



ROSSLYN
— CITY —
CENTER

1700 N Moore St

Welcome to Rosslyn City Center

Sitting atop Rosslyn METRO station, this 22-story office tower will be dramatically transformed into a modern workplace—bringing together commerce, lifestyle, recreation and transportation.



**\$35M Renovation
and Reposition,
Delivering 3-levels
of Curated Retail**



**62,000 SF of
New Lifestyle and
Wellness Amenities**



**1,800 SF to 19,500 SF
Floor Plans Available
with Dedicated and
Flexible Spec Suites**







Food, Lifestyle & Tenant Amenities

Amenities abound at Rosslyn City Center, a vibrant mix of world-class office space, captivating retail and impeccable crafted amenities. Reinvigorating the retail experience will be a highly curated food and hospitality venue offering an Epicurean marketplace, several quick-service restaurants, seasonal terrace dining—complimented by a full-service dining experience and lounge.

EPICUREAN
MARKETPLACE
CASUAL EATERIES &
FULL-SERVICE DINING

LIFESTYLE & WELLNESS AMENITIES

A state-of-the-art **28,000 square foot fitness studio**, activated by **Gold's Gym**, will have its own **1,400-square-foot outdoor promenade** that can be used for training, as well as rooms for group fitness classes, a digital personal training offering, **spa-inspired locker rooms** and towel service.



A **full lobby renovation** is complete and **modernized elevator banks, lobby corridors and restrooms** are underway.

In addition, a new **flexible conference center** will be available for all tenants.

WELLNESS IS IN AREP'S DNA

Better days begin in better spaces which is why our dedication to wellness remains our top priority. Our holistic approach encompasses health, security and connectivity to assure the safety and comfort for our customers as they return to the workplace with confidence and clarity.



AREP's hard work and recent investments have helped us achieve two of the most significant endorsements within our business – IWBI WELL and UL Industries. Not only is our entire portfolio WELL Health-Safety Rated, AREP is also the first commercial real estate company in the U.S. to achieve UL Industries Healthy Buildings Verification portfolio-wide. This commitment provides our tenants and their visitors spaces that promote their physical and mental well-being while encouraging and enhancing productivity.



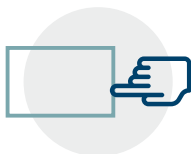
HIGHEST STANDARDS OF INDOOR AIR QUALITY

Our IAQ protocols include using MERV 13 filters, electrostatic cleaning, and UV light and Negative Ion technology air purifiers in elevator cabs. Increased outside air flow: elevating exterior air settings from 20% to 40% to maximize HVAC exchanges of fresh air. Our HVAC coil cleaning and sanitizing procedure now includes the use of a 70% alcohol disinfecting solution.



INCREASED FREQUENCY OF CLEANING & DISINFECTING OF COMMON AREAS

particularly frequently touched surfaces like building entry door handles, restroom fixtures, water fountains, elevator call buttons, railings, and suite entry doors.



ONGOING CLEANING & DISINFECTING WITHIN TENANT SUITES

including break room countertops and cabinet handles, microwave control pads and handles, refrigerator control pads and handles, copier control pads, conference room tables, and non-porous conference room seating.



PROTECTING OUR TEAMS & OUR TENANTS by following the CDC and local jurisdiction guidelines on personal protective equipment (PPE) use. Our property teams continue to keep tenants updated on their specific building policies.

