



ROSSLYN  
— CITY —  
CENTER

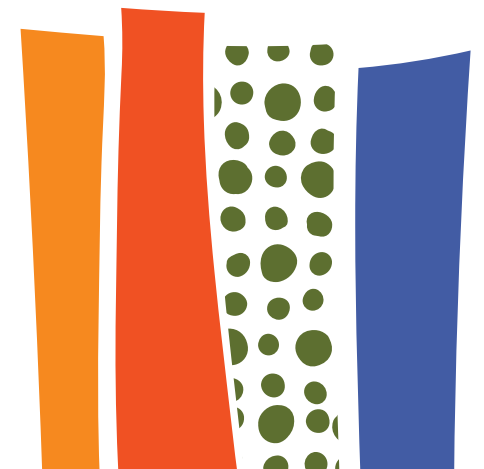
1700 N Moore St





# THE NEW ROSSLYN CITY CENTER

Rosslyn City Center is a place that nourishes your mind, body and soul. Contemporary workplace designs, state-of-the-art fitness at Golds Gym, exciting culinary offerings provided at Assembly, thought-provoking art installations, along with health and wellness at the forefront, provides employees and the community a place to be inspired.



BUILDING

AMENITIES

TRANSIT

NEIGHBORHOOD







# M I

# N D

## EXPAND YOUR MIND

Available space ranging from small suites to full floors along with dedicated and flexible spec suites makes Rosslyn City Center the perfect choice for many different types of businesses. Conference space is available for the use of all tenants and is the perfect place for one-off meetings or all day team building exercises.



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# SPACES THAT INSPIRE

The \$35 million renovation transformed the lobby, the office common areas, the conference center and tenant amenities. Thought provoking art installations, textures and modern furniture are integrated throughout the property, creating spaces that inspire the inhabitants.







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# DESIGN DRIVEN SUITES

The flexible custom designed suites are move-in ready ranging in size from 1,800 SF-7,500 SF.



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# SPEC SUITES TO FULL FLOOR OPPORTUNITIES

Full Floors

Available Space

Spec Suites

VIRTUAL TOUR

22	2200	23,645 SF	
21	2100	23,649 SF	
20	2000	23,635 SF	
19	1920	5,848 SF	
18	1875	3,868 SF	
18	1800	2,268 SF	
17	1705	4,274 SF	
17	1700	6,330 SF	
16	1600	6,128 SF	
16	1650	6,310 SF	
15	1502	3,642 SF	
11	1110	7,091 SF	
10	1010	2,616 SF	

