

# 3451 EXCHANGE





# INTRODUCING 3451 EXCHANGE, POTOMAC YARD



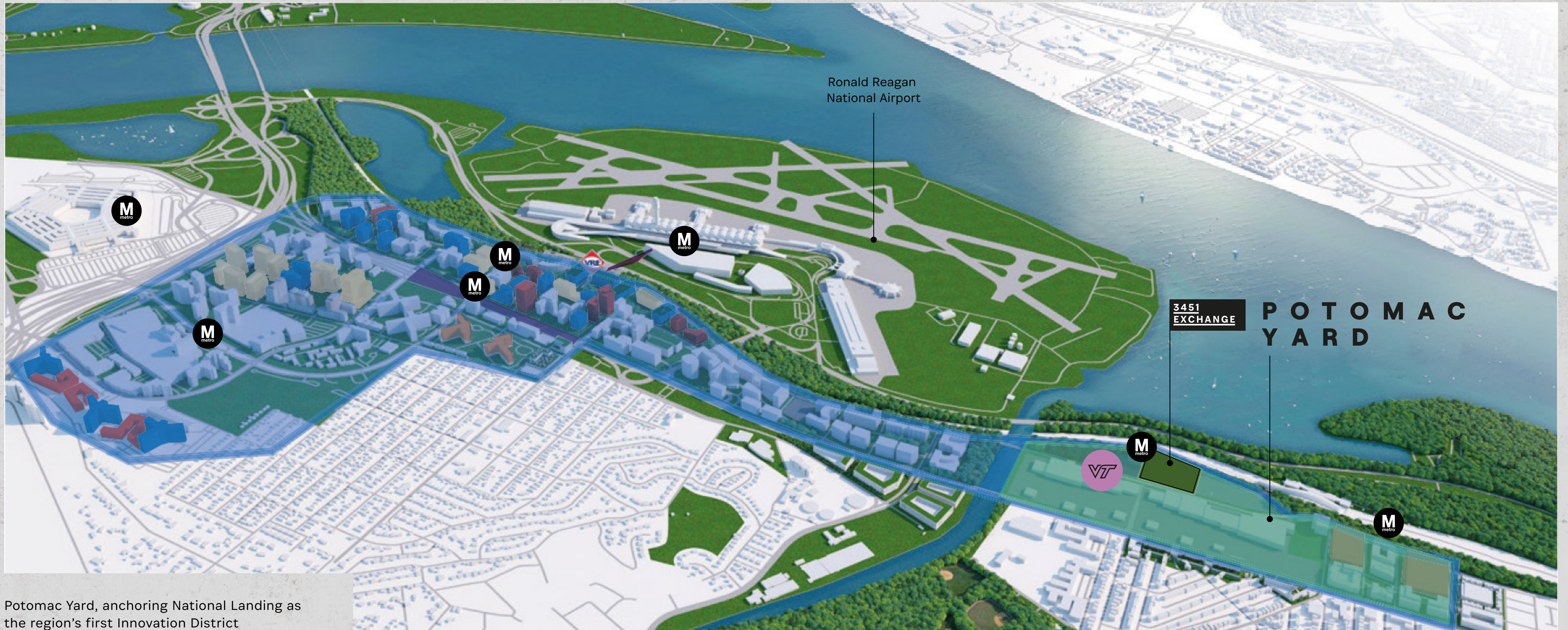
A **one-of-a-kind workplace** where business and research can work together to ideate and create in a building designed for partnership.

*3451 EXCHANGE* offers a unique opportunity to **co-anchor with VIRGINIA TECH**, and to co-create an inspiring, **flexible working environment** that encourages collaborative problem-solving.



*3451 EXCHANGE* is located within the Potomac Yard district of National Landing. Inspired by a vision for how cities should look, function and feel, National Landing is energized by access to policymakers, to tech titans,

and to the top-tier talent they attract. It is enlivened by vibrancy of new tenants, new residents, new places to eat, drink and shop. And it is endorsed and embraced by visionary partners such as Amazon and Virginia Tech.



