

2611 SOUTH
CLARK

NATIONAL LANDING'S
Next Level of Workplace

OFFICE LEASING

Lincoln

www.lpc.com | 703.522.4600



TRANSFORMATION

AT 2611 SOUTH CLARK

Property Highlights

- Freestanding building with plentiful natural light throughout
- Newly delivered top to bottom renovations
- On-site café
- New conference facility and tenant lounge with coffee bar
- 12,000 SF campus fitness facility
- Large curated outdoor area including cornhole, bocce court, outdoor breakout space and zen garden
- Electric car parking
- Shuttles service to Metro + National Airport



FIRST IMPRESSIONS

START FROM THE NEW LOBBY & COMMON AREAS



AMENITY HUB

CONFERENCE / NEW LOBBIES / CAFÉ



Tenant Lounge



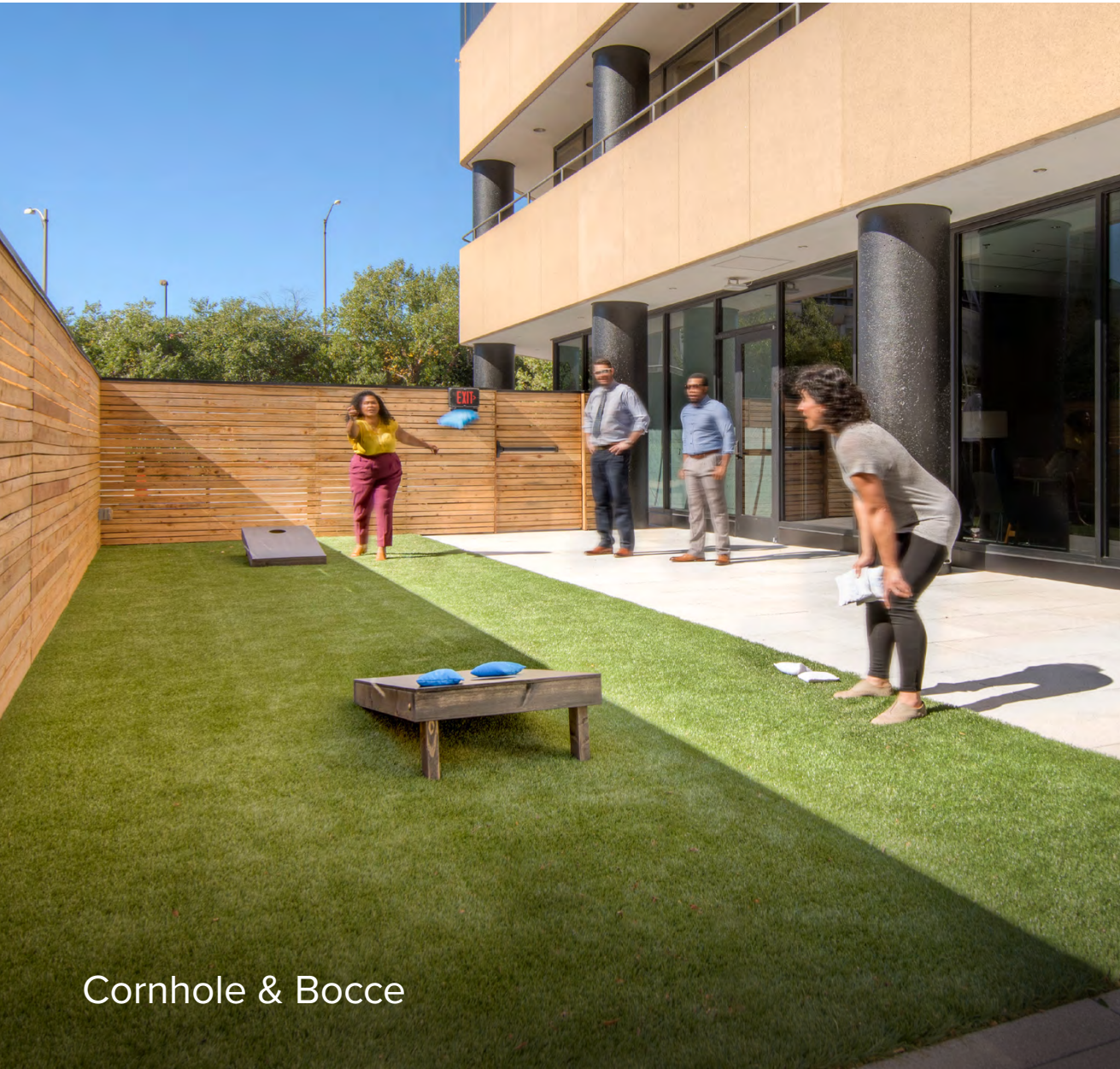
Conference Center



Clark Café

OUTDOOR

ENHANCED TENANT EXPERIENCE



Cornhole & Bocce



Outdoor Seating Terrace

12,000 SF FITNESS CAMPUS

WITH HIGH-END CARDIO, STRENGTH & CONDITIONING



NATIONAL LANDING

HEADQUARTERS OF TECHNOLOGY & INNOVATION



WASHINGTON, D.C.

RONALD REAGAN
NATIONAL AIRPORT (DCA)



LOCAL LEADERS OF INNOVATION

2611
SOUTH
CLARK

amazon

BOEING

VT INNOVATION
CAMPUS

Global Tech Anchors: The Pentagon, Amazon's HQ2, and Boeing's Global Headquarters top the robust government and corporate ecosystem

Leading STEM University Anchor: Virginia Tech \$1B Innovation Campus delivered in Q1 2025

NATIONAL LANDING

VIRGINIA'S LARGEST WALKABLE DOWNTOWN

A MARKET ON THE RISE

450+

Shops & Restaurants

5,500

Hotel Rooms

28,200

Residents

22K

Average Daily Employees

\$12B

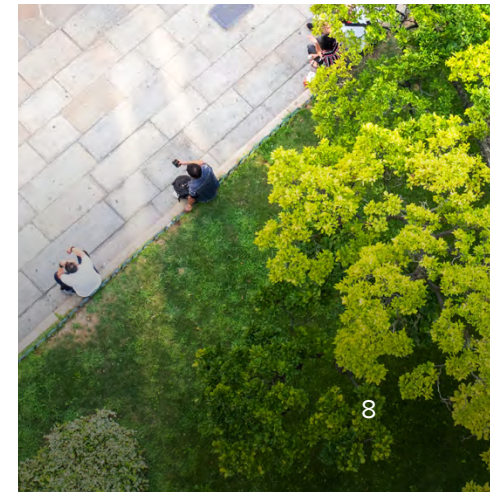
Public & Private Investment in the Pipeline



9+

Parks, Open Spaces & Trails

Experience the best of outdoor city life at National Landing in the greater DC region—colorful parks, calm greens, and a web of trails that reach the Potomac River and the center of the District.



TOP TALENT

& NEARBY RESIDENTS



National Landing's employment base attracts tech talent and creates a robust innovation ecosystem.

28,200

Population

\$126K

Median Income

34

Median Age

National Landing's resident population has surpassed 28,000, a 10% increase since 2022. The median age has decreased to 34 from 35 in a year's time, and the area is becoming increasingly more diverse with 53% of residents identifying as a person of color, a 10% increase from the previous year.






National Landing's highly educated resident base presents a strong local talent pool that renders an annual median income of \$126,000. National Landing attracts a well-balanced mix of residents and workers that enables a more active daytime experience.

Source: 5-year ACS, 2023 and 2022.

LOCAL ACCESS

NATIONAL LANDING / WASHINGTON, D.C. & NORTHERN VIRGINIA

One of the region's most connected mobility centers, the neighborhood delivers direct access and abundant transit to Washington, DC, Alexandria, and more.

