Bridge



HIGH-END OFFICE SPECS

- Unfinished Ceiling Height – 12'
- Four high-speed elevators
- 45 tons per floor capacity VAV HVAC system
- 480v/277v electrical system with capacity of 300 amps
- Parking ratio of 2/1000
- Loading dock available
- Perimeter and elevator key cards access control system

LOCATION MAP + HIGHLIGHTS



CONVENIENT ACCESS

Tenant-only shuttle to Metro, VRE and the Pentagon



DIRECT PROXIMITY

Hop, skip, and a jump to the Pentagon, downtown Washington, DC, Amazon HQ2 and Old Town Alexandria

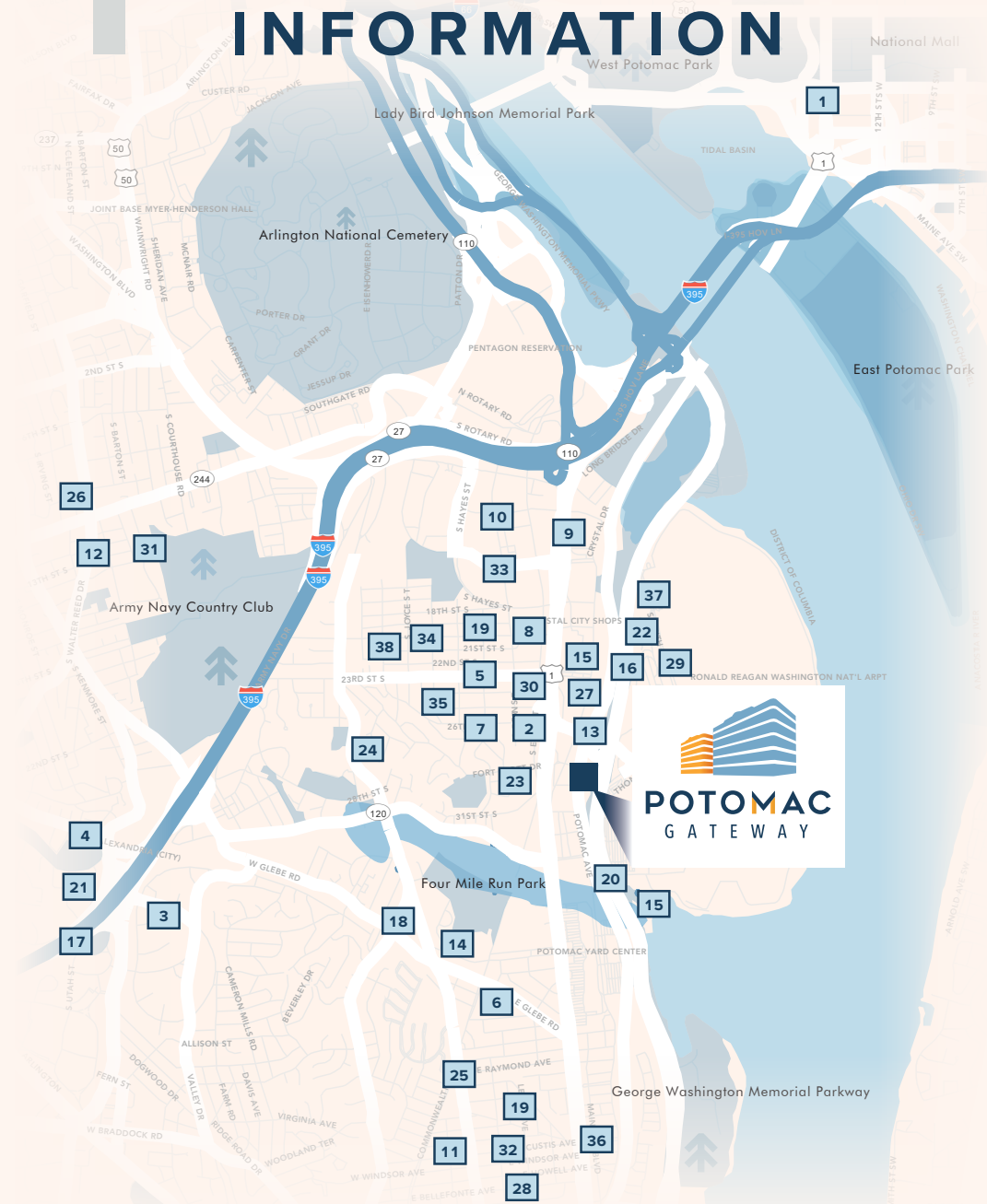


RETAIL ABUNDANT

Extensive fast casual and lunch options nearby



RETAIL MAP INFORMATION



KORA RESTAURANT



HIGHLINE RXR



STARBUCKS



WE, THE PIZZA

FITNESS CENTER

- 2,000 sf
- Showers/Locker Rooms
- Located on 2nd Floor of Potomac Gateway North

CONFERENCE CENTER

- Accomodate up to 40 guests
- Fully equipped with AV
- Features lounge, galley pantry, & moveable furniture
- Located on second floor of Potomac Gateway North

SHUTTLE

- Private tenant-only shuttle
- 15 minute loop
- 3 Stops
- Potomac Gateway
- National Landing Metro station/VRE
- The Pentagon

TENANT LOUNGE

- Expansive tenant lounge
- Renovated lobbies
- Coffee bar
- Outdoor patio

CRYSTAL BOWL CAFE

- Outdoor & indoor seating
- Breakfast & Lunch
- Catering available
- Open Monday - Friday 7:30am - 3:30pm