Potomac Yard, anchoring National Landing as the region's first Innovation District

# POTOMAC YARD

An **amenity-rich, live-work-learn** district conceived at human-scale and oriented to the needs of contemporary lifestyles, it has innovation at its heart. This is the connecting thread between all those who live, work, research and study here.

Taking space here confers all the benefits of National Landing with the perks of a new, flexible and efficient neighborhood and **best-in-class digital Infrastructure**.





NATIONAL LANDING is cultivating a higher education ecosystem in the Greater Washington, DC Region. With 750 graduate degrees per year, the Virginia Tech Innovation Campus will bolster our community, broaden the university network, and deliver a highly-educated workforce.



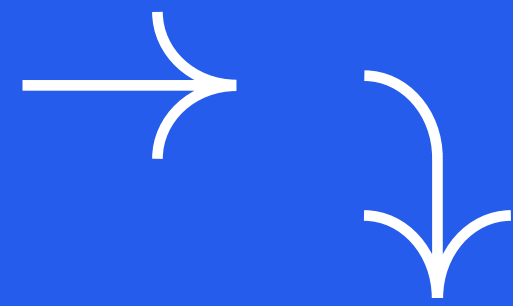
“VIRGINIA TECH is creating a bold, new vision for graduate education in computer science and computer engineering.

“The INNOVATION CAMPUS will be both a place and a culture that unlocks the power of diverse people and ideas to solve the world’s most pressing problems through technology.”

—VT.EDU/INNOVATIONCAMPUS

VT campus is under construction opening Fall 2024

**3451  
EXCHANGE**



Adjacent to *VIRGINIA TECH'S* Innovation Campus, and home to VT's commercial partnership programs, *3451 EXCHANGE* offers the unique opportunities for

businesses that benefit from co-locating with a top-tier engineering school.



This is a building that serves as an incubator for what's to come. Space at *3451 EXCHANGE* offers companies access to the brightest minds, and an exceptional talent pipeline.



3451 Exchange Northeast corner

# BUILDING SUMMARY

- 262,000 SF of trophy office space
- 178,351 SF available for lease
- 7 stories with optionality for horizontal or vertical tenant stacking
- Flexible floor plates ranging from 18,600 to 40,000 SF
- 9'0" typical finished ceilings
- Expansive river views
- Exterior architecture features a modern glass expression with an industrial masonry and metal detail
- Expansive through-lobby with entrance along Exchange Ave and University Ave facing Potomac Yard Park
- Rooftop amenity featuring conferencing, and indoor/outdoor spaces
- Fitness center
- Secure bicycle storage
- State-of-the-art DOAS HVAC system
- Targeting LEED Silver certification

# THE BUILDING

*3451 EXCHANGE* enjoys direct access to [expansive green space](#) and the Potomac River. The building faces onto the [4.5 acre Potomac Yard Park](#), and connects to the Potomac Yard Trail, and in turn to the Mount Vernon Trail—convenient for both [commuting and recreation](#).

The new Potomac Yard Metro station—for the blue and yellow lines—will deliver one block away. The building sits across 2 towers with ample opportunity for [tenant's customization](#). Multiple modes of occupancy create options for tenants to

grow within the building. Whether tenants choose to take space horizontally or vertically, each tower at *3451 EXCHANGE* can perform as its own [standalone building](#), as well as a building within a building. So as co-anchor, a larger firm has the opportunity to stamp its identity on the building.





