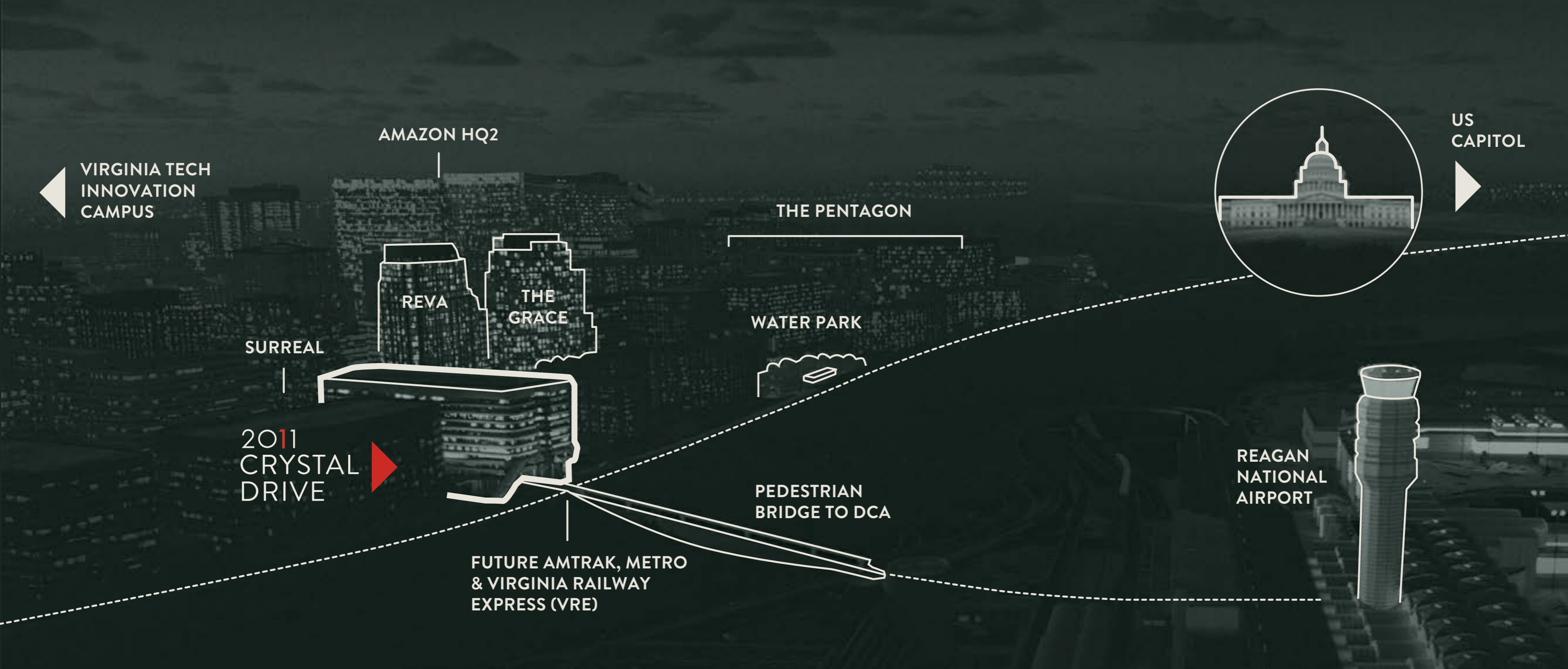


# 2011 CRYSTAL DRIVE

A new office opportunity for visionary  
companies to take root and scale





## Where Mission-Driven Companies Lead

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Located in the heart of National Landing, the region's premier defense technology corridor, 2011 Crystal Drive places companies steps from the Pentagon, Reagan National Airport, and downtown Washington, D.C. Surrounded by leading contractors, federal agencies, and emerging technology firms, the building offers immediate access to the talent, capital, and decision-makers advancing national security and next-generation innovation.

In one of the most walkable, transit-connected districts in the country, 2011 delivers both strategic proximity and everyday vibrancy — a competitive advantage for organizations solving complex problems at scale.