FITNESS CENTER



CONFERENCE CENTER



SHUTTLE



TENANT LOUNGE



CRYSTAL BOWL CAFE

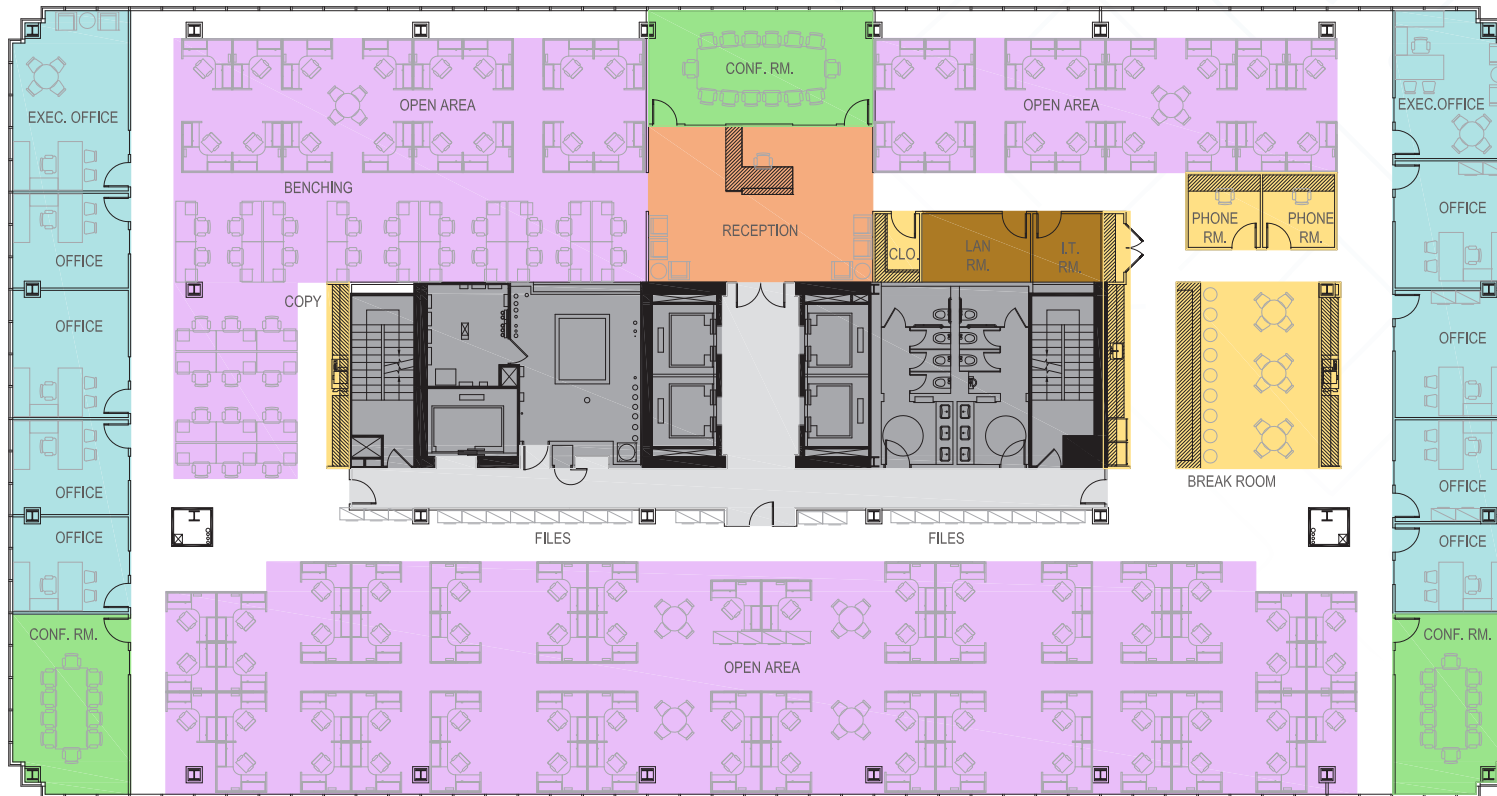
- | | | |
|---|---|------------------------|
| 1 Renaissance Arlington Capital View Hotel | 18 LA Fitness | 35 La Bettola Italiano |
| 2 Hyatt Regency National Landing at Reagan National Airport | 19 Crystal Park Sport&Health | 36 Mexico Palace |
| 3 The Magic Duel | 20 Kabob Palace | 37 Jimmy John's |
| 4 Birchmere | 21 Kohinoor Dhaba | 38 Los Tios Grill |
| 5 Courtyard Arlington National Landing/Reagan National Airport | 22 Bozzelli's | |
| 6 Hilton National Landing at Washington Reagan National Airport | 23 Mezeh - National Landing | |
| 7 Holiday Inn National Airport/National Landing | 24 Enjera Restaurant | |
| 8 Country Inn & Suites | 25 McNamara's Pub & Restaurant | |
| 9 Lidl | 26 The Portofino Restaurant | |
| 10 Freddie's Beach Bar & Restaurant | 27 Bob & Edith's Diner | |
| 11 SOCCI | 28 Ted's Montana Grill - National Landing | |
| 12 National Landing Sports Pub | 29 Ruth's Chris Steak House | |
| 13 Federico Ristorante Italiano | 30 The Athena Pallas Restaurant | |
| 14 Delta Sky Club | 31 Urban Thai Restaurant | |
| 15 District Bar | 32 Wow Bao | |
| 16 Flirt Lounge | 33 Crystal Bonsai Sushi | |
| 17 O'Malley's Pub | 34 Paisano's | |