SPEC SUITES & PARTIAL FLOOR OPPORTUNITIES



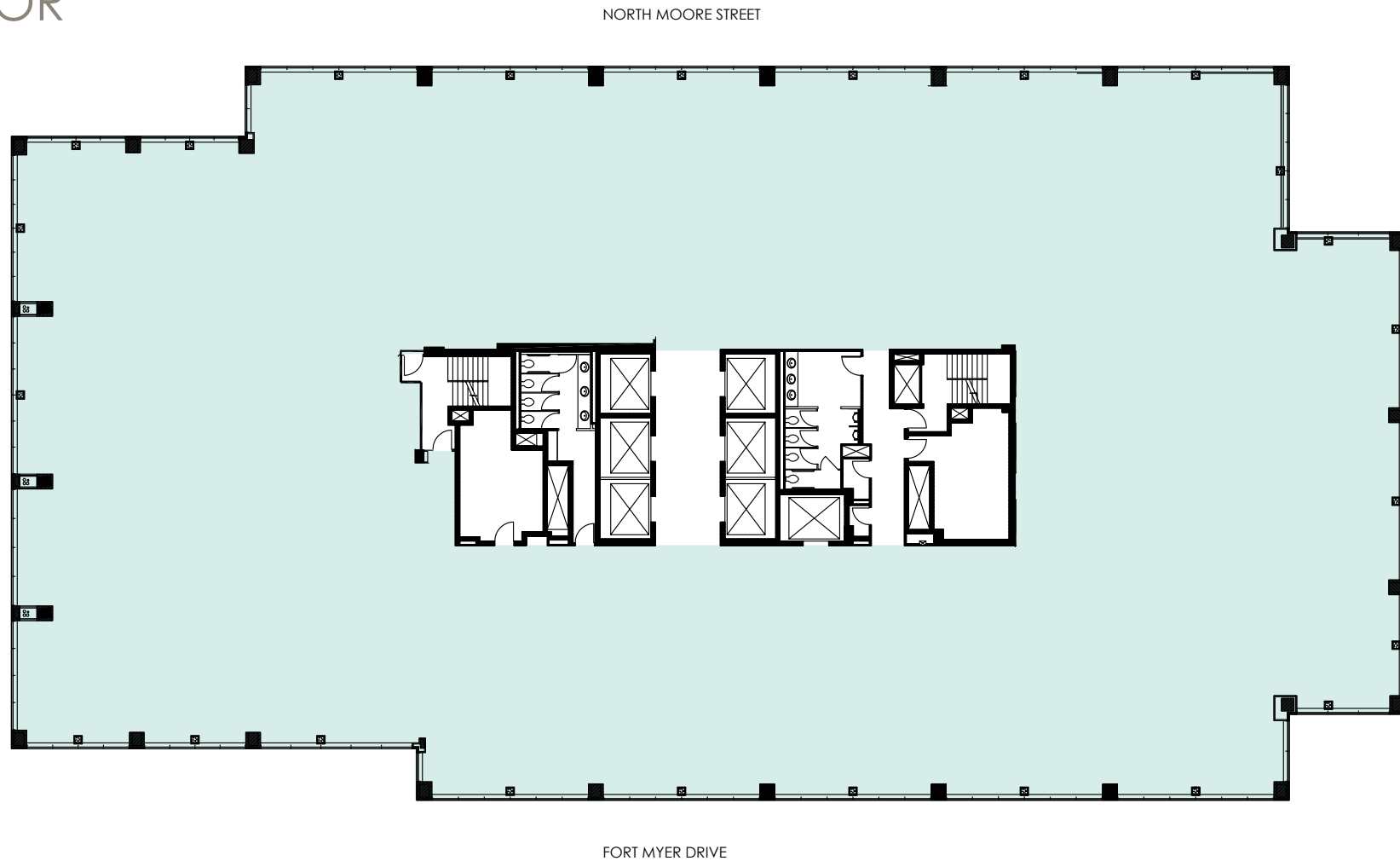
CLICK BELOW TO VIEW FLOOR PLAN

22	SUITE 2200	23,506 SF
21	SUITE 2100	13,207 SF (Available Feb 2022)
21	SUITE 2110	10,279 SF (Available Feb 2022)
20	SUITE 2000	14,080 SF (Available July 2022)
20	SUITE 2010	9,520 SF
19	SUITE 1920	5,760 SF
19	SUITE 1928	2,863 SF
18	SUITE 1875	3,726 SF
18	SUITE 1860	1,802 SF
18	SUITE 1800	2,235 SF [VIRTUAL TOUR]
17	SUITE 1700	6,215 SF
16	SUITE 1600	6,228 SF
16	SUITE 1610	6,048 SF
16	SUITE 1620	4,385 SF
15	SUITE 1502	3,051 SF
12	SUITE 1210	7,408 SF
11	SUITE 1115	1,881 SF [VIRTUAL TOUR]
10	SUITE 1010	2,654 SF



FLOOR PLANS

22nd FLOOR



Suite 2200
23,506 RSF



 SPACE AVAILABLE

[▲ BACK TO BUILDING STACK](#)

 ROSSLYN CITY CENTER

FLOOR PLANS

21st FLOOR

NORTH MOORE STREET

Suite 2100

13,207 RSF



Available
Feb 2022

Suite 2110

10,279 RSF



Available
Feb 2022

FORT MYER DRIVE

 SPACE AVAILABLE

 [BACK TO BUILDING STACK](#)

 ROSSLYN CITY CENTER

FLOOR PLANS

20th FLOOR

NORTH MOORE STREET

Suite 2000

14,080 RSF



Available
July 2022

Suite 2010

9,520 RSF



FORT MYER DRIVE



SPACE AVAILABLE



[BACK TO BUILDING STACK](#)



