



1735

NORTH LYNN

TRANSFORMED TO INSPIRE

# 1735

NORTH LYNN

1735 N Lynn sits prominently at the intersection of N Lynn Street and Wilson Boulevard, directly across from Central Place and one block from the Rosslyn Metro Station. Its prime location and access offer the best of Rosslyn's shopping, dining, entertainment, and neighborhood amenities.

**The building is undergoing a dramatic transformation** and will feature a completely re-imagined entrance and lobby, common spaces, conference center, tenant lounge, as well as a brand new rooftop terrace and outdoor space. 1735 N Lynn is LEED Gold certified, Energy Star, and Wired Gold rated.

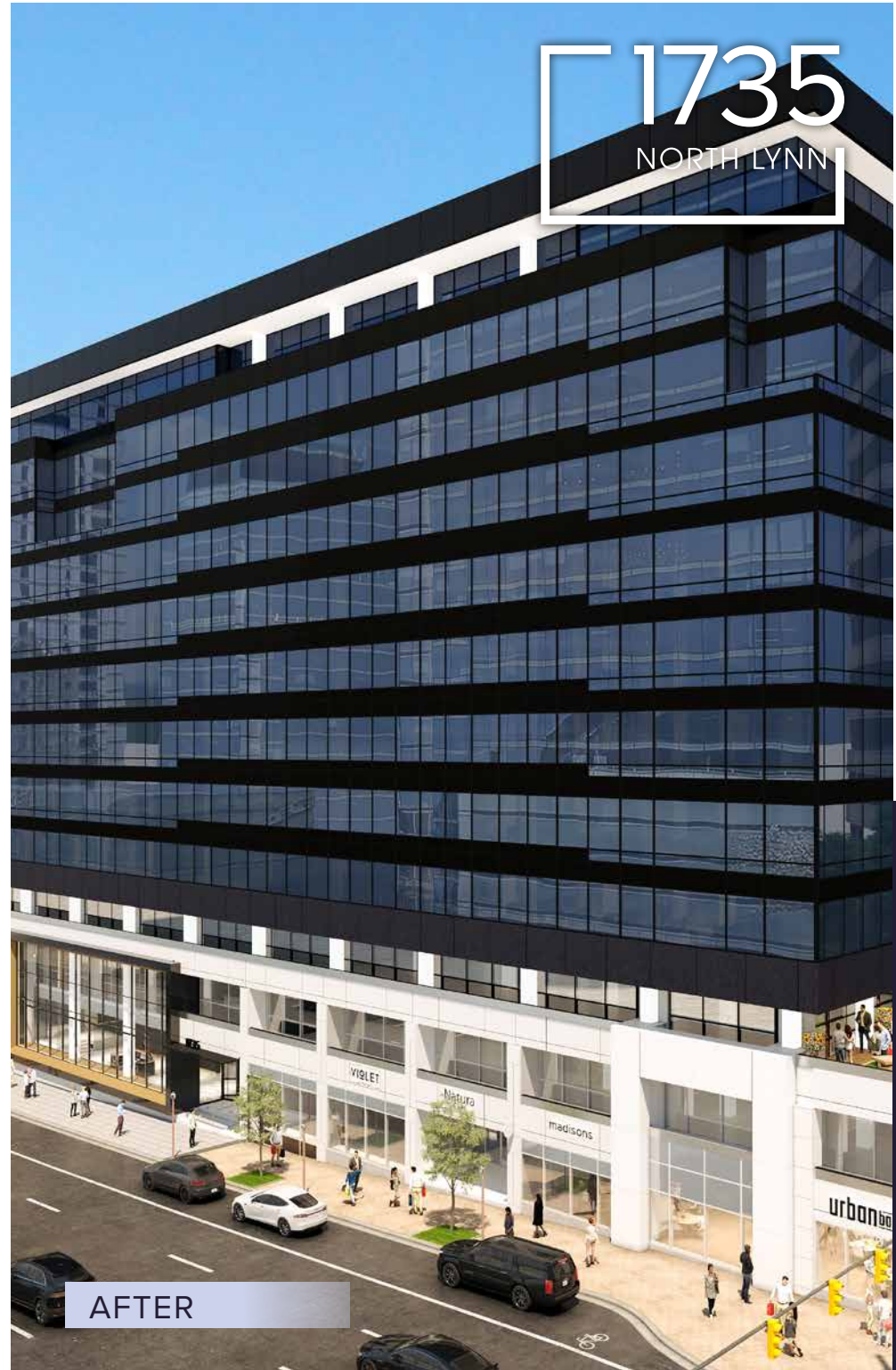


*Watch our film*





BEFORE



1735  
NORTH LYNN

AFTER

1735  
NORTH LYNN

1735

“JEWEL BOX” ENTRANCE



# MAKE AN IMPRESSION



Meticulously transformed building lobby creates a new sense of arrival and elevated experience for tenants and building visitors. Contemporary finishes and lighting energize and brighten up the space, creating an unforgettable and lasting impression.



# GET TOGETHER IN STYLE

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NORTH LYNN

New tenant amenity space and collaborative lounge offer convenient solutions to everyday needs. Meet colleagues, friends, and clients in an informal atmosphere for a quick break, impromptu meeting, or connect over a cup of coffee.



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MAIN LOBBY CAFE & BREAKOUT LOUNGE



