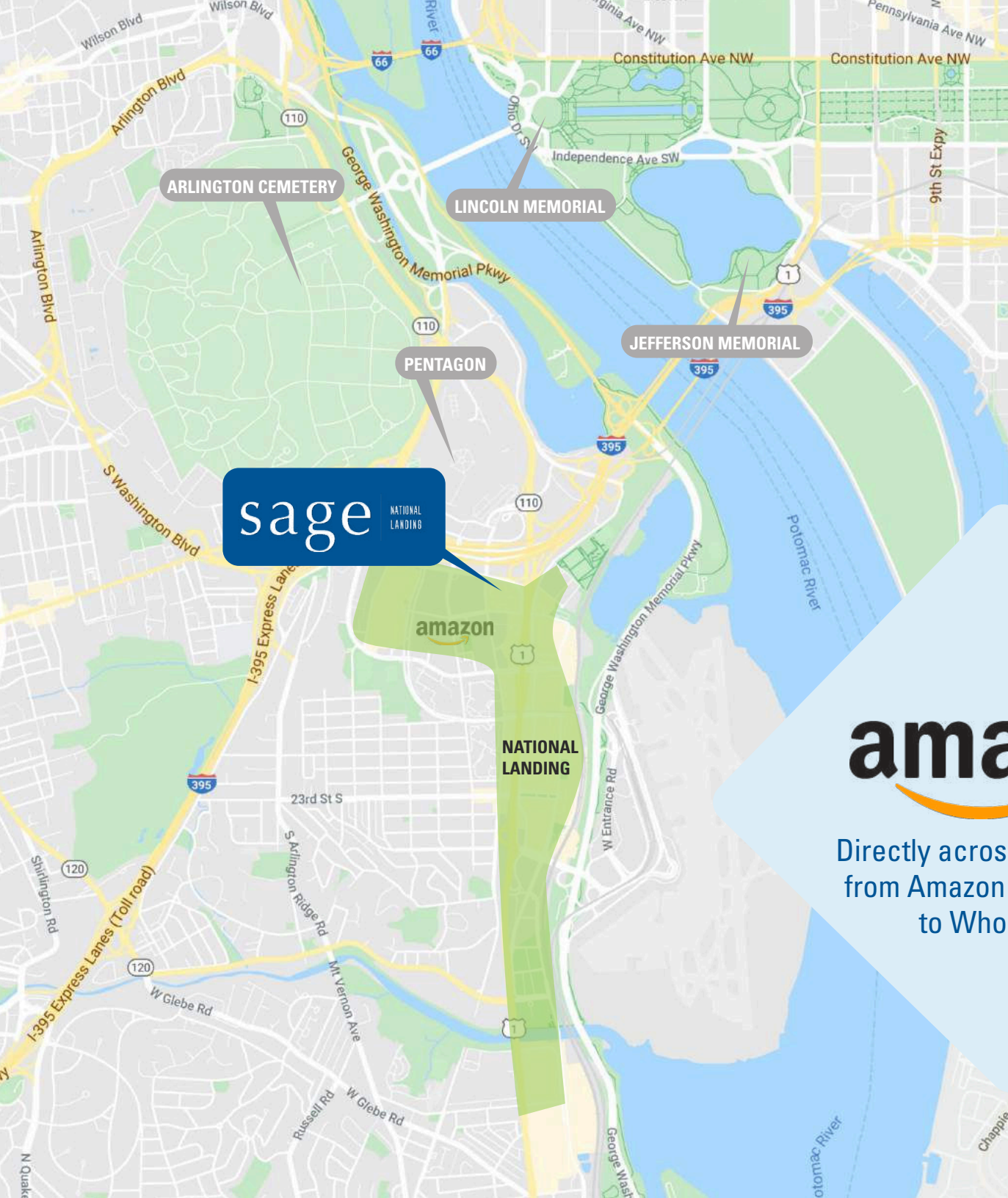


sage

NATIONAL
LANDING

ARLINGTON, VA
UP TO 2,602 SF AVAILABLE





sage NATIONAL LANDING

amazon
NATIONAL LANDING



DESTINED FOR HIGH VISIBILITY
Lots of pedestrian traffic



amazon

Directly across S Eads Street
from Amazon HQ2, adjacent
to Whole Foods



3 MILES
from
Washington D.C.



JUST 2 MILES
from Reagan
National Airport

sage

NATIONAL
LANDING



MIXED-USE RESIDENTIAL DEVELOPMENT WITH 306 UNITS AND OVER 10,000SF OF RETAIL

Nearly 400,000 residential homes located
within a five-mile radius and approximately
40,000 more in the pipeline



A SHORT WALK
from the Pentagon
City Metro Station

EXCELLENT CONNECTIVITY

Located near I-395 and US-1
in the heart of Pentagon City
next to Washington D.C.



