

L'ENFANT PLAZA

ALL NEW | ALL HERE | ALL NOW

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EXECUTIVE SUMMARY

THE NEW L'ENFANT PLAZA

Reinvigorating the historic spirit of Washington, D.C.'s master planner Pierre Charles L'Enfant, the transformative redevelopment of L'Enfant Plaza solidifies its place as the new hub of Southwest D.C. Aligning with an overall revitalization of the neighborhood — including the formation of the Southwest BID and the SW EcoDistrict Initiative — the new L'Enfant Plaza completes the inspired vision of architect I.M. Pei.



100%
REPOSITIONED

120,000

**SQUARE FEET OF
ON-SITE AMENITIES**

VISION

CONVENIENT. CONTEMPORARY. CONNECTED.

Already unmatched in location and connectivity to other major destinations in Washington, the dramatically transformed office buildings at 955 L'Enfant Plaza and 470/490 L'Enfant Plaza have been updated with contemporary finishes. This recent expansion and visual transformation presents an opportunity to become part of one of the most convenient and amenity-rich developments in Southwest D.C.



FEATURES

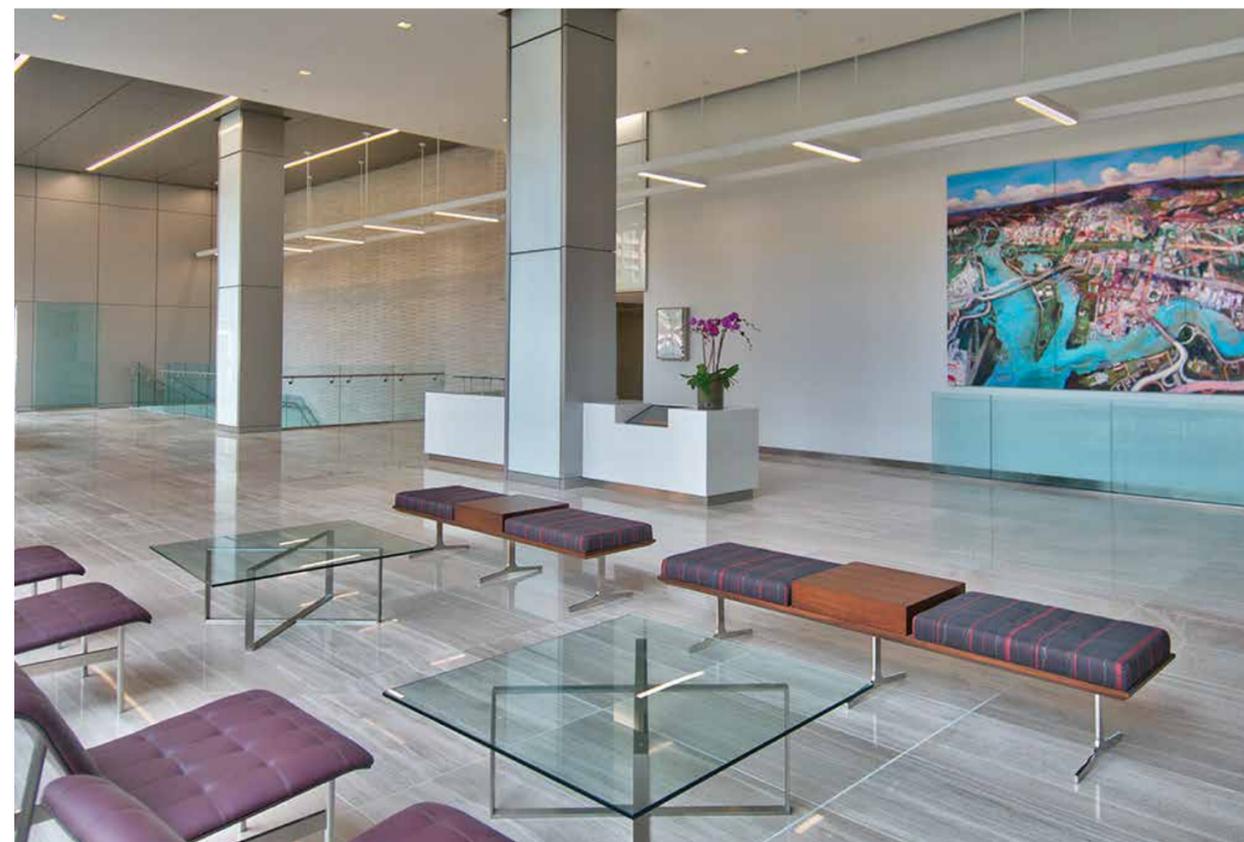
OFFICE FEATURES

Renovations add a spectacular spin to I.M. Pei's original iconic design. Upgraded office aesthetics and added amenities — including reimagined common spaces and creative use of mixed materials such as marble, stone and metal — create a modern new feel for L'Enfant Plaza.

955 L'ENFANT PLAZA

- Expanded double-height lobby with floor-to-ceiling glass and marble floors
- New lobby furnishings with flat screen display
- Two-story grand stairwell provides direct indoor access to Metro and on-site retail
- Renovated common areas, restrooms, elevator lobbies and cabs
- On-site 50-person conference center
- Renovated garage
- Oversized 15-foot window spans cascade natural light into office space
- Upgraded mechanical systems and new capacity for optional tenant supplemental air
- Concierge
- Newly delivered renovations in 2014

**OVERSIZED
15-FOOT
WINDOW SPANS**



470/490 L'ENFANT PLAZA

- Expanded double-height lobby with floor-to-ceiling glass, stone floors, and attractive backlit feature wall
- Direct indoor access to Metro and on-site retail
- Renovated common areas, elevator lobbies, and elevator cabs
- Jump elevator provides quick access to garage
- On-site 50-person conference center
- Renovated garage
- Renovations in 2012

FEATURES

CONFERENCE CENTER

- 60" HD television screen
- Table configuration seats up to 50
- Stunning double-height floor-to-ceiling windows with black-out screen
- Wi-Fi
- Catering kitchen with microwave ovens, dishwasher and icemaker
- Concierge service for breakfast and lunch meetings

