



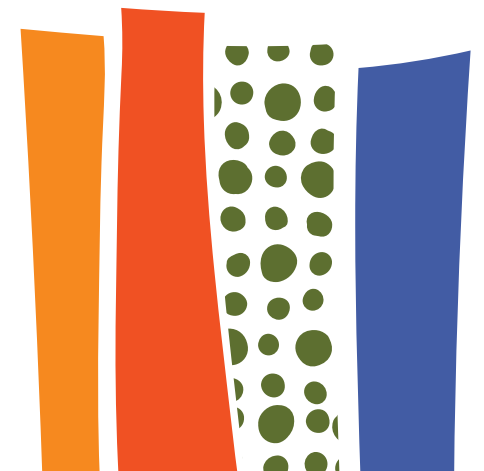
ROSSLYN  
— CITY —  
CENTER

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 Gold's Gym, exciting culinary offerings provided at Upside on Moore, 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.



# 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.



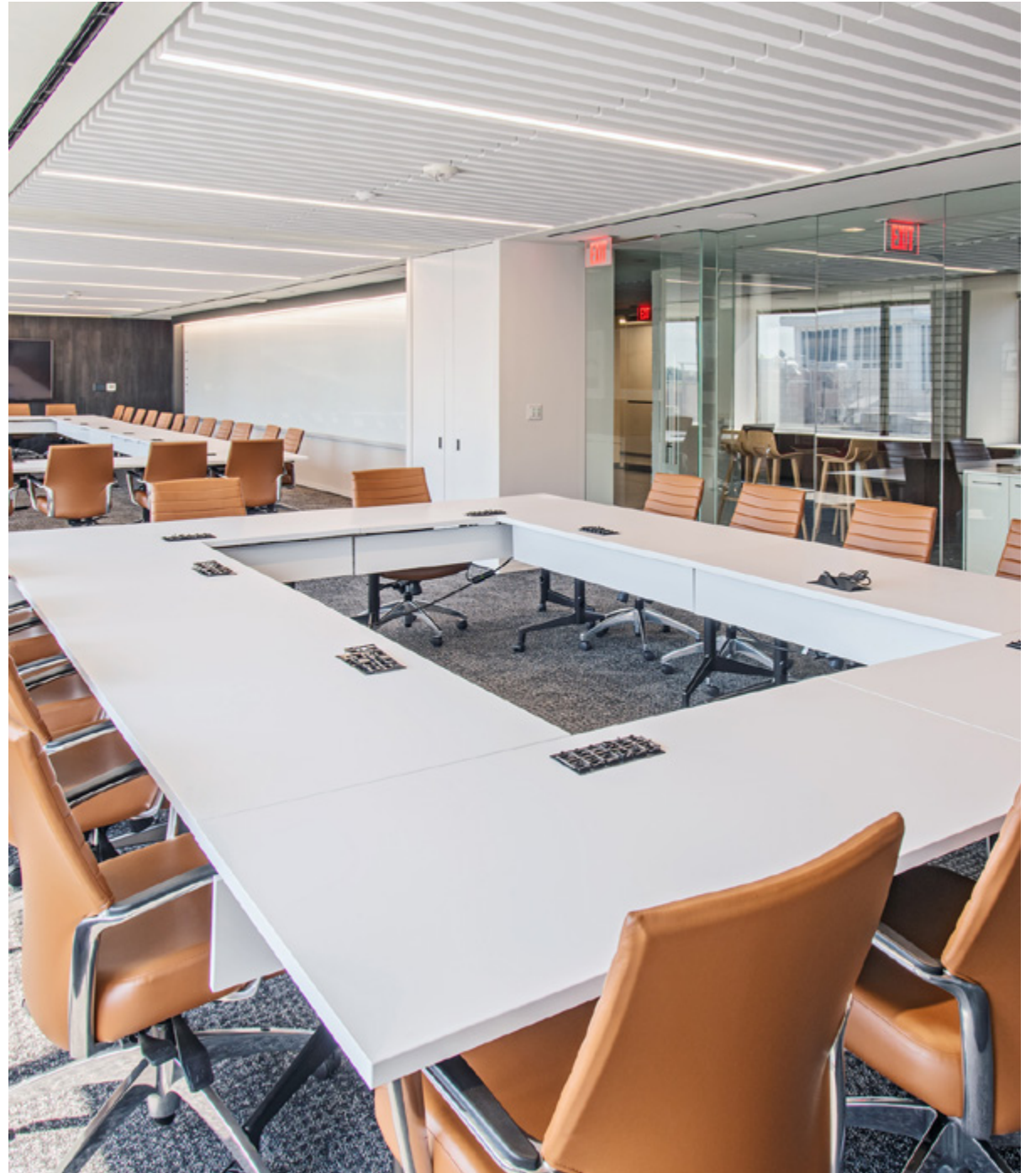
BUILDING

AMENITIES

TRANSIT

NEIGHBORHOOD





BUILDING

AMENITIES

TRANSIT

NEIGHBORHOOD

# DESIGN DRIVEN SUITES

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