ROSSLYN CITY CENTER

FLOOR PLANS

19th FLOOR

NORTH MOORE STREET

Suite 1928
2,863 RSF ↓

Suite 1920

5,760 RSF



Available
July 2022



FORT MYER DRIVE



FLEXIBLE SPEC SUITE PROGRAM



18th Floor // Southeast View



18th Floor // Northeast View

18th FLOOR

NORTH MOORE STREET

Suite 1850

3,835 RSF

Suite 1860*

1,802 RSF

Suite 1875

3,726 RSF

Suite 1840

3,087 RSF

Suite 1830

3,273 RSF

Suite 1800

2,235 RSF



SPACE LEGEND

- CONFERENCE ROOM
- OFFICE
- STORAGE
- SUPPORT/AMENITIES
- WORKSTATION

MONUMENT VIEWS

FORT MYER DRIVE

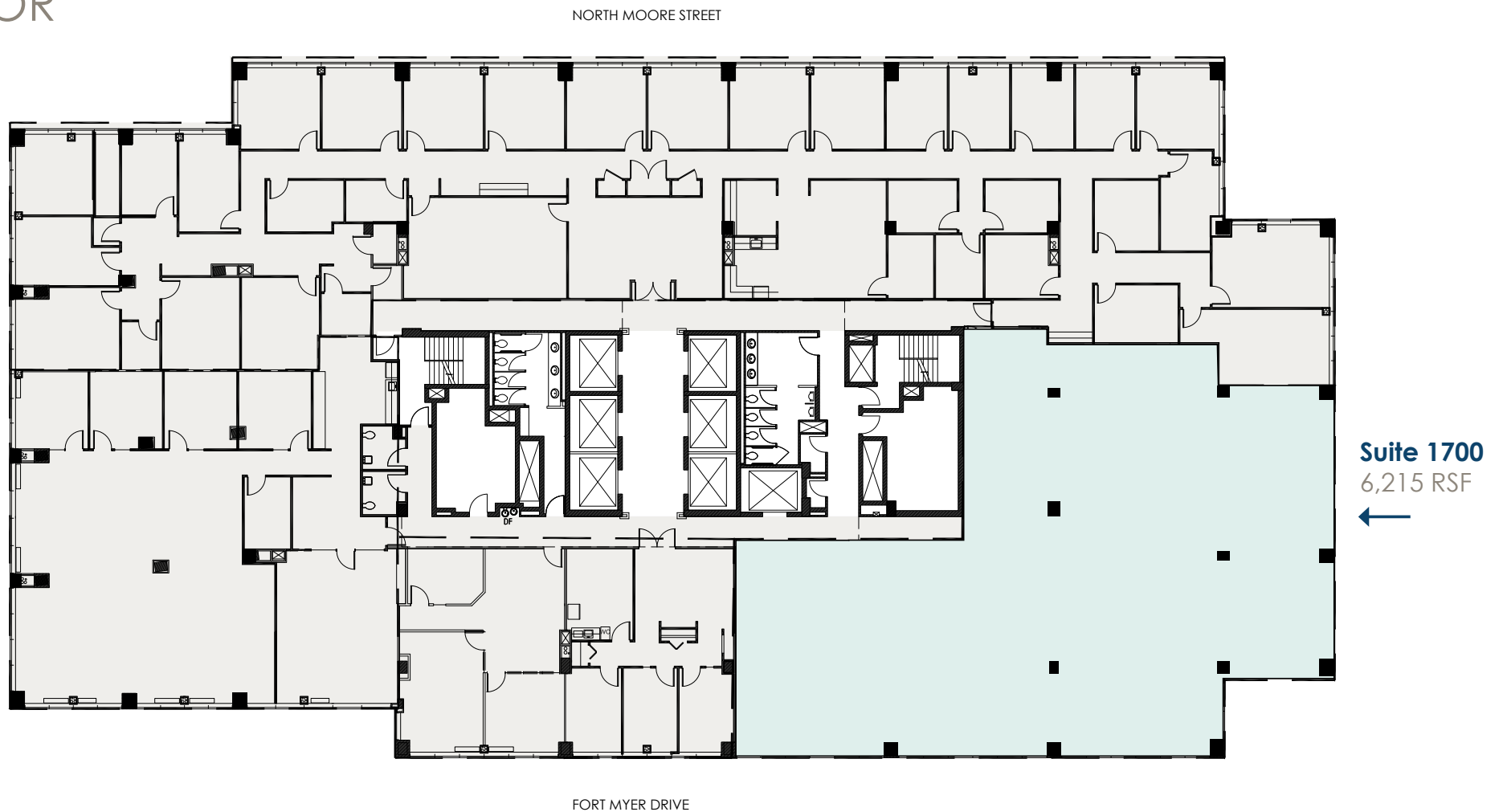
*Suite delivered in finished flexible condition