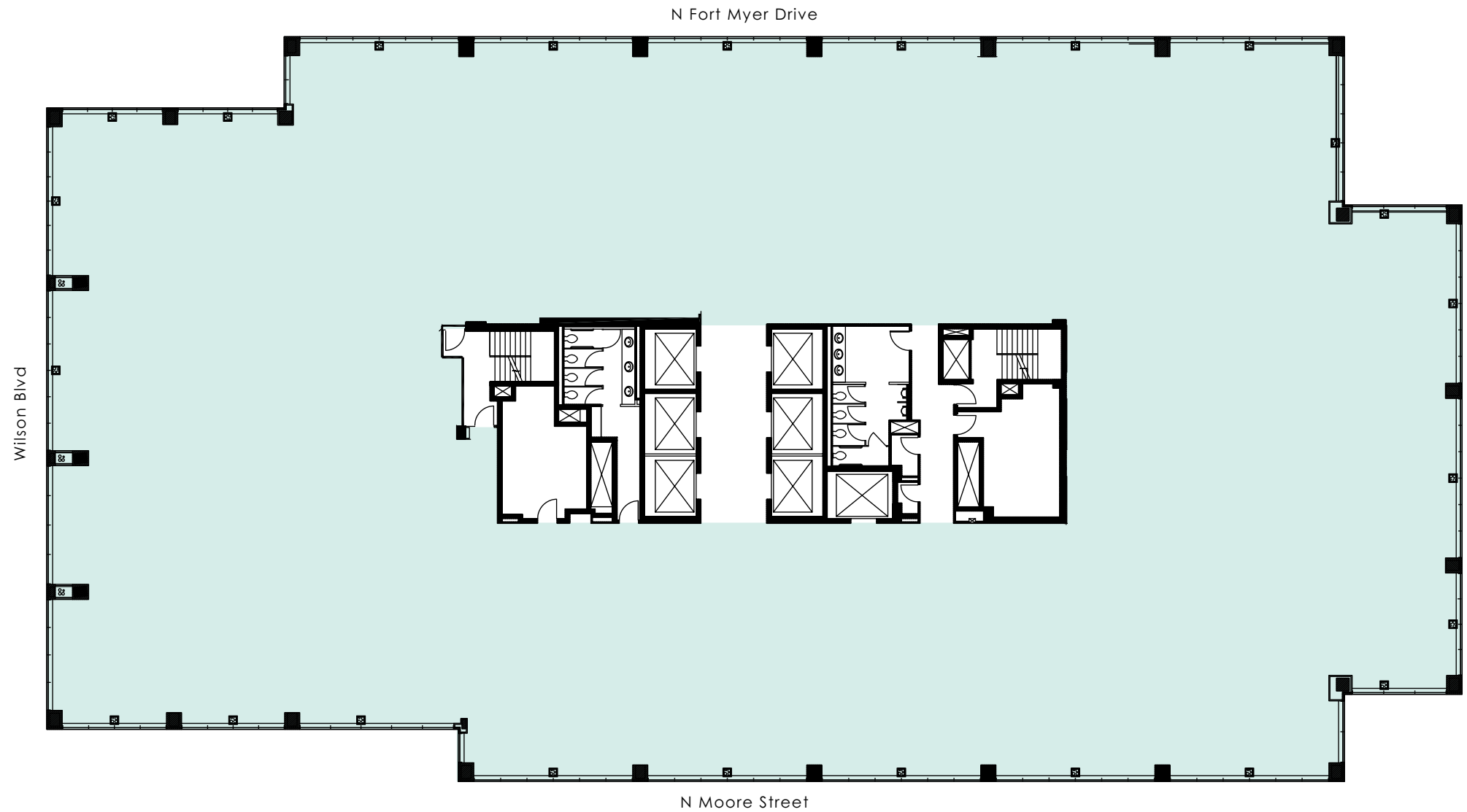
Top 3 floors available for large block user!