CONFERENCE
CENTER
ON-SITE



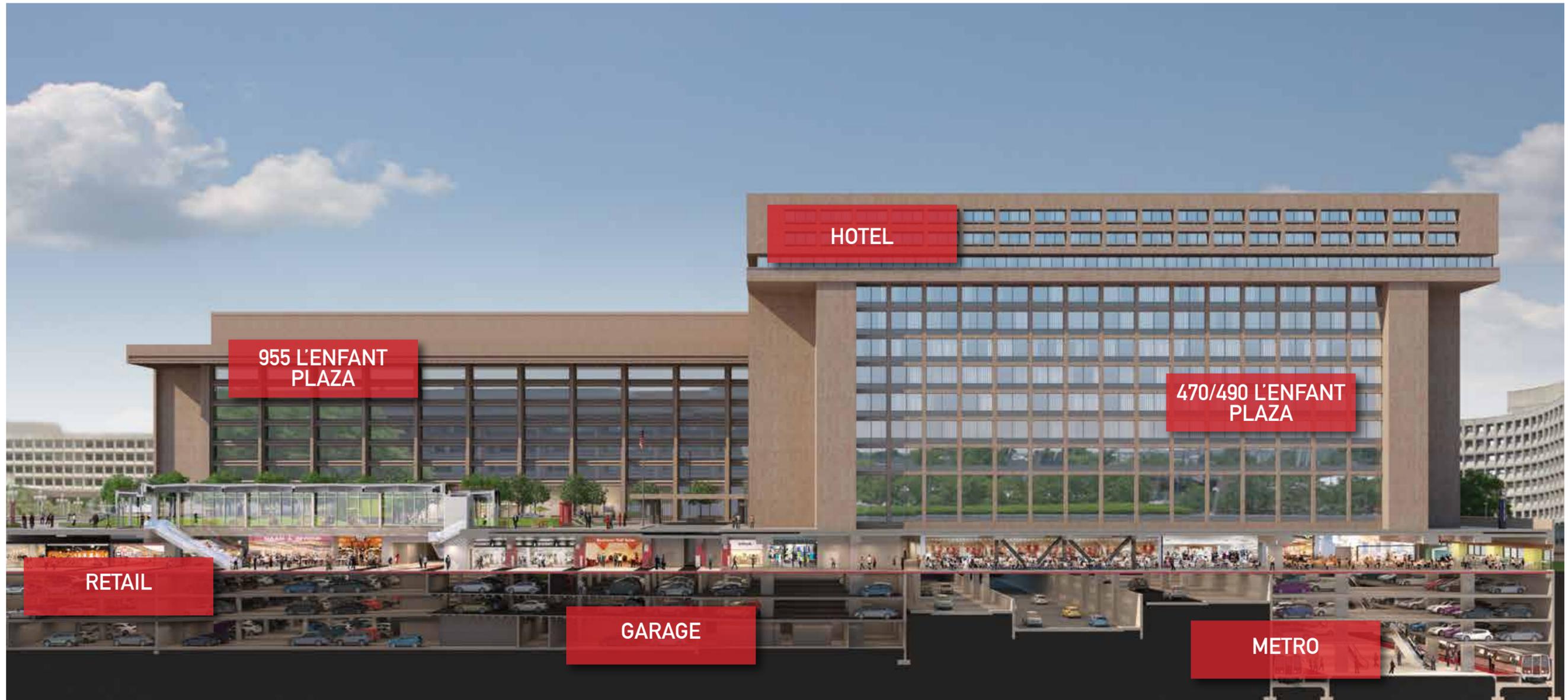
MONUMENTAL VIEWS

Ideally located between the National Mall and the Southwest Waterfront, L'Enfant Plaza offers world-class views of nearby sights through generous 15-foot glass window spans:

- U.S. Capitol
- Washington Monument
- Potomac River and Southwest Waterfront
- Northern Virginia skyline

ALL NEW.