MARKET OVERVIEW

1. **Amazon Corporate office**
500,000 SF between 1770 Cystal Drive, 1800 S Bell Street, and 241 18th Street
2. **Amazon Phase 1 | Metropolitan Park**
Delivered, 8,000 employees
Over 2.1 million SF of office space
3. **Amazon Phase 2 | Pen Place**
Temporarily delayed in March 2023
Still committed to completing construction
2.8 million SF of office space
4. **Oakville Development**
Projected to be completed in fall 2024
More than 1 million SF of residential space
93,000 SF Inova HealthPlex
55,000 SF of retail space
5. **Potomac Yard**
7.5M SF of new development
1.3M SF expected to be dedicated for office use
6. **Virginia Tech Innovation Center Campus**
First building is projected to open Fall 2024
Projected to have three final buildings completed by 2030: totaling in 600,000 SF
Host approximately 750 master's and 200 doctoral students
Graduate 550 master's and 50 doctoral candidates annually
7. **Ronald Reagan Airport**
8. **Pentagon**
9. **Arlington Cemetery**
10. **Alamo Drafthouse Cinema Crystal City**
11. **Fashion Center at Pentagon City**
12. **Crystal City Shops**

NATIONAL LANDING



AMAZON IMPACT



25,000

Amazon will be providing up to **25,000** new office jobs in the area creating an even larger customer base

3M

There will be approximately 3 million square feet of Amazon office space in the area

\$150,000

Amazon is projecting \$150,000 to be the average salary of their employees

**retail
market**

Amazon will be bringing a substantial increase to the housing and retail market

NEIGHBORHOOD RETAILERS



Orangetheory
FITNESS

NORDSTROM

WHOLE
FOODS
MARKET

sweetgreen



DEMOGRAPHICS

	1 MILE	3 MILES	DRIVE TIME 7 MINUTES
POPULATION	22,852	216,884	74,891
DAYTIME POPULATION	42,718	678,543	128,457
HOUSEHOLD INCOME	\$152,948	\$145,090	\$144,092
TRAFFIC COUNTS	145,000 ON I-395 9,100 ON S EADS STREET		



Laptops and Lattes

Households: 1,307,500

Average Household Size: 1.87

Median Age: 37.4

Median Household Income: \$112,200

These are health-conscious consumers, who exercise regularly and pay attention to the nutritional value of the food they purchase.

Environmentally conscientious but also image-conscious: both impact their purchasing.



Metro Renters

Households: 1,911,500

Average Household Size: 1.67

Median Age: 32.5

Median Household Income: \$67,000

These are well-educated consumers who are very interested in the fine arts, value education and creativity, and are willing to take risks and work long hours to get on the top of their profession. They prefer environmentally safe products and socializing and social status are very important to them.

PENTAGON

INTERSTATE 395 145,000 VPD



FASHION CENTRE AT PENTAGON CITY

J.Crew matchbox macy's

SHAKE SHACK SEPHORA



PENPLACE
2.8 MILLION SF OF OFFICE
~15,000 EMPLOYEES
DELIVERY 2027

ARMY NAVY DRIVE 7,300 VPD

HQ2 amazon

11TH STREET S



Orangetheory FITNESS
sweetgreen
corepower YOGA

12TH STREET S



PENTAGON CITY
24,255 DAILY RIDERS

THE BARTLETT
699 UNITS

HQ2 amazon

MET PARK
2.1 MILLION SF OF OFFICE
~8,000 EMPLOYEES
OCCUPYING BY 9/1/2023

RICHMOND HIGHWAY 43,000 VPD

PENTAGON ROW

Marshalls COSTCO WHOLESALE
CVS/pharmacy

S FERN STREET

EPIC
ups

S EADS STREET 9,100 VPD

Bank of America

california PROPERTIES
BEST BUY

15TH STREET S

WELLS FARGO



HQ2 amazon

PenPlace
2.8 MILLION SF OF OFFICE ~15,000 EMPLOYEES

Delivery 2027

FUTURE PARK

ALTAIRE

SAGE

11TH STREET S

ARMY NAVY DR

12TH STREET S

corepower YOGA

sweetgreen

Starbucks

WHOLE FOODS MARKET

pure barre

S ELM ST.