# FLOOR PLAN

22ND FLOOR

23,645 SF



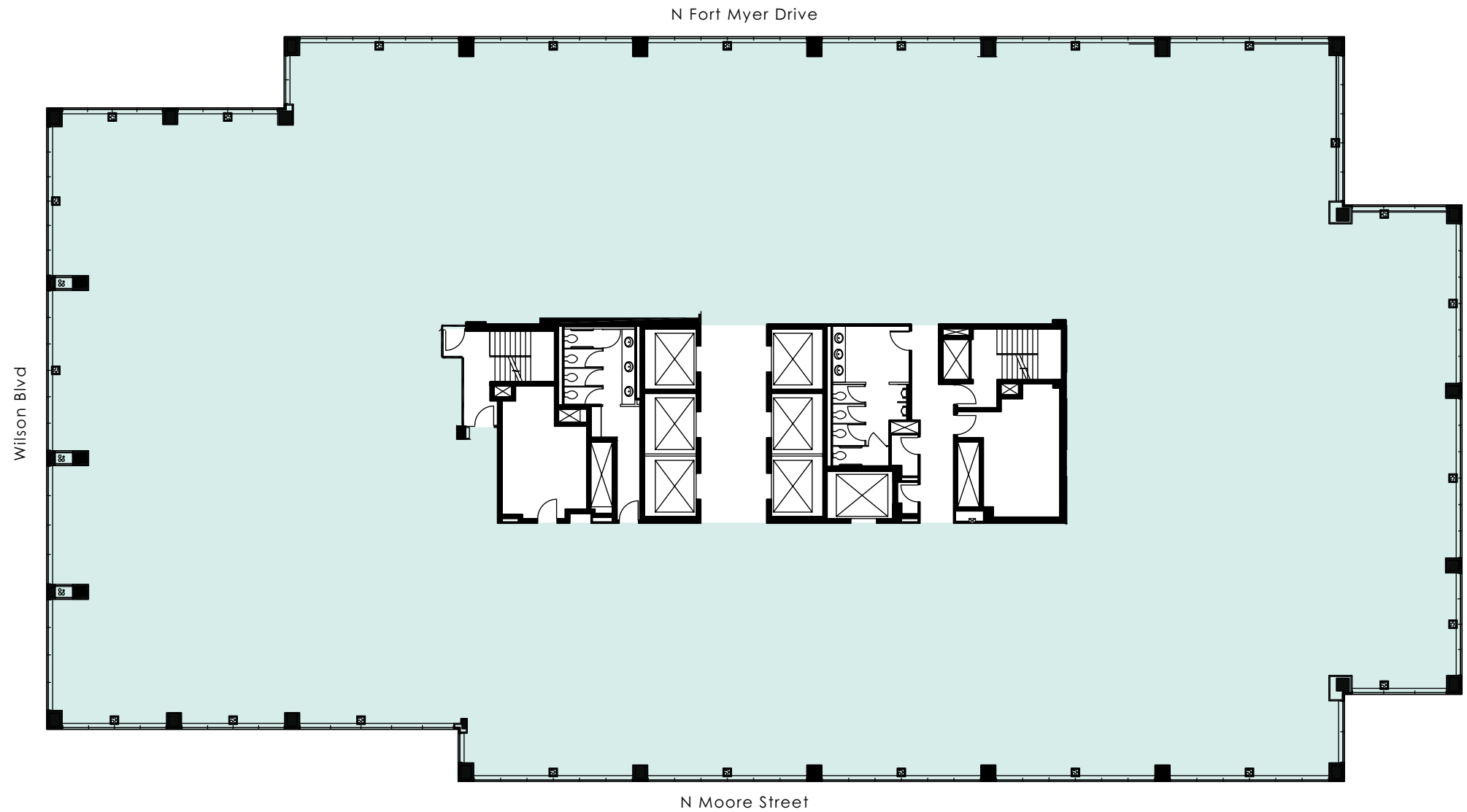
Space Available



# FLOOR PLAN

21ST FLOOR

23,649 SF



Space Available

# FLOOR PLAN

20TH FLOOR

23,635 SF

Suite 2000

Wilson Blvd

N Fort Myer Drive

N Moore Street



Space Available





# FLOOR PLAN

## 19TH FLOOR

Suite 1920  
5,848 SF



Wilson Blvd

N Fort Myer Drive

N Moore Street

LEASED

- Conference Room
- Office