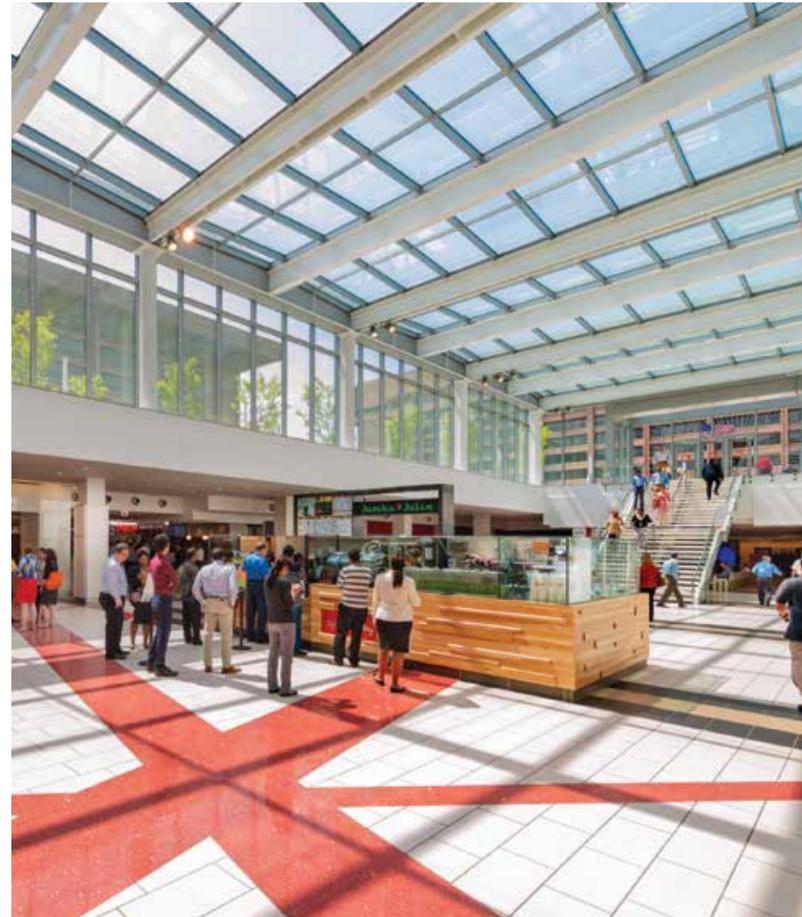
L'ENFANT PLAZA: ABOVE & BELOW



ALL HERE.



2
FOOD
COURTS



40+
RESTAURANTS
AND SHOPS

AMENITIES

EXPANDED ON-SITE RETAIL AMENITIES

A repositioning of retail space — crowned by a stunning new sculptural glass gateway — makes L'Enfant Plaza more convenient than ever before with over 40 restaurants and retail venues.

- 120,000 square feet of on-site retail space
- Two food courts with more than 20 dining destinations
- Wi-Fi
- Club room for corporate lunches and party rental
- Seating for more than 900 patrons
- 58,000 square foot landscaped plaza with outdoor seating
- Programmed activities including outdoor summer concert series

RESTAURANTS: Amsterdam Falafel | Au Bon Pain | Brown Bag | California Tortilla | Capital Teas | Charleys Philly Steaks | Church's Chicken | Five Guys | Green Beans Coffee | Gourmet Too | Italian Gourmet | Jamba Juice | Mamma Ilardo's Pizzeria | Moe's Southwest Grill | Naan & Beyond | Panda Express | Pie Fire Pizza Co | Potbelly | Red Robin's Burger Works | Roti Mediterranean Grill | Sandella's Flatbread Cafe | Starbucks | Subway

SERVICES: Bike and Roll | CVS | Dental Bug | Elite Dry Cleaners & Shoe Repair | Enterprise Rent-A-Car | Gadget | Gateway Newstands | Luxury Nails | Perfect Eyebrows | Phenix Salon | Pivot Physical Therapy | Shoe Shine | SunTrust Bank | USPS

LIFESTYLE: 4-U | Dress Barn | Hallmark | Jay Jewelers | Mina | Nash's Sports | Shoes by Lara

ALL HERE.

INCORPORATING BUSINESS AND PLEASURE

Perfect for both leisure and business guests, the L'Enfant Plaza Hotel will be the ideal home base for any visitor. Undergoing significant renovations, the L'Enfant Plaza Hotel boasts 372 brand new guest rooms and suites in addition to numerous amenities.

- \$30 million hotel renovations
- Four diamond status
- 372 keys
- Two restaurants and two bars for entertaining
- 21,000 square feet of conference and banquet space including a 700-seat ballroom
- Business center
- Rooftop pool

ON-SITE HOTEL AMENITY



ACCESS

A convergence of roads, rail and Metro on the Potomac River's Southwest waterfront make L'Enfant Plaza a natural nexus of professional and leisure activity. L'Enfant Plaza is the only station served by five of D.C.'s major Metro lines, and is easily accessed by every major thoroughfare — making it one of the most easily accessible buildings in D.C.