SHARED TERRACE

MODERNIZED LOBBY

CONSTELLATION  
ALL-DAY MARKET & CAFÉ

*Altitude*  
LISTENING ROOM & WINE BAR

CONCORDE  
MEETINGS & EVENTS VENUE

FUTURE PEDESTRIAN  
BRIDGE TO DCA



## Reimagined for High-Value Work

JBG SMITH's substantial investment in the repositioning of 2011 Crystal Drive began with a clear goal: to create a hospitality-driven workplace built for performance, security, and culture. The transformation introduces enhanced arrival experiences, new signage opportunities, connected floors, outdoor terraces and food and beverage destinations that carry tenants from coffee to cocktails within one seamless ecosystem.

Every detail was intentionally designed to foster collaboration and connection, while delivering the flexibility and secure infrastructure required by today's forward-thinking organizations.



A COZY IN-BETWEEN SPACE  
DESIGNED FOR CONNECTION  
AND FOCUS

## Modernized Lobby

From the moment you enter, an open, welcoming lobby sets the tone for the day ahead. A striking red staircase connects floors visually and physically, encouraging interaction and intuitive movement throughout the space.

# A Workplace Built for What's Next

- TERRACE AMENITY
- PRIVATE TERRACE
- AMENITIES
- AVAILABLE SPACE

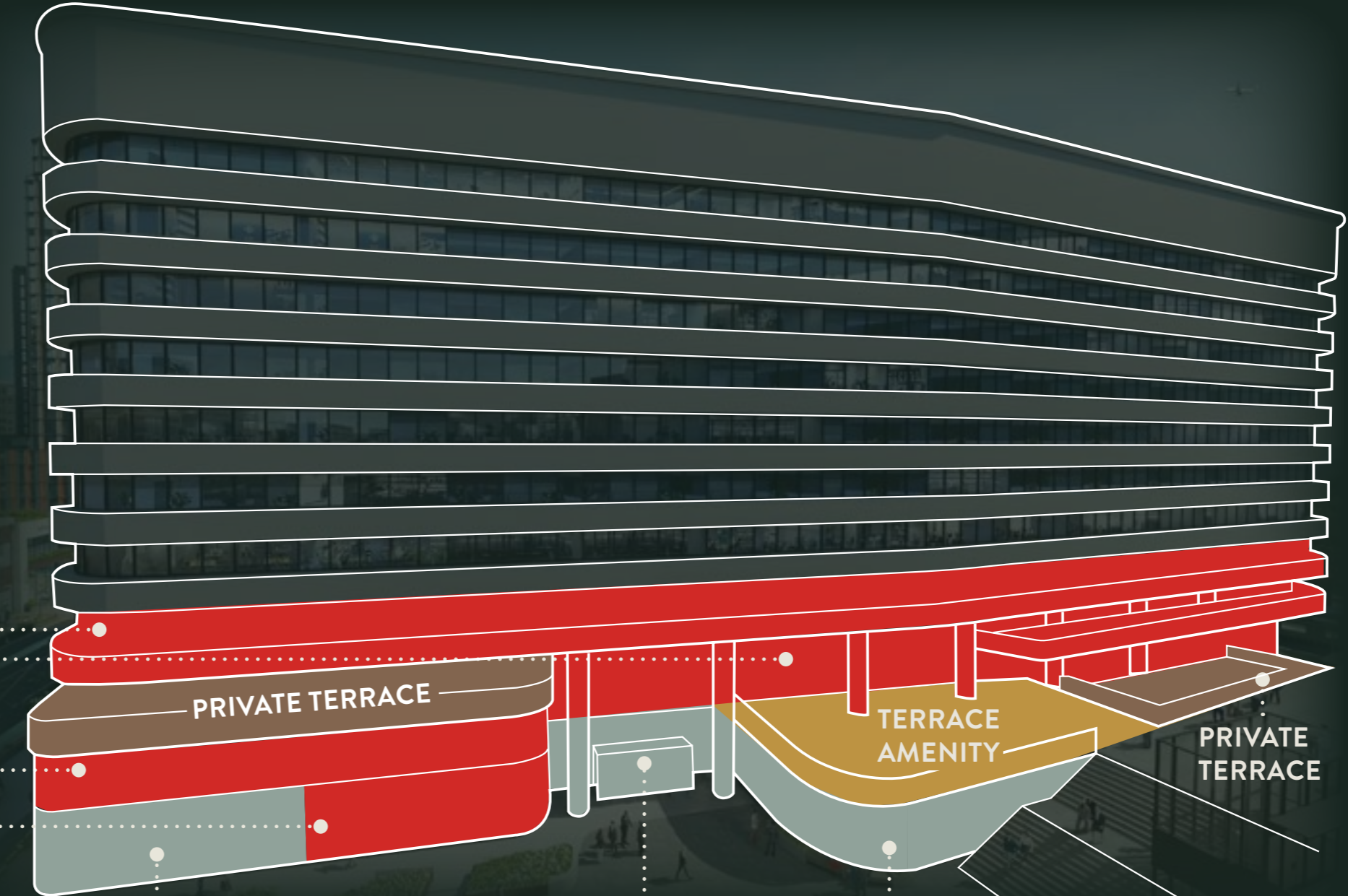
112,000 RSF  
CONTIGUOUS  
AVAILABILITY

**4<sup>th</sup> Floor**  
43,608 RSF

**3<sup>rd</sup> Floor**  
34,232 RSF