3451 Exchange Aerial View



3451 Exchange Entrance

3451 Exchange Rooftop Amenity





3451 Exchange Rooftop Amenity



3451 Exchange Entrance



3451 Exchange Lobby

3451 Penthouse Amenity





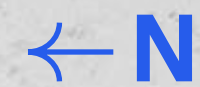
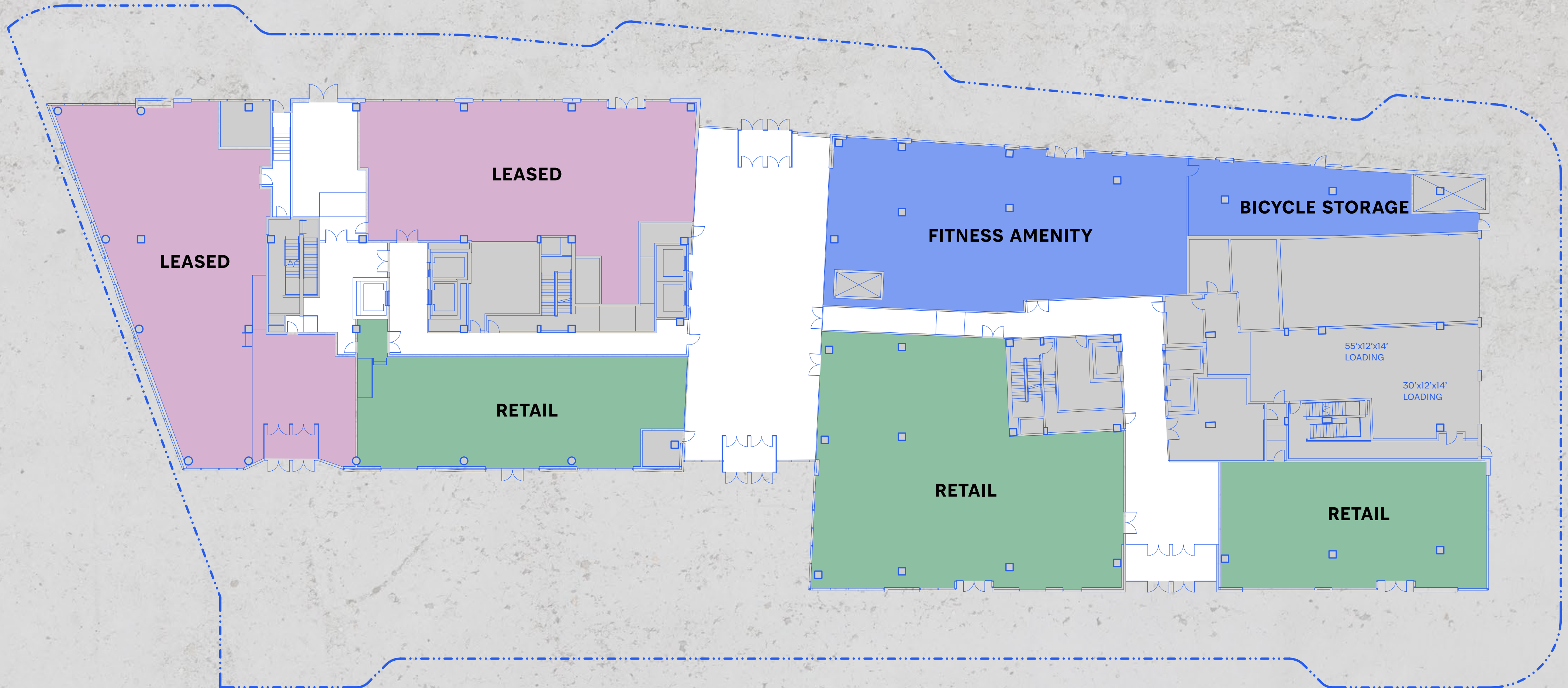
3451 Penthouse Amenity and Conference

