



# The *center* of Crystal City



- » Tenant-only conference center delivering in 2015
- » Over 60,000 SF of restaurants & retail on-site
- » Dedicated shuttle to Metro, Navy Yard, DC, & VRE
- » Small spec suites, full floors and panoramic top floors available immediately



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# Area & Amenities



**CENTURYCENTER**  
AT CRYSTAL CITY



## CENTURY CENTER

Aroma Coffee  
Buffalo Wild Wings  
Cafe 59  
California Tortilla  
Cedar Deli  
Century Cafe  
Century Dry Cleaners

Convenience Express  
DeVry University  
Jimmy John's  
Julio's Barber Shop  
Navy Fed. Credit Union  
New York Deli  
Pizza Autentica

Schokolad Choc Factory  
Subway  
USPS Mail  
Mezeh Mediterranean Grill  
(coming soon)

## CRYSTAL PARK

Chipotle Mexican Grille  
Cold Stone Creamery  
Corner Bakery Cafe  
Fro.Zen.Yo  
Noodles & Company  
The Perfect Pita  
Ruth's Chris Steak House  
Starbucks Coffee

## CRYSTAL DRIVE

Au Bon Pain  
Chick-Fil-A  
Deli Works  
Good Stuff Eatery  
Jaleo Spanish Tapas & Bar  
Kora  
McCormick & Schmick's  
Neramittha Thai

Plaza Gourmet  
Subway  
Ted's Montana Grill  
We, The Pizza

## HOTELS

Courtyard by Marriott  
Hyatt Regency  
Holiday Inn  
Hilton  
Radisson  
Hampton Inn  
Crystal City Marriott  
Sheraton

Crystal Gateway Marriott  
Crowne Plaza  
Americana  
Embassy Suites  
Doubletree Hotel



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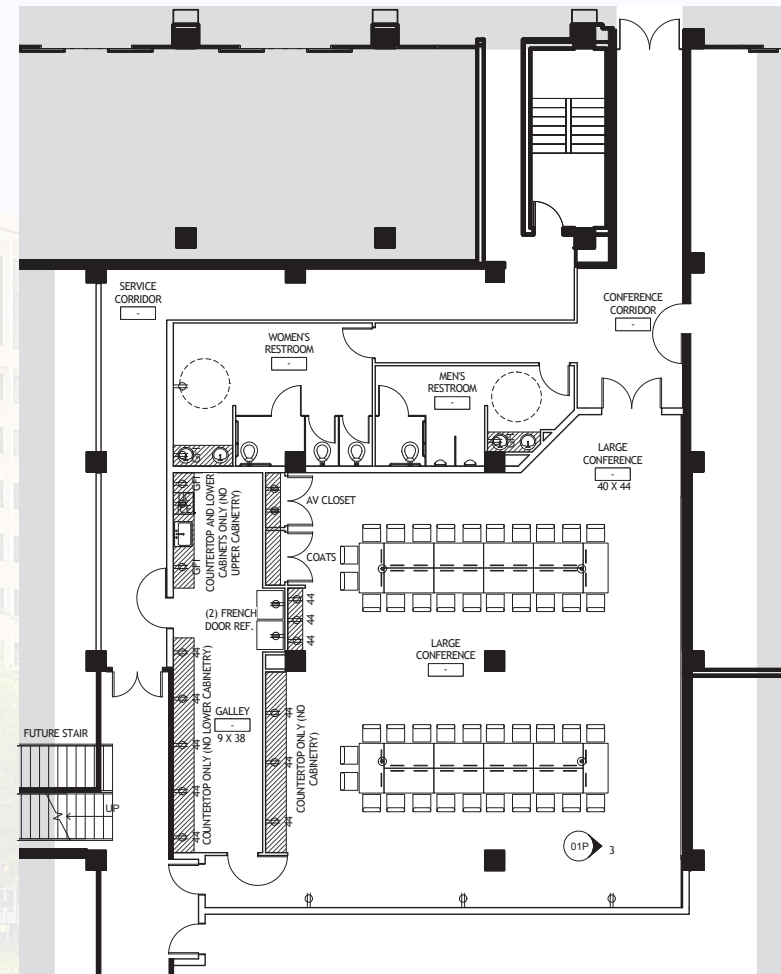
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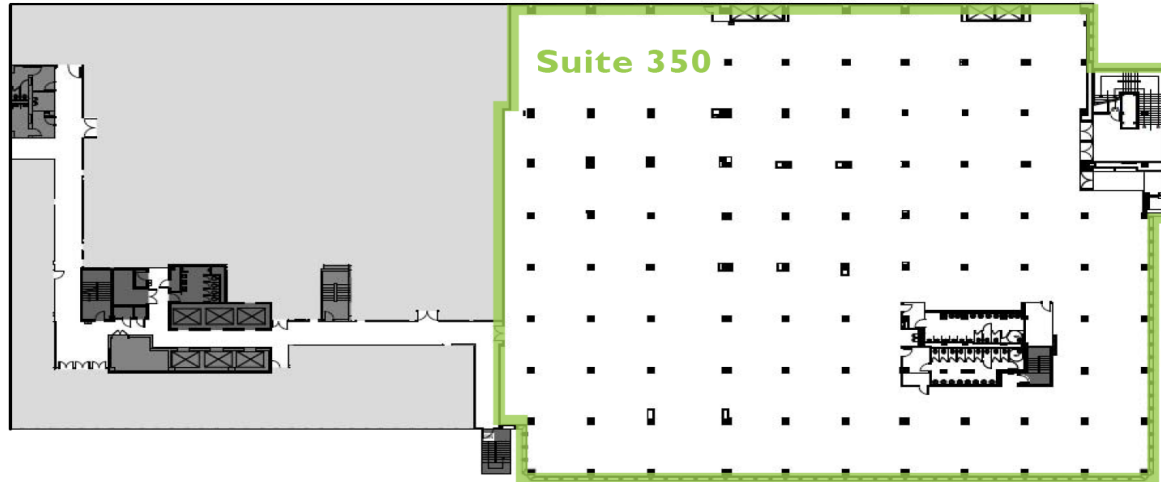