**2<sup>nd</sup> Floor**  
33,463 RSF

**1<sup>st</sup> Floor**  
1,408 RSF



*Altitude*  
LISTENING ROOM  
AND WINE BAR

MODERNIZED  
LOBBY

**CONSTELLATION**  
ALL-DAY MARKET  
& CAFÉ



FUTURE PEDESTRIAN BRIDGE  
TO DCA



PRIVATE TERRACE  
ON 3<sup>RD</sup> FLOOR

INTERNAL STAIRWAY TO  
2<sup>ND</sup> + 3<sup>RD</sup> FLOORS

NEW FLOOR-TO-  
CEILING GLASS

BRANDED TENANT  
GROUND FLOOR LOBBY

TENANT

PRIVATE TERRACE, DEDICATED  
ENTRANCE & SIGNAGE OPPORTUNITY  
ON 2<sup>ND</sup> FLOOR

## Anchor Tenant Office Opportunity

Purpose-built for identity, security, and  
seamless collaboration.

2011 Crystal Drive offers a rare opportunity for an anchor tenant to establish a highly visible, fully integrated presence across Floors 1–4. With new floor-to-ceiling glass, multiple signage opportunities, a dedicated ground-floor entrance, two private terraces, and multiple internal stairs, the space is designed for seamless flow and collaboration.

Secure, controlled access across all four floors creates a cohesive headquarters anchored by a high-visibility, brand-forward ground floor sales center—designed for scale, identity, and long-term growth.

▶ SEE 2011 IN MOTION



## Seamless Sales, Start to Finish

A second-floor Sales & Demonstration Center with direct ground-level connection, specifically designed for a high-impact client experience from arrival to presentation.