-  2 Metro lines
-  Commuter rail
-  Multiple regional bus lines
-  Major highways (I-395, GW Parkway, Routes 1 & 110)
-  Broad bicycle infrastructure

DRIVING TIMES FROM 2611 S CLARK

Reagan National Airport (DCA)	3 min.
Crystal City Metro Station	5 min.
Potomac Yard	3 min.
Amazon HQ2	4 min.
National Mall, D.C.	10 min.
I-495 Capital Beltway	20 min.



GETTING AROUND FASTER

NEARBY TRANSIT / BUS LINES / CAPITAL BIKESHARE

TRAVEL DISTANCES

 **M metroway**

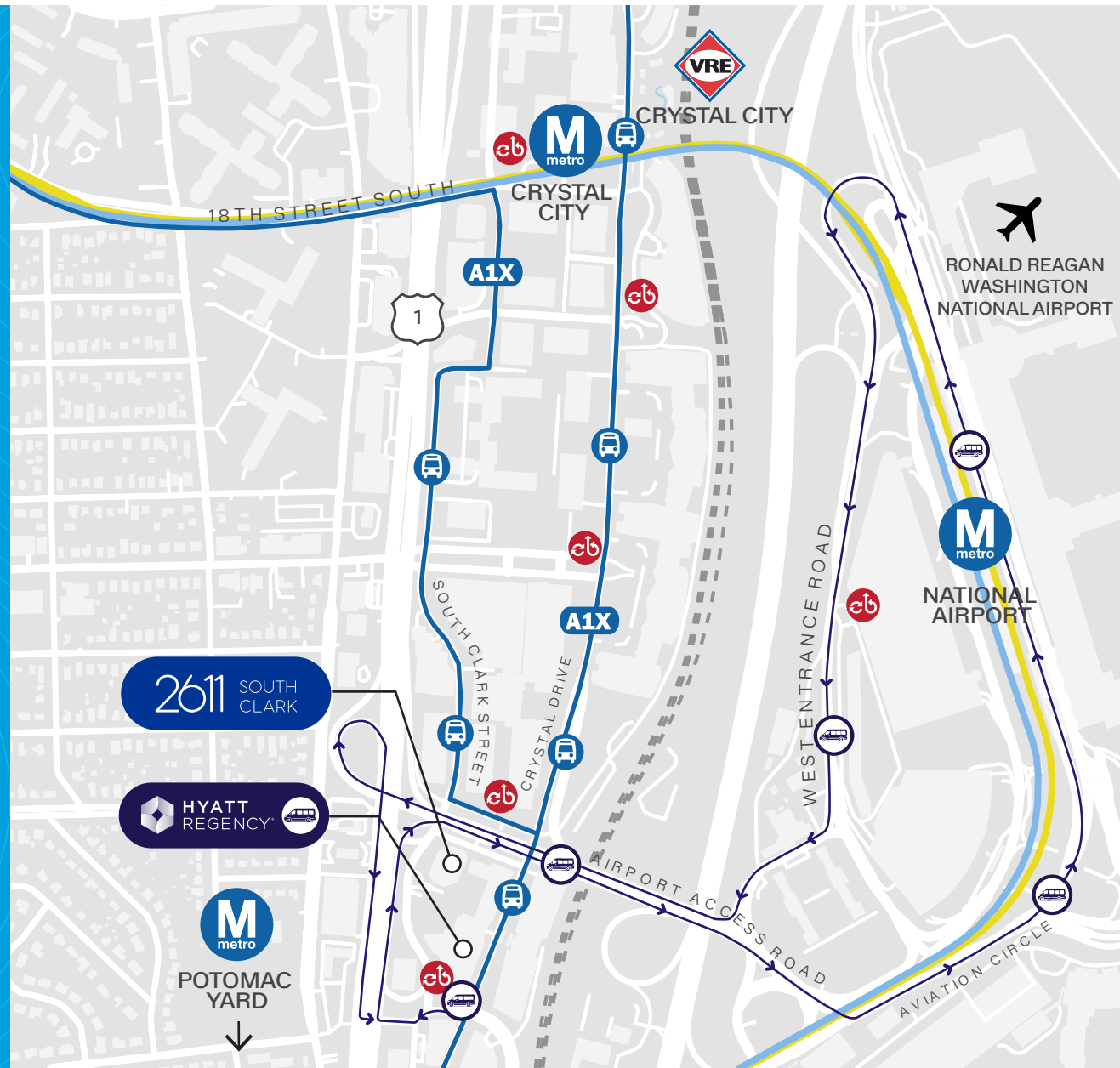
A1X **2 min. ride** Crystal City Metro, Potomac Yard Metro Stations & VRE