# STACKING → ← PLAN

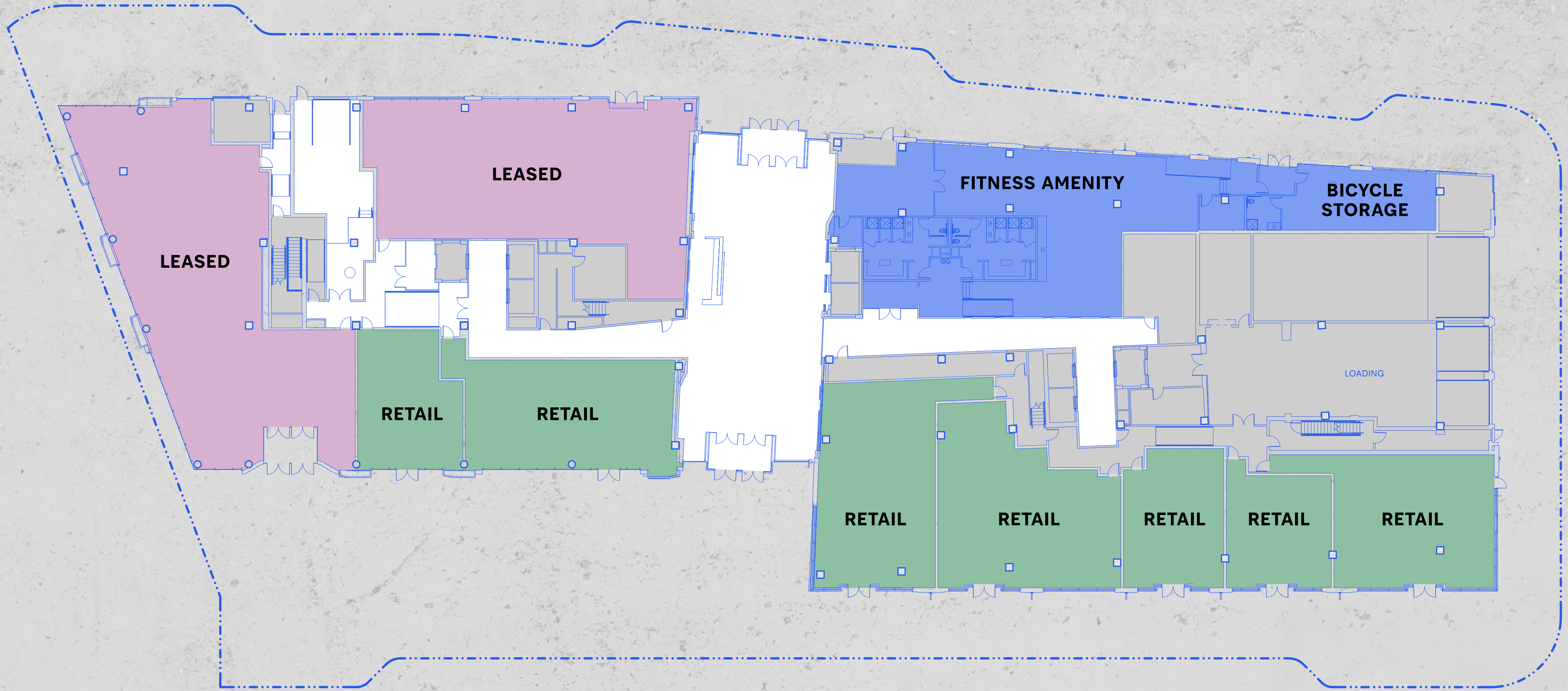
OPTIONAL CONNECTION FOR HORIZONTAL STACKING



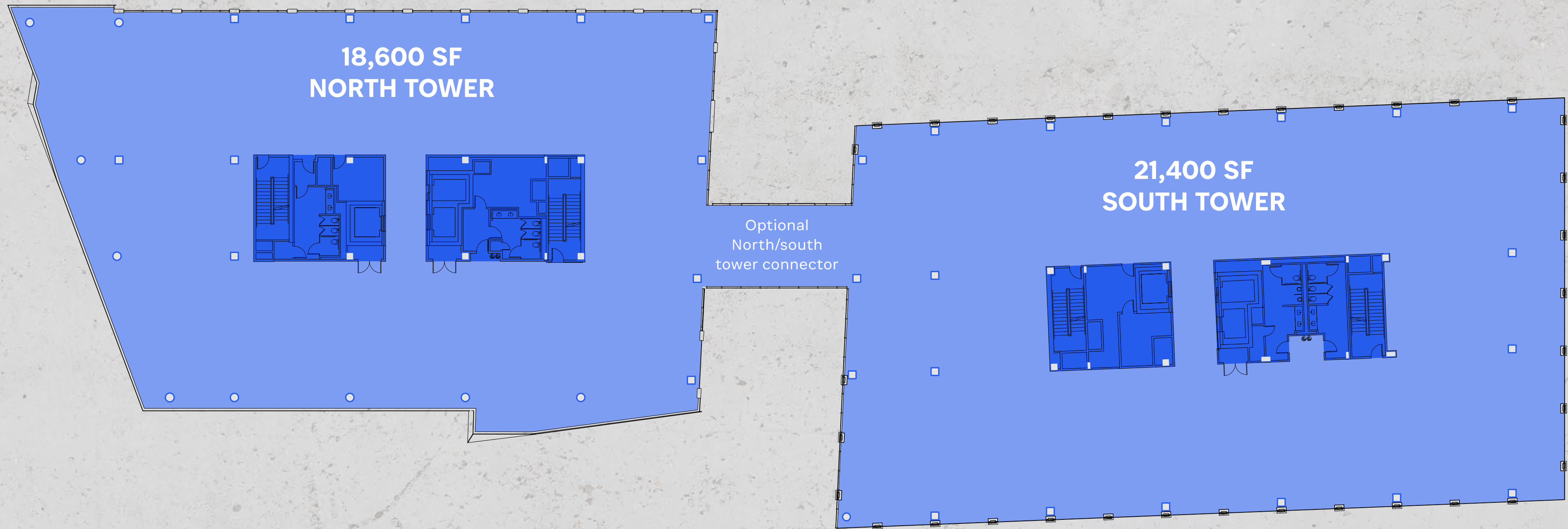
# GROUND FLOOR PLAN



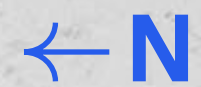
# GROUND FLOOR PLAN



# TYPICAL FLOOR PLAN



OPTION FOR 40,000 SF  
FULL FLOOR PLATE



# DIGITAL INFRASTRUCTURE



**JBG SMITH**

JBG SMITH is curating robust, world-class connectivity in national landing, creating a canvas for innovation that's unlike any other.

We will be able to deliver what innovators need through our investments, scale, & control of all aspects of national landing & its infrastructure stack.



NLEX



FIBER



5G



DAS



CBRS

# DIGITAL INFRASTRUCTURE



## NLEX

Two carrier-grade network exchanges (NLEXs) inside National Landing, one north & one south, create a hub-and-spoke system to serve the innovation district.



## FIBER

Plentiful, redundant fiber will form the backbone of connectivity in National Landing.



## 5G

National Landing will be a carrier-ready environment to facilitate 5G deployments in weeks not months. Will be one of the first 5G-enabled cities at scale in the us.



## DAS

DAS infrastructure will enable indoor connectivity & ensure 5G wireless coverage across national landing. Hyper-connected indoor environments will drive a seamless experience in National Landing.



