

The Water Park

AT NATIONAL LANDING

JBG SMITH
AT
NATIONAL
LANDING



The Water Park

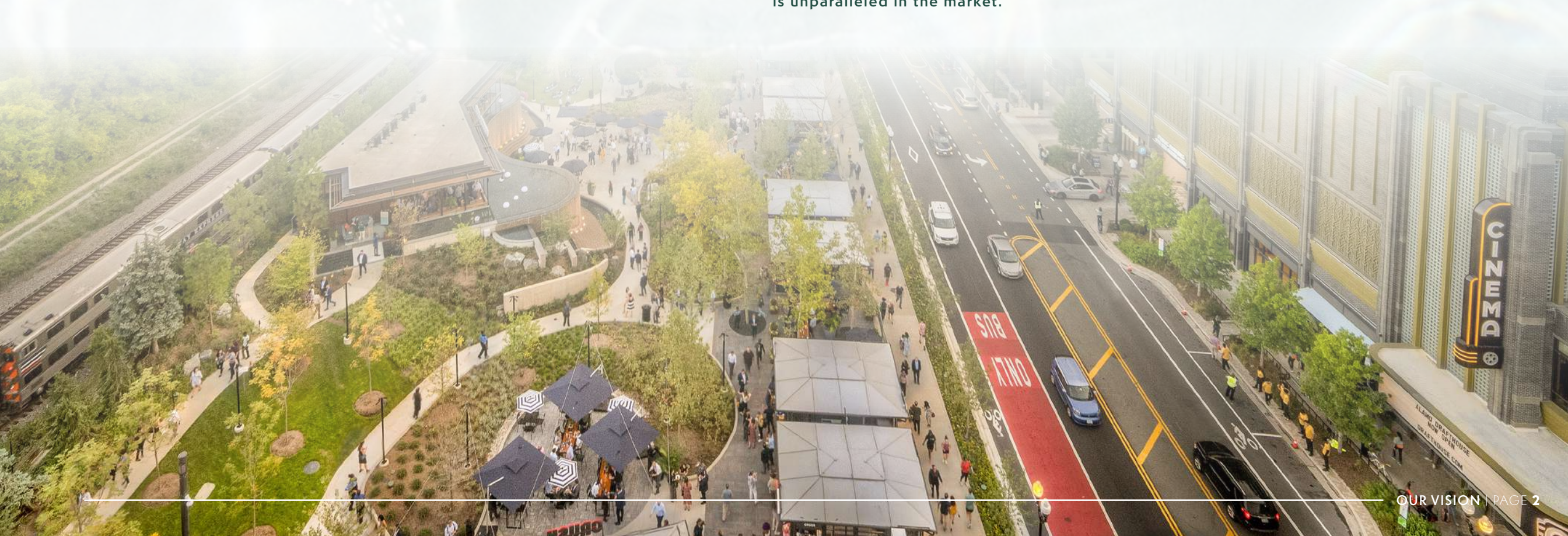
OUR VISION

JBG SMITH IS CREATING A ONE OF A KIND, WORLD CLASS PARK IN NATIONAL LANDING.

Known as The Water Park, a Crystal City landmark, this reimagined green space is activated by **11 food incubators where a mix of local chefs and specialty purveyors will inspire a new culinary culture in National Landing.**

We welcome you to **join as one of our first innovative food venues and expand their business through a model that supports organic growth.** The Water Park is anchored by a public realm design and bolsters landscapes made for year-round activation, daytime and evening enjoyment, and gathering spaces for visitors.

With its beautiful landscapes, a stunning water bar perched atop its fountains, and a stage for frequent performances and community events, **The Water Park is a fresh and unique hospitality offering that is unparalleled in the market.**



The Water Park

OVERVIEW

CENTRALLY LOCATED IN NATIONAL LANDING

National Landing's Water Park sits along the bustling Crystal Drive and across the street from Central District Retail, **home to 100K SF of entertainment-driven retail** anchored by Alamo Drafthouse Cinema. Just steps away from Amazon's second headquarters, **the Water Park plays a pivotal roll in transforming the growing National Landing neighborhood.**



Located directly across the street from the future new entrance to the **Crystal City Metro Station**, the Water Park will attract both daytime employees and those who call National Landing home. It also sits **adjacent to the Virginia Railway Express Station and Mount Vernon Trail**, two major connectors between Washington, DC and Northern, VA.

