

L'ENFANT PLAZA

ALL NEW | ALL HERE | ALL NOW

EXECUTIVE SUMMARY	2
LOCATION	5
FEATURES	6
RETAIL AMENITIES	15
ACCESS	17
SOUTHWEST TRANSFORMATION	18
ABOUT JBG SMITH	20

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.



DIRECT INDOOR ACCESS TO
**5 METRO
LINES**

LOCATED IN THE
SW SUBMARKETS
**GSA
ENCLAVE**

100%
REPOSITIONED

SHORT WALK TO
**THE DC
WHARF**

30+
ONSITE RESTAURANTS
AND SHOPS

LOCATION

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 expansion and visual transformation presents an opportunity to become part of one of the most convenient and amenity-rich developments in Southwest D.C. surrounded by over 30 federal agencies.



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



**OVERSIZED
15-FOOT
WINDOW SPANS**

FEATURES

470/490 L'ENFANT PLAZA

- Expanded double-height lobby with floor-to-ceiling glass and stone floors
- Attractive backlit feature wall
- New lobby furnishings and flat screen display
- Direct indoor access to Metro and on-site retail
- Renovated common areas, elevator lobbies, and elevator cabs
- New jump elevator provides quick access to garage
- On-site 50-person conference center
- Renovated garage

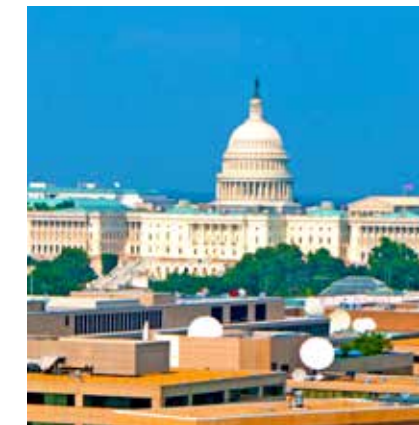
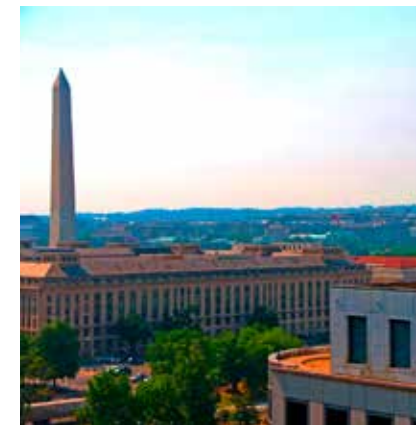