## CBRS

CBRS will accelerate innovation across National Landing through uninterrupted access to private spectrum. Dedicated spectrum across the district will make for a turnkey connectivity offering in National Landing.



# JBG SMITH

JBG SMITH owns, operates, invests in and develops a dynamic portfolio of mixed-use properties in the high growth and high barrier-to-entry submarkets in and around Washington, DC.

Through an intense focus on placemaking, JBG SMITH cultivates vibrant, amenity-rich, walkable neighborhoods throughout the Washington, DC metropolitan area. Over half of JBG SMITH's holdings are in the National Landing submarket in Northern Virginia, where it serves as the exclusive developer for Amazon's new headquarters, and where Virginia Tech's planned new \$1 billion Innovation Campus is located.

JBG SMITH's portfolio currently comprises 17.2 million SF of high growth office, multifamily and retail assets at share, 98% of which are metro-served. It also maintains a development pipeline encompassing 17.0 million SF of mixed-use development opportunities.

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



Central Place Tower,  
Arlington, VA



1900 N Street, NW  
Washington, DC



1770 Crystal Drive,  
Arlington, VA



Atlantic Plumbing,  
Washington, DC

1900 Crystal Drive,  
Arlington, VA



4747 Bethesda Avenue  
Bethesda, MD



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Visit [nl.jbgsmith.com](http://nl.jbgsmith.com) to  
learn more about National Landing.