# PRESENT WITH CONFIDENCE

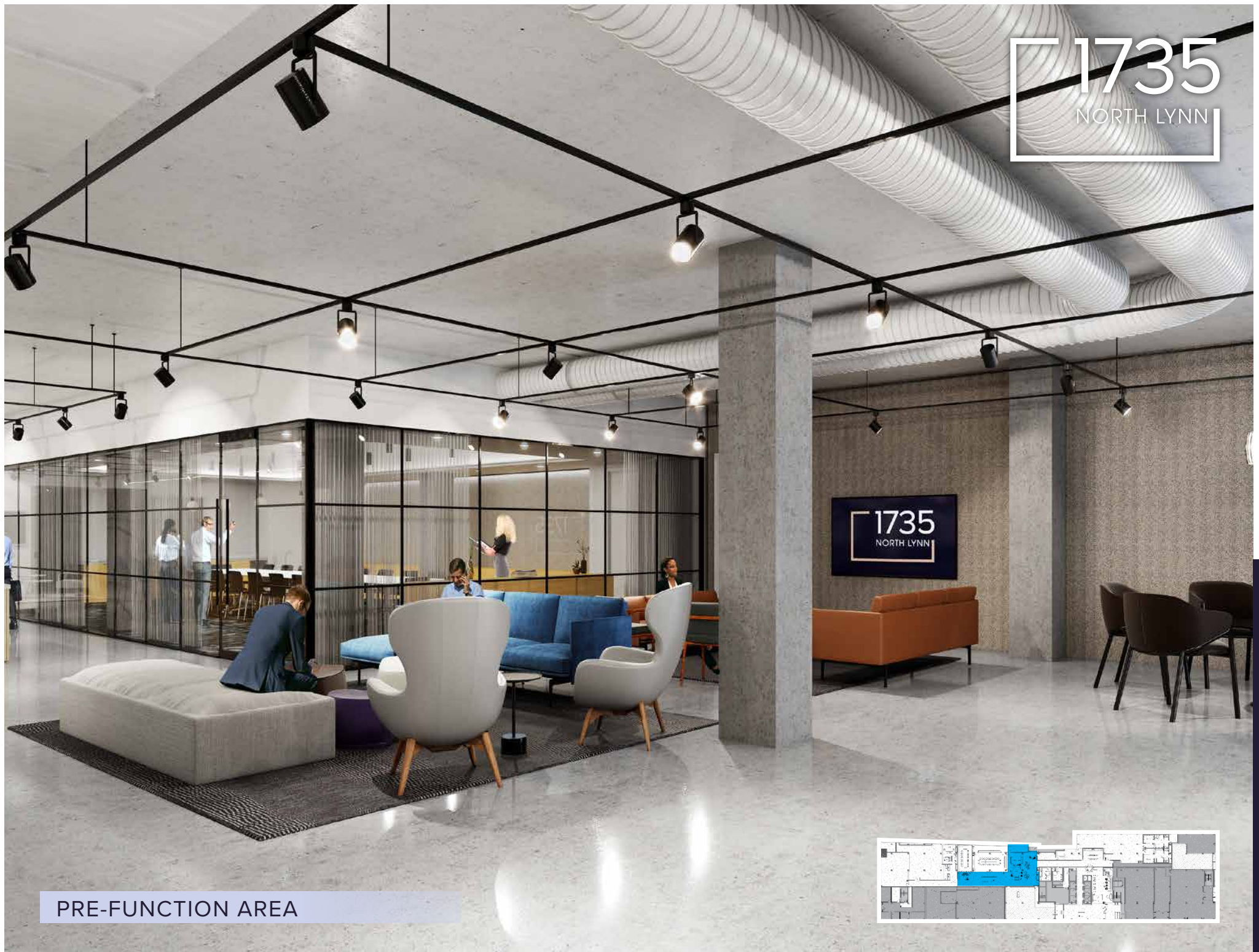


A scalable conference facility capable of accommodating the board room and class room configurations and supported by new kitchen and pre-function spaces. Fully outfitted with the latest A/V equipment, it can conveniently sit up to 50 people.





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PRE-FUNCTION AREA



# ENJOY THE OUTDOORS

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Take it outside and enjoy our brand new outdoor tenant lounge located on the 3rd level. Cozy seating, bar area, and gorgeous views of Jefferson Memorial, Potomac River and Memorial Bridge will take your breath away and give a boost of positive energy. An exclusive terrace on the south side of the building is available for private use.



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3<sup>RD</sup> FLOOR OUTDOOR TERRACE



1735  
NORTH LYNN



3<sup>RD</sup> FLOOR INTERIOR SPACE