OPEN FLOOR PLAN



Approximately 19,000 SF

2800 & 2900 CRYSTAL DRIVE

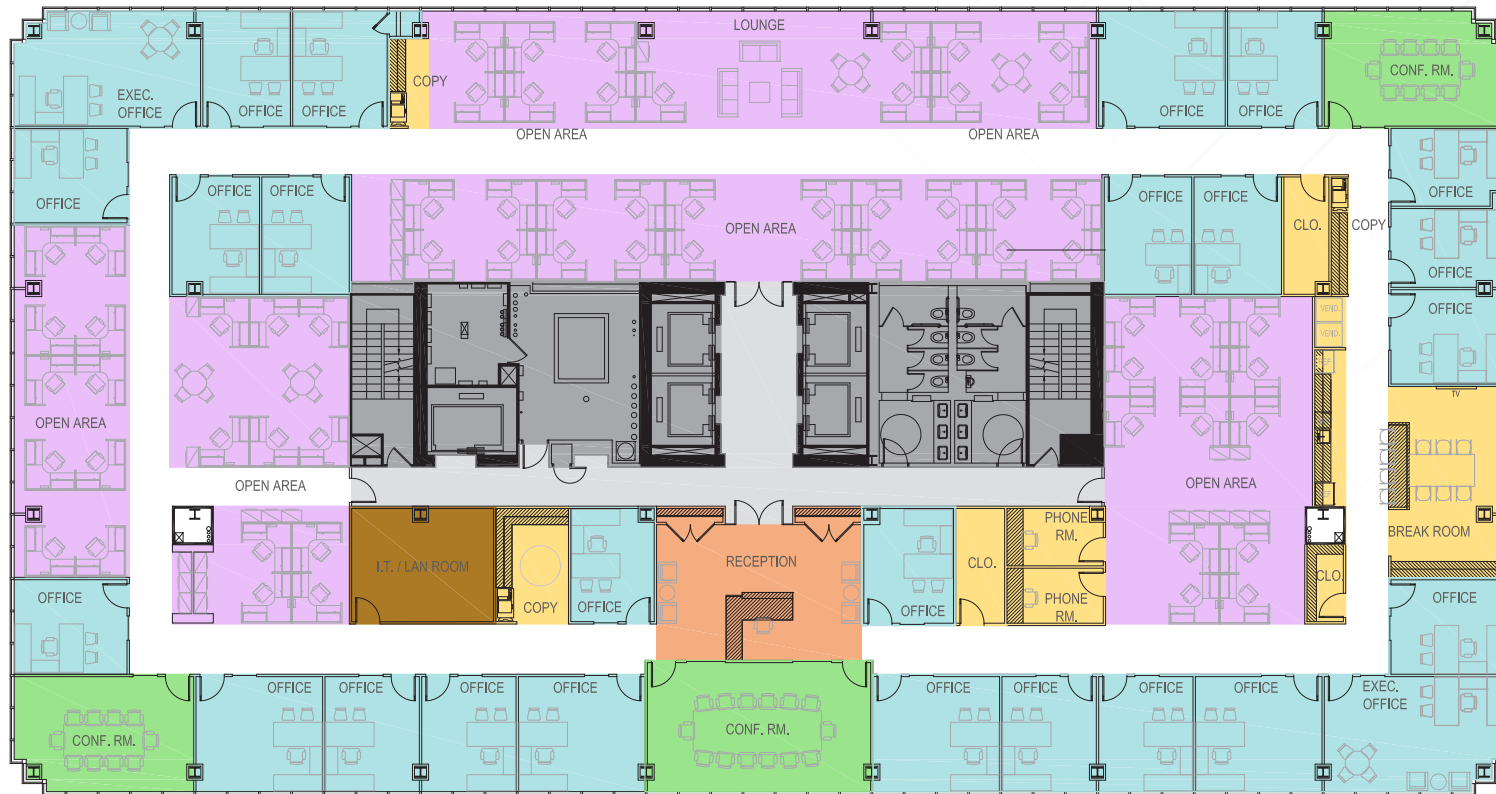


MIXED FLOOR PLAN



Approximately 19,000 SF

2800 & 2900 CRYSTAL DRIVE

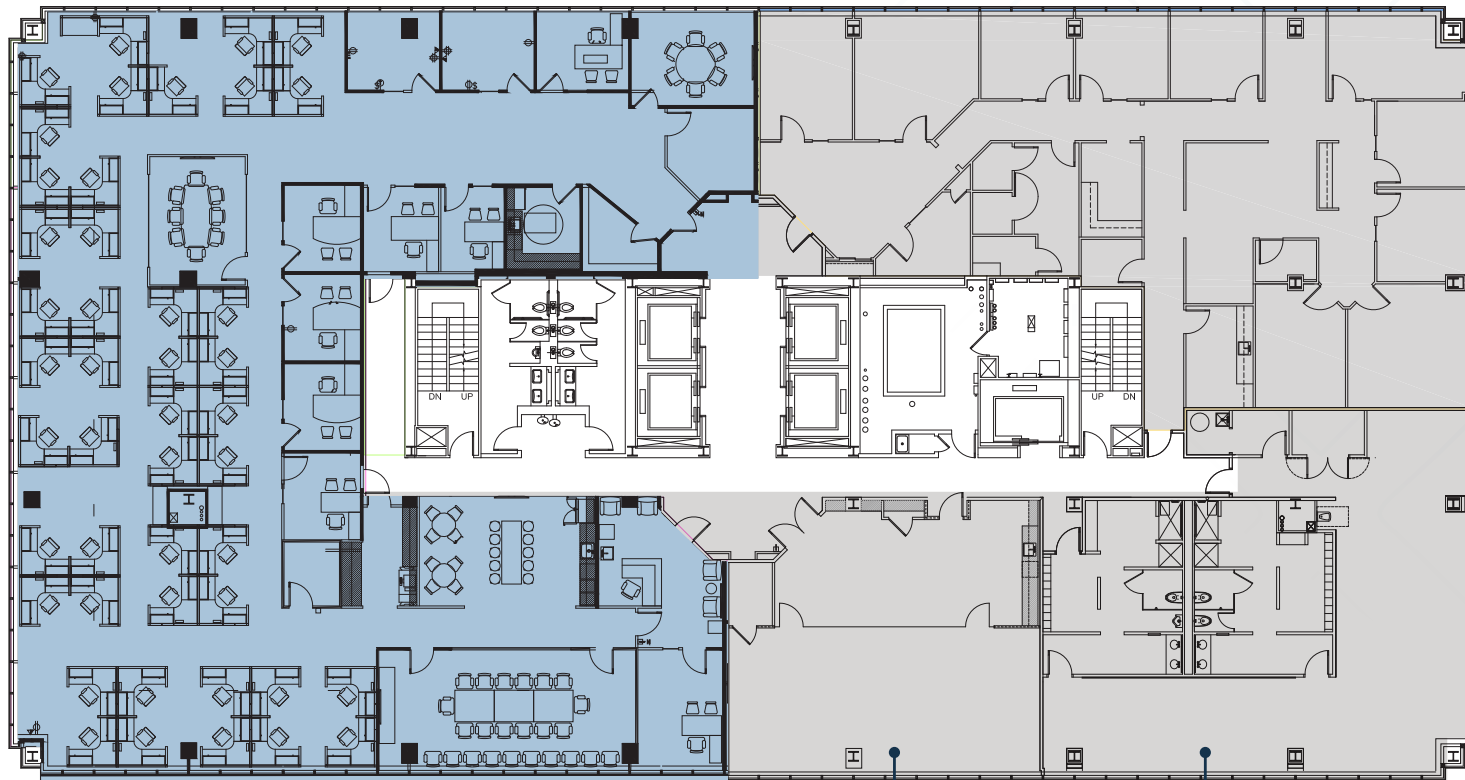


2ND FLOOR

SUITE 200
10,117 SF



2800 CRYSTAL DRIVE



CONFERENCE CENTER