FEATURES

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**



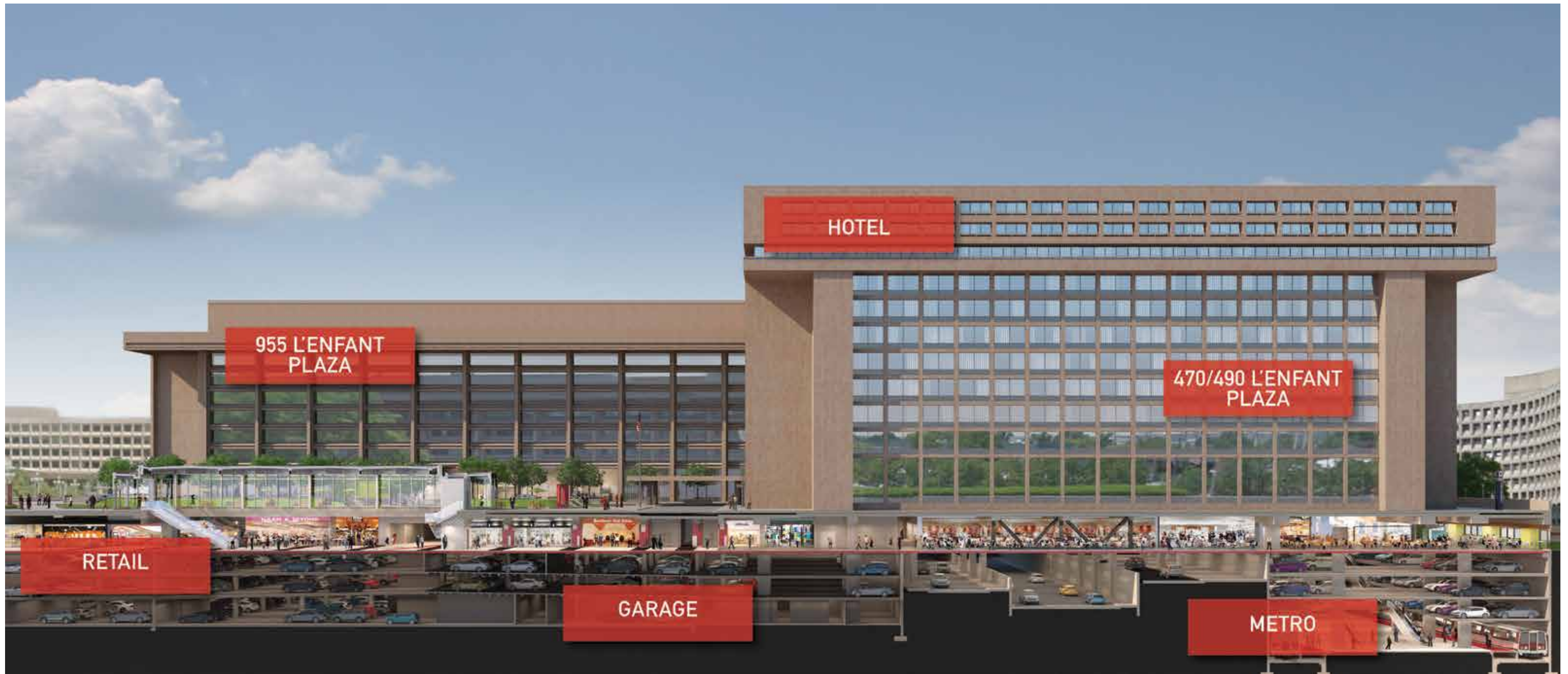
MONUMENTAL VIEWS

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



30+
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 30 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

RESTAURANTS: Auntie Anne's Pretzels | Basic Burger | Brown Bag | Bop Bop Bibimbap | California Tortilla | Charleys Philly Steaks | DC Dogs & Fries | Gourmet Too | Jamba Juice | Mamma Ilardo's Pizzeria | Maizal | Panda Express | Potbelly | Rice Bar | Roti Mediterranean Grill | Sandella's Flatbread Cafe | Sbarro | SpiceX | Subway

SERVICES: Abe's Gifts | DC Trails Tours | DC Gift Gallery | City Dental | DC DMV Adjudication | Forze Gym | Gadget | Gateway Newstands | Jay Jewelers | Luxury Nails | Nash's Sports | Perfect Eyebrows | Phenix Salon | Phone Care & Gifts | USPS

ALL HERE.

INCORPORATING BUSINESS AND PLEASURE

Perfect for both leisure and business guests, this is the ideal home base for any visitor. The Hilton Hotel boasts 367 brand new guest rooms and suites in addition to numerous amenities.

- \$30 million hotel renovations
- Four diamond status
- 367 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

Just steps away the luxury 373-room Salamander Hotel features a spa, indoor pool, and 28,000 square feet of conference and meeting space.



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 1400 parking spaces
- Bike Room with controlled access entry



SOUTHWEST TRANSFORMATION

Exciting transformations are taking place in Southwest Washington, D.C. The area is being fully reinvented from a government-office enclave to a mixed-use epicenter that connects to all facets of your life, from the personal to the professional and everything in between. With the arrival of the new International Spy Museum at L'Enfant Plaza, along with parks, an outdoor stadium, restaurants, shops, hotels and more, Southwest has become a hotbed of possibility for the District.

INTERNATIONAL SPY MUSEUM

The unique architecture at this D.C. mainstay's new location creates a distinct presence on 10th Street, captivating the eye with exposed red steel beams and louvered façade. The International Spy Museum further amplifies L'Enfant Plaza's evolution as a dynamic mixed-use destination.



AUDI FIELD

Audi Field, located within a 10-minute walk of L'Enfant Plaza, is a cutting-edge soccer stadium inaugurated in 2018 and home to Major League Soccer team D.C. United. With a capacity of approximately 20,000 seats, the venue offers an intimate setting and modern design. It features steep seating, bringing fans close to the action, along with premium amenities, diverse concessions, and a rooftop bar. Beyond its role in hosting soccer events, Audi Field contributes to the neighborhood's revitalization, enhancing the city's cultural and sporting scene.



THE WHARF

Just a 7-minute walk from L'Enfant Plaza, The Wharf brings new restaurants, retail and other entertainment options to Southwest D.C.



ABOUT JBG SMITH

JBG SMITH owns, operates, invests in, and develops mixed-use properties in 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. Approximately two-thirds of JBG SMITH's holdings are in the National Landing submarket in Northern Virginia, which is anchored by four key demand drivers: Amazon's new headquarters; Virginia Tech's under-construction \$1 billion Innovation Campus; the submarket's proximity to the Pentagon; and JBG SMITH's deployment of next-generation public and private 5G digital infrastructure. JBG SMITH's dynamic portfolio currently comprises 14.7 million square feet of high-growth office, multifamily, and retail assets at share, 99% of which are Metro-served. It also maintains a development pipeline encompassing 9.8 million square feet of mixed-use, primarily multifamily, development opportunities. JBG SMITH is committed to the operation and development of green, smart, and healthy buildings and plans to maintain carbon neutral operations annually.

For more information on JBG SMITH please visit www.jbgsmith.com.



Central Place Tower at Central Place, Arlington, VA



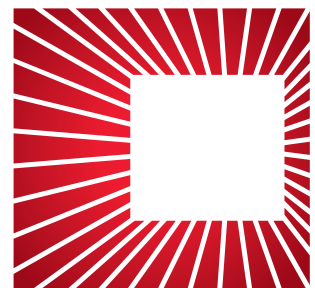
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