- Served by five Metro lines, including Blue, Orange, Yellow, Green and Silver
- Minutes from National Mall
- Immediately accessible to every major thoroughfare, including I-395, the Southeast Southwest Freeway and Independence Avenue
- 2 blocks to the VRE (Virginia Railway Express)
- 5-minute walk to Southwest Waterfront/ The Wharf
- 10-minute cab ride to Union Station and Reagan Airport
- Renovated garage with over 1400 parking spaces
- Bike room with controlled access entry



5
METRO
LINES



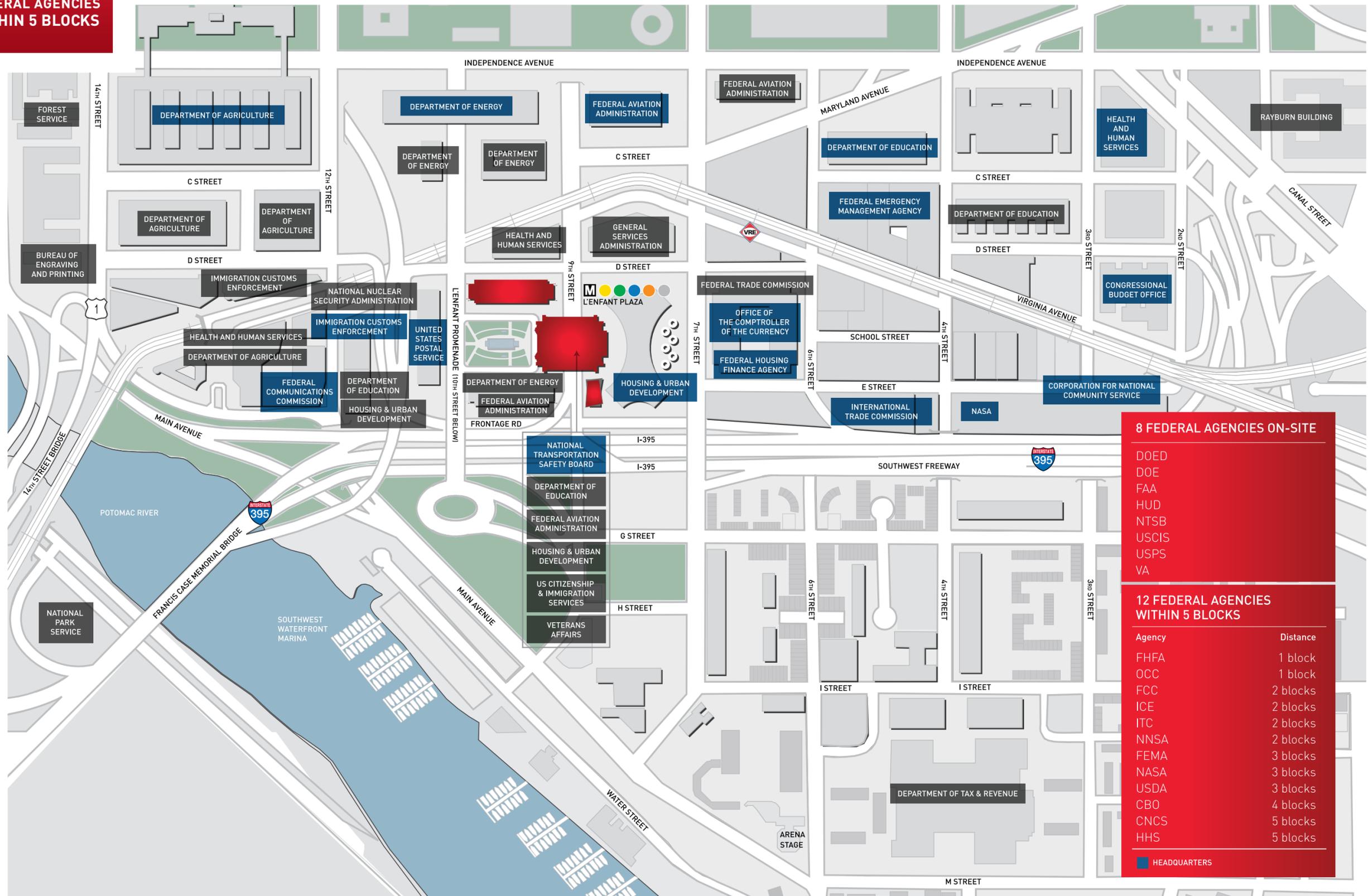
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19

FEDERAL AGENCIES
WITHIN 5 BLOCKS

PROXIMITY TO FEDERAL AGENCIES

Now it's easy to collaborate with colleagues — all in an iconic location updated with a contemporary touch. L'Enfant Plaza is located within five blocks of 19 major federal agencies, making it effortless to do business in Washington.



