

BRAC Impacted Buildings and Leases in Arlington

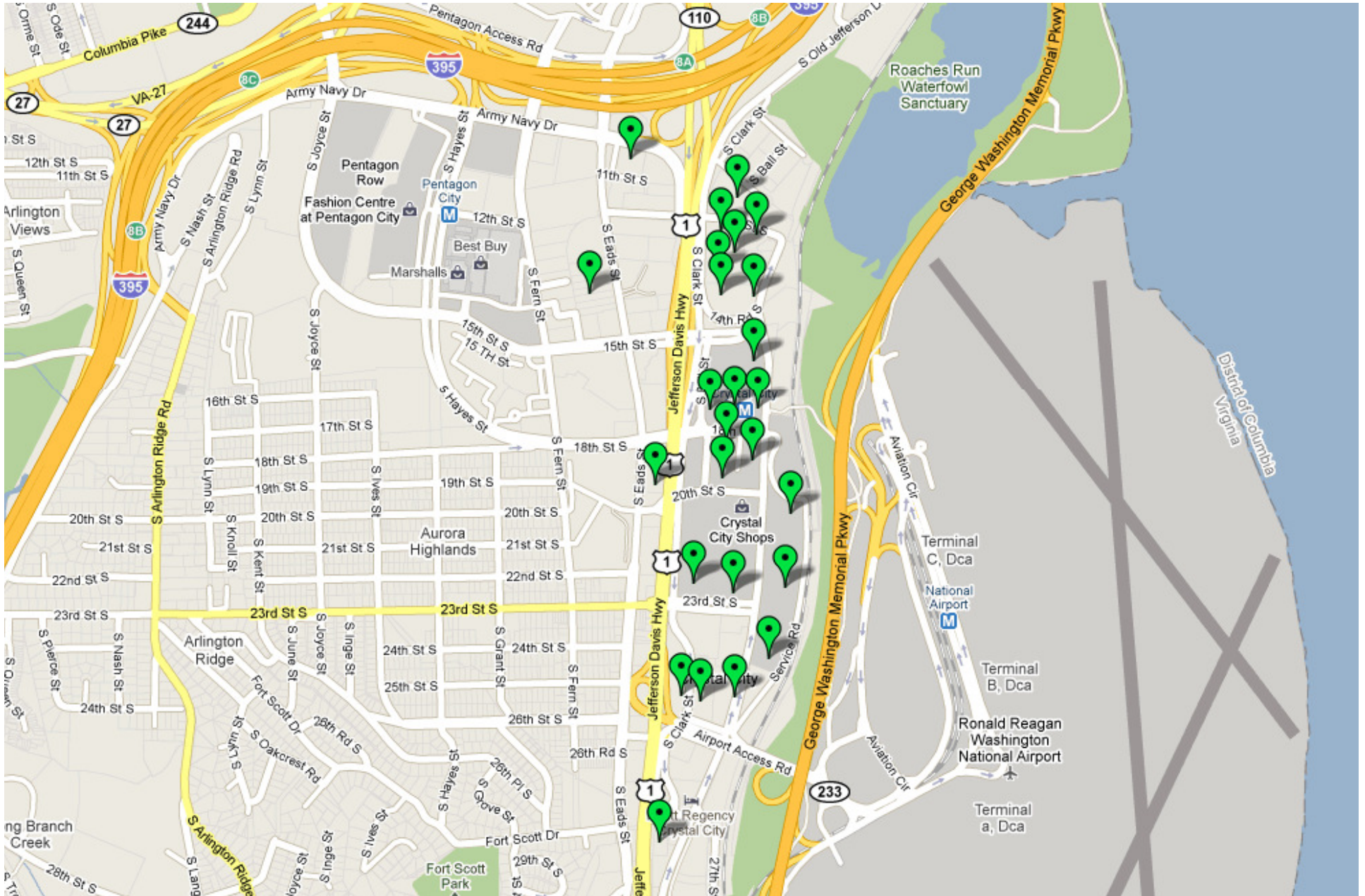
Crystal City

March 15, 2011

GSA Lease Activity in BRAC'd Buildings: Crystal City

- BRAC affects **94 DoD Activities** currently located in commercial office space in the Crystal City submarket.
- BRAC will impact **25 commercial office buildings** in the Crystal City submarket.
- GSA holds **68 leases** totaling **3.48 million square feet** of office space (both BRAC'd and non-BRAC'd) in these buildings.
- Approximately **3.2 million square feet** of GSA's holdings in these buildings is considered BRAC-impacted DoD space.
- The BRAC deadline is **September 15, 2011**.