BACK TO BUILDING STACK

ROSSLYN CITY CENTER

FLOOR PLANS

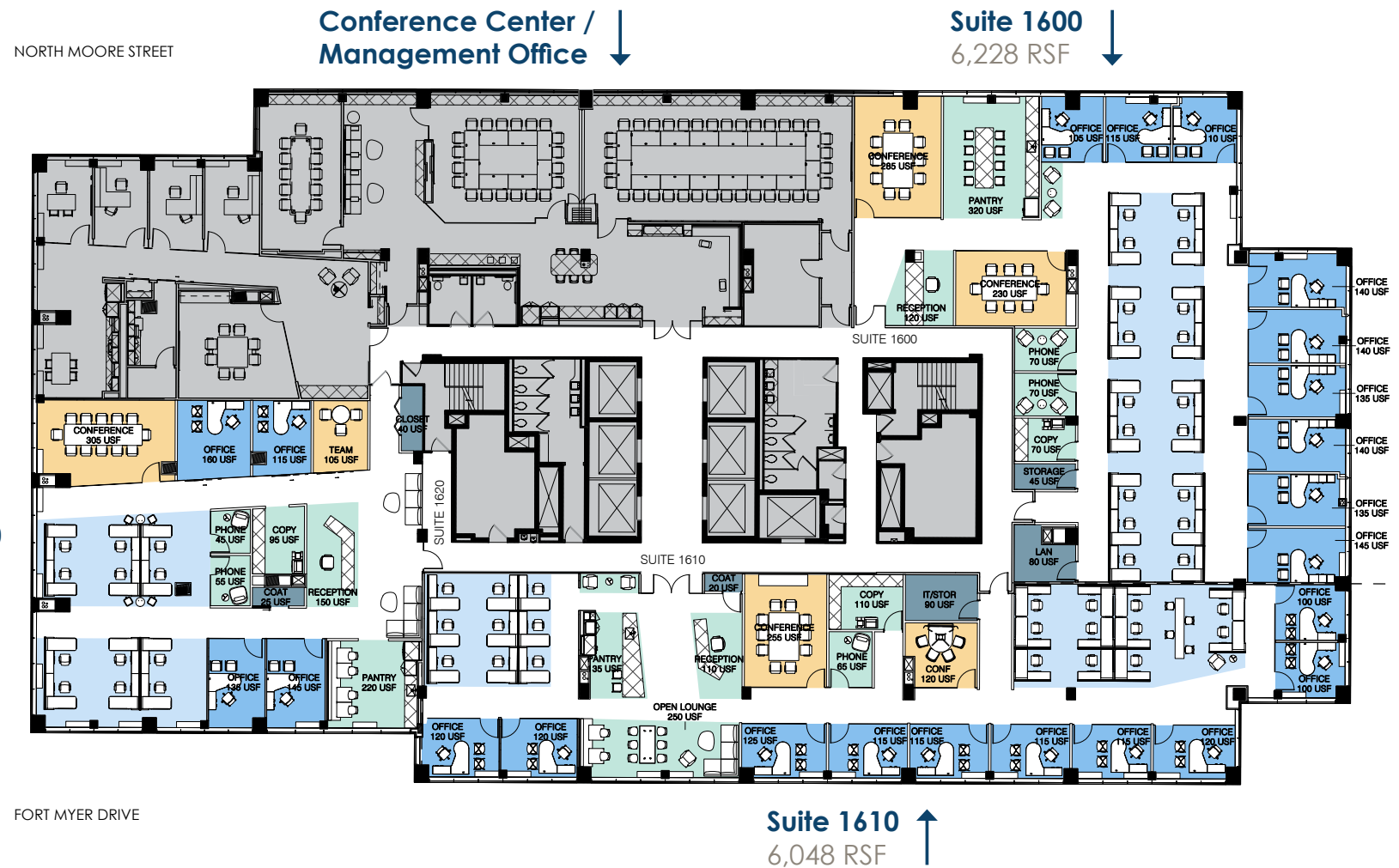
17th FLOOR



SPACE AVAILABLE

FLOOR PLANS

16th FLOOR

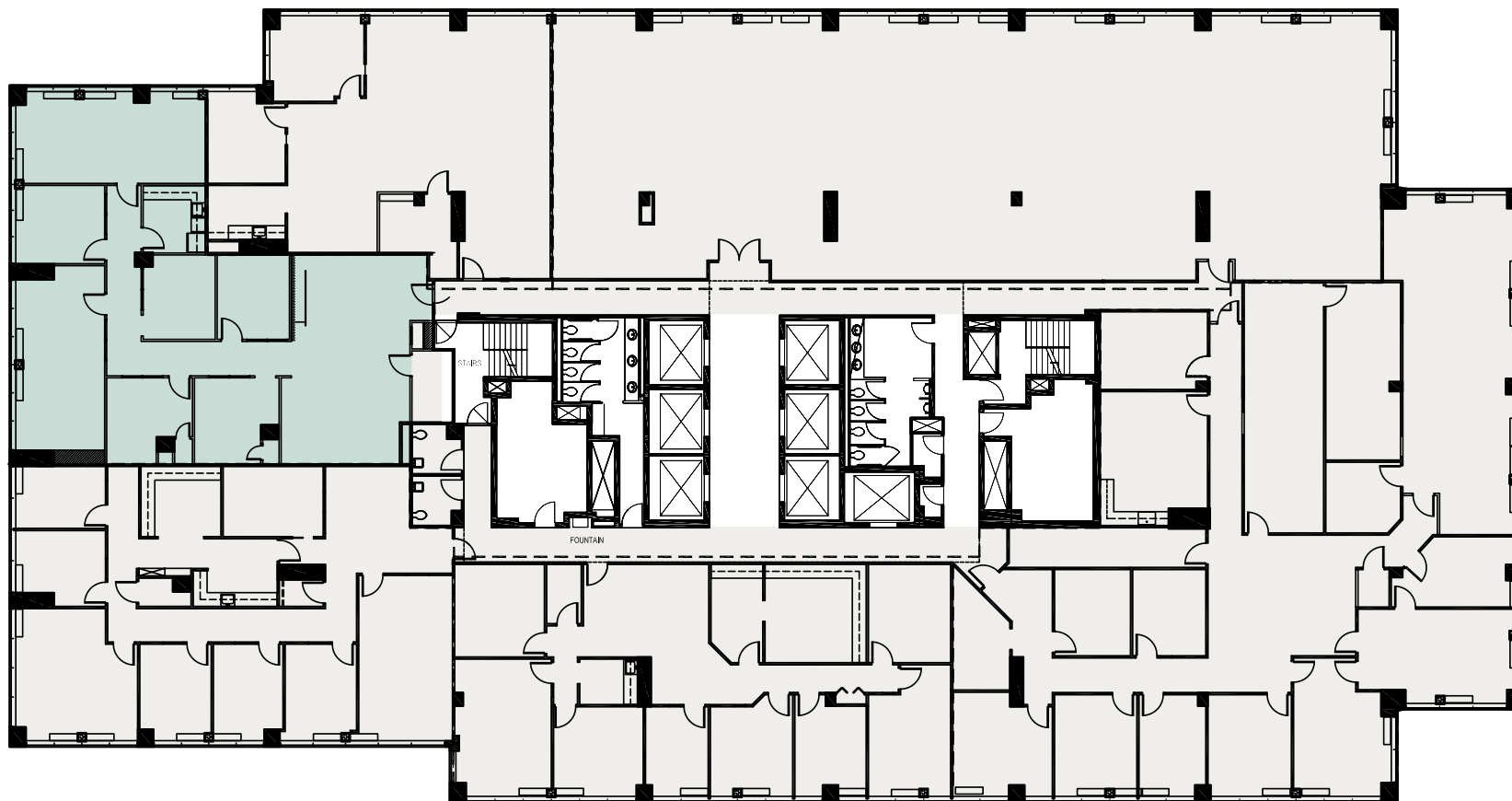


FLOOR PLANS

15th FLOOR

Suite 1502

3,051 RSF



NORTH MOORE STREET

FORT MYER DRIVE



SPACE AVAILABLE

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DEDICATED SPEC SUITES