# Beautiful New Tenant Conference Facility

*Coming in*  
**2015!**

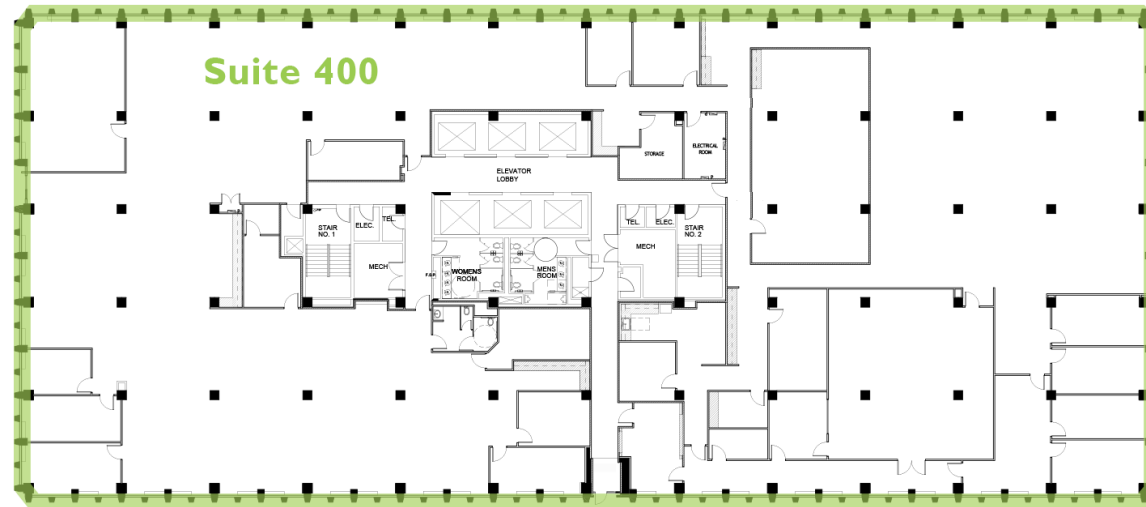


23rd Street



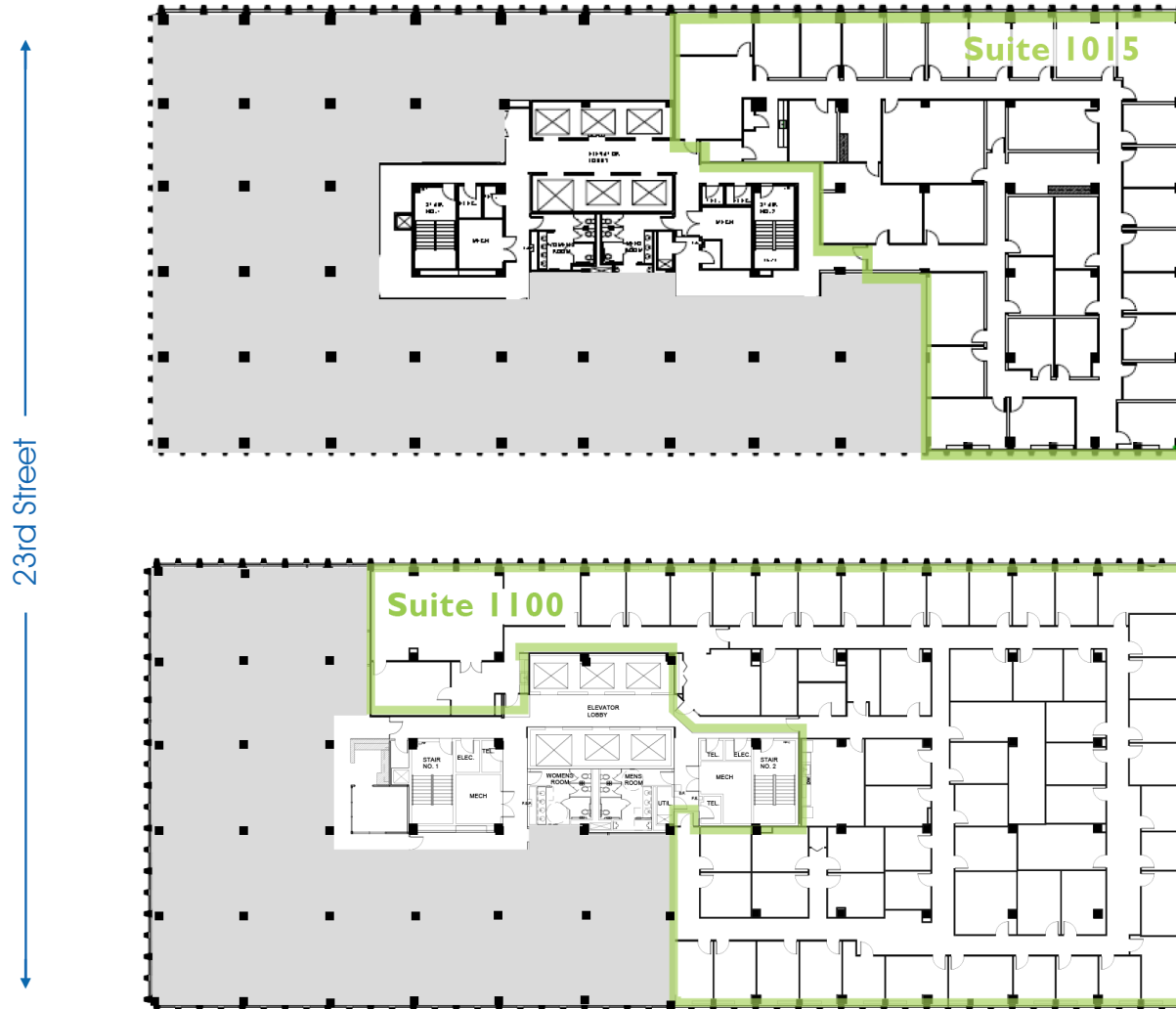
### Suite 350 - 43,351 RSF

- » Exterior dedicated tenant entrance



### Suite 400 - 26,097 RSF

- » Full floor opportunity
- » Existing SCIF
- » Access to future rooftop terrace