Map of BRAC-Impacted Buildings: Crystal City



BRAC-Impacted Buildings: Crystal City

#	Building Address	Building Name	BRAC Action	DoD Impacted Agency/Activity	Relocation Site	Anticipated Move Date (M - YR)
1	1215 S Clark Street	Crystal Gateway 3	133	Washington Headquarters Service (WHS)	Ft. Belvoir (Mark Center)	Sep-11
			149	Department of the Navy	ASC/Navy Yard	Sep-11
2	1225 S Clark Street	Crystal Gateway 2	129	Air Force-Installation and Logistics	Andrews AFB	Sep-11
			132	Deputy Under Secretary of the Army-Operations Research	Ft. Belvoir	Sep-11
			133	Office of the Secretary of Defense (OSD)	Ft. Belvoir (Mark Center)	Sep-11
			133	Washington Headquarters Service (WHS)	Ft. Belvoir (Mark Center)	Sep-11
3	1235 S Clark Street	Crystal Gateway 1	129	Air Force-Installation and Logistics	Andrews AFB	Sep-11
			129	Air Force-Operations	Andrews AFB	Sep-11
			129	Air Force-Personnel Operations	Andrews AFB	Sep-11
			129	Air Force-Personnel	Andrews AFB	Sep-11
			132	US Army Office of Environmental Technology	Ft. Belvoir	Sep-11
			133	Office of the Secretary of Defense (OSD)	Ft. Belvoir (Mark Center)	Sep-11
			133	Washington Headquarters Service (WHS)	Ft. Belvoir (Mark Center)	Sep-11
4	1400-1450 S Eads Street	1400-1450 S Eads Street	133	DoD Inspector General	Ft. Belvoir	May-10
			149	Department of the Navy	ASC/Navy Yard	May-10
5	1411 Jefferson Davis Hwy	Jefferson Plaza 1	129	Air National Guard Headquarters	Andrews AFB	Oct-10
			129	National Guard Bureau Headquarters	Arlington Hall	Oct-10
			129	Army National Guard Headquarters (elements of)	Arlington Hall	Oct-10
			132	Administrative Assistant to the Secretary of the Army (SAAA)	Ft. Belvoir	Sep-11
			132	Assistant Secretary of the Army Financial Management and Comptroller/CEAC	Ft. Belvoir	Sep-11
			132	Chief of Chaplains	Ft. Belvoir	Sep-11
6	1421 Jefferson Davis Hwy	Jefferson Plaza 2	129	Air Force-Installation and Logistics	Andrews AFB	Oct-10
			132	Administrative Assistant to the Secretary of the Army (SAAA)	Ft. Belvoir	Oct-10
			132	Assistant Secretary of the Army Financial Management and Comptroller/CEAC	Ft. Belvoir	Oct-10
			132	Chief of Chaplains	Ft. Belvoir	Oct-10
			132	US Army Office of the Chief Army Reserve	Ft. Belvoir	Oct-10

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BRAC-Impacted Buildings: Crystal City, continued