# STAY IN SHAPE

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A re-modeled 3,600 SF fitness center is here to help you to conquer your day and keep that work-life balance in check. Exclusively for building tenants, the fitness center is furnished with the latest cardio and strength equipment, including Peloton bikes and TRX trainers, as well as locker rooms with showers and towel service.



# 1<sup>ST</sup> FLOOR TENANT AMENITIES

**1735**  
NORTH LYNN



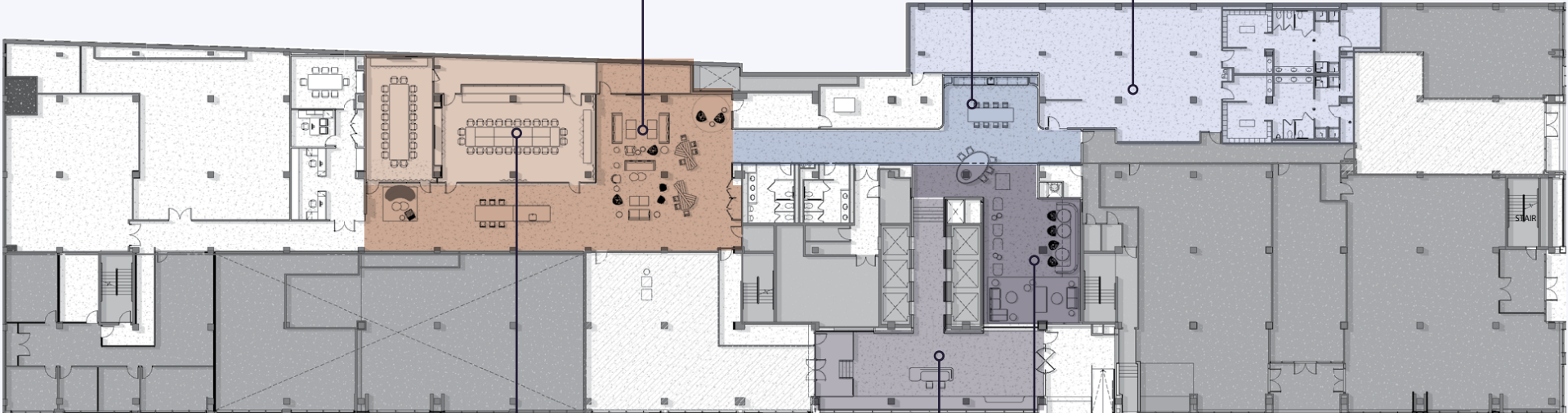
**PRE-FUNCTION AREA**



**CAFE**



**FITNESS CENTER**



**CONFERENCE CENTER**

**LOBBY**

**TENANT LOUNGE**



# MINUTES TO EVERYTHING

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1735 N Lynn is located in the heart of Rosslyn's urban core and surrounded by more than 30 dining options, shopping, retail, and entertainment. On-site retail includes Starbucks, Chop't, Chipotle, Potbelly, and Wiseguy Pizza.