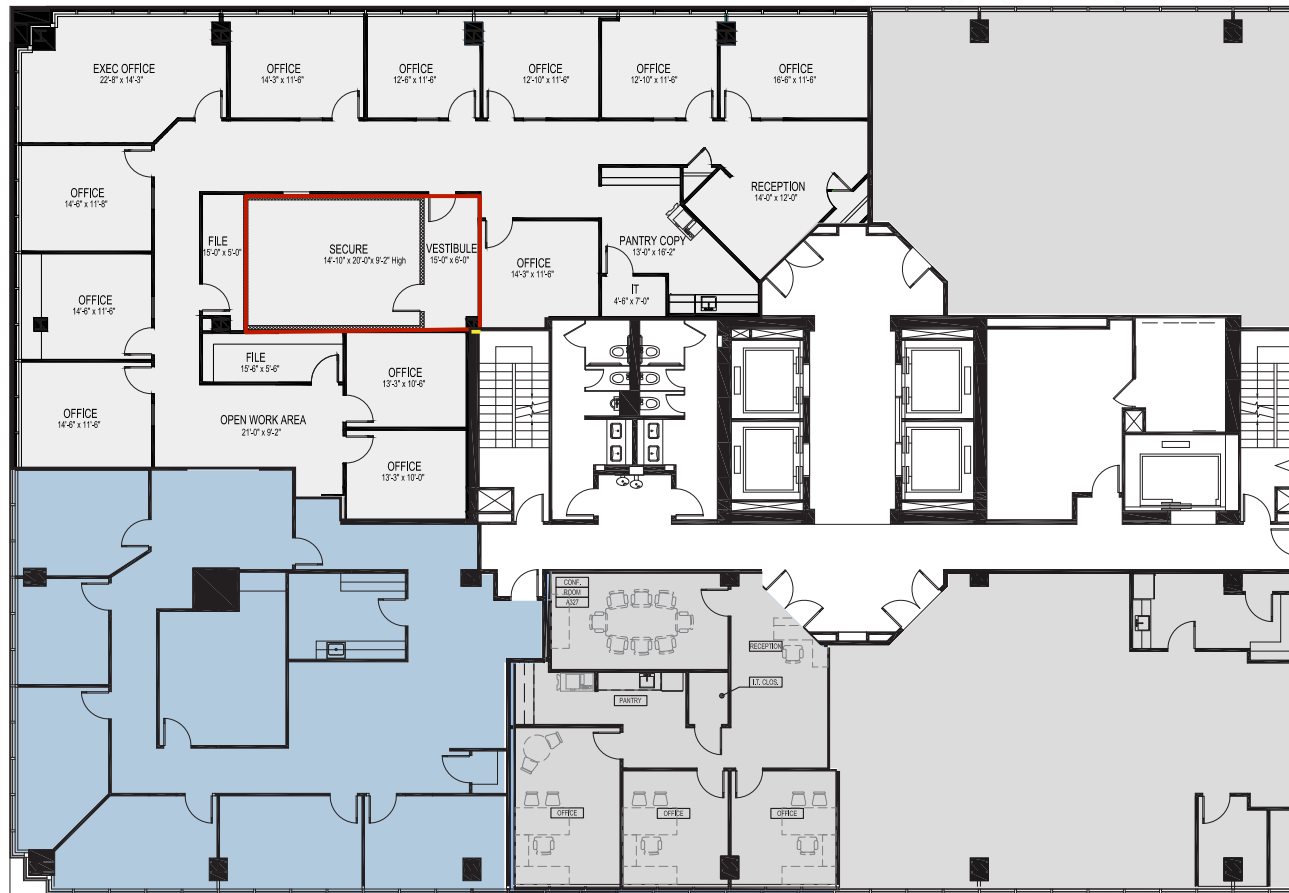
FITNESS CENTER

3RD FLOOR



SUITE 350
3,040 SF

2800 CRYSTAL DRIVE

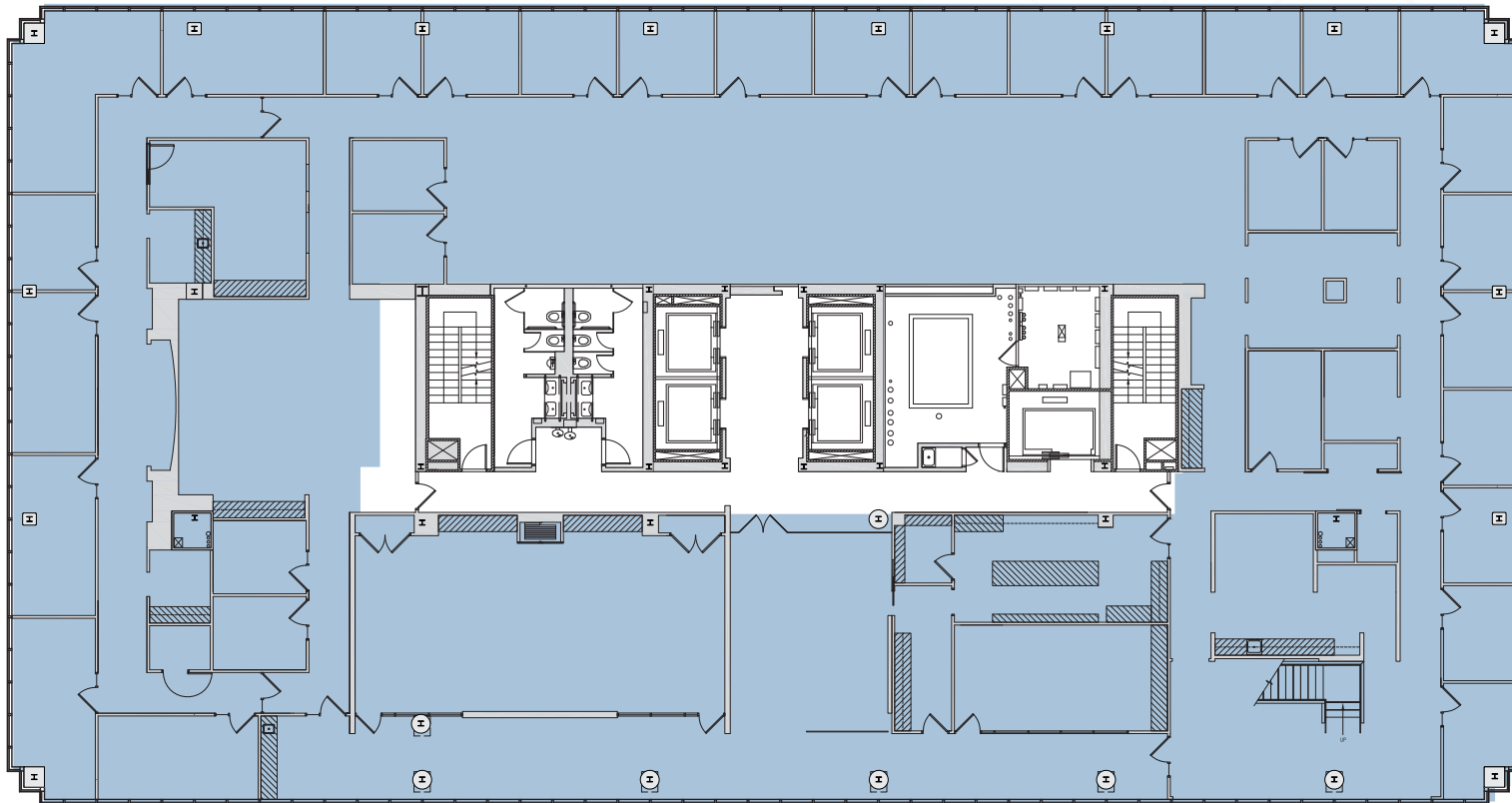


6TH FLOOR



SUITE 600
20,009 SF

2800 CRYSTAL DRIVE

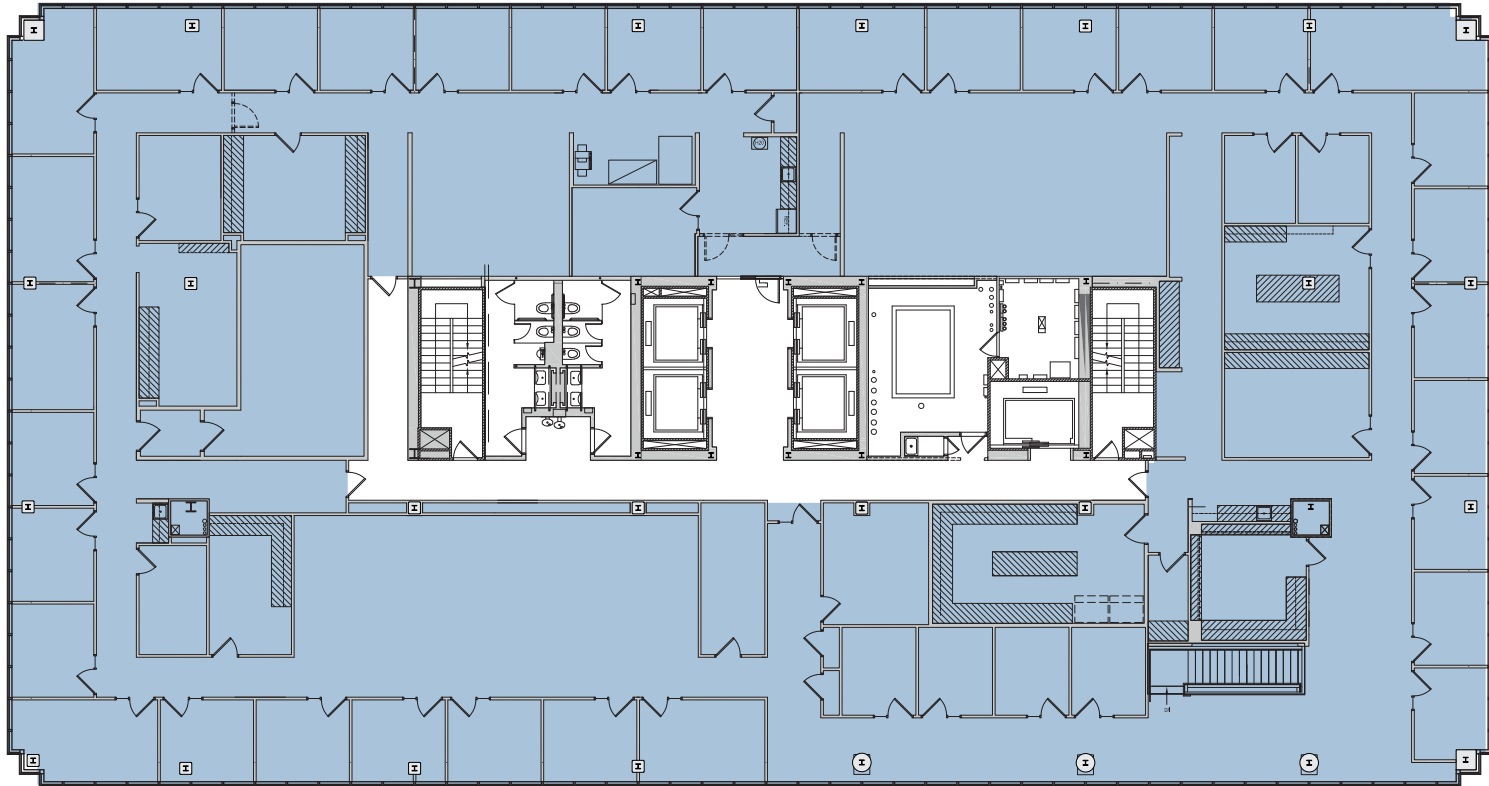


7TH FLOOR

SUITE 700
19,956 SF



2800 CRYSTAL DRIVE