# SPEC SUITES TO FULL FLOOR OPPORTUNITIES

■ Full Floors    
 ■ Available Space    
 ■ Spec Suites

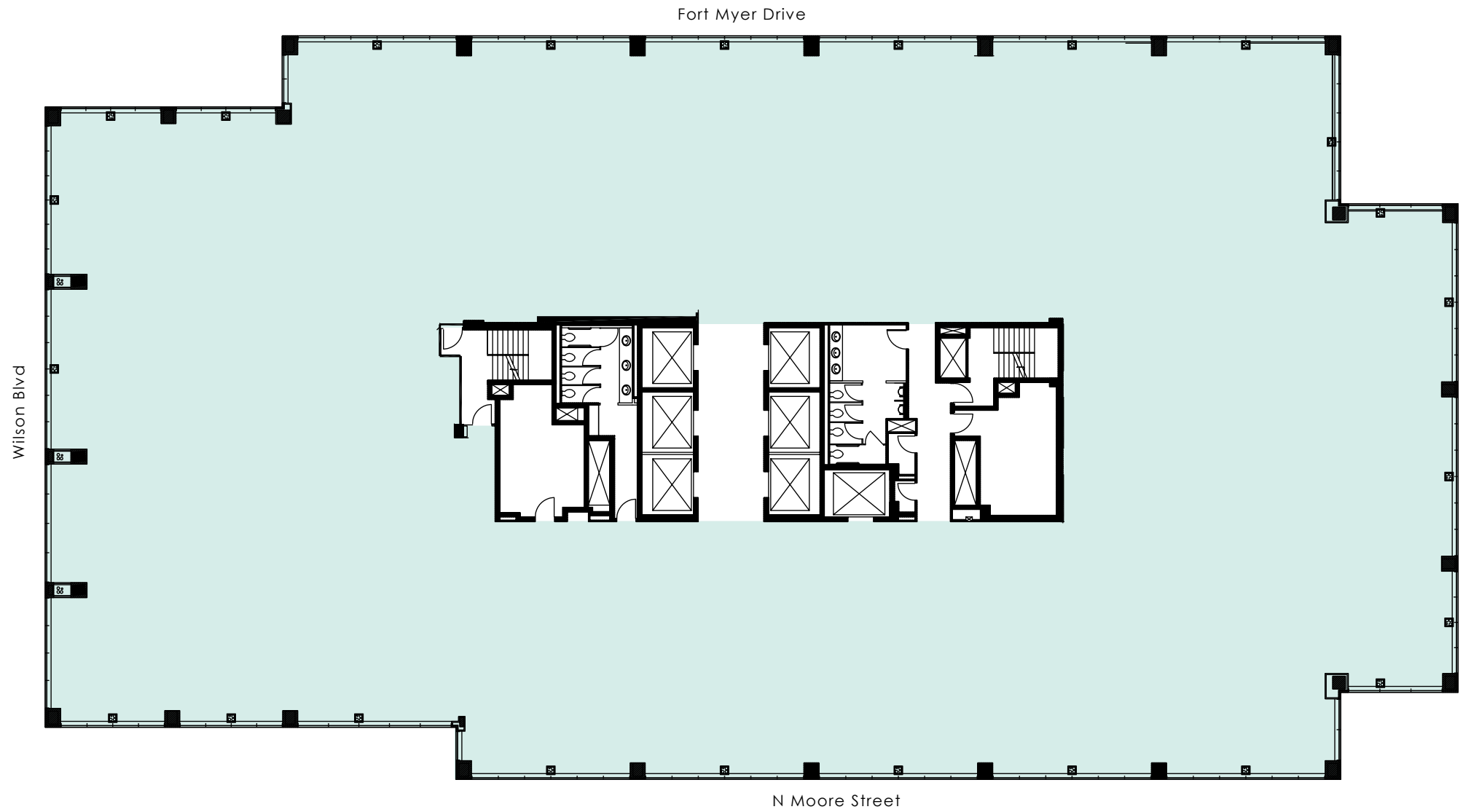
22	2200	23,649 SF	Available 6/1/2024
21	2100	23,649 SF	
20	2050	12,949 SF	
20	2010	4,645 SF	
19	1925*	2,017 SF	
19	1920	5,848 SF	
17	1701	2,206 SF	
17	1700	3,871 SF	
16	1650	6,128 SF	
15	1502	4,895 SF	
15	1500*	15,405 SF	
11	1120	1,121 SF	
11	1110	7,091 SF	
10	1010	2,616 SF	

Top 3 floors available for large block user!