VIBRANT OUTDOOR GATHERING PLACE

The revitalized Water Park is **National Landing's most prominent outdoor gathering place.** With the perfect blend of lush green space and ample outdoor dining, local office employees, residents, and visitors are drawn to explore a **variety of pop-up retail offerings.**

JBG SMITH is seeking **local, diverse, operators looking to showcase their products and test new concepts.** These retail opportunities provide an opportunity for small business join the National Landing community **while minimizing the initial investment associated with opening a brick & mortar store.**



The Water Park

DEMOGRAPHICS

ACTIVATING THE WATER PARK THROUGH RETAIL

JBG SMITH has breathed new life into National Landing's Water Park by introducing **11 new retail opportunities.**

These spaces will be **turnkey** for vendors to **program and customize** according to their own specific operations.



~300 SF FOOD & BEVERAGE KIOSKS

9 spaces provide small businesses an opportunity to join the National Landing community with little initial investment



2,200 SF BAR & 750 SF PAVILION

Restaurants to anchor nine food incubators within the park



350 SF STAGE

A covered stage pre-wired for live music and events

TODAY VS TOMORROW IN NATIONAL LANDING



2.8M SF
Retail



3.3M SF
Retail



8
Parks & Plazas



15
Parks & Plazas



81K
Office workers within a 2-mile radius



136K - 148K
Office workers within a 2-mile radius



5.5K
Hotel rooms



5.6K
Hotel rooms



\$102K
Median income



\$105K
Median income



90K
Housing Units within a 10-minute drive



97K
Housing Units within a 10-minute drive



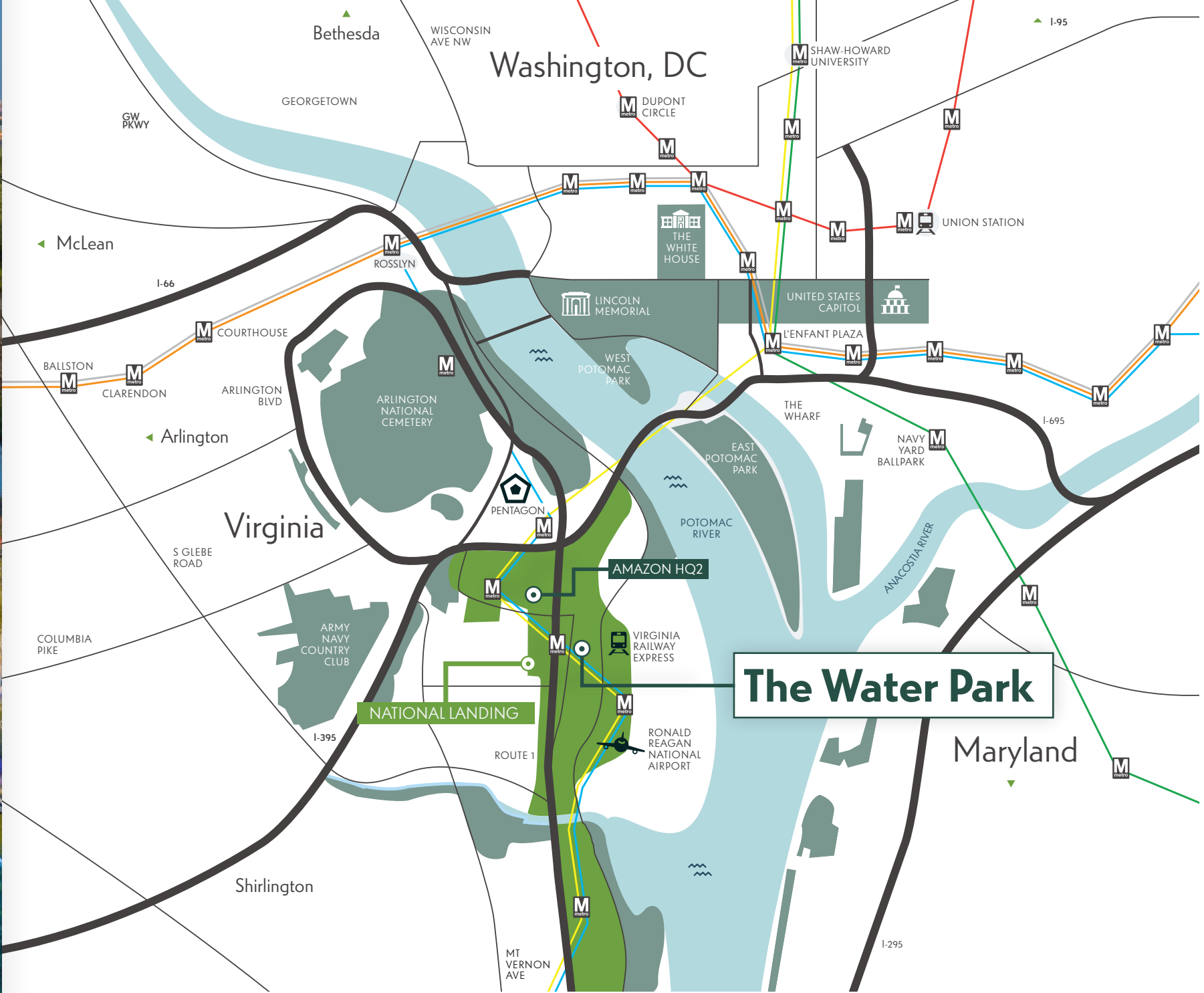
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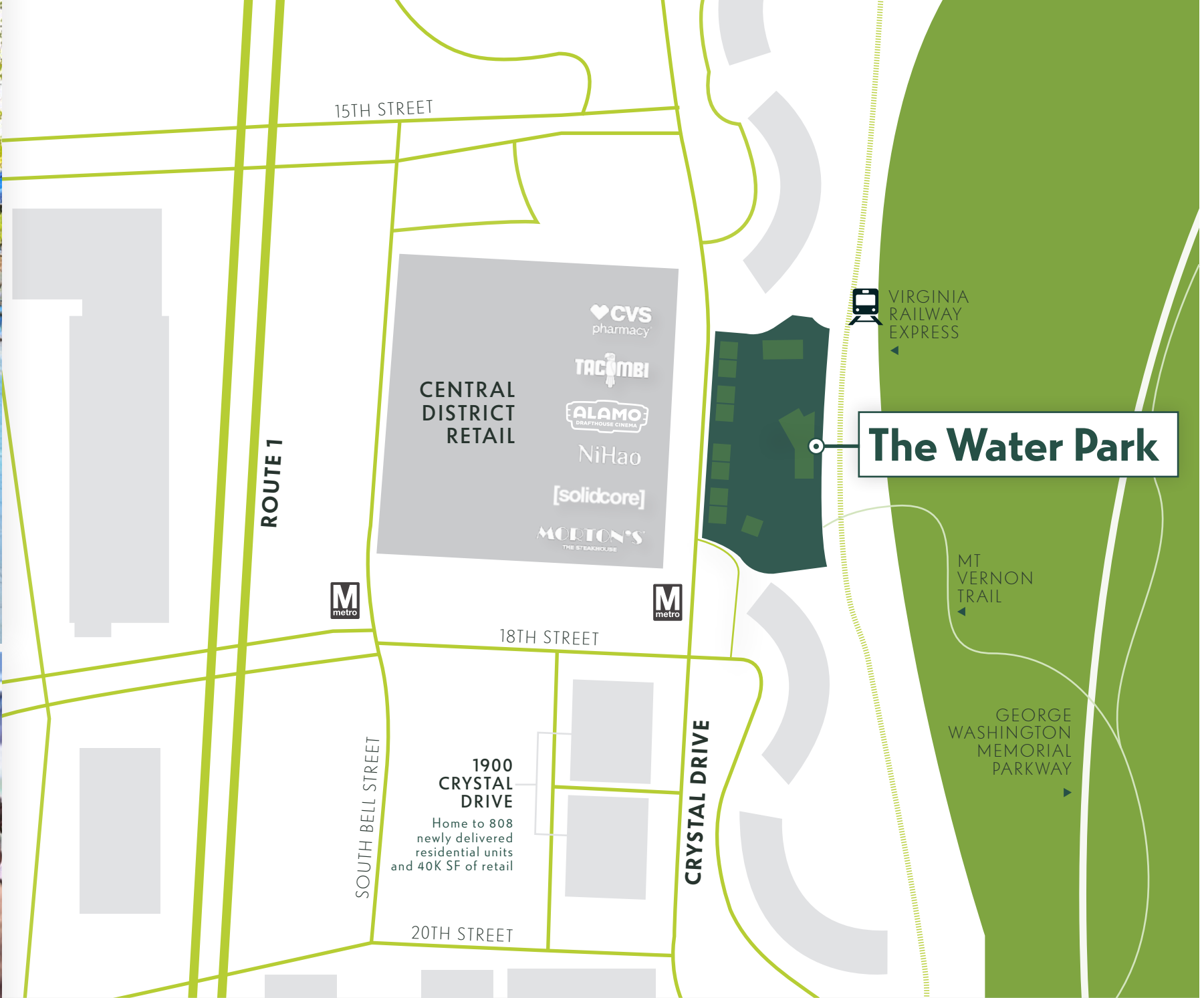
KIOSKS

FOOD INCUBATOR KIOSKS PROVIDE A UNIQUE OPPORTUNITY TO GROW YOUR BUSINESS AND YOUR BRAND.

With a low cost to entry, full service landlord and rent, these spaces are designed to support emerging chefs and kitchens.

With a focus on diverse offerings and new perspectives, these **centrally located kiosks create an interesting and unique culinary culture within National Landing** while providing a much needed space for budding chefs to succeed.





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LEASE PLAN

CRYSTAL DRIVE

■ = AVAILABLE FOR LEASE







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