- 8 FEDERAL AGENCIES ON-SITE**
- DOED
 - DOE
 - FAA
 - HUD
 - NTSB
 - USCIS
 - USPS
 - VA

12 FEDERAL AGENCIES WITHIN 5 BLOCKS

Agency	Distance
FHFA	1 block
OCC	1 block
FCC	2 blocks
ICE	2 blocks
ITC	2 blocks
NNSA	2 blocks
FEMA	3 blocks
NASA	3 blocks
USDA	3 blocks
CBO	4 blocks
CNCS	5 blocks
HHS	5 blocks

■ HEADQUARTERS

ALL NOW.



ALL NOW.

SUSTAINABILITY

Enhancements and new additions at L'Enfant Plaza position it as a sustainable, environmentally responsible space. Eco-friendly initiatives and other modern updates contribute to the cutting-edge appeal.

- LEED Silver EB: O&M registered
- ENERGY STAR® label
- Energy-efficient mechanical systems
- New digital BAS (Building Automation System) controls
- Water-efficient plumbing fixtures
- Electric vehicle charging stations
- Bike room with controlled access
- Green housekeeping program
- Food composting for on-site restaurant tenants with over 3 tons composted per year
- Single stream recycling
- 50% of electricity purchased from green power

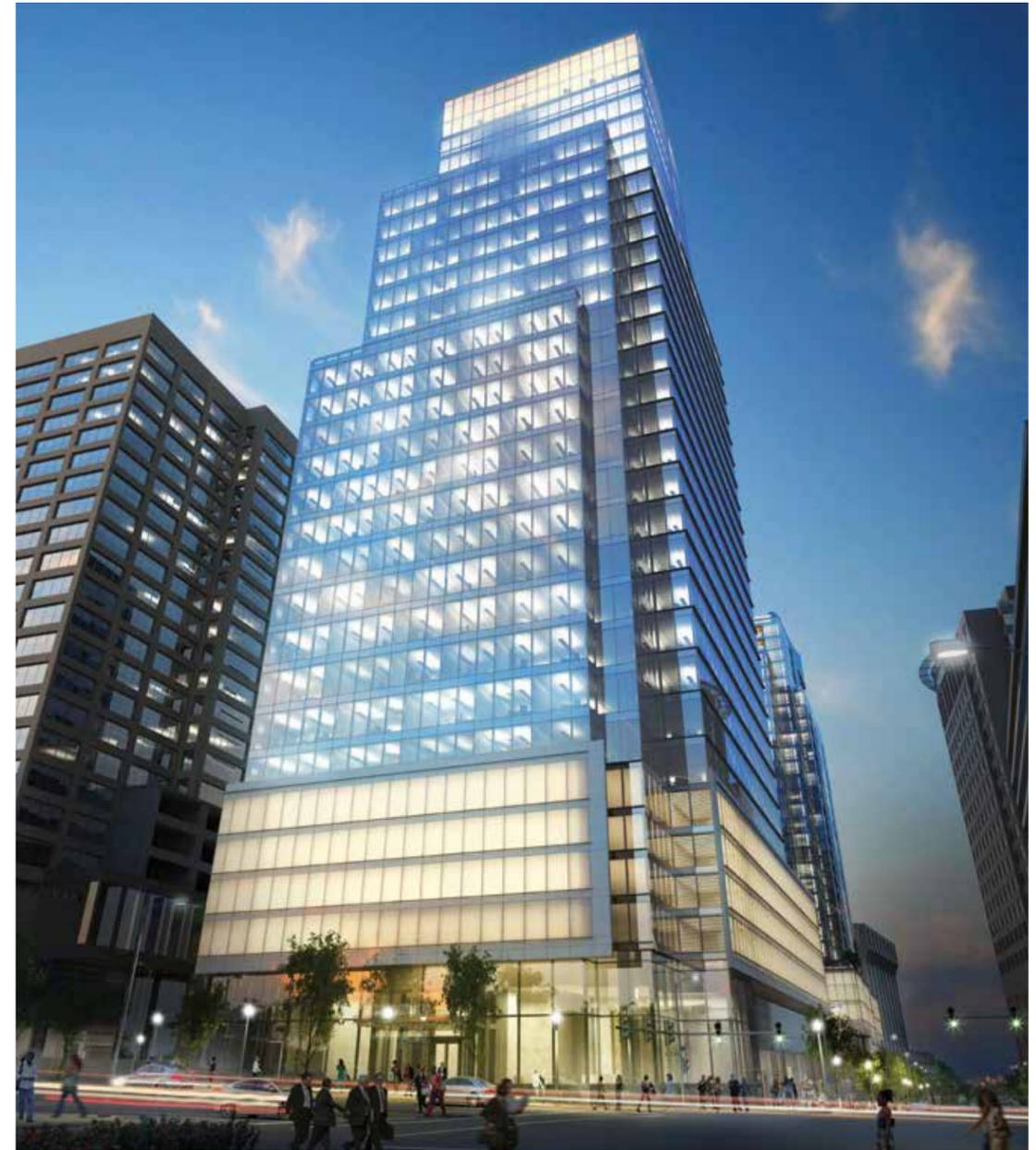
ABOUT JBG

CREATING AND ENHANCING VALUE FOR MORE THAN 50 YEARS

It is the mission of The JBG Companies to be a world-class investor, owner, developer and manager of real estate properties in the Washington Metropolitan Area. We seek to generate superior, risk-adjusted returns for our investors while actively mitigating risk. JBG is committed to being an engaged and responsible member of the communities in which we operate.

JBG invests almost exclusively in urban-infill, transit-oriented developments, and holds a diverse portfolio that encompasses over 23.6 million square feet of office, residential, hotel and retail space. Having deep experience across all product types enables us to diversify our investments, take advantage of market opportunities, and mitigate risk through market cycles. We apply skill, experience and rigor to creating and preserving outstanding value for our investors.

JBG believes that each development we undertake should enrich a community. We are dedicated to developing active, sustainable communities, advancing affordable housing and promoting public art.