#	Building Address	Building Name	BRAC Action	DoD Impacted Agency/Activity	Relocation Site	Anticipated Move Date (M - YR)
7	1550 Crystal Drive	Crystal Square 2	129	Air Force-Personnel	Andrews AFB	Sep-11
			129	Air Force-Personnel Operations	Andrews AFB	Sep-11
			131	Counterintelligence Field Activity (CIFA)	Quantico	Sep-11
			131	Defense Security Service (DSS)	Quantico	Sep-11
			132	Senior Executive Public Affairs	Ft. Belvoir	Sep-11
			132	US Army Environmental Policy Institute	Ft. Belvoir	Sep-11
			132	US Army National Information Security Assessment Program	Ft. Belvoir	Sep-11
			134	Missile Defense Agency (MDA)	Redstone	Jun-11
			134	USA Space and Missile Defense Command-Headquarters Component	Redstone	Jun-11
			148	Army HR XXI	Ft. Knox	Sep-11
		149	Department of the Navy	ASC/Navy Yard	Sep-11	
8	1750 Crystal Drive	Crystal Square 3	149	Department of the Navy	ASC/Navy Yard	Dec-10
9	1801 S Bell Street	Crystal Mall 2	131	Counterintelligence Field Activity (CIFA)	Quantico	Sep-11
			131	Defense Security Service (DSS)	Quantico	Sep-11
			133	Washington Headquarters Service (WHS)	Ft. Belvoir (Mark Center)	Sep-11
			149	Department of the Navy	ASC/Navy Yard	Sep-11
10	1851 S Bell Street	Crystal Mall 3	133	Defense Finance and Accounting Service (DFAS) supporting OSD	Ft. Belvoir (Mark Center)	Sep-11
			133	Washington Headquarters Service (WHS)	Ft. Belvoir (Mark Center)	Sep-11
			133	Office of the Secretary of Defense (OSD)	Ft. Belvoir (Mark Center)	Sep-11
			145	Defense Finance and Accounting Service (DFAS)	Indianapolis	Mar-10
			149	Department of the Navy	ASC/Navy Yard	Sep-11
11	1901 S Bell Street	Crystal Mall 4	132	Assistant Secretary of the Army Manpower	Ft. Belvoir	Sep-11
			132	Reserve Affairs/Army Review Board/Equal Opportunity Office	Ft. Belvoir	Sep-11
			133	Washington Headquarters Service (WHS)	Ft. Belvoir (Mark Center)	Sep-11
			134	USA Space and Missile Defense Command-Headquarters Component	Redstone	Jun-11
12	1919 S Eads Street	1919 S Eads Street	129	Air Force-Operations	Andrews AFB	Sep-11
			131	Counterintelligence Field Activity (CIFA)	Quantico	Sep-11
			131	Defense Security Service (DSS)	Quantico	Sep-11
13	200 12th Street S	Crystal Gateway 4	149	Department of the Navy	ASC/Navy Yard	Sep-11
14	201 12th Street S	Crystal Gateway North	129	Air Force-Installation and Logistics	Andrews AFB	Sep-11
			129	Secretary of the Air Force-Financial Management	Andrews AFB	Sep-11
			132	US Army G3/Army Simulation	Ft. Belvoir	Sep-11
			133	DoD Inspector General	Ft. Belvoir (Mark Center)	Sep-11
			133	Office of the Secretary of Defense (OSD)	Ft. Belvoir (Mark Center)	Sep-11
			133	Washington Headquarters Service (WHS)	Ft. Belvoir (Mark Center)	Sep-11

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BRAC-Impacted Buildings: Crystal City, continued

#	Building Address	Building Name	BRAC Action	DoD Impacted Agency/Activity	Relocation Site	Anticipated Move Date (M - YR)
15	2011 Crystal Drive	Crystal Park 1	149	Department of the Navy	ASC/Navy Yard	Dec-10
16	2221 S Clark Street	Crystal Plaza 6	129	Secretary of the Air Force-Administrative Assistant	Andrews AFB	Sep-11
			133	Office of the Secretary of Defense (OSD)	Ft. Belvoir (Mark Center)	Sep-11
17	2231 Crystal Drive	Crystal Park 3	149	Department of the Navy	ASC/Navy Yard	Dec-10
18	241 18th Street S	Crystal Square 4	131	Counterintelligence Field Activity (CIFA)	Quantico	Sep-11
			131	Defense Security Service (DSS)	Quantico	Sep-11
			133	Office of the Secretary of Defense (OSD)	Ft. Belvoir (Mark Center)	Sep-11
19	2450 Crystal Drive	Century One at Century Tower	133	DoD Inspector General	Ft. Belvoir (Mark Center)	Sep-11
20	2451 Crystal Drive	Crystal Park 5	129	Secretary of the Air Force-Administrative Assistant	Andrews AFB	Nov-05
			149	Department of the Navy	ASC/Navy Yard	Sep-11
21	251 18th Street S	Crystal Square 5	131	Defense Security Service (DSS)	Quantico	Sep-11
			131	Counterintelligence Field Activity (CIFA)	Quantico	Sep-11
			133	Office of the Secretary of Defense (OSD)	Ft. Belvoir (Mark Center)	Sep-11
22	2511 Jefferson Davis Hwy	Presidential Towers	133	Pentagon renovation temporary space	Ft. Belvoir	Sep-11
23	2521 S Clark Street	James Polk Bldg	133	Office of the Secretary of Defense (OSD)	Ft. Belvoir (Mark Center)	Sep-11
			133	Washington Headquarters Service (WHS)	Ft. Belvoir (Mark Center)	Sep-11
			137	Defense Commissary Agency Human Resources Division	DSC Columbus	May-09
			137	Washington Headquarters Service-Civilian Personnel Office	DSC Columbus	May-09
24	2530 Crystal Drive	Zachary Taylor Building	132	Administrative Assistant to the Secretary of the Army (SAAA)	Ft. Belvoir	Sep-10
			132	US Army G1/Army Research Institute	Ft. Belvoir	Sep-10
			132	US Army G6/DISC4	Ft. Belvoir	Sep-10
			132	US Army G8/Force Development	Ft. Belvoir	Sep-10
			132	US Army Network Enterprise Technology Command	Ft. Belvoir	Sep-10
			148	Army Installation Management Agency	Ft. Sam Houston	Sep-10
25	400 Army Navy Drive	400 Army Navy Drive	133	DoD Inspector General	Ft. Belvoir (Mark Center)	Sep-11
			133	Office of the Secretary of Defense (OSD)	Ft. Belvoir (Mark Center)	Sep-11
			133	Washington Headquarters Service (WHS)	Ft. Belvoir (Mark Center)	Sep-11