SECOND FLOOR SALES AND DEMONSTRATION CENTER

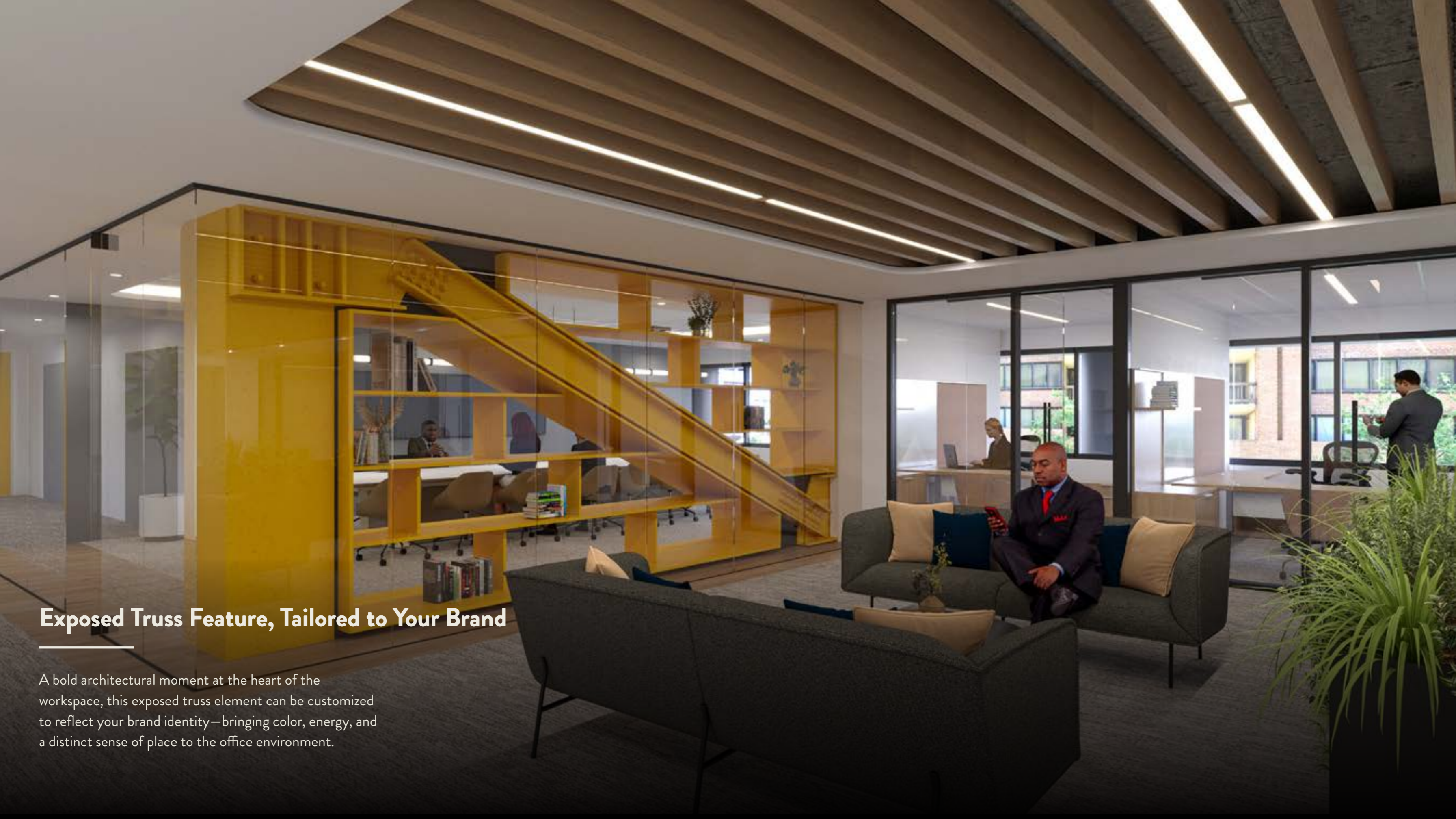


INTERCONNECTIVITY BETWEEN SECOND AND THIRD FLOORS

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## Connectivity and Flow

Internal connectivity supports intuitive movement between teams and functions, reinforcing collaboration while maintaining security and control.



## Exposed Truss Feature, Tailored to Your Brand

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A bold architectural moment at the heart of the workspace, this exposed truss element can be customized to reflect your brand identity—bringing color, energy, and a distinct sense of place to the office environment.



1,800 SF  
PRIVATE TERRACE  
ON 3<sup>RD</sup> FLOOR

1,020 SF  
PRIVATE TERRACE  
ON 2<sup>ND</sup> FLOOR

## Space to Reset and Recharge

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Spanning approximately 1,800 SF, the third-floor private terrace offers seamless indoor-outdoor space with views over Crystal Drive and direct sightlines to Reagan National Airport and the future pedestrian bridge, ideal for meetings, gatherings, or a quick reset.

An additional 1,020 SF private terrace on the second floor provides more outdoor space for fresh air, breakout moments, and everyday use.