12th FLOOR

NORTH MOORE STREET



SPACE LEGEND

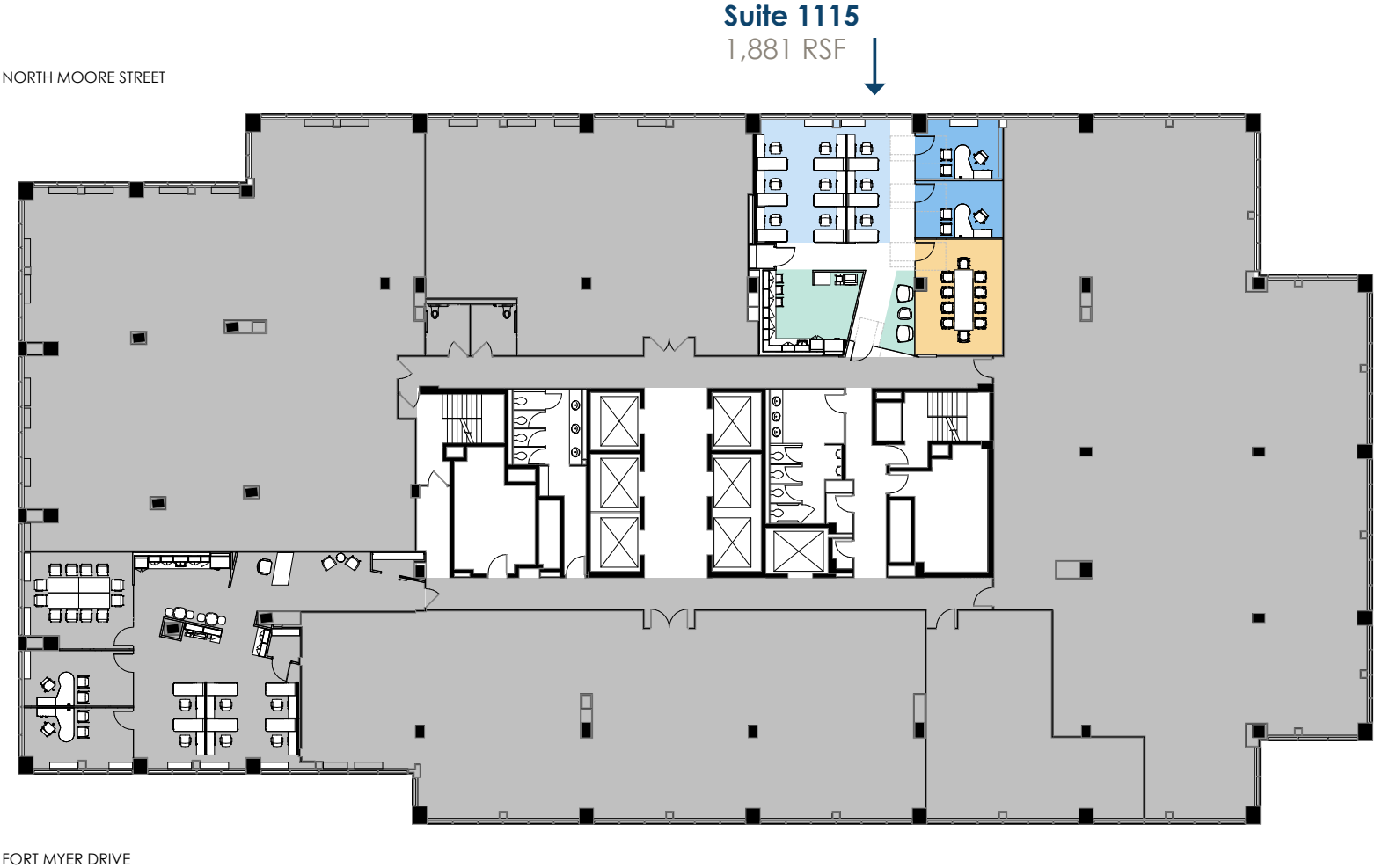
- CONFERENCE ROOM
- OFFICE
- STORAGE
- SUPPORT/AMENITIES
- WORKSTATION

FORT MYER DRIVE

Suite 1210 ↑
7,408 RSF

DEDICATED SPEC SUITES

11th FLOOR



- SPACE LEGEND
- CONFERENCE ROOM
 - OFFICE
 - STORAGE
 - SUPPORT/AMENITIES
 - WORKSTATION

FLOOR PLANS

10th FLOOR



 SPACE AVAILABLE

[▲ BACK TO BUILDING STACK](#)

 ROSSLYN CITY CENTER

Rosslyn City Center will establish a visual synergy with surrounding properties, connect the new retail and lifestyle amenities with Central Place, and help continue to turn Rosslyn into a walkable, dynamic, live-work-shop-play urban center.



