CRESCENT

LUXURY LEASABLE LIVING





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CRESCENT is situated along the tree-lined Washington & Old Dominion park and bike trail, midway between The District and Tysons Corner and just minutes from the historic town of Falls Church, Virginia. Featuring a mix of high design and greener living, CRESCENT proves that living smarter doesn't mean sacrificing luxury. The lavish amenities of a boutique-style hotel combined with the fit and finish of a stylish, modern home create an exquisite sanctuary where life just feels good.

Breathe easier with innovative air-quality design and a smoke-free environment. Go green with a convenient recycling center, an optimized energy system and verdant courtyards solely maintained with reclaimed water. Even enjoy dedicated parking for low-emission and fuel-efficient vehicles. Meticulously designed with all of the refined qualities that encompass the best in luxury living, here at CRESCENT opulence and good conscience go hand-in-hand.





ACCESSIBILITY

Nestled in the western corner of Arlington County, CRESCENT is within striking distance of the many entertainment, dining and shopping venues along the storied Rosslyn-Ballston Corridor, just minutes from premier shopping at Tysons Galleria and Tysons Corner Center and mere miles from the world famous cultural venues found within our nation's capital.

The park-like surroundings at CRESCENT juxtaposed with immediate access to both I-66 and the East Falls Church Metro station provide a picture-perfect image of modern urban living and regional accessibility. Not to mention a myriad of Live-Work-Play options right outside your door.

However you decide to spend your days, CRESCENT is the perfect setting to relax and pay homage to the world around you.





SOCIAL SPACES

The social spaces at CRESCENT offer a telling glimpse into the character of its' residents. It's sophisticated, but not stuffy. Sleek, but not cold. Chic, but not trendy. Environmentally sensitive, but not willing to sacrifice the luxuries in life.

- Concierge desk
- Street-level specialty shops
- Plush lobby with intimate fireplace and lounge seating
- Executive business center
- Internet lounge
- Private screening room with surround-sound and leather club seating
- Premiere fitness club
- Tree- and bench-lined Promenade Walk which connects Falls Church Park to The Washington & Old Dominion Park and features state-of-the-art reclaimed water irrigation methods
- Two verdant courtyards – one with conversational firepit and outdoor grilling and dining areas, and the other with dual-sided fireplace and outdoor grilling and dining areas
- Multi-level private garage parking with controlled-entry access and dedicated parking for low-emission and fuel-efficient vehicles
- 100% smoke-free
- Walking distance to the East Falls Church Metro station
- Oversized resident bicycle storage
- Convenient recycling center
- Pet friendly





PRIVATE PLACES

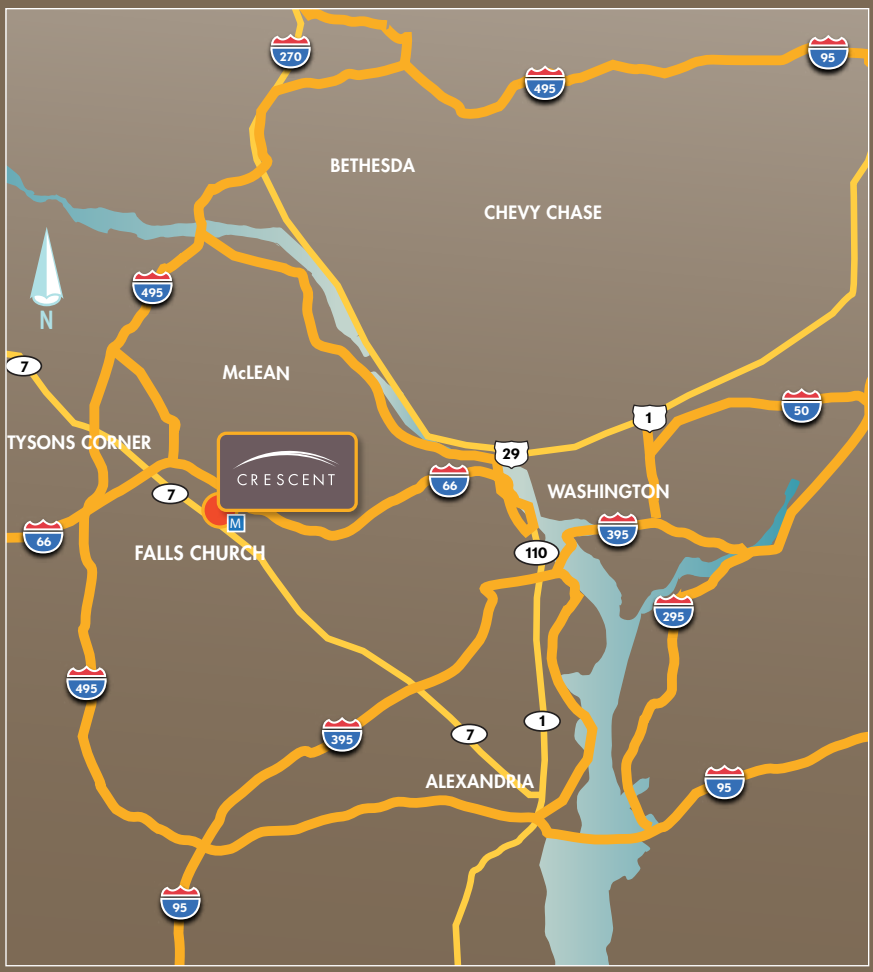
SELECT from a variety of floor plans, all with open layouts and expansive use of windows. One-and two-bedroom homes feature large living and dining areas, spacious master suites, generous gourmet kitchens and luxurious spa-like bathrooms.

- Abundant residences with gorgeous promenade, courtyard or park views
- Dramatic living spaces with high ceilings, energy-efficient interiors, solar shades and custom-color accent walls
- Smoke-free environments
- Open-concept gourmet kitchens with large islands, overhead Jenn-Air vent hoods, granite slab countertops and stainless steel appliances
- Custom European-style cabinetry
- Luxurious hardwood and travertine flooring
- Spacious bedrooms with oversized walk-in closets
- Spa-like bathrooms with custom framed mirrors, marble slab countertops, sumptuous soaking tubs and frameless shower doors
- Full-size Maytag washer and dryer in every residence
- Available in select residences: oversized and courtyard-facing terraces, street level entries, dry bars, built-in bookshelves and computer niches



YOUR OWN PERSONAL RETREAT

Perhaps you'll choose CRESCENT for its serene beauty and location. Or for the high design aesthetic that permeates the spaces, both public and private. Or possibly what you'll find most irresistible is the ultimate blend of green living with luxurious amenities. But we imagine it will be the sum of all these things – the total experience – that will be completely unforgettable.



CRESCENT is situated midway between The District and Tysons Corner, within Arlington County and close to the historic town of Falls Church. Located near the crossing of Lee Highway (U.S. Route 29) and Interstate 66 and within walking distance of the East Falls Church Metro Station (Orange and future Silver Lines), CRESCENT also provides immediate access to The Washington & Old Dominion Trail (W&OD) featuring 45 miles of paved trails for walking, biking, skating or horseback riding.

CRESCENT

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