End of list

GSA Leases in BRAC-Impacted Buildings: Crystal City

	Building Name	Building Address	GSA Lease Code	Sq. Ft.	Lease Exp. Date
1	Crystal Gateway 3	1215 S Clark Street	LVA70330	5,967	11/18/2012
2	Crystal Gateway 3	1215 S Clark Street	LVA80621	30,310	12/5/2013
3	Crystal Gateway 2	1225 S Clark Street	LVA01800	32,220	10/12/2015
4	Crystal Gateway 2	1225 S Clark Street	LVA01810	11,928	12/18/2015
5	Crystal Gateway 2	1225 S Clark Street	LVA80525	38,290	4/30/2013
6	Crystal Gateway 2	1225 S Clark Street	LVA80526	23,930	4/30/2013
7	Crystal Gateway 1	1235 S Clark Street	LVA01292	2,860	9/16/2011
8	Crystal Gateway 1	1235 S Clark Street	LVA01442	36,665	1/7/2012
9	Crystal Gateway 1	1235 S Clark Street	LVA80532	25,076	3/16/2015
10	Crystal Gateway 1	1235 S Clark Street	LVA80650	21,332	4/19/2014
11	1400-1450 S Eads Street	1400-1450 S Eads Street	LVA01859	76,164	5/31/2015
12	Jefferson Plaza 1	1411-1421 Jefferson Davis Hwy	LVA01266	5,122	10/31/2011
13	Jefferson Plaza 1	1411-1421 Jefferson Davis Hwy	LVA02130	9,545	9/8/2014
14	Jefferson Plaza 1	1411-1421 Jefferson Davis Hwy	LVA51103	298,357	9/8/2013
15	Jefferson Plaza 1	1411-1421 Jefferson Davis Hwy	LVA80607	24,960	9/8/2012
16	Crystal Square 2	1550 Crystal Drive	LVA01977	42,336	5/11/2011
17	Crystal Square 2	1550 Crystal Drive	LVA02015	20,090	7/21/2013
18	Crystal Square 2	1550 Crystal Drive	LVA80651	5,990	7/14/2014

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GSA Leases in BRAC-Impacted Buildings: Crystal City

	Building Name	Building Address	GSA Lease Code	Sq. Ft.	Lease Exp. Date
19	Crystal Square 2	1550 Crystal Drive	LVA80674	29,213	3/16/2015
20	Crystal Square 3	1750 Crystal Drive	LVA01610	17,012	12/31/2015
21	Crystal Square 3	1750 Crystal Drive	LVA01904	143,107	12/31/2015
22	Crystal Square 3	1750 Crystal Drive	LVA01920	0	12/31/2015
23	Crystal Square 3	1750 Crystal Drive	LVA01948	45,456	12/31/2015
24	Crystal Mall 2	1801 S Bell Street	LVA00206	49,396	3/31/2011
25	Crystal Mall 3	1851 S Bell Street	LVA00207	137,771	2/11/2012
26	Crystal Mall 3	1851 S Bell Street	LVA01464	57,286	2/11/2012
27	Crystal Mall 3	1851 S Bell Street	LVA01465	114,572	2/11/2012
28	Crystal Mall 4	1901 S Bell Street	LVA00208	51,139	2/11/2016
29	Crystal Mall 4	1901 S Bell Street	LVA01996	22,124	9/2/2018
30	Crystal Mall 4	1901 S Bell Street	LVA02046	8,923	6/4/2014
31	1919 S Eads Street	1919 S Eads Street	LVA01918	9,484	7/31/2011
32	Crystal Gateway 4	200 12th Street S	LVA02149	46,927	10/31/2018
33	Crystal Gateway 4	200 12th Street S	LVA80614	18,428	3/16/2015
34	Crystal Gateway North	201 12th Street S	LVA01573	5,959	3/31/2011
35	Crystal Gateway North	201 12th Street S	LVA01836	14,500	9/30/2012