# FLOOR PLAN

22ND FLOOR  
23,649 SF



MONUMENT  
VIEWS

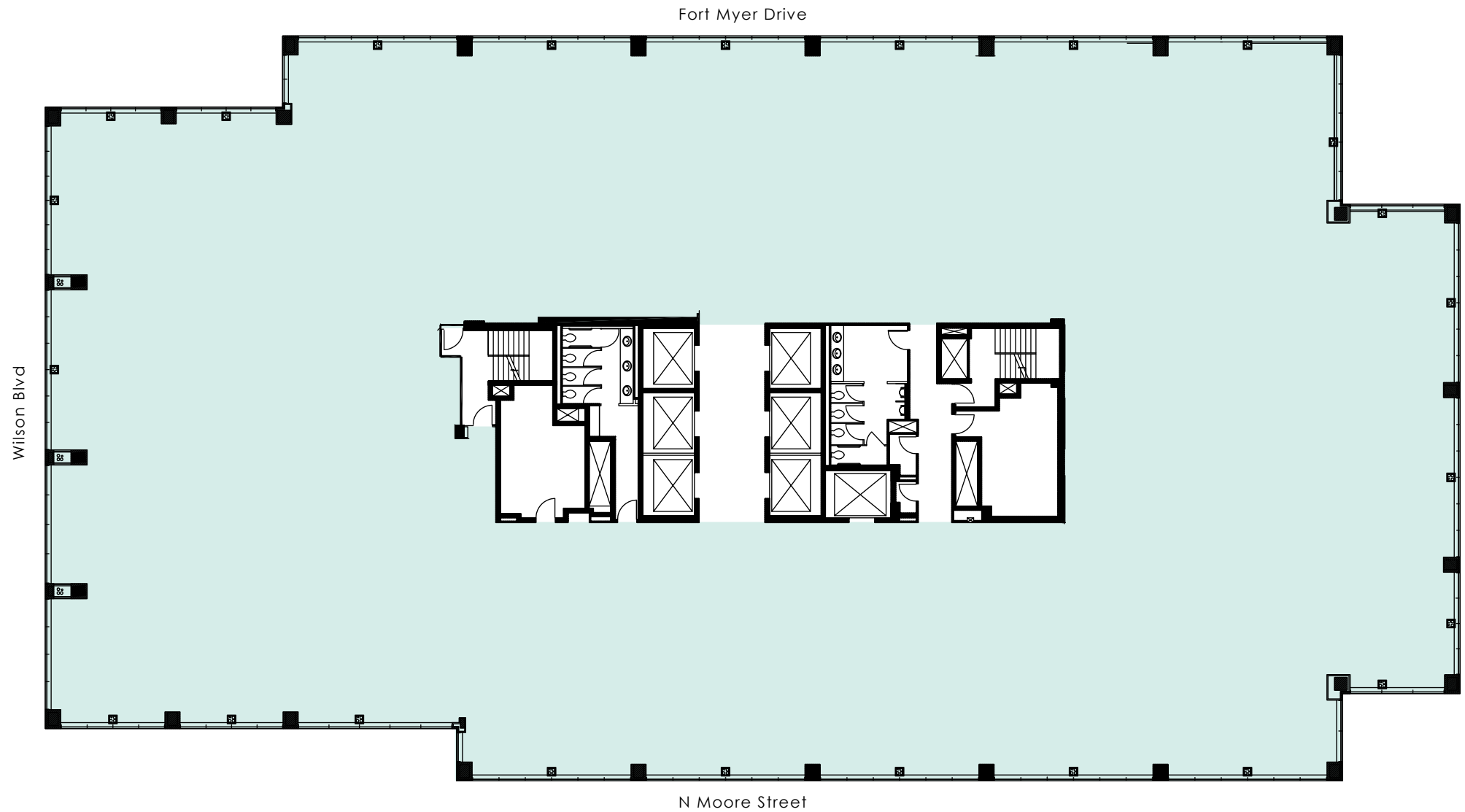
Space Available



# FLOOR PLAN

21ST FLOOR  
23,649 SF

CLICK OR SCAN



Space Available

# FLOOR PLAN

20TH FLOOR  
23,635 SF

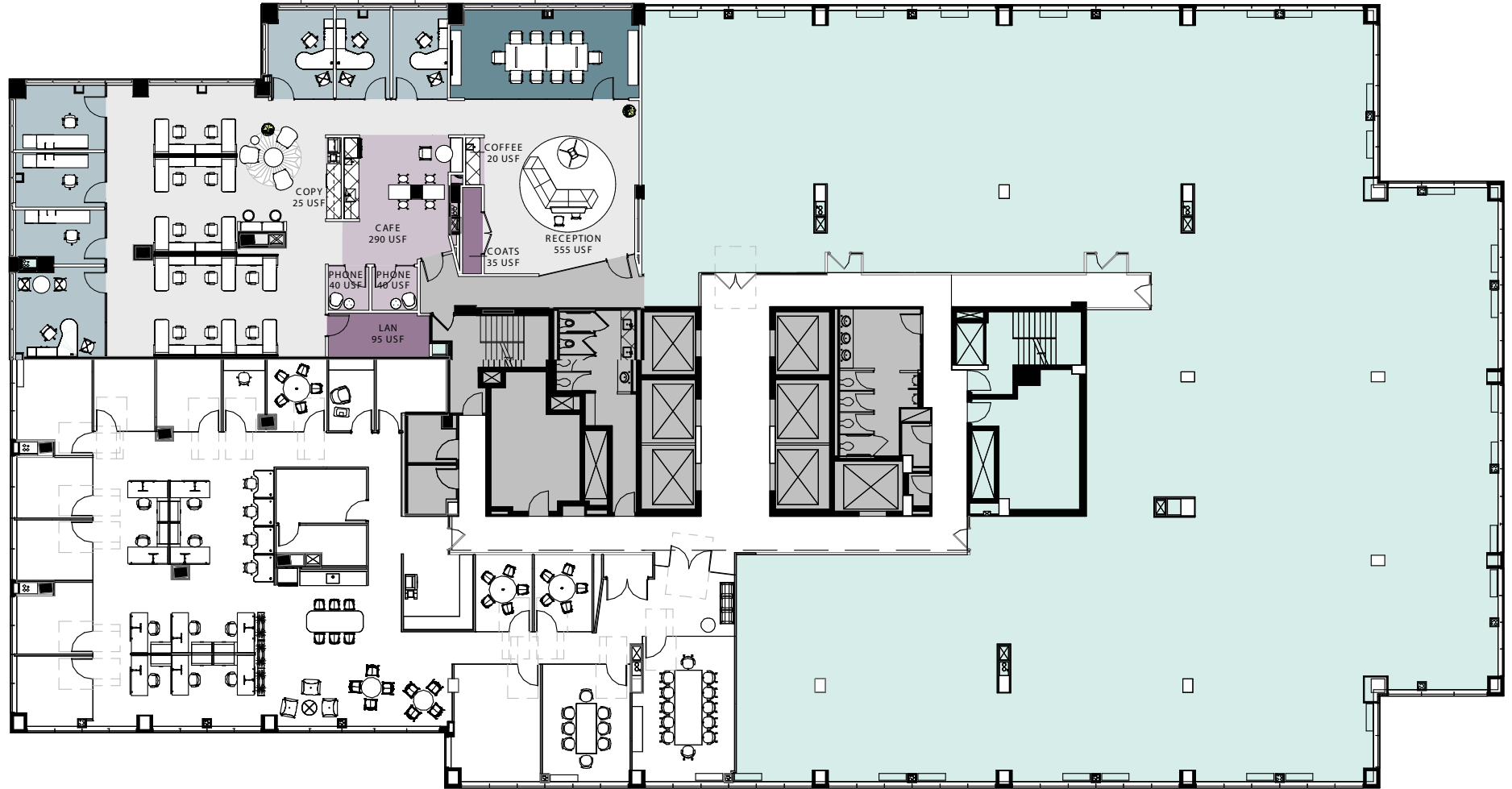
Suite 2050  
12,949 SF ↓

Suite 2010  
4,645 SF →

CLICK OR SCAN



Wilson Blvd



Fort Myer Drive

N Moore Street