- Workstation
- Storage
- Support/Amenities

# FLOOR PLAN

## 18TH FLOOR

N Fort Myer Drive





# FLOOR PLAN

## 17TH FLOOR



# FLOOR PLAN

16TH FLOOR

Conference Center/  
Management Office

N Fort Myer Drive

Suite 1650  
6,310 SF



MONUMENT  
VIEWS

Conference Room

Office

Workstation

Storage

Support/Amenities

N Moore Street

Suite 1600  
6,128 SF

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# FLOOR PLAN

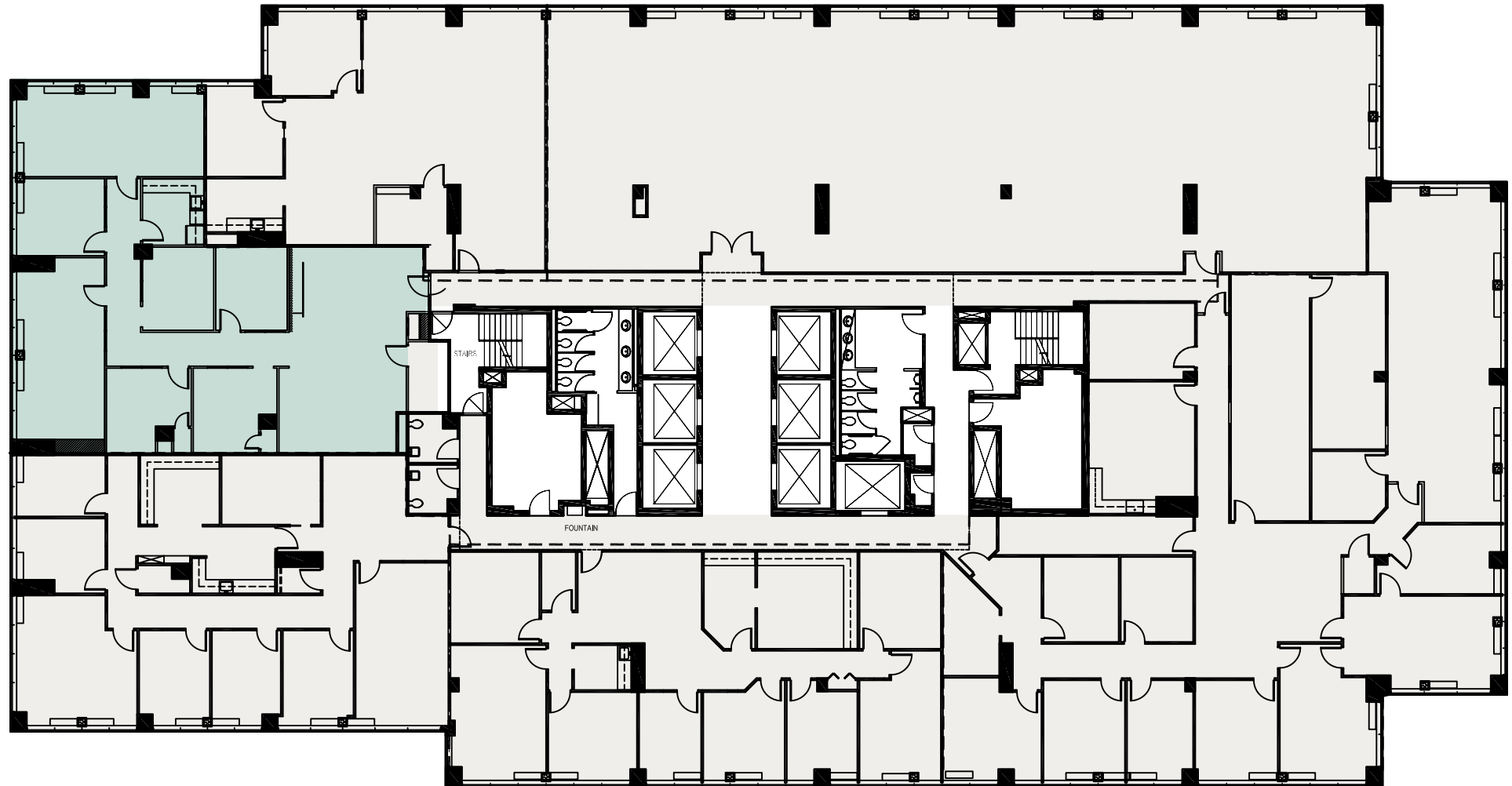
## 15TH FLOOR

Suite 1502  
3,642 SF



Wilson Blvd

N Fort Myer Drive



N Moore Street

Space Available

# FLOOR PLAN

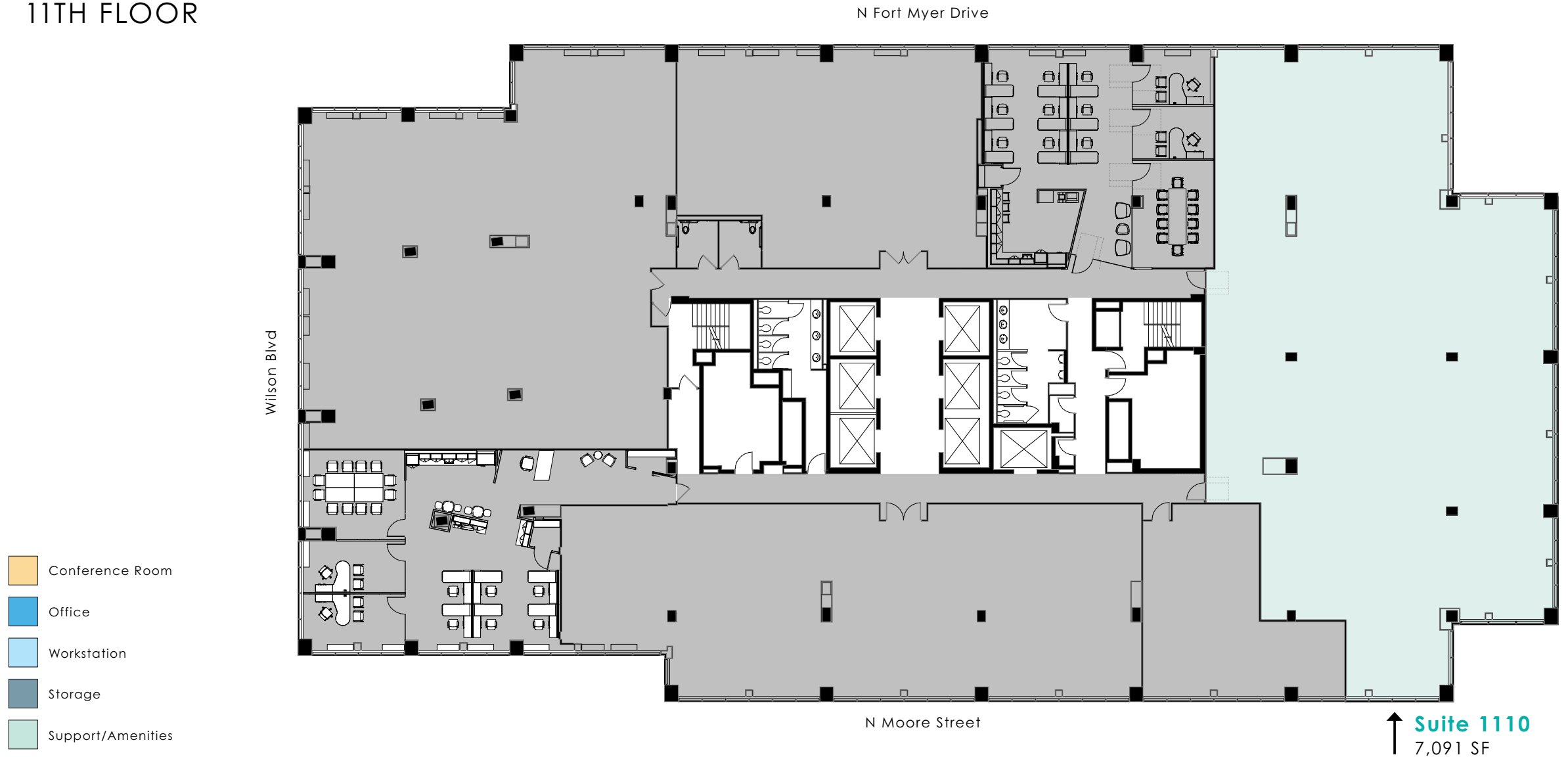
## 12TH FLOOR





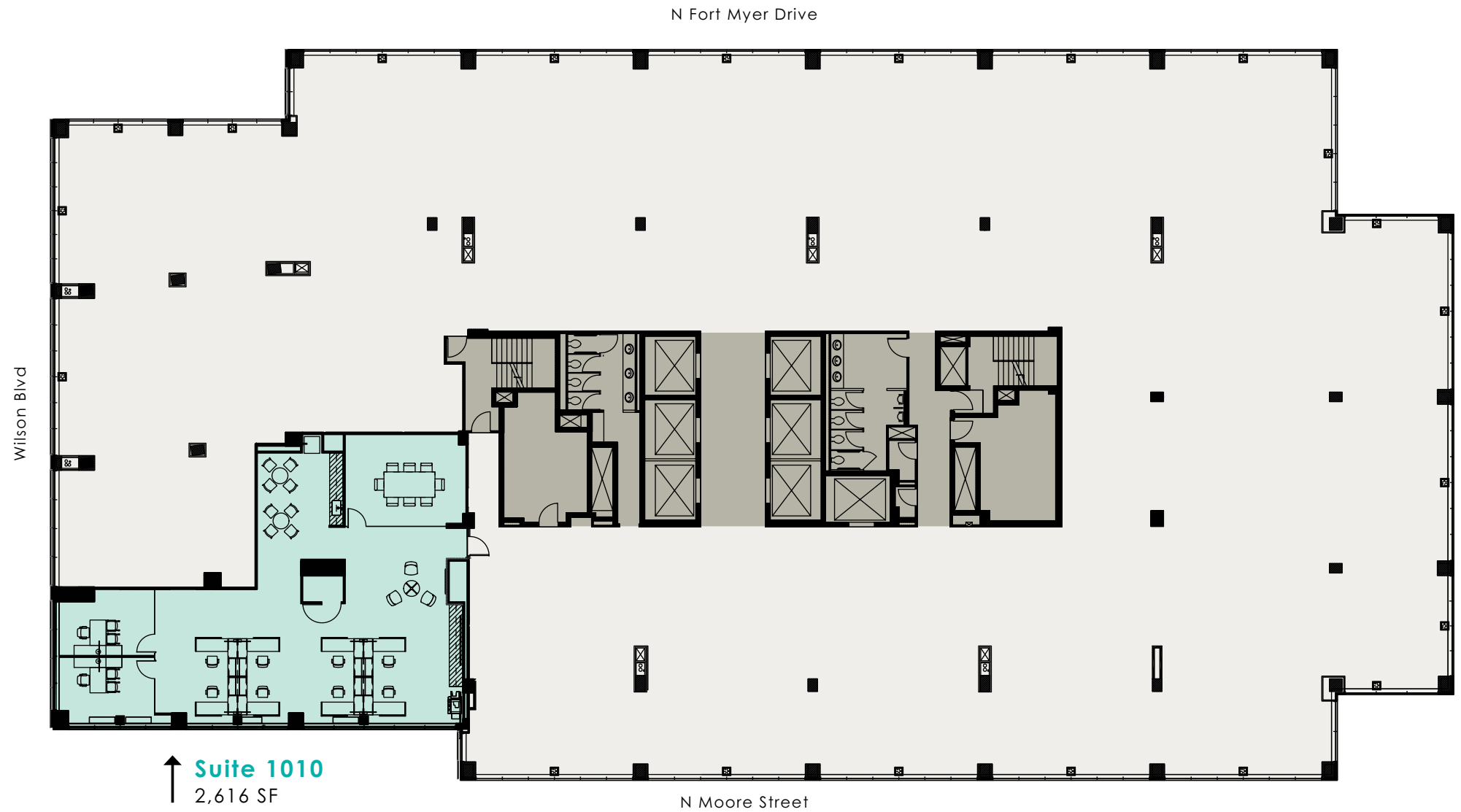
# FLOOR PLAN

## 11TH FLOOR



# FLOOR PLAN

## 10TH FLOOR



Space Available



# BODY

FUEL YOUR  
BODY



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# ELEVATE YOUR DAY

Assembly is the neighborhood's center of gravity for all day dining, working, caffeinating and entertaining – integrating elements from your favorite local coffee shop, hotel lobby, full-service restaurant and coworking space. Beginning with early morning gourmet coffee and ending with late night craft cocktails, Assembly keeps long hours, just like you do.