METS amazon

Met Park
2.1 MILLION SF OF OFFICE ~8,000 EMPLOYEES
OCCUPYING BY 9/1/2023

EXISTING

13TH STREET S

ROUTE 1

SITE PLAN

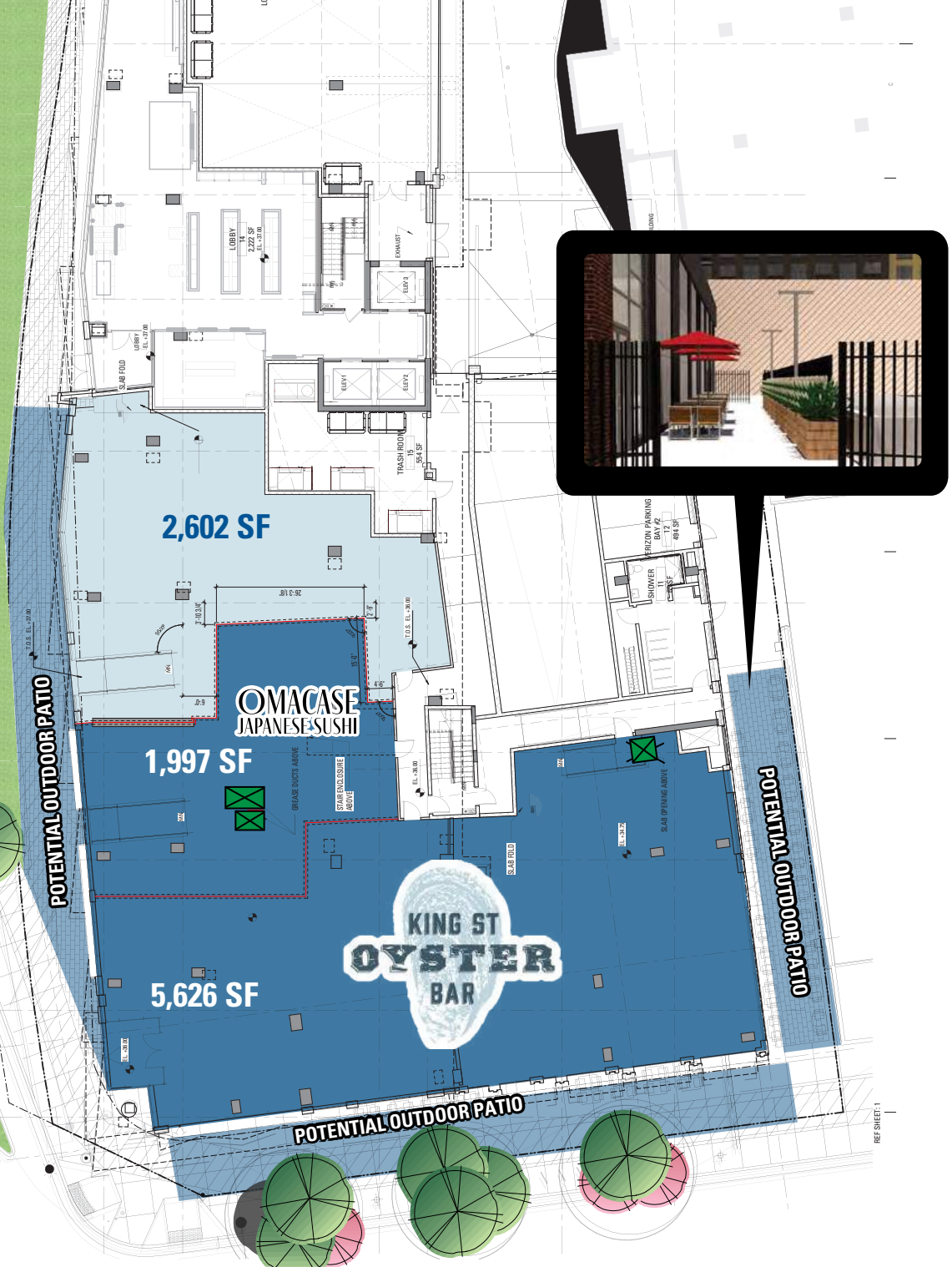
S E A D S STREET

FUTURE PARK

12TH STREET

MAP KEY

- ◆ AVAILABLE
- ◆ AT LEASE
- ◆ LEASED
- ▭ POTENTIAL OUTDOOR PATIO
- ◆ FUTURE PARK
- ⊠ VERTICAL SHAFT FOR VENTING



REF SHEET: 1



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