Space Available



# FLOOR PLAN

## 19TH FLOOR

Suite 1925  
2,017 SF  
available 5/1/24

Suite 1920  
5,848 SF

LEASED

Fort Myer Drive

Wilson Blvd

N Moore Street

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

# FLOOR PLAN

## 17TH FLOOR

### Suite 1700

CLICK OR SCAN



### Suite 1701

CLICK OR SCAN



N Moore Street

↑ Suite 1701  
2,206 SF

↑ Suite 1700  
3,871 SF

Space Available



# FLOOR PLAN

## 16TH FLOOR

Conference Center/  
Management Office ↓

Fort Myer Drive

CLICK OR SCAN



Wilson Blvd

N Moore Street

↑ Suite 1650  
6,128 SF

MONUMENT VIEWS

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



# FLOOR PLAN

## 15TH FLOOR

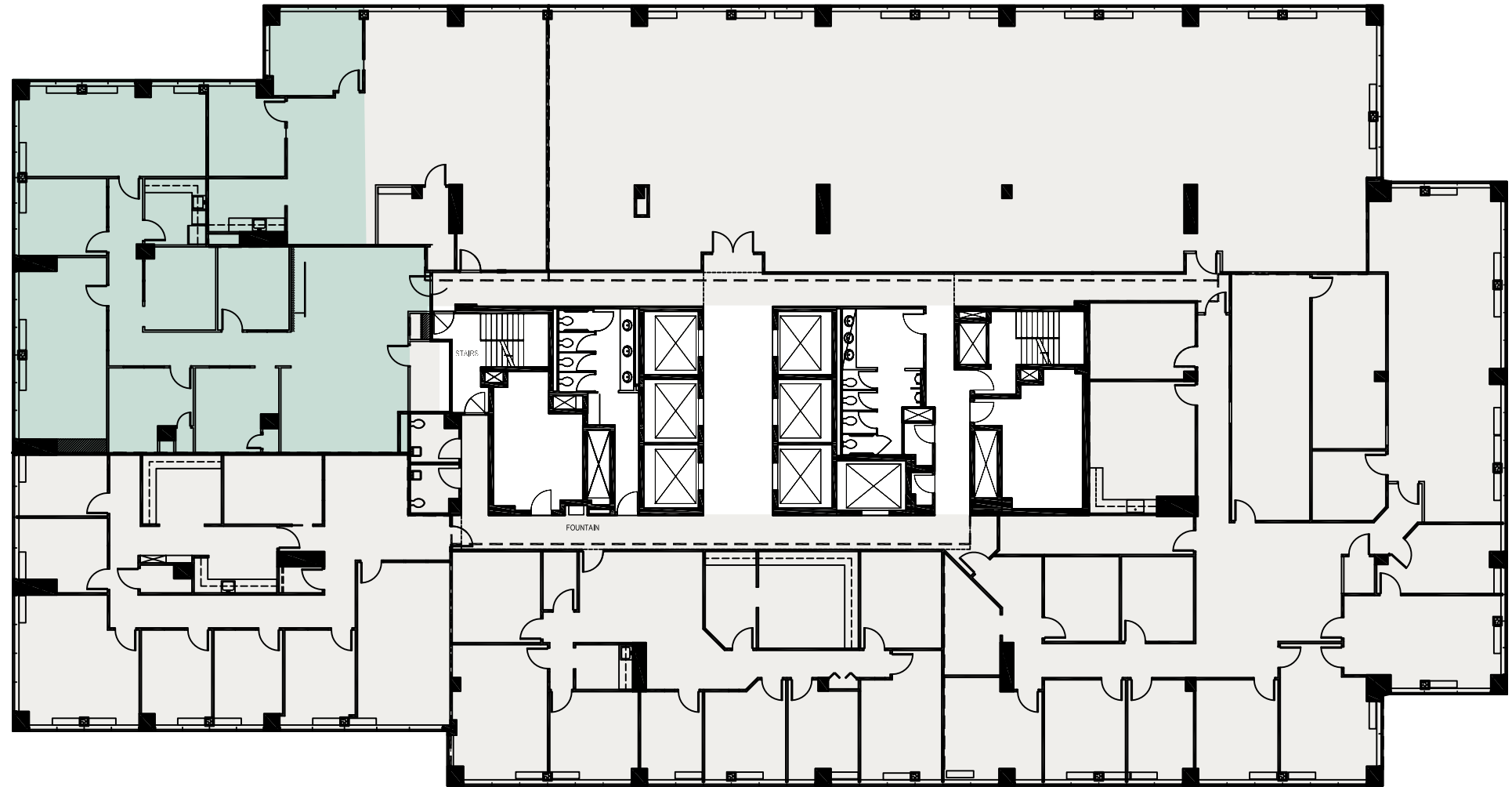
**Suite 1500**  
15,405 SF  
available 6/1/24

