



FOR IMMEDIATE RELEASE

Press Contact:

Great Ink Communications – (212) 741-2977

Sara Williams sara@greatink.com

Eric Gerard eric@greatink.com

Roxanne Donovan roxanne@greatink.com

WATERTON ANNOUNCES GRAND RE-OPENING OF THE CITIZEN AT SHIRLINGTON VILLAGE

* * *

Urban-Inspired Renovation Unveiled at 404-Unit Rental Community in Arlington, Virginia

(May 20, 2019 – Arlington, Va.) – Waterton, a national real estate investor and operator, today announced the grand re-opening of The Citizen at Shirlington Village, a newly renovated 404-unit rental community at 3000 S. Randolph St. in Arlington, Virginia. With more than two decades of experience executing value add projects, Waterton has updated the property with resident-centric services and amenities that focus on working professionals while also inspiring a broader sense of community.

“The first step in rebranding and repositioning this property was to create a name that evoked a sense of community with current and potential residents,” said Lela Cirjakovic, executive vice president of operations at Waterton. “*The Citizen* exemplifies its proximity to downtown Arlington and Washington, DC, and everything that the area represents to residents. Our focus on curated services and communal space for both work and leisure, goes hand-in-hand with the walkable, urban-inspired lifestyle popular with today’s renters by choice.”

Upgraded on-site amenities include an outdoor pool, grilling stations, fire pits and five courtyard areas. A reservable community room with full kitchen capabilities and 7,000-square-foot fitness center and racquetball court were also updated to meet the demands of renters seeking on-site convenience combined with a contemporary aesthetic. In-line with both resident feedback and Waterton’s market views, the upgraded clubhouse now features a café space, wi-fi access and individual work pods geared toward work-from-home professionals and entrepreneurs as well as communal areas in which to socialize and collaborate.

“It’s one thing to simply renovate a building, but curating meaningful services and amenities that make residents feel like they’re part of something special is what differentiates Waterton,” said Cirjakovic. “This community stands out as a true gem in the marketplace. We applied our national



expertise and community-specific insight to create the right mix of services and amenities for a unique lifestyle experience, all while working very closely with the Waterton Design and Construction team to minimize day-to-day disruptions.”

The property features a mix of one-, two- and three-bedroom apartments—132 units in an eight-story tower and 272 units in a low-rise building. Updated apartments feature contemporary finishes including sleek cabinets and hardware, stainless steel appliances, quartz countertops, tile backsplashes, and wood-inspired vinyl plank flooring. Stylish plumbing and lighting fixtures complement the updated aesthetic while upgraded bathrooms feature quartz vanity tops and Euro-height vanities. Wood-style blinds adorn each window for privacy. Units range in size from 550 to 1,387 square feet.

Waterton has also installed smart-home technology systems in select apartments—featuring keyless entry and temperature control via smartphone, which may be rolled into the rest of the property in subsequent updates. Additionally, a new Luxer One package concierge system will notify residents when deliveries arrive, facilitating 24-hour pickup in a convenient on site location.

Built in 1992, the community is located within the Shirlington arts and entertainment district, a transit-oriented neighborhood that provides residents with a variety of shopping, dining and entertainment options. The property is less than one mile from Interstate 395, three miles from the Pentagon and is adjacent to Shirlington Station, a transfer point for Metrobus and ART bus service, for convenient access to nearby employment centers. The Citizen is also walking distance to a 9.4 mile long stream in Northern Virginia that starts near Interstate 66 to the northwest and proceeds southeast through Falls Church and into Arlington County. This path provides a seven-mile biking and walking path from Arlington to Alexandria known as the Four Mile Run. It also features a dog park and children’s playground.

About Waterton:

Waterton is a real estate investor and operator with a focus on U.S. multifamily, seniors living and hospitality properties. Founded in 1995, Waterton executes value add strategies and manages a national portfolio of multifamily, seniors living and hospitality properties on behalf of institutional investors, family offices and financial institutions. Waterton is privately held and is headquartered in Chicago with regional teams throughout the United States. As of December 31, 2018, Waterton’s portfolio includes approximately \$4.9 billion in real estate assets. Visit Waterton’s website: www.waterton.com