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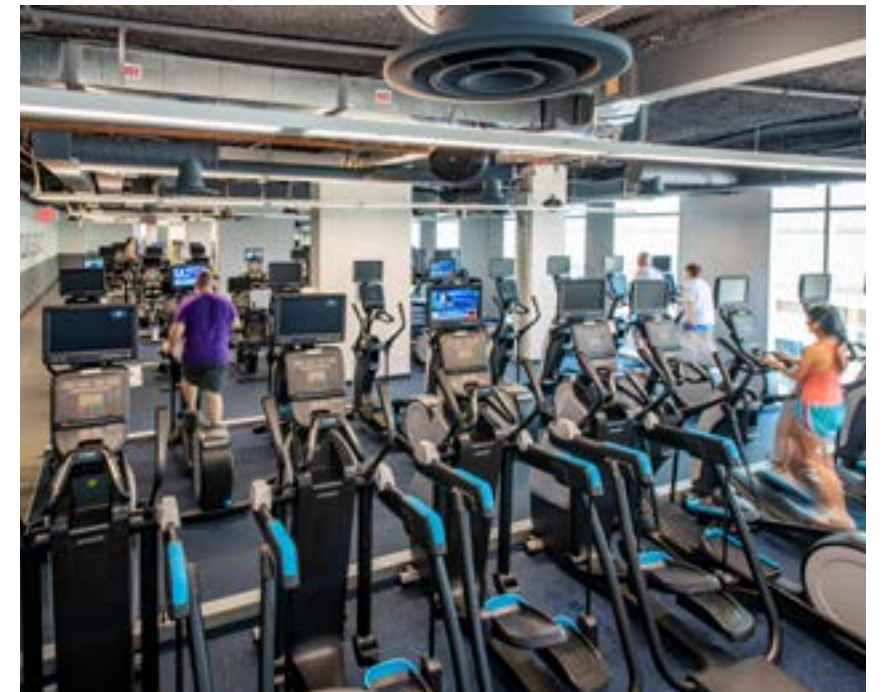
NEIGHBORHOOD



## WORK LIFE BALANCE

After you fuel up at one of Assembly's many options, the brand new Gold's Gym is there to welcome you and nourish your body with your choice of heart elevating group classes, private fitness or best in the industry machines. Whatever your preferred work out style, Gold's Gym has a space for you.

For additional work - life balance RCC also has a Chase Bank, Panera Bread, Rosslyn Barber and One Stop Convenience store.