**Suite 1502**  
4,895 SF

Wilson Blvd

Fort Myer Drive

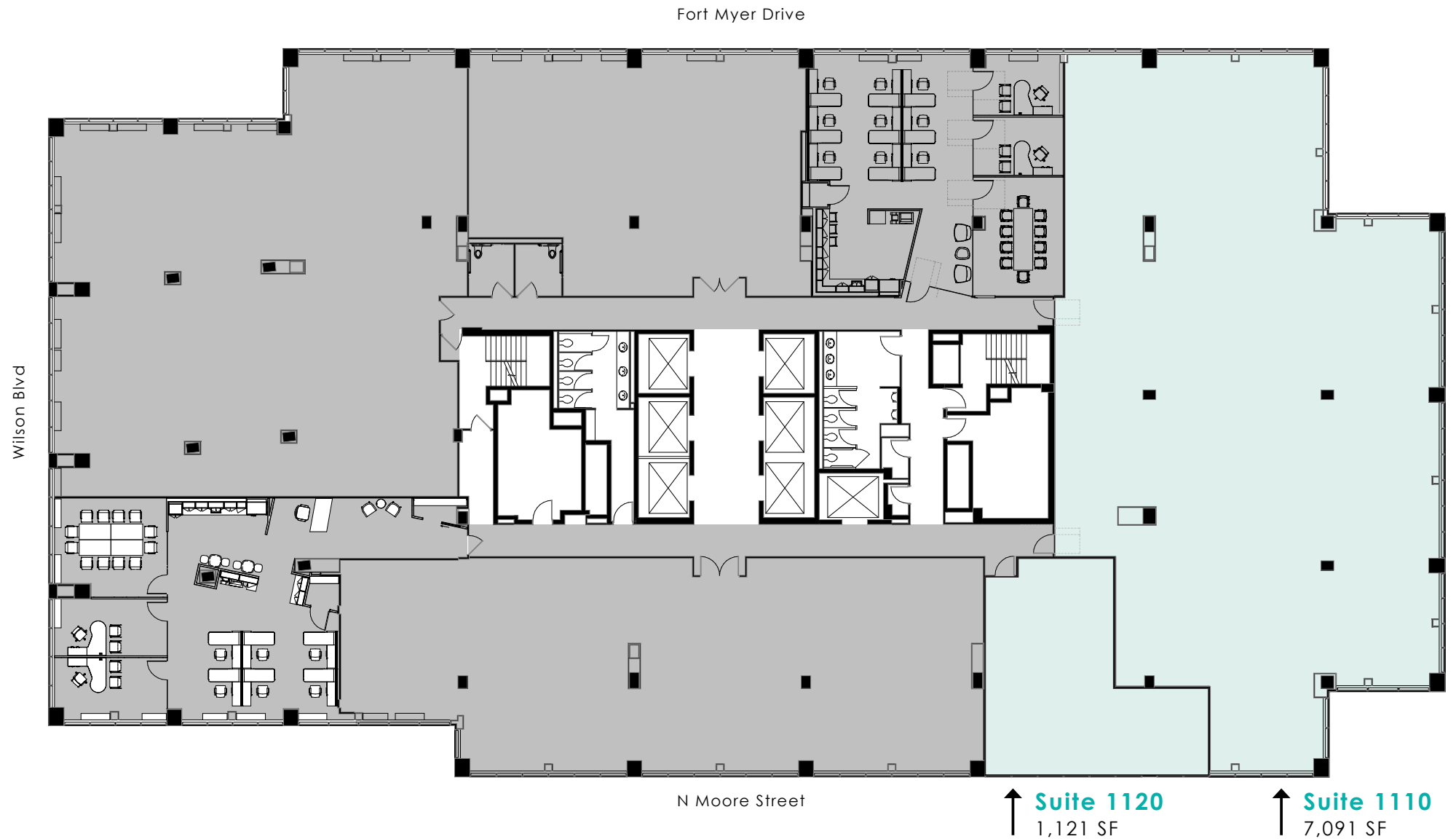
N Moore Street



Space Available

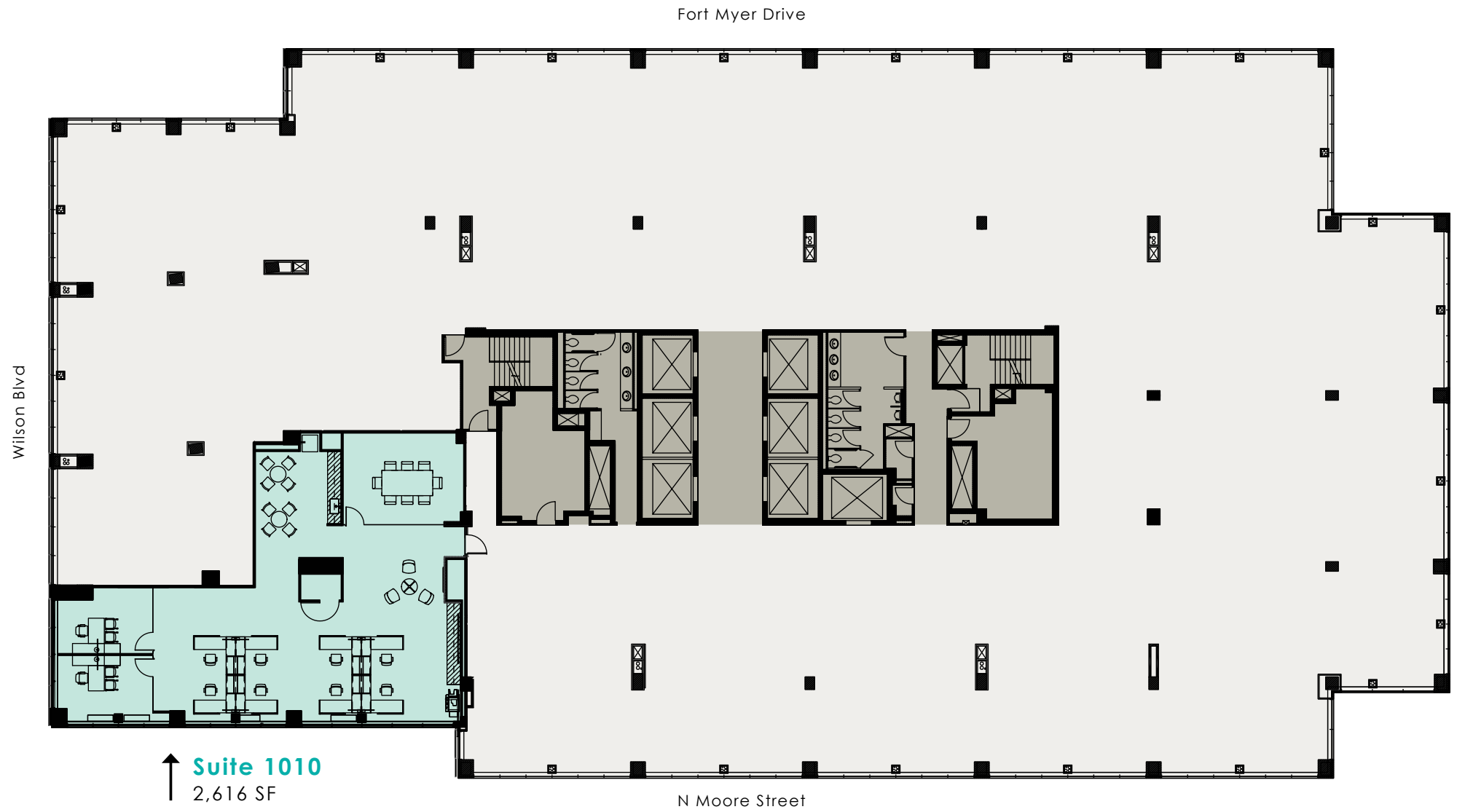
# FLOOR PLAN

## 11TH FLOOR



# FLOOR PLAN

## 10TH FLOOR



MONUMENT VIEWS

Space Available

↑ Suite 1010  
2,616 SF



# BO DY

FUEL YOUR  
BODY



BUILDING

AMENITIES

TRANSIT

NEIGHBORHOOD



# ELEVATE YOUR DAY

Upside on Moore is more than just an address; it is home to a vibrant culinary community and food ecosystem. With specifically chosen vendors that celebrate some of the greatest culinary talent in the DMV, this 30,000 SF food hall is forward-thinking while staying grounded and makes the perfect place to eat, drink and socialize throughout your day.



# UPSIDE

## ON MOORE

GH**U**STBURGER

STELLINA PIZZERIA

**LAOBAN**  
DUMPLINGS

KAM & 46

**DANGER**  
MYKUNT

**LIGHTNING**  
COFFEE CO.

 LA MICHOCACANA

*Lili's*



# WORK LIFE BALANCE

After you fuel up at one of Upside on Moore'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.