# WHERE TO EAT, DRINK & ENTERTAIN

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A fully serviced conference and event space that can accommodate gatherings of up to 470 guests. Designed with flexibility in mind, Concorde features moveable walls and adaptable layouts to support meetings, briefings, and large-scale convenings alike.

CONCORDE



CONCORDE

CONCORDE LOBBY





FORUM

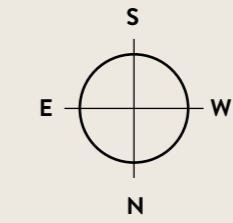
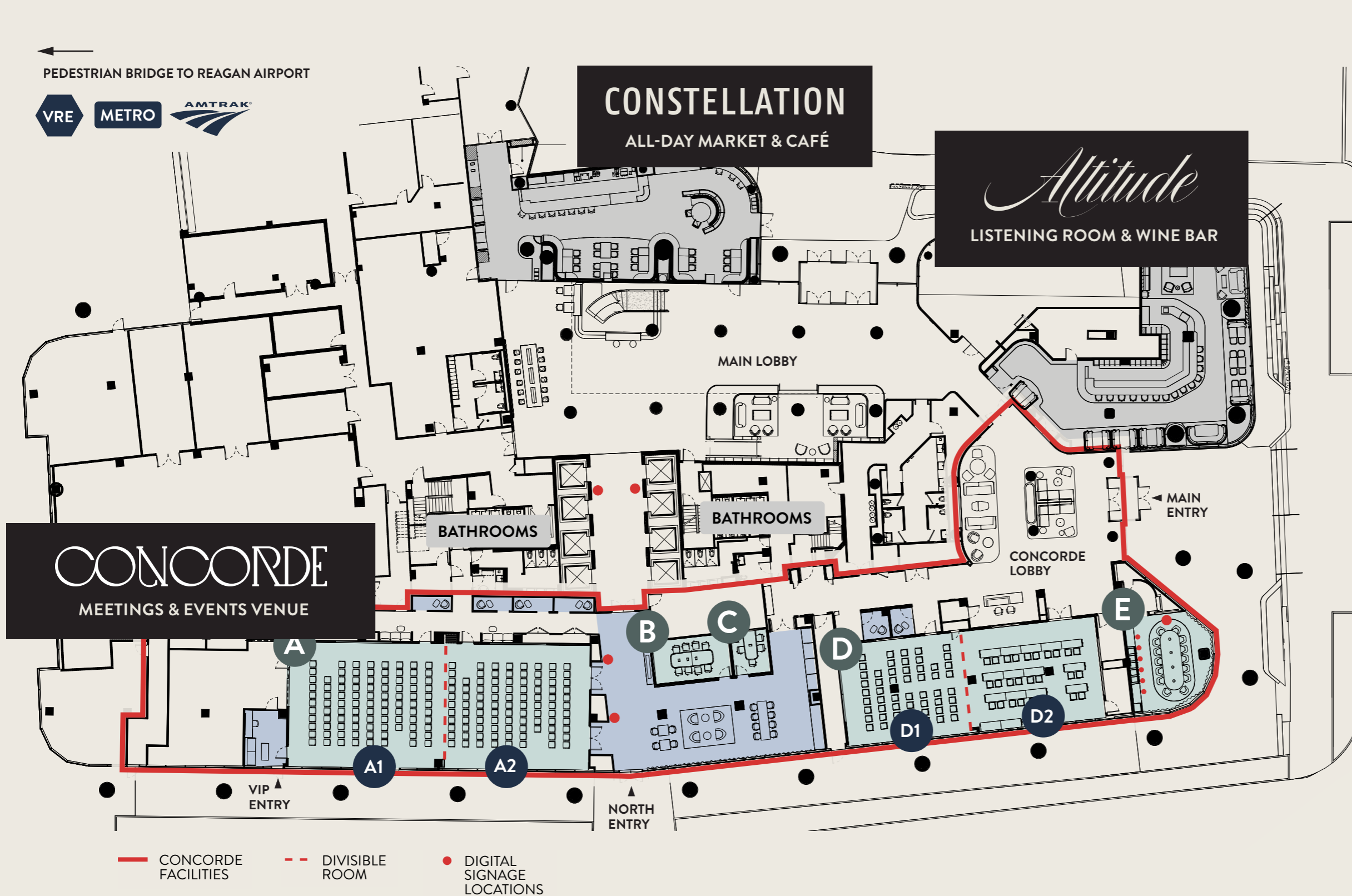