Runs every 11 Minutes North & South
From 5:30 AM - 10:00 PM

 **HYATT REGENCY** → 

Shuttle **5 min. ride** DCA / National Airport Metro Station

Runs every 20 Minutes to Airport
From 4:00 AM - Midnight



NEARBY TRANSPORTATION

ALL WITHIN REACH

TRAVEL DISTANCES



M metroway

A1X

2 min. ride

Crystal City Metro, Potomac Yard Metro Stations & VRE

Runs every 11 Minutes North & South
From 5:30 AM - 10:00 PM



HYATT REGENCY → ✈️

Shuttle

5 min. ride

DCA / National Airport Metro Station

Runs every 20 Minutes to Airport
From 4:00 AM - Midnight



AVAILABILITIES

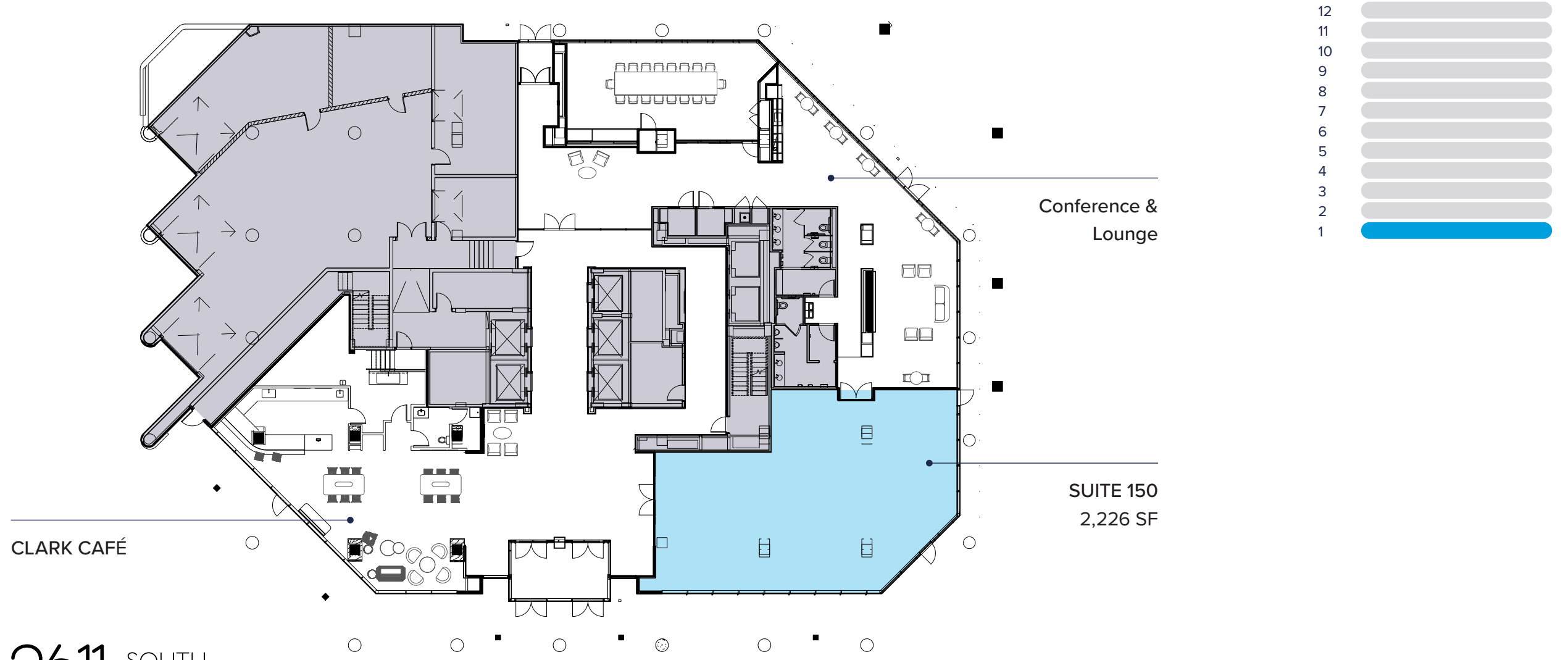
MOVE-IN READY OFFICE



SUITE 1200 19,218 SF				12		
SUITE 1100 19,218 SF				11		
SUITE 1000 19,218 SF				10		
SUITE 950 7,640 SF	LEASED			09		
SUITE 800 19,218 SF				08		
SUITE 750 9,362 SF	LEASED			07		
LEASED				06		
SUITE 500 19,218 SF				05		
SUITE 440 2,500 SF	TOWN HALL	LEASED		04		
SUITE 310 2,322 SF	SUITE 330 5,365 SF	SUITE 340 2,627 SF	SUITE 350 2,965 SF	TOWN HALL	03	
SUITE 205 1,351 SF	SUITE 230 1,621 SF	SUITE 250 4,914 SF	LEASED		02	
LOBBY	SUITE 150 2,226 SF	RETAIL 2 2,016 SF	CLARK CAFE	CONFERENCE & TENANT LOUNGE	FITNESS CENTER	01