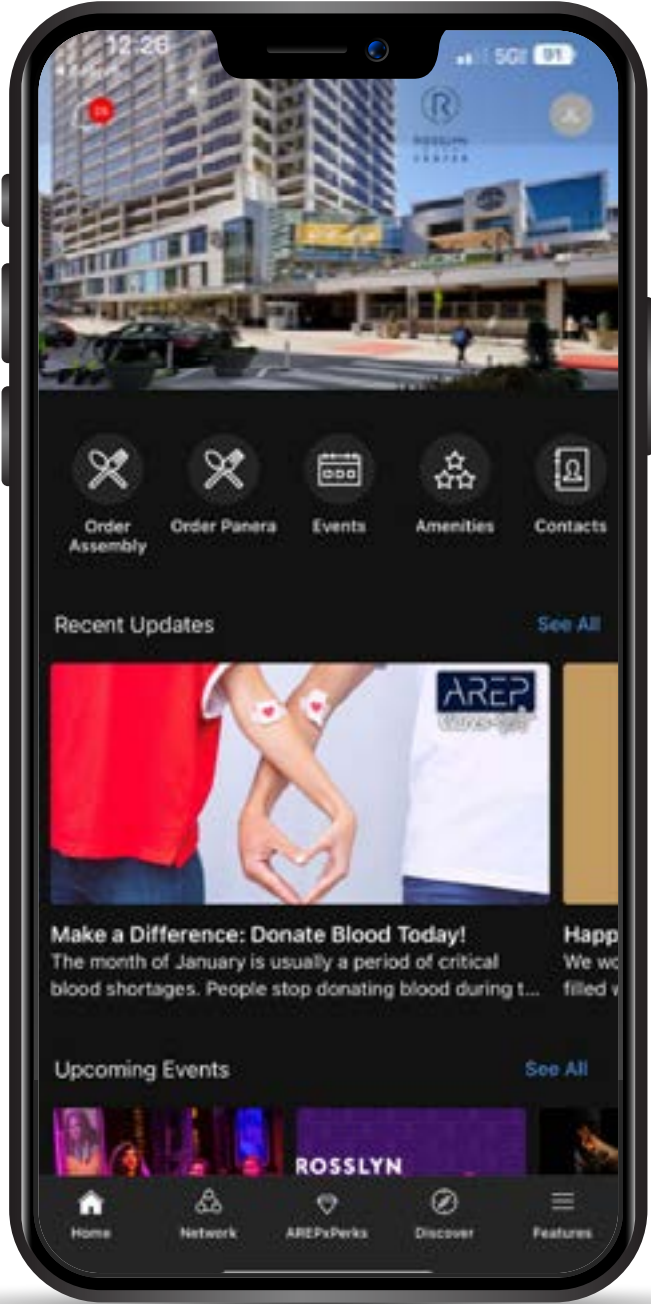




AREPx provides AREP's tenants with a seamless and curated experience specific to each individual property, delivering hyperlocal content, amenities, programming, and digital access throughout the property. Through AREPx, tenants will be able to enter the building, book conference space, provide guest access, engage with their property team, get access to exclusive AREPx Perks, order food and stay up to date on community and building events through notifications and news that's relevant to them.



SCAN ME







**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**

## CONVENIENT ACCESS

RCC is located above the Metro station offering commuters secure, climate controlled access to DC and Northern Virginia.





## STAY

- |                              |                              |
|------------------------------|------------------------------|
| 1. Courtyard by Marriott     | 5. Le Meridien               |
| 2. Red Lion Hotel Rosslyn    | 6. Residence Inn by Marriott |
| 3. Homewood Suites by Hilton | 7. Oakwood Arlington         |
| 4. Hyatt Centric Arlington   |                              |

## FITNESS

- |                     |                            |
|---------------------|----------------------------|
| 8. CrossFit Rosslyn | 11. Rosslyn Highlands Park |
| 9. Gold's Gym       | 12. Yoga Alliance          |
| 10. F45 Rosslyn     |                            |

## EAT

### 13. **The Assembly** at Rosslyn City Center

- |                   |                  |                    |
|-------------------|------------------|--------------------|
| - Sammy Pickles   | - gigi           | - Charo's Taqueria |
| - PNTRY           | - Fog Point      | - DMK              |
| - Greatlake Diner | - BIG DIY coffee | - beng beng        |

- |                             |                    |
|-----------------------------|--------------------|
| 14. Sushi Rock              | 20. Capriotti's    |
| 15. Tupelo Honey            | 21. Sfoglia        |
| 16. Chopt Creative Salad Co | 22. Sweet Green    |
| 17. Panera                  | 23. Compass Coffee |
| 18. CAVA                    | 24. Barely Mac     |
| 19. Continental Beer Garden | 25. District Taco  |

## TRANSPORTATION

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



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## A T H R I V I N G C O M M U N I T Y

Rosslyn is a walkable urban community with a talented work force, cultural offerings, plenty of public space, chef-driven food and beverage offerings as well as residential options for all different types of people.



SEE MORE @ROSSLYNVA



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# WELLNESS IS

## HEALTHY PEOPLE, HEALTHY BUILDINGS, STRONG PERFORMANCE

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. Our WiredScore certification includes WiredScore Connect. This amenity provides advisory support to guide tenants in choosing the best internet service for their business needs. AREP's commitment provides our tenants and their visitors spaces that promote their physical and mental well-being while encouraging and enhancing productivity.

# EASE YOUR MIND



## HIGHEST STANDARDS OF INDOOR AIR QUALITY

Our IAQ protocols include using MERV 13 filters, and UVlight and Negative Ion technology air purifiers in elevator cabs.



## 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.



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# LEASING TEAM



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ROSSLYNCITYCENTER.COM

Owned and managed by



American Real Estate Partners