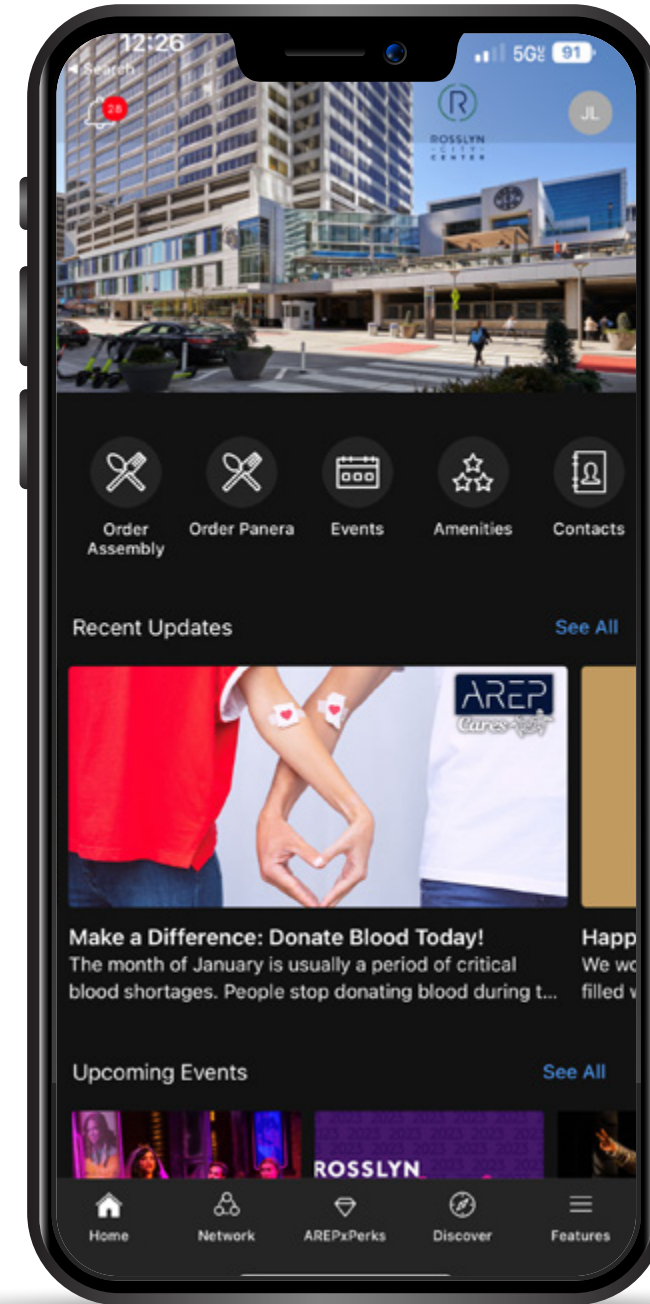




AREPx provides AREP's tenants with a seamless and curated experience specific to each individual property, delivering hyperlocal content, amenities, programming, and digital access throughout the property. Through AREPx, tenants will be able to enter the building, book conference space, provide guest 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





## CONVENIENT ACCESS

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



### 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



 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   | 8. Sonesta Select Arlington Rosslyn |

 FITNESS

- |                            |                     |
|----------------------------|---------------------|
| 8. CrossFit Rosslyn        | 12. Anytime Fitness |
| 9. Gold's Gym              | 13. E60 Fitness     |
| 10. F45 Rosslyn            | 14. BASH Boxing     |
| 11. Rosslyn Highlands Park |                     |


 EAT

13. **Upside on Moore** at Rosslyn City Center

- |                    |               |                        |
|--------------------|---------------|------------------------|
| - La Michoacana    | - Ghostburger | - Stellina Pizzeria    |
| - Laoban Dumplings | - Kam & 46    | - Lightning Coffee Co. |
| - Lili's           | - Lucky Dangr |                        |

- |                             |                                       |
|-----------------------------|---------------------------------------|
| 14. Sushi Rock              | 24. Barely Mac                        |
| 15. Tupelo Honey            | 25. District Taco                     |
| 16. Chopt Creative Salad Co | 26. Toryumon Japanese House-Arlington |
| 17. Panera                  | 27. Inca Social                       |
| 18. CAVA                    | 28. Happy Eatery                      |
| 19. Continental Beer Garden | 29. Bourbon Coffee                    |
| 20. Capriotti's             | 30. Foxtrot                           |
| 21. Sfoglina                | 31. Salt                              |
| 22. Sweet Green             | 32. Hot Lola's Rosslyn                |
| 23. Compass Coffee          |                                       |

 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)  |                                   |



S O

U L

## 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





# WELLNESS IS

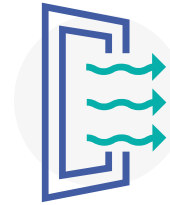
## HEALTHY PEOPLE, HEALTHY BUILDINGS, STRONG PERFORMANCE

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.



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



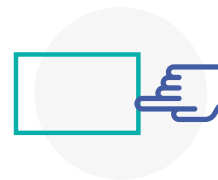
## HIGHEST STANDARDS OF INDOOR AIR QUALITY

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



## FREQUENT CLEANING & DISINFECTING OF COMMON AREAS

particularly frequently touched surfaces. Additionally, touch-less hand sanitizer stations have been placed throughout all common areas portfolio-wide.



## ONGOING CLEANING & DISINFECTING WITHIN

TENANT SUITES including break room countertops and cabinet handles, kitchen appliances control pads and handles, and conference room tables.



# LEASING TEAM

---



**DAVID GOLDSTEIN**  
703.485.8743  
david.goldstein@jll.com

**BOB VESHANCEY**  
703.485.8771  
robert.veshancey@jll.com

**LEE ANN BRINKMAN**  
703.891.8373  
lee.brinkman@jll.com

**KRISTY KETTLES**  
703.485.8748  
kristy.kettles@jll.com



ROSSLYN  
- CITY -  
CENTER

1700 N Moore St  
Arlington, VA 22209

[ROSSLYNCITYCENTER.COM](http://ROSSLYNCITYCENTER.COM)

Owned and managed by



American Real Estate Partners