8TH FLOOR

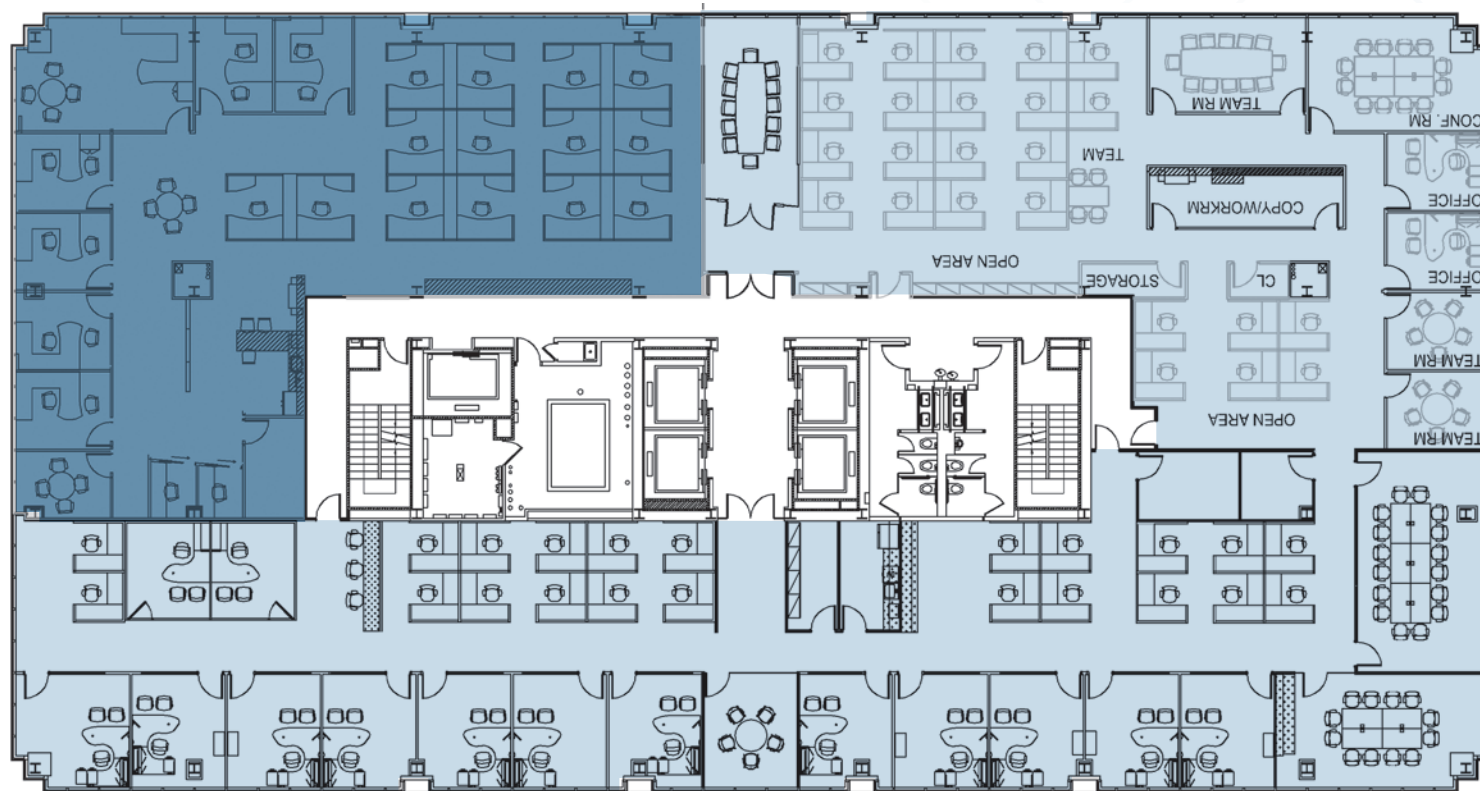


SUITE 800 & 850

2800 CRYSTAL DRIVE

SUITE 800
5,344 SF

SUITE 850
14,553 SF



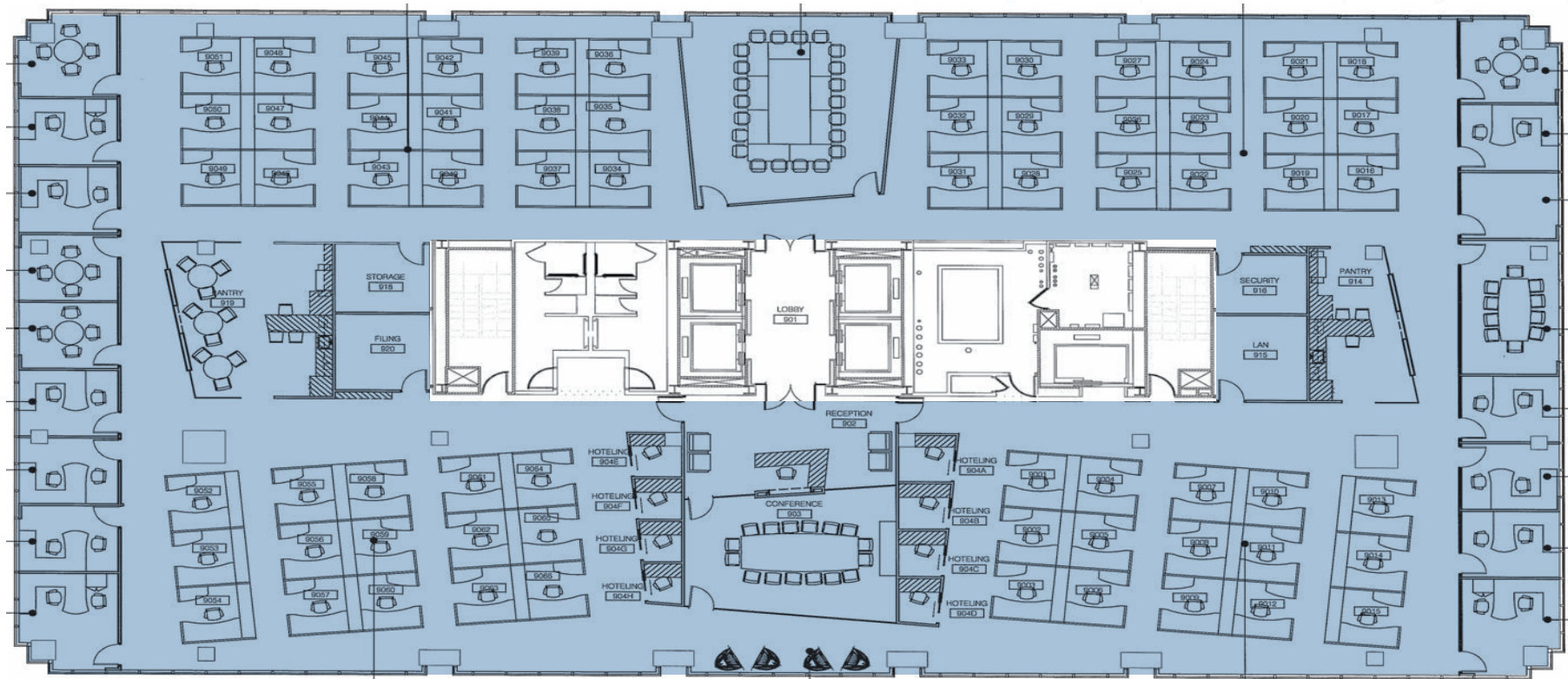
9TH FLOOR



SUITE 900

19,897 SF

2800 CRYSTAL DRIVE

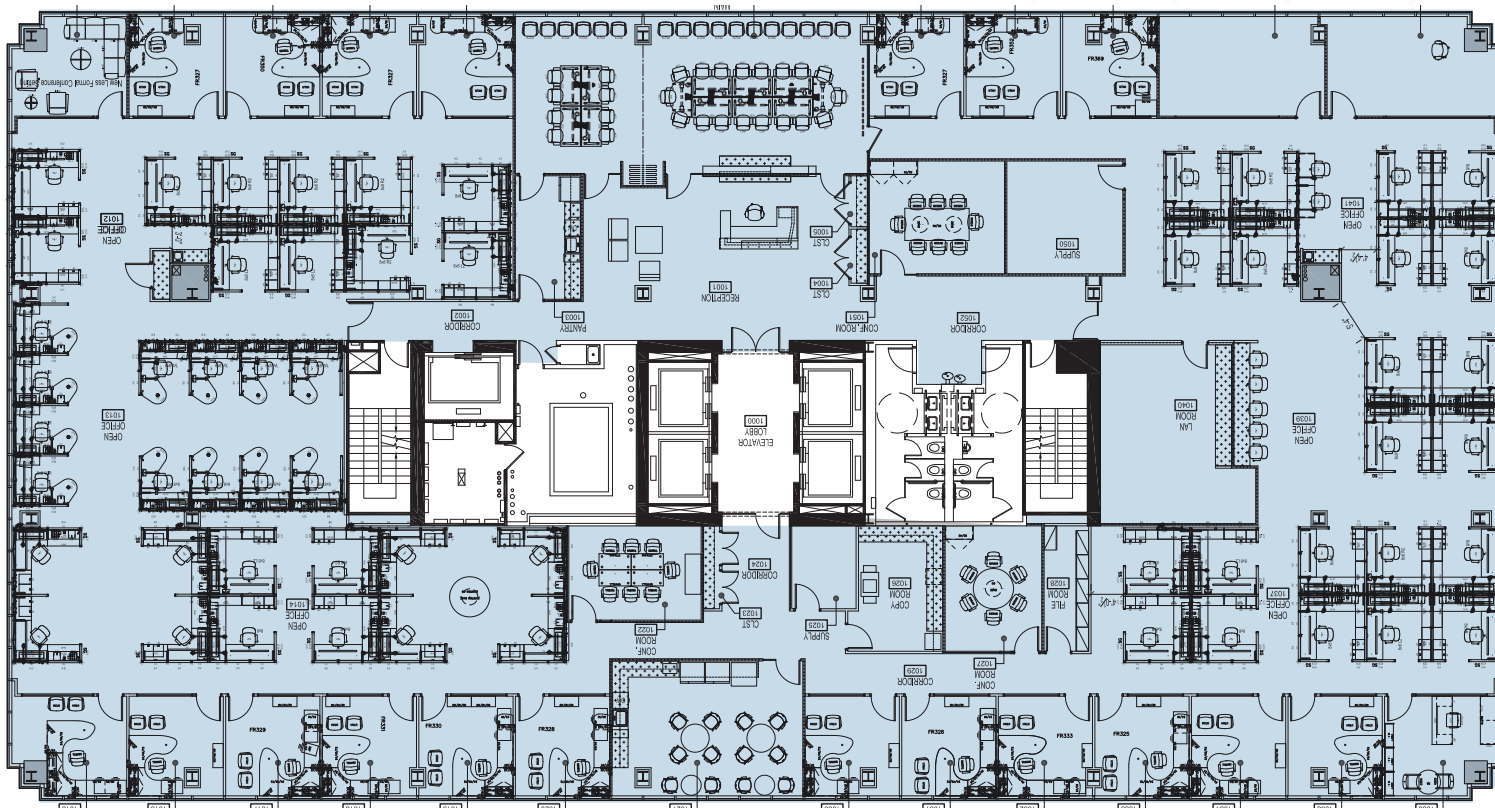


10TH FLOOR

SUITE 1000