## ON-SITE DINING



# CHOOSE YOUR NEXT LUNCH SPOT



WALK SCORE  
92

TRANSIT SCORE  
74



## DINING

- 1 Cosi
- 2 John's Coffee Shop
- 3 The Little Beet
- 4 Cava
- 5 Panera Bread
- 6 Sweetgreen
- 7 City House
- 8 Ruby Tuesday
- 9 Allspice Cafe & Catering
- 10 Subway
- 11 Kanpai Japanese
- 12 Amuse at Le Meridien
- 13 Nandos
- 14 Continental Pool Lounge
- 15 Vantage Point
- 16 Open Road
- 17 Tom Yum District
- 18 Roti Mediterranean Grill
- 19 Capriotti's Sandwich
- 20 District Taco
- 21 Vitality Bowl
- 22 Sfoglina Rosslyn
- 23 Barley Mac
- 24 Saignon Grill
- 25 Quinn's
- 26 Metro Halal Food Court
- 27 Ice Berry
- 28 Pho 75
- 29 Ben's Chili Bowl
- 30 Mele Bistro
- 31 Starbucks
- 32 Jimmy John's
- 33 Jefferson Cafe

- 34 The Simple Greek
- 35 Ahra Cafe
- 36 East West Coffee Wine
- 37 Continental Beer Garden
- 38 Salt

## HOTELS

- 1 Le Meridien
- 2 Holiday Inn
- 3 Hyatt
- 4 Residence Inn
- 5 Courtyard
- 6 Key Bridge Marriott

## BANKS

- 1 Presidential Bank
- 2 EagleBank
- 3 Capital One Bank
- 4 Wells Fargo (ATM)
- 5 HSBC Bank
- 6 Suntrust (ATM)
- 7 Wells Fargo