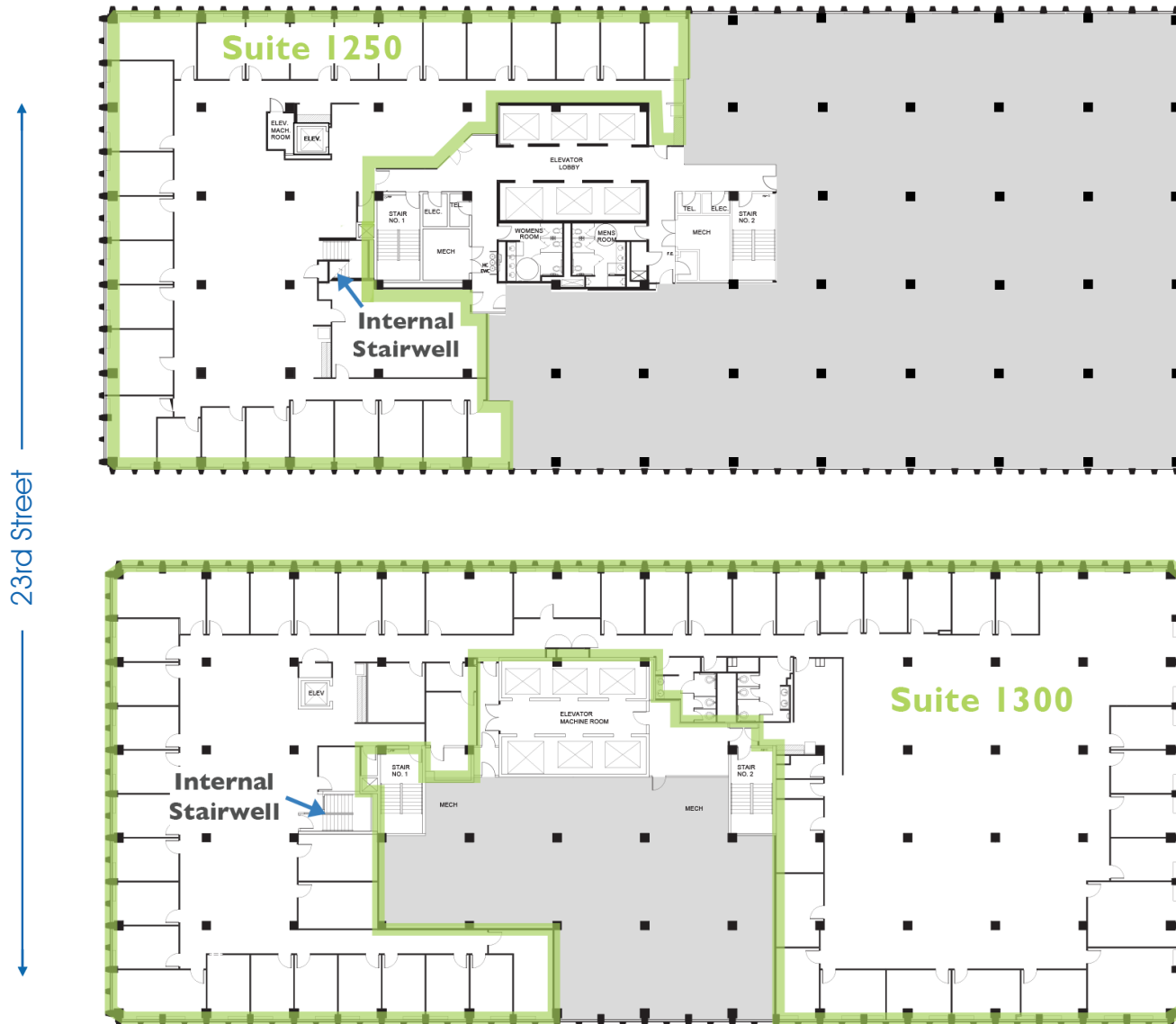


### Suite 1015 - 10,807 RSF

- » Available 11/1/15
- » Bright office-intensive suite
- » Airport, River and Bolling AFB views

### Suite 1100 - 16,114 RSF

- » Excellent elevator lobby exposure
- » Office intensive suite with river and airport views