19,897 SF



2800 CRYSTAL DRIVE



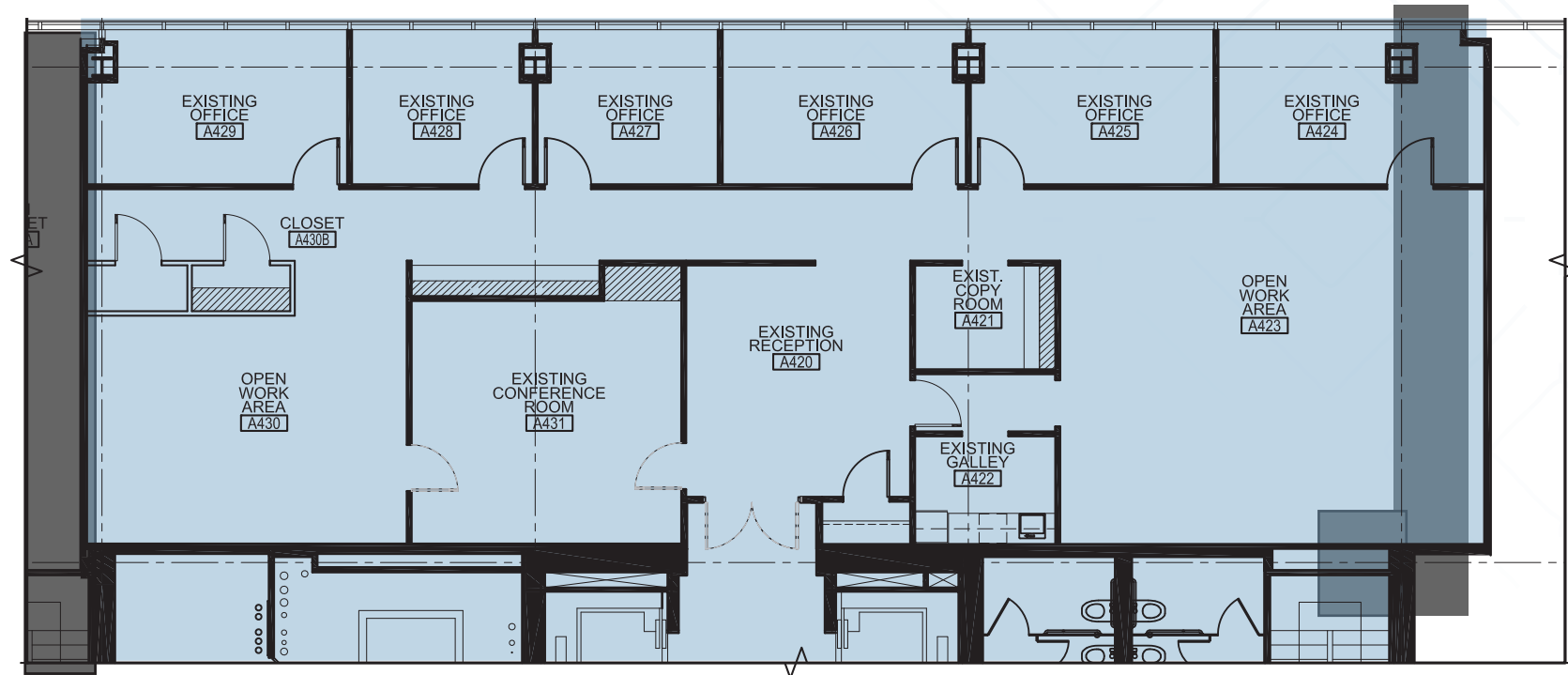
4TH FLOOR



SUITE 420

3,825 SF

2900 CRYSTAL DRIVE

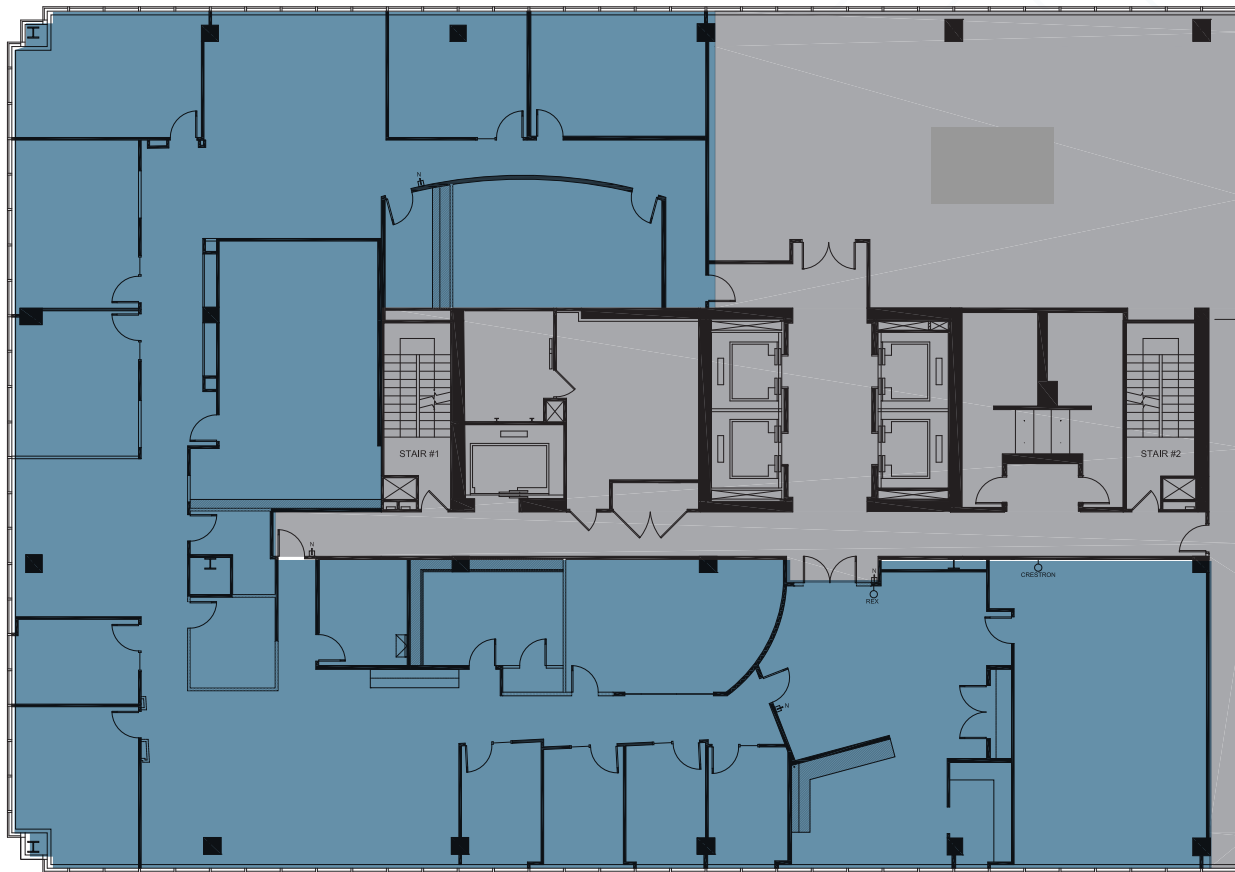


5TH FLOOR

SUITE 510
10,728 SF



2900 CRYSTAL DRIVE



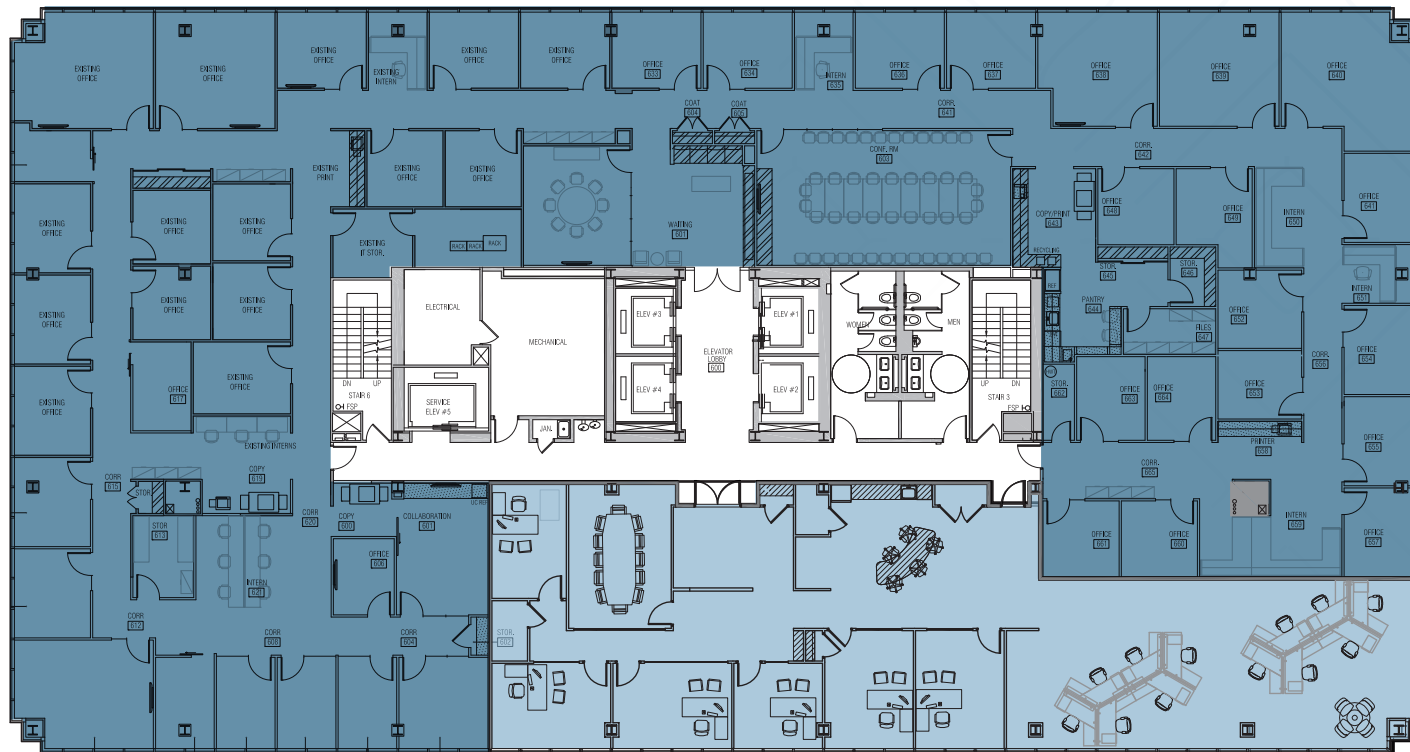
6TH FLOOR



SUITE 600 & 620