## FITNESS

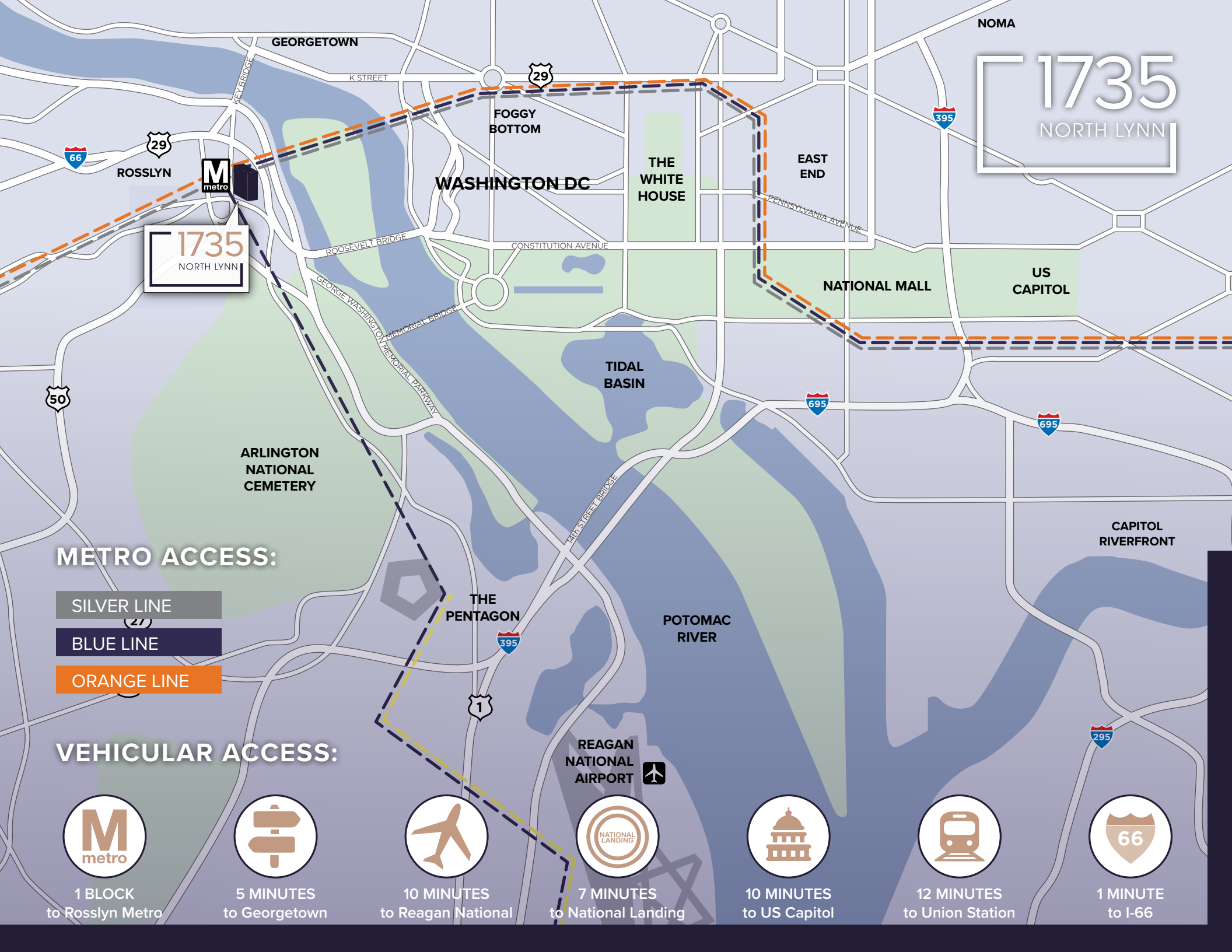
- 1 Gold's Gym
- 2 Verve Health & Fitness
- 3 BASH Boxing
- 4 LavaBarre
- 5 Orangetheory Fitness
- 6 E60 Fitness
- 7 Crossfit Rosslyn
- 8 Anytime Fitness



NOMA

# 1735

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### METRO ACCESS:

- SILVER LINE
- BLUE LINE
- ORANGE LINE

### VEHICULAR ACCESS:



1 BLOCK  
to Rosslyn Metro



5 MINUTES  
to Georgetown



10 MINUTES  
to Reagan National



7 MINUTES  
to National Landing



10 MINUTES  
to US Capitol



12 MINUTES  
to Union Station



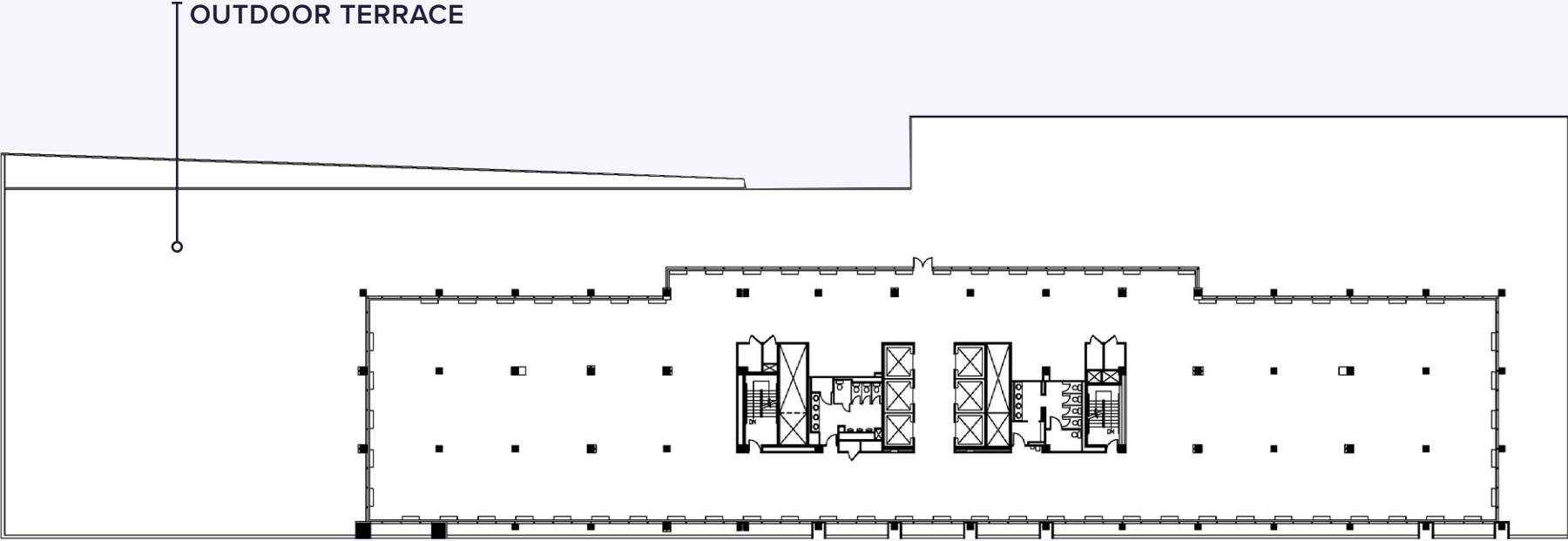
1 MINUTE  
to I-66

# 3<sup>RD</sup> FLOOR



19,049 SF | Full Floor | Available January 2021

43,318 SF Contiguous | 3<sup>rd</sup> + 4<sup>th</sup> Floors



WILSON BOULEVARD

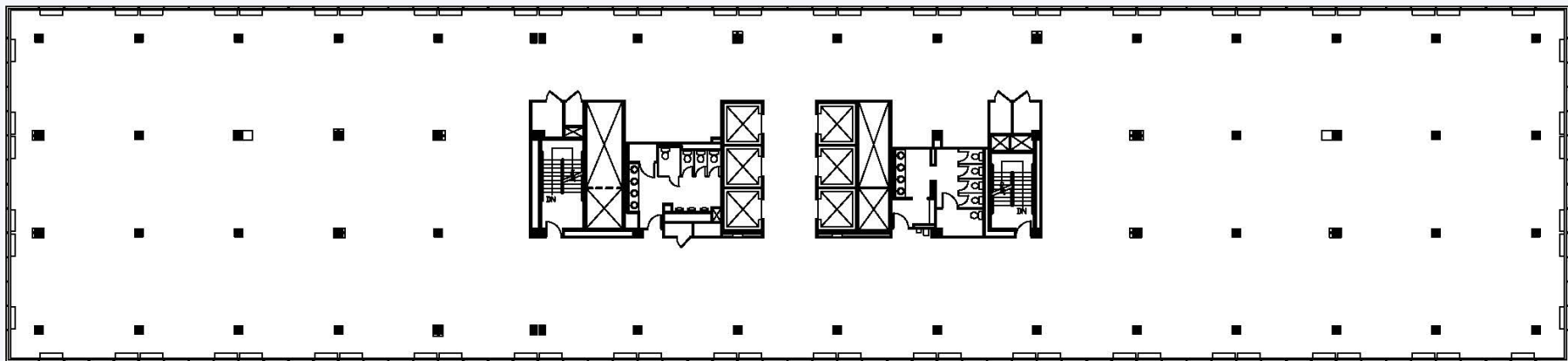
N LYNN STREET

# 4<sup>TH</sup> FLOOR



24,269 SF | Full Floor | Available January 2021