## Suite 1250 - 10,978 RSF

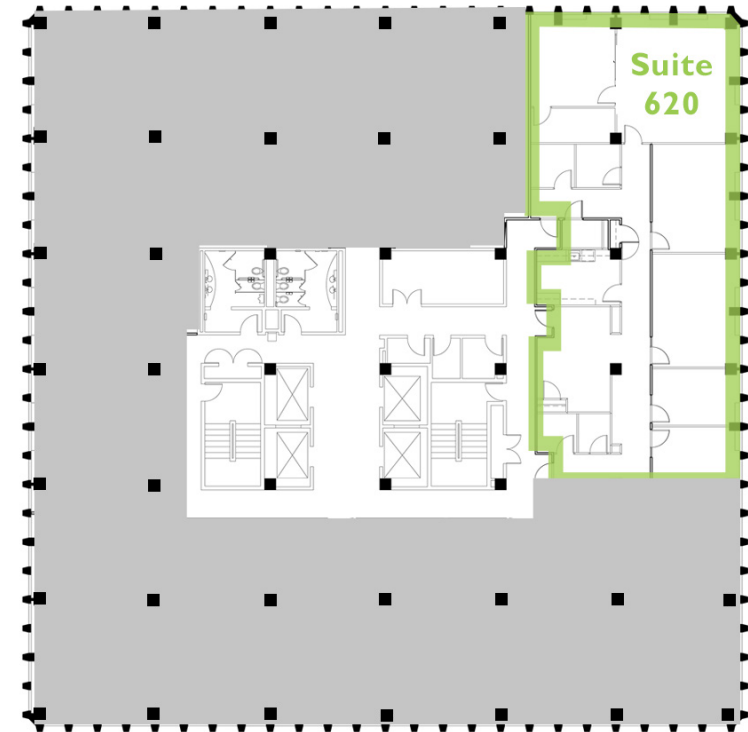
- » Exclusive top-floor tenant elevator and stairwell
- » Top floors available
- » River & airport views
- » Building signage available

— Must be leased together —

## Suite 1300 - 21,641 RSF

- » Exclusive internal tenant elevator and stairwell
- » River & airport views
- » Building signage available

**COMBINED:** 32,619 RSF



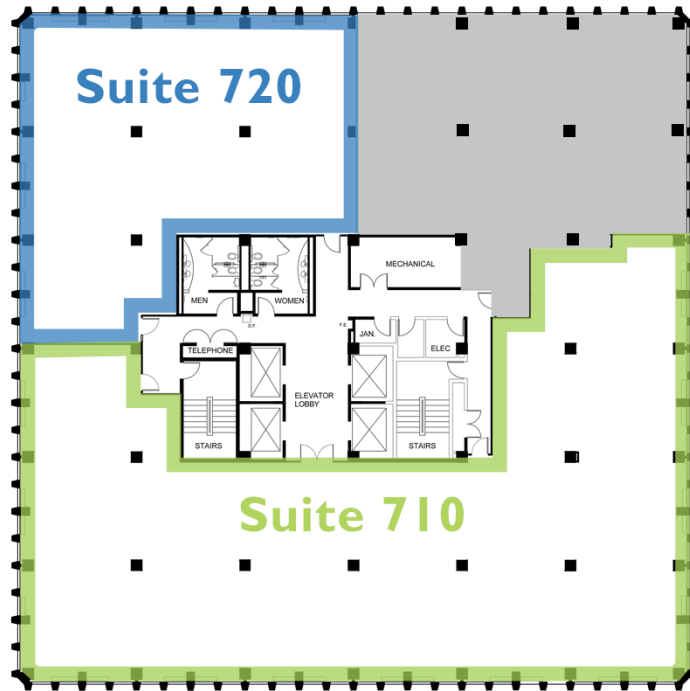
← South Clark Street →

### Suite 520 - 6,278 RSF

- » Available 6/1/2015
- » Large Training room in place
- » Balance open/office buildout in place

### Suite 620 - 3,761 RSF

- » Spec suite
- » Corner suite
- » Excellent window line
- » Mix of open & office