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GSA Leases in BRAC-Impacted Buildings: Crystal City

	Building Name	Building Address	GSA Lease Code	Sq. Ft.	Lease Exp. Date
36	Crystal Gateway North	201 12th Street S	LVA80654	119,011	6/5/2012
37	Crystal Gateway North	201 12th Street S	LVA80660	63,808	3/13/2014
38	Crystal Park 1	2011 Crystal Drive	LVA01659	39,617	3/31/2011
39	Crystal Park 1	2011 Crystal Drive	LVA01832	44,064	5/31/2015
40	Crystal Park 1	2011 Crystal Drive	LVA02077	21,975	12/31/2013
41	Crystal Plaza 6	2221 S Clark Street	LVA01803	38,559	3/16/2015
42	Crystal Plaza 6	2221 S Clark Street	LVA80649	39,124	3/16/2015
43	Crystal Park 3	2231 Crystal Drive	LVA01584	11,492	3/18/2013
44	Crystal Square 4	241 18th Street S	LVA00178	27,589	3/16/2015
45	Crystal Square 4	241 18th Street S	LVA01574	11,130	9/1/2013
46	Crystal Square 4	241 18th Street S	LVA01696	7,471	10/23/2013
47	Crystal Square 4	241 18th Street S	LVA01834	14,633	9/7/2014
48	Crystal Square 4	241 18th Street S	LVA01910	38,187	12/31/2015
49	Crystal Square 4	241 18th Street S	LVA80573	8,543	9/7/2013
50	Century One at Century Tower	2450 Crystal Drive	LVA01972	31,351	4/13/2012
51	Century One at Century Tower	2450 Crystal Drive	LVA02024	22,311	2/3/2019
52	Century One at Century Tower	2450 Crystal Drive	LVA02036	8,531	6/21/2019
53	Century One at Century Tower	2450 Crystal Drive	LVA02098	16,596	6/30/2014

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GSA Leases in BRAC-Impacted Buildings: Crystal City

	Building Name	Building Address	GSA Lease Code	Sq. Ft.	Lease Exp. Date
54	Crystal Park 5	2451 Crystal Drive	LVA01841	36,017	8/16/2015
55	Crystal Park 5	2451 Crystal Drive	LVA01970	28,701	1/17/2018
56	Crystal Park 5	2451 Crystal Drive	LVA02123	31,961	8/31/2014
57	Crystal Square 5	251 18th Street S	LVA01891	12,620	3/31/2011
58	Crystal Square 5	251 18th Street S	LVA80557	14,820	3/16/2015
59	Presidential Towers	2511 Jefferson Davis Hwy	LVA01878	307,685	3/31/2011
60	James Polk Bldg	2521 S Clark Street	LVA01675	67,000	3/24/2014
61	James Polk Bldg	2521 S Clark Street	LVA01711	53,158	2/10/2015
62	James Polk Bldg	2521 S Clark Street	LVA01728	36,487	4/30/2014
63	James Polk Bldg	2521 S Clark Street	LVA01775	115,000	3/16/2015
64	James Polk Bldg	2521 S Clark Street	LVA01779	24,777	8/31/2015
65	James Polk Bldg	2521 S Clark Street	LVA01813	17,895	9/14/2015
66	Zachary Taylor Building	2530 Crystal Drive	LVA01639	464,597	4/30/2013
67	Zachary Taylor Building	2530 Crystal Drive	LVA01703	22,312	12/9/2014
68	400 Army Navy Drive	400 Army Navy Drive	LVA02004	202,434	2/28/2012