43,318 SF Contiguous | 3rd + 4th Floors



WILSON BOULEVARD

N LYNN STREET

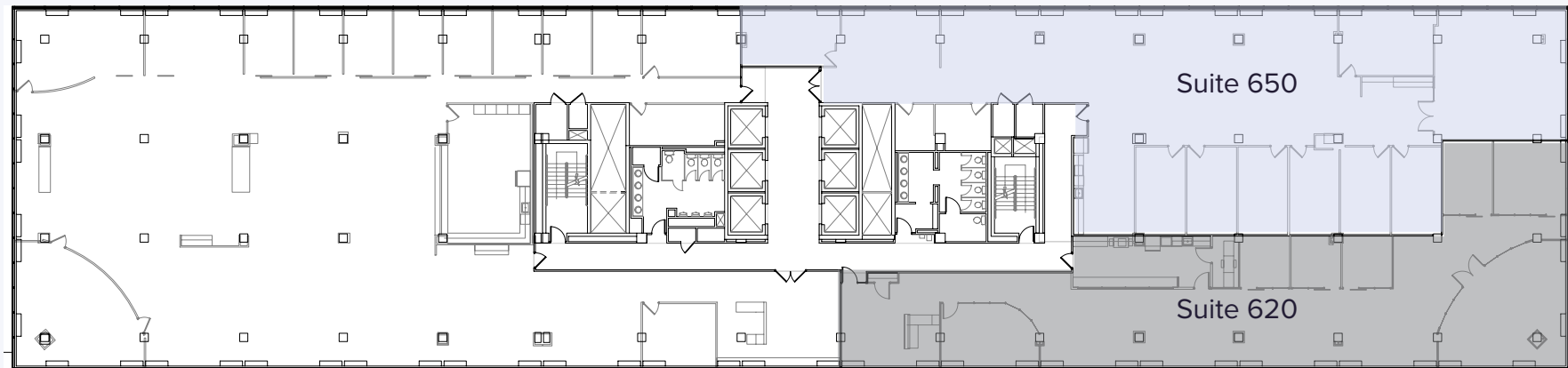
# 6<sup>TH</sup> FLOOR



Spec Suite 650 | 6,924 SF | Available June 2021

Spec Suite 620 | 5,026 SF | Available February 2021

Contiguous 11,950 SF | Suite 620 + 650



WILSON BOULEVARD

N LYNN STREET

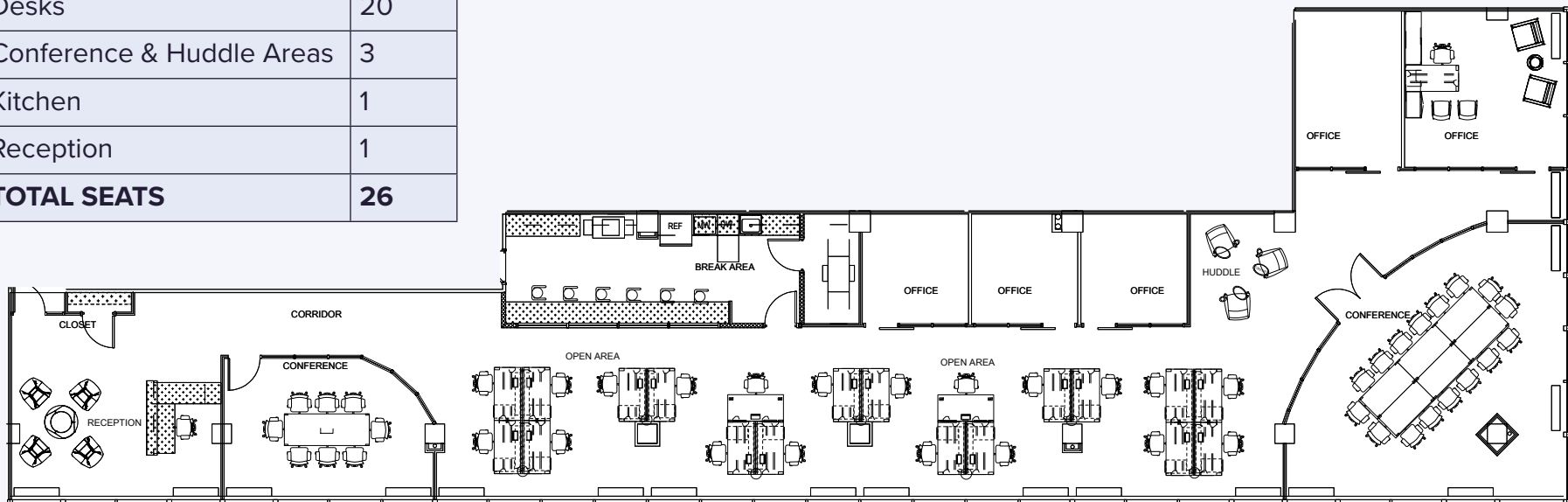
# 6<sup>TH</sup> FLOOR



## Spec Suite 620 | Hypothetical Furniture Layout

5,026 SF | Available February 2021

Offices	5
Desks	20
Conference & Huddle Areas	3
Kitchen	1
Reception	1
<b>TOTAL SEATS</b>	<b>26</b>