1,000
Companies



25,000
Employees



15,000
Residents



2,300
Hotel Rooms

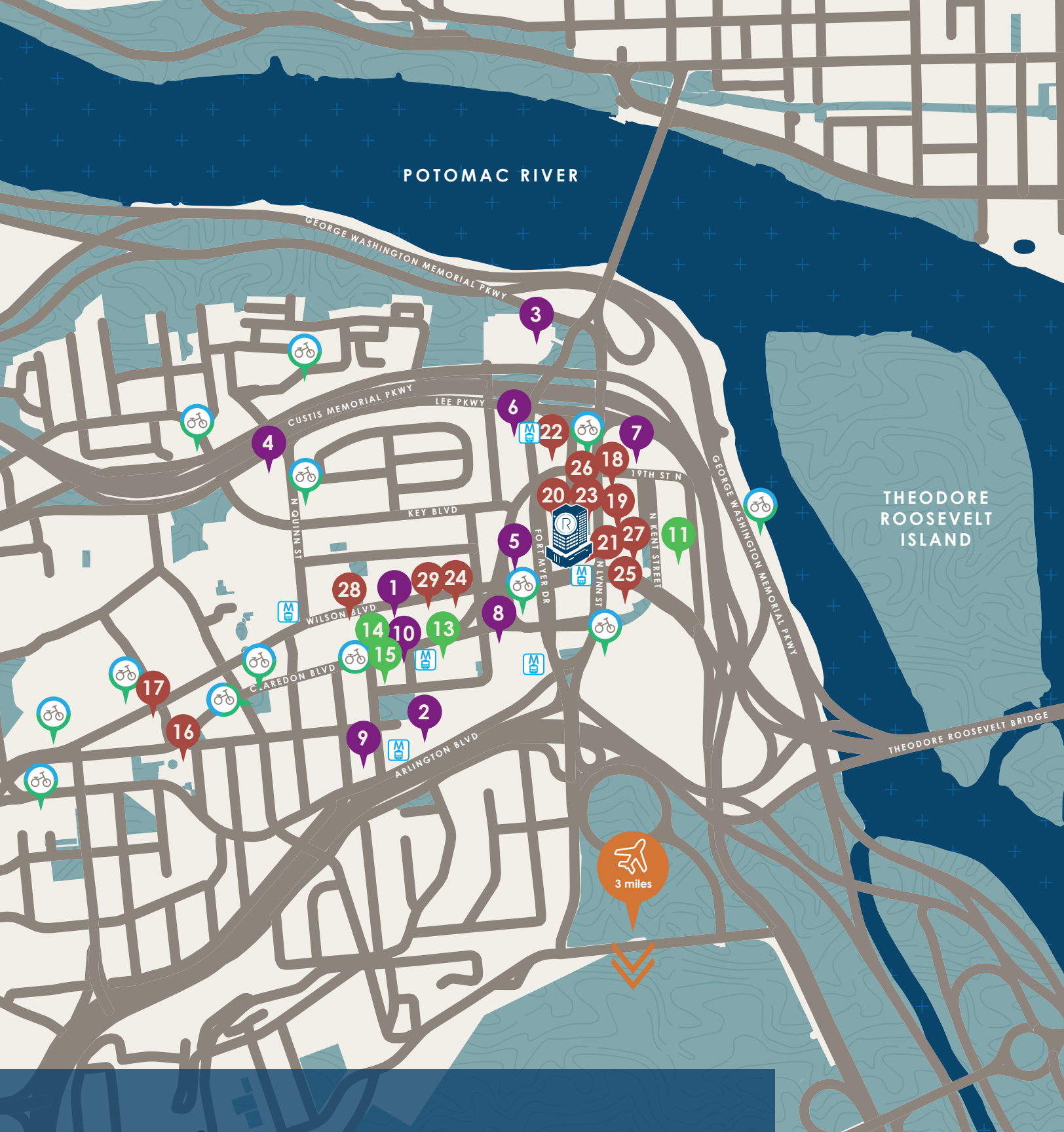


100+
Restaurants
and Retailers



200+
Events every
year





STAY

1. Courtyard by Marriott
2. Red Lion Hotel Rosslyn
3. Key Bridge Marriott
4. Homewood Suites by Hilton
5. Hyatt Centric Arlington
6. Holiday Inn Rosslyn @ Key Bridge
7. Le Meridien
8. Residence Inn by Marriott
9. The Inn of Rosslyn
10. Oakwood Arlington



FITNESS

11. CrossFit Rosslyn
12. Gold's Gym
13. LavaBarre
14. Rosslyn Highlands Park
15. Yoga Alliance




EAT

16. Sushi Rock
17. Tupelo Honey
18. Cosi
19. Chopt Creative Salad Co
20. Panera
21. CAVA
22. Continental Beer Garden
23. The Little Beet
24. Capriotti's
25. Sfoglina
26. Sweet Green
27. Compass Coffee
28. Barely Mac
29. District Taco