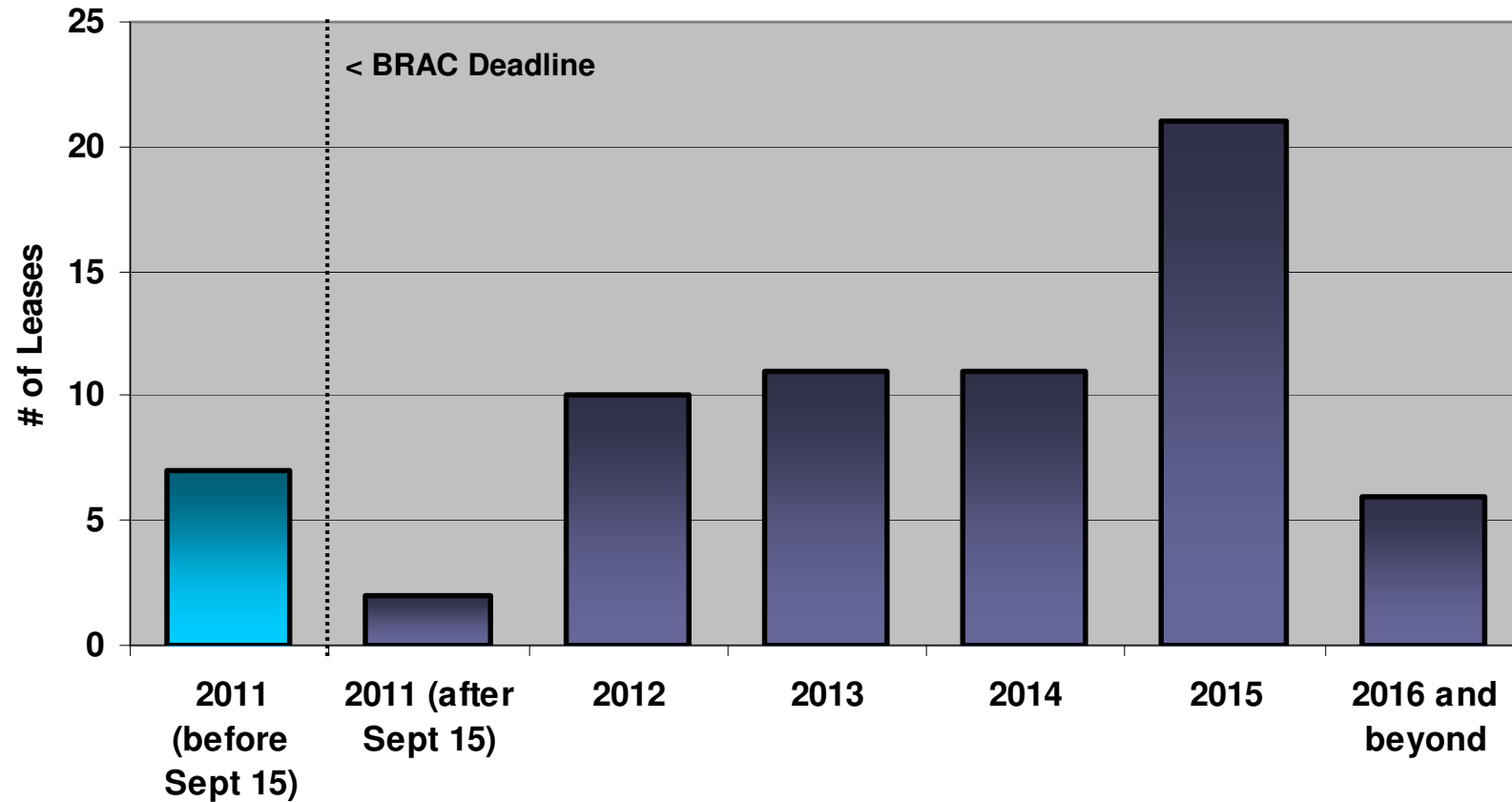
Total Sq. Ft. 3,481,895

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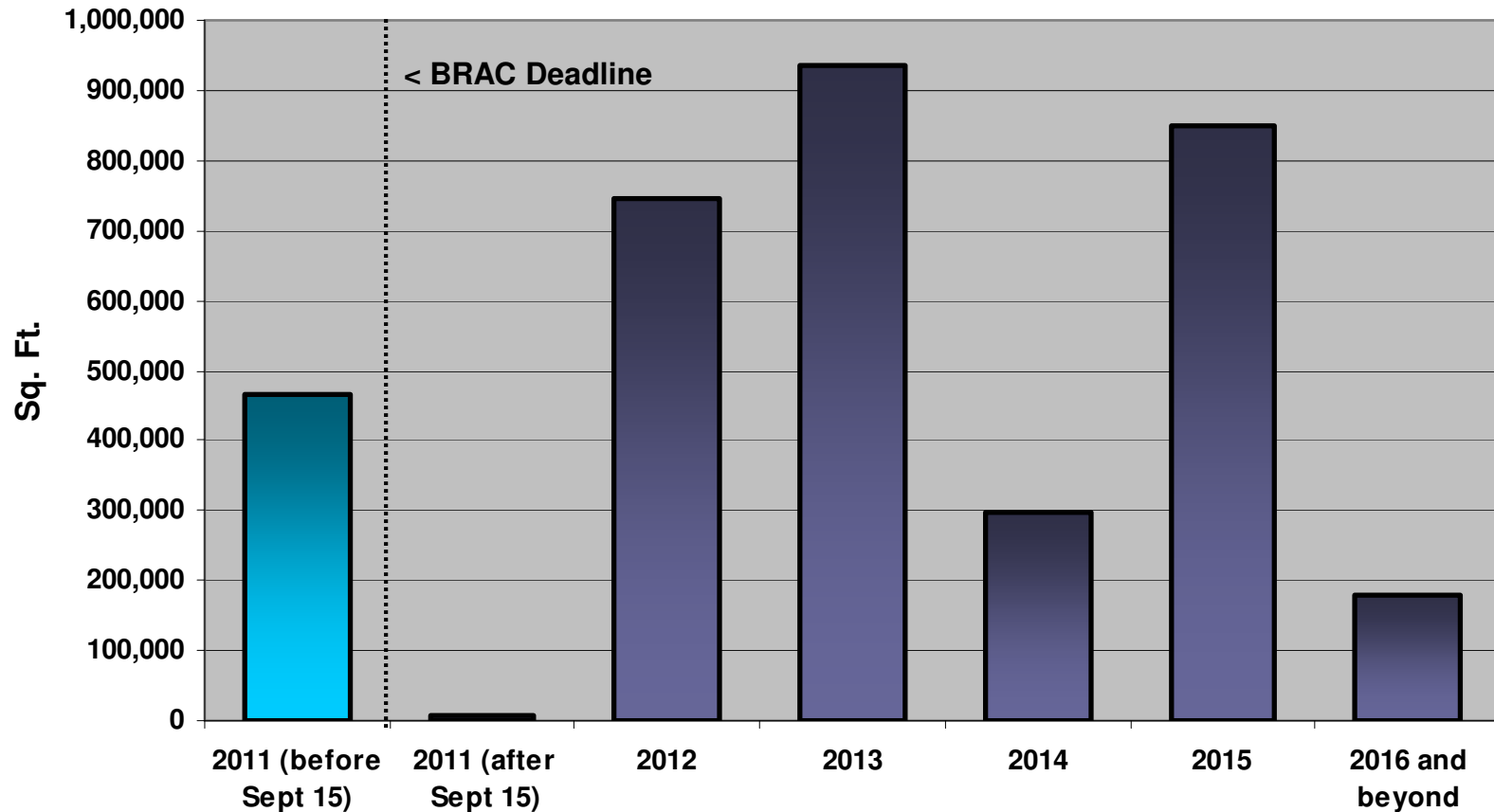
Lease Expiration Dates and Associated Square Footage: Crystal City

Time frame	Leases		Sq Ft	
2011 (before Sep 15)	7	%	467,097	13%
2011 (after Sep 15)	2	%	7,982	1%
2012	10	%	744,517	21%
2013	11	%	936,185	27%
2014	11	%	298,587	9%
2015	21	%	847,794	24%
2016 and beyond	<u>6</u>	%	<u>179,733</u>	5%
	68		3,481,895	

GSA Leases in BRAC-Impacted Buildings in Crystal City: Lease Expirations by Year



GSA Leased Office Space in BRAC-Impacted Buildings in Crystal City: Release of Space By Year



Release of GSA Leased Office Space in BRAC-Impacted Buildings in Crystal City: Square Footage