PRE-FUNCTION



PRIVATE DINING

# Concorde Floor Plan



ROOM	SQ. FEET	MAX OCCUPANCY	
A	Johnson Forum	2,409	300
A1	Johnson Forum East	1,260	188
A2	Johnson Forum West	1,101	188
B	Archer Conference Room	230	8
C	Cochran Huddle Room	127	4
D	McC Campbell Studio	1,730	144
D1	McC Campbell Studio East	817	85
D2	McC Campbell Studio West	891	76
E	Glenn Board Room	506	14

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## Entertain

A mediterranean-leaning wine bar and listening lounge featuring pastas and small European plates. An on-site sommelier guides guests through everything from cult classics to cellar-worthy vintages – ideal for hosting partners, team gatherings and extending conversations beyond the boardroom.



*Altitude*

**ALTITUDE LISTENING ROOM & WINE BAR**





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## Nourish

A chef-driven market and café offering breakfast, lunch, snacks, and specialty coffee throughout the day – helping teams refuel between meetings without leaving the building.

CONSTELLATION ALL-DAY MARKET & CAFE



CONSTELLATION

# PROJECT TEAM

▶ WATCH THE STORY



A+I led the strategic workplace visioning and design for 2011 Crystal Drive, shaping the repositioning project into a cohesive, hospitality-driven environment. Through data-informed planning and human-centered design, A+I reimagined the building’s arrival experience, amenity floors, and high-performance office spaces to support flexibility, collaboration, and future-focused tenancy.

Nationally recognized for transformative workplace environments, A+I’s portfolio includes projects for innovative organizations such as PENN1, Squarespace, Vimeo, Spotify, and Uber — bringing the same level of strategy, creativity, and performance-driven design to National Landing.

Episcopo Hospitality curated and operates the building’s signature food and beverage destinations — including Altitude Listening Room & Wine Bar, Constellation All-Day Market & Café, and catering at the building’s event venue.

Known for developing distinctive, community-driven concepts across the country, Episcopo’s portfolio spans boutique hotels, chef-driven restaurants, and experiential food and beverage programs that blend culinary excellence with thoughtful placemaking — bringing best-in-class hospitality directly



PENN1



SQUARESAPCE



PELOTON



CHICAGO, ILLINOIS



HOUSTON, TEXAS



PHOENIX, ARIZONA



## A STRONG PARTNER WITH A PROVEN TRACK RECORD

JBG SMITH owns, operates, invests in, and develops a high-growth mixed-use portfolio in and around Washington, DC, creating distinctive buildings for tenants like Amazon, Urban Institute, National Cancer Institute, and the Department of Transportation. More than owners, we are placemakers focused on delivering value through design, scale, and strategic execution.

Placemaking is central to our approach—blending multifamily, commercial, and retail with thoughtfully designed public spaces, as seen in National Landing, while remaining flexible to evolving market needs.

### DEEP LOCAL EXPERTISE

- 22.5M SF and 9,275 units acquired since 1999
- 8.0M SF and 1,116 units managed as of 3/31/2017
- 13.3M SF and 12,393 units developed since 1999

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## CONTACTS

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## ABOUT JBG SMITH

JBG SMITH owns, operates, and develops mixed-use properties concentrated in amenity-rich, Metro-served submarkets in and around Washington, DC, most notably National Landing, where through our focus on placemaking, we cultivate vibrant, highly amenitized, walkable neighborhoods. JBG SMITH's portfolio comprises 12.0 million square feet at share of multifamily, office, and retail assets, and a 3.6 million square-foot development pipeline.

For more information on JBG SMITH please visit [www.jbgsmith.com](http://www.jbgsmith.com).