CEB Tower at Central Place, Arlington, VA



800 North Glebe, Arlington, VA



1900 N Street, Washington, DC



300 New Jersey Avenue, Washington, DC

L'ENFANT PLAZA SUMMARY

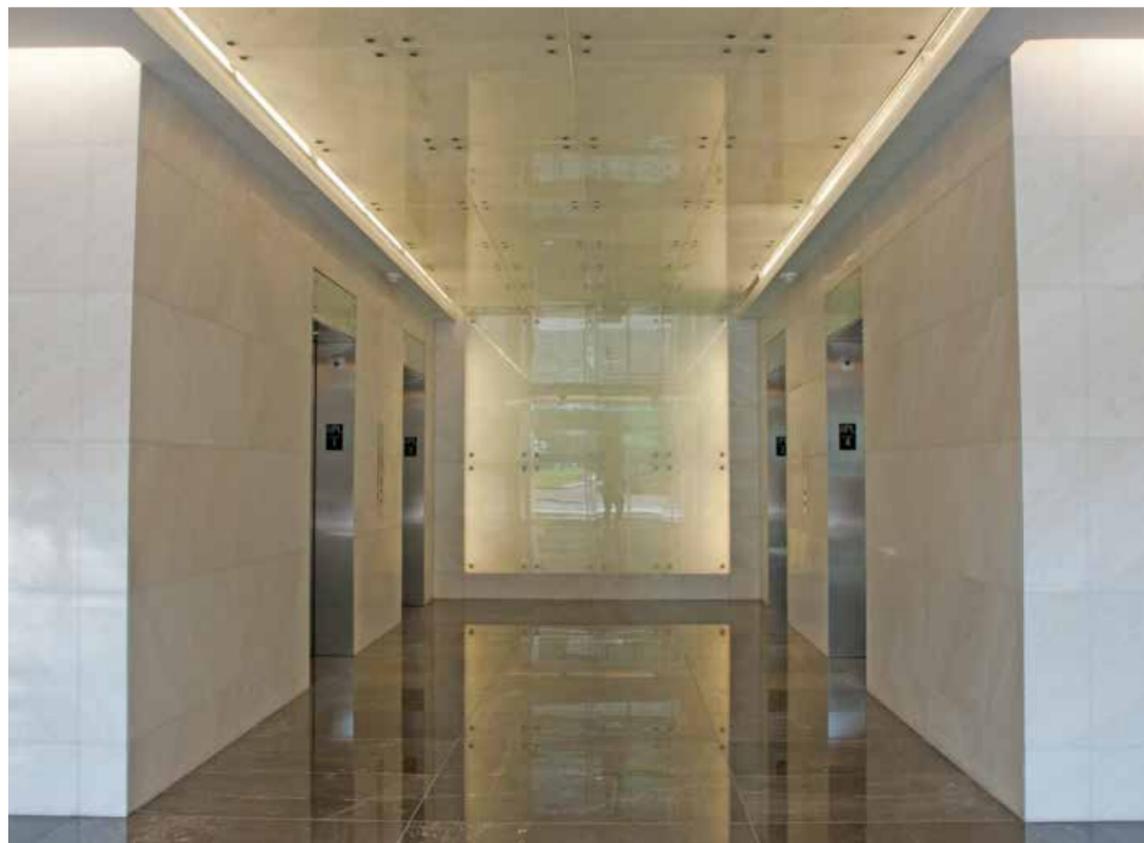
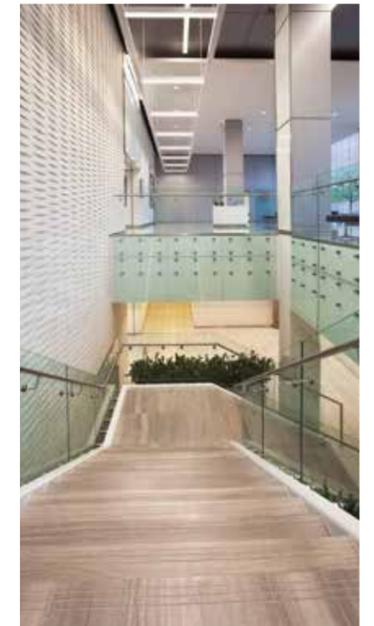
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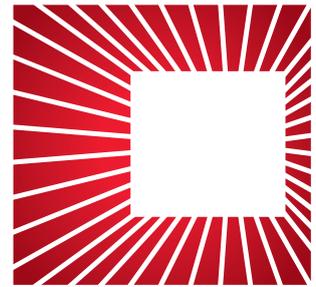
With updates to the original iconic design by master of modern architecture I.M. Pei, the renovation and repositioning of L'Enfant Plaza confirms its status as a Southwest D.C. development that is convenient, contemporary and connected.

All new upgrades and office features create added capacity, expand monumental views and enhance L'Enfant Plaza's commitment to environmental stewardship.

It's all here at the reimagined L'Enfant Plaza: expanded on-site retail amenities and a thriving Southwest neighborhood that make it more convenient than ever before.

All now available with unprecedented access to transportation and major federal agencies.





L'ENFANT PLAZA

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