1ST FLOOR

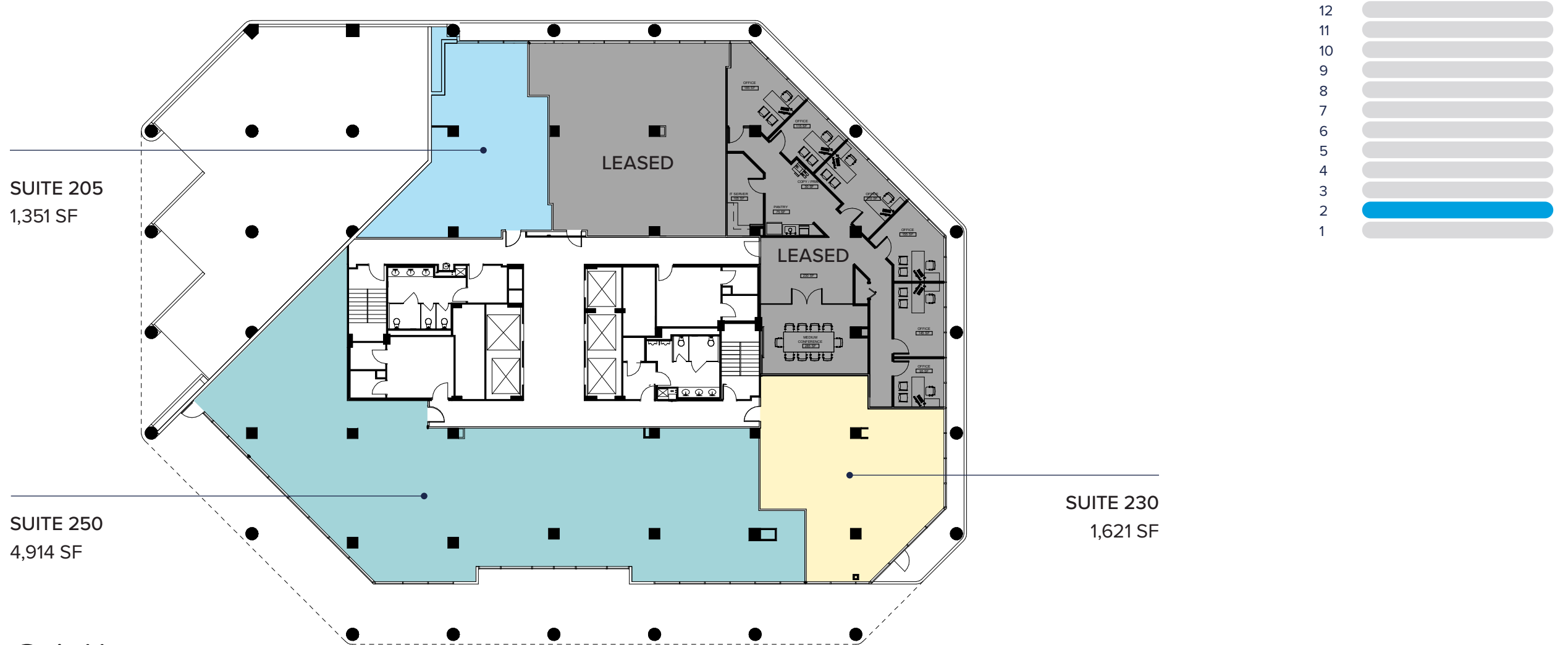
2,226 SF RETAIL SUITE AVAILABLE



2611 SOUTH CLARK

2ND FLOOR

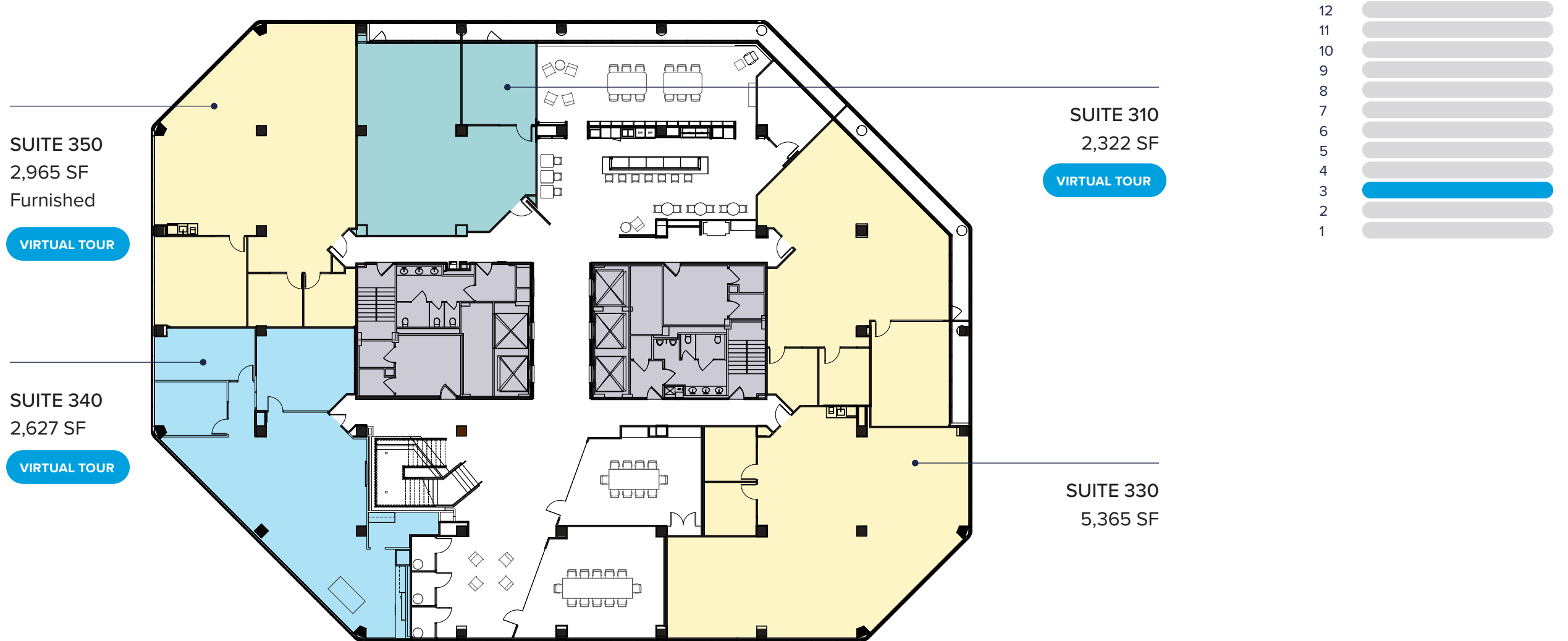
1,351 SF - 4,914 SF SUITES AVAILABLE



2611 SOUTH CLARK

3RD FLOOR

2,322 SF - 5,365 SF SPEC SUITES AVAILABLE

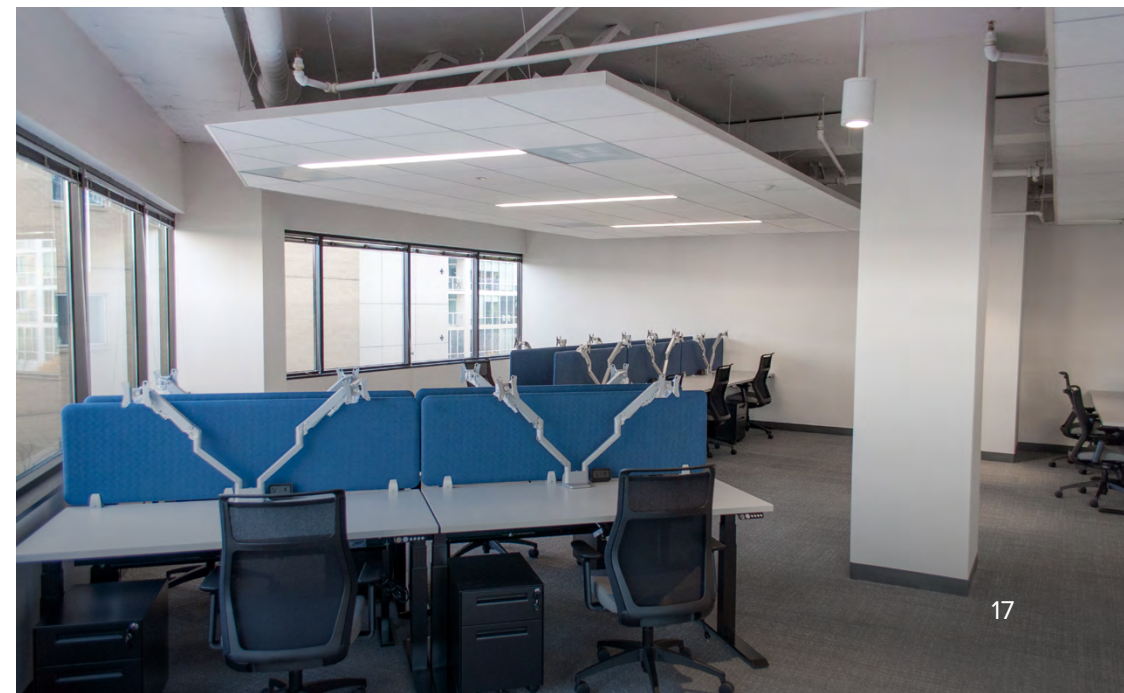
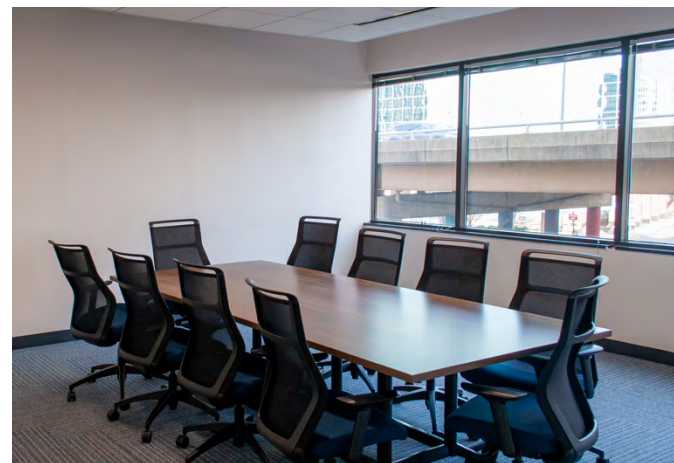
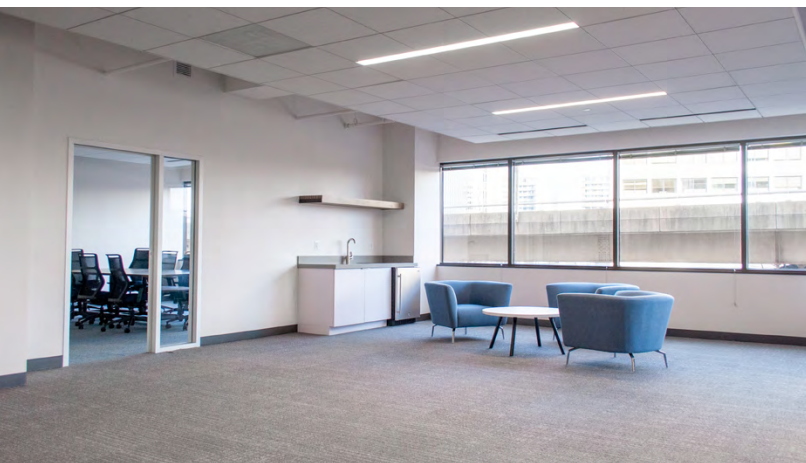
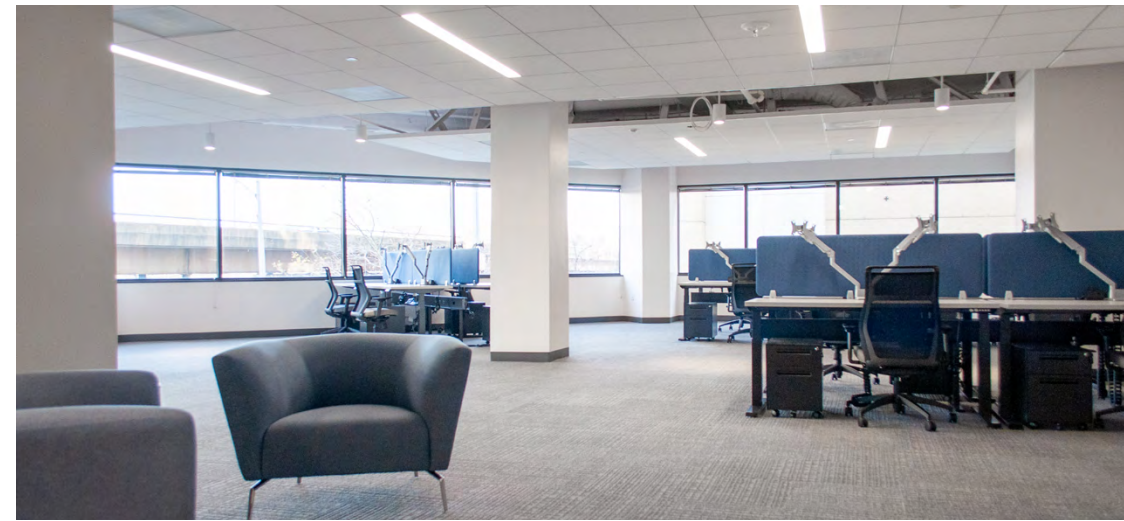