WILSON BOULEVARD

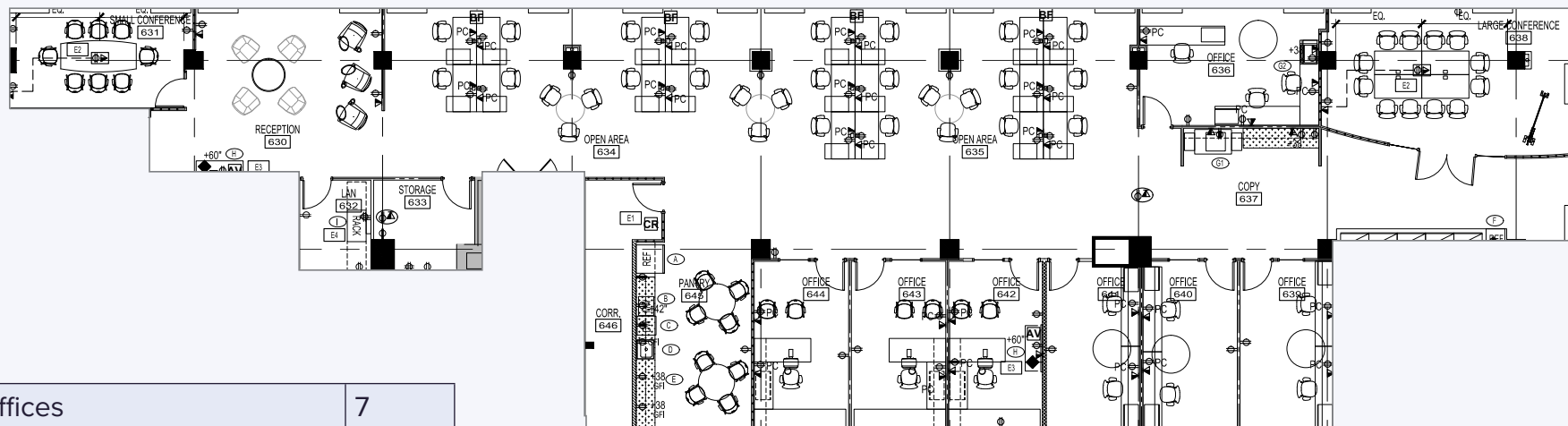
N LYNN STREET

# 6<sup>TH</sup> FLOOR



## Spec Suite 650 | Hypothetical Furniture Layout

6,924 SF | Available June 2021



Offices	7
Desks	20
Conference & Huddle Areas	2
Kitchen	1
Reception	1
<b>TOTAL SEATS</b>	<b>26</b>

N LYNN STREET

WILSON BOULEVARD

# 8<sup>TH</sup> FLOOR

Spec Suites | Available April 2021



**SPEC SUITE A**  
**8,757 SF**

**SPEC SUITE B**  
**5,598 SF**



**SPEC SUITE C**  
**3,294 SF**

**SPEC SUITE D**  
**6,466 SF**

WILSON BOULEVARD

N LYNN STREET





# 8<sup>TH</sup> FLOOR

Spec Suite B | Available April 2021



## SPEC SUITE B 5,598 SF

Offices	8
Desks	12
Conference & Huddle Areas	1
Kitchen	1
Reception	1
<b>TOTAL SEATS</b>	<b>21</b>



# 8<sup>TH</sup> FLOOR

Spec Suite C | Available April 2021



## SPEC SUITE C 3,294 SF

Desks	16
Conference & Huddle Areas	1
Kitchen	1
Reception	1
<b>TOTAL SEATS</b>	<b>14</b>





# GET IN TOUCH

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NORTH LYNN

## Ownership:



## Office Leasing:

**AVISON  
YOUNG**

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Tysons, VA 22102  
[avisonyoung.com](http://avisonyoung.com) | 703.288.2700

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