4,577 – 19,123 SF

2900 CRYSTAL DRIVE

SUITE 600
14,546 SF



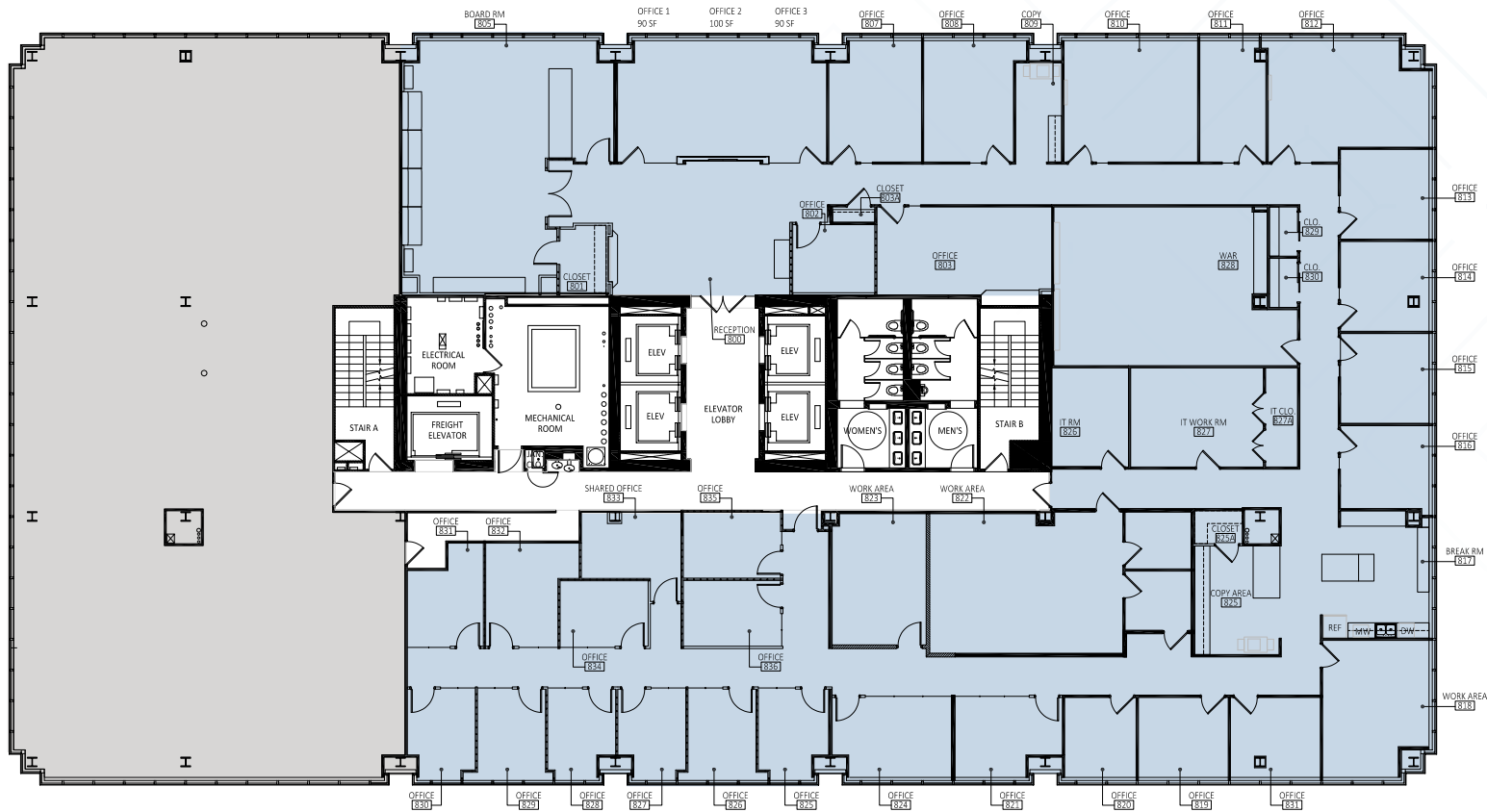
SUITE 620
4,577 SF

8TH FLOOR

SUITE 800
13,257 SF



2900 CRYSTAL DRIVE

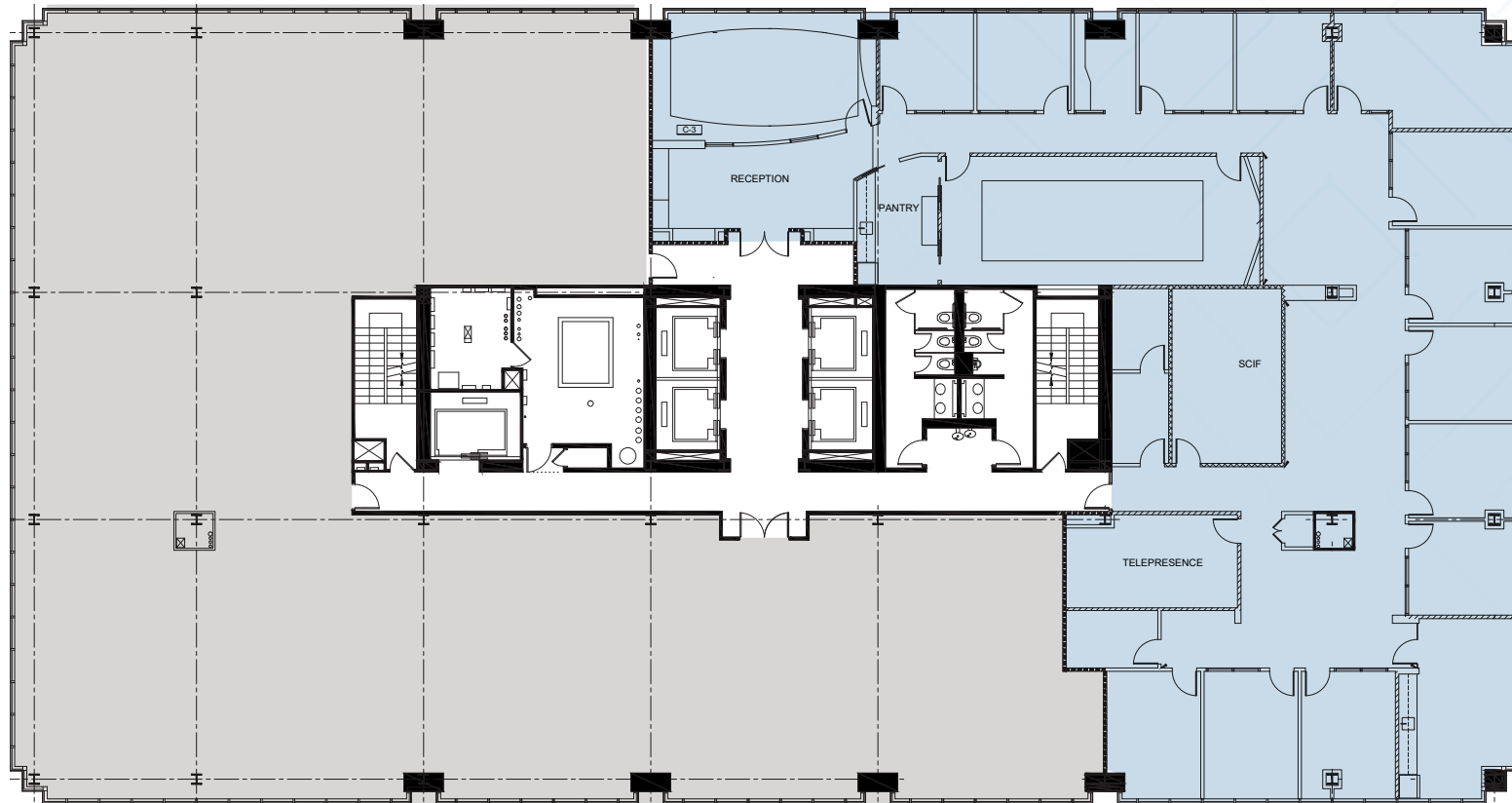


9TH FLOOR

SUITE 900
8,481 SF



2900 CRYSTAL DRIVE

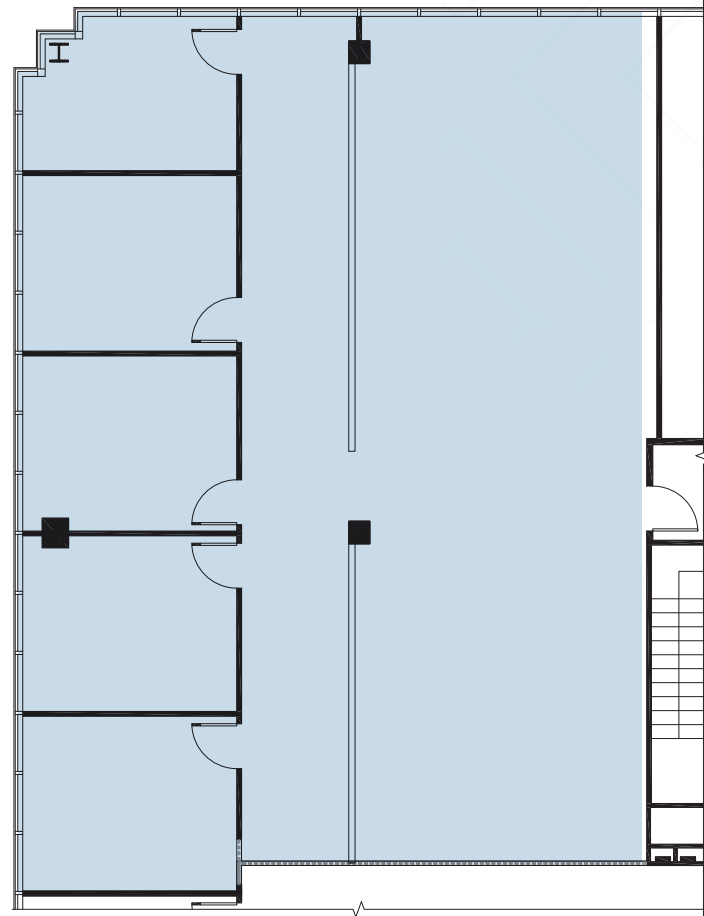


9TH FLOOR

SUITE 910
3,063 SF



2900 CRYSTAL DRIVE





POTOMAC G A T E W A Y

TODD BRINKMAN

703 770 3403

TODD.BRINKMAN@CUSHWAKE.COM

TOM WALSH

703 847 2760

TOM.WALSH@CUSHWAKE.COM

PAIGE BARGER

703 770 3406

PAIGE.BARGER@CUSHWAKE.COM

JACK ABEL

703 544 9107

JACK.ABEL@CUSHWAKE.COM