SPEC SUITE 350

2,965 SF FURNISHED SUITE AVAILABLE

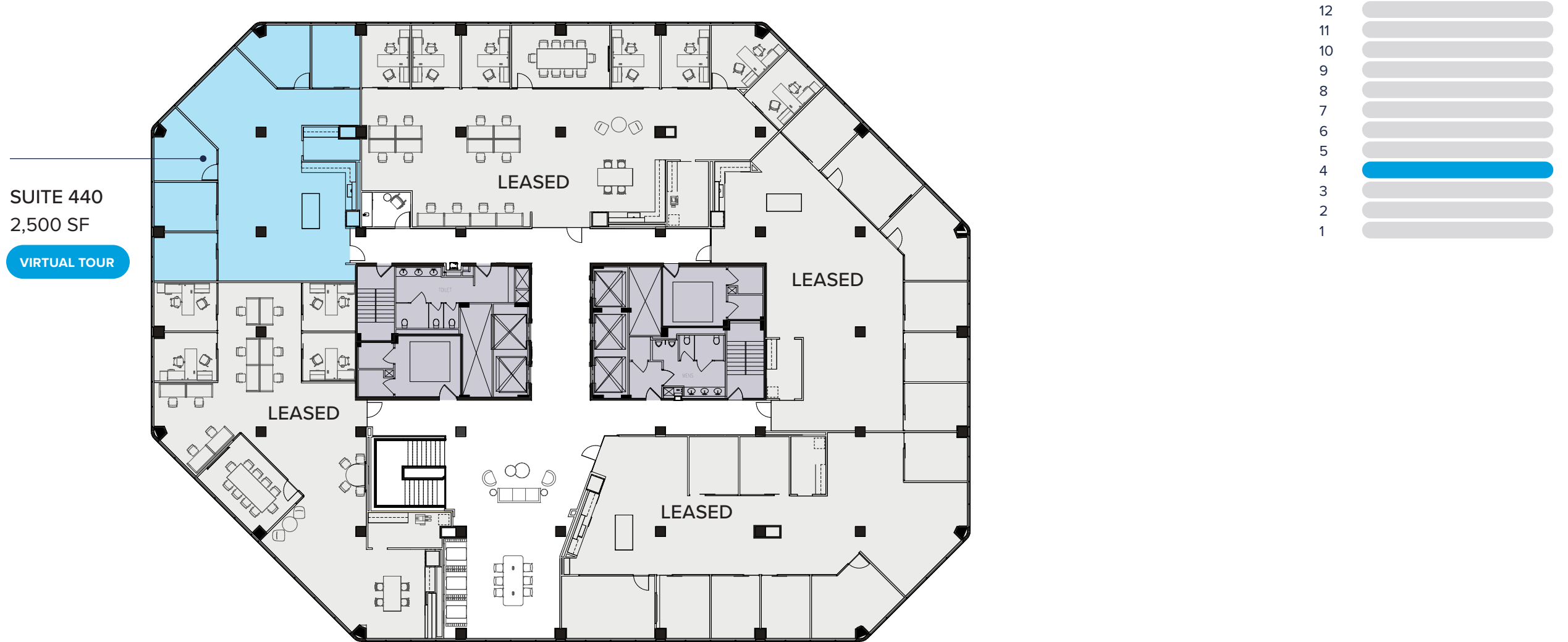
AMENITIES NATIONAL LANDING ACCESS AVAILABILITIES OFFICE

VIRTUAL TOUR



4TH FLOOR TOWNHALL

2,500 SF SPEC SUITE AVAILABLE



SPEC SUITE 440

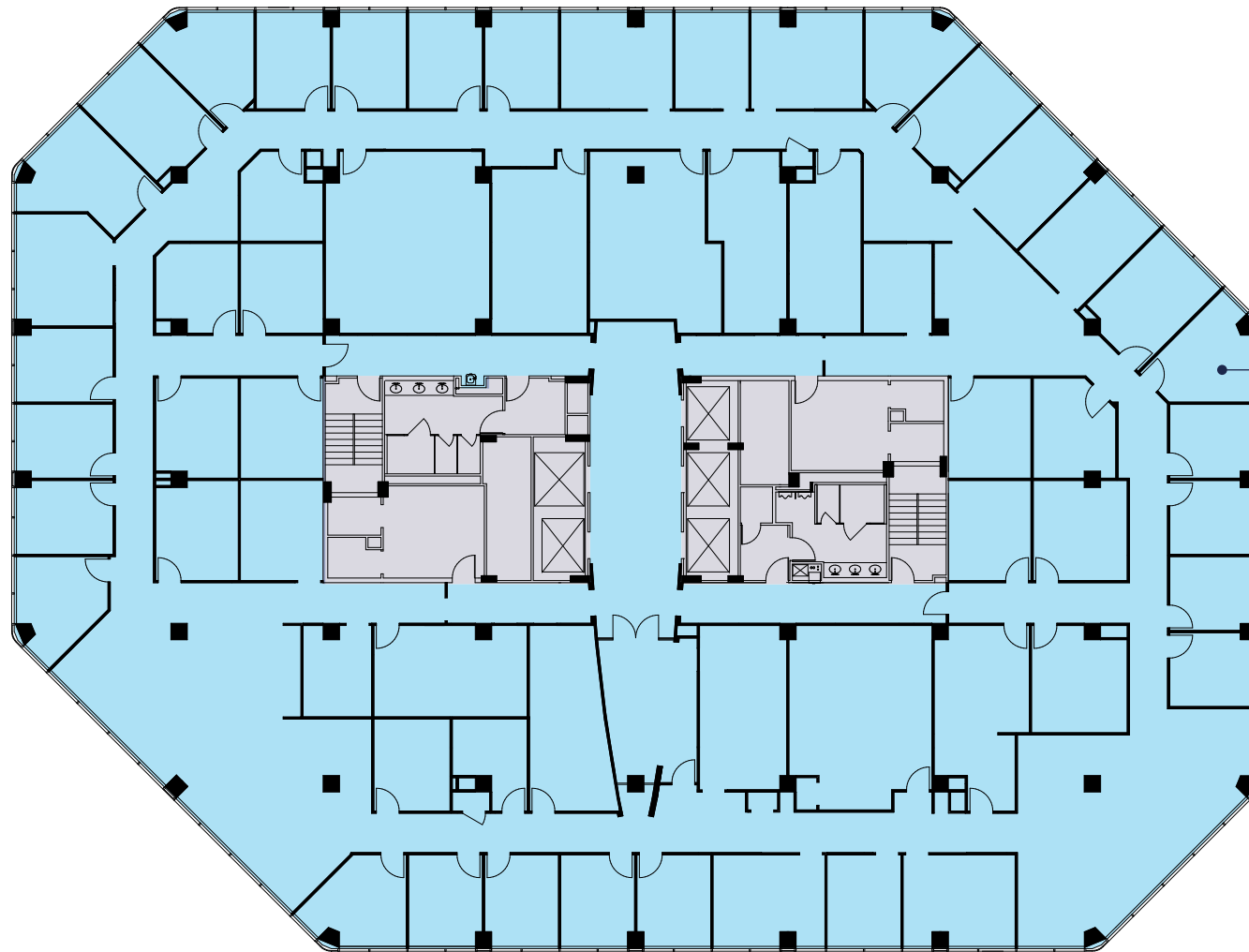
2,500 SF AVAILABLE WITH TOWNHALL

VIRTUAL TOUR



5TH FLOOR

19,218 SF FULL FLOOR AVAILABLE