← South Clark Street →

**Suite 720** - 3,673 RSF

**Suite 710** - 8,365 RSF

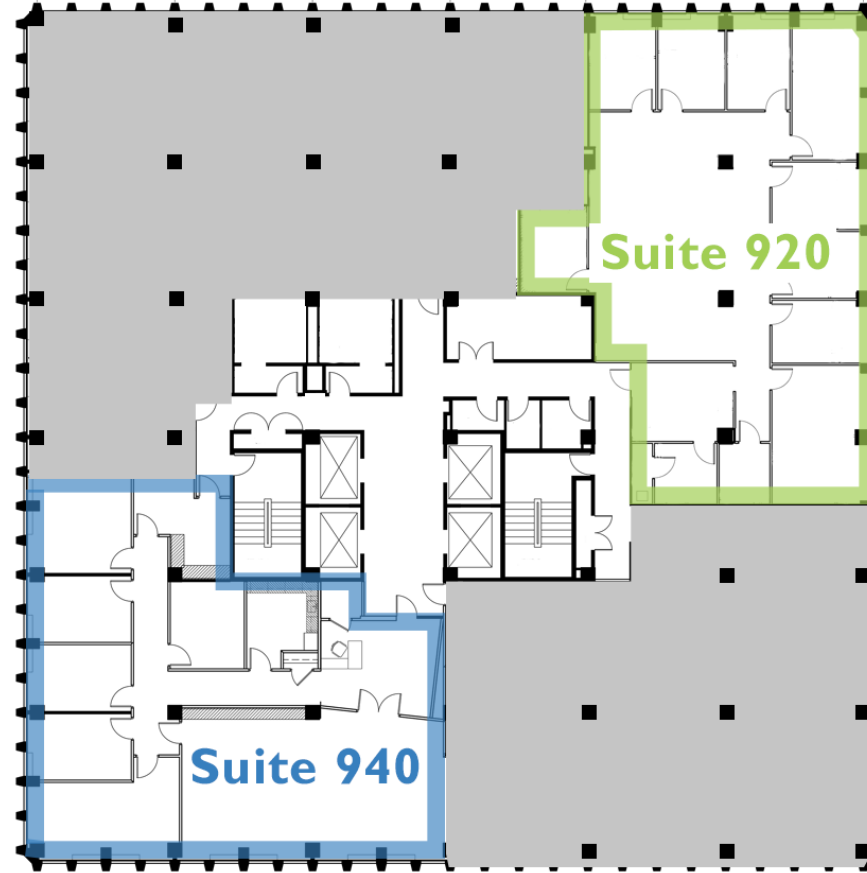
**COMBINED:** 12,038 RSF

- » Clean shell space
- » Ready for tenant improvements
- » 4 sides of window line
- » Unique in this size range

**Suite 820** - 11,684 RSF

- » Clean shell space
- » Ready for tenant improvements
- » 4 sides of window line
- » Unique in this size range





South Clark Street

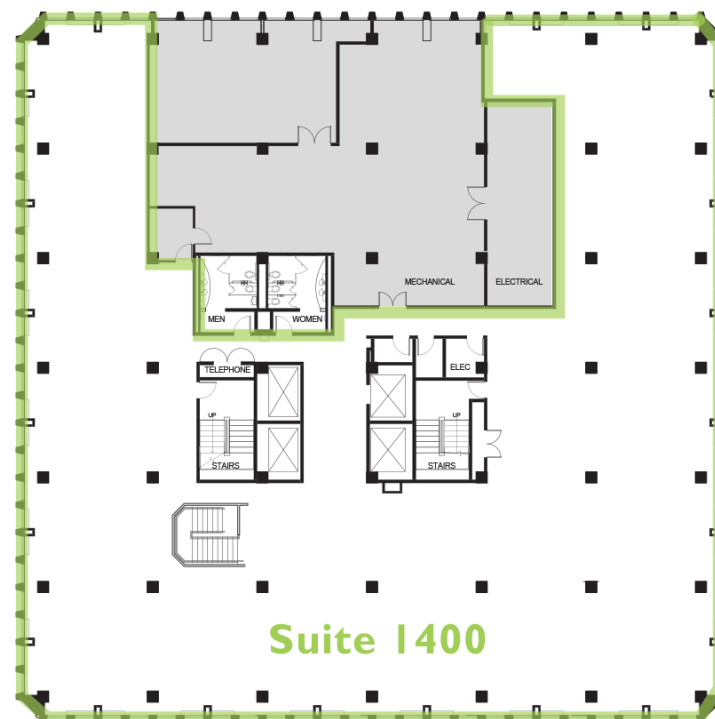
**Suite 920** - 3,589 RSF

**Suite 940** - 3,439 RSF

- >> Spec suites
- >> Move-in ready condition



— Must be leased together —



← South Clark Street →

### Suite 1250 - 2,683 to 6,652 RSF

- » Top floors available
- » Dedicated internal stairwell connects floors

### Suite 1400 - 12,026 RSF

- » 360 degree views
- » Suites currently in shell condition
- » Building signage available

**COMBINED:** 15,995 to 18,678 RSF



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