TRANSPORTATION

- + Ronald Reagan National Airport
- + Lee Highway
- + George Washington Memorial Pkwy
- + Custis Memorial Pkwy
- + Georgetown Ferry
- + Capital Bikeshare(s) 
- + Public Buses and Circulator
- + Theodore Roosevelt Bridge
- + Key Bridge



EXPLORE JOG EAT REIMAGINE INSPIRE RIDE





DISCOVER SHOP REVIVE
TASTE NETWORK PLAY
WALK STAY LISTEN CREATE



UNPARALLELED ACCESS

to Downtown DC, National Landing/Ronald Reagan National Airport and Tysons Corner



3 METRO LINES

More than 13,000 weekly riders who visit Rosslyn's public transportation and the property.



3

BUS SYSTEMS



3

MILES TO NATIONAL AIRPORT

5 MAJOR ROAD NETWORKS



EXTENSIVE NETWORK OF BIKE TRAILS



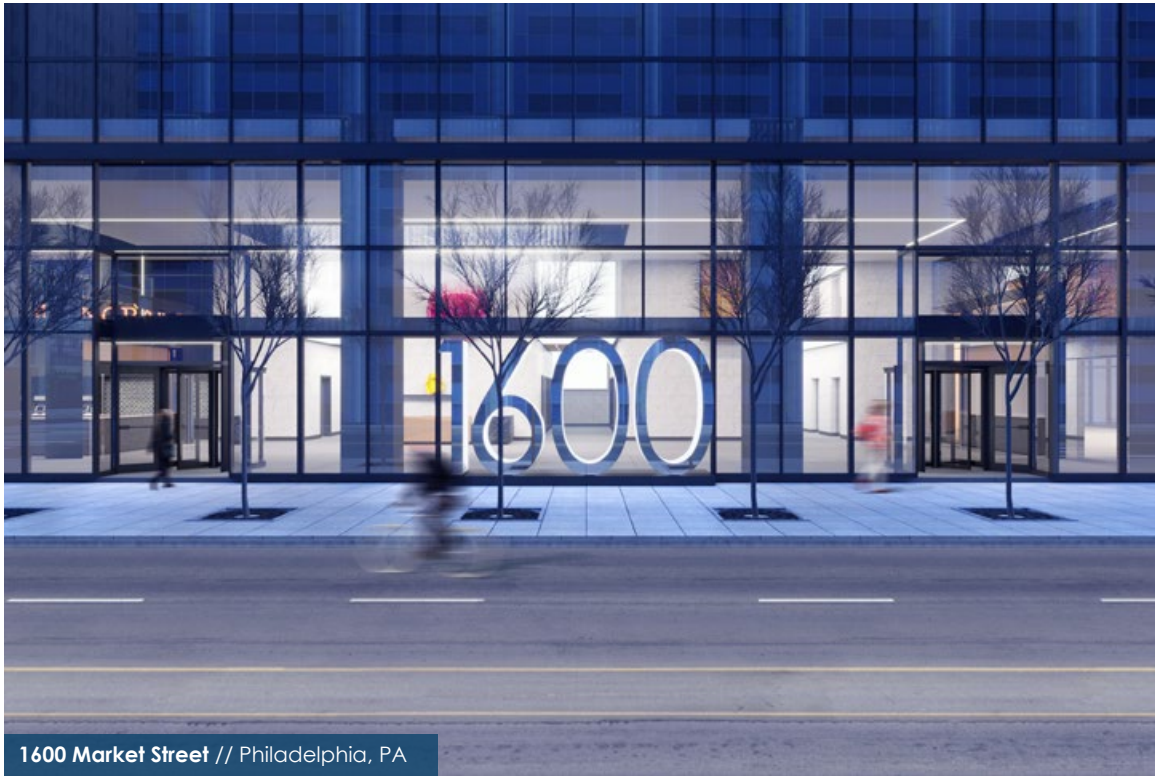
ROSSLYN CITY CENTER

BEYOND THE EXPECTED



American Real Estate Partners

AREP is committed to commerce. We deliver inspired environments and experiences to create the places where people prosper. The revitalization of Rosslyn City Center is the direct response to the top priorities of tenants in this premier Washington, D.C. submarket. Our success begins with yours.



1600 Market Street // Philadelphia, PA



The Candler Building // 700 E. Pratt St Baltimore, MD



161 Washington Street // Conshohocken, PA



Verified Healthy Building
Certification Across
Entire Portfolio

LEASING



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ROSSLYN
- CITY -
CENTER

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ROSSLYNCITYCENTER.COM

Owned and managed by



American Real Estate Partners