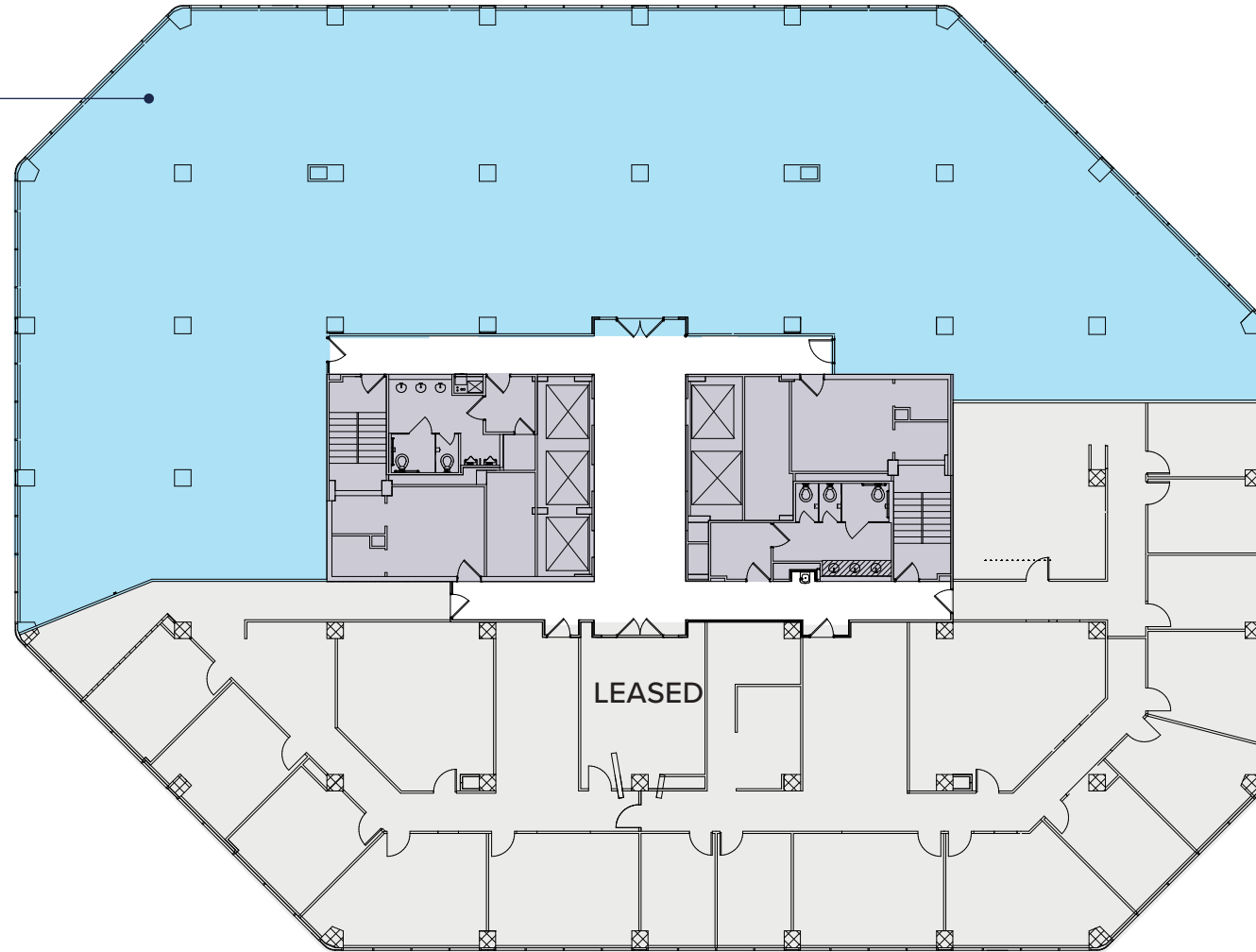
SUITE 500
19,218 SF



7TH FLOOR

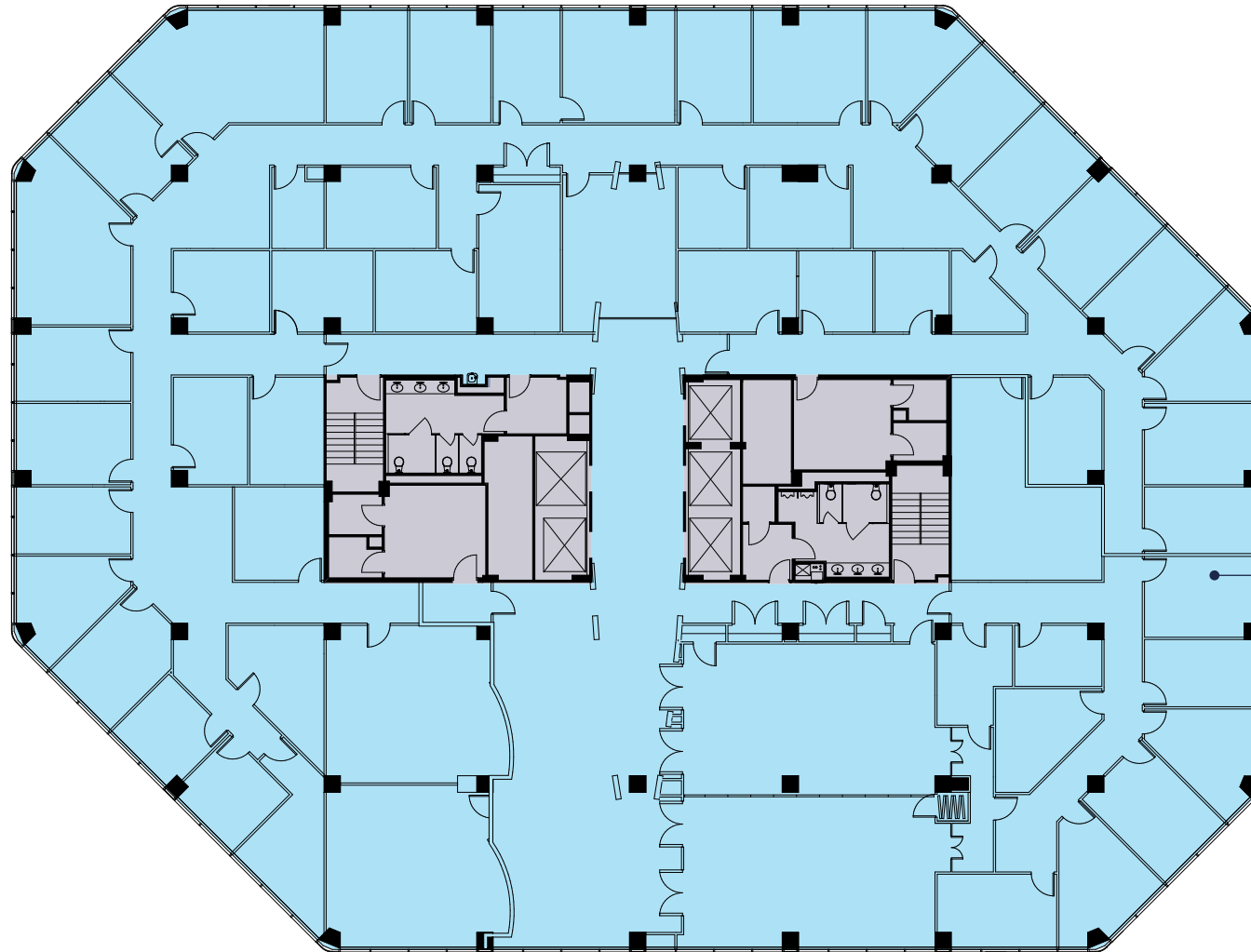
9,362 SF SUITE AVAILABLE

SUITE 750
9,362 SF



8TH FLOOR

19,218 SF FULL FLOOR AVAILABLE

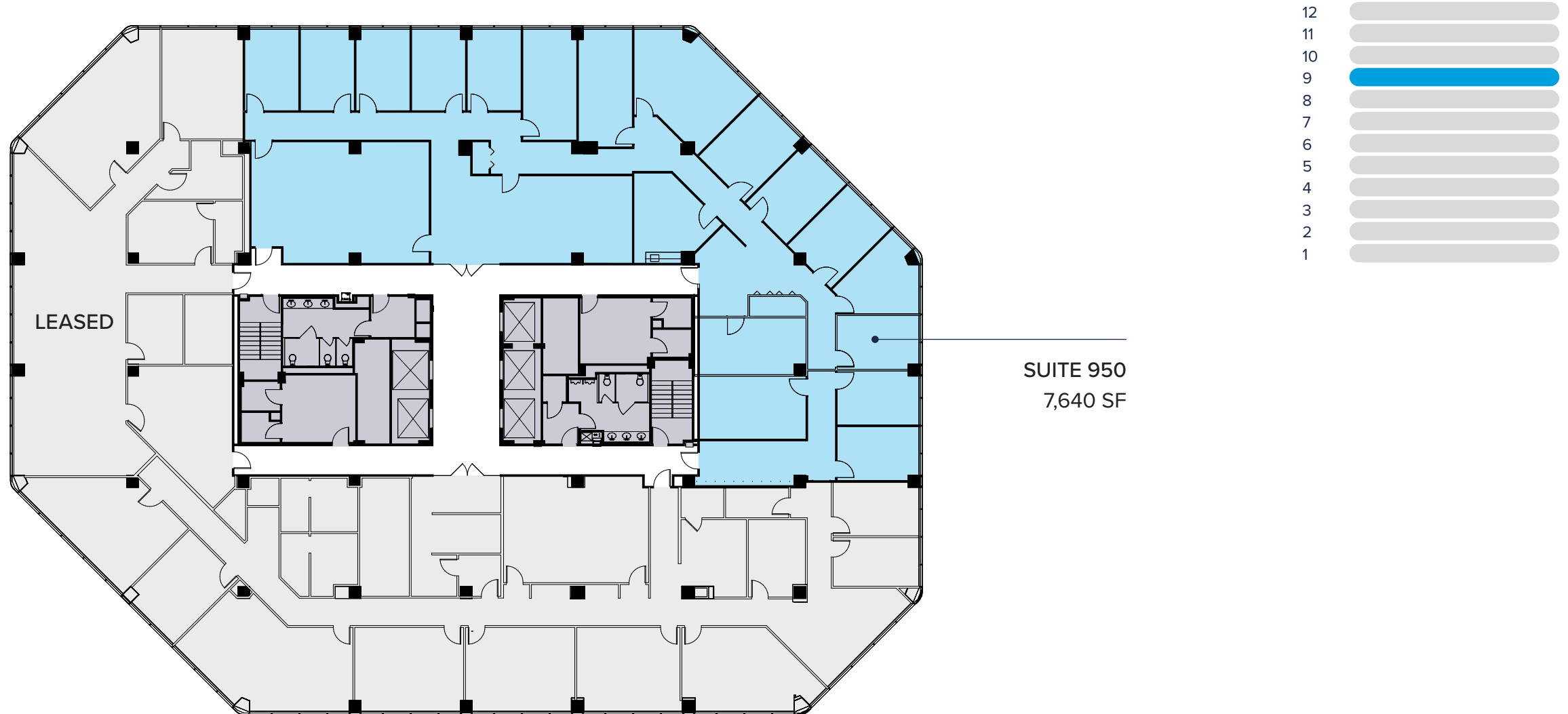


SUITE 800
19,218 SF



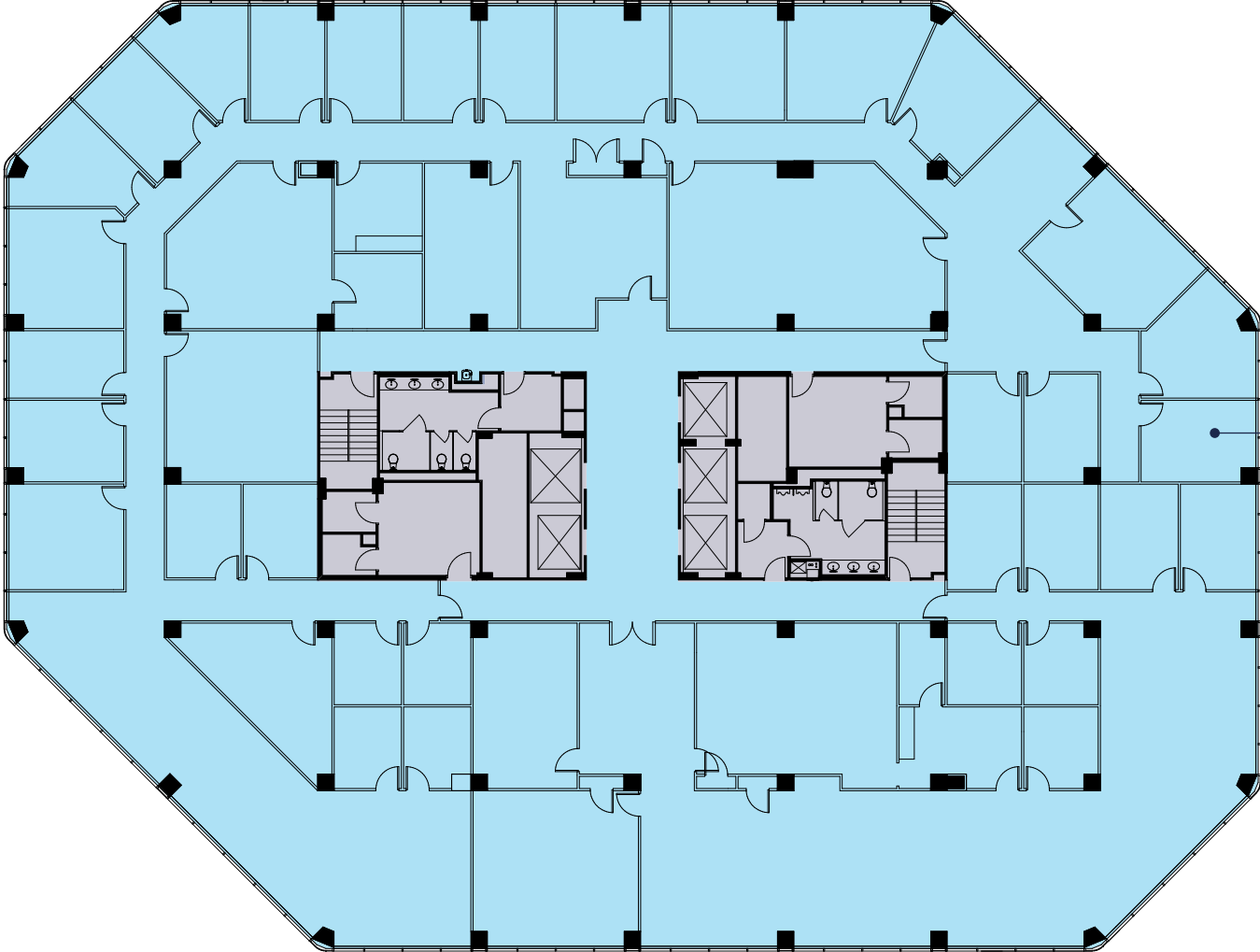
9TH FLOOR

7,640 SF SUITE AVAILABLE



10TH FLOOR

19,218 SF FULL FLOOR AVAILABLE

