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NATIONAL SCIENCE FOUNDATION CELEBRATES NEW ALEXANDRIA HEADQUARTERS

Ground broken for expected 2016 relocation

ALEXANDRIA, VA — A new headquarters location for the National Science Foundation (NSF) broke ground today, anchoring the next wave of metro-centered development in the Carlyle neighborhood of Alexandria, VA. NSF joins other large-scale tenants in the area including, the U.S. Patent and Trademark Office, and the Albert V. Bryan U.S. Courthouse. Carlyle is an emerging area for innovation and technology adjacent to Old Town, Alexandria. The change in location, though just eight miles away from the existing NSF headquarters facility in Arlington, VA, will allow the independent government organization to log a cost savings of \$65 million for taxpayers over fifteen years. Simultaneously, NSF will gain a new built-to-suit facility, unifying the NSF workforce, which is currently split across two separate buildings.

Representatives from the City of Alexandria, the National Science Foundation and the General Services Administration gathered at the ceremony officiated by City of Alexandria Mayor William D. Euille. Other City and agency officials present to commemorate the ground breaking for the new NSF headquarters included NSF Acting Director Dr. Cora B. Marrett, GSA Commissioner of the Public Buildings Service Dorothy Robyn, members of the

Alexandria City Council and the Hoffman Family's Hubert N. "Jay" Hoffman, III. The landmark lease deal was first announced by GSA on June 7th, 2013 and NSF is expected to begin to take occupancy of the facility in the fourth quarter of 2016. "The City of Alexandria celebrates today's groundbreaking ceremony with great pride, as our anticipation of NSF's arrival is met with action," stated Alexandria Mayor William D. Euille. "We look forward to playing home to the Nation's foremost ideas in the fields of science, mathematics and academic research through the important work of the National Science Foundation."

The new building will provide NSF with a total of 667,759 SF of space, and the developer will pursue LEED-silver certification upon completion. Through combined incentives from the developer and the City of Alexandria, GSA secured a lease for NSF 30% below average market rates in the area, as well as \$35 million in credits towards rent, relocation and operational costs. The Hoffman Family owns the land and is developing the project as part of the Hoffman Town Center. The NSF headquarters will be a significant component of the family's large-scale holdings in the immediate surrounding area. The relocation of NSF to Alexandria is expected to generate \$99 million annually in ongoing direct and indirect benefits for the City. "Today we mark the beginning of the tangible impact that the National Science Foundation will have on business and our community, in the City of Alexandria," said Val P. Hawkins, President and CEO of the Alexandria Economic Development Partnership.

NSF is the funding source for approximately 20 percent of all federally supported basic research conducted by America's colleges and universities, supporting on average 200,000 scientists, engineers, educators and students at universities, laboratories and field sites all over the United States, conducting research throughout the world- from Alaska to Alabama to Africa to Antarctica. The independent government agency has an annual budget of about \$6.9 billion (FY 2013). Through site-visits for grant awardees, proposal review panel meetings, workshops and other activities, it is expected NSF will generate approximately 90,000 room nights in the area every year. The relocation will bring 4,273 new jobs to the City of Alexandria (2,400 at NSF), and create 847 temporary jobs during construction. "NSF

looks forward to moving to this 21st century workplace, where we will continue to empower discovery and drive innovation, outcomes vital to our nation's future prosperity," said NSF Acting Director Cora B. Marrett.

NSF's new Alexandria location offers superior accessibility on mass transit, and, via car, to and from areas throughout the metropolitan Washington, D.C. region. The property, Hoffman Town Center Block 8, sits adjacent to the Eisenhower Avenue Metro Station on Washington Metrorail's yellow line. Both of Metro's blue and yellow lines are accessible at the nearby King Street Metro station. Major commuting pathways including Interstate 495/I-95, Route 1 and Interstate 395 are also in close proximity to the property. Additionally, Capital Bikeshare stations are planned for installation in the Carlyle neighborhood this spring.

The Carlyle neighborhood of Alexandria includes a recently developed Residence Inn, the Westin Alexandria, a 22-screen AMC Theater, and retail including a Whole Foods Market. The area has been developed since industrial train tracks were removed, improving accessibility to the charming, historic and amenity-rich neighboring area of Old Town.

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Alexandria Economic Development Partnership promotes the City of Alexandria as a premier location for businesses by capitalizing on its assets including multiple Metro stations, historical character, and riverfront location to enhance the city's tax revenue and increase employment opportunities.

The Alexandria Economic Development Partnership assists businesses and organizations with information, economic and demographic statistics, tax and financial incentives, and the availability of real estate, office, and retail space. Alexandria Economic Development Partnership can be found online at www.alexecon.org.