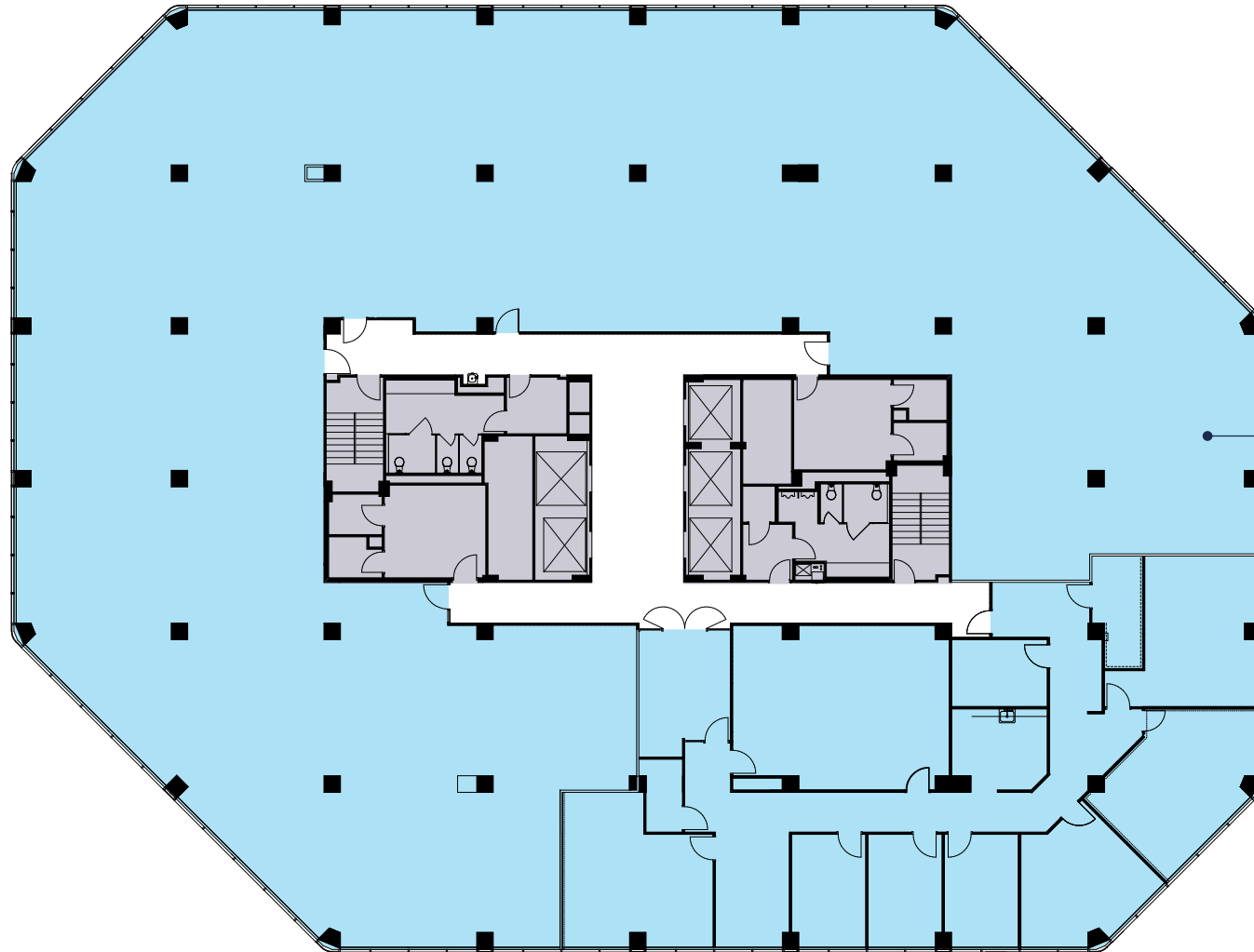


SUITE 1000
19,218 SF



11TH FLOOR

19,218 SF FULL FLOOR AVAILABLE

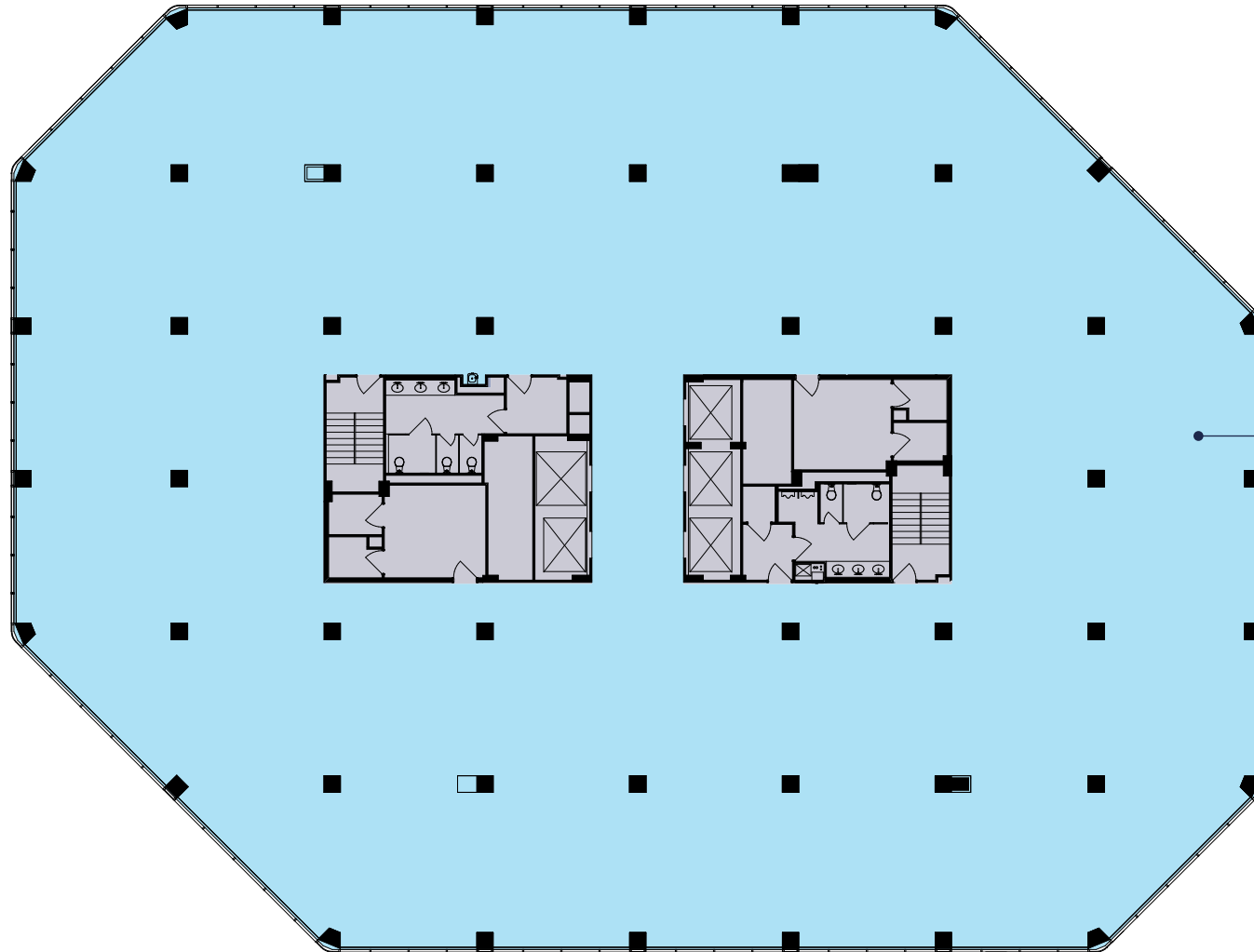


SUITE 1100
19,218 SF



12TH FLOOR

19,218 SF FULL TOP FLOOR AVAILABLE



SUITE 1200
19,218 SF





2611 SOUTH CLARK

OWNERSHIP

GOULD
PROPERTY COMPANY

www.gouldproperty.com

OFFICE LEASING

Lincoln

www.lpc.com | 703.522.4600
1530 Wilson Boulevard | Suite 200
Arlington, VA 22209

Gary Cook
gcook@lpc.com
703.284.3379

Stoddie Nibley
snibley@lpc.com
703.284.5884

Ashley Superville
asuperville@lpc.com
703.284.3628

The information contained herein has been obtained through sources deemed reliable but neither Owner nor Lincoln Property Company makes guarantees, warranties or representations to its completeness or accuracy.